

CITY OF PORTLAND, MAINE

PLANNING BOARD



Brandon Mazer, Chair
Maggie Stanley, Vice Chair
Marpheen Chann
Sean Dundon
Bob Dunfey
David Silk
Austin Smith

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a remote meeting on Tuesday, May 19, 2020 at 4:30 p.m. This meeting will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: May 19, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop 05/19/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/84783012281>

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the host when it is time for public comment.

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Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 12, 2020**

Afternoon Hearing

113 West Commercial Street: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

14 Marginal Way: Chann, Dundon, Dunfey, Mazer, Smith, and Stanley present; Silk recused.

B-3 Text Amendment: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 12, 2020**

- i. Level III Site Plan; 113 West Commercial Street; FDS JBB Portland, LLC., Applicant. Stanley moved and Dundon seconded a motion waive the Technical Manual standard requiring a maximum of two driveways in order to allow three driveways. Vote 7-0. Stanley moved and Dundon seconded a motion to waive the Technical Manual standard allowing all Level III Site Plans comply with Maine DEP Chapter 500's flooding standard. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the site plan with nine conditions of approval. Vote 7-0. Stanley moved and Dundon seconded a motion to approve the impact fee modification with five conditions of approval. Vote 7-0.
- ii. Level II Site Plan and Conditional Use; 14 Marginal Way; Central Maine Power Company, Applicant. Stanley moved and Dundon seconded a motion to approve the conditional use permit for the expansion of the substation use. Vote 6-0, Silk recused.
- iii. B-3 Downtown Business Zone Text Amendment; Portland Opportunity Fund, LLC., Applicant. Stanley moved and Dundon seconded a motion to recommend the adoption of the zoning text amendment to the City Council. Vote 7-0.

5. **WORKSHOP**

- i. ReCode The Planning Board will hold a workshop to review Articles 14-18 of the draft ReCode (Site Plan, Subdivision, Impact Fees, Historic Preservation, and Housing). This workshop will also include a review of edits made to Articles 1-13, previously presented to the Board for review.

MEMORANDUM

PLANNING AND URBAN DEVELOPMENT DEPARTMENT

PLANNING DIVISION



To: Brandon Mazer, Chair, and Members of the Portland Planning Board
From: Christine Grimando, Director of Planning and Urban Development
Nell Donaldson, Director of Special Projects
Matt Grooms, Senior Planner
Date: May 15, 2020
Re: Planning Board Memo - ReCode
Meeting Date: May 19, 2020

I. INTRODUCTION

In early March of 2020, the City of Portland suspended in-person public meetings due to concerns over Covid-19, which resulted in a temporary pause of the ongoing Planning Board review of the draft land use code prepared for Phase I of ReCode Portland. As many are aware, staff had prepared materials for a workshop to be held on March 17, 2020, where three new articles (14. Site Plan, 15. Subdivision, and 16. Impact Fees) were to be presented, along with edits to preceding articles reviewed at prior workshops. While that meeting was postponed, all of the prepared materials were posted to the ReCode website so as to allow members of the public the opportunity to continue their review of the process and draft code.

Since cancellation of the March 17th meeting, and as the City has transitioned from in-person to remote public meetings, Planning staff have prepared two additional articles (17. Historic Preservation and 18. Housing) for review by the Planning Board in an effort to make up some of the time lost in this transition. The goal is that, by considering additional articles over the course of this longer review period, the pace of ReCode Phase I can continue.

The March staff memo has been included in the backup materials for this May meeting as originally presented. In addition, staff has prepared this addendum to provide the Planning Board with an overview of the Historic Preservation and Housing articles, an update on the ReCode process moving forward, and summarization of and response to public comments that have been received since the March 17 workshop postponement.

For more information on the process, or to review and comment on the draft document, please visit the [ReCode website](#). Public comments may also be submitted through email to planningboard@portlandmaine.gov.

II. TIMELINE AND PROCESS MOVING FORWARD

As of the writing of this memo, the Planning Board has reviewed 13 of the 22 articles drafted for the city's new land-use code, which does not include 14. Site Plan, 15. Subdivision, or 16. Impact Fees, prepared for the March 17th workshop. Staff is proposing to review of the remaining articles in two meetings; May 19th and June 16th. As with prior meetings, a subset of new articles will be presented in these workshops, along with edits to preceding articles. Edits to preceding articles will be presented as redlined text, and are based upon prior feedback from the Planning Board, members of the public and other City staff. Following complete review of the draft land use code, the Planning Board will make its recommendation to the City Council at a public hearing. Dates for the Planning Board hearing and City Council review are yet to be determined.

The City's Board, Committee, and Council meetings are currently being held as remote meetings, hosted through Zoom, which allows for members of the public to join by either computer or telephone. Members of the public will continue to have the opportunity to provide oral public comment in the course of the meeting, and can

familiarize themselves with Zoom and the [guide](#) prepared by the Planning Department prior to the start of the public meeting. If there are any questions, please contact staff at planning@portlandmaine.gov.

III. RECODE: OVERVIEW OF ARTICLES 17 & 18

This workshop includes an introduction to Articles 14 through 18 of the draft Land Use Code: *14. Site Plan*, *15. Subdivision*, *16. Impact Fees*, *17. Historic Preservation*, and *18. Housing*. Articles 14 through 16 are discussed in more detail in the memo prepared on March 12th (Attachment 1). Article 17. Historic Preservation discusses application types and review processes that pertain to the nomination and designation of historic districts, landmarks, and historic landscape districts within the City of Portland, as well as review criteria for new development, rehabilitation, and ongoing maintenance of property within a designated landmark or district. Article 18. Housing groups several divisions of Article III (Zoning) of Chapter 14 of the City Code related to housing, including provisions for housing replacement and preservation, affordable housing, the City's housing trust fund, and condominium conversions.

A. Article 17: Historic Preservation

As with many other articles of the code, the most apparent changes in Article 17 are related to the Land Use Code's restructuring. For example, several definitions (e.g. 'application,' 'business day,' and 'open space') have been taken out of Article 17 and relocated to Article 3 as general definitions. Similarly, appeals language has been moved to Article 2 and administrative fee amounts have been placed in a separate fee schedule that would exist outside of code. With regards to appeals, staff have drafted a simplified and streamlined appeals process that would be consistent across the various Boards that interact with the land-use code (Planning Board, Historic Preservation Board and Zoning Board of Appeals) and that provides greater procedural clarity. This framework is currently under review by Corporation Counsel to ensure consistency with state statute and may be amended by the time of the next workshop as their feedback is incorporated.

The Historic Preservation article has itself been restructured, with administrative processes made more pronounced, review types (Board, Administrative and Site Plan-related) regrouped in one section for greater clarity, and the relocation of language pertaining to application requirements to the application section of the article. Two sections of the article (National Register of Historic Places and Landmarks) were identified as obsolete language from when the ordinance was first adopted back in 1990. This language, in effect, states that properties or districts designated prior to the adoption of the ordinance should be added to the map of local historic resources and made subject to the provisions of this ordinance. Given that those landmarks and districts have been added to the official map, that language is no longer deemed necessary.

A number of the changes being proposed to Historic Preservation are intended to provide greater clarity to the article and substantiate existing policy, and are not intended as substantive changes. For example, several definitions ('historic district,' 'historic landscape district, and 'landmark'), have been substantiated using the state's Certified Local Government (CLG) guidelines so as to make our definitions consistent with those adopted by the state. Similarly, two new definitions ('preservation' and 'rehabilitation'), as defined in the CLG guidelines, have been added. As has been done elsewhere in the code, definitions with generally understood meanings (e.g. 'design guidelines' and 'owner') have been eliminated as the stated definition does not further interpretation of those terms within the context of this article.

Aside from definition changes, the draft includes new language that expressly permits both the Planning Board and Historic Preservation Board to hold one or more workshops prior to a public hearing for consideration of a new district, and a new 'Certificate of Appropriateness' trigger for streetscape and pedestrian improvements based upon existing review criteria in the Land Use Code and in the Historic Resources Design Manual. This draft would also allow the Planning Authority to refer administrative level reviews to the Historic Preservation Board

as consent agenda items, and would allow any Board member to take up that item at a future meeting as a Board level review.

Other changes within the article pertain to the extension of timeframes for various review types, rendering of decisions, and appeals processes. The timeframes in the current code often result in scheduling conflicts and require some modification. As a result, many of the stated timeframes are extended in this draft, generally from 10 and 30 days to 14 and 45 days respectively. Related changes include staff new language that would replace an existing provision which allows fairly broad latitude in altering timeframes if agreed to by either the Historic Preservation Board, Planning Board, or City Council in the course of a public meeting, and extended to a date certain.

B. Article 18: Housing

Article 18. Housing remains largely unchanged with respect to existing policy and structure, though it does group several separate divisions of the existing zoning article and the existing condominium conversion article into one new article dedicated to housing. As with Historic Preservation, general definitions (e.g. low-income household, low-income unit for rent) were relocated to Article 3. Other definitions singular to this article (e.g. 'loss of dwelling unit', 'dwelling unit,' 'hotel project,' 'tenant,' 'developer') were directly incorporated into the text.

Several changes being proposed are intended to clean-up and clarify existing policy. For example, the draft eliminates out-of-date retroactivity language related to housing replacement and hotel inclusionary zoning. The draft also adds language acknowledging inclusionary zoning and housing replacement in-lieu fees as a source for the City's Housing Trust Fund and directly references Council adopted payment provisions for displaced tenants. Other edits correlate with changes made elsewhere in the code. For example, this draft modifies references to the administrative authorization review type for housing replacement so as to align with changes made in the site plan article. Similarly, references to hotels have been revised to reflect changes in terminology that are being proposed, notably consolidation of hotels, motels, and inns.

Last, the draft introduces language that would exempt developers from complying with inclusionary zoning requirements when their projects are otherwise 'affordable.' This exemption has been contemplated by the Housing Division in recent reviews of affordable housing policy, and clarifies and reflects existing practice.

IV. PUBLIC COMMENT

Since March 17th, a total of 65 public comments have been received through the City's online document review platform (*Attachment 2*). The majority of comments received are focused on existing policy that is being carried forward into the new draft. Examples of such comments include suggestions that both residential and commercial zones be consolidated so as to allow for greater density of uses city-wide; that the list of allowable home occupations be revisited and updated to remove certain obsolete terms and uses, and that Planned Residential Unit Developments (PRUDs) be evaluated and potentially eliminated given the relative inefficiency of land-use with PRUDs. Other comments focused on the structure of the code, asking that there be shortcuts inserted into the code between relevant information, an example being a link to off-street parking requirements for specific uses.

Several public comments focused on topic areas where the City is suggesting more substantive change to City policy or code structure, including questions on the revised definitions and use-related terms, off-street parking policy, accessory dwelling unit (ADU) policy, and the treatment of design-related standards.

A. Definitions

A number of the public comments received pertained to various definitions that have been revised or altered in some form as part of the code rewrite. These include the terms 'family', 'hotel' and 'hostel'. The comment on

family raises concerns regarding the number of unrelated individuals that may compose a family, noting that this number has been decreased from 16 to 8 individuals with the new definition. This comment expressed concern that the restriction unnecessarily restricts shared living arrangements. Staff vetted the proposed definition with both the ReCode Committee and with other City departments, and does not suggest any changes to this proposed definition, noting that it was drafted so as to complement other defined living arrangements permitted within the City, and provides sufficient flexibility for shared living situations.

Another comment questioned why the uses hotels and hostels continue to be defined differently, stating that both uses allow transient stays by guests for periods of days, weeks and months. The City did condense several like terms, including hotel, inn and motel so that the only use defined is hotel. The definition, operation and impacts of a hotel and hostel are sufficiently different to warrant unique treatment of both uses, and aside from redundant language regarding off-site accommodation, remain largely unchanged.

B. Accessory Dwelling Units (ADUs)

As part of the first phase of ReCode, the City developed a new framework for accessory dwelling units that would simplify the permitting process, allow for a wider variety of unit types, open up additional opportunities for ADUs at new locations and eliminate certain regulatory hurdles that have historically prevented their development. This new framework was extensively vetted by the City's ReCode committee of the City Council and was amended to reflect feedback heard in the course of that process. In the public comment received prior to this meeting, a number of points were raised, including a desire to see the option for more than one ADU per property, to no longer require that one unit on-site be owner occupied, and to amend the definition of a single-family dwelling to include language that would expressly permit accessory units.

The proposed language was drafted with the intent of creating opportunities for an incremental increase in residential density across all residential areas of the city, while facilitating ADU development that is considerate of its surrounding context with regards to unit design, location and relationship to the principal dwelling unit. In line with the Comprehensive Plan, and as requested in numerous public comments received throughout the ReCode process, the City intends to evaluate additional opportunities for increasing housing production and allowing for increased housing density in locations that are proximate to services, amenities and public transit as part of Phase 2 of ReCode. The proposed ADU regulations are intended as just one tool in this effort, and are based upon ADU best practices nationwide.

C. Design Standards

One set of questions pertains to the decision by staff to relocate design review language and zone-specific design standards from the site plan ordinance into the Design Manual. The draft of Article 14. Site Plan provides a reference which establishes the authority of the Design Manual as part of the site plan review process, and directs users of the code to the review criteria listed therein. The concept behind this approach, consistent with the goals of the ReCode, is to streamline regulation by placing like standards in one location, in this case, the Design Manual. Public comment on this topic questions whether or not relocating this design-related language undermines the enforceability of the design standards. Staff have engaged in ongoing discussions with Corporation Counsel on the topic of relocating both design and technical standards out of the Land Use Code, and staff anticipates introducing revised language, based on the existing code text, into the next iteration of Article 14. Site Plan that more clearly addresses design standards. A review of relocated text in the Design Manual will also be provided.

V. NEXT STEPS

Staff anticipates that the last four articles of the draft land-use code, 19. Off-Street Parking and Loading, 20. Signs, 21. Public Art, and 22. Regulation of Explosives, along with associated changes to the design manual and other policy documents, will be brought to a workshop with the Planning Board on June 16th. The week prior to

that meeting, staff will post these last four articles, at which time, the code in its entirety will be available for public review.

IV. ATTACHMENTS

1. ReCode Memo 3.12.20
2. Public Comments (Emailed)
3. Public Comment on Articles 1 - 13
4. Public Comment on Articles 1 – 16
5. City Responses to Public Comment 1-13
6. City Responses to Public Comment 1-16
7. Fee Schedules (Planning and Permitting & Inspections)
8. Draft Technical Manual edits
9. Draft ReCode, Articles 1-13
10. Draft ReCode, Articles 14-16
11. Draft ReCode, Articles 17-18
12. Compendium of Changes within Articles 1-18



MEMORANDUM

PLANNING AND URBAN DEVELOPMENT DEPARTMENT PLANNING DIVISION

To: -----
From: Christine Grimando, Director
Nell Donaldson, Director of Special Projects
Matt Grooms, Senior Planner
Date: March 13, 2020
Re: ReCode Update

At this time, the Planning Board workshop originally scheduled for March 17, 2020 has been postponed, with no certain date for rescheduling. In the interest of facilitating the continued public review of the ReCode, staff has prepared this memo to introduce the next series of articles (14. Site Plan, 15. Subdivisions, and 16. Impact Fees). When a Planning Board workshop can be scheduled to publicly review this material (as well as revisions to previous chapters) in a public meeting format, this memo will be updated for the Planning Board.

I. INTRODUCTION

Following adoption of *Portland's Plan 2030*, staff in the Department of Planning & Urban Development initiated [ReCode Portland](#), an effort to rethink, restructure, and redraft the city's 961-page land use code to better align with the goals and objectives of the city's comprehensive plan. Phase I of the ReCode effort is focused on reformatting, streamlining, and reorganizing the existing code into a more legible and user-friendly document. Phase II, which is anticipated to formally begin after a revised code is adopted by the City Council under Phase I, will involve the process of carefully examining the code in light of policy goals expressed through *Portland's Plan*, and rewriting the policy in the code to better align with that vision.

In Fall of 2019, Planning staff completed a first draft of the new land-use code as envisioned under Phase I and initiated the public review process. This review is framed around a series of special Planning Board meetings dedicated to ReCode, where the Board sequentially reviews between three and five new articles of the draft code at a given time, as well as proposed edits into previously reviewed articles, based upon feedback from the Board, public and other City departments.

To date, the Planning Board has held three workshops to consider and provide feedback on the first 13 of the anticipated 22 articles that will make up the new land use code. These articles include 1. *Introductory Provisions*, 2. *Administration*, 3. *Definitions*, 4. *Non-Conforming Uses, Structures, & Lots*, 5. *Zones*, 6. *Use Standards*, 7. *Dimensional Standards*, 8. *Overlay Zones*, 9. *Form-Based Zones*, 10. *Waterfront Zones*, 11. *Shoreland Zone*, 12. *Floodplain Management*, and 13. *Resource Protection Zone*. Together, these articles establish the authority of the document and review bodies, provide general definitions, create parameters for the continuation of existing uses and structures, and create the basic framework of the city's zoning. At the next workshop, the Planning Board will continue to review draft articles of the ReCode, including 14. *Site Plan*, 15. *Subdivisions*, and 16. *Impact Fees*.

For more information on the ReCode process, or to review and comment on the draft document, please visit the [ReCode website](#). Public comments may also be submitted through email to planningboard@portlandmaine.gov.

II. RECODE: REVISIONS TO ARTICLES 1 to 13

At the February Planning Board meeting, the Board and public provided comments on revised drafts of Articles 1-7 of the code, as well as first drafts of Articles 8-13. At the time of the workshop and in the period since, staff have received comments via both email (*Attachment 1*) and through the version of the draft posted on the ReCode website (*Attachment 2*). In keeping with the approach developed for the February workshop, staff has compiled all public comments received via the public comment document and provided responses (*Attachment 3*). Based on this feedback, staff have made several edits to Articles 1-13, which appear in revised, redlined versions provided here for Board review (*Attachment 4*). These include:

1. Edits to Article 10, *Waterfront Zones*, to address typos and formatting errors, update references to alternative energy systems based on proposed changes to the regulatory structure for both wind and solar energy systems, and reintroduce missing language.
2. Edits to Article 6, *Use Standards*, specifically the Accessory Dwelling Unit provisions for Peaks Island, to remove unique affordability requirements.
3. Edits to Article 8, *Overlay Zones*, to clarify that the 45-foot height maximum in the Munjoy Hill Conservation District should apply to 'buildings' with three or more units that include at least one workforce housing unit, rather than 'developments' of the same kind.

Staff has also made edits to Article 1-13 which are more a product of internal drafting and review. These are also shown in the redlined version (*Attachment 4*) and include:

1. **Edits associated with application, review, noticing, and inspection fees.** In parallel with existing city practice for fees associated with other departments, such as Permitting & Inspections, staff has extracted all existing application, review, noticing, and inspection fees from the land use code and consolidated them within separate fee schedules, to be adopted by the Council under the ReCode process (*Attachment 5*). (It is important to note that, in practice, the Planning Department currently uses a fee schedule which serves as a cribsheet for fees from Chapter 14. No new fees are being proposed.) In association with the adoption of the fee schedule, existing fee-related language that allows the charging of fees, the adoption of fees, or the waiver of fees has been maintained in the code. In the revised drafts, staff has added existing fee-related language associated with map and land use code text amendments that was previously omitted into Article 1, *Introductory Provisions* and removed fee figures themselves from Article 4, *Nonconforming Uses, Structures & Lots*, and Article 12, *Flood Plain Management*.
2. **Edits to the definition of 'lot' and 'lot of record.'** Staff has proposed edits to Article 3, *Definitions*, Article 4, *Nonconforming Uses, Structures, and Lots*, and Article 7, *Dimensional Requirements*, to clarify the definition of lot, add a definition of 'lot of record,' streamline lot of record provisions under 4.3.1, and update related text under dimensional requirements. These edits are the result of continuing work, undertaken by Corporation Counsel and Zoning, to clarify the regulations around existing non-conforming lots.
3. **Edits to certain use provisions.** In the revised version of Article 6, *Use Standards*, staff has added development standards for office parks in the Office Park Zone, which exist in the current code. Originally, staff contemplated putting this language elsewhere in the ReCode, but based on similarities between the text and other use-based provisions in Article 6, chose to incorporate the text into this article. Staff has also modified the square footage thresholds for certain uses in the use tables to avoid potential gaps, clarified review process for PRUDs to speak to subdivision, and relocated existing performance standards around motor vehicle storage to a more appropriate subsection of Article 6.
4. **Updated graphics.** In Article 9, *Form-Based Zones*, staff has updated graphics to accurately refer to corresponding section numbers from the text.

Where edits have been made to Articles 1-13 in association with the drafting of articles presented for the first time within this memo, they are discussed below.

III. RECODE: OVERVIEW OF ARTICLES 14, 15, and 16 and ASSOCIATED RULES AND REGULATIONS

This memo introduces Articles 14, 15, and 16 of the ReCode (*Site Plan, Subdivision, and Impact Fees*) (*Attachment 6*), associated changes to the city's *Technical Manual* (*Attachment 7*), and, as noted above, a separate fee schedule for fees described in the existing land use code (*Attachment 5*). For reference, staff has compiled a 'compendium of changes' from the existing code reflected within these articles and regulatory tools, in addition to those to previous articles, in a separate table (*Attachment 8*).

A. Article 14: Site Plan

Under the ReCode, the site plan review process is proposed to remain largely unchanged, with two separate procedural paths for applications that are either reviewed by the Planning Authority (Administrative) or by the Planning Board. Organizationally, Article 14 has been overhauled substantially when compared with the existing ordinance. The new Article 14 is laid out logically beginning with site plan application, then review procedures and standards, post-approval processes, and culminating in regulations related to construction. In addition, the draft Article 14:

1. Removes redundant and/or unnecessary definitions and relocates general definitions to Article 3 where appropriate. No definitions listed in site plan were singularly critical to the function of the site plan standards, and as a result, no definitions are retained within Article 14. Instead, definitions currently found within the existing ordinance tend to be interpreted more generally, and as such are relevant for other sections of the code. As such, they have been relocated to Article 3.
2. Consolidates five separate site plan application types (*Administrative Authorizations, Level I Minor Residential, Level I Site Alteration, Level II Site Plan, and Level III Site Plan*) into just two new application classes: *Minor* and *Major* site plans. For context, the City introduced the five current application types within the past 10 years, and had previously used a hierarchy similar to that now being proposed. Functionally, the principal differences between the existing classifications are that all applications except Level III site plans are reviewed administratively, and that the three lowest tier applications have reduced fees, review standards, and submission requirements. Under the proposed framework, all developments would be responsible for meeting all of the city's review standards, regardless of development scale or application type. As described below, Minor site plan applications would be broken out further for purposes of submittal requirements and fee assignment, such that the existing fees and submittal requirements for projects that are currently identified as either a Level I Minor Residential or Site Alteration remain unchanged.
3. Simplifies the review threshold framework, eliminating many of the use-based triggers (e.g. development within parks, correctional pre-release facilities, and bed and breakfasts), and establishes a new low-end entry point for site plan review, below which point a development would not undergo such review. Currently, the Planning Department reviews numerous very low impact applications (e.g. generator pad locations and new gazebos or pergolas). These application types require considerable staff time to review and are perceived to be of limited value.
4. Consolidates 'preliminary' and 'final' application types, requiring that all applications be substantially complete at time of submission.
5. Relocates certain content of the existing ordinance to other regulating documents, such as the *Technical Manual* and a newly developed fee schedule. *Technical Manual* additions include the site plan submission requirements and certain review standards which contain more quantitative or 'technical' components (e.g. parking lot surface materials and landscaped island design). Similarly, a number of site plan standards were significantly simplified and revised to reference the *Technical Manual*, as there were in many instances of overlap between the two documents (e.g. TDM requirements). Redundant, zoning-based design standards were also eliminated on a similar basis, as they referred to and repeated existing criteria already listed in the city's *Design Manual*. No edits to the *Design Manual* have been required.
6. Clarifies review standards related to traffic mitigation to allow the City and a developer greater flexibility in determining appropriate responses to traffic impacts. Previously, the standard effectively restricted

development where the level of service (LOS) fell below a LOS D rating as a result of new development. This has been revised slightly to require proportional mitigation if this occurs.

7. Includes sidewalk and curbing waiver criteria currently listed in the subdivision ordinance but referenced in site plan standards.
8. Removes appeals-related language in favor of general appeals provisions in Article 2.
9. Updates performance guarantee-related language to clarify the performance guarantee process and reflect current practice.
10. Simplifies and consolidates the waiver process for different waiver types, including submission requirements, technical standards, and site plan review standards.

B. Article 15: Subdivision

The major elements of the existing subdivision ordinance, which is written to relate to the state's subdivision statute, are proposed to remain unchanged in the draft of Article 15. However, the draft does include a significant reorganization of existing provisions to reflect the sequence of subdivision application, review, and ultimately, construction. In addition, the draft Article 15:

1. Removes redundant and/or unnecessary definitions, relocates general definitions to Article 3, where feasible, and integrates some subdivision-specific definitions from the state (e.g. 'tract (or parcel)') into the text. Of note, staff has updated the definition of 'subdivision' in Article 3 to reflect the most current state definition. This definition technically classifies multi-family housing of three or more units as a subdivision, but the state statute also provides an exemption for multi-family housing in municipalities where such development is subject to a site plan ordinance. Rather than recite the state's definition verbatim and subsequently provide an exemption from our own definition within our subdivision ordinance, staff has elected to simply revise the definition to refer to the state statute.
2. Updates review procedure language to eliminate provisions which no longer reflect current practice (e.g. references to paper copies) or are unnecessarily prescriptive (e.g. references to internal workflow).
3. As with the site plan ordinance, relocates submittal requirements, including plat requirements and supplemental submission items, to the *Technical Manual (Attachment 7)*. The requirements themselves reflect existing code language.
4. Relocates Section 14-498 of the current code, which establishes the Planning Board's authority to adopt technical and design standards, to Article 2, which establishes the Planning Board's authority more broadly.
5. Updates the technical and development standards to eliminate redundant, unnecessary, or one-off standards, including minimum right-of-way widths, which are also prescribed in Chapter 25 of the code and in the *Technical Manual*; standards for manufactured housing parks, which are no longer explicitly identified as particular uses in Article 6; and special exceptions which previously allowed the Planning Board to adjust dimensional standards for subdivisions in the R-3 zone alone.
6. In keeping with edits to the site plan ordinance, updates performance guarantee-related language to clarify the performance guarantee process and reflect current practice. Fees have been relocated to a separate fee schedule (*Attachment 5*).
7. Removed appeals-related language in favor of general appeals provisions in Article 2.

C. Article 16: Impact Fees

Two changes are proposed to the impact fee ordinance, which was adopted by the Council in late 2018:

1. Following consultation with Zoning, Corporation Counsel, and the Executive Department, staff has proposed modifications to the provisions for impact fees in the cases of redevelopment or changes of use. In these cases, the existing ordinance allows a credit for uses which have existed on the site within the prior year, a timeframe that was established based on precedent in the ordinance around abandonment of non-conforming uses. In the time since implementation, however, applicants have argued that the existing one-year allowance is too limited. A review of comparable policy from around the country shows that, on this issue, impact fee ordinances generally range from one year to 15 years to

not setting a time limit at all. The state's Traffic Movement Permit (TMP) policy allows credits for uses which existed on a site within the prior 10 years. In keeping with the state's TMP policy, staff is suggesting language that extends the provisions to allow a credit for the use in the highest impact fee category which existed on the site within the prior 10 years.

2. Staff has also updated the effective date provisions to reflect the actual effective date of the ordinance.

D. Technical Manual

The *Technical Manual* has seen very limited change as a result of the efforts of ReCode Phase I, limited largely to the cleaning up of code references, relocation of certain review criteria from the site plan ordinance to the *Technical Manual*, and the creation of a new section (Section 16) of the manual, which would house all submission requirements for site plan, master development plan, and subdivision applications. Within the draft Section 16, an exception clause has been added that would exempt certain low impact uses from providing all of the submission materials typically required. These exemptions are based upon the existing review thresholds for either a 'Level I Site Alteration' or a 'Level I Minor Residential' application and are listed as either 'Minor Residential' or 'Low-Impact Site Development'. This subset of Minor Site Plan application would be subject to reduced submission requirements (existing Level I submittal requirements), and reduced application fees, which are in line with those currently required for those review types.

E. Fee schedule

As noted above, in the draft ReCode, staff is proposing to relocate all fees which currently exist in the land use code to separate fee schedules, to be adopted by the City Council. This approach parallels that for Permitting & Inspections, and reflects the Planning Department's current practice, where a fee schedule is published as a crib sheet of sorts for public and internal use. The draft schedule for Planning Department-related fees provided here (*Attachment 5*) updates the site plan classifications as presented in the draft of Article 14; however, the fees themselves reflect existing policy. It should be noted that some changes are proposed to the fee schedule for Permitting & Inspections as well (*Attachment 5*). These changes are to reflect the revised approach to site plan classifications and to add the flood hazard development permit fee, which is processed by Permitting & Inspections but currently resides in the land use code.

IV. PUBLIC COMMENT

As noted above, public comment on the drafts of Articles 1-7 is included in *Attachment 3*. A total of 21 public comments were submitted using the web-based document review platform, which were focused almost exclusively on the waterfront chapters and transfer of the existing text into the new format. A spreadsheet has been developed to track public comment received on the latest iteration of the draft land use code, which outlines staff's response to questions, comments, or suggestions provided during the public comment period (*Attachment 3*).

A total of five new general public comments were received since the posting of the staff memo in February, though all of those comments were focused on materials shared for the February 18th Planning Board workshop, and were provided to the Planning Board for that meeting. Comments received emphasized a desire to see the R-6 building width requirements put back into the draft, a request to have affordability and deed restrictions removed from the ADU provisions for Peaks Island, and other comments regarding the definition of lodging houses, proposed ADU policy and existing use policy for the B-1 zone. To date, 51 public comments have been submitted on the ReCode effort.

V. NEXT STEPS

At this time, the date of the Planning Board workshop at which these materials will be reviewed is unknown. Until such time as a workshop date can be determined, staff will post these materials on the ReCode website (www.recodeportland.me) and continue to gather public comment on the revised drafts of Articles 1-13 and the drafts of Articles 14-16 as presented here via email, phone, and the document commenting function. When further

information on workshop dates is known, it will be publicized through the city's typical channels and on the ReCode website. This memo will be updated at that time.

VI. ATTACHMENTS

1. Public Comment (Received by email)
2. Public Comment on Articles 1 - 13
3. City Responses to Public Comment 1-13
4. Revised Draft ReCode, Articles 1-13
5. Fee Schedules (Planning and Permitting & Inspections)
6. Draft ReCode, Articles 14-16
7. Draft Technical Manual edits
8. Compendium of Changes within Articles 1-16



Helen Donaldson <hcd@portlandmaine.gov>

Fwd: planning board 12/17

Christine Grimando <cdg@portlandmaine.gov>

Tue, Feb 18, 2020 at 10:27 AM

To: Matthew Grooms <mgrooms@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>

Christine Grimando, AICP
 Director
 Planning & Urban Development Department
 389 Congress Street
 Portland, Maine 04101
cdg@portlandmaine.gov
 Ph: (207) 874-8608

----- Forwarded message -----

From: **Liz Trice** <liztrice@gmail.com>

Date: Mon, Feb 17, 2020 at 5:54 PM

Subject: Re: planning board 12/17

To: Christine Grimando <cdg@portlandmaine.gov>

Hi Christine!

I've been trying to keep up with the Rezone process; and I'm not sure if I'm catching everything. I read a section of zoning that was posted a few weeks ago, and I'm trying to figure out if I should go to the planning board meeting this week.

My concerns are primarily to make sure we don't have language that restricts affordable housing situations. This typically means allowing units to be small, not requiring off street parking, allowing ADUs etc. In what I read last week,

1. I was concerned to see that the definition of lodging house is two ore more rooms for rent - I think this is extremely restrictive! Several years ago I led a committee and research project aimed at incentivizing more "home sharing" - since we have so many people living alone (about 65% of households in my West End census district), many of them in 3 and 4 bedroom homes, home sharing provides a low-cost way for both home owners and renters to shares costs. I don't think lodging house should be until 5 or more rooms are rented, or developing a different criteria, for example, if the person managing the property isn't living there. Where we were doing our research, we found that several states actually have organizations devoted to helping to form good household matches. We ended up partnering with Pine Tree Legal to create a website that interprets landlord-tenant law for housemates and provides forms and agreements for people to use. <https://helpmelaw.org/homesharing-maine>

2. I noticed B1 doesn't allow handicapped family units (?), "cultural facilities" post secondary schools, bars, general services + offices over 5000sf, hotels, recreation and amusement centers, retail over 500sf, veterinary services, communication studios, high tech manufacturing, low impact industrial, printing and publishing. . . that all seemed really arbitrarily restrictive to me.

3. The ADU section said that the original building should not to be significantly altered? Meaning no additions or cottages? I think that it's good that there's no minimum unit size.

Those were my initial comments; please let me know if Tuesday's planning board meeting is likely to be relevant to me, and where else I might get my voice heard on these issues.

Liz Trice
 207-776-0921

"Whatever you do, or dream you can, begin it. Boldness has genius and power and magic in it."

"Lo que usted puede hacer, o soñar que puedes, comenzar. La audacia tiene genio, poder y magia en ella."

- Johann Wolfgang von Goethe / William Hutchison Murray

On Fri, Dec 13, 2019 at 4:30 PM Christine Grimando <cdg@portlandmaine.gov> wrote:

Hi Liz,

The materials are posted here: <https://portlandme.civicclerk.com/Web/Player.aspx?id=1163&key=-1&mod=-1&mk=-1&nov=0> and individual draft chapters of the ReCode will be posted on the ReCode website for direct comment: <https://www.recodeportland.me/public-input-1>

Thanks for your interest!

Christine

Christine Grimando, AICP
Acting Director
Planning & Urban Development Department
[389 Congress Street](#)
[Portland, Maine 04101](#)
cdg@portlandmaine.gov
Ph: (207) 874-8608

On Fri, Dec 13, 2019 at 2:07 PM Liz Trice <liztrice@gmail.com> wrote:

Hi Christine!

I can't make the planning board meeting 12/17; can you send me any materials they will be reviewing and tell me how I could send comments?

Liz

"Whatever you do, or dream you can, begin it. Boldness has genius and power and magic in it."

"Lo que usted puede hacer, o soñar que puedes, comenzar. La audacia tiene genio, poder y magia en ella."

- Johann Wolfgang von Goethe / William Hutchison Murray

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Helen Donaldson <hcd@portlandmaine.gov>

Fwd: Removal of Maximum Building Width dimensional standard for the R-6 zone

jmy <jmy@portlandmaine.gov>

Tue, Feb 18, 2020 at 11:49 AM

To: Matthew Grooms <mgrooms@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>

On Monday, February 17, 2020 at 10:02:22 PM UTC-5, Carolyn Treat wrote:

To the Planning Board:

I am writing to emphatically protest the decision to remove the Maximum Building Width Dimensional Standard for the R-6 Zone from this Phase 1 of the ReCode process. Unfortunately I am unable to attend the February 18th workshop as it occurs during working hours, so I am writing to you as a resident and home owner in one of affected neighborhoods of East Bayside. I also was not at the January 21st workshop due to a work conflict so I am not aware of the feedback you received then which would have led to this decision.

I strongly urge you to reconsider your decision to strike the Maximum Building Width Standard. I would also request an explanation as to why this was done. Those of us who live in these R-6 neighborhoods do not have the luxury of waiting to address the issue of inappropriate size and massing while the new multi-lot demolition and development projects are coming fast and furious down the pipeline, with several already in process. These massive projects will have a permanent and overwhelming affect on the existing housing stock, forever altering the intimate streets and neighborhoods where they are being proposed and built.

What is the rationale for this very reasonable Dimensional Standard being removed? There needs to be further discussion regarding the application of this Standard as well as other aspects of the Phase 1 ReCode. Why take this piece off the table before we have a chance to continue this important discussion? This Dimensional Standard would provide the R-6 neighborhoods with a much needed compromise as it relates to the combining of lots and the construction of outsize apartment complexes. These structures would still be allowed, but with a width restriction that renders them more compatible with the surrounding buildings. This seems to me to be a win-win for all involved.

This issue should not be put on the back burner for some unspecified future discussion that could get delayed for months or years. Our neighborhoods are already seeing the effects of insufficient building standards with currently approved projects and these multi-lot proposals will continue to multiply unchecked if no changes are made. The planning board has the opportunity to continue this important discussion with the affected communities.

Please retain the Maximum Width Building Dimensional Standards for the R-6 Zone!!

I thank you for your time and with much appreciation for the work that was done to create this standard,

Respectfully Signed,
Carolyn Treat
(and representing Chip Flanagan)
Homeowners
41 Hammond St



Helen Donaldson <hcd@portlandmaine.gov>

Fwd: Comment re ADU/ReCode

jmy <jmy@portlandmaine.gov>

Tue, Feb 18, 2020 at 11:47 AM

To: Matthew Grooms <mgrooms@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>

On Saturday, February 15, 2020 at 9:47:56 AM UTC-5, Elizabeth Ramage-Healey wrote:

I'm attaching a copy of my testimony from the last Planning Board workshop requesting deletion of Sec. 6.6.2..10. I'm not sure whether the City planners are on board with this request but would note, as I did several weeks ago to them, that Home Start had a good community meeting on ADUs on Peaks on Thursday, Jan. 23. The diverse group of 24 people there are clearly interested in the idea and understood Home Start's rationale in asking to drop the income and rental restrictions in section 6.6.2.A.10. I was reminded that the one person who showed strong interest in buying a property on Peaks with the intention of adding an ADU last year backed out when he learned of the 20 year deed restriction.

If left in, this provision would saddle Peaks Island with restrictions almost guaranteed to inhibit ADUs rather than encourage them. We didn't understand this 5 years ago; we do now.

Thank you.

Betsey Ramage-Healey
President
Home Start

 **planning bd. 1.21.20.pdf**
39K

January 19, 2020

To : Portland Planning Board

Home Start, the affordable housing advocate on Peaks Island, is requesting that you delete section 6.6.2.A.10 (page 89) from the proposed ReCode draft regarding Accessory Dwelling Units. This is the section specifying income and rental restrictions for ADUs on Peaks Island. As you may know we have advocated for these provisions and appreciate the fact that they have been kept in the proposed draft. However we have changed our position for 3 reasons:

1. As far as we know, the Peaks Island ADU ordinance has not produced a single ADU since its adoption;
2. If left in place, it would be the only part of Portland with such restrictions, assuming the other ReCode recommendations for ADUs are adopted; this would in all likelihood be a disadvantage to Peaks;
3. We have learned from ADU presentations by the City as well as from other sources that the experience across the country is that homeowners don't like the 20 year restrictive covenant for income and rental restrictions, and avoid building ADUs where they are present. They become a disincentive for ADUs.

Deleting Section 10 would make the ADU ordinances more consistent city wide, simplify the ReCode a bit, and improve the prospects for ADUs on Peaks. The key provision for Peaks islanders is that ADUs must be year round as specified in Section 6.6.1.A.4 on page 88. We ask that that be retained in the proposed draft.

Thank you for considering this request. We are happy to answer any questions.

Betsey Remage-Healey
President
Home Start
remagehealey@gmail.com



Helen Donaldson <hcd@portlandmaine.gov>

Fwd: Design & Build Standards (or lack of)

jmy <jmy@portlandmaine.gov>

Tue, Feb 18, 2020 at 11:46 AM

To: Helen Donaldson <hcd@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>, Matthew Grooms <mgrooms@portlandmaine.gov>

On Saturday, February 15, 2020 at 4:51:02 PM UTC-5, Steven Oldford wrote:

I live @ 37 Fox Street. I was just informed that a critical part of correcting the mistakes in the R-6 (Article 7) has been pushed back to Part 2 of the recode process. Please rethink.

Because of the inability of you to see the problems that the last recode failed to recognize there is a serious blight on my neighborhood in the form of an oversized mass that has been permitted to build behind my house called Hammond House.

I was appalled when I attended the vote on this project to find that only one of you went to the neighborhood to look at the physical space before voting. That one gentleman voted Hammond House down while the rest of you voted yes. The lack of initiative on the part of those who voted yes to see for yourselves how this building is going to ruin our neighborhood is deeply disturbing and reminded me of how municipal business is conducted in Costa Rica (where I lived for 2 years). If you do not put the Article 7 changes for building width in part 1 so it can be addressed sooner it will result in many more Hammond Houses in other inappropriate neighborhoods and many more Portlanders who will be sharing their thoughts at subsequent planning board meetings.

You have an opportunity to right a serious wrong. Don't blow it by procrastinating.

Steven Oldford



Helen Donaldson <hcd@portlandmaine.gov>

Fwd: Request to Reconsider Tabling the Maximum Building Width Dimensional Standards

jmy <jmy@portlandmaine.gov>

Wed, Feb 19, 2020 at 11:51 AM

To: "Grimando, Christine" <cdg@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>, Matthew Grooms <mgrooms@portlandmaine.gov>

I will save this as ongoing public comment

On Tuesday, February 18, 2020 at 12:33:06 PM UTC-5, Bailey, Ellen wrote:

To Chair Mazer and Planning Board Members,

First, let me express my appreciation to the city planning staff and planning board members for undertaking the huge task of tackling the rewrite of our city's land use code. This is a monumental task!

I only have a brief comment for the time being:

I am very concerned that one of the results of the meeting on January 21st was to remove the maximum building width dimensional standard from the R-6 zone. I am opposed to tabling the discussion on this as this is clearly an acute matter for R-6 neighborhoods. In fact, the lack of clear metrics on maximum building dimensions has been the source of multiple controversies surrounding new developments. It is my sincere hope that we can put the discussion about these standards back on the table and can provide clarity for both residents and developers on how large is too large in an R-6 neighborhood.

Thank you for reconsidering this important topic.

Ellen Bailey
President, East Bayside Neighborhood Organization

Web Site: <http://eastbayside.org>
Facebook: <https://www.facebook.com/eastbayside/>

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1 INTRODUCTORY PROVISIONS

1.1 TITLE

The title of this Chapter is the City of Portland Land Use Code and is referred to as the City of Portland Land Use Code or the Land Use Code.

1.2 ZONING MAP

The City of Portland Zoning Map is incorporated by reference.

1.3 PURPOSE

The intent of the Land Use Code is to protect the health, safety, and general welfare of the residents of Portland, consistent with the City's Comprehensive Plan, through standards that govern the orderly and compatible use of land, the form and mass of buildings, and the relationship of development to the public realm, Portland's open spaces, and the environment.

1.4 APPLICABILITY

No building or structure shall be erected, structurally altered, enlarged, repaired, moved, rebuilt, or used, and no land shall be sold, leased, conveyed, used, developed, or altered except in conformity with the provisions of this Land Use Code.

1.5 ENFORCEMENT

1.5.1 Enforcement

The Building Authority and/or a City of Portland Code Enforcement Officer is authorized to institute or cause to be instituted by the Corporation Counsel in the name of the City any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of the Land Use Code.

1.5.2 Violations

Any person being the owner or occupant of, having control of, or having the use of any building or

premises or part thereof, who violates any of the provisions of this Land Use Code, shall be guilty of an offense and subject to the penalties and remedies provided in Section 1-15 of the City of Portland Code of Ordinances and 30-A M.R.S. § 4452.

1.6 RELATIONSHIP WITH OTHER LAWS

1.6.1 Federal and state law

Where conditions, standards, or requirements imposed by any provision of this Land Use Code are found to be inconsistent with a provision listed in the law or regulations of the State of Maine or federal government, the more restrictive provision shall control.

1.6.2 City of Portland Land Use Code

If any provision of this Land Use Code contains an actual, implied, or apparent conflict with another provision of this Code, the more restrictive provision shall control.

1.6.3 Fair Housing accommodation

The City of Portland may make reasonable modifications to the requirements of the Land Use Code to accommodate the needs of persons with disabilities as so defined in Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988.

1.6.4 Comprehensive Plan

The Comprehensive Plan serves as the basic policy guide for this Land Use Code. Amendments to this Land Use Code shall be generally consistent with the current Comprehensive Plan.

1.6.5 Current versions and citations

All references to other regulations or manuals in this Land Use Code refer to the most current version and citation for those regulations or manuals, unless expressly indicated otherwise. When the referenced regulations or documents have been repealed and not

replaced by other regulations or manuals, Land Use Code requirements for compliance are no longer in effect.

1.6.6 Private agreement

This Land Use Code does not nullify any private agreement or covenant. However, where this Code is more restrictive than a private agreement or covenant, this Code controls. The City does not enforce private agreements.

1.7 DELEGATION OF AUTHORITY

Whenever a provision requires the head of a department to perform an act or duty, that provision will be interpreted as authorizing the department head or officer to delegate that responsibility to others over whom he or she has authority.

1.8 RULES OF INTERPRETATION

1.8.1 Meaning of words and terms

All words and terms shall have the meanings shown in Article 3, unless otherwise expressly stated. For words or terms not specifically defined in this Land Use Code, they are interpreted by their common dictionary meaning or customary usage consistent with their context.

1.8.2 Graphics and illustrations

Graphics and illustrations are included to illustrate the intent of the text. In the case of a conflict between the text and any graphic or illustration, the text controls.

1.8.3 Lists and examples

Unless otherwise expressly indicated, lists of items or examples that use “including,” “such as,” or similar terms are intended to provide examples only, and shall not be construed as being limited to the items or examples listed.

1.8.4 Time

When a number of days is specified as a period from a certain day within which or after or before which an act is authorized or required to be completed, time is computed as the number of calendar days excluding the calendar day when the act is authorized or required to be completed. Business days shall be interpreted as days on which the City of Portland is open for business.

1.8.5 Obligatory terms and conjunctions

The terms in the text of the Land Use Code shall be interpreted in accordance with the following rules of construction:

- A. The terms “must”, “shall”, or “will” are mandatory terms that express a requirement or impose an obligation.
- B. The terms “must not”, “shall not”, “will not”, and “may not” express a prohibition.
- C. The term “should” expresses a recommendation or suggestion and does not express a requirement or imposition.
- D. The term “may” is permissive and does not express a requirement or imposition.
- E. The conjunction “and” indicates that all connected words or provisions apply.
- F. The conjunction “or” indicates that the connected words or provisions may apply singly or in any combination.
- G. The conjunction “either [...] or” indicates that the connected words or provisions apply singly, but not in combination.

1.8.6 Gender

Words denoting one gender apply to all genders.

1.8.7 Abbreviations

Building Authority. Either the Director of the Department of Permitting and Inspections or their designee.

Council. The Portland City Council.

Planning Authority. Either the Director of the Department of Planning and Urban Development or their designee.

Public Works Authority. Either the Director of the Department of Public Works or their designee.

1.9 AMENDMENTS

1.9.1 Authority

The City Council may amend this Land Use Code and the Zoning Map incorporated herein.

1.9.2 Procedure

- A. Application.** An application for a text or Zoning Map amendment shall be filed with the Planning Authority. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. Once it is determined that the application is complete, the Planning Authority shall give a dated receipt to the applicant and, in the case of a map amendment, shall notify, by mail, all property owners within the limits of the proposed zoning map amendment and all property owners 500 feet beyond said area, except that for map amendments to a site located within industrial zone designations the notice range shall be 1,000 feet. The notice hereunder shall include a brief description of the application, the address or location of the property involved, and contact information where additional information may be obtained. The cost of noticing shall be charged to the applicant.
- B. Required neighborhood meeting.** A private applicant for a map amendment that would permit a development subject to major site plan review shall conduct neighborhood outreach

according to the provisions for neighborhood outreach under Article 13.

- C.** The Planning Authority shall review the application against the standards of this article and make a recommendation to the Planning Board.
- D.** The Planning Board shall hold a public hearing in accordance with the provisions of Article 2 and make a recommendation to adopt, adopt with modifications, or not adopt the proposed map or text amendment, and forward the recommendation to the City Council.
- E.** The City Council shall review the proposed amendment and determine whether and how to amend the Land Use Code or Zoning Map.

1.9.3 Review standards

Except as otherwise required by law, amendments to the City's Land Use Code shall be pursuant to and consistent with the Comprehensive Plan.

1.10 TRANSITION RULES

1.10.1 Existing uses

- A.** A permitted use established prior to the effective date of the Land Use Code that is now classified as a conditional use shall be deemed a lawful conditional use. Any subsequent addition, enlargement, or expansion of that use shall conform to the procedural and substantive requirements for conditional uses in Article 6.
- B.** A permitted or conditional use established prior to the effective date of this Code that is now classified as a prohibited use shall be deemed a nonconforming use and is controlled by the provisions of Article 4.

1.10.2 Continuation

In the event that a use, lot, structure, sign, or site feature, deemed legally conforming prior to the effective date of the Land Use Code no longer meets all standards set forth in the Land Use Code, that use,



INTRODUCTORY PROVISIONS

lot, structure, sign, or site feature shall now be deemed non-conforming and shall be controlled by the provisions of Article 4.

2 ADMINISTRATION

2.1 PLANNING BOARD

2.1.1 Composition

There shall be a Planning Board of seven members. Members of the Planning Board shall be residents of the city and shall not be officers or employees of the city. Members shall serve without compensation.

2.1.2 Appointments

- A. **Terms.** The members of the Planning Board shall be appointed by the City Council for terms of three years. Such members shall serve until their successors are duly appointed and qualified. Such terms shall be staggered so that the terms of not more than three members shall expire in any calendar year; providing, however, such service shall not extend to over 120 days after expiration of their term.
- B. **Vacancies.** Permanent vacancies on the Planning Board shall be filled by the City Council, in the same manner as other appointments hereunder, for the unexpired term of the former member.

2.1.3 Removal of members

Any member of the Planning Board may be removed for cause by the City Council at any time, provided, however, that before any such removal, such member shall be given an opportunity to be heard in their own defense at a public hearing.

2.1.4 Officers

- A. **Chair.** The members of the Planning Board shall annually elect one of their number as chair to preside at all meetings and hearings and to

fulfill the customary functions of that office. The chair may administer oaths.

- B. **Vice chair.** The members of the Planning Board shall annually elect one of their number as vice chair. In the absence of the chair, the vice chair shall act as chair and shall have all the powers of the chair. The vice chair shall have such other powers and duties as may be provided by the rules of the Planning Board.

2.1.5 Committees

The chair of the Planning Board shall assign the members of the Board to such regular and special committees as may be established by the Board. Such committees shall have no final authority but shall assist the Board in the conduct of its business by making recommendations to it concerning such specific items as may be assigned to them for study and report. The Board shall adopt such rules as it shall deem appropriate to govern the organization and operation of its committees. Committee meetings deliberative in nature shall be open to the public in accordance with Title 1 M.R.S. § 401 et seq.

2.1.6 Quorum and necessary vote

As to any matter requiring a hearing, no business shall be transacted by the Planning Board without a quorum, consisting of four members, being present. The vote of at least four members shall be necessary to authorize any action by the Board. If less than a quorum is present, the hearing may be adjourned for a period not exceeding three weeks at any one time. The Planning Authority staff shall notify in writing all members of the date of the adjourned hearing and shall notify such other interested parties as may be directed in the vote of adjournment.

2.1.7 Conflicts

No member of the Planning Board shall participate in the hearing or disposition of any matter in which he or she has an interest. Any question of whether a member has a conflict of interest sufficient for a member to be recused shall be decided by a majority vote of the members present, except the member whose possible conflict is being examined; where such vote results in a tie, the subject member shall be recused from the matter.

2.1.8 Meetings and procedures

A. Meetings. Regular meetings of the Planning Board shall be held at the call of the chair or as provided by rule of the Board. Special meetings may be called by the chair or any four members of the Board or at the request of the City Council.

1. Workshops of the Planning Board or any of its committees may be held at the call of the Board or committee chair, as the case may be, for the presentation of information by the Director of the Department of Planning & Urban Development, their staff, an applicant, or others. These meetings will be open for public comment according to the rules of the Planning Board. Such meetings, unless open to the public as provided in Title 1 M.R.S. § 401 et seq. shall be informational only and shall not result in final decisions on any matter.
2. Public hearings shall be held as required by the various statutes, codes, and ordinances pursuant to which matters are brought

before the Planning Board and shall be conducted in accordance with relevant state law, the Land Use Code, and the rules of the Board.

B. Notice. The Planning Authority shall give notice of the time and place of public workshops and hearings, including a brief description of the application(s) to be considered, as follows:

1. Site plan and subdivision. Notice shall be given to the general public by publication in a newspaper of general circulation in the City of Portland at least two times, the date of the first publication to be at least 10 calendar days prior to the workshop or hearing. Notice shall also be sent by regular United States mail at least 10 calendar days in advance of the workshop or hearing date to the applicant, the owner(s) of the subject property, and all owners of property located within 500 feet of the subject property, except that for subdivisions within industrial zones the notice range shall be 1,000 feet.
2. Land Use Code or Zoning Map amendment. Notice of public hearing shall be publicly posted in the municipal office at least 13 days before the public hearing on such application. In addition, notice of said public hearing must be published at least two times in a newspaper of general circulation in the City of Portland. The date of the first publication must be at least 12 days prior to any public hearing and the date of the second publication must be at least seven

- days prior to the public hearing. For map amendments, notice shall be sent by regular United States mail to at least 10 calendar days in advance of any workshop or hearing date to all property owners within the area proposed for rezoning and all property owners 500 feet beyond said area, except that rezoning to industrial zone designations the notice range shall be 1,000 feet.
3. **Contract or conditional zoning.** Notice of public hearing shall be posted in the City Clerk's office at least 13 days prior to the public hearing and shall be published in a newspaper of general circulation within the city at least two times, the date of the first publication to be at least seven days prior to the hearing. Notice shall also be sent to the owners of all property abutting the property to be rezoned at their last known address. This notice shall contain a copy of the proposed conditions and restrictions, with a map indicating the property to be rezoned.

The cost of noticing shall be charged to the applicant.

- C. **Procedures.** The Planning Board shall adopt its own rules for the conduct of its business not inconsistent with the statutes of the state and this article. Such rules shall be filed with the Planning Authority and with the City Clerk. Any and all rule changes shall be placed on a City Council public agenda as a communication requiring a public hearing. Any rule may be vetoed, in whole or in part, by order of the Council within 45 days of the date of filing

with the City Clerk. No rules change shall take effect until that time period has elapsed. If a part of a rule is vetoed, the remainder shall continue in effect. Any rule so adopted, which is not required by the statutes of the state or by this article, may be waived by the chair upon good cause being shown. Except as otherwise provided in subsection 2.1.8.A.1, all meetings, hearings, and deliberations of the Planning Board and its committees shall be open to the public in accordance with Title 1 M.R.S. § 401 et seq. Testimony at any hearing may be required by the Planning Board to be given under oath.

- D. **Keeping of records.** The Director of the Department of Planning & Urban Development shall designate a member of their staff who shall attend all Planning Board proceedings. The staff shall provide for the keeping of minutes of the proceedings of the Board, showing the vote of each member on every question, or their absence or failure to vote, and shall maintain the permanent records and decisions of all Board meetings, hearings, and proceedings and all correspondence of the Board, as required by statute. Such records shall be public records open to inspection during working hours upon reasonable notice.

2.1.9 Record and decisions

- A. **Record.** The minutes of the staff, and the transcript if one is made, and all exhibits, papers, applications, and requests filed in any proceeding before the Planning Board and the decision of the Board shall constitute the record.

- B. Decision.** Every final decision of the Planning Board and every recommendation of the Planning Board to the City Council shall include written findings of fact, and shall specify the reason or reasons for such decision or recommendation. The Planning Authority shall mail notice of any decision of the Planning Board to the applicant.

2.1.10 Jurisdiction and authority

In addition to the jurisdiction conferred on it by other provisions of state law and the ordinances of the city and in accordance therewith, the Planning Board shall have the following jurisdiction and authority:

- A.** To prepare and recommend a Comprehensive Plan to the City Council;
- B.** To prepare and recommend to the City Council changes in and amendments to the Comprehensive Plan;
- C.** To aid and assist the City Council and departments and agencies of the city in implementing general plans and in planning, developing, and completing specific projects;
- D.** To hear, review and approve, conditionally approve, or deny master development plans and major site plans;
- E.** To hear, review and approve, conditionally approve, or deny applications for subdivision approval;
- F.** To hear, review, and approve or deny applications for conditional uses listed in Article 6;
- G.** To hear, review, and offer its recommendations to the City Council on applications for amendments to, or revisions of, this Land Use Code;
- H.** To review and offer its recommendations to the City Council on certain public projects;
- I.** To review and approve, conditionally approve, or disapprove site plans for regulated projects in shoreland areas;
- J.** To prepare and offer its recommendations to the City Council with regard to the city's annual Capital Improvement Program;
- K.** Upon reasonable request, to make its special knowledge and expertise available to any official, department, Board, or agency of the city, county, state, or federal governments to aid them in the performance of their respective duties relating to the planning and development of the city and its region, including request from the City Council to review proposed developments in which the developer does not have the right, title, or interest in all the property necessary for the proposed development because some or all of that property is owned by the City;
- L.** To make such investigations, maps and reports, and recommendations in connection therewith, relating to the planning and development of the city as seem desirable;
- M.** To employ or contract with such experts and other assistants as may be necessary or convenient to carry out its duties hereunder and to pay for their services and for such other expenses as may be necessary and proper; provided, however, that such expenditures shall not exceed such funds as may be appropriated for such purposes by the City Council;

- N. To hear, review, and offer its recommendations to the City Council on petitions for street vacations and discontinuances; and
- O. To hear, review, and decide appeals where it is alleged there is an error in any decision, requirement, or determination made by the Planning Authority.

2.1.11 Administrative appeal procedures

- A. **Notice of appeal.** An appeal may be taken to the Planning Board by any person affected by a decision of the Planning Authority. Such appeal shall be taken within 30 days of the action complained of by filing with the Planning Authority a notice of appeal specifying the grounds thereof. The notice shall be in such form as specified by the Planning Authority. A payment of a nonrefundable filing fee, as established by the City Council to cover administrative costs and costs of hearing, shall accompany notice of appeal. The Planning Authority shall forthwith transmit to the Planning Board all of the papers constituting the record upon which the action appealed from was taken.
- B. **Public hearing.** A public hearing shall be set, advertised and conducted by the Planning Board in accordance with the provisions of this article.
- C. **Action.** Within 30 days following the close of the public hearing, the Planning Board shall render a decision on the appeal in the manner and form specified in the provisions of this article and the statutes of the state. The failure of the Board to act within 30 days shall be deemed an approval of the appeal unless mutually extended in writing by the appellant and the Board. Within five days of such decision or failure to act notice thereof shall be mailed to each party.

- D. **Conditions and limitations.** Any right granted by the reviewing Board on appeal shall be subject to the same conditions and limitations as if secured without the necessity of an appeal.

2.1.12 Appeals

An appeal from any final decision of the Planning Board as to any matter over which it has final authority may be taken by any party or by any authorized officer or agent of the city to the superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure. No appeal shall lie concerning any matter as to which the power of the Board is limited to the making of a recommendation.

2.2 HISTORIC PRESERVATION BOARD

2.2.1 Composition

The Historic Preservation Board shall consist of seven voting members who shall serve without compensation. Members shall not be officers or employees of the city. Members shall have demonstrated interest, knowledge, ability, experience or expertise in restoration, rehabilitation, or neighborhood conservation or revitalization and shall be residents of the city.

2.2.2 Appointments

- A. **Terms.** Members shall be appointed by the Council for terms of three years. Appointments shall be staggered so that the terms of not more than three members expire in any calendar year. Members may serve for three consecutive three-year terms.
- B. **Vacancies.** Vacancies on the Historic Preservation Board shall be filled within 60 days. However, every member shall continue in

office after expiration of the term until a successor has been appointed. Vacancies on the Historic Preservation Board shall be filled for the unexpired term of the former member.

2.2.3 Removal of members

Members may be removed for cause by the Council. Cause shall include, but is not limited to, the failure to attend meetings without good cause. Any member proposed to be removed shall be given written notice and an opportunity to be heard prior to final action.

2.2.4 Officers

- A. Election and terms.** Officers of the Historic Preservation Board shall consist of a chair and vice chair. Officers shall be elected by the Historic Preservation Board and shall serve a term of one year and shall be eligible for re-election.
- B. Chair.** The chair shall preside at all meetings and hearings and fulfill the customary functions of that office.
- C. Vice chair.** In the absence of the chair, the vice chair shall act as chair and shall have all the powers of the chair. The vice chair shall have such other powers and duties as may be provided by the rules of the Historic Preservation Board.

2.2.5 Conflicts

No member of the Historic Preservation Board shall participate in the hearing or disposition of any matter in which he or she has an interest.

2.2.6 Meetings and procedures

- A. Meetings.** Regular meetings of the Historic Preservation Board shall be held no less frequently than monthly. Special meetings may be called by the chair or any four members or at the request of the chair of the Planning Board.
- B. Notice.** The Planning Authority shall give notice of the time and place of Historic Preservation Board public workshops and hearings, including a brief description of the application(s) to be considered, as follows:
 1. Landmark or district nomination. Notice shall be given to the general public by publication in a newspaper of general circulation in the City of Portland at least two times, the date of the first publication to be at least 10 calendar days prior to the workshop or hearing. Notice shall be sent by regular United States mail at least 10 calendar days in advance of the workshop or hearing date to the applicant and to the owner(s) of the subject property or properties.
 2. Certificate of appropriateness review. Notice shall be given to all property owners within 100 feet of the property at least seven days prior to the date of the workshop or public hearing.
 3. Major site plan review. For alteration or new construction that is classified as a major site plan under Article 14, notice shall be given to all property owners within 500 feet of the property at least seven days prior to the date of the workshop or hearing.

The cost of noticing shall be charged to the applicant.

- C. Procedures.** The Historic Preservation Board may adopt procedural rules for the conduct of its business not inconsistent with this article, including the creation of a subcommittee structure to enhance efficiency in consideration of Historic Preservation Board business. Such rules shall be filed with the Planning Authority and with the City Clerk. All such rules shall be subject to veto, in whole or in part, by the Council within 45 days of such filing. The initial rules shall take effect when filed, subject to veto as provided above. Amendments to the rules shall take effect upon expiration of said veto period. Any rule may be waived by the chair upon good cause being shown.

2.2.7 Record and decisions

- A.** The Director of the Department of Planning & Urban Development or their designated staff representative shall attend all its meetings. The staff shall provide for the keeping of tape recordings or minutes of the proceedings of the Historic Preservation Board, showing the vote of each member on every question or their absence or failure to vote, and shall maintain the records and decisions of all meetings, hearings, and proceedings and all correspondence of the Historic Preservation Board. Copies of permanent records shall be filed with the City Clerk. Staff shall publish and distribute copies of the records, reports, and decisions of the Historic Preservation Board to Historic Preservation Board members and to

others upon approval of the Historic Preservation Board.

- B.** No final action shall be taken by the Historic Preservation Board which could in any manner deprive or restrict the owner of a property in its use, alteration, maintenance, disposition or demolition, until such owner either has knowledge of the proceeding or is sent notice offering opportunity to be heard. This paragraph shall not affect the interim protection provisions of Section 17.5.
- C.** Every recommendation or recommended decision of the Historic Preservation Board shall include written findings of fact and shall specify the reason or reasons for such action.
- D.** Staff shall mail notice of any final determination or recommendation of the Historic Preservation Board to the applicant and property owner(s).

2.2.8 Responsibilities

The Historic Preservation Board shall have the following responsibilities:

- A.** To conduct or administer an ongoing survey to identify historically, culturally, architecturally and archaeologically significant areas, sites, structures and objects;
- B.** To review all areas, sites, structures, and objects listed in the National Register of Historic Places, including the boundaries of areas so listed, and make recommendations to the Planning Board and Council for the designation of those areas, sites, structures and objects as local landmarks or districts;
- C.** To investigate and recommend to the Planning Board and Council the designation of areas, sites, structures, and objects not listed in the

National Register of Historic Places as local landmarks and districts and to make recommendations to the Planning Board concerning sites, structures, and objects that have contributing significance or are intrusions within nominated or designated districts;

- D. To keep and make available to the public a register of all areas, sites, structures, and objects that have been designated as landmarks or districts, including all information required as part of each designation;
- E. Upon request, to advise and assist owners of landmarks and property, sites, structures or objects within districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse and for procedures for inclusion on other registers of significant areas, sites, structures and objects, including the National Register of Historic Places;
- F. To recommend to the Planning Board the nomination of areas, sites, structures, and objects to the National Register of Historic Places or to any State of Maine Register of Historic Places that may be established;
- G. To participate in the Certified Local Government Program of the National Historic Preservation Act Amendments of 1980 and the Maine Historic Preservation Commission; and carry out any responsibilities delegated to it under that program, including review and comment on any National Register nominations submitted to the Historic Preservation Board.
- H. To seek funding for which the City of Portland is eligible through the Certified Local Government Program to assist in local

preservation projects, including projects undertaken by local non-profit organizations;

- I. To, upon request by the Council, participate in any review of federal actions or undertakings pursuant to Section 106 of the National Historic Preservation Act; attend informational and educational programs sponsored by the Maine Historic Preservation Commission; and prepare an annual report of the activities of the Historic Preservation Board;
- J. To inform and educate the citizens of Portland concerning the cultural, historic, architectural and archeological heritage of the city by publishing appropriate maps, newsletters, brochures and pamphlets and by sponsoring programs and seminars;
- K. To hold meetings and public hearings to review applications for certificates of appropriateness affecting proposed or designated landmarks and districts; to recommend approval or disapproval of certificates of appropriateness;
- L. To provide testimony to the Board of Appeals in connection with any application for a certificate of economic hardship;
- M. To develop design guidelines affecting landmarks or districts for review and approval by the Planning Board;
- N. To advise the Planning Board as to recommendations on any preservation or conservation easements that the City of Portland may have or be offered as a gift or otherwise;
- O. To advise the Planning Board as to the administration of such gifts, grants and money as may be appropriated for the purposes of this

article upon authorization and approval by the Council;

- P. To provide comment, as appropriate, to the Planning Board and/or City Council on matters pertaining to historic preservation in Portland;
- Q. To confer recognition upon the owners of landmarks or properties, sites, structures or objects within districts by means of certificates, plaques or markers;
- R. To assist the Planning Board in the development of a preservation component in the Comprehensive Plan of the City of Portland; and
- S. To periodically review the Land Use Code and to make recommendations to the Planning Board concerning any amendments appropriate for the protection and continued use of landmarks or properties, sites, structures or objects within districts.

2.3 ZONING BOARD OF APPEALS

2.3.1 Composition

There shall be a Board of Appeals of seven members. Members of the Board shall be residents of the city and shall not be officers or employees of the city or any of its agencies or departments. Members shall serve without compensation.

2.3.2 Appointments

- A. **Terms.** The members of the Board of Appeals shall be appointed by the City Council for terms of three years. Terms shall be staggered so that the terms of no more than three members shall expire in any calendar year. Such members shall serve until their successors are duly elected and qualified provided, however, that such

service shall not extend to over one hundred 120 days after expiration of their term.

- B. **Vacancies.** Permanent vacancies on the Board of Appeals shall be filled by the City Council, in the same manner as other appointments under this article, for the unexpired term of a former member whose place has become vacant.

2.3.3 Removal of members

Any member of the Board of Appeals may be removed for cause by the City Council at any time; provided, however, that before any such removal, such member shall be given an opportunity to be heard in their own defense at a public hearing.

2.3.4 Officers

- A. **Chair.** The members of the Board of Appeals shall annually elect one of their number as chair to preside at all meetings and hearings and to fulfill the customary functions of that office.
- B. **Secretary.** The members of the Board of Appeals shall annually elect one of their number as secretary. In the absence of the chair, the secretary shall act as chair and shall have all the powers of the chair. The secretary shall fulfill the duties provided by statute and this article and have such other duties as may be provided by the rules of the Board.
- C. **Pro tempore officers.** In the absence of both the chair and the secretary, the Board shall elect a chair pro tempore from among its number and the chair pro tempore shall have all the powers of the chair during the chair's and the secretary's absence. In the absence of the secretary, or when the secretary is serving as chair, the Board shall elect a secretary pro tempore from among its number and the

secretary pro tempore shall have all the powers of the secretary during the secretary's absence or service as chair.

2.3.5 Quorum and necessary vote

No business shall be transacted by the Board of Appeals without a quorum, consisting of four members, being present. The concurring vote of at least four members of the Board shall be necessary to grant any request or application or to sustain any appeal. Any matter that receives fewer than four votes shall be deemed to have been denied.

2.3.6 Conflicts

No member of the Board of Appeals shall participate in the hearing or disposition of any matter in which he or she has an interest. Any question of whether a member has a conflict of interest sufficient to disqualify him shall be decided by a majority vote of the members, except the member who is being challenged; where such a vote results in a tie, the challenged member shall be deemed disqualified.

2.3.7 Meetings and procedures

- A. Staff.** The Building Authority or their designee shall serve as staff to the Board of Appeals.
- B. Meetings.** Regular meetings of the Board of Appeals shall be held at the call of the chair or as provided by the rules of the Board. Special meetings shall be called by the chair at the request of any two members of the Board or at the request of the City Council. All meetings and hearings of the Board shall be open to the public. For all matters properly brought before the Board of Appeals, the Board shall select a

reasonable time and place for a public hearing following the submission of the subject application.

- C. Notice.** The Building Authority shall give notice of public hearings in the form and manner and to the persons herein specified. The notice shall include the time and place of such hearing, a description of the contents of the matter to be heard and the address or location of the property involved. Where notice by mail is required, it shall be mailed at least seven days in advance of the hearing date by regular United States mail. Notices shall be given to each of the following as specified:

1. In all cases, to the petitioner;
2. In all cases, to all residents of the city by publication in a newspaper of general circulation in the city at least once, not more than 30 nor less than five days before the date of the hearing, and by mail to the applicant;
3. In the case of hearings relating to zoning appeals, a variance, or a conditional use, to the Planning Board and City Council by reasonable means;
4. In the case of hearings relating to a variance request from the provisions of Article 11, the application and all supporting information supplied by the applicant shall be forwarded to the State of Maine Commission of the Department of Environmental Protection at least 20 days prior to action by the Board;
5. In the case of hearings related to a variance or conditional use, by mail to the

owners of all the property within 500 feet of such parcel or tract;

6. In the case of hearings related to all other appeals, by mail to the owners of property directly abutting, and directly across a street or alley from the subject property;
7. For purpose of this section, the owners of property shall be considered to be the parties listed by the Assessor's Department as those against whom taxes are assessed. Failure of any property owner to receive a notice of public hearing shall not necessitate another hearing and shall not invalidate any action of the Board. The cost of noticing shall be charged to the applicant.

D. Procedures. The Board of Appeals shall adopt its own rules of procedure for the conduct of its business not inconsistent with the statutes of the state and this article. Such rules shall be filed with the City Clerk. Any rule so adopted which relates solely to the conduct of hearings, and which is not required by the statutes of the state or by this article, may be waived by the Board upon good cause being shown.

1. Conduct of hearings:
 - a. Any person may appear and testify at a public hearing, either in person or by a duly authorized agent or attorney, and may submit documentary evidence, provided, however, that the Board shall exclude irrelevant, immaterial and unduly repetitious evidence.
 - b. The applicant and any abutter or similarly interested party shall in addition have the right to present

witnesses on their own behalf and offer rebuttal evidence, to cross examine all witnesses testifying in opposition to their position through the chair, and to examine and introduce any documents produced at the hearing.

2. All other matters pertaining to the conduct of hearings shall be governed by the provisions of the relevant state statutes, this article, and the rules promulgated by the Board of Appeals.

2.3.8 Records and decisions

- A. Record.** The recording of testimony, if any, and all exhibits, papers, applications and requests filed in any proceeding before the Board of Appeals and the decision of the Board shall constitute the record.
- B. Decision.** Every decision of the Board of Appeals shall include findings of the fact, shall refer to the evidence in the record and the exhibits, plans or specifications upon which such decision is based, shall specify the reason or reasons for such decision, and shall contain a conclusion or statement separate from the findings of fact setting forth the specific relief granted or denying relief. The Building Authority shall deliver or mail a copy of the decision to the applicant, the Planning Board, and City Council and shall file the decision with the City Clerk within five days of such decision.

2.3.9 Jurisdiction and authority

The Board of Appeals shall have the following jurisdiction and authority:

- A.** To hear and decide appeals from, and review orders, decisions, or the failure to act by the

Building Authority pursuant to this Land Use Code, except that decisions relating to enforcement of the shoreland zoning provisions of this Chapter are not appealable to the Board of Appeals and may only be appealed directly to Superior Court in accordance with M.R. Civ. P. 8oB;

- B. To hear and grant or deny applications for variances from the terms of this Land Use Code, including but not limited to use variance; dwelling unit conversion; space and bulk such as lot size, density, and side yard; parking; loading; and signs; and
- C. To hear and grant or deny applications for conditional uses, as specified in Article 6.

2.3.10 Administrative appeal procedures

- A. **Application procedures.** Application for any appeal to the Board shall be submitted to the Building Authority. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form as prescribed by the Building Authority.
- B. **Public hearing.** A public hearing shall be set, advertised and conducted by the Board of Appeals in accordance with Section 2.3.7.
- C. **Standard of review.** The standard of review for orders, decisions, or the failure to act by the Building Authority pursuant to this Land Use Code shall be de novo. The appellant shall bear the burden of proof.

2.3.11 Variances

A. Application procedures

- 1. Application for a variance shall be submitted to the Building Authority. A payment of a nonrefundable application fee, as established from time to time by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form as prescribed by the Building Authority.
- 2. A public hearing shall be set, advertised and conducted by the Board of Appeals in accordance with Section 2.3.7.
- 3. All decisions by the Board shall be rendered in a manner and form not inconsistent with the statutes of this state.

- B. **Undue hardship variance.** An undue hardship variance may be granted by the Board only where strict application of the ordinance, or a provision thereof, to the petitioner and his property would cause undue hardship. The words “undue hardship” as used in this subsection mean:

- 1. That the land in question cannot yield a reasonable return unless a variance is granted;
- 2. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
- 3. That the granting of a variance will not alter the essential character of the locality; and
- 4. That the hardship is not the result of action taken by the applicant or prior owner.

C. Disability variance

1. By the Board of Appeals. Notwithstanding the provisions of subsection (B) above, the Board may grant a variance to an owner of a residential dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The Board shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The Board may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. The term “structures necessary for access to or egress from the dwelling” shall include railing, wall or roof systems necessary for the safety or effectiveness of the structure. For the purpose of this subsection, a disability has the same meaning as a physical or mental handicap under 5 M.R.S. § 4553.
2. By the Building Authority. Notwithstanding the provisions of subsections (B) and (C.1) above, the Building Authority may issue a permit to the owner of a dwelling for the purpose of making a dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. If the permit requires a variance, the permit is deemed to include that variance solely for the installation of equipment or the construction of structures necessary for access to egress

from the dwelling for the person with a disability.

- D. Practical difficulty variance.** Notwithstanding the provisions of subsections (B) and (C) above, the Board of Appeals may grant a variance from the dimensional standards of this Land Use Code that relate to lot area, lot coverage, frontage, and setback requirements when strict application of these standards would both preclude a permitted use of the property and result in significant economic injury to the applicant. Significant economic injury shall mean that the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land. In granting a practical difficulty variance, all of the following conditions must be found to exist:

1. The need for a variance is due to the unique circumstances of the property, and not to the general conditions in the neighborhood;
2. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties;
3. The practical difficulty is not the result of action taken by the applicant or a prior owner;
4. No other feasible alternative is available to the applicant, except a variance;

5. The granting of a variance will not have an unreasonably adverse effect on the natural environment; and
6. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S. § 435, nor within a shoreland zone or flood hazard zone, as defined in this article.

E. Specified variances prohibited

1. No use permitted in medium- and high-density residential zones shall be permitted in low-density residential zones. No use permitted in mixed-use or office zones shall be permitted in any residential zone. No use permitted in industrial zones shall be permitted in any mixed-use, office, or residential zone. No use permitted in residential zones shall be permitted in any industrial zone. The general use categories are listed below:
 - a. Low-density residential: IR-1, IR-2, IR-3, R-1, R-2, R-3.
 - b. Medium- and high-density residential: R-4, R-5, R-6.
 - c. Mixed-use/Office: B-1, B-2/B-2b/B-2c, B-3/B-3b/B-3c, B-4, B-5/B-5b, B-6, B-7, I-B, R-P, O-P.
 - d. Industrial: I-L/I-Lb, I-M/I-Ma/I-Mb, I-H/I-Hb, A-B
2. No variance shall be granted which would permit the creation of a lot or parcel that cannot be developed in compliance with the zoning, subdivision, and other regulations applicable thereto.
3. No variance shall be granted which would result in a use or development of the lot or

parcel in question which would not be in harmony with the general purpose and intent of this Land Use Code or the Comprehensive Plan; which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, or development of property or improvement permitted in the vicinity; or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase congestion in the public streets, increase the danger of flood or fire, or endanger the public safety.

4. No variance shall be granted which would be greater than the minimum variance necessary to relieve the undue hardship or the hardship of the applicant.
5. No variance shall be granted from the minimum lot sizes set forth in Section 4.3.1 for lots in the IR-1 and IR-2 zones.
6. No variance shall be granted from the requirements in Section 6.4.11.

F. Conditions on variances; variances less than requested.

Reasonable conditions and safeguards relating to construction, character, location, landscaping, screening and other matters may be imposed upon the premises benefited by a variance as considered necessary to prevent injurious effects upon other property and improvements in the vicinity or upon public facilities and services. Such conditions shall be expressly set forth in the resolution granting the variance and in the notice informing the applicant thereof. Violation of such conditions and safeguards

shall be a violation of this article. A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

- G. Limitations on variances.** No variance permitting the erection or alteration of a building shall be valid for a period longer than six months, or such other time as may be fixed at the time granted not to exceed two years, unless a building permit for such erection or alteration is issued and construction is actually begun within that period and is thereafter diligently pursued to completion. One or more extensions of said expiration dates may be granted if the facts constituting the basis of the decision have not materially changed and the two year period is not exceeded thereby. No variance relating to the establishment or maintenance of a use not involving a building or structure shall be valid for a period longer than six months, or such other time as may be fixed at the time granted not to exceed two years, unless an occupancy permit is issued and a use commenced within such period; provided, however, that one or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two year period is not exceeded thereby.
- H. Recording of variances.** No variance shall be valid unless, within 90 days of final approval of the variance, a certificate describing the variance has been recorded by the applicant for the variance in the registry of deeds as required by 30 M.R.S. § 4353(5).

2.3.12 Successive applications

Whenever any application, appeal, or other request filed pursuant to section 2.3 has been finally denied on its merits, a second application, appeal or other request seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought within one year of such denial unless, in the opinion of the officer or Board before which it is brought, substantial new evidence is available or a mistake of law or fact significantly affected the prior denial.

2.3.13 Violations

In addition to any other remedies available, the Board of Appeals after notice and hearing may revoke any variance or other relief granted under this section when the provisions of this section or the conditions under which the relief was granted have not been complied with.

2.3.14 Appeals

An appeal from any final decision of the Board of Appeals may be taken by any aggrieved party to the superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

3 DEFINITIONS

Adult business establishment. Any business, including but not limited to any bookstore, newsstand, novelty store, nightclub, bar, cabaret, amusement arcade, or theater, which:

- A. Keeps for public patronage or permits or allows the operation of any adult amusement device as defined in Chapter 4 of the City of Portland Code of Ordinances; or
- B. Customarily, meaning more often than an average of one calendar week during any calendar month of operation, exhibits motion pictures or displays any other visual representation described or advertised as being “X rated” or “for adults only,” or which customarily excludes persons from any portion of the premises by reason of immaturity of age by the use of such, or similar, phrases; or
- C. Is adjudged to be in violation of 17 M.R.S. §§ 2911, 2912.

Affordable housing. Housing for which the percentage of income a household is charged in rent and other housing expenses or must pay in monthly mortgage payments (including condominium/HOA fees, mortgage insurance, other insurance and real estate taxes), does not exceed 30% of a household’s income, or other amount established in city regulations that does not vary significantly from this amount.

After-hours entertainment license. Any of the music, dancing, and special entertainment licenses required or authorized by Chapter 4, Article III of the City of Portland Code of Ordinances.

Agriculture. The practice of farming, including the cultivation of the soil for the growing of crops and rearing of animals to provide food and other products. Agriculture may include nurseries, greenhouses, and truck gardens, provided that there is no sale of products not produced on the premises.

Airport restricted access areas. Runways, taxiways and other areas of the Jetport accessible to aircraft, whether access is restricted by the Federal Aviation Administration or not.

Alley. Any way designed primarily for vehicular and pedestrian or utility access to the back or side of premises otherwise abutting on a street, except driveways unless officially designated otherwise.

Animal-related services. Establishments principally for the training or boarding of animals. Such uses shall not include veterinary services.

Approval. An affirmative decision on an application, including an approval with conditions.

Appurtenance. A device or structure not designed for human occupancy and attached to the exterior of a building.

Auto service station. A business selling gasoline, diesel, or propane fuel or providing motor vehicle repairs including, but not limited to, tune-ups, engine repair, brake work, muffler replacement, tire repair or similar activities. Such businesses may also include car-washes and/or vacuums.

Back office use. An office-related use with minimal public visitation and minimal direct service to the general public, primarily to provide support services to larger organizations such as educational institutions, social service agencies, or business headquarters.

Bar. Any establishment required to be licensed to sell alcoholic beverages for on-premises consumption, which is not regularly used for the purpose of providing full-course meals, as defined in Title 28-A of the Maine Revised Statutes, on the premises.

Bed and breakfast. A building that contains between two and nine guest rooms; is used to provide or offer overnight accommodations for transient guests; has an owner, manager, or operator living in the building as a permanent resident; does not provide cooking facilities in any of the guest rooms; and does not provide meals other than breakfast, which shall be offered only to overnight guests.

Blasting operations. The use of explosives for purposes of breaking up and removing soil, rock and ledge, related to construction and development of real estate within the City.

Blasting permit. A permit issued by the City Fire Department to allow blasting operations within the City.

Blasting plan. The plan for conduct of any blasting operation where over 300 cubic yards of material shall be removed.

Blasting submittal. The plan for conduct of any blasting operation where between 50 and three 300 cubic yards of material shall be removed.

Building. A roofed and walled structure built for permanent use.

Building, accessory. A detached roofed and walled structure that is incidental and subordinate in area and extent, and/or use to the principal building(s) on the property. A lot may have more than one accessory building.

Building addition. Any increase to footprint, floor area, or volume of an existing building.

Building alteration. A change or rearrangement in the structural supports, exterior appearance, or removing from or otherwise affecting the exterior appearance of a building.

Buildings, attached. Two or more independent buildings that share at least one common party wall but have full building separation and independent principal entries; not free-standing. Attached buildings may or may not have common ownership.

Building, principal. The main roofed and walled structure on a lot having the predominant area, extent, and/or use. A lot may have more than one principal building. When a garage is attached to the principal building in a substantial manner as by an enclosed area with roof or common wall, it shall be considered as a part of the principal building.

Clinics. Any establishment where patients are examined and treated by one or more health care providers, such as, but not limited to, physicians,

dentists, psychologists or social workers. Clinics may include laboratory services and facilities for ambulatory or outpatient surgical procedures.

Coastal wetland. All tidal and subtidal lands; all lands with vegetation present that is tolerant of salt water and that occurs primarily in a salt water or estuarine habitat; and/or any swamp, marsh, bog, beach, flat or other contiguous low land that is subject to tidal action during the highest tide level for the year in which an activity is proposed as identified in tide tables published by the National Ocean Service. Coastal wetlands may include portions of coastal sand dunes.

Commercial vessel. Any watercraft used principally in a business or trade, including common carriers of passenger or freight, whether for governmental, nonprofit or emergency purposes; but not including pleasure craft used principally for recreational purposes.

Common areas. Portions of a lodging house which are available for use by all residents of the lodging house. Common areas shall include, but are not limited to, one or more of the following: kitchens, living rooms, recreation rooms, improved basements, and finished porches. Bathrooms, stairways, hallways, and storage areas shall not be counted as common areas.

Communication studio. A commercial or public communication facility, including radio and television broadcasting and receiving stations and studios.

Community hall. A building or portion of a building used for social, recreational, artistic, civic, or

educational community functions. Such a facility would be open to the public for such functions, which, for example, could include but not be limited to performances, dance, exhibitions, cultural exchange, training programs and workshops, neighborhood meetings, or gatherings. As part of these functions and activities, it shall be permissible to serve food, subject to other applicable codes and ordinances.

Condominium. Any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S. § 560 et seq., or its equivalent, as it may from time to time be amended.

Congregate care facility. A residential development which provides individual living or dwelling units with support services which provide assistance to residents. Services to be provided shall include:

- A. Transportation for essential support activities. This service shall be included in the base rent;
- B. Provision of at least one meal per day;
- C. Programmed social activities which are facilitated by staff. This service shall be included in the base rent;
- D. Provision of personal care services including, but not limited to, housekeeping, laundry, and minimal health monitoring; and
- E. Installation of emergency call buttons or systems in each congregate care living unit.

The population of a congregate care facility shall consist of persons 55 years of age or older and their spouses and/or disabled persons and their spouses.

Correctional pre-release facility. A facility housing up to 12 persons, plus staff, serving a primary clientele of persons in correctional pre-release programs.

Development fees. Site plan review and inspection fees; subdivision review and inspection fees; administrative fees; impact fees, and construction and permit fees as described in Chapter 6 of the City of Portland Code of Ordinances. Development fees does not include any fees charged for reviews conducted by a party other than the city.

Drive-through. A facility which provides a service directly to a motor vehicle occupant and where the customer drives a motor vehicle onto the premises and to a window or mechanical device through or by which the customer is served with or without exiting the vehicle. Drive-throughs do not include major or minor auto service stations.

Drive-through features. Features associated with drive-throughs including but not limited to designated travel or stacking lanes, intercom systems, menu boards, service windows, kiosks, mechanical devices, etc.

Dwelling unit. One or more rooms forming a single unit for habitation by one family, including food preparation, living, sanitary, and sleeping facilities.

Dwelling, multi-family. A building or portion thereof containing three or more dwelling units.

Dwelling, single-family. A building containing one dwelling unit.

Dwelling, two-family. A single building containing two dwelling units.

Earth-moving activity. Any removal or placement, excavation, filling, stockpiling or grading of soil,

earth, loam, sand, gravel, rock and other mineral deposits.

Easement. A right, privilege or liberty which one has in land owned by another for some special and definite purpose.

Emergency operations. Operations conducted for the public health, safety or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings and livestock from the threat of destruction or injury.

Emergency shelter. A facility providing temporary overnight shelter to homeless individuals in a dormitory-style or per-bed arrangement.

Entrance, principal. The main point of access for pedestrians into a building. A building may have more than one principal entrance.

Esplanade. That portion of a street which is located between the curblin and the edge of the sidewalk closest to the street.

Essential services. The construction, alteration, or maintenance of gas, electrical or communication facilities; steam, fuel, electric power or water transmission or distribution lines, towers and related equipment; telephone cables or lines, poles and related equipment; gas, oil, water, slurry or other similar pipelines; municipal sewage lines, collection or supply systems; and associated storage tanks. Such systems may include towers, poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic signals, hydrants and similar accessories, but shall not include service

drops or buildings which are necessary for the furnishing of such services.

Explosives. Any material or container containing a chemical compound or mixture that is commonly used or intended for the purpose of producing an explosion and that contains any oxidizing and combustible materials or other ingredients in such proportions, quantities, or packaging that an ignition by fire, by friction, by compound or mixture may cause such a sudden generation of highly heated gasses that the resultant gaseous pressures are capable of producing destructive effects on contiguous objects, but shall not mean the components for handloading rifle, pistol and shotgun ammunition, or fireworks.

Family. One or more individuals related by blood, marriage, civil union, adoption, or guardianship and/or up to eight unrelated individuals living together in a dwelling unit as a single nonprofit housekeeping unit.

Fill. Soil, earth, loam, sand, gravel, rock and other mineral deposits.

Filling. The placement of soil, earth, loam, sand, gravel, rock and other mineral deposits. Filling shall include stockpiling.

Fixture, fully shielded. A light fixture or luminous tube constructed and mounted such that all light emitted by the fixture or tube, either directly from the lamp, tube, or a diffusing element, or indirectly by reflection or refraction from any part of the light fixture, is projected below the horizontal. If the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or

directly from the side, from any angle around the fixture or tube, the fixture or tube is not fully shielded.

Flag. A fabric sheet of square, rectangular, or triangular shape having no enclosing or supporting framework that is typically mounted on a pole.

Foundation. The supporting substructure of a building or other structure, excluding wooden sills and post supports, but including basements, slabs, frost walls, or other base consisting of concrete, block, brick, or similar material.

Freshwater wetland. Freshwater swamps, marshes, bogs and/or similar areas which are:

- A. Of ten or more contiguous acres or of less than ten contiguous acres and adjacent to a surface water body except for any river, stream or brook such that, in a natural state, the combined surface area is in excess of ten acres or of less than ten acres that is depicted on the Shoreland Zoning Map; and
- B. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

General office. An office for the conducting or managing of a business or the practice of a profession, including that of a licensed health care provider, so long as such office does not include

laboratory services and facilities for ambulatory surgical procedures.

General services. Establishment primarily engaged in rendering services to persons or business on a fee basis, including but not limited to banks, health clubs, laundries, employment services, management services, personnel services, or maintenance services.

Handicapped family unit. A dwelling unit which provides living facilities for handicapped persons. A handicapped family unit may also provide counseling and support services. Staff members may also be included in the population. **Helistop.** An area used for the landing of helicopters at any location other than an airport. Such area shall include a landing area or pad, and may include parking required for access to the landing area or pad, a loading and unloading area for emergency vehicles, and other related facilities other than maintenance and repair facilities.

Hospital. An institution providing health services, primarily on an inpatient basis, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, outpatient departments, training facilities, central service facilities, and staff offices.

Hostel. An overnight lodging facility for transient guests that provides sleeping rooms and common areas for cooking. A hostel shall not be used as an emergency shelter.

Hotel. A building used for more or less temporary occupancy of individuals who are lodged with or without meals.

Impervious surface. Area covered with low-permeability material that is highly resistant to infiltration by water, such as asphalt, concrete, or rooftop, and areas such as gravel roads and unpaved parking areas that will be compacted through design or use to reduce their permeability.

Industrial, high-impact. Industrial activity involving the manufacturing, packaging, assembly, or distribution of finished products from either raw materials or previously prepared material which are generally incompatible with residential, commercial and lower impact industrial uses and sensitive natural areas due to their high generation of traffic, noise levels, emissions, lighting, and odors.

Industrial, low-impact. Industrial activity involving the manufacturing, packaging, assembly, or distribution of finished products from previously prepared material, including but not limited to the following: bakeries; breweries; distilleries; bottling; coffee roasters; commercial kitchens; pharmaceuticals; machine shops; watchmakers; makers of precision instruments, musical instruments, toys and sporting goods, pottery and ceramics using only previously pulverized clay, wood products, jewelry; assembly of electrical components; canteen services; tool and die shops; plant and tree nurseries; and the packaging of foods. Low impact industrial uses do not include the processing of raw materials or salvaging operations. Low impact industrial uses are generally compatible, due to their size and nature of impact, with residential, commercial and other low impact industrial uses.

Intermediate care facility. A facility which provides, on a regular basis, health-related care and services

for more than 13 individuals who do not require the degree of care and treatment which a hospital or extended care facility is designed to provide but who, because of their mental or physical condition, require such care and services above the level of room and board. Said facility must be licensed as a board care, residential care facility or equivalent pursuant to the regulations promulgated by the State of Maine Department of Health and Human Services.

Kitchen facilities. Facilities used for the preparation of meals, including refrigerators and devices used for the cooking and preparation of food.

Lodging house. A house, building or portion thereof containing two or more rooming units and providing such units, as well as common areas, to individuals on not less than a monthly basis for compensation.

Long-term or extended care facility. An institution or a distinct part of an institution that is licensed or approved to provide full-time convalescent or chronic care, or health care under medical supervision for 24 or more consecutive hours, to nine or more individuals who, by reason of advanced age, illness, or infirmity are unable to care for themselves, and who are not related to the governing authority by marriage, blood, or adoption.

Lot. A parcel or area of land that is designated as an individual unit for use, development or ownership that is either a) a lot of record, recorded in the Cumberland County Registry of Deeds which at the time of record complied with applicable ordinances; or b) a contiguous combination of such lots of record under common ownership; or c) a newly

established parcel meeting all the dimensional requirements of the zone in which it is located.

Low-income household. A household having an income not exceeding 80% of median income for area of residence as set forth in regulations promulgated from time to time by the United States Department of Housing and Urban Development pursuant to 42 U.S.C. sections 1437 et seq.

Low-income housing unit for rent. A dwelling unit for which:

- A. The rent is affordable to a household earning 80% or less of Area Median Income (AMI) as defined by the United States Department of Housing and Urban Development (HUD);
- B. The unit is rented to a household earning 80% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance.

Low-income housing unit for sale. A dwelling unit for which:

- A. The sale price is affordable to a household earning 100% or less of Area Median Income (AMI);
- B. The unit is sold to a household earning 100% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for future sales for the applicable length of time in this ordinance.

Manufactured housing. A structural unit or units designed for residential occupancy and constructed in a manufacturing facility and then transported by

the use of its own chassis or placement on an independent chassis to a building site. The term includes any type of building which is constructed at a manufacturing facility and then transported to a building site where it is utilized for housing and may be purchased or sold by a dealer in the interim. For purposes of this article, two types of manufactured housing are included. They are:

- A. Those units constructed after June 15, 1976, which the manufacturer certifies are constructed in compliance with the standards required by the United States Government Department of Housing and Urban Development, as such standards are from time to time revised or amended, meaning structures, transportable in one or more sections, which in the traveling mode are 14 body feet or more in width and are 750 or more square feet, and which are built on a permanent chassis and designed to be used as dwellings, with or without permanent foundations, when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. This term also includes any structure which meets all the requirements of this subparagraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Section 5401 et seq.; and
- B. Those units constructed after June 15, 1976, which the manufacturer certifies are constructed in compliance with the state's

Manufactured Housing Act and regulations, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air conditioning or electrical systems contained therein.

Any unit which does not fall within the definitions of this section and which is legally sited within the city on December 18, 1989, may be relocated to any location in the city in which manufactured housing is allowed.

Manufactured housing park. A parcel of land under unified ownership approved by the Planning Board under 30-A M.R.S. § 4358 for the placement of single-component manufactured housing.

Marijuana cultivation facility. A cultivation facility required to be licensed pursuant to 22 M.R.S. § 201 or any other facility engaged primarily in the business of planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of marijuana, including mature marijuana plants, immature marijuana plants, seedlings and marijuana seeds, for use or sale.

Marijuana manufacturing facility. A manufacturing facility required to be licensed pursuant to 22 M.R.S. § 2423-F or 28-B M.R.S. § 201.

Marijuana product. As defined by 22 M.R.S. § 2422 or 28-B M.R.S. § 102.

Marijuana retail store. A retail establishment licensed to sell marijuana, marijuana products, immature marijuana plants and seedlings to adult use or medical marijuana customers. A marijuana

retail store is only authorized as a principal use, and is not permitted as an accessory use. A marijuana retail store may not exceed a maximum gross floor area of 2,000 square feet. A marijuana retail store shall not include a registered dispensary.

Marijuana testing facility. A facility licensed to develop, research and test marijuana, marijuana products and other substances as defined by 22 M.R.S. § 2422 or 28-B M.R.S. § 102.

Marina. A commercial operation providing floats, slips and piers intended primarily for berthing of noncommercial vessels and the provision of related services such as supplies, fuel, equipment and repairs, which may be provided both to tenants and non-tenants.

Military personnel berthing. A building, or portion thereof, which is primarily used as, and intended for, temporary living quarters for military personnel.

Moderate-income household. A household having an income not exceeding 120% of median income for area of residence as set forth in regulations promulgated from time to time by the United States Department of Housing and Urban Development pursuant to 42 U.S.C. sections 1437 et seq.

Multi-family development. The construction or creation of three or more dwelling units on any parcel of land or the addition of two or more dwelling units cumulatively within a three-year period.

Multiplex. A residential development consisting of three or more horizontally or vertically attached

dwelling units, or a series of such attached dwelling units and the construction of at least one building.

Neighborhood center. A building or portion of a building used for recreational, artistic, social, educational, health, culture, or similar activities and services, usually owned and operated by a public or nonprofit group or agency.

One nit is equivalent to one candela (i.e. the light output of a common wax candle) per square meter.

Non-commercial vessel berthing. The use of berthing space for berthing of watercraft other than commercial vessels. Berthing space used in the following manner shall not be included in the calculation of the number of linear feet under this use category:

- A. Space used principally for sale or repair of vessels.
- B. Commercial vessel tenant space used by a noncommercial vessel for a period not exceeding ten consecutive days while the primary commercial vessel tenant is conducting its business or trade.

Normal high-water line (non-tidal waters). That line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. Areas contiguous with rivers that support non-forested wetland vegetation and hydric soils and that are at the same or lower elevation as the water level of the river during the period of normal high-water are considered part of the river.

Office park. Separate office buildings planned, constructed, or managed on an integrated coordinated basis.

Off-peninsula. All land located north of I-295.

On-peninsula. All land located south of I-295.

Open space. Any park and any other area outside of a building open to the public.

Owner. Any person that has any interest, legal or beneficial, in any parcel or lot.

Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high-water line or within a wetland, temporary. Structures which remain in or over the water for less than seven months in any period of 12 consecutive months.

Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high-water line or within a wetland, permanent. Structures which remain in or over the water for seven months or more in any period of 12 consecutive months.

Place of assembly. A building or portion of a building used as a community hall, neighborhood center, private club or fraternal organization, or place of religious assembly. This definition shall not include buildings or portions of buildings used as a community hall, neighborhood center, private and fraternal organization or place of religious assembly where 15 or fewer people, not including the permanent residents of a single-family dwelling, assemble.

Place of religious assembly. A building or portion of a building used for religious worship or instruction including, but not limited to, churches, synagogues, masjids, mosques and other places of worship.

Planned residential unit development (PRUD). A residential subdivision consisting of attached or detached dwellings intended for separate ownership, with open spaces, recreational areas, access ways and buildings which are designed, built, and managed in accordance with a unified development plan.

Planned unit development (PUD). A development consisting of either detached or attached single-family dwelling units and commercial or other uses, on substantially-sized properties of greater than 20 acres and designed to be compatible with the surrounding built and natural environment.

Plant canopy. As defined by 28-B M.R.S. § 102.

Preschool. School for children generally younger than those attending elementary school, which may also encompass daycare facilities providing care and protection for children.

Private club or non-profit social and recreational facility. A private club or nonprofit social and recreational facility is open exclusively to members and to their bona fide guests accompanying them, in order to promote fellowship, social living, proper recreation, civic responsibility, neighborhood responsibility, community welfare, or other endeavors. It shall be permissible to serve food and meals on such premises provided adequate dining room space and kitchen facility are available and are

provided within all regulations of this Land Use Code and other applicable codes and ordinances.

Raceway. A sign mounting structure used to enclose electrical components (such as transformers and wiring) for signs.

Recent flood plain soils. Recent flood plain soils include the following soil series as described and identified by the National Cooperative Soil Survey: Alluvial, Charles, Cornish, Fryeburg, Hadley, Limerick, Lovewell, Medomak, Ondawa, Podunk, Rumney, Saco, Suncook, Winooski

Recording plat. The completed subdivision plat in form for approval and recording.

Recreation and amusement centers. Facilities equipped for the conduct of sports or indoor leisure time recreation activities, including games of skill or games of chance licensed either by the City of Portland or by the State of Maine. Such facilities may limit admission either to members or to persons paying an entrance fee.

Registered dispensary. A registered medical marijuana dispensary as defined by 22 M.R.S. § 2422.

Registered patient. As defined by 22 M.R.S. § 2422.

Repair services. Establishments primarily engaged in rendering services related to the maintenance or repair of goods. In industrial zones only, repair services shall include motor vehicle repair services.

Restaurant. Any food service establishment with indoor seating capacity for ten or more patrons.

Retail. Any shop or store offering goods or merchandise to the general public for direct consumption and not for resale, or food service establishment with indoor seating capacity for nine or fewer patrons. Retail shall not include gasoline, diesel, or propane fuel sales.

Roadway. That portion of a street between the regularly established curblines, or that part of a street or alley devoted to vehicular traffic.

Rooming unit. One or more rooms forming a single unit used, or intended to be used, for living and sleeping purposes by an individual or a family, but not designed for food preparation. In a suite of rooms, each room that provides sleeping accommodations shall be counted as one rooming unit for the purpose of this Chapter.

Self-storage facility. A fully enclosed building with individual, secured units (accessed with or without supervision) used for the exclusive purpose of storage of non-hazardous business or personal materials.

Sexually explicit. The display or depiction of sex organs during actual or simulated sexual intercourse or sexual acts as defined in 17 A M.R.S. § 251.

Sheltered care group home. A facility which, in addition to providing food and shelter to a defined population of up to 12 individuals, provides guidance or counseling services as a primary function of the facility.

Shore frontage. The length of a lot bordering on a water body or wetland measured in a straight line

between the intersections of the lot lines with the shoreline.

Sidewalk. That portion of a street not included in the roadway, and devoted in whole or part to pedestrian traffic.

Site. All contiguous land under the same ownership or control, whether proposed for development or not, except where development is limited to a lot or lots within a subdivision.

Small-scale marijuana caregiver. A registered caregiver who sells or dispenses marijuana to no more than five individual registered patients in any one calendar month; does not process or manufacture marijuana using chemicals or solvents; and cultivates no more than 1) 250 square feet of plant canopy where located in a single-family dwelling or commercial space; or 2) 125 square feet of plant canopy where located in a dwelling unit within a two-family or multi-family building.

Solar access. Space open to the sun and clear of overhangs or shade, including orientation of buildings and lots to the sun, so as to permit the use of active and/or passive solar energy systems on individual properties.

Solar energy system. A complete assembly consisting of one or more solar collectors and associated mounting hardware or equipment, intended to provide for the collection, storage, and distribution of solar energy for heating or cooling, electricity generation, or solar/thermal hot water systems. Solar energy systems shall include the following:

- A. Accessory solar energy system. A system as defined above where power generation is incidental to a principal use, which may take the form of either a building integrated or roof-mounted solar array of any size, or a ground-mounted array occupying less than 1,000 square feet of air-space over ground area.
- B. Minor solar energy system. A system as defined above where power generation is considered a principal use, which may take the form of either a building- or roof-mounted solar array of any size, or a ground-mounted system occupying between 1,000 and 9,999 square feet of ground area.
- C. Major solar energy system. A system as defined above where power generation is considered a principal use, which may take the form of either a building or roof-mounted solar array of any size, or a ground-mounted system occupying greater than 10,000 square feet of ground area.

Solar energy system, building-integrated. A solar energy system that is an integral part of a principal or accessory building and include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, walls, skylights and awnings.

Solar energy system, ground-mounted. Also known as free-standing solar energy systems, a solar energy system that is structurally mounted to the ground. The panels may be stationary or revolving and of any size.

Solar energy system, roof-mounted. A solar energy system in which solar panels are mounted on top of the structure of a roof either as a flush-

mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.

Solar energy system, size. The physical size of the panels based on total airspace occupied over the ground, or the grid area for ground mounted arrays. Calculation of physical size may differ from calculation of impervious surface area.

Sounds, impulse. Sound events characterized by brief excursions of sound pressure, each with a duration of less than 1 second.

Sounds, tonal. Sound waves usually perceived as a hum or whine because their instantaneous sound pressure varies essentially as a simple sinusoidal function of time.

Special needs independent dwelling unit. A dwelling unit developed and managed by a nonprofit organization for habitation by persons with special social, physical or mental needs beyond strictly economic needs. Such persons shall be provided required levels of supervision, care and/or counseling services appropriate to their special needs, and the services shall be provided by either the sponsoring nonprofit agency or through another entity with which the agency has entered into a contractual arrangement.

Sports complex. One or more facilities located on the same parcel of land where athletic events are held and with a combined seating capacity of at least 6,000 seats.

Stockpiling. Any placement or creation of piles or loads of soil, loam, sand, gravel, rock or other

mineral deposits upon a site for the purpose of storage, warehousing or reserving for future use.

Stormwater retention area. A pond or basin used for the permanent storage of stormwater runoff.

Stormwater detention area. A storage area for the temporary storage of stormwater runoff which does not contain water during non-storm conditions.

Stream. A free-flowing body of water from the outlet of the confluence of two perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5-minute series topographic map, or if not available, a 15-minute series topographic map, to the point where the body of water becomes a river or flows to another water body or wetland within a shoreland area, or any stream designated within a Stream Protection Zone.

Street. A public way established by or maintained under public authority, or a way dedicated to the use of the public and appearing on the official map of the city.

Street line. The line of demarcation between private property and a street.

Street, cul-de-sac or dead end. A street with only one outlet.

Structure. Anything constructed or erected of more than one member having a permanent or semi-permanent location on another structure or in or on the ground, including without limitation buildings, fences, gazebos, signs, antennas, satellite sending or receiving dishes, and swimming pools.

Stockpiles shall be considered structures for the purposes of dimensional requirements.

Studios for artists and craftspeople. A facility for the production of arts and crafts products such as paintings, sculpture or other arts, or the practice of arts such as music or dance, or the production of custom handcrafted, or limited production of products such as furniture, wood, clay and metal products, publications and similar low impact arts and crafts activities.

Subdivider. Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for himself, herself, or for another.

Subdivision. The division of a lot, tract or parcel of land into three or more lots, including lots of forty acres or more, within any 5-year period whether accomplished by sale, lease, development, buildings or otherwise and as further defined in 30 A.M.R.S. § 4401. The term subdivision shall also include the division of a new structure or structures on a tract or parcel of land into three or more dwelling units within a 5-year period and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5-year period. The area included in the expansion of an existing structure is deemed to be a new structure for the purposes of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single family and multi-family housing condominiums, time share units and apartments.

Subdivision, non-residential. A subdivision which is not intended for human habitation, such as a commercial or industrial subdivision.

Subdivision plat. A plan of the proposed subdivision for presentation to the Planning Board and the public.

Tasting room. A facility for the sampling of beer, wine, spirits, other alcoholic or non-alcoholic beverages, or food.

Telecommunication tower. Radio masts or tower structures built primarily to hold telecommunication antennas.

Tenant. Any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

Theater or performance hall. Any establishment devoted to showing motion pictures, or for dramatic, musical, or live performances.

Tract (or parcel) of land. All contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof.

Transient guest. A person who occupies a facility offering accommodations on an overnight basis for compensation and whose actual occupancy is limited to no more than 15 days out of any 60-day period.

Tributary stream. A channel between defined banks created by the action of surface water, which is

characterized by the lack of terrestrial vegetation or by the presence of a bed, devoid of topsoil, containing waterborne deposits or exposed soil, parent material or bedrock; and which is connected hydrologically with other water bodies. Tributary stream does not include rills or gullies forming because of accelerated erosion in disturbed soils where the natural vegetation cover has been removed by human activity.

Upland edge of a wetland. The boundary between upland and wetland. For purposes of a coastal wetland, this boundary is the line formed by the landward limits of the salt tolerant vegetation and/or the highest annual tide level, including all areas affected by tidal action. For purposes of a freshwater wetland, the upland edge is formed where the soils are not saturated for a duration sufficient to support wetland vegetation, or where the soils support the growth of wetland vegetation but such vegetation is dominated by woody stems that are six meters or taller.

Use. The purpose for which land or structures thereon is designed, arranged, or intended to be occupied, or for which it is occupied, maintained, rented, or leased.

Utility substation. Any sewage or water pumping station, electric power substation, transformer station, telephone equipment enclosures, or other similar structures owned or operated by a utility.

Vegetation. All live trees, shrubs, ground cover, and other plants including, without limitation, trees both over and under four inches in diameter, measured at four and one-half feet above ground level.

Very low-income household. A household having an income not exceeding 50% of median income for area of residence as set forth in regulations promulgated from time to time by the United States Department of Housing and Urban Development pursuant to 42 U.S.C. section 1437 et seq.

Vicinity sketch. A sketch of the proposed location of a development project or subdivision, not necessarily drawn to scale, showing the proximity of the project to surrounding streets and highways.

Warehousing, storage, and distribution. The storage of goods, wares, and merchandise in a warehouse from which distribution occurs. May include wholesale use, but not retail or direct sales to consumers.

Watercourse. Any natural or artificial stream, river, creek, ditch, channel, swale, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently, or which has a definite channel, bed, and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Water-dependent uses. Those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal or inland waters and which cannot be located away from these waters.

Wetlands (outside of shoreland zones). Those areas which have two or more of the following:

- A. A water table at or near the surface during the growing season;



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- B. Very poorly drained soils, including Sebago mucky peat; or
- C. Obligate wetland vegetation.

Very poorly drained soils and obligate wetland vegetation shall be as defined and illustrated in the United States Department of Interior, Fish and Wildlife Service publication of Wetland Plants of the State of Maine (1986).

Wind energy system. A wind energy generator and all associated facilities.

Wind energy system, useful life. The period for which the system has been designed by the manufacturer to operate in a safe manner, including the period during which new parts and refurbishment allow it to continue operating safely.

Wholesale. Sale for resale, not for direct consumption.

Workforce housing unit for rent. A dwelling unit which:

- A. The rent is affordable to a household earning 100% or less than of AMI
- B. The unit is rented to a household earning 100% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance.

Workforce housing unit for sale. A dwelling unit for which:

- A. The purchase price is affordable to a household earning 120% or less of AMI;

- B. The unit is sold to a household earning 120% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance.

4 NONCONFORMING USES, STRUCTURES, & LOTS

4.1 CONTINUATION

Any building, structure, lots, or use, that was legally existing at the time of its creation and made nonconforming by the provisions of this ordinance or any amendment thereto may be continued although such building, structure, lot, or use does not conform with the provisions of this ordinance.

4.2 NONCONFORMING USES

4.2.1 Increase in nonconforming use

- A.** A structure whose use is wholly nonconforming shall not be altered so as to increase the cubical content or the extent of nonconformity, except as provided for in (C), below.
- B.** A nonconforming use on premises outside of a building shall not be extended or allowed to occupy additional land area.
- C.** No alterations, modifications, or additions shall be made so as to increase the cubical content or the degree of nonconforming use, nor shall a nonconforming use be extended to any other part of a structure, unless such extension of a nonconforming use is solely for the purpose of bringing the use into compliance with health or safety codes, or to correct a condition which is determined by the Board of Appeals to constitute a health or safety problem. In either case, the expansion shall be limited to the minimum necessary to accomplish that purpose.
- D.** Except as expressly provided herein, any alteration, modification, or addition permitted under this subsection shall be in

compliance with all other applicable sections of this Land Use Code. Nothing within this subsection shall be construed to permit an increase in the number of units in a building which is nonconforming as to the number of dwelling units or will become nonconforming as a result of such alteration, modification, or addition.

4.2.2 Change of nonconforming use

When a nonconforming use has been changed to a permitted use, it shall not thereafter be changed back to any non-permitted use. For purposes of this subsection, a use shall be deemed to have been so changed when an existing nonconforming use is terminated and a permitted use is commenced and continued for a period of seven days. Any change of use in violation of this article shall be deemed to be an abandonment of the lawfully existing nonconforming use. A lawful nonconforming use shall not be changed to any use other than a use permitted in the zone in which the use is located or to any use other than a nonconforming use of a more restricted zone, as set forth in the following schedule, provided that in no such case shall any structural alterations be made in any building except those required by law, ordinance or other regulations:

- A.** In a business zone, from any use permitted in an industrial zone to any use permitted in a business zone.
- B.** In a B-1 zone, from any use permitted in a B-3 zone to any use permitted in a B-2 zone.
- C.** In a residential zone, from any use permitted in a B-2 zone to any use permitted in a B-1 zone.
- D.** In a residential zone, from any use permitted in any other residential zone to any use permitted in a more restrictive residence zone. For the

purpose of this subsection, an R-6 zone shall be deemed the least restrictive and an R-2 zone shall be deemed the most restrictive, with the intervening zones restricted in order of zone number.

4.2.3 Discontinuance of use of land

A nonconforming use of land where no buildings or only incidental or accessory buildings are employed together with such use shall not be changed to any other nonconforming use, and if such use is discontinued for a period of 90 days, it shall not be reestablished.

4.2.4 Discontinuance of use of property

If a legally nonconforming non-residential use is discontinued for a period of 12 months or if a legally nonconforming residential use is discontinued for a period of 24 months, such discontinuance shall constitute an abandonment of the use and the property shall not thereafter be occupied or used except in conformity with the provisions of this article A nonconforming use of land which is incidental or accessory to such nonconforming use shall be considered as being discontinued at the same time as the nonconforming use of the structure. In cases of foreclosure or similar situations involving a legally nonconforming use, the Planning Authority shall be authorized to extend the aforementioned period up to an additional five years provided that the extension is for good cause and the minimum length considered necessary to resume the legally nonconforming use of the structure. If the Planning Authority extends the period for resuming the nonconforming use, any associated existing nonconformities of structures and land shall also be extended. For buildings in Shoreland zones, state regulations may also govern

and provide for a shorter period of time for nonconforming properties.

4.3 NONCONFORMING LOTS

4.3.1 Lots of record

A lot that is unbuildable because it does not meet the space and bulk requirements for the zone in which it is located shall be considered a buildable lot if it meets the minimum standards provided below:

- A.** The lot is a lot of record as of June 5, 1957, and
 - (i) is located in the R-1, R-2, R-3, R-4, R-5, R-5A, or R-6 zones; (ii) can meet the applicable setback dimensions; (iii) has minimum street frontage of 40 feet or has a means of access previously approved by the City Council as provided elsewhere in this Land Use Code; and (iv) has a minimum lot size of 5,000 square feet, or the applicable minimum lot size and frontage in that zone, whichever is less.
- B.** The lot is a lot of record that was described in a subdivision plat approved by the Planning Board after June 5, 1981, and (i) is located in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones; and (ii) can meet the applicable setback dimensions.
- C.** The lot is a lot of record that conformed to the applicable lot size, lot width, and street frontage requirements as of June 5, 1984, and can meet the applicable setback dimensions.
- D.** The lot is a lot of record as of July 15, 1985, and
 - (i) is in the IR-1 or IR-2 zones; (ii) is held under separate and distinct ownership from adjacent lots; (iii) meets the applicable street frontage requirements; (iv) meets the applicable setback dimensions; and (v) provided further that a lot in the IR-1 zone shall have a minimum area of 10,000 SF and a lot of the IR-2 zone shall have a minimum area of 6,500 SF unless it is served by both public sewer and public water, in which

case it shall have a minimum area of 5,000 SF. A lot in the IR-1, IR-2 and I-B zones that was described in a subdivision plat approved by the Planning Board after July 15, 1982, shall be considered a buildable lot, provided that the applicable setback dimensions can be met.

- E. Contiguous lots of record under common ownership shall be deemed to be separate lots, provided that they either meet the minimum lot area and minimum frontage of the zone in which they are located, or the minimum applicable standards of this subsection.
- F. Any nonconformities of structures and buildings, existing prior to June 5, 1957, on developed lots of record shall be considered lawfully existing nonconformities.

4.4 NONCONFORMING BUILDINGS/STRUCTURES

4.4.1 Restoration or reconstruction

- A. A lawful nonconforming non-residential structure may be maintained, repaired, or reconstructed in kind within a one-year period or within a two-year period for a lawful nonconforming residential structure, but no alterations, modifications or additions shall be made to it, except as provided in subsections 4.4.2 and 4.4.3.
- B. A nonconforming structure damaged by fire, explosion, flood, riot, act of the public enemy, accident of any kind, decay or otherwise may be maintained, repaired, reconstructed, restored or rebuilt only where:
 - 1. The restoration or reconstruction is of a building which is lawfully nonconforming only as to lot area, setbacks, or any other dimensional requirements; and

- 2. Where the restoration or reconstruction will occur entirely within the existing footprint and previous shell of the building and where no alterations, modifications, or additions will be made except as provided in this article and as permitted in subsections 4.4.2 and 4.4.3; and
- 3. Restoration or reconstruction is commenced within one year for a nonconforming non-residential structure, or two years for a nonconforming residential structure, of the initial damage where such damage is sudden and accidental and is diligently pursued to completion without expiration of permits. For buildings in Shoreland zones, state regulations may also govern and provide for a shorter period for restoration or reconstruction of non-conforming structures; and
- 4. Restoration or reconstruction necessitated by decay must be commenced within one year of the demolition of the building and diligently pursued to completion without expiration of permits; and
- 5. Any reconstruction, under this provision, in the R-6 zone on a lot with 10,000 square feet or less, other than the exact restoration of a previously existing building on the site, shall comply with the applicable standards contained within the *City of Portland Design Manual*.

4.4.2 Alteration or modification

Alteration or modification may be made to a building which is lawfully nonconforming as to any dimensional requirement where the proposed changes in existing exterior walls and/or roofs would

be within the space occupied by the existing shell of the building, and would not create any new nonconformity nor increase any existing nonconformity, except as provided elsewhere in this article, and as permitted under 4.4.3. This subsection shall not apply to buildings located within shoreland zones and existing on June 15, 1992, which are nonconforming only as to setbacks from wetlands, tributary streams or other water bodies, which shall be regulated in accordance with Subsection 4.4.4.

4.4.3 Building extensions

Existing principal buildings which are lawfully nonconforming as to dimensional requirements may be enlarged subject to the following provisions:

- A. No modification to an existing nonconforming building shall increase any existing nonconformity of a lot, use or structure, except as provided in (D) below.
- B. No modification to an existing nonconforming building shall create new noncompliance with any provision of this Land Use Code.
- C. Existing buildings that are lawfully nonconforming as to required minimum setbacks may be vertically or horizontally expanded provided that the area of expansion meets all current dimensional requirements, except as provided in (D) below.
- D. A vertical expansion above a portion of a building that is lawfully nonconforming as to minimum setbacks may be permitted a one-time increase of one additional story provided that:
 1. No portion of the expansion horizontally extends beyond the nonconforming portion of the first story of the structure.
 2. Any portion of a vertical expansion above the permitted one additional story shall meet the required minimum setback.

4.4.4 Expansions in the Shoreland zone

A non-conforming structure may be added to or expanded if such addition or expansion does not increase the nonconformity of the structure and is in accordance with the following provisions:

- A. After January 1, 1989, if any portion of a structure is less than the required setback from the normal high water line of a water body or tributary stream or the upland edge of a wetland that portion of the structure shall not be expanded, as measured in floor area or volume, by 30% or more, during the lifetime of the structure. If a replacement structure conforms with the requirements of Subsection 4.2.1, and is less than the required setback from a water body, tributary stream or wetland, the replacement structure may not be expanded if the original structure existing on January 1, 1989 had been expanded by 30% in floor area and volume since that date.
- B. Whenever a new, enlarged, or replacement foundation is constructed under a non-conforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by Building Authority, basing its decision the criteria specified in subsection (C) below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with subsection (A) above, and the foundation does not cause the structure to be elevated by more than three additional feet as measured from

the uphill side of the structure (from original ground level to the bottom of the first floor sill), it shall not be considered to be an expansion of the structure.

- C. A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located, provided that the site of the relocation conforms to all setback requirements to the greatest practical extent as determined by the Building Authority, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of state law, the State of Maine Subsurface Wastewater Disposal Rules, or that a new system can be installed in compliance with state law, such rules, and all applicable sections of the City of Portland Code of Ordinances. In no event shall a structure be relocated in a manner that causes the structure to be more nonconforming. In determining whether the building relocation meets the setback requirements to the greatest practical extent, the Building Authority shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of septic system and other on site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation. When it is necessary to remove vegetation within the water or wetland setback are in order to relocate a structure, the Building Authority shall require replanting of native vegetation to compensate for the destroyed vegetation. In addition, the area from which the relocated structure was removed must be replanted with

vegetation. Replanting shall be required as follows:

1. Trees removed in order to relocate a structure must be replanted with at least one native tree, three feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water or wetland than the trees that were removed.
 2. Other woody and herbaceous vegetation, and ground cover, that are removed or destroyed in order to relocate a structure must be re-established within the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.
 3. Where feasible, when a structure is relocated on a parcel the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.
- D. Buildings in existence on January 1, 1989, and located in Shoreland zones may be expanded once during the lifetime of the structure up to 25 feet toward a freshwater wetland or tributary stream, provided that a minimum setback of 40 feet is maintained and that the existing floor area or volume is not increased by more than 30%, and shall not create any undue environmental impact or flood prone condition.

4.4.5 Nonconformity as to number of dwelling units

- A. Purpose.** The purpose of this provision is to establish a process whereby certain dwellings which contain more dwelling units than the number permitted by the applicable provisions of the Land Use Code may be recognized as legal, nonconforming uses.
- B. Application.** Application for validation of such nonconforming dwelling units shall be on a form provided by the Building Authority. The application fee will be \$300.00 for each dwelling unit which is the subject of the application, and will be accompanied by:
1. A plan, drawn to scale, which shows the location of the building(s) on the lot, parking, easements, dumpsters, fencing, public ways and any other significant feature, and
 2. A floor plan for each unit in the dwelling, whether or not it is the subject of the application.
- C. Eligibility.** In order for a nonconforming dwelling unit to be validated by administrative action of the Building Authority as authorized herein, the Building Authority must find, based on competent evidence, supported by public records, that:
1. The nonconforming dwelling units were either in existence April 1, 2005, or the structure in which they are located was originally designed to accommodate more than the number of such units presently in use;
 2. The applicant neither constructed nor established the non-conforming dwelling units;

3. The nonconforming dwelling units comply with or can be made to comply with current standards of Chapter 10 of the City of Portland Code of Ordinances, including the National Fire Protection Association Life Safety Code and the National Fire Protection Association 1: Fire Prevention Code, as amended;
4. Each of the nonconforming dwelling units complies with, or can be made to comply with, provisions of the Chapter 6 of the City of Portland Code of Ordinances, as amended, including, but not limited to, the minimum standards for space and occupancy, the minimum plumbing standards, and the minimum ventilation standards.
5. The structure containing the nonconforming dwelling units is located in the R-3, R-4, R-5/R-5A, R-6/R-6A, R-7, B-1, B-2/B-2b/B-2c, and IS-FBC zones.

In the absence of legally competent evidence, supported by records, (such as, but not limited to, Assessor's records, purchase and sale agreements, affidavits, deeds, mortgages, as well as reliable secondary sources)), that the conditions of subsections C(1), C(2), c(3), C(4), or C(5) can be met, the Building Authority may not approve the application, but shall advise the applicant that the matter may be appealed to the Board of Appeals.

- D. Notice to abutters.** Upon receipt of a completed application, the Building Authority will provide the owners of abutting properties and the owners of property situated within 300 feet of the structure notice of the application, along with a notice that they may object to the Building Authority's acting on the application

and require the applicant to appeal to the Board of Appeals. The notice shall advise the abutters and owners of property within 300 feet that any objection must be submitted in writing to the Building Authority within 10 days of the date of the notice sent to them. The failure of any property owner to receive the notice described above shall not invalidate any action by the Building Authority. The Building Authority shall promptly notify the applicant of receipt of the objection, that the Building Authority is without authority to proceed, and advise the applicant that, within 30 days from receipt of the letter, an application may be filed to have the matter reviewed by the Board of Appeals as a conditional use.

- E. Approval of application.** The Building Authority may approve the application, provided that the evidence presented satisfies all of the requirements of this section and provided that no abutter nor person entitled to notice has requested that the application be referred to the Board of Appeals, instead of the Building Authority. Upon approval of the application, final inspection by the Building Authority certifying the units as in compliance with all applicable codes, and receipt of an additional fee in the amount of \$75.00 for each nonconforming dwelling unit which has been recognized as a lawful, nonconforming use, the Building Authority will issue a certificate of occupancy.
- F. Disapproval of application.** In the event the application is not approved by the Building Authority or in the event of a timely objection filed by a person qualified herein to file such an objection, the applicant, within 30 days from the decision of the Building Authority or

objection, may appeal the matter to the Board of Appeals as a conditional use.

- G. Action by Board of Appeals.** The Board of Appeals shall treat applications filed under this subsection as an application for a conditional use, applying the standards applicable to conditional uses as well as the requirements of this subsection.
- H. Dimensional and parking requirements.** In making decisions under this subsection, neither the Building Authority nor the Board of Appeals shall apply the dimensional or parking requirements which would otherwise apply in the zones where the nonconforming dwelling units are situated.
- I. Exclusions.** The provisions of this subsection shall not apply to rooming units, but shall apply to efficiency apartments under Chapter 6 of the City of Portland Code of Ordinances. The Board of Appeals is without jurisdiction to grant any relief (including, but not limited to, variances) which would recognize the particular dwelling units which are the subject of this subsection as legal, nonconforming uses, except in strict compliance with each requirement of this subsection.
- J. Prior judicial and administrative action.** Decisions of any court or administrative body, including but not limited to, the Building Authority, the Planning Board, or the Board of Appeals, made prior to the effective date of this subsection and which addressed the number of nonconforming dwelling units in a particular structure, will not bar relief under this subsection.

4.4.6 Enclosure of porches in required setbacks

Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any setback required by this article may be enclosed if the major portion of the enclosure is of glass.



5 ZONES

5.1 ESTABLISHMENT OF ZONES

In order to carry out the provisions of this Land Use Code, the city of Portland shall be divided into the zones in Table 5-A.

5.2 ZONING MAP

The zones in Table 5-A are shown upon a map filed in the Department of Planning and Urban Development, City of Portland, Maine. Such zoning map, with amendments, is hereby adopted as the official zoning map of the City of Portland and as part of this Land Use Code.

5.2.1 Zone boundaries when uncertain

Where uncertainty exists with respect to the boundaries of the various zones, as shown on the zoning maps, the following rules shall apply:

- A. Unless otherwise indicated, zone boundary lines are the center lines of streets, alleys, parkways, waterways, or rights-of-way of public utilities and railroads or such lines extended.
- B. Unless otherwise shown, lines within blocks less than 200 feet wide are median lines between their sides, and lines within blocks 200 feet or more wide are 100 feet distant from the less restricted side of the block.
- C. The depictions of the Shoreland zone and Stream Protection zone on the shoreland zoning maps are illustrative of the general location of such zones. The actual boundaries of these zones shall be determined by measurement of the distance indicated on the maps and in this Land Use Code from the normal high-water line of the water body or the upland edge of wetlands. Where such measurement is not the same as the location of

TABLE 5-A: ZONES

Residential	R-1, R-2, R-3, R-4, R-5, R-5a, R-6, R-6a
Island	IR-1, IR-2, IR-3 I-B Island Business
Mixed-Use	B-1 Neighborhood Business B-2, B-2b, and B-2c Community Business B-3, B-3b, and B-3c Downtown Business B-4 Commercial Corridor B-5 and B-5b Urban Commercial B-6 Eastern Waterfront B-7 Mixed Development
Office	O-P Office Park R-P Residence Professional
Industrial & Airport	I-L and I-Lb Low-Impact I-M, I-Ma, and I-Mb Moderate Impact I-H and I-Hb High Impact A-B Airport Business
Open Space	R-OS Recreation and Open Space
Waterfront	EWPZ Eastern Waterfront Port WCZ Waterfront Central WPDZ Waterfront Port Development
Overlay Zones	Compact Urban Residential (R-7) Downtown Entertainment Overlay Fort Sumner Park Height Overlay Helistop Overlay Institutional Overlay (IOZ) Munjoy Hill Neighborhood Conservation Island Transfer Station Overlay Pedestrian Activities District Overlay Stream Protection Overlay University of Southern Maine Overlay Waynflete School Overlay
Form-Based	IS-FBC India Street Form-Based Code
Other	Shoreland Zone Floodplain Management RPZ Resource Protection

the boundary on the zoning map, the measurement shall control, unless the zoning

map indicates that the zone boundary shall follow an existing property line.

5.2.2 Extension of zone lines

Where a zone boundary line divides a lot in single or joint ownership of record at the time such line is established, the provisions of this Land Use Code for the less restricted portion of such lot shall extend not more than 30 feet into the more restricted portion, provided that the lot has at least 20 feet of street frontage in the less restrictive zone when taken together with adjacent premises which are under the same or equivalent ownership or control. If such boundary line divides a business or industrial zone from a residential zone, no frontage on a street other than the principal business street in the less restrictive zone may be taken into consideration in connection with the right herein granted. This section shall not apply to differing dimensional requirements, including height, within a zoning district.

5.3 CONDITIONAL OR CONTRACT ZONING

5.3.1 Authority and purpose

Pursuant to 30-A M.R.S. § 4503(9), conditional or contract zoning is hereby authorized for rezoning of property where, for reasons such as the unusual nature or unique location of the development proposed, the City Council finds it necessary or appropriate to impose, by agreement with the property owner or otherwise, certain conditions or restrictions in order to ensure that the rezoning is consistent with the city's comprehensive plan. Conditional or contract zoning shall be limited to where a rezoning is requested by the owner of the property to be rezoned. Nothing in this section shall authorize either an agreement to

change or retain a zone or a rezoning which is inconsistent with the city's comprehensive plan.

5.3.2 In the I-H zone

A conditional or contract rezoning shall only be approved in the I-H or I-Hb zones if, after public hearing and opportunity for public comment, the reviewing body finds that the applicant has carried the burden of proof to show that the proposed development meets the following standards:

- A. The proposed development is consistent with the comprehensive plan.
- B. The proposed development is consistent with the purposes of the underlying zone.
- C. The proposed development is designed and operated so that it will prevent undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of neighboring residents by controlling noise levels, emissions, traffic, lighting, odors, and any other potential negative impacts of the proposal.
- D. All plans must include complete information of processes, materials or methods of storage to be used by the development and shall specify how hazardous impacts to neighboring properties will be prevented.

5.3.3 Hearing

The Planning Board shall conduct a public hearing in accordance with Article 2 prior to any property being rezoned under this section.

5.3.4 Conditions and restrictions

Conditions and restrictions imposed under the authority of this section shall relate only to the



physical development and operation of the property and may include, by way of example:

- A. Limitations on the number and types of uses permitted;
- B. Restrictions on the scale and density of development;
- C. Specifications for the design and layout of buildings and other improvements;
- D. Schedules for commencement and completion of construction;
- E. Performance guarantees securing completion and maintenance of improvements, and guarantees against defects;
- F. Preservation of open space and buffers, and protection of natural areas and historic sites;
- G. Contributions toward the provision of municipal services required by the development; and
- H. Provisions for enforcement and remedies for breach of any condition or restriction.

5.3.5 Amendments

Except as expressly modified in any contract or conditional rezoning agreement, the use and occupancy of any property within the City of Portland used or occupied pursuant to a contract or conditional rezoning agreement otherwise shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

5.3.6 Enforcement

Notwithstanding language in any contract or conditional zoning to the contrary, any violation of a conditional or contract zone shall be enforced pursuant to 30-A M.R.S. § 4452, as may be amended from time to time, or in any other manner available

by law. No alleged violation of a contract or conditional rezoning may be prosecuted until the City has delivered written notice of the alleged violation(s) to the owner or operator of the property that is subject to the contract or conditional rezoning and given the owner or operator an opportunity to cure the violation(s) within 30 days of receipt of the notice. In addition, if such an enforcement action should result in a finding that the terms of the conditional or contract zone have been violated, then the City may act to modify or rescind the conditional or contract zone and to rezone the property.

5.4 BASE ZONE PURPOSE STATEMENTS

TABLE 5-B: RESIDENTIAL ZONE PURPOSE STATEMENTS

R-1	To provide for lower density residential development characterized by single-family homes on individual lots in outlying areas of the city and along traffic corridors with limited additional traffic capacity.
R-2	To provide for low-density residential development characterized by single-family homes on individual lots in outlying areas of the city and along traffic corridors with limited additional traffic capacity.
R-3	To provide for medium-density residential development characterized by single-family homes on individual lots and also to provide for planned residential unit developments on substantially sized parcels.
R-4	To preserve the unique character of the Western Promenade area of the city by controlling residential conversions and by allowing the continued mix of single-family, two-family, and low-rise multi-family dwellings and other compatible development at medium densities.
R-5	To provide appropriate areas of the city for medium-density residential development characterized by single-family, two-family and low-intensity multifamily dwellings on individual lots; to ensure the stability of established medium-density neighborhoods by controlling residential conversions; and to provide for planned residential unit development on substantially-sized parcels.
R-5A	To provide for moderate-density residential development in off-peninsula locations that can provide a unique residential living experience with a high degree of natural site amenities; and to provide areas of the city in the general proximity of the peninsula that have the capability for adequate municipal services, including traffic corridors with adequate traffic capacity, that can appropriately accommodate a more intensive use of land than other lower-density zoned land and be compatible with surrounding neighborhoods; and to increase affordable housing opportunities in off-peninsula locations by providing a moderate-density zone.
R-6	To set aside areas on the peninsula for housing characterized primarily by multi-family dwellings at a high density providing a wide range of housing for differing types of households; to conserve the existing housing stock and residential character of neighborhoods by controlling the scale and external impacts of professional offices and other nonresidential uses; and to encourage new housing development consistent with the compact lot development pattern typically found on the peninsula.
R-6A	To encourage neighborhood livability with higher density multi-family housing on large parcels located off the peninsula along major public transportation routes, near service areas, and in redevelopment (underutilized) or infill areas.



TABLE 5-C: ISLAND ZONE PURPOSE STATEMENTS

IR-1	To provide for low-intensity residential, recreational, and rural uses in the less developed areas of the islands in order to preserve the rustic character of the islands, to protect groundwater resources and natural and scenic areas, and to permit only appropriate low-intensity development in areas lacking adequate public facilities and services.
IR-2	To protect the character of existing developed residential neighborhoods on the islands and to allow infill where there are adequate public services. Expansion or extension of an existing IR-2 zone should be strictly limited, generally focused toward areas adjacent to existing village IR-2 areas, and restricted by such factors as adequacy of access, whether adequate water will be available for private use and for fire protection, and whether soils in the area are adequate for subsurface water disposal or whether public sewers are available. IR-2 rezoning on substantially sized parcels should not be considered for those sites that should be more appropriately zoned otherwise.
IR-3	To allow for a planned unit development in a manner compatible with both the natural and built environment, which provides for adequate circulation and waterfront access, adequate water supply for private use and fire protection, and safe and clean disposal of solid and septic wastes. The following guidelines shall be considered, among others, in establishing an IR-3 zone: A. An IR-3 zone should have a minimum land area of 20 acres; B. A site for an IR-3 zone should be able to accommodate higher density development by providing buffers from surrounding areas on a substantially-sized parcel for which natural amenities are capable of being conserved in a development plan for the site; C. IR-3 zones should not be established unless issues of municipal services, including infrastructure, education, and police and fire services and other municipal services can be appropriately and adequately addressed; D. The differences in scale and intensity of uses between existing development and the IR-3 zone, and the cumulative impact on the overall density of the island, should be mitigated by appropriate open space and buffer areas; and E. The development plan should have the capability of meeting the development review standards of the zone.
I-B	To provide limited areas on the islands for retail and service establishments that primarily serve the needs of the local island market area.

TABLE 5-D: MIXED-USE ZONE PURPOSE STATEMENTS

B-1	To provide limited areas for the location of small-scale commercial establishments intended to serve a local market. Uses that are complimentary, quiet, and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment are encouraged, and should be designed for the pedestrian scale and to provide convenient access for nearby residents and workers to walk in to purchase goods and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. This zone encourages mixed-use buildings, such as commercial first floor with residential uses above or combined retail/office uses in a multi-story structure. The zone also provides the opportunity for high residential density. Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.
B-2	To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses, housing, and services serving the adjoining neighborhoods and the larger community. The variety, sites, and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 zone. The zone provides a broad range of goods and services with a mixture of large and small buildings, such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile, by pedestrians and by bicycle. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns. The zone should provide locations for moderate to high-density housing in urban neighborhoods along arterials.
B-2b	To provide neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The B-2b zone is appropriate in areas where a more compact urban development pattern exists or where a neighborhood-compatible commercial district is established which exhibits a pedestrian scale and character. Such locations may include the peninsula and other arterials and intersections with an existing urban or neighborhood-oriented building pattern. The B-2b should provide locations for moderate to high-density housing in urban neighborhoods along arterials.
B-2c	To protect and enhance the quiet enjoyment of adjoining residential neighborhoods from the impacts of businesses that serve liquor and from other uses that are incompatible with adjoining neighborhoods due to noise.
B-3 & B-3b	To maintain and enhance the role of the downtown as the business and commercial center of the region; to enhance and promote the orderly expansion of retail and service businesses downtown, satisfying the related needs of the city's resident, working, and visitor populations; to encourage increased housing opportunity downtown for a diverse residential population; to enhance the pedestrian environment through the encouragement of intensive mixed-use activities, through the enhancement and maintenance of public and private open space, and through the enlivenment and increased attractiveness of the street environment; to encourage excellence in urban design; to preserve and capitalize on the unique character and historic fabric of the downtown through the encouragement of reuse of significant existing structures; to provide opportunity for an enhanced presence and integration of the arts and cultural activities; to reinforce the role of the downtown as a meeting place for community residents and visitors alike from all walks of life and all socio- economic groups; to provide adequate parking and transportation facilities which promote accessibility, enhance and encourage development opportunity, and enhance and protect the pedestrian environment; In the Pedestrian Activities District (PAD) Overlay Zone, to create continuity of pedestrian-oriented uses along streets where such uses predominate and along streets which, over time, will establish and maintain a strong retail and pedestrian-oriented use pattern; and to provide for the relocation of residents who are displaced by development.



TABLE 5-D (CONT.): MIXED-USE ZONE PURPOSE STATEMENTS

B-3c	In addition to the purpose of the B-3 and B-3b zone, to promote the safety, quiet enjoyment, and general welfare of citizens residing in a dense urban neighborhood by decreasing the conflicts between residential uses and loud late-night activities. The B-3c zone recognizes that the business uses appropriate in this zone are constrained by the proximity of multi-unit elderly housing.
B-4	To provide appropriate locations in the city for the development and operation of businesses catering primarily to highway-oriented trade along major arterials (uses which have market areas which are primarily dependent on the regional highway network or serve a regional or larger market), as well as to provide appropriate locations for large-scale commercial uses that require larger land areas to accommodate their operations.
B-5 & B-5b	To provide areas of the peninsula near the downtown where a mixture of uses, including marine, industrial, commercial, and residential, is encouraged. The B- 5 and B-5b zones are characterized by larger underdeveloped lots with great potential for denser, clustered, urban mixed-use development and more efficient reuse of existing land and buildings. It is anticipated that the dense, mixed-uses of the B-5 and B-5b zones will rely on a shared infrastructure system, including service alleys, parking lots, public transportation facilities, stormwater management, and driveways.
B-6	To establish a zoning district for the upland portion of the Eastern Waterfront area. The B-6 zone encourages this district to acquire a distinctly urban form through development that emphasizes a quality pedestrian experience, promotes public transit, and demonstrates exemplary urban design. The zone promotes a range of uses to achieve twenty-four hour urban vitality and shared use of parking infrastructure as recommended in the Eastern Waterfront Master Plan for redevelopment. The B-6 zone promotes a mixed-use development pattern envisioned for urban land on Portland's peninsula.
B-7	To establish a zoning district for urban areas in which the City has adopted master plans for redevelopment. Certain areas, including but not limited to Bayside, lie at the perimeter of the established downtown and contain significant redevelopment opportunities. The B-7 zone encourages these districts to acquire a distinctly urban form through dense development featuring a mix of uses such as housing, retail, offices, research and development, and artisan studios and that emphasizes a quality pedestrian experience, promotes public transit, and demonstrates exemplary urban design. Use of multi-modal transportation is strongly encouraged and is advanced by the installation of bicycle amenities, such as bicycle racks and storage areas. The zone promotes a wide range of uses in high quality structures and public open spaces to achieve 24-hour urban vitality and shared parking infrastructure. The B-7 zone promotes a mixed-use development pattern envisioned on Portland's peninsula.

TABLE 5-E: OFFICE ZONE PURPOSE STATEMENTS

O-P	To provide substantial areas for integrated development of offices in a park- or campus-like setting which are of the highest quality, are well-designed and maintained, and are compatible with their natural surroundings.
R-P	To provide appropriate location for the development and operation of low-intensity business uses, including offices on or near major arterials, that are compatible in scale, density and use with surrounding and adjacent residential neighborhoods; or to serve as a transition or buffer zone between residential and more intensive nonresidential zones.

TABLE 5-F: INDUSTRIAL AND AIRPORT ZONE PURPOSE STATEMENTS

I-L & I-Lb	To provide areas in which low-impact industrial uses, and limited other uses serving employees and residents of the surrounding neighborhood, will be compatible with adjacent residential uses, will provide a buffer between residential neighborhoods and higher impact industrial zones, or will stand alone as a smaller scale industrial district. The I-L zone is located adjacent to residential neighborhoods, business uses and other industrial uses where the low-intensity nature of the uses, as well as their strict performance standards, will ensure the compatibility of the uses with other adjacent industrial and nonindustrial uses. Performance standards for uses in the I-L zone are designed to maintain compatibility between low impact industrial uses and neighboring nonindustrial and industrial uses.
I-M, I-Ma, & I-Mb	To provide zones in areas of the city in which low and moderate impact industries and transportation-related uses will coexist. I-M and I-Ma zones are located on arterials or collectors. The I-Mb zone is similarly located on the peninsula. These locations provide for direct access onto arterials, thereby protecting residential neighborhoods from drive-through traffic. The purpose of the I-M, I-Ma and I-Mb industrial zones is also to provide for larger industrial buildings and for the limited or controlled use of areas outside of structures for storage of materials and machinery. These facilities often require large volumes of imported materials and products which result in large volumes of shipping and receiving. Often uses may be highway-oriented and transportation-related, thus relying on citywide and regional transportation infrastructure. Industrial uses in these moderate impact industrial zones may require separation from higher-impact uses.
I-H & I-Hb	To provide areas suitable for higher impact industrial uses than are permitted in other industrial zones and other uses that are capable of demonstrating, through design, layout and topography, their compatibility with, or non-intrusion on, existing or future higher impact industrial uses on adjacent or neighboring I-H zoned properties. Due to the intensity of use, the I-H zones are intended for uses which may require extensive outdoor storage and usage and may utilize heavy equipment. Processes may require separation from residential or sensitive environmental areas. The I-H zones are separated from other nonindustrial uses as well as natural or constructed features. High impact industrial uses will be of a higher intensity, with a greater lot coverage, than the other zones.
A-B	To provide an area for the development of airport-related enterprises. Appropriate uses permitted in this zone are those customarily associated with the operation of the airport terminal and individual airlines and accessory uses to provide for the comfort and convenience of the airport's patrons and employees.

TABLE 5-G: OPEN SPACE ZONE PURPOSE STATEMENT

R-OS	To preserve and protect open space as a limited and valuable resource; to permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to assure its continued availability for public use as scenic, recreation, and conservation or natural resource area, and for the containment and structuring of urban development; to provide a suitable location for large-scale regional sports and athletic facilities; and to develop an open space system throughout the City, which provides the highest quality parks, plazas, and pedestrian environment. The Recreation Open Space zone may include parcels of public property and private property legally restricted from intensive use or development through deed, covenant, or otherwise.
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6 USE STANDARDS

6.1 APPLICABILITY

The use of buildings, structures, and land are governed by this article, except when superseded by other applicable laws or ordinances. It is the intent that, when in doubt, this article should be interpreted to accommodate the goals of the City's Comprehensive Plan and other plans.

6.2 DETERMINATION OF USE

6.2.1 Use tables

Tables 6-A to 6-F shall determine if a use is permitted (●), conditional (◐), or not permitted (◑), as a principal use within a zone. Unless otherwise noted, where a use is listed in terms of square footage, square footage figures shall correspond to the total floor area of the use.

6.2.2 Unlisted uses

- A. Uses not expressly listed as permitted or conditional in Tables 6-1 to 6-6 are prohibited as principal uses except that a use may be permitted subject to meeting the following performance-based standards:
 - 1. The proposed use is consistent with the purposes of the zone;
 - 2. The proposed use is closely related to a permitted use in terms of character, scale, and external impacts; and
 - 3. The buildings and structures associated with the proposed use are designed and operated so that it will prevent undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of neighboring residents by controlling noise

levels, emissions, traffic, lighting, odor, and any other potential negative impacts.

- B. The Planning Authority shall determine whether the uses not listed as permitted or conditional uses meet the above standards. If it is determined that the use does not meet the above criteria, it shall not be permitted.
- C. The Planning Authority may impose reasonable conditions of approval on the proposed use to ensure that it is similar in character and impact to a permitted or conditional use.

6.2.3 Multiple uses

A site may contain more than one principal use, so long as each principal use is allowed within the zone.

6.3 CHANGE OF USE

A change of use from one use in these tables to another is governed by the requirements of the new use. The use of any part of any building, structure, or property shall not be changed to any other use, whether principal or accessory and whether alterations in the building, structure, or property are involved or not, until a permit and certificate of occupancy authorizing such change of use has first been secured from the Building Authority in accordance with Chapter 6 of the City of Portland Code of Ordinances.

TABLE 6-A: PERMITTED AND CONDITIONAL USES IN RESIDENTIAL ZONES

		R-1	R-2	R-3	R-4	R-5/R-5A	R-6/R-6A	Use Standards
Residential	Single-family dwellings	●	●	●	●	●	●	
	Two-family dwellings				●	●	●	
	Multi-family dwellings			○		○ ¹ /● ²	●	6.5.6.G
	Multiplex				○	● ¹		6.4.12
	Handicapped family units	●	●	●	●	●	●	
	Planned Residential Unit Developments			● ⁴		● ⁴		
	Special needs independent dwelling units				●	● ¹	●	
Institutional	Lodging houses					○ ^{1,3}	●	6.4.9
	Sheltered care group homes	○	○	○	○	○	○	6.5.6.K
	Congregate care facilities					● ²		6.5.6.F
	Elementary, middle, and secondary schools	○	○	○	○	○ ¹	○	
	Governmental uses	●	●	●	●	●	●	
	Hospitals			○		○ ¹	○	
	Intermediate care facilities	○	○	○		○ ¹ /● ²	○	
	Long-term and extended care facilities	○	○	○		○ ¹ /● ²	○	6.5.6.F
	Places of assembly (<10,000 SF)	○	○	○	○	○ ¹	○	
	Places of assembly (>10,001 SF)	○	○	○	○	○ ¹	○	
	Preschool facilities	○	○	○	○	○	○	6.5.6.I
	Post-secondary schools		○			○ ¹	○	6.5.6.F
Comm.	Bed and breakfasts						●/○ ⁵	6.4.4
	General offices (<5,000 SF)						○	6.5.6.C
	Hostels						●/○ ⁶	6.4.8
Other	Agriculture	●	●					
	Cemeteries	○	○		●		●	
	Off-street parking			○	○	○ ¹	○	6.5.6.H
	Parks and open spaces	●	●	●	●	●	●	
	Raising of domesticated animals	○						6.5.6.J
	Solar energy system (minor)	●	●	●	●	●	●	6.4.15
	Utility substations	○	○	○	○	○	○	6.5.6.L

1 In R-5 zone only.

2 In R-5A zone only.

3 Conversions of existing two-family or multiplex structures into lodging houses are permitted as a conditional use, provided that the lodging house shall not be located within 500 ft. of another as measured along street lines.

4 Must consist of horizontally attached dwelling units or a series of such units in the R-3 zone and horizontally or vertically attached dwelling units in the R-5/R-5A zone, or a series of such dwelling units, with all land owned and used in common.

5 Permitted if a conversion of a structure existing as of 3/3/97 to up to four guest rooms and conditional if a conversion of the same to five to nine rooms.

6 Permitted if for no more than 10 overnight transient guests and conditional if for between 11 and 20 overnight transient guests. An owner, manager, or operator shall be a permanent resident of the building.

TABLE 6-B: PERMITTED AND CONDITIONAL USES IN ISLAND ZONES

		IR-1	IR-2	IR-3 ¹	I-B	Use Standards
Residential	Single-family dwellings	●	●	● ²	●	6.5.6.G
	Two-family dwellings				○	
	Multi-family dwellings				○	
	Handicapped family unit	●	●	●	●	
	Planned Residential Unit Developments	●	●			
Institutional	Lodging houses		○ ³	● ³	● ³	6.5.6.F ⁶
	Elementary, middle, and secondary schools	○	○	●	○	
	Educational facilities (including seasonal camps)	○	○			
	Governmental uses	○	○	●	○	
	Places of assembly (<10,000 SF)	○	○	●	○	
	Places of assembly (>10,001 SF)	○	○		○	
Commercial/Service	Preschool facilities	○	○	●	○	6.5.6.I
	Auto service stations				○	6.5.6.A
	Bed and breakfasts				● ⁴	
	General services (<5,000 SF)				●	
	Hotels			● ⁵	○ ⁵	
	Restaurants			●	●	
	Retail (<10,000 SF)			●	●	
Other	Studios for artists and craftspeople				●	
	Agriculture	●				
	Boathouses and storehouses for fishing equipment	●	●	●	●	6.4.5
	Campgrounds	○		●		
	Cemeteries	○	○			
	Marinas and yacht clubs			●	●	
	Off-street parking				●	
	Parks and open spaces	●	●	●	●	
	Raising of domesticated animals	○				6.5.6.J
	Solar energy system (minor)	●	●	●	●	6.4.15
	Utility substations	○	○	●		6.5.6.L
	Wharves, piers, docks, and landing ramps	○	○	●	●	

¹ All uses within the IR-3 permitted only within a PUD with a minimum total area of 20 acres of contiguous land.

² Single-family attached permitted provided that new construction shall be limited to no more than six attached dwellings per building.

³ With greater than two but no more than nine rooming units.

⁴ Permitted on Peaks Island only.

⁵ Maximum 50 rooms.

⁶ The standards of 6.5.6.F shall not apply to institutional uses within the I-B zone. In the IR-1 and IR-2 ones, institutional uses are subject to the standards of 6.5.6.F only if the total land area of the use is two acres or more.

TABLE 6-C: PERMITTED AND CONDITIONAL USES IN MIXED-USE ZONES

		B-1	B-2/B-2b/B-2c	B-3/B-3-b/B-3c ¹	B-4	B-5/B-5b	B-6	B-7	Use Standards
Residential	Single-family dwellings	●	●	●		●	●	●	
	Two-family dwellings	●	●	●		●	●	●	
	Multi-family dwellings	●	●	●		●	●	●	
	Handicapped family units			●		●	●	●	
	Combined living/working spaces	●	●	●		●	●	●	
Institutional	Lodging houses	●	●	●	●	●		●	6.4.9
	Clinics	●	●	●		●		●	
	Cultural facilities			●		●	●	●	
	Elementary, middle, and secondary schools	●	●	●		●	●	●	
	Emergency shelters			○	○	○			6.5.6.B
	Governmental uses	●	●	●	●	●		●	
	Intermediate care facilities		●						
	Long-term and extended care facilities		●						
	Places of assembly (< 10,000 SF)	●	●	●	●	●	●	●	
	Places of assembly (> 10,000 SF)		●	●	●	●	●	●	
	Preschool facilities	●	●	●	●	●	●	●	
	Post-secondary schools		●	●	●	●	●	●	
	Adult business establishments		● ²	● ²					6.4.2
	Auto, boat, and related dealerships		○		●				6.5.6.A
	Auto service stations		○ ³		●	●			6.5.6.A
Commercial /Service	Bars		● ⁴	● ⁴	●	●	●	●	6.4.3
	Bed and breakfasts	●	●	●				●	6.4.4
	Exhibition, meeting, and convention halls			●		●	○	●	
	Funeral homes		●		●				
	General offices (<5,000 SF)	●	●	●	●	●	●	●	6.4.6
	General offices (>5,000 SF)		●	●	●	●	●	●	
	General services (<5,000 SF)	●	●	●	●	●	●	●	6.4.6
	General services (>5,000 SF)		●	●	●	●	●	●	
	Hostels	●		●		●		●	6.4.6, 6.4.8
	Hotels		●	●	●	●	● ⁵	●	
	Marijuana retail store		●/○ ⁶	●	●			●	6.4.10
	Recreation and amusement centers				●	●		●	
	Registered marijuana dispensary		●/○ ⁶	●	●			●	6.4.10
	Restaurants	●	●	●	●	●	●	●	6.4.3, 6.4.6
	Retail (< 5,000 SF)	●	●	●	●	●	●	●	6.4.6, 6.4.13
	Retail (5,001 – 25,000 SF)		●	●	●	●	●	●	6.4.13
	Retail (>25,001 SF)		●	●	●	●	●	●	6.4.14

TABLE 6-C (CONT.): PERMITTED AND CONDITIONAL USES IN MIXED USE ZONES

	B-1	B-2/B-2b/B-2c	B-3/B-3b/B-3c ¹	B-4	B-5/B-5b	B-6	B-7	Use Standards
Industrial	Small-scale marijuana caregiver	●	●	●			●	6.4.10
	Theaters and performance halls	●	●	●	●	●	●	
	Veterinary services	●		●				
	Communication studios	●	●	●	●	●	●	
	Dairies	● ⁷		●				
	High-tech manufacturing						○	6.5.6.D
	Intermodal transportation facilities				●	●	●	
	Laboratory and research facilities	○		●		○	●	6.5.6.E
	Low impact industrial (<10,000 SF)	● ⁸	○	●	●	●	●	6.5.6.E
	Low impact industrial (>10,000 SF)	● ⁸		●	○			
	Marijuana testing facilities			●				6.4.10
	Marijuana manufacturing facilities			●				
	Marijuana cultivation facilities (<7,000 SF plant canopy)			●				
	Printing and publishing	○ ⁹	●	●	●	●	○	
	Repair services	●	●	●	●	●	●	
	Studios for artists and craftspeople	●	●	●	●	●	●	
	Tow lots			●				6.4.16
	Warehousing, storage, and distribution	○ ¹⁰		●	● ¹⁰	○ ^{10, 11}	○ ^{10, 11}	6.5.6.E
	Marine uses				●	●		6.4.11
	Correctional pre-release facilities			●				6.4.7
Other	Off-street parking		●/○ ¹²		●	○	○	6.5.6.H
	Parks and open spaces	●	●	●	●	●	●	
	Solar energy system (minor)	●	●	●	●	●	●	6.4.15
	Solar energy system (major)			○				
	Utility substations	●	○	●	●	●	○	6.5.6.L
	Wind energy system (minor)		○	○	○	○	○	6.4.17

¹ See PAD Overlay for additional use regulations.

² Permitted in the B-2 and B-3 only.

³ Permitted as a conditional use in the B-2 only. Expansion of auto service stations in existence as of 11/15/99 permitted as a conditional use in the B-2b and B-2c zones.

⁴ Not permitted in the B-2c and B-3c zones.

⁵ Hotels shall be limited to no more than 150 rooms.

⁶ Permitted in the B-2 zone. Conditional in the B-2b and B-2c.

⁷ Permitted only if an expansion of an existing dairy.

⁸ Permitted with a retail component only. Low-impact industrial uses greater than 10,000 SF are permitted in the B-2 only.

⁹ Printing and publishing of 10,000 SF or less, or expansion of printing and publishing establishments greater than 10,000 SF in existence as of 4/4/88, shall be treated as a conditional use.

¹⁰ Permitted in the B-2/B-2b/B-2c as a conditional use if 10,000 SF or less. Self-storage permitted in the B-4 zone. Self-storage permitted as a conditional use in the B-5 zone (on-peninsula locations only) in buildings existing as of 12/16/15. Self-storage not permitted in the B-2/B-2b/B-2c, B-6, and B-7 zones.

¹¹ Wholesale is allowed as conditional use, providing the wholesale operation is associated with an onsite retail establishment and occupies less than 15,000 SF.

¹² Structured parking shall be permitted. Surface parking shall be treated as a conditional use.

TABLE 6-D: PERMITTED AND CONDITIONAL USES IN OFFICE PARK & RESIDENCE PROFESSIONAL ZONES

	OP ¹	RP ²	Use Standards
Any residential use permitted in the nearest residential zone		●	
Preschool facilities	●	ⓘ	6.5.6.1
Funeral homes		●	
General offices	●	●	
High tech manufacturing	ⓘ		6.5.6.D
Laboratory and research facilities	●		
Printing and publishing	●		
Studios for artists and craftspeople		●	
Parks and open space	●	●	
Solar energy system (minor)	●	●	6.4.15
Utility substations		●	
Wind energy system (minor)	ⓘ		6.4.17

¹ All permitted and conditional uses in the O-P zone, with the exception of parks and open spaces, solar energy systems, and wind energy systems, shall be allowed only within an office park of at least three acres of contiguous land subject to the standards of Article 14.

² Any conditional use that is permitted as a conditional use in the nearest residential zone shall be permitted as a conditional use in the R-P zone. All conditional use standards of the residential zone shall apply.

TABLE 6-E: PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

		I-L/I-Lb	I-M/I-Mb	I-H/I-Hb	A-B ¹	Use Standards
Institutional	Airports				● ²	
	Preschool facilities	●	●			
	Emergency shelters	○	○	○		6.5.6.B
	Intermediate care facilities		● ³			
	Places of assembly (<10,000 SF)	●				
Commercial/Services	Bars				●	
	General offices (<5,000 SF)	● ⁴	●			
	General offices (>5,000 SF)	● ⁴	●			
	General services (<5,000 SF)				●	
	General services (>5,000 SF)				●	
	Hotels				●	
	Recreation and amusement centers	●	●			
	Repair services	●	●	●		
	Restaurants				●	
	Animal-related services	● ⁵				
	Construction & engineering services	●	●	●		
	Dairies	●	●	●		
	Fish waste processing			●		
	Food & seafood processing, packing, and distribution		●	●		
	High-impact industrial uses			●		
Industrial	Intermodal transportation facilities	●	●	●		
	Laboratory and research facilities	●	●	●		
	Low-impact industrial	●	●	●		
	Lumber yards	●	●	●		
	Marijuana cultivation facility (<2,000 SF plant canopy)	●	●	●		
	Marijuana cultivation facility (2,001-7,000 SF plant canopy)		●	●		
	Marijuana cultivation facility (>7,001 SF plant canopy)			●		6.4.10
	Marijuana manufacturing facility	●	●	●		
	Marijuana testing facility	●	●	●		
	Printing and publishing	●	●	●		
	Recycling and solid waste disposal facilities		● ⁶	● ⁶		
	Studios for artists and craftspeople	●	●			
	Telecommunication towers (ground-mounted)		●	●		
	Tow lots		●	●		6.4.16
	Warehousing, storage, and distribution facilities	● ⁷	●	●		
	Correctional pre-release facilities		● ⁸	● ⁸		6.4.7
	Marinas	●				

TABLE 6-E (CONT.): PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

	I-L/I-Lb	I-M/I-Mb	I-H/I-Hb	A-B ¹	Use Standards
Other	Off-street parking			●	
	Solar energy system (minor)	●	●	●	6.4.14
	Solar energy system (major)		●	①	
	Utility substations	●	●		
	Wind energy system (minor)	①	●	●	6.4.17
	Wind energy system (major)		●	①	

¹ Permitted uses on lots within airport restricted access areas shall be limited to those which do not require or encourage access or visits by the public and which provide technical administrative or other support to airport operations.

² Including airport administration, terminals, carrier operations, concessions, reservations and ticket sales, freight, repair and storage, fueling services, flying schools, car rental operations, and other associated uses.

³ Permitted in existing structures not designed for industrial, amusement, warehouse or manufacturing uses as of 9/15/14 or later. Such structures may be reused or expanded to establish a facility of no more than 30 persons plus staff.

⁴ Only back office uses permitted.

⁵ Not including kennel or boarding facilities.

⁶ Permitted within an enclosed structure only.

⁷ Must be less than 10,000 SF in floor area. No outdoor storage permitted. Self-storage not permitted in the I-L/I-Lb zone.

⁸ Not permitted in the I-Ma, I-Mb, or I-Hb zones.

TABLE 6-F: PERMITTED AND CONDITIONAL USES IN OPEN SPACE ZONE

	R-OS ¹	Use Standards
Cemeteries	●	
Educational, scientific, or interpretive facilities		
Marinas	●	
Parks and open space	● ²	
Solar energy system (minor)	ⓘ	6.4.15
Solar energy system (major)	ⓘ	
Utility substations	●/ⓘ ³	6.5.6.L, 6.5.7.A
Wharves, piers, docks, and landing ramps	●	
Wind energy system (minor)	ⓘ	6.4.17
Wind energy system (major)	ⓘ	

¹ Accessory uses within structures of 2,500 SF or more shall be treated as a conditional use under Section 6.5.7.

² Including active recreational uses, such as playgrounds, golf courses, fields, pools, courts, community gardens, marinas, and sports complexes and passive uses, such as arboretums and picnic areas.

³ Including sewage pumping and treatment facilities only. Water pumping stations shall be treated as a conditional use under Section 6.5.7.

6.4 SUPPLEMENTAL USE STANDARDS

The following standards shall apply to the following uses, whether permitted or conditional.

6.4.1 In general

- A. No building intended for use as a habitation shall be erected on a lot which has its only street frontage on a street less than 35 feet wide. No building shall be erected on a lot, except on the islands in Casco Bay, which does not abut a street meeting the minimum requirements for street improvements set forth in this subsection. For purposes of this subsection, street shall be as defined in Article 3, except that a dedicated street which may no longer be accepted due to lapse of time and an accepted street which may have been discontinued by abandonment shall also be deemed to be streets, provided that an applicant for a building permit respecting any

lot abutting such street shall, without compensation or claim for damages, and at his own cost and expense, first submit to the Building Authority:

1. A deed from the owner of such lot conveying to the city all his or her right, title and interest in and to such street or any portion thereof; and
 2. An agreement by such owner forever releasing the city from any and all claims for damages for the laying out and taking of such street and indemnifying the city against any and all other such claims, both such instruments to be executed and in recordable form acceptable to the Corporation Counsel and to encumber and run with the land.
- B. For a lot abutting any portion of a street which is unimproved or improved but not permanently paved, that portion which abuts

the lot, and any like portion between such portion and the nearest permanently paved street or portion which is the principal access to such lot, shall be improved, including sewers, storm drains, pavement, curbs and, if located on a designated school walking route, sidewalks, in accordance with the *City of Portland Technical Manual*. Where the nearest permanently paved street does not have granite curbing, the Public Works Authority may waive the requirement of curbing under this subsection, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur:

1. A plan of the street improvements required by this subsection shall be submitted to the Public Works Authority; and
2. Upon determination by the Public Works Authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the city as set forth under Articles 14 and 15. Also as set forth in Articles 14 and 15, a one-year defect bond shall be tendered to the city prior to release of the performance guarantee required hereby. The provisions of this subsection (2) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at

all times thereafter, and states his or her intention under oath to make the structure his or her personal residence.

- C. The requirements of this subsection shall not apply to the following city streets upon their construction by the Public Works Authority to such standards as are determined by the authority to be the most feasible:
 1. Dingley Court and
 2. Morgan Court.

6.4.2 Adult business establishments

- A. Adult business establishments shall be located at least 1,000 feet from any other adult business establishment, and at least 500 feet from any residential zone, as measured in a straight line, without regard to intervening structures or objects; and
- B. No sexually explicit materials, entertainment, or activity shall be visible from the exterior of the premises.

6.4.3 Bars and restaurants in the B-6 zone

- A. No bars located east of Waterville Street shall be permitted within 50 feet of Fore Street; and
- B. Restaurants located east of Waterville Street within 50 feet of Fore Street shall be limited in hours of operation to between 5 am and 11 pm each day and food service and consumption shall be the primary function of the restaurant.

6.4.4 Bed and breakfasts

- A. In the R-6 and R-6A zones, the minimum gross floor area for bed and breakfasts shall be 2,000 SF for the first three guest rooms and 500 SF for each additional guest room;
- B. In all mixed-use zones except the B-1 zone, bed and breakfasts may include a meeting facility

limited to use for private parties, business meetings, weddings, receptions, seminars, or business and educational conferences, provided that:

1. In the B-2/B-2b/B-2c zones, the meeting facility must be less than 4,000 SF; and
2. In the B-3/B-3b/B-3c zones, the building in which the bed and breakfast and meeting facility will be located must have existed on March 3, 1997 and have been greater than 4,000 SF in floor area on that date.

6.4.5 Campgrounds

- A. Campgrounds shall not include recreational vehicles;
- B. Campgrounds shall be licensed by the State of Maine Department of Human Services;
- C. No tent shall be located within 75 feet of the perimeter of site; and
- D. The land area of the campground shall not be less than the equivalent of 5,000 SF of land area per tent site exclusive of the roadway network.

6.4.6 Commercial uses in the B-1 zone

- A. Commercial uses shall be permitted provided that such uses generate less than 100 peak hour vehicle trips per 2,000 SF of floor area and less than 100 peak hour vehicle trips in total.
- B. Retail and restaurant uses shall not operate between the hours of 11 p.m. and 6 a.m., and shall not accept deliveries or services between the hours of 10 p.m. and 7 a.m. For restaurants, food service and consumption shall be the primary function.
- C. No beverage container redemption centers shall be permitted. Beverage dealers shall be

permitted as a retail use provided that the maximum total floor area for redemptions as an accessory use, including the storage of spent containers, shall be no greater than 500 SF or 10% of the total floor area of the facility, whichever is less.

6.4.7 Correctional pre-release facilities

- A. No correctional prerelease facility shall be located within 1,000 feet of another, as measured in a radius from the center of the lot.
- B. If a facility requires state or federal licensing, staffing of the facility shall be as required by such license. If a facility does not require state or federal licenses, there shall be a minimum of one staff person for every 10 residents or fraction thereof. The facility shall provide 24-hour supervision of program participants.

6.4.8 Hostels

- A. An operations plan must be submitted demonstrating that:
- B. No unaccompanied minors under the age of 18 shall be permitted in the facility;
- C. The length of stay for transient guests shall not exceed 15 days within any 60-day period;
- D. In the R-6 zone, for hostels greater than 10 guests, a minimum of 250 SF of land area shall be required per hostel guest; and
- E. In the B-1 zone, no more than 20 overnight transient guests shall be permitted.

6.4.9 Lodging houses

- A. Lodging houses, except for lodging houses located in the IR-2, IR-3, and I-B zones, shall contain common areas for use by all residents, including a kitchen. A kitchen need not be

available as a part of the common areas where all meals are provided on a daily basis.

6.4.10 Marijuana-related uses

A. The following standards apply to the following marijuana-related uses:

1. Marijuana cultivation facilities,
2. Marijuana manufacturing facilities,
3. Marijuana products,
4. Marijuana retail stores,
5. Marijuana testing facilities,
6. Small-scale marijuana caregivers, and
7. Registered dispensaries.

B. Location criteria

1. No marijuana cultivation facility, marijuana manufacturing facility, marijuana testing facility, small-scale marijuana caregiver, marijuana store or registered dispensary may be located within 500 feet of a pre-existing public school, private school, or a public preschool program, as defined by 20-A M.R.S. § 1. Distance shall be measured from nearest property line of the respective marijuana-related use and the property line of the lot containing the public school, private school, or public preschool program.
2. No marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility may be located within 300 feet of the following residential zones: R-1, R-2, R-3, R-4, R-5/R-5A, R-6/R-6A, or R-7. Distance shall be measured from the nearest outer wall of the building housing the marijuana cultivation, manufacturing, or testing facility to the nearest applicable residential zone boundary. If the marijuana related facility leases a room or suite of rooms

within a building, including, without limitation, individual units within a shopping plaza or shopping mall, the nearest outer wall of the room or suite of rooms within which the facility is located shall constitute the nearest outer wall of the building housing that facility.

C. Supplemental standards

1. Marijuana-related uses may only be permitted within a fully enclosed building.
2. No outside storage of marijuana, marijuana products, or related supplies is permitted.
3. No drive-through service is permitted for marijuana-related uses.
4. No marijuana or marijuana product shall be smoked, eaten or otherwise consumed or ingested on the premises where sold.
5. An operating plan for marijuana cultivation facilities and marijuana manufacturing facilities shall be provided that at a minimum addresses the following:
 - a. wastewater;
 - b. disposal of waste; and
 - c. security at the premises.
6. A ventilation plan shall be included for marijuana cultivation facilities, marijuana manufacturing facilities, and small-scale marijuana caregivers that provides for adequate ventilation so as to prevent pesticides, insecticides or other chemicals used in the cultivation or processing of marijuana or marijuana related products from being dispersed or released outside the premises. The plan shall further provide for resulting smoke, vapor, fumes, gases and particulate matter from marijuana or its processing or cultivation to be effectively confined to the premises.

7. Marijuana-related uses shall provide odor control measures so that odor generated on site is mitigated at the property line of the lot containing the marijuana-related use. Applications must demonstrate appropriate measures, such as carbon filtration, ventilation and exhaust systems, facility plans or other additional practices adequate to mitigate odors for the scale of operations for the uses proposed.
- D. For purposes of this ordinance, any approval issued for a marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility operated pursuant to 22 M.R.S. § 2421 et seq. shall be deemed to constitute approval for the same corresponding marijuana cultivating, manufacturing, or testing facility use operating under 28 M.R.S. § 101 et seq. Notwithstanding the above, no marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility may operate without the applicable state and City license.

6.4.11 Marine uses

- A. In the B-5/B-5b and B-6 zones, marine uses shall include marine products wholesaling and retailing; harbor and marine supplies and services;
- B. In the B-5/B-5b zones, marine uses shall include marine repair services and machine shops; shipbuilding and facilities for the construction, maintenance, and repair of vessels; marine museums and aquariums; boat repair yards; boat storage; and seafood processing, packing, and distribution for human consumption; and
- C. In the B-6 zone, marine uses shall include underground marine fuel storage provided that

such storage shall be used solely for the purpose of fueling vessels.

6.4.12 Multiplexes

- A. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below aboveground units.
- B. In the R-5 zone, the maximum number of units in a multiplex building shall be six.
- C. No dwelling unit shall have less than 600 SF of floor area, exclusive of common hallways and storage in basement and attic;

6.4.13 Planned unit development in the IR-3

In addition to other applicable reviews, no development shall occur nor shall any new use be established in the IR-3 zone unless the Planning Board finds that the final development plan for the site is in compliance with the following standards:

- A. The development shall demonstrate a reasonably unified response to the design possibilities of the site, by virtue of such elements as the design and layout of buildings and lots, circulation plan, open space, drainage, and orientation to achieve energy conservation or solar access, to form a functionally integrated whole.
- B. The design and layout of the development and buildings shall be reasonably compatible with the surrounding neighborhood by virtue of such features as architectural style, exterior finish, scale, circulation, open space, landscaping, and preservation of natural site amenities.
- C. All open spaces on the site shall be functionally integrated into the development plan by virtue of such features as accessibility to residents, recreation, conservation of existing public

rights of access to shoreland areas and scenic natural areas, orientation to achieve energy conservation or solar access, preservation of natural site amenities, and use as a buffer between the development and the surrounding neighborhood.

- D. The development shall be designed primarily with a pedestrian orientation to minimize the use of and dependency on private motor vehicles. Appropriate areas on the site shall be designated, as necessary, for parking of common service vehicles, golf carts or bicycles to serve the transportation needs of residents and visitors. The internal circulation plan shall also be coordinated with the existing island street network to ensure adequate access for emergency and service vehicles.
- E. A project construction plan shall be developed indicating the anticipated number and types of vehicles such as construction equipment, supply delivery and service vehicles needed for undertaking the construction of the project. Documentation shall be provided as to the proposed transportation route such as roads, piers, beaches, sand bars and the impact of construction related activities on the routes.
- F. The development shall not have a substantial adverse impact on the capacity of existing island docking facilities. The developer shall demonstrate that an adequate water transportation system, including docking facilities, exists or will be provided.
- G. Adequate provision for off island solid waste disposal shall be demonstrated such that the impact on municipal solid waste disposal is minimized. A development shall incorporate methods such as the following to reduce the amount of solid waste generated by the project: compaction and reduction in waste volume, recycling, incineration or baler system, and private collection and transfer to an off-island location. It shall be demonstrated that there will be no significant environmental impacts from the solid waste disposal system.
- H. All sanitary waste from the development shall be disposed of by a public sewer, private community sewer system providing at least secondary treatment, or subsurface sewerage system, in compliance with federal, state and local regulations. The developer shall demonstrate that the project will comply with all applicable federal, state and local water quality and groundwater standards.
- I. The proposed development shall have sufficient water for the reasonably foreseeable needs of the development and shall not cause an unreasonable burden on existing water supply nor adversely affect groundwater resources. Unless the development is to be served entirely by public water and secondary treatment sewer systems, the determination of compliance with this provision shall be based upon one (1) or more comprehensive groundwater analyses and reports prepared by qualified professionals and including assessment of current groundwater aquifer conditions, the impact of the proposed development on the groundwater aquifer, and recommendations for mitigation of potential impacts caused by the development.
- J. The development shall preserve the natural features of the shoreland area by minimizing the disturbance of existing vegetation and slopes, avoiding development in areas subject to erosion and sedimentation, and conserving scenic views and vistas to and from the site.

- K. The development plan shall preserve significant resources of the site by integrating open space into the development plan and by conserving such features as scenic vistas, historic man made or natural features, existing vegetation, wetland areas, shoreland areas, ground water, natural wildlife habitat, and recommended or registered State of Maine Critical Land Areas, as well as other environmentally sensitive areas.
- L. All open spaces on the site shall be functionally integrated into the development plan by virtue of such features as passive and active recreational opportunities, accessibility to residents, preservation of natural site amenities and resources, orientation to achieve energy conservation or solar access, use as a buffer between housing clusters and to screen the development from surrounding areas.
- M. The applicant shall demonstrate sufficient financial and technical capability for undertaking the proposed project. Financial capability shall include a cost estimate of the proposed improvements, proposed construction and permanent financing, and terms of sale or lease of dwellings and commercial space. Technical capacity shall include the experience and expertise of the developer in implementing projects of similar scope.
- N. The applicant shall develop an environmental impact analysis including an inventory of existing environmental conditions at the project site and in the surrounding area with an assessment of the development's probable impact upon the environment. The inventory shall include such resources as air, water quality, water supply, surface water and shoreline, geology, soils, topography, wildlife,

botanical and aquatic, including rare and endangered species, historic, archeological and aesthetic. The analysis shall include the direct and cumulative adverse impacts of the project on these resources. The analysis shall also include what steps the applicant proposes to take to identify and minimize adverse environmental impacts during construction, management and use of the property and whether there are alternatives for the project which would decrease the impact of the development.

- O. If the project is to be completed in phases, the applicant shall indicate the schedule for completing and implementing infrastructure improvements as well as other improvements, agreements or services required for compliance with the development standards of this section, planned unit development standards, and site plan and subdivision review requirements.
- P. The development shall not place an unreasonable burden on the ability of the city to provide police, fire and other emergency services.

6.4.14 Retail in the B-3/B-3b/B-3c and B-5/B-5b zones

Retail shall not include wholesale and bulk purchase lumber and construction supply sales.

6.4.15 Solar energy systems

- A. All solar energy systems shall meet the technical, safety, and maintenance standards in the *City of Portland Technical Manual*.
- B. Solar panel placement should minimize or negate any solar glare impacting nearby properties or roadways, without unduly

impacting the functionality or efficiency of the solar energy system.

- C. All applicants are encouraged to ensure the maximum solar energy generation from their system by obtaining solar access easements. Solar access easements may be filed consistent with Maine State law.
- D. Solar energy systems shall be located away from and screened from public ways and nearby residential/institutional uses to the extent possible and shall be designed so as to minimize impacts on significant scenic views.
- E. Layout and fencing shall be integrated with existing landscape and minimize removal of vegetation to the extent possible.
- F. Where any part of the proposed solar energy system (including associated facilities) is within an historic district, such development shall be reviewed and approved by the Planning Authority in accordance with Article 17. Where any part of the proposed solar energy system (including support structures and associated facilities) is within 100 feet of any designated landmark, historic district, or historic landscape district, such development shall meet the standards of Article 14, regarding compatibility with the landmark or historic district.
- G. Solar energy systems shall minimize impacts resulting from construction and maintenance of the solar energy system, including lighting, security measures, traffic, and grid connections.
- H. Solar energy systems shall be located away and screened from public ways and nearby residential/institutional uses to the extent possible.
- I. Where permitted in residential zones, and in the B-1, B-2, B-3, B-7 and waterfront zones, all

solar energy systems shall be co-located with other land uses.

- J. Major solar energy systems shall be located on areas already paved or built upon, or where other development is documented to be unlikely due to local conditions.

6.4.16 Tow lots

Tow lots must be at least 300 ft. from any residential zone or conforming residential use.

6.4.17 Wind energy systems

- A. All wind energy generation equipment shall be approved under a certification program approved by the U.S. Department of Energy such as the Underwriters Laboratories, Germanishcer Lloyd Wind Energies, or other similar certifying organizations. Experimental, homebuilt, and prototype models shall not be permitted.
- B. Wind energy systems and associated facilities, including foundations and support structures, electrical connections and control equipment, associated site improvements, and construction techniques, shall be designed, engineered, and installed to comply with all applicable local, state, and federal construction and electrical regulations and Federal Aviation Administration regulations. Applicable state and local approvals shall be obtained prior to installation of any wind energy system.
- C. The support structure (e.g. tower, pole) for freestanding wind generating systems shall not be climbable for a minimum height of 12 feet above the surrounding ground level or accessible surface. All ground-mounted electrical and control equipment shall be

labeled and secured to prevent unauthorized access.

- D. All moving components of a wind energy system shall be a minimum of 12 feet from ground level or accessible surface.
- E. All on-site electrical wiring associated with the proposed wind energy system shall be located within the tower/pole/supporting structure and underground. Above ground on-site connections near substations or to the electric grid shall be allowed.
- F. The use of guy wires is discouraged. If required, they shall be located away from pedestrian routes/access points and marked with visible, reflective, colored objects, such as flags, reflectors, or tape, which shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten feet from the ground.
- G. No wind energy system shall be located within 250 feet of any significant wildlife habitat, as defined by Maine Department of Environmental Protection/Maine Department of Inland Fisheries and Wildlife under provisions of the Natural Resources Protection Act (38 M.R.S. § 480 et seq.) including wildlife habitat for species appearing on the official state and federal list of endangered or threatened animal species.
- H. For all wind energy systems over 45 feet in height above the ground or over 100kW, evidence shall be provided that the Environmental Coordinator of the Maine Department of Inland Fisheries and Wildlife, and the Maine Natural Area Program, have been notified of the location, height and design of the proposed wind energy system at least 3 weeks prior to any final determination under

this provision. Any comments received therefrom shall be addressed to the satisfaction of these state authorities prior to any final determination under this provision.

- I. Wind energy systems shall be designed to avoid electromagnetic interference with the transmission or reception of radio, telephone, television, microwave, navigational or similar signals to neighboring areas.
- J. Wind energy systems and associated facilities shall use non-reflective materials and neutral colors and textures that blend in with the surrounding environment. Ground-mounted systems and associated facilities shall be landscaped to integrate the proposed wind energy system into the existing landscape/streetscape.
- K. No part of the system may be illuminated, except as required by the Federal Aviation Administration (FAA) or other authorities for safety and security purposes. Where lighting is required, it shall be at the lowest intensity allowable with fixtures shielded and directed to minimize glare and visibility from the ground.
- L. There shall be no signs, advertisements, flags, or decorative items on a wind energy system or any associated facilities, except for the manufacturer's/installer's/owner's identification (not exceeding one SF in size), appropriate warning signs, or lights if required by the FAA.
- M. Wind energy systems shall be prohibited within any historic landscape district, any historic cemetery, any historic district, except the Congress Street Historic District where it coincides with the B-3 zone, or within 1,000 feet of any designated historic landmark, which shall include Portland Observatory, Cathedral of Immaculate Conception, St. Dominic's

Cathedral, St. Luke's Cathedral, State Street Church, and City Hall.

- N. Wind energy systems within ROS zones are allowed only where they are co-located within public industrial or utility facilities.
- O. Systems shall be screened with a vegetated buffer from public areas and residential buildings.

6.5 CONDITIONAL USES

6.5.1 Conditional use review procedure

- A. **Review authority.** The Zoning Board of Appeals shall review all conditional use applications, with the exception that the Planning Board shall review:
 - 1. All conditional use applications in the B-3/B-3b/B-3c, B-5/B-5b, B-6, and B-7 zones;
 - 2. All conditional use applications associated with projects that are otherwise before the Planning Board; and
 - 3. Conditional use applications for specific uses for which the Planning Board is identified as the review authority under Subsection 6.5.6.
- B. **Application.** Applications for conditional use review shall be submitted to the Building Authority for all Zoning Board of Appeals reviews and the Planning Authority for all Planning Board reviews. A nonrefundable application fee, as established from time to time by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form and shall contain such information and documentation as shall be prescribed from time to time by the review authority.
- C. **Public hearing.** A public hearing shall be set, advertised and conducted by the review

authority in accordance with Article 2 of this chapter.

- D. **Action.** Within 30 days following the close of the public hearing, the review authority shall render its decision, in a manner and form specified by Article 2 of this chapter, approving the conditional use, approving the conditional use subject to conditions as specified in Subsection 6.5.3, or denying it. The failure of the review authority to act within 30 days shall be deemed an approval of the conditional use, unless such time period is mutually extended in writing by the applicant and the review authority. Within five days of such decision or the expiration of such period, the Building Authority or Planning Authority shall mail notice of such decision or failure to act to the applicant and, if a conditional use is authorized, list therein any and all conditions imposed by the review authority.

6.5.2 General conditional use standards

The review authority shall, after review of the application, approve a conditional use upon a finding that the proposed conditional use, at the size and intensity contemplated at the proposed location, will not have substantially greater negative impacts than would normally occur from surrounding uses or other allowable uses in the same zone. The review authority shall find that this standard is satisfied if it finds that:

- A. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and

- B. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
- C. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.
- D. The proposed use will meet any additional zone or use-specific standards identified in this article.

6.5.3 Conditions on conditional use approvals

The review authority may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use. Violation of such conditions shall be a violation of this article.

6.5.4 Effect of issuance of a conditional use approval

The approval of a conditional use shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals which may be required by the City of Portland Code of Ordinances, including but not limited to a building permit, a certificate of

occupancy, subdivision approval, and site plan approval.

6.5.5 Limitations on conditional use approvals

No conditional use approval shall be valid for a period longer than six months from the date of approval, or such other time, not to exceed two years, as may be fixed at the time granted, unless the conditional use has been commenced or a building permit is issued and construction has begun within that period and is thereafter diligently pursued to completion; provided, however, that one or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two year period is not exceeded thereby. A conditional use approval shall be deemed to authorize only the particular use for which it was issued and such approval shall automatically expire and cease to be of any force or effect if such use shall for any reason be discontinued for a period of 12 consecutive months or more.

6.5.6 Supplemental use-specific conditional use standards

In addition to the general conditional use standards, the following standards shall apply to specific conditional uses:

- A. **Automobile, boat, and related dealerships and auto service stations**
 - 1. The Planning Board shall be the reviewing authority;
 - 2. Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed, and maintained so as to ensure the safety of the public. Such signs shall advertise only

services or goods available on the premises;

3. No ingress and egress driveways shall be located within 30 ft. from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public; and
4. A landscaped buffer, no less than five feet wide, shall be located along street frontages (excluding driveways). The buffer shall consist of a variety of plantings in accordance with the *City of Portland Technical Manual*; and
5. Car washes shall be designed to avoid the tracking of residual waters into the street.

B. Emergency shelters

1. The facility shall provide adequate space for conducting security searches and other assessments;
2. The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas;
3. A management plan adequately outlining the following areas shall be provided: management responsibilities; process for resolving neighborhood concerns; staffing; access restrictions; on-site surveillance; safety measures; controls for resident behavior and noise levels; and monitoring reports.
4. Adequate access to and from METRO service shall be provided. The facility shall be within a $\frac{1}{4}$ mile of a METRO line, or shall be within $\frac{1}{2}$ mile of a METRO line and

provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;

5. The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs;
6. Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site; and
7. An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.

C. General office in the R-6 & R-6A zones

1. Offices shall serve a member of a recognized profession and be maintained for the conduct of that profession. Professional office uses do not include veterinary offices.
2. For the use of any building designed or constructed for residential use, which was in use as a residence on April 18, 1984, or thereafter:
 - a. A professional office shall not be located within 500 ft. of another as measured along the street line to the respective property lines.
 - b. A building with one or more professional offices shall have at least 50% of the total floor area of the building devoted to residential uses.
 - c. The total number of individuals working in a building of professional offices shall not exceed the equivalent of four full time employees.

- d. Any additions or exterior alterations shall be compatible with the architecture of the building and maintain the residential appearance of the building. Construction of a new building shall be compatible with the architectural character of the surrounding area.
- 3. The scale and surface area of parking, driveways, and paved areas shall be arranged and landscaped to be compatible in size and scale with neighboring properties in the area and to properly screen vehicles from adjacent properties and streets.

D. High-tech manufacturing

- 1. A minimum of one-third of the total square footage devoted to manufacturing shall be conducted in a laboratory environment, in a controlled environment with specialized air handling systems that exceed levels for pressurization and filtration found in office environments and traditional manufacturing facilities;
- 2. Rooftop equipment shall be integrated into the overall building design and shall be screened as necessary;
- 3. In the B-7, accessory warehousing is permitted. Where warehousing cannot be located on the same lot because the land area is too small to accommodate the warehousing on the same lot, one remote warehouse may be located within 600 feet of the principal use referenced above;
- 4. In the O-P zone, truck traffic serving a single manufacturing business or institution shall not exceed, on a regular basis, more than two tractor-trailer truck

deliveries per week and provided that no deliveries are accepted between 7:00 p.m. and 7:00 a.m.

E. Industrial uses

- 1. In the B-2/B-2b/B-2c zones:
 - a. The Planning Board shall be the reviewing authority;
 - b. The site shall have an adequate traffic circulation pattern designed to avoid hazards to vehicular circulation on adjoining streets. All stacking of motor vehicles shall be on site, and loading facilities shall be located to the rear of the building and shall not be visible from the street; and
 - c. The exterior design of the structures, including architectural style, facade materials, roof pitch, building form, established setbacks and height, shall be of a commercial rather than industrial character. The site shall contain screening and landscaping which shall meet the requirements of the site plan ordinance for screening between land uses and the *City of Portland Technical Manual*.
- 2. In the B-3/B-3b/B-3c zones:
 - a. The floor area devoted to industrial use shall not exceed 10,000 square feet; for a building in existence on March 11, 1991, the floor area shall not exceed 10,000 square feet or 50 percent of the total floor area, whichever is greater;
 - b. The associated vehicular loading, unloading, parking, circulation and traffic volumes on the site and on adjacent public streets will not have a

- more intensive impact than any use on the site within the last 5 years;
- c. Any buildings located in a PAD overlay zone shall be subject to the requirements of that zone in addition to the requirements of this subsection; and
 - d. For buildings that either were not in existence on March 11, 1991, or were in existence on that date but were either in use for any permitted use in the B-3 zone or were designed or constructed for any such use:
 - i. No tractor trailer trucks or longer vehicles shall be associated with the proposal;
 - ii. The proposal shall exclude warehousing and storage as a principal use;
 - iii. The use shall not generate more than six delivery or service trips per day between 7:00 a.m. and 7:00 p.m.
3. In the B-5/B-5b zones:
 - a. Truck loading and access and vehicle parking shall be located in the rear or side yard of the site where possible;
 - b. Street frontage shall be designed for pedestrian scale or interest; and
 - c. Shared infrastructure to the extent practicable, including, but not limited to, service alleys, parking areas, stormwater treatment, public transportation facilities and driveways, shall be utilized.
 4. In the B-6 zone: No brew pubs or microbreweries east of Waterville Street shall be permitted within 50 ft. of Fore Street.
- F. Institutional uses (excluding preschools)**
1. The Planning Board shall be the reviewing authority;
 2. In the case of expansion of existing institutional uses onto land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established residential areas; and
 3. The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or July 15, 1985 in the IR-1 and IR-2 zones, or thereafter;
 4. In the case of a use or use expansion which constitutes a combination of the conditional institutional uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative;
 5. In the case of community halls:
 - a. The structure was in existence as of January 4, 2010;
 - b. The structure was built for institutional or other non-residential uses;
 - c. The structure is operated by, or operated subject to the control of, a not-for-profit entity in accordance with its not-for-profit purposes; and
 - d. A parking management plan shall be submitted for review and approval by the Planning Board; and

6. In the case of private club or fraternal organizations, any such establishment serving alcoholic beverages or in possession of a license for serving alcoholic beverages shall meet the minimum lot size requirement for places of assembly greater than 10,000 SF;
7. Post-secondary schools in the R-2 zone shall only be permitted on a collector or arterial road.
8. In the case of a post-secondary school within the R-5 zone and not including the USM Overlay Zone, such school may build principal structures to a height of 55 feet if the following standards can be met:
 - a. Minimum lot size: 10 acres which may include adjacent land owned by the institution on both sides of a public street.
 - b. Minimum setback between buildings on-site: 20 feet.
 - c. Minimum setback from external property boundary: 30 feet, except that parking garages over 35 feet in height must be located 50 feet from external property boundaries when adjacent to an adjoining residential use.
 - d. The area between the structure and adjoining residential uses must be adequately screened with appropriate landscaping or other features to buffer the building and effects thereof (i.e. noise, light, etc.) from abutting properties.
9. In the IR-1 and IR-2 zones, institutional uses shall be subject to the above conditional

use standards if the total land area of the site is two acres or more.

G. Multi-family

1. In the I-B zone:
 - a. Multi-family buildings shall have a maximum of four units;
 - b. No open outside stairways or fire escapes above ground floor shall be constructed or have been constructed in the immediately preceding five years;
 - c. A below grade dwelling unit shall be permitted only if access is provided directly to the outside of the building;
 - d. Density shall be determined by the most restrictive abutting residential zone, except for those lots which are served by public water and sewer, where density shall be determined by the least restrictive abutting residential zone. If no residential zone is abutting, density shall be determined by the nearest residential zone. Residential uses shall meet the requirements of such abutting or nearest residential zone;
 - e. Any additions or exterior alterations shall be compatible with the original architecture of the building. The exterior design of new construction, including the architectural style, facade materials, roof pitch, building form, and height shall be compatible with neighboring properties;
 - f. No existing dwelling unit shall be decreased to less than 1,000 square feet of floor area;

- g. No additional dwelling unit shall have less than 600 square feet of floor area, exclusive of common hallways and storage in basement and attic;
 - h. All sanitary waste shall be disposed of by a public sewer, subsurface sewerage system or other method in compliance with all applicable federal, state and local regulations; and
 - i. The proposed conversion has sufficient water for the needs of the dwellings and will not cause an unreasonable burden on an existing water supply nor adversely affect groundwater resources.
2. In the R-3 and R-5 zones. Alteration of a structure existing and not in residential use as of January 1, 1984 to three or more dwelling units shall be permitted as a conditional use in the R-3 and R-5 zones, provided that:
- a. No open outside stairways or fire escapes above the ground floor shall be constructed or have been constructed in the immediately preceding five years;
 - b. 3,000 SF of land area per dwelling unit shall be required;
 - c. A lower level dwelling unit shall have a minimum of one-half of its floor-to-ceiling height above the average adjoining ground level;
 - d. Any addition or exterior alteration, such as change in façade materials, building form, or roof pitch, shall be designed to be compatible with the architectural style of the structure;
 - e. In the R-3 zone, any addition or exterior alteration shall be limited to a gross floor area equal to or less than 25% of the total existing floor area as of June 13, 2018; and
 - f. Paved areas shall be designed to be compatible in size and scale with neighboring properties in the area and properly screened from adjacent streets.
- H. Off-street parking**
- 1. In the R-3, R-4, and R-5 zones:
 - a. Off-street parking must be designed to satisfy the parking requirement of a use located in and conforming with the provisions of a nearby business or industrial zone.
 - b. The lot on which the parking is proposed must be located wholly within 300 feet, measured along lines of public access, from the use which requires the off-street parking;
 - c. The lot where the off-street parking is proposed shall be under the control of the owner of the use which requires the off-street parking. Evidence of such control by deed or lease shall be required before the certificate of occupancy is issued. If such control should be abrogated, the parking use thus allowed shall automatically revert to a nonconforming use in violation of this article and shall be terminated forthwith.
 - d. Conditions may be imposed to insure development compatible with that of the immediate neighborhood

notwithstanding the provisions of any other section of this article. Such conditions may include limits on the period of such use.

2. In the R-6 zone: Off-street parking shall be for passenger cars for uses permitted in the R-6 zone.
3. Structured parking the B-6 and B-7 zones:
 - a. Parking garages shall incorporate first floor retail space or other non-parking and active use along all street frontages.
 - b. The Planning Board may waive the requirement for first floor mixed use upon demonstration that the project meets one or more of the following criteria:
 - i. The applicant demonstrates that steepness of grade or the character of the adjacent street will not support retail or first-floor mixed use in the foreseeable future.
 - ii. The first floor of the garage is set back a minimum of 35 feet from the street right-of-way and its design does not provide an impediment for development of such space for mixed-use in the future. Such space (between the garage and the street) shall, in the interim, not be used for surface parking.
 - iii. The applicant can demonstrate to the satisfaction of the Planning Board that a market for first floor mixed uses currently does not exist, provided that the structure

of the garage is designed to accommodate retail and or mixed uses in the future. In these cases, the Planning Board will need to find that, on the street-level deck of a proposed parking garage, a minimum of 20 feet horizontal distance of depth from the street and nine feet finished floor-to-finished ceiling clearance could house future retail and or mixed use. The applicant will further need to demonstrate that the garage design anticipates the future development of utilities and circulation necessary for non-parking uses. Where a parking garage fronts on more than one public street and where there is an existing change in grade elevation of over 5% across the footprint of the garage, the nine-foot floor-to-ceiling requirement of this section only applies to the street with higher traffic volumes.

- c. Where the Board allows a waiver of first floor mixed use, garages shall display architecture that enhances the pedestrian experience and disguises the parking use to the extent possible. Use of traditional storefront design concepts and traditional building materials is encouraged.
4. Surface parking in the B-3, B-6, and B-7 zones:
 - a. Surface lots shall be laid out in a manner conducive to development of

- future buildings, and/or structured parking.
- b. Surface parking, including parking aisles, shall be located at least 35 feet from a street. The 35-foot setback need not apply in the case of a property in which 80% of the street frontage has a building within 10 feet of the street frontage and shall not apply to driveways perpendicular to the street providing access to the site.
- c. In the B-7 zone, surface parking that does not meet the 35-foot parking setback shall be permitted as a conditional use, provided that:
 - i. All or a portion of the 35-foot setback area had a gravel surface on September 29, 2015;
 - ii. The total gravel surface area on the lot and any contiguous lots did not exceed 15,000 square feet on September 29, 2015;
 - iii. The parking spaces provide parking to a principal building on the same lot and or a principal building on a contiguous lot;
 - iv. One of the buildings described in (iii) above meets the minimum height requirements of the Bayside Height Overlay Map and/or a building on the site has a floor area of 25,000 square feet or greater;
 - v. The total number of spaces within 35-foot setback in combination with other spaces on the lot does not exceed the minimum parking spaces required;
 - vi. The proposed parking spaces meet the landscape and buffer requirements of 6.8.8; and
 - vii. Parking spaces within the 35-foot setback shall provide stormwater quality treatment if required by the City of Portland Stormwater Management Standards and the Maine DEP Chapter 500 Stormwater Management Standards. If not required, an alternative low impact development treatment system approved by the Planning Board shall be provided.

I. Preschool facilities

1. The facility shall be located in a structure in which there is one or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five years immediately preceding the application for a preschool use, or in a nonresidential structure accessory to the principal nonresidential use;
2. The maximum capacity shall be 12 children for facilities located in residential or existing structures accessory thereto, unless the additional standards in subsection (5) below are met. There shall be no maximum limit on the number of children in a facility located in a principal structure that has not been used as a residence in whole or in part within the five years immediately preceding the

- application for a preschool use, or in a nonresidential structure accessory thereto;
3. Outdoor play areas shall be screened and buffered from surrounding residences with landscaping and/or fencing to minimize visual and noise impacts;
4. Solid waste shall be stored in covered containers. Such containers shall be screened on all sides;
5. Preschool facilities located either in structures that have been in residential use within the past five years or in existing accessory structures and that serve between 13 and 24 children shall meet the following additional standards:
 - a. The facility shall provide a minimum of 75 square feet of outdoor play area per child;
 - b. The play area shall be located in the side and rear yards only and shall not be located in front yards;
 - c. Outside play areas shall be separated from abutting properties by a fence at least 48 inches in height;
 - d. A 10-foot-wide landscaped buffer shall be required outside of the fenced play area, and shall be established in accordance with the landscaping standards of the City's Technical Standards and Guidelines;
 - e. The minimum lot size for a preschool located in a residential or existing accessory structure and serving more than 12 children shall be 20,000 square feet;
 - f. The maximum number of children in a residential or existing accessory structure shall be 24; and
 - g. Any additions or exterior alterations such as facade materials, building form, roof pitch, and exterior doors shall be designed to be compatible with the architectural style of the building and preserve the residential appearance of the building.
- J. **Raising of domesticated animals for non-commercial purposes**
 1. No animals may be kept on any lot less than three acres or closer than 100 feet to any street or lot line, except domesticated chickens as regulated in Chapter 5.
 2. This use may not create any odor, noise, health or safety hazards, or other nuisance to neighboring properties.
 3. Raising of pigs or reptiles is not permitted.
- K. **Sheltered care group homes**
 1. A sheltered care group home shall not be located within 500 ft. of another, as measured along street lines to the respective property lines;
 2. The facility shall make provision for adequate on-site staffing and supervision in accordance with applicable state licensing requirements. If a facility is not licensed by the state, there shall be a minimum of 1 staff person for every 10 residents or fraction thereof.
 3. The Board of Appeals or Planning Board may impose conditions upon a conditional use permit concerning the creation or operation of a sheltered care group home including but not limited to the following: site and building maintenance; lighting, fencing, and other appropriate security

measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; compatibility of new structures with the architectural character of the surrounding area; and limitation on the duration of a sheltered care group home permit.

L. Utility substations

1. Utility substations shall be as small in size as practicable.
2. Substations shall be suitably screened and landscaped so as to ensure compatibility with the surrounding neighborhood. The remainder of the lot not consumed by the utility substation and its related access; and shall be designed and designated for future development;
3. If greater than 100 SF in the B-7 zone, the structure shall be set back at least 35 feet from the street right-of-way except in the case of a lot having frontage on Marginal Way and I-295 provided the minimum 35-foot setback is met along Marginal Way; and
4. In the B-7 zone, the substation equipment shall be fully enclosed within a structure.

6.5.7 Supplemental zone-specific conditional use standards

In addition to the general conditional use standards and supplemental use-specific conditional use standards, the following standards shall apply to conditional uses within certain zones:

A. R-OS Zone

1. The use shall be in conformity with or satisfy a deficiency identified in a federal, state, regional, or city recreation and open

space plan, including but not limited to the state comprehensive outdoor recreation plan, as such plans may from time to time be created or revised.

2. Buildings and structures shall not obstruct significant scenic views presently enjoyed by nearby residents, passersby, or users of the site.
3. Indoor recreation or nonrecreational uses shall serve a significant public purpose that cannot reasonably be accommodated outside of the recreation and open space zone.

6.6 ACCESSORY USES

6.6.1 In general

- A. Accessory uses shall be permitted in conjunction with permitted or conditional principal uses. Accessory uses must be:
 1. Customarily found in association with the principal uses;
 2. Generally consistent with the impacts of the primary use;
 3. Secondary in nature, clearly incidental and subordinate to the principal uses in terms of area and function;
 4. Located on the same lot as the principal use unless otherwise permitted; and
 5. Consistent with the intent of the zone.
- B. No accessory use or uses within a building shall occupy more than a combined total of 25 per cent of the floor area of the principal building, with the exception of required off-street parking, unless otherwise provided in Subsection 6.6.2 below.
- C. No accessory use or uses not within a building shall occupy more than a combined total of 25 per cent of the unbuilt lot area, or of the

required rear yard area, with the exception of off-street parking or as otherwise provided in Subsection 6.6.2.

6.6.2 Standards for specific accessory uses

A. Accessory Dwelling Units (ADUs)

1. Accessory Dwelling Units (ADUs) shall be permitted on all lawfully conforming and non-conforming lots with legal use identified as either single- or two-family dwellings. ADUs shall comply with all dimensional standards of the underlying zone unless otherwise provided below.
2. One ADU shall be permitted per qualifying property.
3. The owner(s) of the residence in which the accessory dwelling unit is created must occupy at least one of the dwelling units, with the exception of legally non-conforming lots on Peaks Island.
4. On Peaks Island, neither the accessory unit or principal unit shall be used for short-term rentals as defined under Section 6-150.1 of the City of Portland Code of Ordinances.
5. The appearance of the principal structure as either a single- or two-family structure shall not be significantly altered to reflect the addition of a new dwelling unit. When an ADU is significantly visible from public ways, the building design shall:
 - a. Be clearly subordinate to the principal structure(s) in scale and position in relationship with the street and principal structure(s).
 - b. Not include a separate entrance along the front façade of an existing single- or two-family structure; or outside stairways or fire escapes above the ground floor.
6. Under circumstances where an existing non-conforming structure is converted to an ADU, the design of the ADU shall take into consideration to the extent practicable the privacy of adjacent properties.
7. The developer of an ADU shall record a deed restriction requiring that the ADU and at least one other unit on-site remain under common ownership.
8. ADUs shall comply with all dimensional requirements of the underlying zone except:
 - a. Lot coverage and lot area per dwelling unit requirements.
 - b. Within the IR-1 Island Residential zone, the minimum lot area shall be 70,000 SF, except on Peaks Island where this standard shall not apply.
 - c. Within the IR-2 Island Residential zone, the minimum lot area shall be 30,000 SF, except on Peaks Island where this standard shall not apply.
9. An ADU shall be limited to a gross floor area of 800 SF or $\frac{2}{3}$ of the gross floor area of the principal unit(s), whichever is the lesser amount.
10. ADUs created on Peaks Island on existing lawfully non-conforming lots as of May 1, 2015:
 - a. Shall be rented to households earning up to 100% AMI and are subject to income verification as further outlined in Subsection 18.2.3.
 - b. Shall be rented for no more than the rent permitted at 80% AMI under the

#001

Posted by **Larry** on **03/08/2020** at **10:22am**

Type: Question

Agree: 0, Disagree: 0

If the number of dwelling units changes for a property, is there anything the property owner needs to be aware of?

Inclusionary Zoning Implementation Guidelines for Developers of Rental Housing.

- c. Shall be subject to an Affordable Housing Agreement as set forth in the City's Inclusionary Zoning Implementation Guidelines for Developers of Rental Housing for a term of not less than 20 years.
 - d. Shall provide the occupant of the affordable unit a written description of the occupancy requirements for the unit.
- B. Amusement devices.** Except where the principal use consists of the sale of alcoholic beverages for consumption on premises or where the principal structure is an airline terminal, pinball machines or amusement devices shall not be considered to be accessory uses whenever there are more than a total of two such machines or devices on the premises.
- C. Antennas, discs, transmitting and receiving equipment.** Building-mounted antennas, discs, and other transmitting and receiving equipment shall be:
- 1. No taller than 15 feet above the highest structural steel of the building roof;
 - a. Setback no less than 15 feet from the building perimeter; and
 - b. Integrated into the architecture of the building in placement, form, color, and material so as to screen or camouflage such equipment from public view.
- D. Drive-throughs.** Drive-throughs shall be permitted as an accessory use in the B-4 zone. Drive-throughs shall be reviewed as conditional accessory uses in the B-2/B-2b/B-2c zones, B-

3/B-3b/B-3c zones, B-6 zone, and B-7 zone. In all other zones, drive-throughs shall be prohibited. Where a conditional use, drive-throughs shall be subject to the provisions of Subsection 6.5.2 and the following additional review standards:

- 1. **In general:**
 - a. The Planning Board shall be the reviewing authority.
 - b. Features such as windows, vacuum cleaners, menu/order boards, and stacking lanes must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than 40 feet from any adjoining property located in a residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to such property line. In addition, drive-through features shall not extend nearer than 25 feet from the right-of-way;
 - c. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets;
 - d. Any speakers, intercom systems, or other audible means of communication shall not play pre-recorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55

dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater;

- e. Site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in the *City of Portland Technical Manual*;
 - f. Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, and noise. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts;
 - g. Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access; and
 - h. The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.
2. In the B-2/B-2b/B-2c zones, drive-throughs shall only be permitted when accessory to

a pharmacy or banking facility use. Drive-throughs shall not be permitted for restaurant, bakery, or other food or beverage service uses. Drive-throughs are only permitted in buildings of three or more stories where a majority of the upper stories is devoted to three or more dwelling units. The drive-through shall be screened as much as practical from the front of the building and shall be no closer than 40 feet from abutting residential zones and 25 feet from the street line.

3. In the B-3/B-3b/B-3c zones, drive-throughs shall only be permitted when accessory to a bank. Drive-throughs shall be subject to the Downtown Urban Design Guidelines.
4. In the B-6 zone, drive-throughs shall only be permitted when accessory to a bank and located in the interior of parking structures. Drive-up vehicle circulation shall not create an impediment for retail or mixed-use development for the first floor of the subject garages along any adjacent public streets.
5. In the B-7 zone:
 - a. The drive-through must be accessory to a banking service occupying a minimum floor area of 4,000 SF;
 - b. The drive-through must be attached to or included within a building with a minimum floor area of 20,000 SF, except that for lots of less than 20,000 SF and in existence as of March 9, 2005, a drive-up may be included in a building of less than 20,000 SF; and
 - c. The drive-up facility must be attached or included within a building and/or

addition meeting the minimum height of four stories in the Bayside Height District A and three stories in the Bayside Height Districts B and C. For the purposes of this conditional use, the minimum height exceptions for the B-7 zone shall not apply;

- d. The first floor of the building must include banking or other retail storefront uses with storefront windows, entries, and interior public space oriented to and visible from the street, with front entry access facing the street and directly accessible from the public sidewalk;
- e. Drive-up vehicle circulation shall not be located between the building and any adjacent public streets;
- f. The drive-up shall be limited to two vehicle drive-through lanes; and
- g. The location of any drive-up shall be limited to the geographic area between Somerset/Kennebec Streets/I-295/Franklin Street/Forest Avenue.

E. **Heliports.** Heliports shall meet the following minimum specifications:

- 1. **Roof heliport:**
 - a. Take-off area (min.): 200 feet x 250 feet
 - b. Parking area (min.): 30 feet x 90 feet
- 2. **Ground heliport:**
 - a. Take-off area (min.): 300 feet x 700 feet
 - b. Parking area and station building shall be located out of flight area.
- 3. **Elevation of operational area above street (max.): 100 feet**

- 4. Clearance from lateral obstruction (min.): 100 feet
- 5. Width of approach and departure path (min.): 500 feet at landing area, tapering outward 15 degrees on each side to a width of 1,000 feet
- 6. Slope with emergency landing areas: 1:8
- 7. Slope without emergency landing areas: 1:20
- 8. Curved approach: Minimum radius to turn, 650 feet
- 9. Approach zone transition area slope: Slope, 1:2

F. **Home occupations**

- 1. The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood.
- 2. Home occupations must be conducted entirely within the dwelling unit by one or more persons residing within the dwelling unit.
- 3. In connection with the operation of a home occupation, the following requirements shall be met:
 - a. A home occupation shall not occupy more than 500 SF of floor area or more than 25 % of the total floor area of such a dwelling unit, whichever is less, or in the case of licensed family day care homes, or home babysitting services, to accommodate not more than six children plus two children after school and having no nonresidential employees;

- b. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside;
 - c. Storage of materials related to the home occupation shall count as a part of the occupancy limitations above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited;
 - d. Exterior signs shall be limited to one non-illuminated sign not exceeding a total area of two SF, affixed to the building and not projecting more than one foot beyond the building;
 - e. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs;
 - f. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects;
 - g. There shall be no more than one nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees;
 - h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
 - i. No motor vehicle exceeding a gross vehicle weight of 6,000 pounds shall be stored on the property in connection with the home occupation.
4. No residence shall be occupied, altered or used for any home occupation except the following:
- a. Accountants and auditors;
 - b. Answering services (telephone);
 - c. Architects;
 - d. Artists and sculptors;
 - e. Authors and composers;
 - f. Computer programming;
 - g. Custodial services;
 - h. Custom furniture repair and upholstery;
 - i. Dentists, doctors, therapists, and health care practitioners;
 - j. Direct mail services;
 - k. Dressmakers, seamstresses and tailors;
 - l. Engineers;
 - m. Family planning services;
 - n. Hairstylists (limited to no more than two hair dryers);
 - o. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
 - p. Interior designers;
 - q. Lawyers, justices of the peace, and notary publics;
 - r. Licensed family day care home or babysitting services;
 - s. Musicians or music teachers, including group instruction not to exceed six students at any time but not including performances or band rehearsals,

which shall meet the following additional requirements:

- i. Electronic amplification is prohibited;
 - ii. The applicant shall demonstrate that noise attenuation is provided which minimizes perception of sound at property lines at all times during the use. Noise attenuation measures may include, but are not limited to, insulation, double-pane windows, air conditioners or any combination of these or similar noise attenuation measures;
 - iii. Hours of operation shall be limited to 8:30 a.m. to 9:30 p.m.
 - t. Office facility of a minister, rabbi, or priest;
 - u. Photographic studios;
 - v. Professional counseling and consulting services;
 - w. Professional research services;
 - x. Sales persons provided that no retail or wholesale transactions are made on the premises;
 - y. Small appliance repair;
 - z. Snow plowing provided that only one snow plow vehicle is stored on or generated from the site;
 - aa. Special tutoring or instruction (not to exceed three pupils at any given time);
 - bb. Clerical services;
 - cc. Small-scale marijuana caregiver, except that no more than one small-scale caregiver may operate out of any one dwelling unit.
5. A home occupation that is not listed in subsection (3) but is similar to and no more objectionable than those home occupations listed, shall be permitted as a conditional use subject to the requirements of Section 6.5 of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.
- G. Makers' markets in the IL-b zone.** Makers' markets, including periodic or seasonal sale of handcrafted and limited production products for final consumption, which may include prepared or raw foods, shall be permitted as an accessory use in the IL-b zone, provided that:
1. Such sales are located within a lawfully conforming principal permitted use;
 2. Such sales occupy an area no larger than 45% of the floor area devoted to the principal use;
 3. Such sales by any single vendor or group of vendors shall occur for no more than a total of 28 hours a week collectively;
 4. Such products are produced or permitted to be produced in the IL zone; and
 5. Such products are sold by the producer of the product or their designee.
- H. Tasting rooms in industrial zones.** Tasting rooms shall be permitted as accessory uses on the premises of facilities where beer, wine, spirits, other alcoholic or non-alcoholic beverages, or food are produced, provided that:

1. Service of food in the facility is limited to that which does not constitute a full course meal.
 2. No more than 10% of the beverage menu in tasting rooms accessory to beverage production or 10% of the food menu in tasting rooms accessory to food production is produced or manufactured off-site.
- I. **Solar energy generation.** Roof-mounted, building-integrated, or small-scale ground-mounted solar energy systems shall be permitted as accessory uses within all zones except the Stream Protection zone and within cemeteries. Accessory solar energy systems are only permitted within the Recreation Open Space zone where co-located with public industrial or utility infrastructure and are subject to historic preservation review when such systems are either located within or less than 100 feet from an identified historic district or historic landscape district. All accessory solar energy systems are subject to the following conditions:
1. Accessory solar energy systems shall comply with all general use standards for solar energy systems as stated under Section 6.4.15 of this article and with the dimensional requirements as stated under article 7.5.6.A.
 2. Small-scale ground-mounted solar arrays shall occupy less than 1,000 square feet of ground area.
- J. **Subletting.** The letting of rooms within an existing dwelling unit in any residential zone shall be permitted as an accessory use provided that:
1. There shall be no more than two persons occupying such room or rooms;
 2. There shall be not more than two rooms per dwelling unit occupied for such use; and
 3. There shall be no increase in the bathroom and/or kitchen facilities in the dwelling, and no such facility shall have been constructed in the immediately preceding two years.
- K. **Wind energy generation.** Freestanding and roof-mounted wind energy systems shall be permitted as accessory uses within all zones except the Stream Protection zone, within historic districts except where the Congress Street Historic District coincides with the B-3 zone, within historic cemeteries or historic landscape districts, or within 1,000 feet of any designated historic landmark (Portland Observatory, Cathedral of Immaculate Conception, St. Dominic's Cathedral, St. Luke's Cathedral, State Street Church, and City Hall), subject to the following conditions:
1. Accessory wind energy systems shall comply with all general use standards for wind energy systems as stated under Subsection 6.4.17 of this article.
 2. Freestanding wind energy systems shall measure no higher than 45' feet in height, except within the downtown historic district, where the height maximum of the underlying zoning shall supersede.
 3. Roof-mounted wind energy systems shall measure no higher than 10' feet above the highest part of the roof.
 4. Properties shall be limited to one free-standing wind energy system and/or three

roof or building mounted wind energy systems.

5. Accessory wind energy systems shall either be located on the rear half of a building or structure, or within the rear yard and shall be sited to maximize existing vegetative or other screening from nearby residential buildings and public ways. The location shall minimize changes to existing topography and natural vegetation which would result from construction or maintenance of the system.

6.7 TEMPORARY USES

6.7.1 In general

Temporary uses may be permitted from time to time as determined by the Planning Authority. In addition to regulations pertaining to temporary uses contained elsewhere in the City of Portland Code of Ordinances, the following standards shall apply for specific temporary uses.

6.7.2 Standards for specific temporary uses

- A. **Temporary parking.** Parking of vehicles may be permitted by a temporary certificate of occupancy for a limited period of time not to exceed one year in anticipation of future development.
- B. **Temporary private tenting.** Temporary private tenting with one tent accessory to a principal residential use is permitted in the IR-1 and IR-2 zones provided that adequate water supplies and sanitation facilities are available in connection with the principal residential use.
- C. **Temporary sales.** No “garage sale,” “lawn sale,” “attic sale,” “rummage sale,” or other similar casual sale of tangible personal property which is advertised by any means whatsoever

whereby the public at large is or can be made aware of such sale, shall be deemed to be accessory or temporary if such sale occurs after sales have been conducted on the same premises for six or more days previously during the calendar year.

D. Temporary stands

1. No premises shall be used for business purposes consisting of temporary stands, booths, platforms or vehicles intended for the sale of merchandise or other mercantile purposes, if any part of such stand, booth, platform or vehicle is proposed to be located nearer than 125 ft. to any residential zone, except that a single stand with no more than 200 SF of floor area for the sale of agricultural products produced on the premises shall be permitted as accessory to a permitted agricultural use.
2. A single produce stand shall be permitted on the premises of a community garden for the sale of flowers, vegetables, herbs, or fruit produced on the premises, provided that the stand is no more than 100 SF in floor area or open table area and is located a minimum of five feet from any property line; that sales are limited to two days per week between the hours of 9:00 a.m. and 6:30 p.m. during the growing season from May 25 through October 31; and that the stand has received all necessary permits. The use of produce stands shall be seasonal and temporary. Any properly permitted structure may remain on the premises year round. If the community garden is owned or operated by a non-profit organization, sales of

- flowers, vegetables, herbs or fruit produced in other gardens or farms in Maine owned or operated by said organization shall be permitted within the same limitations listed above. For purposes of this section, community garden means a parcel of open land used for the cultivation of flowers, vegetables, herbs, or fruit by a group of city residents either jointly as a single plot or through individual garden plots or beds.
3. A single produce stand shall be permitted on the premises of a non-profit organization incorporated pursuant to the laws of the State of Maine with the permission of the owner and on the premise of public schools with the permission of the school department; provided that the stand is for the sale of local fruit, vegetables, flowers, seedlings and plants produced by the seller; that the stand is no more than one hundred (100) square feet in floor area or open table area and is located a minimum of five feet from any property line; that sales on the premises are limited to two days per week between the hours of 9:00 a.m. and 6:30 p.m. during the growing season from May 25 through October 31; and that the stand has received all necessary permits. The use of produce stands shall be seasonal and temporary. Any properly permitted structure may remain on the premises year-round.
 4. In the IR-1 and IR-2 zones, a single stand with no more than 200 SF of floor area for the sale of agricultural products produced on the premises or the sale of fish or

shellfish caught by the occupant of the premises shall be permitted as a temporary use.

- E. **Truck load sales.** Truck load sales shall not extend beyond three consecutive days nor occur more frequently than three times a calendar year.

6.8 PERFORMANCE STANDARDS

6.8.1 Design

- A. In the B-3 zone, all development, all building and site alterations, and all provision of landscaping or other pedestrian amenities shall be consistent with the Downtown Urban Design Guidelines.
- B. In the B-7 zone, all buildings shall have a minimum of one operable public pedestrian entrance facing the street frontage of the lot. Such building entrances shall comply with the B-7 Design Standards.

6.8.2 Development in the R-OS zone

All development in the Recreation and Open Space zone shall comply with the following development standards:

- A. All ground areas not used for parking, loading, vehicular or pedestrian areas and not left in their natural state shall be suitably landscaped and designed with quality materials that are consistent with adopted city policy or master plans, and which provide a comfortable, durable, accessible, readily maintainable, and aesthetically pleasing environment.
- B. Natural features, such as mature trees and natural surface drainageways, shall be preserved to the greatest possible extent consistent with the uses of the property.

- C. Loading areas shall be screened and parking areas shall be screened and landscaped so as to avoid a large continuous expanse of paved area.
- D. Buildings and structures shall be sited to avoid obstructing significant scenic views presently enjoyed by nearby residents, passersby, and users of the site.
- E. Storage of commodities and equipment shall be completely enclosed within buildings or provided with screening by a fence, wall, or landscaping.
- F. The outer perimeter of playfields, play lots, and other active recreational areas shall be screened, or shall be located a reasonable distance from any residential use.

6.8.3 Discharges

No discharge shall be permitted at any point into any private sewage disposal system, or stream, or into the ground, of any materials in such a way or of such nature or temperature as to contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accordance with standards approved by the health authority or by the Public Works Authority. No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the Department of Public Works in accordance with Chapter 24 of the City of Portland Code of Ordinances. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24. Electromagnetic interference

In any industrial zone, there shall be no electromagnetic interference that adversely affects

the operation of any equipment other than that belonging to the creator of such interference.

6.8.4 Exterior lighting

All exterior lighting shall be designed and installed with cut-off fixtures to direct illumination onto the site and to prevent illumination from such fixtures on neighboring properties.

6.8.5 Heat, glare, radiation

Heat, glare, or radiation shall be imperceptible without instruments at lot boundaries and shall not present a safety hazard.

6.8.6 Historic resources

The exterior design of proposed or renovated structures located within historic districts shall be subject to the historic preservation provisions of Article 17. The exterior design of proposed or renovated structures located adjacent to historic districts or historic resources shall be subject to historic preservation requirements of Article 14.

6.8.7 Landscaping and screening

- A. In all mixed-use zones, the O-P zone, and the R-P zone, and the A-B zone outside of restricted access areas, sites shall be landscaped to screen parking and accessory site elements, including storage and solid waste receptacles, from the right-of-way, public open space, or abutting residential zones.
- B. In the I-H and I-Hb zones, where a front yard abuts an arterial or a major collector street, it shall be landscaped. Rear yards, side yards and the perimeter of any parking area for greater than 15 vehicles shall be landscaped if visible from a right-of-way, public open space or residential zone.

6.8.8 Noise

- A. The maximum permissible sound level of any continuous, regular, or frequent source of sound produced by an activity shall be as shown in Table 6-G.
- B. For any noise generated by a use in the B-5/B-5b, B-6, B-7, I-L/I-Lb, I-M/I-Mb, and I-H zones, sound shall be measured at or within the boundaries of any residential zone. For any noise generated by a use in the B-1, B-2/B-2b/B-2c, I-B, R-P, O-P, A-B, and IS-FBC zones, sound shall be measured at lot boundaries. For any noise generated by a use in the B-3/B-3b/B-3c, sound shall be measured at lot boundaries or within publicly accessible pedestrian open space. And for any noise generated by a use in the B-4 zone, sound shall be measured off premises at the source of complaint.
- C. In addition to the sound level standards established in Table 6-G, all uses shall employ best practicable sound abatement techniques to prevent tonal sounds, or sound waves usually perceived as a hum or whine because their instantaneous sound pressure varies essentially as a simple sinusoidal function of time, and impulse sounds, or sound events characterized by brief excursions of sound pressure, each with a duration of less than one second. If such tonal and impulse sounds cannot be prevented, uses shall employ best practicable sound abatement techniques to minimize the impact of such sounds in residential zones.
- D. Sound levels shall be measured with a sound level meter with a frequency weighting network manufactured according to standards prescribed by the American National Standards Institute (ANSI) or its successor body.

TABLE 6-G: NOISE STANDARDS

Zone	Daytime/Evening (7 am-9 pm)	Nighttime (9 pm-7 am)
I-B	60 dBA	55 dBA
R-P	55 dBA	55 dBA
O-P	60 dBA	60 dBA
B-1	55 dBA	55 dBA
B-2/B-2b/B-2c	60 dBA	55 dBA
B-3/B-3b/B-3c	60 dBA	55 dBA
B-4	65 dBA	60 dBA
B-5, B-6, B-7 ¹	60 dBA	50 dBA
I-L/I-Lb ¹	60 dBA	50 dBA
I-M/I-Mb ¹	70 dBA	55 dBA
I-H/I-Hb ¹	75 dBA	55 dBA
A-B	60 db	60 dBA
IS-FBC	60 dBA	55 dBA

¹ Daytime/evening noise regulations shall extend until 10 pm, after which time nighttime noise regulations shall apply.

Measurements shall be made at all major lot lines of the site, at a height of at least 4 feet above the ground surface. In measuring sound levels under this subsection, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ1).

- E. Wind energy systems
 1. Where the underlying zone is residential and does not specify sound requirements, or where the system will be within 100 feet of a residential building, the audible sound levels generated by the wind energy system* shall not exceed forty-five (45)

decibels on the A scale between the hours of 9:00 p.m. and 7:00 a.m., and fifty (50) decibels on the A scale between 7:00 a.m. and 9:00 p.m., as measured at the nearest property line in accordance with this provision and technical standards set out in the City of Portland Technical Manual.

2. For any system over 45 feet in total height not in the recreation open space, resource protection or island transfer station zones, the maximum sound levels allowed by this ordinance shall not be exceeded at the nearest property boundary and at the nearest point vertically above the property line that coincides with the maximum building height allowed in the abutting zone.
3. Any system located within the recreation open space, resource protection or island transfer station zones and more than 100 feet from a residential building shall not exceed fifty-five (55) decibels on the A scale as measured 50 feet from the base of the tower.
4. Audible sound levels of wind energy systems shall include sounds generated in all conditions including low and high winds (furling, yawing, and flutter) and power outages (freewheeling). If after installation, the system is determined to be operating at levels above these limits (as measured at the property lines in accordance with this provision and applicable technical standards, the owner shall take (at the owner's cost) remedial action to ensure compliance with these limits. Required action may include relocation or removal of the system.

F. Exemptions

1. Noises created by construction and maintenance activities between 7:00 a.m. and 10:00 p.m. are exempt from the maximum permissible sound levels set forth above of this section. Construction activities on a site abutting any residential use between the hours of 10:00 p.m. and 7:00 a.m. shall not exceed 50 dBA.
2. The following uses and activities shall also be exempt from the requirements of Table 6-G:
 - a. The noises of safety signals, warning devices, emergency pressure relief valves, and any other emergency devices.
 - b. Traffic noise on public roads or noise created by aircraft and railroads.
 - c. Noise created by refuse and solid waste collection, provided that the activity is conducted between 6:00 a.m. and 7:00 p.m.
 - d. Emergency construction or repair work by public utilities, at any hour.
 - e. Noise created by any recreational activities which are permitted by law and for which a license or permit has been granted by the city, including but not limited to concerts, parades, sporting events, and fireworks displays.

6.8.9 Odor

- A. It shall be a violation of this article to create an odor nuisance.
 1. An odor nuisance shall be considered to exist when 10 confirmed complaints occur in an area within two separate 24-hour

- periods. The 10 confirmed complaints must originate from 10 different households in an area zoned residential or from 10 different individuals in a commercial or industrial facility. The Permitting & Inspections Director shall only respond to a complainant who confirms that the odor is detectable at the time of the actual complaint. In order to confirm a complaint, the Permitting & Inspections Director or its designee shall first determine that an odor is detectable in the area of the complaint. The Building Authority or its designee shall interview the complainant to verify that the detectable odor is in fact the odor that resulted in the complaint. If the complainant verifies the odor as the source of the complaint, then the Permitting & Inspections Director shall notify the owner or operator of the alleged odor source either in person or by telephone within 1 working day, with a written confirmation within 7 working days of the complaint. In the event that the Permitting & Inspections Director is unable to contact the owner or operator of the alleged odor source in person or by telephone within 1 working day, then the Permitting & Inspections Director shall send written notice to the operator within 7 working days of the complaint.
2. In the event that 10 complaints are confirmed as set forth in subsection 1. in two separate 24 hour periods within a 90-day period, the Permitting & Inspections Director shall cause a certified odor inspector to investigate any odor complaints received in the next 30 days following the receipt of the tenth confirmed complaint from the second 24 hour period. If the odors remain under the ambient intensity standard as established in this subsection for the next 30 days, then a new odor nuisance must be established after that time in accordance with the requirements of this section. The certified odor inspector shall do the following in response to a complaint under this subsection:
 - a. Verify that an odor is detectable in the area of the complaint and confirm that it is the odor that resulted in the complaint;
 - b. Quantify the intensity of the odor on the eight point in butanol intensity scale as defined in regulations promulgated by the Planning & Urban Development Director to establish training and technical standards to support this subsection; and
 - c. Track the odor to its source.
 - B. When the certified odor inspector determines that a violation has occurred because an odor has exceeded the maximum ambient odor levels set forth in this section, the Permitting & Inspections Director shall notify the owner or operator either by telephone or in person of the violation within 1 working day of the violation. The Permitting & Inspections Director shall confirm this notification in writing within 7 working days of this initial notice. In the event that the Permitting & Inspections Director is unable to contact the owner or operator by telephone or in person within the required time

period, then it will send written notification within 7 working days of the violation.

- C. Upon receipt of the written notice of violation, the owner or operator of the odor source shall do the following:
 - 1. Implement odor reduction procedures immediately upon notification by the Permitting & Inspections Director that the facility has violated this section wherever odor reduction can be achieved by operational or procedural changes at the facility;
 - 2. Submit to the Permitting & Inspections Director, within 30 days of the written notice of violation, an odor reduction plan which is designed to reduce ambient odors attributable to emissions from that source to the maximum allowable intensity for that zone. The plan shall include a detailed summary of the measures that the owner or operator will take to mitigate the community annoyance and estimated dates for completion of those measures. In the event that it will take longer than 30 days to develop the odor reduction plan, the owner or operator of the facility shall submit within the thirty-day time period a schedule for the development of the odor reduction plan. The Permitting & Inspections Director shall review this plan to determine whether it will be adequate to resolve the odor nuisance in a reasonable time period; and
 - 3. Implement the plan in accordance with the schedule approved by the Permitting & Inspections Director.
- D. The maximum ambient intensity standard for odors generated by uses located in the

industrial zones shall not exceed the following levels when the odor is measured in the zone indicated:

- 1. 4.0 in any industrial or mixed-use zone for odors resulting from uses in industrial or mixed-use zones.
- 2. 3.0 in any residential zone for odors resulting from uses in industrial or mixed-use zones.

6.8.10 Outdoor effects

- A. In all mixed-use, office, and industrial zones and the IS-FBC zone, uses shall be operated within a completely enclosed structure, except for those customarily operated in open air.
- B. In the mixed-use and IS-FBC zones, open air activities shall be those licensed by the city. There shall be no outdoor kennels.
- C. No building in any zone shall be erected, altered or used as a garage for the storage of more than three motor vehicles or for the business of repairing motor vehicles, if any part of either old or new building when completed would be closer than five feet to any part of any church, public or private hospital or school; or if any part of either old or new building when completed would be less than 15 feet from the boundary line of any lot upon which any part of any church, public or private hospital or school is located. No existing garage used for the storage of more than three motor vehicles or for the business of repairing motor vehicles shall be deemed to become a nonconforming use through the subsequent erection of such church, hospital or school closer than the aforesaid distance to such a garage.
- D. No open exterior stairways or fire escapes shall be constructed above the ground floor, except



that the Building Authority may permit the installation of an exterior egress stair or an upgrade of an existing exterior fire escape for a conforming or lawfully nonconforming dwelling unit existing as of January 5, 1998, if such egress is required to meet current fire or other life safety codes, provided that the owner demonstrates to the Building Authority that:

1. There is no practical and economically reasonable way to provide such egress within the interior of the building, as demonstrated by the submission of detailed floor plans showing the projected cost of and the impact on the existing dwelling from an interior stair; and
2. The stairway and associated landings and other building fixtures are designed and will be constructed to have a minimal visual impact upon the building, especially as viewed from any public way or public open space, as demonstrated by photographs of the front and any other affected facades of the building and plans or drawings of the proposed egress stairs.

6.8.11 Outdoor storage

Outdoor storage shall comply with the requirements of Table 6-H.

TABLE 6-H: OUTDOOR STORAGE STANDARDS

B-1, B-2/B-2b/B-2c, B-3/B-3b/B-3c, O-P, R-P, A-B¹, and IS-FBC	There shall be no exterior storage with the exception of fully enclosed receptacles for solid waste disposal. In the B-3 zones, such receptacles shall be screened from public streets.
B-4, B-5/B-5b, B-6, B-7, and Industrial	Outdoor storage of materials shall be done in such a manner as to prevent the breeding and harboring of insects or vermin, to prevent the transfer of such materials from the site by natural

causes or forces and to contain fumes, dust, or other materials which constitute a fire hazard. This storage shall be accomplished within enclosed containers or by raising materials above ground, separating materials, preventing stagnant water, or by some other means. In the B-4, B-5/B-5b, B-6, and B-7 zones, no outdoor storage shall be permitted in the front setback, except for storage for plant and tree nurseries or lumber yards if listed as a permitted use. In the B-4, B-5/B-5b, B-6, and B-7 zones, any storage of new materials, finished products, or related equipment must be suitably screened from the public way and abutting properties by a landscaped buffer or solid fence at least five feet in height.

B-1 and B-2/B-2b/B-2c Vehicles or truck trailers with or without wheels shall not be used for on-site storage. In the B-2/B-2b/B-2c zone, there shall be an exception where such storage is located in a designated loading zone identified on an approved site plan; or such storage is not visible from the street or adjacent residences during winter.

B-5 Outdoor storage of rental and moving equipment shall be located on the site and not within a public right-of-way or sidewalk. A curb, guard rail or other barrier shall be provided to contain such equipment and storage on the site as well as out of landscape buffer areas. A landscape buffer shall be provided. Outdoor storage of rental and moving equipment must be accessory to a building in existence as of the date of this ordinance. Exterior lighting shall not exceed that which is necessary for security purposes.

¹ Does not apply to airports.

6.8.12 Relocation of displaced residents

In the B-3, B-3b, and B-3c zones, any development which results in the displacement of residents of dwelling units currently located on the development site shall meet the requirements of Article 18.5.

6.8.13 Smoke

Smoke shall not be emitted at a density in excess of the opacity level designated in Table 6-I, as classified in Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency.

TABLE 6-I: SMOKE STANDARDS

Zone	Opacity level
R-P	20%
O-P	
B-1	
B-2/B-2b/B-2c	
B-3/B-3b/B-3c	30%
B-4	
B-5/B-5b	40%
B-6	
B-7	
Industrial and A-B zones	20%
IS-FBC	

6.8.14 Storage of vehicles

- A. In all residential zones, all island zones, the R-P zone, and the B-3 zone, only one unregistered motor vehicle may be stored outside for a period not exceeding 30 days.
- B. In other mixed-use zones, storage of unregistered motor vehicles for more than 10 days and outdoor storage of used automobile tires shall be prohibited.

6.8.15 Traffic

Development in the I-M, I-Ma and I-Mb zones shall utilize streets classified as arterials by the Maine Department of Transportation to the greatest extent possible.

6.8.16 Waste disposal

- A. All solid waste disposal, including materials which might cause fumes or dust, or constitute a fire hazard if stored out-of-doors, shall be only in fully enclosed, covered containers or receptacles. In all non-residential zones with the exception of the industrial zones, such containers or receptacles shall be within designated, screened areas. In industrial zones and the B-4 zone, outdoor storage of refuse, debris, or previously used materials awaiting reuse shall either be in an appropriate container or located within a designated, screened area. Containers or receptacles shall not leak or otherwise permit liquids or solids to escape from the container or be transferred beyond lot boundaries by natural causes or forces. Areas attracting large numbers of insects or vermin are prohibited.
- B. Where food processing is permitted, all food processing waste shall be stored within a completely enclosed structure and if not refrigerated shall be removed from the site in an enclosed container within 48 hours of its generation. All enclosed and exterior food processing waste storage areas shall be cleaned and sanitized on a regular basis.

6.8.17 Vibration

- A. In any mixed-use zone, the O-P, and the R-P zones, vibration inherently and recurrently generated shall be imperceptible without

instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile-supported pier.

- B.** In all industrial zones, any use creating earthshaking vibrations, with the exception of airports, shall be controlled in such a manner as to prevent transmission beyond lot lines of vibrations causing a displacement of .003 or greater on one inch, as measured by a vibrograph or similar instrument at the property boundaries.

7 DIMENSIONAL STANDARDS

7.1 APPLICABILITY

Construction, alterations, and additions to structures and buildings are governed by this article, except when superseded by other applicable laws or ordinances. It is the intent that, when in doubt, this article should be interpreted to accommodate the goals of the City's Comprehensive Plan and other plans.

7.2 RULES OF MEASUREMENT

Building footprint. The lot area contained within the outermost perimeter of the building envelope including cantilevered portions of the building, projections, and porches, decks, and similar attached structures integral to the building and contributing to its mass, but excluding roof overhangs.

Floor area. The total floor space enclosed by exterior or standard fire walls of a building, exclusive of vent shafts and courts.

Grade, pre-development. Average grade, existing on October 1, 2000, at the corners of the foundation of the proposed structure.

Height. The vertical measurement from grade, or the pre-development grade on the islands, to the highest point of a structure. For buildings, height shall be measured to the roof beams in flat roofs; to the highest point of the roof beams or the highest point on the deck of mansard roofs; to a level midway between the level of the eaves and highest point of pitched roofs or hip roofs; or to a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs. For this

purpose the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves.

Impervious surface ratio. The proportion of a site covered by impervious surfaces, calculated by dividing the total impervious surface area by the lot area. For the purposes of this measurement, impervious surface shall be as defined by the Maine Department of Environmental Protection.

Landscaped open space ratio. The proportion of lot area covered by landscaped open space, calculated by dividing the total landscaped open space area by the lot area. For the purposes of this measurement, landscaped open space shall not include rooftop gardens or structured or engineered surfaces.

Lot area. The area of a lot enclosed within the boundary lines of a lot.

Lot coverage. The proportion of lot area covered by building footprint and the footprint of accessory detached structures.

Lot width. The distance measured between side lot lines through that part of the principal building where the lot is narrowest.

Net land area. The land area arrived at by subtracting from lot area the square footage of the following: (a) existing watercourses measured by the area between the top of the banks at the normal high-water mark; (b) Wetlands; and (c) slopes of 25% or greater. Where a slope of 25% or greater was altered to less than 25% within the two years

immediately preceding a development proposal, such slope shall also be subtracted from the lot area.

Setback. A space on a lot which is required by this article to be maintained open, unoccupied, and unobstructed between lot lines and any structure, except as otherwise permitted in this code of ordinances. A setback shall be measured from a line parallel to the lot line drawn through the point of a structure nearest to such lot line. This measurement shall be taken at right angles from such parallel line. When measuring setbacks, setbacks shall be interpreted to include setbacks of structures from property lines and setbacks of principal structures from one another. No principal structure shall occupy the minimum setback of another principal structure. Setbacks shall not apply to fences, flagpoles, raised garden beds, and other similar structures. When setbacks are established in relationship to height, the height in stories or feet of that part of the principal structure adjoining a yard shall be used in determining the required setback.

Setback, front. A setback along the front lot line, extending between side lot lines, the depth of which shall be the shortest horizontal distance between the front lot line and any structure. In the case of lots with frontages on two or more streets, the orientation of the principal entry to the principal building shall prevail. In the case of lots without frontage on a street, the property line that parallels the nearest developed street shall be considered the front.

Setback, rear. A setback along the rear lot line, extending between side lot lines, the depth of which

shall be the shortest horizontal distance between the rear lot line and any structure.

Setback, side. A setback along a side lot line extending from the front lot line to the rear lot line, the width of which shall be the shortest horizontal distance between the side lot line and any structure.

Stepback. A space on a lot which is required by this article to be maintained open, unoccupied, and unobstructed between lot lines and any structure that occurs at a prescribed height above the ground. Stepbacks shall apply to all attached accessory structures, including the minimum necessary housing of elevators, stairways, tanks fans, or other building operating equipment not intended for human occupancy.

Story. That portion of a building included between the surface of any floor and the surface of the floor, or the roof, next above. A half story is a story situated under a sloping roof, the area which at a height four feet above the floor does not exceed two-thirds of the floor area of the story immediately below it. A story which exceeds 18 feet in height shall be counted as two stories. A basement shall be counted as a story for the purpose of height measurement where more than one-half of its height is above the average level of the adjoining ground.

Street frontage. The distance for which a lot line adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

7.3 DIMENSIONAL STANDARDS

TABLE 7-A: RESIDENTIAL ZONE DIMENSIONAL STANDARDS

		R-1	R-2	R-3 ²	R-4	R-5 ²	R-5A ⁵	R-6 ^{7,8}	R-6A ¹
Lot Area (min.)	Governmental	15,000 SF	10,000 SF	6,500 SF	6,000 SF	6,000 SF			
	Hospital			10 ac.		5 ac.		2 ac.	
	Intermediate or long-term, extended care facility	3 ac.	3 ac.	2 ac.		2 ac.	1.5 ac.	1 ac. ⁹	
	Lodging house					9,000 SF		2,000 SF	
	Multiplex				9,000 SF	9,000 SF			
	Place of assembly								
	<10,000 SF	1 ac.	1 ac.	1 ac.	15,000 SF	.5 ac.		10,000 SF	
	>10,000 SF	2 ac.	2 ac.	2 ac.	30,000 SF	1 ac.		15,000 SF	
	Post-secondary school		2 ac.			2 ac.		2,000 SF	
	Elementary, middle, and secondary school	2 ac.	2 ac.	2 ac.	30,000 SF	30,000 SF		30,000 SF	
	Raising of animals	3 ac.							
	Residential	15,000 SF	10,000 SF	6,500 SF	6,000 SF	6,000 SF ³	6,000 SF / 2 ac. max ⁶	2,000 SF	4 ac.
	All other uses	15,000 SF	10,000 SF	6,500 SF	6,000 SF	6,000 SF		2,000 SF	
	Lot Area per Dwelling Unit (min.)	15,000 SF	10,000 SF	6,500 SF	3,000 SF	3,000 SF	1,600 SF	725 SF	
	Lot Area per Rooming Unit (min.)					1,000 SF		250 SF	
	Lot Area per Multiplex Unit (min.)				3,000 SF for first 3, 6,000 SF thereafter	4,500 SF			
	Lot Area per SNIDU (min.)				2,400 SF	3,600 SF			
	Street Frontage (min.)	75 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	20 ft.	
	Lot Width (min.)	100 ft.	80 ft.	65 ft.	60 ft.	60 ft. 90 ft. for multiplex	60 ft.	20 ft.	
	Front Setback (min.)	25 ft.	25 ft.	25 ft.	25 ft.	20 ft.	25 ft.	5 ft.	
		Or average depth of adjacent front yards							
Rear Setback (min.)		25 ft.	25 ft.	25 ft.	25 ft.	20 ft.	25 ft.	10 ft..	
	Detached Accessory <250 SF	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Side Setback (min.)	<1.5 stories to 1.5 stories	12 ft.	12 ft.	8 ft.	10 ft.	8 ft.	10 ft.		<45 ft. in height: 10 ft.
	2 stories	14 ft.	14 ft.	14 ft.	14 ft.	12 ft.	14 ft.		
	2.5 stories	16 ft.	16 ft.	16 ft.	16 ft.	14 ft.	16 ft.	5 ft. ¹⁰	>45 ft. in height: 15 ft.
	Detached Accessory <250 SF	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.		
	On Side Street (min.)	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	None	
		Or depth of front yard directly abutting the lot.							

DIMENSIONAL STANDARDS

TABLE 7-A (CONT.): RESIDENTIAL ZONE DIMENSIONAL STANDARDS

	R-1	R-2	R-3 ²	R-4	R-5 ²	R-5A ⁵	R-6 ¹	R-6A ¹
Stepbacks (above 35 ft. when property line abuts a residential zone)(min.)							10 ft. from side property line and 15 ft. from rear property line ¹¹	
Structure Height (max.)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft. ¹²	65 ft.
Detached Accessory	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	
Lot Coverage (max.)	20%	20%	35%	30%	40%	30%	60%	
Landscaped Open Space Ratio (min.)							20%	
Width of garage opening on front façade (max.)							9 ft. or 40% of the front facade, whichever is greater, and in no case more than 20 ft.	

¹ All R-6 dimensional standards apply in the R-6A unless otherwise indicated.

² See separate table for PRUD standards.

³ Single family homes may be built on small lots in the R-5 under small residential lot dimensional requirements under certain conditions. See separate table for R-5 Small Residential Lot dimensional requirements.

⁵ For R-5A, PRUD standards shall apply to PRUDs, multi-family development of 4 or more units, congregate care, and intermediate, extended, or long-term care facilities, unless noted otherwise in the table above. See PRUD table for additional standards that apply to these uses.

⁶ Applies to 1-, 2-, and 3-family dwellings only.

⁷ Alterations to single-family, two-family, and multi-family dwellings in existence as of 6/15/15 shall not result in the creation of any additional dwelling unit of less than 600 square feet of floor area, exclusive of common hallways and storage in basement and attic; and shall not result in any existing dwelling unit being reduced in size to less than 1,000 square feet of floor area, exclusive of common areas and storage in basement and attic.

⁸ Subdivisions consisting of horizontally attached dwellings on individual lots are not required to have side yards between such dwellings where a party wall condition will exist. Horizontally attached dwellings located within a single lot shall be required to meet the applicable side setback requirements at the external lot boundaries of the subdivision and internal lot boundaries between such dwellings that are not attached to each other. No minimum lot size width shall be required for individual lots underlying townhouse (horizontally attached) dwelling types. The applicable minimum lot area per dwelling shall apply to each lot.

⁹ Except for long-term and extended care facilities: 10,000 SF for the first 9 residents plus 750 SF for each additional resident, up to a total of 2 ac.

¹⁰ Except that a side setback in the R-6 zone may be reduced to zero, provided that the cumulative side yards are not less than 10 ft. A permanent maintenance easement a minimum of 5 ft. in width shall be provided on the parcel adjacent to the lot line with the reduced side setback.

¹¹ Does not apply on side streets.

¹² Except as provided under the Fort Sumner Park Height Overlay and Munjoy Hill Conservation Overlay.

TABLE 7-B: PRUD DIMENSIONAL STANDARDS

	R-3	R-5	R-5A ³
Gross Lot Area (min.)	3 ac.	2 ac.	2 ac. ⁴
Net Land Area per Dwelling Unit (min.)	6,500 SF	3,000 SF	1,600 SF ^{4, 5}
Units/Building (max.)	PRUD < 5 ac.: 2 PRUD > 5 ac.: 6	12	
Average Number of Units/Building (max.)	PRUD > 5 ac.: 5		
Structure Height (max.)	35 ft.	35 ft.	55 ft.
Building Length (max.)	Without garages: 100 ft. With integral garages: 140 ft.	140 ft.	
Length of Accessory Garage Structure (max.)		60 ft.	
Building Setback from External Subdivision Property Lines (min.)	3 or fewer D.U. in building: 25 ft. 4 or more D.U. in building: 35 ft.	Bldg. Length 100 ft. or less: 25 ft. Bldg. Length >100 ft.: 35 ft.	Bldg. Length 100 ft. or less: 25 ft. Bldg. Length >100 ft.: 35 ft.
Distance between detached PRUD Dwelling Units (min.)	16 ft.		
Common Recreation Open Space Area (min.)²	300 SF/D.U.	300 SF/D.U.	200 SF/D.U. ⁴
Habitable Space Elevation	No habitable space in a PRUD shall be below grade, except basements that are a part of and below above-ground units.		

² Recreation open space area shall be designated on the site for recreation purposes. Such recreation areas shall be usable, level graded, dry, accessible and properly drained. At a minimum, a contiguous area of 6,000 SF with a minimum dimension of 50 ft. shall be provided which shall at least be usable as a multi-purpose field. Such recreation areas shall be located at least 25 ft. from dwelling units.

³ In the R-5A zone, PRUD standards shall apply to PRUDs, multi-family development of 4 or more units, congregate care, and intermediate, extended, or long-term care facilities unless otherwise noted.

⁴ Does not apply to intermediate, extended, or long-term care facilities but does apply to PRUDs, congregate care, and 3+ family buildings.

⁵ Minimum land area per intermediate care facility resident: 8,000 SF gross land area for first 35 residents, plus 350 SF for each additional resident. For PRUD standards in island zones, see Table 7-D.

TABLE 7-C: R-5 SMALL RESIDENTIAL LOT DEVELOPMENT DIMENSIONAL STANDARDS¹

	Lot Area (min.)	5,000 SF
		7 ft. ²
Side Setback (min.)	Detached Accessory Ground Coverage < 250 SF	5 ft.
	Side Yard on Side Street	10 ft.
	Lot Width (min.)	40 ft.
	Street Frontage (min.)	40 ft.
	Lot Coverage (max.)	50%

¹ Single family homes may be built on small lots in the R-5 under small residential lot development dimensional requirements if the lot is: vacant or used exclusively for parking; or contains structure(s) not used for residential purposes; or is created from a single lot division of a developed lot and results in a lot meeting the small residential lot dimensional requirements with the remaining developed portion meeting the standard dimensional requirements of the R-5 zone.

² The width of one side setback may be reduced 1 ft. for every foot that the other side yard is correspondingly increased, but no side yard shall be less than 4 ft. in width.



DIMENSIONAL STANDARDS

TABLE 7-D: ISLAND ZONE DIMENSIONAL STANDARDS

					I-B ¹⁰						
					<i>Served by Public Water & Sewer</i>	<i>Not Served by Public Water & Sewer</i>					
					IR-1	IR-2	IR-3				
Lot Area (min.) ¹¹	Bed and Breakfast					5,000 SF for 3 guest rooms plus 5,000 SF/additional room		10,000 SF/guest room			
	Campgrounds		10 ac.			5,000 SF/campsite, but not less than 10 ac.					
	Hotels					10,000 SF/guest room		5,000 SF for 3 guest rooms plus 5,000 SF/additional room		10,000 SF/guest room	
	Lodging House					10,000 SF/lodging room	10,000 SF/lodging room	5,000 SF for 3 rooming units, plus 5,000 SF/additional rooming unit		10,000 SF/lodging room	
	Place of Asse mbly	>10,000 SF	30,000 SF	30,000 SF							
		<10,000 SF	15,000 SF	15,000 SF	35,000 SF		20,000 SF				
	PRUD/PUD (gross lot area)		5 ac. ¹	5 ac. ¹	20 ac.						
	Raising of Animals		3 ac.								
	Residential		40,000 SF _{2,3}	20,000 SF ³	42,500 SF ⁶		20,000 SF		20,000 SF		
	Restaurant					35,000 SF		10,000 SF		20,000 SF	
	Retail					35,000		None		20,000 SF	
	Seasonal Camps		10 ac.			35,000 SF					
	Schools/Educational Facilities		40,000 SF	20,000 SF	35,000		20,000 SF				
	All other uses					35,000 SF		20,000 SF			
Lot Area per Dwelling Unit (min.)			None ⁴	None ⁴	42,500 SF ⁷						
Street Frontage (min.)			100 ft. ⁵	70 ft. ⁵	70 ft. ⁸		40 ft.				
Lot Width (min.)			100 ft. ⁵	80 ft. ⁵	80 ft.		40 ft.				
Front Setback (min.)			30 ft. ⁵	25 ft. or the average of adjacent front yards ⁵	25 ft. ⁹		20 ft. or avg. depth of adjacent front yards				
Rear Setback (min.)			30 ft. ⁵	25 ft. ⁵	25 ft. ⁹						
	Detached Accessory Ground Coverage < 250 SF		10 ft. ⁵	10 ft. ⁵	10 ft. ⁹		10 ft.				

TABLE 7-D (CONT.): ISLAND ZONE DIMENSIONAL STANDARDS

					I-B ¹⁰	
					<i>Served by Public Water & Sewer</i>	<i>Not Served by Public Water & Sewer</i>
		IR-1	IR-2	IR-3		
Side Setback (min.)		20 ft. ⁵	20 ft. ⁵	20 ft. ⁹	10 ft.	
	Detached Accessory Ground Coverage < 250 SF	15 ft. ⁵	15 ft. ⁵	15 ft. ⁹	10 ft.	
	On Side Street	20 ft. ⁵	20 ft. ⁵	20 ft. ⁹	10 ft.	
Structure Height (max.)			35 ft.; For Little Diamond Island: 27 ft.			
		35 ft.		35 ft.	35 ft.	
	Accessory Detached	18 ft.	18 ft.	18 ft.	18 ft.	
	Lot Coverage (max.)	20%	20%	20%	50%	

¹ PRUDs shall consist of detached dwellings.

² 60,000 SF if not served by public water.

³ For PRUDs, minimum lot area shall be reduced up to 50% provided there is an equivalent corresponding increase in common or public open space that is usable for passive or active recreational opportunities or that serves as a buffer between buildings or between the development and the surrounding neighborhood.

⁴ Except 1 dwelling unit per 40,000 SF of net land area for PRUDs in IR-1 and 20,000 SF of net land area in for PRUDs IR-2.

⁵ For PRUDs, standard shall be reduced up to 50%.

⁶ Except that the minimum lot size per dwelling unit shall be reduced by the amounts specified below, to a minimum lot size of 35,000 SF per dwelling unit, provided that the Planning Board finds that the development meets the following criteria: a. The minimum lot size per dwelling unit shall be reduced by 5,000 SF if a public off-island water source provides 75% of the water needs of the development. b. The minimum lot size per dwelling unit shall be reduced by 2,500 SF if the development provides appropriate permanent restrictions or other agreements precluding the use, maintenance and parking of all private motor vehicles exclusive of construction and common service vehicles.

⁷ The maximum density for a PUD shall be based on the applicable minimum lot size for each use as measured in terms of net area. For purposes of calculating density, if separately described lots exceed the applicable minimum lot size, the excess area shall not be credited toward the minimum lot size for any other use.

⁸ Except where the Planning Board finds that the development has an adequate street network to permit access for pedestrians and emergency service vehicles.

⁹ When adjoining any external property boundary.

¹⁰ All I-B standards apply for lots served by public water and sewer and lots not served by public water and sewer unless otherwise indicated.

¹¹ In the IR-3, the minimum lot area for buildings containing both residential and nonresidential uses shall be cumulative. Where there are two or more residential uses contained in a building, the minimum lot area shall be the larger of the applicable minimum lot sizes.



DIMENSIONAL STANDARDS

TABLE 7-E: MIXED-USE ZONE DIMENSIONAL STANDARDS

		B-1	B-2/B-2b/B-2c	B-3/B-3b/B-3c	B-4	B-5/B-5b	B-6	B-7
Lot Area (min.)	School	20,000 SF						
	Place of Assembly	10,000 SF			10,000 SF			
Lot Area per Dwelling Unit (min.)	On-Peninsula	435 SF	435 SF					
	Off-Peninsula	1,000 SF	1,000 SF, except 435 SF if active street frontage ³					
Street Frontage (min.)		20 ft.	20 ft.	15 ft.	60 ft.			
Front Setback (from all street frontages) (max.)		10 ft., or the average front yard depth of nearest developed lots if < 10 ft.	10 ft.	5 ft.	20 ft.	None, except 10 ft. in B-5b	10 ft. ⁷	10 ft.
Rear Setback (min.)	Principal	None, except 10 ft. if abutting a residential zone	10 ft.		20 ft.			
	Accessory	None, except 5 ft. if abutting a residential zone	5 ft.		7 ft.			
Side Setback (min.)	Principal	None, except 5 ft. if abutting residential zone	None		10 ft.			
	Accessory		5 ft.		5 ft.			
Stepbacks (above 35 ft. when property line abuts a residential zone) (min.)		Side: 10 ft. Rear: 15 ft.	Side: 5 ft. Rear: 15 ft.					
Length of Building Wall at Maximum Setback (min.)							70% of street frontage or 25% of building perimeter ⁸	75% of street frontage or 25% of building perimeter
Length of Undifferentiated Blank Wall Along Publicly Accessible Way (max.)				30 ft., except 15 ft. within PAD Overlay				
Structure Height (max.)	On-Peninsula: 45 ft., except 50 ft. along Congress Street if commercial first floor and residential above ¹	45 ft., except: 50 ft. if first floor is in commercial use and 65 ft. in B-2 and B-2c on lots >5 ac. if required side and rear setbacks are increased by 1 foot for each foot of height over 45 ft.		See Downtown Height Overlay Map	65 ft.	65 ft., except in B-5b along W. Commercial St. south of Danforth St. ⁵ and 120 ft. on Thompson's Point ⁶	65 ft. or See B-6 Building Height Overlay Map	See Bayside Height Overlay Map
	Off-Peninsula: 35 ft.							

TABLE 7-E (CONT.): MIXED-USE ZONE DIMENSIONAL STANDARDS

	B-1	B-2/B-2b/B-2c	B-3/B-3b/B-3c	B-4	B-5/B-5b	B-6	B-7
Floor Area (max.)	Non-residential uses on first floor: 10,000 SF total ² Restaurants (public area): 2,000 SF Clinics: 3,000 SF	Laboratory and research facilities, warehousing, 10,000 SF	None, except 15,000 SF for each floor above 125 ft.			Laboratory and research facilities and warehousing: 15,000 SF Exhibition and meeting halls: 20,000 SF	
Lot coverage (max.)			25% of site area for portions of structures exceeding 125 ft. in height ⁴				
Impervious Surface Ratio (max.)	90%	Residential: None Other uses in B-2 and B-2c: 80% Other uses in B-2b: 90%		80%			

¹ The commercial first floor uses shall utilize at least 75 % of the first-floor frontage along Congress Street and shall have an average depth of at least 20 ft.

² Uses in structures which existed prior to the date of enactment of the B-1 zone are exempt.

³ A building will be determined to have an active street frontage upon meeting the following guidelines to the greatest extent practicable: the primary building façade shall be within 10 ft. feet of the front lot line; there shall be no parking on the lot within 35 ft. of the front lot line; no more than 25% of the first floor primary façade shall consist of access to garages, unutilized space, service entrances, storage or mechanicals and the remaining minimum 75% shall have an average depth of a minimum of 20 ft. for residential or commercial uses; and all primary ground floor entries to multi-family buildings must orient to street, not to interior blocks or parking lots.

⁴ Except that no floor area shall be required to be less than 10,000 SF.

⁵ For parcels of land in the B-5b zone located along W. Commercial St. south of Danforth St.: West of the projection of the centerline of the Fletcher St. right-of-way, the maximum building height shall be 45 ft.; and, east of the projection of the centerline of the Fletcher St. right-of-way and west of the projection of the centerline of the Emery St. right-of-way, the maximum building height shall be 55 ft. A projection of the centerline of a street is defined by extending the centerline of the referenced street right-of-way along its most southerly block to the centerline of W. Commercial St. Furthermore, notwithstanding Subsection 7.5.1, no rooftop structure located between the projections of the centerlines of Emery St. and Fletcher St., as described above, shall exceed a height of 62 ft as measured from average grade of the building at its foundation.

⁶ Thompson's Point is defined as the contiguous parcels of upland occupying the peninsula bounded on the east by Route 295, on the north by the Mountain Division Rail right-of-way, and on the south and west by the Fore River and its associated wetlands. Nearby lands accessed from Hobart and Osgood Streets are not included.

⁷ Does not apply to parking garages and public transportation facilities.. Notwithstanding required setbacks, new structures located in the blocks located south of Fore Street and north of Commercial Street and its extension shall build to the key building envelopes shown on the B6 Building Height Overlay & Building Envelopes map. Buildings located in the area east of the Fore Street Connector shall not have a maximum front setback and shall not be required to build to the key building envelope perimeter. Parking structures and the buildings for public transportation facilities may, however, be set back beyond the key building envelopes (toward the interior of blocks), but may not occupy the land between the key building envelope and the street right-of-way.

⁸ For buildings fronting on two or more streets, the minimum building wall on one street may be decreased so long as the frontage is proportionally increased on other streets in so far that the building wall on the secondary street is not reduced to less than 25 ft. Buildings in the area east of the Fore Street Connector shall not be subject to this requirement.

DIMENSIONAL STANDARDS

TABLE 7-F: OFFICE PARK & RESIDENCE PROFESSIONAL ZONE DIMENSIONAL STANDARDS

	O-P	R-P ¹
Lot Area (min.)	1.5 ac.	6,000 SF
Street Frontage (min.)	100 ft.	60 ft.
Lot Width (min.)	150 ft.	60 ft.
Front Setback (min.)	50 ft.	20 ft., or avg. depth of adjacent front yards ²
Rear Setback (min.)	Principal	20 ft.
	Accessory	7 ft.
Side Setback (min.)	Principal	1 story: 10 ft.
	25 ft., except 40 ft. where side yard abuts residential zone or use	2 stories: 12 ft.
		3+ stories: 14 ft.
	Accessory	7 ft.
On Side Street		1-2 stories: 15 ft.
		3+ stories: 18 ft.
Structure Height (max.)	55 ft., except 75 ft., including rooftop appurtenances, on lots within office park subdivisions which are > 50 ac. if each minimum setback is increased by 1 ft. for each 1 ft. of height above 55 ft.	45 ft.
Floor Area (max.)	High-tech manufacturing: 20,000 SF	
Impervious Surface Ratio (max.)	60%	70%
Pavement Setback (min.)	15 ft.	

¹ Residential uses shall meet the dimensional requirements of the nearest residential zone.

² The front yard of a lot existing as of April 4, 1988, which lot is less than 100 ft. deep, need not be deeper than 10% of the depth of the lot.

TABLE 7-G: INDUSTRIAL & AIRPORT ZONE DIMENSIONAL STANDARDS

	I-L/I-Lb		I-M/I-Ma/I-Mb		I-H/I-Hb		A-B
Lot Area (min.)							20,000 SF
Street Frontage (min.)	60 ft.		60 ft.		60 ft.		50 ft. ¹
Lot Width (min.)							50 ft.
Front Setback (min.)	I-L:	25 ft.	I-M/I-Ma:	1 ft. for each ft. of building height	I-H:	25 ft.	None, except 20 ft. if property has frontage on Westbrook St.
	I-Lb:	None	I-Mb:	None	I-Hb:	None	
Rear Setback (min.)	I-L:	25 ft., except 40 ft. when abutting residential zone	I-M/I-Ma:	1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone	I-H:	35 ft.	None., except 50 ft. if abutting residential zone or use ²
	I-Lb:	None, except 25 ft. when abutting residential zone	I-Mb:	None, except 25 ft. when abutting residential zone	I-Hb:		
Side Setback (min.)	I-L:	25 ft., except 40 ft. when abutting residential zone	I-M/I-Ma:	1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone	I-H:	35 ft.	None, except 25 ft. if abutting residential zone or use ²
	I-Lb:	None, except 25 ft. when abutting residential zone	I-Mb:	None, except 25 ft. when abutting residential zone	I-Hb:		
Structure Height (max.)	45 ft.		I-M/I-Mb:	75 ft.	75 ft.		75 ft., except 45 ft. within 100 ft. of a residential zone
			I-Ma:	45 ft.			
Impervious Surface Ratio (max.)	I-L:	65%	I-M/I-Ma:	75%	I-H:	85%	70% ¹
	I-Lb:	100%	I-Mb:	100%	I-Hb:	100%	
Pavement Setback (min.) ³	15 ft.		10 ft.		10 ft.		

¹ Except for lots in airport restricted access areas, which shall not be subject to this provision.

² No structure may extend beyond the building line established for any runway or taxiway. If provided, rear and side yards must not be less than 5 ft. in width.

³ Shall not apply to entrance drives.

TABLE 7-H: OPEN SPACE ZONE DIMENSIONAL STANDARDS

R-OS ¹	
Lot Area (min.)	
Lot Frontage on Street or Shoreline (min.)	
Lot Width (min.)	
Shoreline Setback (min.)	
Front Setback (min.)	25 ft.
Rear Setback (min.)	25 ft.
Side Setback (min.)	Principal
	Accessory
	On Side Street
Structure Height (max.)	Principal
	Accessory
Floor Area Ratio (max.)	.5
Impervious Surface Ratio (max.)	25% ²

¹ Public open spaces less than 2 ac. and on the peninsula are not required to meet the R-OS dimensional standards.

² Except 75% for sports complexes and 100% for sewage treatment facilities.

7.4 SUPPLEMENTAL DIMENSIONAL STANDARDS A.

7.4.1 Corner clearance

No shrub, wall, fence, sign, or pile of material higher than 3 1/2 feet above the lowest elevation at the curblines shall be permitted on a corner lot within the area of a triangle formed by a line connecting the curblines of the intersecting streets at points 25 feet from the corner, unless said obstruction is reviewed by the Public Works Authority and found not to be a traffic or public safety hazard.

7.4.2 Fences

In residential zones, no wall or fence within 15 feet of the street shall be more than four feet in height.

7.4.3 Solar energy systems

Setbacks.

1. Solar energy systems shall be located in side or rear yards, wherever possible.
2. Minor solar energy systems shall be setback 50 feet from residential, R-P, B-1 and B-2 zones.
3. Major solar energy systems shall be setback 75 feet from residential, RP, B-1 and B-2 zones.

Height.

1. round-mounted solar energy systems. Where the total height of the support structure plus the solar energy system is equal to or below the zone-based height maximum, the absolute height of the solar energy system shall be 20 feet above the

ground as measured from the base of the support.

2. Roof-mounted solar energy systems. The maximum height for all solar energy systems shall be as specified in the dimensional requirements of the underlying zone. Where the total height of the support structure/building plus the solar energy system is equal to or below the zone-based height maximum, the absolute height of the solar energy system shall be:

- a. For all residential and R-P zones: 5 feet above the roof and set back from the edge of the roof by 1 foot for every 1 foot of solar energy system height.
- b. For B-4 and Industrial zones: No limit
- c. For all other zones: 8 feet above the roof and set back from the edge of the roof by 1 foot for every 1 foot of solar energy system height.

7.4.4 Swimming pools

- A. Outdoor swimming pools as accessory uses shall be subject to the following dimensional standards:
- B. No swimming pool shall be sited in the front yard.
No part of any swimming pool shall be located closer than ten feet from the principal structure, nor closer than ten feet from side or rear lot lines.

7.4.5 Wind energy systems

Setbacks.

1. Wind energy systems and associated facilities shall meet all setbacks for principal structures for the zone in which

the system is located. Where setbacks vary, the largest setback shall apply. All parts of the wind energy system, including associated facilities and guy wires, shall be at least 10 feet from the property line (except where connecting to the grid), any utility line (in any direction) or other easement/right-of-way. The setback from utility lines, easements and right-of-way lines may be reduced where the owner/benefitted party provides written permission.

2. Roof-mounted wind energy systems shall be set back from property boundaries and street right-of-way lines by a distance equal to or greater than four times the height of the system as measured from the roof surface at the point of attachment. For systems in and adjacent to waterfront zones, business zones (except B-1 and I-B), office park zone, industrial zones, island transfer station zone, and ROS zone, the setback from property boundaries and street right-of-way lines may be reduced to a minimum distance of 1.0 times the height of the system, where the system is incorporated into the architecture of the building and a certified engineer confirms that it would not present and public safety risk. The setback shall be measured to the center of the wind generator base.
3. Freestanding wind energy systems with a total height of less than 85 feet shall be set back from property boundaries and street right-of-way lines by a distance equal to or greater than 1.1 times the total height of the system, and from residential buildings

and hospitals on other properties by a distance equal to or greater than twice the total height of the system. The setback distance shall be measured to the center of wind generator base.

4. Freestanding wind energy systems with a total height of greater than 85 feet shall be set back away from property boundaries and street right-of-way lines by a distance equal to or greater than twice the total height of the system, and from residential buildings and hospitals on other properties by a distance equal to or greater than four times the total height of the system.
5. For freestanding wind energy systems in and adjacent to waterfront zones, business zones (except B-1 and I-B), office park zone, industrial zones, island transfer station zone, and ROS zone, the setback from property boundaries and street right-of-way lines may be reduced to a minimum distance of 1.0 times the total height of the system where determined that the minimum required setback would be contrary to the public interest.
6. In Residential zones, the B-1 zone, I-B zone and R-P zone, where the lot is less than 0.5 acres, any vertical element of the wind energy system (tower/pole) shall be located in the rear yard or on the rear half of the existing building. Wind energy systems and associated facilities shall be sited to maximize existing vegetative or other screening from nearby residential buildings and public ways. The location shall minimize changes to existing

topography and existing natural vegetation which would result from construction or maintenance of the system.

Height

1. Maximum height above grade. Wind energy systems, permitted as either freestanding or roof-mounted structures shall be permitted conditionally with structure heights as follows:

Zone	Height
RPZ	10 ft.
Residential Zones ¹ , R-P, B-1 and I-B	25 ft.
Historic Districts ² and within 1,000 ft of designated landmarks	45 ft.
EWPZ, WPDZ, WCZ, B-2, B-5 and B-6	65 ft.
B-3, B-4, B-7, and O-P	85 ft.
ROS, I-M, I-Mb, I-H and A-B	160 ft.

1. Permitted up to 65 ft within USM Overlay Zone or on other sites with institutional uses measuring over 5 acres.
2. Permitted up to 85 ft in B-3 part of Downtown Historic District

2. Roof-mounted wind energy systems shall measure no higher than 10' feet above the highest part of the roof.

7.5 SPACE AND BULK EXCEPTIONS

7.5.1 Height

- A. In the B-3/B-3b/B-3c zones. Minimum height provisions as depicted on the Downtown Height Overlay Map shall not apply to:
 1. Accessory building components and structures such as truck loading docks covered parking, mechanical equipment enclosures and refrigeration units;
 2. Information kiosks and ticketing booths;

3. Public transportation facilities of less than 10,000 square feet, or additions of less than 5000 square feet to existing public transportation facilities provided that the cumulative additions as of June 4, 2007 do not exceed 10,000 SF;
 4. Additions to buildings existing as of June 4, 2007 provided that the cumulative additions since June 4, 2007 do not exceed 10% of the building footprint on June 4, 2007, except building additions on those portions of the lot located closer to the street line than the building footprint existing as of June 4, 2007 shall not be included in this 10% limitation;
 5. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures;
 6. Additions to and/or relocation of designated historic structures or structures determined by the historic preservation committee to be eligible for such designation;
 7. Parking attendant booths or bank remote teller facilities;
 8. Structures accessory to parks and plazas; and
 9. Buildings or building additions of less than 2,500 SF footprint, on lots or available building sites of less than 3,000 SF.
- B. In the B-6 zone.** Minimum height provisions as depicted on the B-6 Building Height Overlay and Building Envelopes map shall not apply to:
1. Buildings located in the area east of the Fore Street Connector;
 2. Parking attendant booths;
 3. Information kiosks and ticketing booths;
 4. Parking garages;
 5. Public transportation facilities;
 6. Additions to buildings existing as of December 8, 2004 provided that the cumulative additions since December 8, 2004 does not exceed 25% of the building footprint on December 8, 2004 except that such restriction shall not apply to those portions of the building addition that are constructed closer to the street line than the building footprint existing as of December 8, 2004;
 7. Buildings or building additions of less than 2,000 SF footprint, on lots or available building sites of less than 2,000 SF;
 8. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures; and
 9. Additions to and/or relocations of designated historic structures.
- C. In the B-7 zone.** Minimum floor provisions as depicted on the Bayside Height Overlay Map shall not apply to:
1. Accessory building components such as truck loading docks, mechanical equipment enclosures and refrigeration units;
 2. Information kiosks and ticketing booths;
 3. Parking garages;
 4. Public transportation facilities;
 5. Additions to buildings existing as of March 9, 2005 provided that the cumulative

additions since March 9, 2005 do not exceed 50% of the ground floor building footprint on March 9, 2005 except that such restriction shall not apply to those portions of the building addition(s) that are constructed closer to the street line than the building footprint existing as of March 9, 2005;

6. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures;
7. Additions to and/or relocation of designated historic structures or structures determined by the historic preservation committee to be eligible for such designation; and
8. Portions of buildings more than 50 feet from the street line.

D. In the Bayside Gateway Urban Height District

A. Buildings in the Bayside Gateway Urban Height District A as depicted on the Bayside Height Overlay Map may be greater than 125 feet but no more than 165 feet in height provided that:

1. Such buildings shall be reviewed by the Planning Board as conditional uses under Section 6.5 of this Land Use Code.
2. Such buildings shall be sited to minimize encroachment into designated view corridors and visual landmarks to and from the downtown or that do not substantially further obstruct such corridors blocked by existing development as referenced in the

Bayside Height Study Map and the B-7 design standards; and

3. Portions of such buildings higher than 125 feet shall be stepped back at upper levels to provide light and air to adjacent streets, trails, and open spaces, with a ratio of no less than a ratio of building height to width of adjacent streets, trails and open spaces equivalent to 1.5 to 1, except that the Planning Board may modify this requirement for master development plans or major site plans provided that the following conditions are met:

Each building exceeding 125 feet shall contain at least 20 dwelling units per building.

Building wall stepback requirement along public street frontage for buildings with frontage on one street: Minimum 10 foot stepback between third and fifth stories and a minimum 10 foot stepback between the 125 and 145 foot level.

Building wall stepback requirement along public street frontage for buildings with frontage on multiple streets: Above paragraph (b) requirement along longest building façade street wall, and of the remaining street walls the same requirement as paragraph (b) or a 15 foot wide streetscape improvements area containing a public sidewalk, landscaping and other streetscape improvements within the abutting street right-of-way and/or private

property along the remaining street frontage. A building with frontage on four streets shall meet the above requirement except that two of the streets shall have the stepback requirement.

The Planning Board shall have the authority to waive one or more of the required stepbacks provided the following is met:

D.

- i. The depth of the building lot precludes a building having an average minimum lot depth dimension of 170 feet; or
- ii. The proposed building has an architecturally significant design that is articulated to avoid a monolithic appearance and emphasizes slender, vertically-oriented proportions while employing a variety of scales, materials, fenestration, and massing to assure a rich visually interesting experience as viewed within the context of the downtown skyline and provide visual interest and human scale at the pedestrian level;

E.

In the event such a waiver is granted the Planning Board may require the applicant to mitigate the impacts of the waiver by requiring the following:

- i. Along all public street frontages and public open spaces, all buildings (regardless of height) shall maintain a pedestrian scale through the use of building

elements at the street level as listed in this standard along no less than 60% of the building's horizontal length.

- ii. Along all public street frontages and public open space for the building(s) over 125 feet, a canopy, awning or similar permanent architectural feature to provide pedestrian protection and wind mitigation shall be provided within the first 35 feet of height.
- iii. In order to preserve view corridors and to maintain a varied skyline, all buildings above 125 feet within a single development site should be separated to avoid the appearance of a tall, solid block massing. In accordance with this policy, development sites of 500 feet or greater as measured parallel to Marginal Way, the aggregate building façade widths above 85 feet shall not exceed 50% of the total development site distance parallel to Marginal Way. Buildings over 125 feet in height that are being reviewed as separate phases of a Master Development Plan shall be entitled to meet the 50% building requirement in aggregate for all such buildings over 125 feet in height in the Master Development Plan, provided that view corridors are retained as each phase is built.

- iv. The applicant shall demonstrate building design elements and location will reasonably mitigate downdraft effects of the proposed building or buildings.
 4. Such buildings provide publicly accessible and usable open space, meeting the B-7 urban design standards, of at least 10% of the building lot area; and
 5. If located on lots including or adjacent to planned or proposed street or pedestrian way connections, land dedication to such street or connection shall be credited toward the 10% open space requirement. Buildings over 125 feet in height that are being reviewed as separate phases of a Master Development plan shall be entitled to meet the 10% percent open space requirement of in aggregate for all such buildings over 125 feet in height, provided that the open space shall not fall below 10% percent at any built phase or combination of built phases; and
 6. Such development shall comply with all other requirements and design standards as required by this article.
- E. Roof-mounted solar energy systems.** Photovoltaic panels and thermal water heating panels, whether parallel or angled to a pitched or gable roof, may be erected above the height limitation for principal or accessory buildings as follows:
1. In all residential zones: Up to three feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to five feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.
 2. In B-4 and Industrial zones: Up to four feet above the maximum height allowed in the underlying zone. In the case of flat roofs, there are no height limits.
 3. In all other zones: Up to three feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to eight feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.
- F. Wind energy systems.** Wind energy systems may be erected above the height limitation within the underlying zone, except where wind energy systems are permitted in historic districts, where the height limitations set by the underlying zoning shall supersede.
- G. Public art.** Except in residential zones, public art that has been individually accepted by the City Council for inclusion within the public art collection, pursuant to Article 21, shall not be subject to the height limitations within the underlying zone.
- H. Rooftop appurtenances.** Unless otherwise noted, rooftop appurtenances for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, deck railings, skylights, steeples, flag poles, chimneys, smokestacks,

radio or television masts, water tanks, or silos may be erected above the height limitations herein prescribed.

- I. **Telecommunication towers.** Where permitted, ground-mounted telecommunication towers may be erected above the height limitations within the underlying zone. C.

7.5.2 Length of building wall at maximum setback

- A. **In the B-6 zone.** Buildings located in the easternmost key building envelope shall not be subject to the building wall requirement.
- B. **In the B-7 zone.** Additions to and relocations of designated historic structures or structures determined to be eligible under Article 17 shall be exempt from the building wall requirement.

7.5.3 Lot area

- A. **Institutional uses in residential zones.** No minimum lot area shall be required for institutional uses in residential uses in the following cases:
 1. Uses existing as of June 1, 1983;
 2. Expansion on to land abutting the lot on which the principal use is located;
 3. Expansion onto land other than the lot on which the principal use is located to the extent that such expansion consists of the reuse of surface parking area or nonresidential structures existing and in nonresidential use as of June 1, 1983, provided that such reuse is contained within the lot of record of such structure or parking area as of June 1, 1983; or
 4. Expansion onto land other than the lot on which the principal use is located of no

more than 15% of the total contiguous land area of the existing use, or one acre, whichever is less, within any five-year period.

In island zones. In issuing any permit for new development in island zones:

1. The Building or Planning Authority shall require that any lot located in the IR-1 zone shall be at least 40,000 SF in area and in the IR-2, IR-3, and I-B zones be at least 20,000 SF in area when the lot is to be serviced by a subsurface wastewater disposal system, except those lots which are located in a subdivision approved by the Planning Board after June 8, 1968 and excluding Peaks Island.
2. Excluding Peaks Island from this subsection (2), any property owner whose lot does not meet the minimum lot size requirements outlined in (1) above may, for purposes of this subsection only, merge two or more separate lots on the same island in order to meet these requirements. Where the lots so merged are not contiguous, the property owner shall grant to the city as holder a conservation easement upon the lot or lots which will not contain the principal structure. The conservation easement shall contain both an existing legal description and a city assessor's chart, block and lot description. The Planning Authority shall be authorized to accept such conservation easements on behalf of the city. Said easement shall be recorded by the applicant in the registry of deeds. A copy of the recorded easement and copies of

the deeds for both lots shall be submitted to the Planning Authority prior to issuance of a building permit. The property over which the conservation easement has been granted shall be used for passive recreational and conservation purposes only, and shall be subject to the following restrictions:

- a. No structure shall be permitted on this property;
 - b. No parking or storage of vehicles or machinery shall be permitted on this property at any time;
 - c. No area of this property shall be paved.
 - d. No exterior storage for commercial use shall be permitted on this property; and
 - e. The easement deed shall reference the lot which is benefited by this conservation easement. No conservation easement shall be used to benefit more than one lot.
3. Conservation easements shall only be granted over lots which conform either to the provisions of Section 4.3.1 or to the minimum lot sizes set forth in Table 7-D. Conservation easements shall not be granted over any lot which is encumbered by any other easement which prohibits all construction on that lot. A conservation easement may also name as a holder or grant a third-party right of enforcement to a nonprofit corporation or charitable trust, the purposes or powers of which include retaining or protecting the natural, scenic

or open space values of real property; assuring the availability of real property for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining or enhancing air or water quality of real property. Nothing in this subsection shall be construed to allow an owner of a currently existing and developed lot to convey or permit a portion of that lot to be used to fulfill the requirements of this subsection if such conveyance would render the existing lot nonconforming under the terms of this Land Use Code. The lot upon which a building is to be constructed shall meet the minimum lot size requirements of Section 4.3.1.

4. Where an existing subsurface wastewater disposal system serving an existing structure requires replacement, the replacement system shall meet the applicable state requirements. The land area requirements in subsection (1) of this section shall not apply to such a replacement system.
3. For purposes of this subsection, the mean high tide mark shall be considered to be the shoreline lot line.

7.5.4 Lot coverage

- A. **Lot surrounded by streets or alleys.** Where a lot containing ten thousand 10,000 SF or less is completely surrounded by streets or alleys, the lot coverage may be increased 20%.

7.5.5 Setbacks

- A. Setbacks in residential and R-P zones.** In any residential zone and the R-P zone, the width of one side setback may be reduced one foot for every foot that the other side setback is correspondingly increased, but no side setback shall be less than the minimum required for a one-story building.
- B. Setbacks in the O-P zone.** The Planning Board may reduce by up to 50 % the minimum setback if another yard within the lot is correspondingly increased so that the combined minimum yards on all four sides equal 150 ft. If two or more buildings are located on one lot, only the requirements of the front, rear or side setbacks that adjoin any external property boundary must be met, ^{A.} provided a sufficient fire line is provided. ^{B.}
- C. Projections in required setback areas.** Any setback may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed 50 SF nor the projection from the building exceed six feet. A basement bulkhead of similar size, but not more than 24 inches in height, is also permitted. ^{D.} A cornice eave, sill, canopy, chimney, bay window, balcony, or other similar architectural feature may project into any required setback a distance of not more than two feet.
- D. Pavement setbacks.** Pavement setbacks shall not apply to entrance drives.
- E. Corner lot setbacks.** In case a principal residential structure has its front yard upon the long side of a corner lot, the rear setback may be reduced to a depth not less than the required side setback on the lot, provided that

the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all setbacks if the front yard were faced on the short side of the lot.

- F. Maximum front setback exceptions.**
 - 1. Maximum front setbacks shall not apply to utility substations and secondary building components.
 - 2. In the B-1 zone, building additions are encouraged but not required to meet front setbacks.
 - 3. In the B-2/B-2b/B-2c zones:
 - Building additions do not have to meet maximum front setback requirements.
 - The Planning Board or Planning Authority may approve a different front setback for irregularly shaped lots or lots with frontage greater than 40 ft. in width provided the front setback is met to the maximum extent practicable.
 - If a lot has less than 40 ft. of frontage and is more than 100 ft. deep, then no maximum setback is required.
 - If existing structures are within 20 ft. of the street or meet the front setback maximum and the remainder of the lot has less than 40 ft. of frontage, then no maximum setback is required.
 - The Planning Board or Planning Authority may waive the maximum front setback for utility substations and alternative energy installations.

Where setbacks exceed 10 feet, a continuous, attractive, and pedestrian-scaled edge treatment shall be constructed along the street, consisting of street trees spaced at no more than 15 feet on center,^{A.} approved by the City arborist, and a combination of landscaping no less than four ft. deep, ornamental brick or stone walls, or ornamental fencing.

4. In the B-3/B-3b/B-3c zones: The Planning Board may require or approve an additional setback to comply with the design standards of Article 14 and the *City of Portland Design Manual*.^{B.}
5. In the B-6 zone: For lots fronting on more than one street in the B-6 zone, the front setback can be increased more than 10 feet if all of the following conditions are met:
 - A.
 - B. The increased setback occurs at the intersection of the streets;
 - C. The increased setback area is the primary pedestrian entrance to the building;^{C.}
 - D. 75 % of the total building wall length facing the abutting streets shall be setback no greater than 10 feet. All building wall segments which make up the increased setback shall be included in the calculation of the total building wall length; and
For new construction on a lot abutting three or more streets, the maximum setback shall apply only to the two streets with the highest traffic volume.
6. In the B-7 zone.

Parking structures, public transportation facilities, utility substations, secondary building components such as truck loading docks, mechanical equipment enclosures, and refrigeration units are not subject to the maximum front setbacks.

The maximum front setback may be increased to more than 10 feet if all of the following conditions met:

- i. 75% of the total building wall length of an individual building facing the abutting streets is setback no greater than 10 feet; and
- ii. The increased setback area shall include a functional and accessible public pedestrian entrance into the building that faces the street, unless a public pedestrian entrance already exists along the same street; and
- iii. The increased setback shall not be used for surface parking.

For a corner lot having frontage on two streets, the maximum setback shall apply to both streets. In the case of a lot having frontage on two or more street corners, newly constructed buildings shall be sited at street corners and meet the maximum setback requirement prior to other freestanding buildings being constructed on the lot which shall also meet the maximum street setback. In

the case of a corner lot having frontage on a third street (but not a corner) the maximum setback need not apply to the third street.

In the case of a lot having frontage on two streets but not on a corner, the maximum setback shall apply to all streets but in the case of a lot having frontage on three streets but not on a corner, the maximum setback shall apply to only two streets. For purposes of this subsection only, the first building on a lot shall meet the maximum setback on at least one street with future buildings required to meet the maximum setback on the remaining street(s).

D.

E.

In the case of a lot in which a minimum 75% of the total lot frontage has a building within ten feet of the street, other buildings may be located on the lot more than 10 feet from the street. In the case of a lot having frontage on Marginal Way and I-295, the property edge along I-295 shall not be considered street frontage.

F.

The maximum building setback shall not apply to vertical building expansions in the following cases:

- i. The upper floors of a building in which the lower floors meet the maximum setback and the minimum height requirement.
- ii. The building existed as of March 9, 2005 and meets the minimum height requirement.

- iii. A building not meeting the maximum street setback and the minimum height requirement may vertically expand a total of one floor from March 9, 2005.
- iv. In the case of a building in which at least 50% of the building wall(s) abutting street(s) is within 20 ft. of the street.
- v. Additions to parking garages existing as of March 9, 2005. Additions to buildings existing as of March 9, 2005 that are nonconforming as to the maximum setback need not conform to the maximum street setback provided the cumulative building footprint since March 9, 2005 does not exceed 50% of the existing building footprint. Such restriction shall not apply to those portions of the building addition that are constructed closer to the street line than the building footprint existing as of March 9, 2005 and to vertical expansions as provided for in subsection (f).

Lots having frontage on streets in which the curve of the street frontage precludes a rectangular-shaped building along the street line, for purposes of calculating the setback, the average setback of the building from the street line may be used, but in no event shall the average setback along the length of the building edge exceed an average setback of 15 ft. nor shall the maximum setback exceed 20

- I. ft. The increased setback shall not be used for surface parking, vehicular loading or vehicular circulation. Additions to and relocations of designated historic structures or structures determined to be eligible by the historic preservation committee shall be exempt from the maximum setback requirement.

G. Minimum setback exceptions for lots of record.

1. In the case of a lot of record existing as of June 5, 1957 in the R-1, R-2, R-3, R-4, R-5, R-5A, and R-6 zones and less than 100 ft. deep, the front setback need not be deeper than 20% of the depth of the lot.
2. In the case of a lot of record existing as of June 5, 1957 in a residential zone, the required side setback for principal structures may be reduced in order to provide a buildable width of up to 24 feet, but in no case shall the resulting side yards be less than the following:

R-1, R-2 12 ft.

R-3, R-5 8 ft.

R-4, R-5A 10 ft.

July 15, 1985, which are not part of a subdivision need not provide street frontage if access is available by means of a permanent easement or right-of-way which existed as of July 15, 1985. Such easement or right-of-way shall have a minimum width of 16 feet and a minimum travel width of eight feet except that an easement or right-of-way providing access for three or more lots or providing the only means of access to a parcel or parcels of three acres or more, shall meet the construction requirements of Chapter 25, Article III of the City of Portland Code of Ordinances. In the IR-1 zone, such easement or right-of-way shall conform to the requirements contained within the City of Portland Technical Manual. In the IR-2 zone, such easement or right-of-way shall be a minimum of 32 feet wide. Such easement or right-of-way shall be sufficient to permit municipal service delivery.

7.5.6 Stepbacks

A cornice eave, sill, canopy, chimney, bay window, balcony, or other similar architectural feature may project into any required stepback a distance of not more than two feet.

7.5.7 Street frontage

In the IR-1 and IR-2 zones, a lot of record as described in Subsection 4.3.1 and lots created after



8 OVERLAY ZONES

8.1 COMPACT URBAN RESIDENTIAL OVERLAY (R-7)

8.1.1 Purpose

The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the *New Vision for Bayside* and housing plans of the City of Portland. Suitable sites should be within walking distance of downtown or other work places, shopping and community facilities, and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the *New Vision for Bayside* plan, and other peninsula R-6 locations characterized by moderate- to high- density multi-family housing in a form and density exceeding that allowed in the R-6 zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to apply the R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

8.1.2 Permitted Uses

Permitted uses in the R-7 Compact Urban Residential Overlay Zone shall be the uses permitted in the R-6 zone.

8.1.3 Dimensional standards

Residential uses shall comply with the dimensional requirements in Table 8-A. All other uses in the R-7 Zone shall observe the dimensional requirements of the R-6 Zone.

TABLE 8-A: R-7 DIMENSIONAL STANDARDS

	Lot area (min.)	None
	Street frontage (min.)	None
	Front	None
Setbacks	Rear and side	5 ft.
(min.)	Side yard on side street	None
	Lot coverage (max.)	100%
	Lot area per dwelling unit (min.)	435 SF
	Structure height (max.)	50 ft.
	Dwelling unit size (min.)	400 SF

8.1.4 Design Standards

Development shall comply with the *City of Portland Design Manual*.

8.2 DOWNTOWN ENTERTAINMENT OVERLAY

8.2.1 Purpose

The purpose of the Downtown Entertainment Overlay Zone is to regulate the location of businesses with entertainment licenses in order to maintain and improve public safety and the quality of life of Portland residents by preventing an over concentration of businesses with entertainment licenses, particularly those which also have liquor licenses, and the public safety problems that have

and will be experienced when too many of these businesses are located too close to each other. These problems include large late-night crowds within which fights and assaults, disorderly conduct and other breaches of the peace occur and that are difficult to effectively police and that expose not only innocent bystanders but also police officers to danger and personal injury.

8.2.2 Applicability

For the purposes of this section, the Downtown Entertainment Overlay Zone includes and is defined by the boundaries of the following zones as shown on the Downtown Entertainment Overlay Zone map: B-3, B-3(c), and WCZ zones. Any property that lies partly within the Downtown Entertainment Overlay Zone shall be subject to the regulations of the overlay.

8.2.3 Dispersal requirement

A business with an entertainment license as required or authorized by Section 4-51(a) of the City of Portland Code of Ordinances within the Downtown Entertainment Overlay Zone may not be located within 100 feet of another business with an entertainment license, as measured along or across public ways from the main entrance or entrances of each.

8.2.4 Exemption

- A. A business with an entertainment license located in the Downtown Entertainment Overlay Zone on or before January 3, 2006 shall not have to comply with the requirements of this section and if located within 100 feet of another licensee shall be considered a non-conforming use controlled by Article 4. Such a business is considered an entertainment

business for the purpose of calculating dispersion requirements under Subsection 8.2.3 for a new or relocating entertainment business in the Downtown Entertainment Overlay Zone.

- B. A business with an entertainment license that does not allow amplified entertainment shall not have to comply with the dispersal requirement of Subsection 8.2.3.

8.2.5 Separate business entities

Where two or more entertainment businesses operate on one site, and where each business entity requires or has a separate business license, or displays in a manner visible from public property separate business trademarks, logos, service marks or other mutually identifying names or symbols, each business entity shall be counted as a separate entertainment business for the purpose of this section.

8.2.6 Conditions

Following a hearing held pursuant to Chapter 15, Section 15-10 of the City of Portland Code of Ordinances, the clerk may impose conditions to maintain or improve public safety on the food service license of any business in the Downtown Entertainment Overlay Zone that operates between 1:00 a.m. and 4:00 a.m., following a written recommendation from the Portland Police Department that such conditions are necessary. The clerk's decision may be appealed to the City Manager pursuant to Section 15-9 of the City of Portland Code of Ordinances. Nothing in this section shall be construed to limit the clerk's authority in Chapter 15 to deny, suspend, or revoke any license pursuant to the standards and process in that chapter.

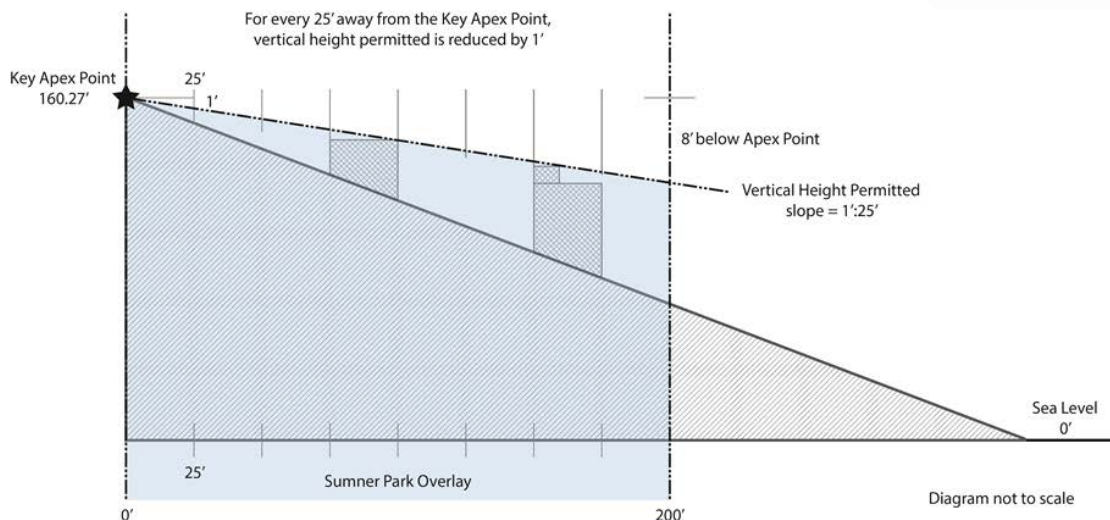


FIGURE 8-A: FORT SUMNER PARK OVERLAY PERMISSIBLE HEIGHT

8.3 FORT SUMNER PARK HEIGHT OVERLAY

8.3.1 Applicability

The Fort Sumner Park Height Overlay is established to protect the public interest by limiting the impact of development on the quintessential views of natural resources and the changing Portland skyline from Fort Sumner Park. There is established a key apex point in Fort Sumner Park at 43° 40' 2.3359"N. 70° 15' 4.3687"W. The Fort Sumner Park Height Overlay includes all land within 200 feet, or the R-6 zone boundary, whichever is closer, of this key apex point that is located closer to the middle line of Sheridan Street than said apex point.

8.3.2 Standards

Notwithstanding any other section of this Land Use Code, development in the Fort Sumner Park Height Overlay shall be subject to the following additional provisions:

- A. The top of structures, including rooftop appurtenances, within the overlay shall not exceed the baseline vertical height of the apex point (160.27' City of Portland Datum (Mean

Tide))). For each 25' radially away from the apex point, the vertical height permitted in the overlay is reduced by 1 foot (see Figure 8-A); and

- B. The minimum building setback from the park property shall be 15 feet.

8.3.3 Review process

Any project within the Fort Sumner Park Overlay shall go before the Parks Commission for a recommendation to the Planning Board regarding potential impacts on Fort Sumner Park.

8.4 HELISTOP OVERLAY

8.4.1 Purpose

The intent of the Helistop Overlay is to allow for helicopter landing areas on individual sites in addition to those uses permitted in the underlying zone. The purpose of this zone is to protect the public health and safety by allowing helicopters serving medical needs to land in certain areas, while protecting surrounding areas from any negative effects associated with such a use.

8.4.2 Helistop standards

A. High volume helistops (more than five landings per month)

1. All take-off, landing, and parking areas shall be surfaced with grass or with a dust-proof material.
2. Each landing pad shall be set back at least 200 feet from any residence, school or church. Each landing pad shall be set back at least 50 feet from any commercial or industrial structure. All setbacks shall be measured from the edge of the landing pad.
3. The area in which a landing pad is located shall be enclosed by a fence or other barrier of not less than three feet in height or shall be secured by a locked gate, as approved by the Fire Department.
4. All high-volume helistops shall be subject to review under the site plan ordinance.

B. Low-volume helistops (five or fewer landings per month)

1. All low volume helistops shall be subject to approval by the Building Authority and the Fire Department.

regional community, and in order to sustain that role, these institutions need flexibility to change and grow;

- B. Encourage proactive planning for institutional change and growth which identifies and addresses likely long-term institutional needs and cumulative impacts while leveraging potential benefits at the neighborhood, city, and regional level;
- C. Ensure that institutional change and growth both complements and, as appropriate, integrates adjacent or surrounding neighborhoods through carefully planned transitions;
- D. Support the formation and continuation of mutually beneficial public-private cooperation;
- E. Support an ongoing public engagement process that benefits both the institutions and nearby neighborhoods;
- F. Reflect Comprehensive Plan and other policy objectives; and
- G. Provide a consistent regulatory approach to all major institutions which allows unique regulatory requirements that balance the particular needs of institutions with the needs of the surrounding neighborhood and wider community.

8.5 INSTITUTIONAL OVERLAY (IOZ)

8.5.1 Purpose

The Institutional Overlay Zone (IOZ) designation provides a regulatory mechanism available to the city's four major medical and higher education campuses where an improved regulatory structure is needed to facilitate a consistent, predictable, and clear growth management process. The purposes of the Institutional Overlay Zone are to:

- A. Acknowledge that the city's major academic and medical institutions play a prominent role in the health and well-being of the local and

8.5.2 Location and applicability

The city's four primary medical and higher education institutions are eligible to apply for designation as Institutional Overlay Zones. The Eligible Institutions are the two major hospital institutions of Maine Medical Center and Mercy Hospital and the two major academic institutions of University of Southern Maine and University of New England, their successors and assigns. Designation as an IOZ is the preferred mechanism where the



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Eligible Institution's proposed development is inconsistent with the existing zoning.

8.5.3 Establishment

A. Application for an Institutional Overlay Zone.

Where the Eligible Institution seeks designation as an IOZ, they shall submit a zone change application consisting of two components:

1. An Institutional Development Plan (IDP) in accordance with Subsection 8.5.4.
2. A Regulatory Framework in accordance with Subsection 8.5.5 that would, when and if adopted, be the text and map amendment to the City's Land Use Code and Zoning Map.

B. Required public involvement. At least two neighborhood meetings shall be required. The first shall be held prior to the formal submission of a zone change application for an Institutional Overlay Zone and the second shall be held during the City's review. Meetings shall identify the concerns, if any, of affected residents and property owners, and inform the development of the Institutional Development Plan (IDP) and Regulatory Framework. Meetings shall be held in a convenient location proximate to the institution. The applicant shall provide written notification to property owners of record within 500 feet of the proposed IOZ boundary at least ten days prior to the meeting dates and maintain written records of the meetings.

C. Required scoping meeting. The Eligible Institution shall meet with the Planning Authority after the first required neighborhood meeting and prior to submission of the zone change application to confirm the focus of the Institutional Development Plan (IDP) and

Regulatory Framework, including associated study areas that may be outside of the proposed IOZ boundary. The IDP and Regulatory Framework will vary in detail and focus depending on the Eligible Institution and its particular context. The content requirements in Subsections 8.5.4 and 8.5.5 and the comments from neighborhood meeting(s) shall provide direction for the content of the IDP. The Planning Authority or Planning Board may require additional information or modify content requirements as is relevant to the Eligible Institution.

D. Reviewing authority. The Planning Board shall review the zone change application, including the IDP and Regulatory Framework. At least one public workshop and a public hearing before the Planning Board are required. Upon recommendation of the Planning Board, the City Council shall review and consider adoption of the Institutional Overlay Zone and the accompanying Regulatory Framework as an amendment to the city's code of ordinances.

E. Future institutional development. All new development by the Eligible Institution within the boundary of the IOZ shall be compliant with the IOZ and accompanying Regulatory Framework, consistent with the IDP, consistent with the Comprehensive Plan, and meet applicable site plan standards, unless such standards are superseded by the Regulatory Framework. Any use/development proposed by the Eligible Institution outside the IOZ boundary that complies with the zoning for permitted uses in that location shall be reviewed under the standards of that zone. Any use/development proposed by an Eligible Institution outside of the IOZ boundary

that is proposed in a residential zone and is functionally related to the operations within the IOZ shall be addressed by the IDP and require an amendment to the IDP.

8.5.4 Institutional Development Plan (IDP)

- A. Purpose.** Any use conducted by an Eligible Institution and any construction by an Eligible Institution in an Institutional Overlay Zone shall be consistent with an Institutional Development Plan (IDP) approved by the Planning Board in accordance with this ordinance. The purpose of the IDP is to establish baseline data about institutional land uses, facilities, and services and measure, analyze, and address the anticipated or potential impacts of planned institutional growth and change. The IDP shall serve as a background document that supports the proposed Regulatory Framework and frames subsequent site plan review(s).
- B. Planning horizon.** An IDP shall provide the city and abutting neighborhoods with a clear outline of the anticipated or potential growth and change of the Eligible Institution for the short- to medium-term (e.g. 1-5 and 5-10 years respectively), as well as a conceptual growth plan for the long-term (e.g. 10 years or more); however, the specific planning horizons for each institution will be determined as part of the IDP approval process.
- C. Content.** The IDP submission shall address the following elements unless specifically modified by the Planning Authority or Planning Board, with the scope and level of detail to be clarified at the required Scoping Meeting:
1. Context information, including:

- a. The institution's adopted mission, vision, or purpose statement;
- b. A summary of relevant baseline data on the institution, including:
 - i. A neighborhood context plan;
 - ii. An inventory of current programs and services;
 - iii. A current census of the number of people using the institution (e.g., employees, enrollment, patients), with an indication of maximums and minimums over time;
 - iv. An inventory and/or plan of all existing property holdings within the main campus and within the City of Portland, including an indication of functional land use links between off-campus properties and the main campus (e.g. remote parking); and
 - v. An inventory and/or plan of existing facilities, including data on use, floor area, and any existing functional connections between facilities; and
- c. A summary of the baseline characteristics of the existing campus and context of the institution, based on identified study areas, including:
 - i. A summary of existing resources, such as historic, open space, and natural resources;
 - ii. A summary of the existing transportation system, including vehicular, pedestrian, transit, bicycle, and parking supply, demand, and utilization;



- iii. A summary of existing public infrastructure supporting the institution, including demand, utilization and any capacity issues; and
 - iv. Relevant municipal plans, projects, and studies that may influence the IDP study area and opportunities for integrating institutional growth; and
 - d. A summary of public involvement in the development of the IDP, including major areas of public concern.
- 2. Assessment of future institutional growth and change, including:
 - a. A description of institutional needs and areas of future institutional growth and change, with;
 - i. A projected census of users (e.g., enrollment /employment/patient/ visitor figures and anticipated variations over time);
 - ii. Institutional objectives for property both within and outside the IOZ boundary (e.g. acquisition and/or disposition), including an indication of any functional land use connection for sites outside the IOZ boundary to the main campus; and
 - iii. A Development Plan addressing anticipated or potential institutional needs and physical improvements, including the proposed boundary of the IOZ and any phasing of the development; and
 - b. Analysis and associated plans that address the following elements in terms of anticipated growth or potential impacts within the identified study area, and support the development parameters as set out in the Regulatory Framework, including:
 - i. Transportation and access, with;
 - a. An analysis of the projected changes in parking demand, supply, and impacts to the off-street and on-street parking capacity, including an explanation of the proposed parking plan;
 - b. An analysis of the projected changes in vehicular, pedestrian, transit, and bicycle access routes and facilities, their capacity, and safety; and
 - c. A transportation, access, and circulation plan, representing the synthesis of the analysis, and including a program of potential improvements or set of guidelines to address access deficiencies to and within the IOZ. The plan should outline proposed mechanisms and potential strategies to meet transportation objectives, including transportation demand management, phasing, and when a Traffic Movement Permit (TMP) may be required; and

- ii. Environment, with;
 - a. An analysis of potential cumulative impacts on natural resources and open spaces;
 - b. An analysis of projected energy consumption, hazardous materials generation, noise generation, and similar issues as relevant; and
 - c. An environmental plan, representing the synthesis of the analysis and including a proposed program or set of guidelines for future preservation, enhancement, conservation, and/or mitigation; and
- iii. Infrastructure, with;
 - a. An analysis of projected public utility demand and the capacity of associated infrastructure;
 - b. An analysis of projected public safety needs and projected impacts to the capacity of these services; and
 - c. An infrastructure plan, representing the synthesis of the analysis and including a proposed program or set of guidelines to support sustainable growth; and
- iv. Design, with;
 - a. An analysis of projected impacts to neighboring properties and public spaces, including potential shadow, wind, and lighting impacts, impacts of height and massing, and impacts to historic resources;
- b. An analysis of transition areas between the institution and adjoining neighborhoods, including identification of key character defining components of the surrounding context;
- c. An analysis of existing Crime Prevention Through Environmental Design issues and identification of how these principles would be addressed as part of the proposed campus development; and
- d. A conceptual built environment/public realm plan, representing the synthesis of the analysis and including a set of guidelines for urban design, landscape, open space, and streetscape treatments, with particular attention to the treatment of edges (both within and abutting the IOZ boundary) to achieve compatible transitions; and
- v. Neighborhood Engagement, with;
 - a. A plan for ongoing community engagement that represents best practices, promotes collaborative problem solving around community concerns, fosters transparency, and identifies mechanisms for neighborhood feedback and institutional accountability;



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- b. A property management framework that identifies the institution's process for handling operational property issues with neighbors;
- c. Strategies for assuring communication pertaining to property acquisition and disposition in surrounding neighborhoods; and
- d. A set of construction management principles to apply to all institutional construction, that represent best practice, aim to minimize short- and long-term construction impacts on surrounding residents and businesses, and ensure a clear communication strategy is in place in advance of construction.

D. Standards of review. The IDP shall:

- 1. Address all content requirements, unless explicitly modified by the Planning Authority or Planning Board;
- 2. Reflect the issues/topics identified in the required public process;
- 3. Demonstrate consistency with the city's Comprehensive Plan and the purpose of this ordinance;
- 4. Demonstrate how the property ownership, proposed growth, and requested Regulatory Framework relate to the institution's mission;
- 5. Demonstrate that traffic and parking impacts have been anticipated and that the proposed parking provision is justified as based on an assessment of options for reducing traffic and parking demands;
- 6. Outline an approach to open space, natural, and historic resources that supports preservation and enhancement.
- 7. Demonstrate that potential cumulative environmental impacts have been anticipated and can be minimized or satisfactorily mitigated;
- 8. Demonstrate that utility impacts have been anticipated and can be minimized or satisfactorily mitigated;
- 9. Reflect a comprehensive design approach that ensures appropriate transitions with the existing or future scale and character of the neighboring urban fabric;
- 10. Promote compatibility with existing or future uses in adjacent neighborhoods, maintain housing, and support local amenities;
- 11. Anticipate future off-site improvements that would support the integration of the institution into the community and city-wide infrastructure;
- 12. Conform with Portland's Historic Preservation Ordinance standards for designated landmarks or for properties within designated historic districts or designated historic landscapes, if applicable. When proposed adjacent to or within 100 feet of designated landmarks, historic districts, or historic landscapes, the IDP shall be generally compatible with the major character-defining elements of the landmark or portion of the district in the immediate vicinity; and
- 13. Incorporate strategies to support clear communication and ongoing public

engagement between institutions and nearby neighbors.

- E. **Approval.** Upon finding that an Eligible Institution's IDP meets the standards of review, the Planning Board shall approve, approve with conditions, or deny an IDP.
- F. **Monitoring.** The IDP shall establish a schedule for reporting on IDP implementation at regular intervals of not more than ten years from the date of approval of the initial or amended IDP, and identify thresholds for IDP amendments;
- G. **Amendments.** An approved IDP shall guide campus development unless and until amended. If at any time the Eligible Institutions request minor amendments to an approved IDP, the Planning Authority may approve such minor amendments, provided that they do not constitute a substantial alteration of the IDP and do not affect any condition or requirement of the Planning Board. The applicant shall apply with a written statement of the proposed amendment and proposed amended IDP to the Planning Authority, whose decision as to whether the amendment is minor shall be final. Major amendments shall be reviewed by the Planning Board. When the IDP is amended, the baseline data in the IDP shall be updated as appropriate.

8.5.5 Regulatory Framework

- A. **Purpose.** The Regulatory Framework translates the IDP into a set of clear and specific zoning requirements for the IOZ that constitute the text and map amendments to the City's Land Use Code and Zoning Map. The zoning requirements are anticipated to include parameters that guide the growth and change of the institution as well as broad strategies to

address potential impacts, with plans and details to be developed under site plan review.

- B. **Applicability.** The Regulatory Framework shall apply only to properties that are within the IOZ boundary and to which the Eligible Institution holds right, title, or interest. For these properties, the Institutional Overlay Zone shall supersede the underlying zoning, and all new institutional development shall be conducted in compliance with the Regulatory Framework and the approved Institutional Development Plan. Properties located within the Institutional Overlay Zone not subject to right, title, or interest of the Eligible Institution shall continue to be governed by the regulations of the underlying zoning designation.
- C. **Uses.** Institutional uses, including hospitals and higher education facilities, shall be permitted, as shall uses that are functionally integrated with, ancillary to, and/or substantively related to supporting the primary institutional use, consistent with the applicable approved IDP.
- D. **Content.** The Regulatory Framework shall reflect the information and analysis of the IDP. The content shall be tailored to address the particular issues associated with the institution and its neighborhoods. The Regulatory Framework should be succinct and use tables and graphics as possible to address the following, if applicable:
 1. Zoning boundary of the IOZ: The area to which the regulations apply, as shown on the zoning map, subject to other provisions of this ordinance (i.e. the map amendment to the City's Zoning Map);
 2. Phasing and schedules: Requirements that relate to particular proposed phases; a chart showing the schedule or thresholds



- for submitting an amended IDP (or elements of an IDP, such as a Transportation Demand Management (TDM) Plan);
3. Uses: Clarification, as necessary, on permitted uses;
 4. Dimensional Requirements: Graphics, sketches, or standards, including details for transition zones within the IOZ boundary;
 5. Transportation: Elements such as Transportation Demand Management Plan (TDM) trip reduction targets or contribution to area-wide TDM measures; broad parameters for ensuring pedestrian, vehicular, bicycle and transit access and safety; parking ratios and management strategies; thresholds for access improvements;
 6. Environment: The approach to the inclusion of open space and preservation of environmentally-sensitive areas;
 7. Mitigation measures: The broad approach to identified mitigation measures, which would be addressed in greater detail in the site plan review process; thresholds for addressing deficiencies; goals for preservation/protection;
 8. Design: Graphics and standards to clarify building placement and envelope (height and massing); guidelines for integration of site features; required treatments for transition zones and treatment for all edges (both within and abutting the IOZ boundary); guidelines for establishing campus identity;
 9. Neighborhood Integration: Thresholds and strategies for neighborhood engagement; mitigation of impacts on neighboring properties, including construction impacts; buffering requirements; objectives for pedestrian linkages and safety; other requirements that address community concerns; and
 10. Monitoring: A schedule for regular monitoring reports on IDP implementation in accordance with the IDP.
- E. Standards of review:** The Regulatory Framework shall:
1. Be consistent with the Comprehensive Plan and the Institutional Development Plan;
 2. Provide a clear zoning framework, using graphics and tables as appropriate, to apply to future site plan reviews;
 3. Provide specific regulatory statements as appropriate that respond to concerns raised during the required public involvement; and
 4. Outline measurable goals and thresholds for improvements or other actions identified in the IDP to be advanced in subsequent site plan applications.
- F. Approval/adoption.** The Planning Board shall review the proposed Regulatory Framework against the standards of review and make a recommendation on the institution's IOZ designation and Regulatory Framework to the City Council for adoption as part of this zoning ordinance.
- G. Amendments.** A Regulatory Framework and IOZ boundary as adopted by the City Council shall remain in force unless and until amended. Amendments to a Regulatory Framework and/or IOZ boundary may be brought forth by the city or Eligible Institution. Proposed amendments to the IOZ boundary or

Regulatory Framework shall be reviewed by the Planning Board and adopted by the City Council subject to the provisions of this ordinance.

8.5.6 Maine Medical Center Institutional Overlay Zone Regulatory Framework

A. Applicability. All development proposed by Maine Medical Center (MMC) within the boundary of the MMC Institutional Overlay Zone (IOZ) shall be consistent with the approved Institutional Development Plan (IDP), consistent with the Comprehensive Plan, and meet applicable standards of the Land Use Code, unless such standards are superseded by the following Regulatory Framework. This Regulatory Framework shall govern future development by MMC within the IOZ unless amended by the Portland City Council upon formal application of MMC. The MMC Institutional Overlay Zone shall have the boundaries depicted in Figure 8-B, below, and shall include the properties listed in Table 8-B.

B. Updates and amendments

1. It is intended that the IDP will be updated on a regular basis to ensure that the data is current and that the document remains accurate. Accordingly, monitoring reports will be filed every three years and shall include a summary of progress on IDP implementation and of acquisitions and divestment since the date of IDP approval. At the time of the submission of the monitoring report, MMC shall identify any updates to the IDP which may result from updated master planning, changes in baseline information, or changes in the adjacent neighborhoods which affect MMC, to allow the IDP to remain current.

Updates and minor amendments not described below shall be reviewed administratively by the Planning Authority. Minor amendments that impact phasing of the long-term development blocks or change the approach to parking, transportation, neighborhood engagement or design shall be reviewed by the Planning Board for consistency with the objectives of the IDP. In addition to consistency with the objectives of the IDP, review of phasing and development program amendments shall focus on integration with the campus and impacts on transportation or infrastructure. This review may occur simultaneously with the site plan review of an anticipated project.

2. Major amendments shall be reviewed by the Planning Board and are required under the following circumstances:
 - a. A change to the Regulatory Framework is required;
 - b. The IDP is no longer representative of the institutional mission or approach to community as a result of redevelopment in the area or City upgrades to neighborhood planning (such as roadway changes, infrastructure upgrades, community design, lighting); or
 - c. Development proposed by MMC is inconsistent with the master facility plan, transportation plan intent, design plan intent, or environment and infrastructure plan intent identified in the IDP.
3. Annual monitoring reports will be submitted for MMC's Transportation



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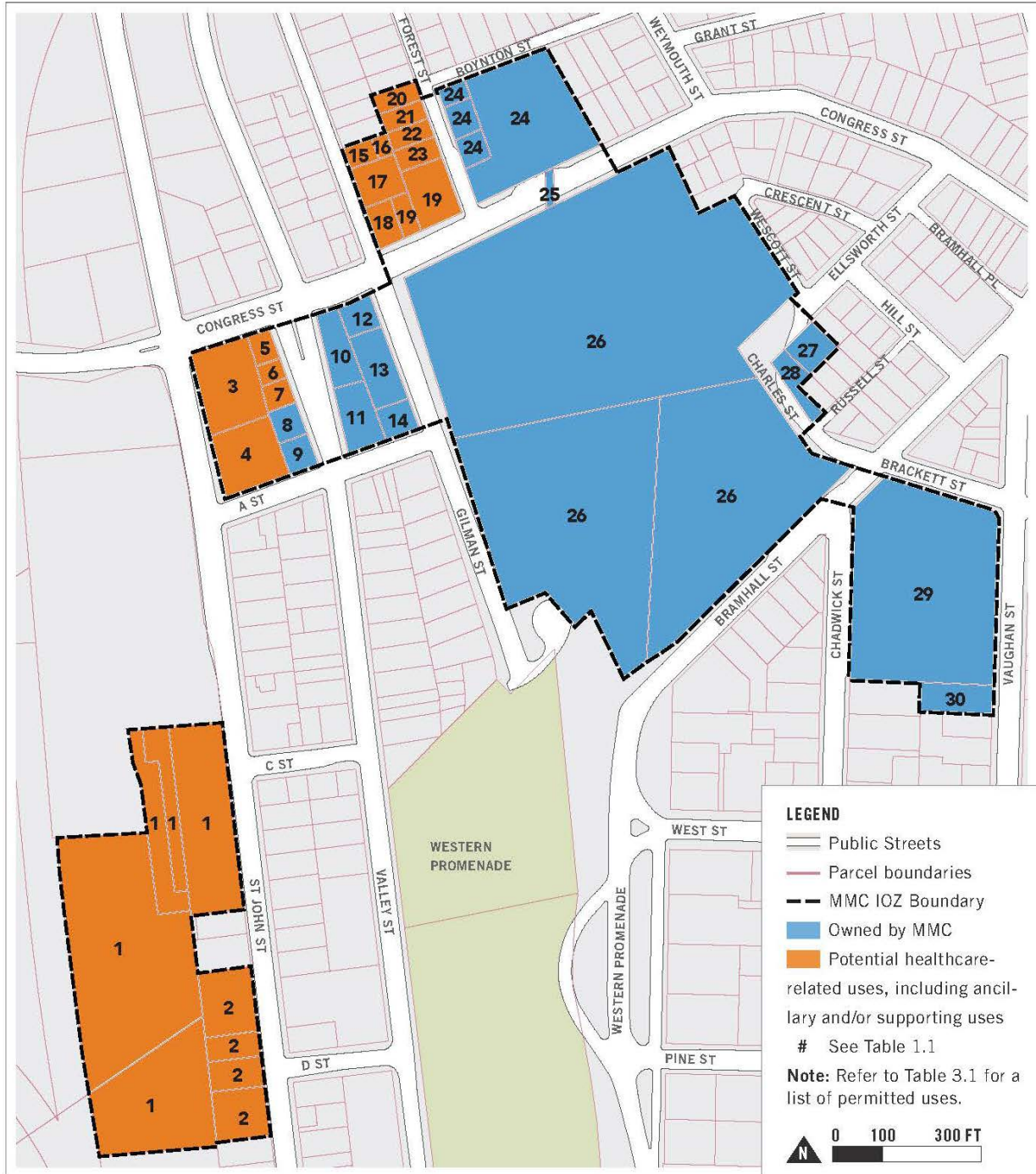


FIGURE 8-B: MMC IOZ BOUNDARY

TABLE 8-B: LIST OF PROPERTIES INCLUDED IN THE MMC IOZ

Map#	Legal Description	Address	Acreage	Ownership
1	64-A-2-8-9-11 74-A-7 / 75-A-6	222 St John St	4.6516	Owned by others
2	68-D-1-3-13-14-16	180 St John St	0.9494	Owned by others
3	65-G-1	950 Congress St	0.4628	Owned by others
4	64-B-1	275 St John St	0.4163	Owned by others
5	65-G-2	942 Congress St	0.0659	Owned by others
6	65-G-3	940 Congress St	0.0482	Owned by others
7	65-G-4	274 Valley St	0.0667	Owned by others
8	65-G-5	268-270 Valley St	0.0978	MMC
9	64-B-2	262-266 Valley St	0.0895	MMC
10	65-H-1	932 Congress St	0.1864	MMC
11	65-H-9	261 Valley St	0.2185	MMC
12	65-H-2	930 Congress St	0.1040	MMC
13	65-H-5	52 Gilman St	0.2384	MMC
14	65-H-8	44 Gilman St	0.1128	MMC
15	65-E-22	85 Gilman St	0.0565	Owned by others
16	65-E-32	85 Gilman St	0.0282	Owned by others
17	65-E-24	81 Gilman St	0.1653	Owned by others
18	65-E-28	919 Congress St	0.1059	Owned by others
19	65-E-29-30	909 Congress St	0.3233	Owned by others
20	65-E-19	22 Forest St	0.0826	Owned by others
21	65-E-21	18 Forest St	0.0831	Owned by others
22	65-E-23	14 Forest St	0.0826	Owned by others
23	65-E-25	12 Forest St	0.0883	Owned by others
24	53-I-1-2-3-12	887 Congress St	1.3400	MMC
25	53-X-1	Congress St Pedestrian Walkway	---	MMC
26	53-D-7 54-H-1 64-C-1	22 Bramhall St	12.563	MMC
27	54-C-6	34 Ellsworth St	0.1341	MMC
28	54-C-10	40 Ellsworth St	0.1155	MMC
29	54-I-1	308 Brackett St	2.5200	MMC
30	63-B-8	214 Vaughan St	0.1983	MMC

Notes:

Properties owned by MMC are listed under MMC or MMC Realty Corp.

MMC will not extend its functionally-related Bramhall campus hospital operations beyond the boundary of the IOZ within the City of Portland without further amendment to the IDP. This includes any expansion of functionally-related operations that displace residential uses outside of the IOZ boundary. A functional relationship is defined as uses or activities that are traditionally or customarily linked to the day-to-day operations of the MMC Bramhall Campus that would relocate a significant proportion of the total employee population or activities.



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4. Demand Management (TDM) Plan. TDM monitoring reports shall include a summary of progress toward targets established in the TDM Plan.
- C. Uses.** In addition to the uses permitted in the underlying zone, the uses in Table 8-C are permitted as a matter of right. In recognition that MMC is part of a mixed-use area of the City, with important existing services and businesses that serve the local and wider community, healthcare facility development fronting onto Congress Street and St. John Street shall activate the public realm, to the extent able, with uses such as service and retail/restaurant, landscaping, active building entrances, pocket parks, etc., on the ground or other publicly accessible level, consistent with the design intent contained in the approved IDP. In areas identified in the IDP as “Priority zone for commercially oriented/retail uses,” usable ground floor retail, restaurant, or comparable community-oriented use that provides services to local residents and employees both during the day and evening hours is required. In areas labeled “Street activation through location of windows, entrances, etc.,” usable ground floor retail, restaurant, or community-oriented use is encouraged to the extent practicable. Such uses, where constructed or facilitated as part of a healthcare related development, are expressly permitted whether ancillary or supporting the healthcare facility or not, and shall be open and welcoming to the general public in addition to employees or visitors of MMC.
- D. Dimensional requirements.** The MMC Institutional Overlay Zone shall have the

TABLE 8-C: PERMITTED USES

Healthcare facilities, including but not limited to the following ancillary and/or supporting uses:

- Hospital
- Medical Office/Clinic
- Laboratory Center / Services
- Research and Development (R&D) Laboratory or Facility
- Educational Facility / Conference Center
- Administrative / Business Office
- Accessory Service or Trade Uses
- Guest House
- Multi-family Housing for Healthcare Staff and Students
- Rehab / Skilled Nursing Facility
- Retail
- Restaurant/Cafe
- Employee Service Amenities
- Day Care Center
- Fitness Center or Gymnasium
- Parking Lot or Garage
- Bicycle Storage
- Heliport
- Antenna Station
- Outdoor use areas, such as green areas, parks, gardens, art installations, and other active and passive non-commercial recreation spaces

dimensional requirements listed in Table 8-D and depicted in Figures 8-C and 8-D.

- E. Design.** New buildings within the IOZ shall adhere to the Design Guidelines set forth in Chapter 5: Design of the IDP and the site plan standards of the City of Portland.
- F. Signs**
1. At the time of first site plan review following IDP approval, a unified campus-wide Signage Plan shall be submitted for review and approval by the Planning

Authority. Any update to such plan due to a change in name or logo shall not require amendment to the IDP.

2. Signs shall be designed in accordance with the campus-wide Signage Plan. All signs shall be designed in proportion and character with building facades and adjacent street typology. All signs shall be coordinated with the building and landscaping design and be constructed of appropriate permanent, high quality materials and finishes.

G. Transportation

1. Transportation Demand Management (TDM):
 - a. At the time of the first site plan review following IDP approval, MMC shall submit a campus- wide TDM Plan substantially in accordance with those TDM objectives and strategies identified in the approved Institutional Development Plan. The TDM Plan may be phased into short-,mid-, and long-term actions to allow for progressive implementation over time.
 - b. The TDM Plan shall be designed to provide transportation choice with the goal of reducing parking demand and single-occupancy vehicle trips to and from MMC by employees and visitors.
 - c. The TDM Plan shall establish parking and trip reduction targets associated with the short-term (0-2 years), mid-

term (2-5 years), and the long-term (5+ years), as well as a data collection plan.

2. Parking:
 - a. Parking requirements in the IOZ shall be established at the time of site plan review based on a parking study that includes a campus-wide analysis of demand and supply. The parking demand study shall determine parking requirements and shall be sufficient to alleviate parking pressure on surrounding neighborhoods.
 - b. Parking studies developed by MMC shall integrate parking and trip reduction achievements and data contained in the TDM Plan.

H. Environment. Development proposed by MMC shall be designed to integrate with the surrounding context, including open space and pedestrian networks and infrastructure.

I. Mitigation measures. MMC shall mitigate site plan impacts to off-premise infrastructure in a manner proportionate to those impacts. Mitigation may include financial or in-kind contributions to existing or planned City projects focused on mitigating the impacts of MMC development. Mitigation contribution shall be determined based on the City's standard procedure in effect at the time of site plan review.

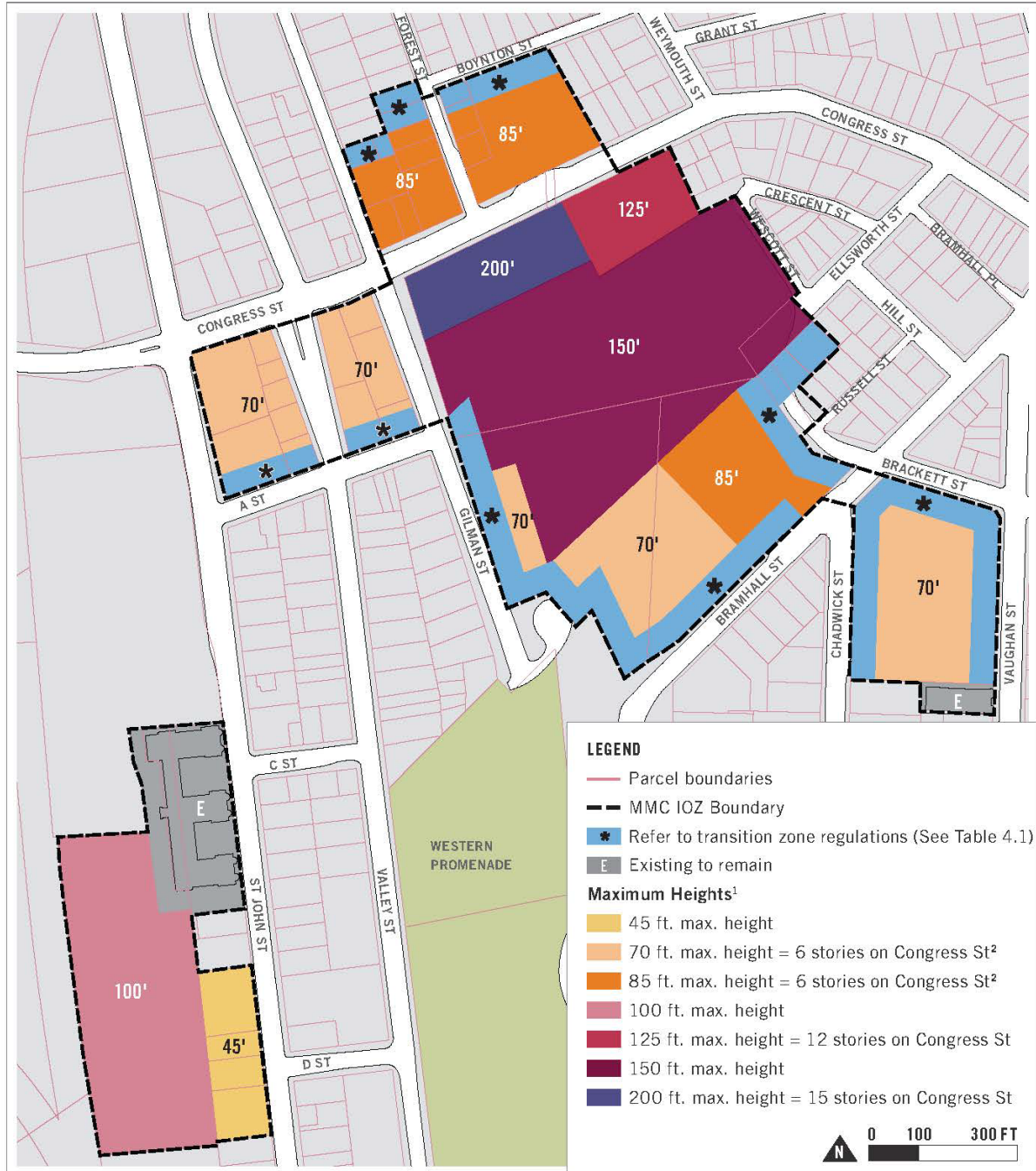


OVERLAY ZONES

TABLE 8-D: DIMENSIONAL REQUIREMENTS

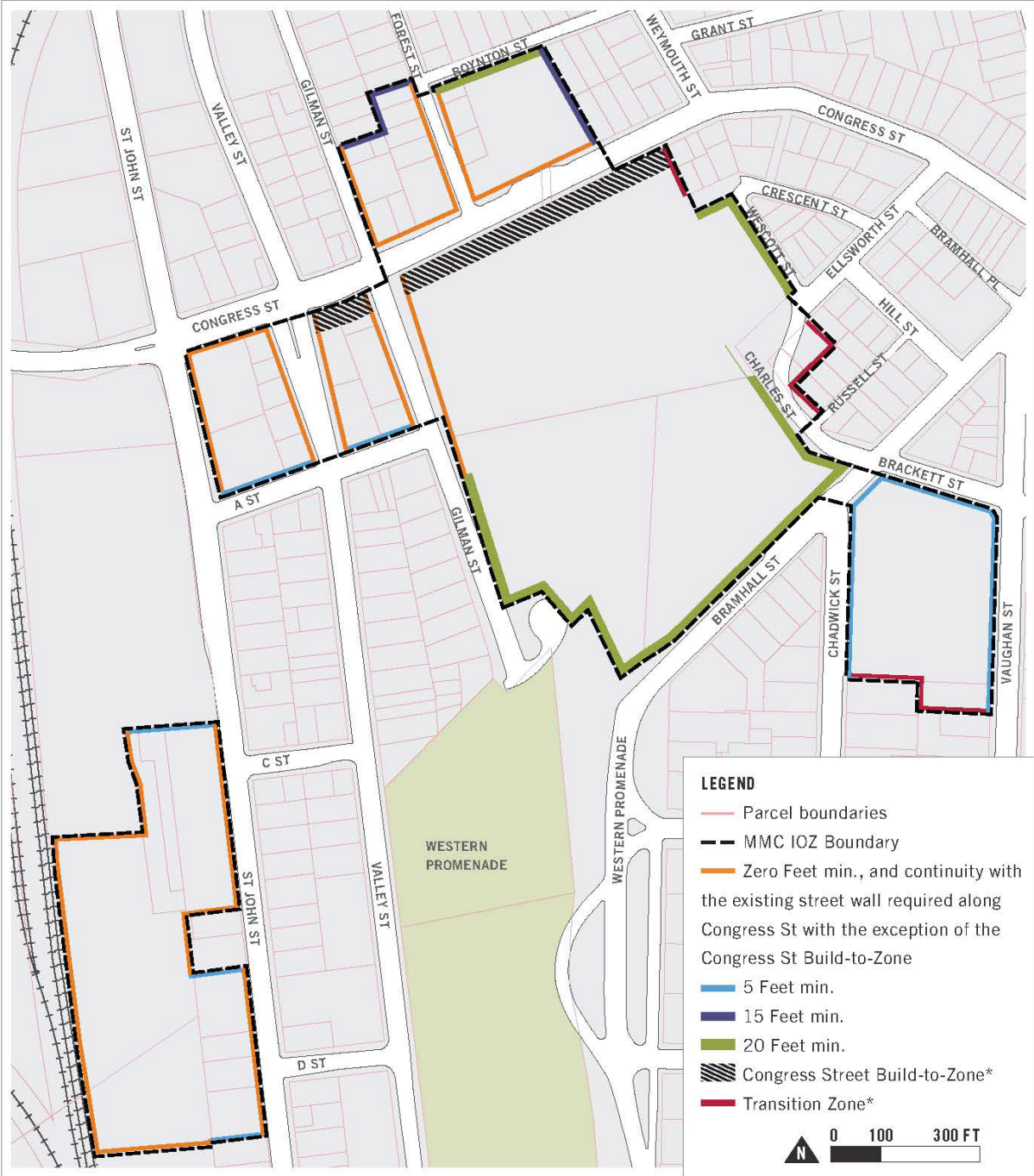
Max. Building Heights	Max. building heights for new buildings within the IOZ shall be governed by the Maximum Building Heights Map, or by the Transition Zones clause of this table (see below) for those buildings located in Transition Zones. Refer to IDP “Chapter 5. Design” for methodology on determining heights.
Minimum Building Heights	Three stories, except in transition zones, where the minimum building height shall be two stories. Minimum building heights shall not apply to building awnings, associated kiosks, pavilions or similar building components.
Maximum Building Length	Length of proposed parking garage at 222 St John St shall not exceed 500 feet as measured roughly parallel to St John St.
Minimum Building Setbacks	Minimum building setbacks shall be governed by the Minimum Setbacks Map. Additional requirements are listed in the Transition Zones and Congress Street Build-to-Zone sections of this table.
Congress Street Build-to-Zone¹	A Build-to-Zone is identified for some properties that abut Congress Street. See Minimum Setbacks Map for the location of Build-to-Zone. i. The Congress Street Build-to-Zone extends between 0 to 40 feet from the right-of-way boundary. ii. Buildings located in these parcels must have a minimum of 70% of the façade facing Congress Street located within the Build-to-Zone.
Transition Zones	Transition zones are identified inside the IOZ boundary in areas where the IOZ abuts or is located across a public right-of-way from a residential zone or a historic-designated district. See Maximum Building Heights Map for location of transition zones. iii. Transition zones shall extend 50 feet into the parcel from the parcel boundary. iv. Transition zones that abut a Residential zone with or without an intervening public right-of-way shall have a maximum height limit that matches the maximum height permitted within that Residential zone. v. In areas where the IOZ abuts a Residential zone without an intervening public right of way, minimum side and rear yard requirements of the abutting Residential zone apply within the IOZ boundary, unless noted otherwise in Minimum Setbacks Map.

¹A “build-to zone” is the area on the lot where all or a portion of the street-facing building facade must be located, measured as a minimum and max. yard (setback) range from the public right-of-way boundary.



- Notes:**
1. Minimum building heights also apply. Refer to Table 8-D.
 2. For buildings with residential use above the ground floor, the following height maximums apply:
70 ft. maximum height = 7 stories, and 85 ft. maximum height = 8 stories.

FIGURE 8-C: MAXIMUM BUILDING HEIGHTS



* Refer to Table 8-D Dimensional Requirements.

FIGURE 8-D: MINIMUM SETBACKS

J. Neighborhood Integration and engagement.

1. For the purpose of keeping surrounding residential areas apprised of its future development plans, and to address any neighborhood issues related to the operations of the MMC Bramhall campus, MMC shall adhere to the ongoing community engagement principles identified in the approved Institutional Development Plan.
2. MMC shall conduct ongoing community engagement, including the formation of a Neighborhood Advisory Committee comprised of representatives of MMC, the Parkside neighborhood, the West End neighborhood, the Western Promenade Neighborhood Association, the St. John Valley neighborhood, the Libbytown neighborhood, and the City.

K. Construction management.

1. At the time of site plan review, MMC shall submit a Construction Management Plan substantially in accordance with those construction management principles identified in the approved Institutional Development Plan for review and approval by the Planning Authority.
2. The Construction Management Plan shall include a construction schedule, as well as strategies for managing neighborhood communication and noise, air quality, traffic, and parking impacts associated with the construction as set forth on the Construction Management Template developed by the City and attached and incorporated to the IDP as Appendix A.

L. Other requirements.

1. Helipad. MMC shall be governed by the provisions of the Helistop Overlay Zone with the following exceptions:
 - a. Setback requirements of Subsection 8.4.2.A.2; and
 - b. Fencing requirements of Subsection 8.4.2.A.3.
2. Snow Ban Parking. When the City of Portland declares a Snow Parking Ban, MMC shall make parking available to neighbors in a designated parking area on or near its campus upon the following condition:
 - a. Hours: Due to the patterns of patient flow in the hospital, the hours of snow ban parking for registered vehicles during an announced City of Portland Snow Parking Bans are 6:00 p.m. until 6:00 p.m. Vehicles that are not moved out of these parking areas by the applicable time each morning are subject to towing at the owner's expense.
3. Healthy Communities. Recognizing that a stable residential and commercial environment is key to the health of any neighborhood, MMC commits to supporting its existing and future neighbors in the St. John Valley, Parkside, West End, Western Prom and Libbytown neighborhoods. Accordingly, MMC shall implement and participate in the healthy communities programs as described below.



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- a. Caring Community Grants- MMC shall develop an annual grant program with available funds of up to \$30,000. Goals, priorities, eligibility requirements, program guidelines and allocation approach will be developed by the MMC Neighborhood Council, as described in Chapter 6 of the IDP approved on September 26, 2017. Neighborhood associations or other entities located or operating in the St. John Valley, Parkside, West End, Western Promenade and Libbytown neighborhoods may apply for grant funding relating to the following initiatives:
 - i. Neighborhood investment and Infrastructure: Focused on creating strong, safe, accessible and vibrant neighborhoods;
 - ii. Quality of life: Focused on improving access to recreation, arts or cultural experiences in the neighborhoods;
 - iii. Diversity and inclusion: Focused on fostering the building of relationships and understanding among diverse groups, including capacity building and outreach activities;
 - iv. Public Safety: Focused on supporting public safety programs through training programs, equipment or other means in the neighborhoods; and
 - v. Environmental sustainability: Focused on preventing waste, increasing recycling or supporting other programs that work to improve the environment.
- b. Healthy Neighborhoods Program. MMC shall initiate and adopt a memorandum of understanding (MOU) by and between the MMC, the City of Portland, an identified Community Housing Development Organization and any other community partners that may be identified later establishing a Healthy Neighborhoods program. Such a program shall be designed to fund and execute housing and community improvement and development programs in St. John Valley and the other neighborhoods surrounding MMC's Bramhall Campus.

8.6 ISLAND TRANSFER STATION OVERLAY

8.6.1 Purpose

The purpose of the Island Transfer Station Overlay Zone is to establish a location for a transfer station for municipal solid waste and municipal public works activities. This zone shall be established through a conditional rezoning process in order to ensure the imposition of appropriate conditions for the protection of neighboring properties.

8.6.2 Permitted uses

- A. Municipal solid waste facilities, including compactors and storage bins, provided that the compactor shall be located within a fully enclosed structure.
- B. Recycling facilities, provided that all recycling areas shall be buffered and screened from neighboring properties.

- C. Municipal garages, material storage, and parking for vehicles.
- D. Maintenance of municipal vehicles and equipment.
- E. Minor wind energy systems co-located with public industrial or utility facilities, subject to the standards of Section 6.4.

8.6.3 Conditions

Requirements for setbacks and any operational limitations shall be established as part of the conditional rezoning process.

8.7 MUNJOY HILL NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

The residential neighborhoods on Munjoy Hill are experiencing specific development pressures related to its location and the nature of the existing building stock, further documented in work by the City's Planning & Urban Development Department in the winter of 2018. In order to address the negative impacts of these pressures and create a positive framework for investment in the area, there shall be a Munjoy Hill Neighborhood Conservation Overlay District (the "District").

8.7.1 Area of effect

This District will apply in the highlighted area depicted on the map (Figure 8-E) and includes all properties in the R-6 zoning district in an area east of Washington Avenue and Mountfort Street, north of Fore Street, and west of the Eastern Promenade.

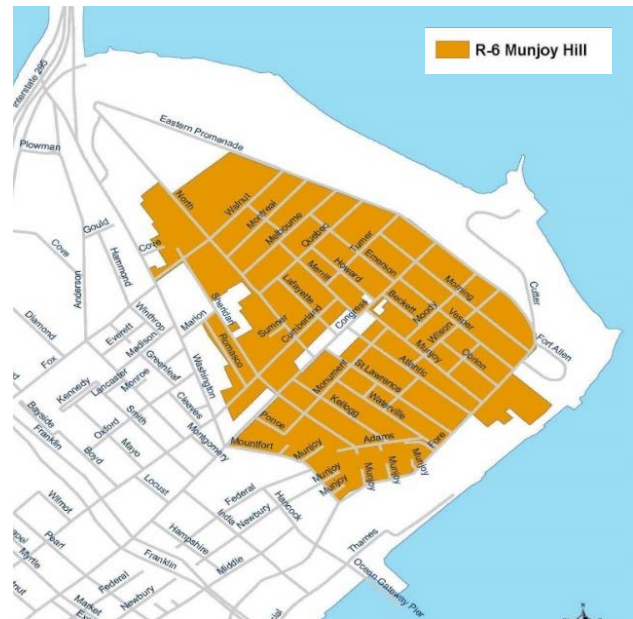


FIGURE 8-E: MUNJOY HILL NEIGHBORHOOD CONSERVATION DISTRICT BOUNDARIES

8.7.2 Effect of the district

In addition to the standards contained in this Land Use Code that are applicable to properties in the R-6 zone, all properties within this District shall meet the standards of Section 8.7. Where this section imposes a standard that differs from the standards contained in Articles 6, 7, 14, and 15 of this Land Use Code, the *City of Portland Design Manual* or *City of Portland Technical Manual*, the standards in this section shall control.

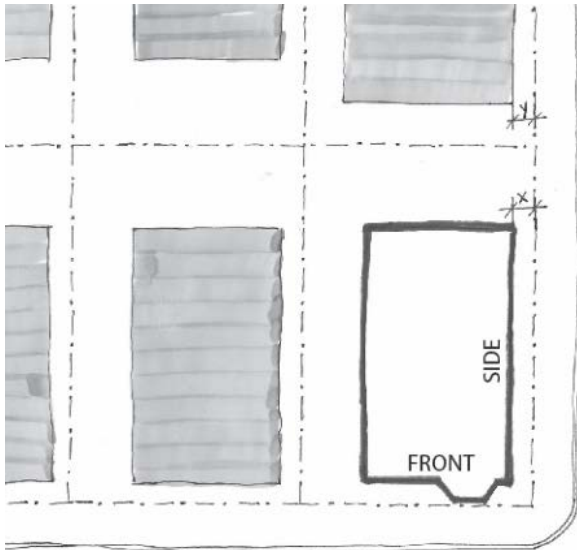
8.7.3 Dimensional standards

Within the District, the dimensional requirements in Table 8-E supersede those dimensional standards outlined elsewhere in this Land Use Code.



OVERLAY ZONES

TABLE 8-E: MUNJOY HILL NEIGHBORHOOD CONSERVATION DISTRICT DIMENSIONAL REQUIREMENTS

	height (max.)¹	35 ft. 45 ft. for developments of 3 or more units on lots over 2,000 SF that include at least one workforce housing unit ²
	Rear	Buildings up to 35 ft. in height: 10 ft. Buildings over 35 ft. in height: 15 ft. As measured from rear decks, porches, or similar unenclosed space: 7.5 ft. As measured from accessory structures with a ground coverage of 250 SF or less: 5 ft.
	Side	Buildings up to 35 ft. in height: As per underlying zone Buildings over 35 ft. in height: 10 ft. for all side yards, except that a side yard no less than 5 ft. is permitted when used to continue a documented built pattern of the surrounding streetscape, in which case a proportional increase in another side yard must be provided.
	Setbacks (min.)	5 ft. or the minimum depth of the immediately abutting street-facing yard, whichever is less. None when demonstrated that reduced setbacks are necessary to facilitate the provision of underground parking.
	Side yard on side street	 Min. setback x = 5' or x = y whichever is less
	Stepbacks (min.)	None

¹ Rooftop appurtenances other than chimneys shall not exceed permitted heights, except that HVAC equipment is permitted for up to 5' above these maximum heights if (a) out of view from public rights-of-way, screened adequately, and integrated with the building design and (b) set back at least 5' from the building edge. In addition, height limits and placement of alternative energy equipment is permitted as specified in Articles 6 and 7.

² Unit can be for sale or rent, as defined in Article 3. Workforce units shall be no smaller than 50% of the average size of the other units in the development, must meet the definition for such units and only be sold or rented to a household at or below the applicable income levels. These requirements shall be deed restricted for affordability for the longest term possible under state and federal law.

8.7.4 Design review

A. **Design standards.** In addition, the following design standards shall apply in the Munjoy Hill Neighborhood Conservation District and shall supersede any conflicting design standards:

1. All buildings shall use simple, traditional roof forms as illustrated in Figure 8-F, except that flat roofs are permitted in buildings of three or more units. This requirement may also be modified through Subsection 8.7.4.B below. Dormers and cross gables are allowed but where readily visible from the public right-of-way shall be clearly subsidiary to the primary roof form (see Figure 8-G);

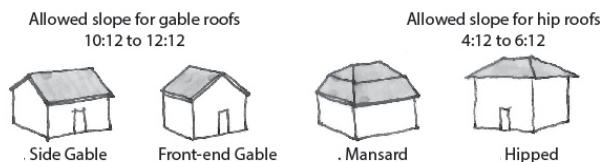


FIGURE 8-F: ROOF FORMS

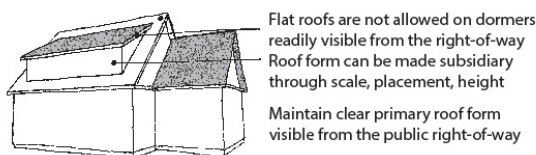


FIGURE 8-G: DORMERS AND SUBSIDIARY ROOFS

2. The first floor shall contain active living space, such as a living room or bedroom, with windows for at least 50% of the width of the front façade in total (see Figure 8-H). Active living space does not include space intended primarily for circulation or storage;

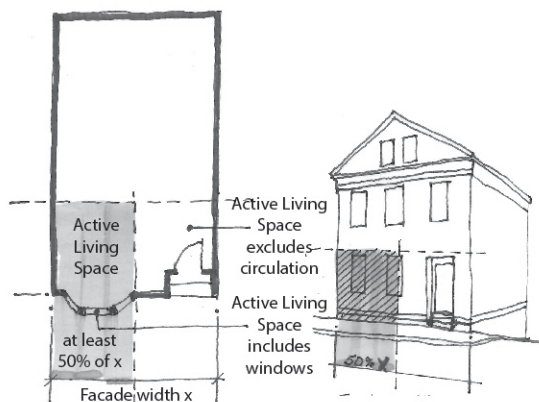


FIGURE 8-H: FRONT FACADE - ACTIVE LIVING SPACE

3. Use of tandem spaces to meet desired parking levels, consistent with the built pattern of the neighborhood, is strongly preferred. Parking shall be located on the side or in the rear of a building, and not within the front 10 feet of depth of the building. The only exception shall be for lots smaller than 2,000 SF, which shall be permitted one garage door on the front façade no wider than 30% of the building width, but no less than nine feet. In that case, the garage door shall:
 - a. Be of high quality design, consistent with the character and pattern of the

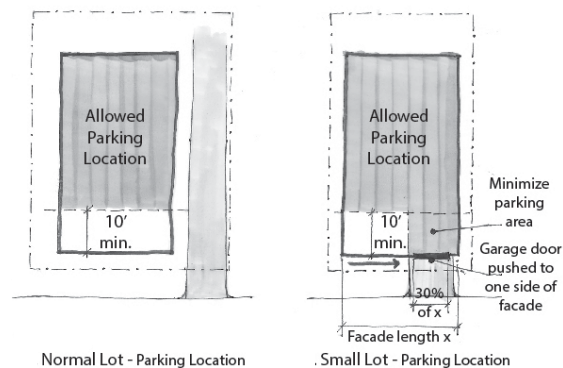


FIGURE 8-I: PARKING LOCATIONS



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rest of the façade, including windows as appropriate; and

- b. Be located on one side of the façade (see Figure 8-l).

B. Alternative Design Review. Within the District, developments are only eligible for the R-6 “Alternative Design Review” as outlined by the following process, which shall supersede the process in the *City of Portland Design Manual* in cases of conflict:

1. Any use of Alternative Design Review must be approved by a majority of the Historic Preservation Board after a required public hearing;
2. Alternative Design Review does not permit waivers of the additional design requirements in Subsection 8.7.4.A above except as explicitly stated; and
3. Alternative Design Review is a privilege and is granted at the discretion of the Historic Preservation Board. The applicant has the burden of demonstrating that their proposal meets the criteria for Alternative Design Review Design Certificate.

8.7.5 Demolition Review

A. Purpose. The purpose of this subsection is to preserve and protect buildings within the District that contribute significantly to one’s understanding and appreciation of the architectural, cultural, and/or social history and development pattern of Munjoy Hill and which are outside any designated historic district (“Preferably Preserved Buildings”), encouraging owners of such Preferably Preserved Buildings to explore alternatives to demolition. To achieve this purpose, the issuance of demolition permits for Preferably Preserved

Buildings is regulated and may be delayed as provided below.

B. Definitions. For the purposes of this subsection, the following words and phrases shall have the meanings set forth below:

1. **Demolition:** Removal of more than 10% of the front façade of any building, removal of the primary roof line, or removal of 50% or more of the building surface, determined cumulatively over a three-year period. In kind replacement or similar replacement (such as new windows or siding that may differ from the original) is not considered demolition.
2. **Preferably Preserved Building:** Any building which is determined to be in the public interest to be preserved or rehabilitated rather than demolished based on findings that the building meets the following criteria:
 - a. It was constructed prior to 1930;
 - b. It is representative of a building type and/or architectural style that contributes to the identifiable historic visual character of Munjoy Hill; and
 - c. It retains sufficient integrity of design, materials, condition and craftsmanship that adaptive reuse is a viable option.
3. **Voluntarily Demolished:** Any act(s) done by design or intention, which is proposed, intended, or not accidental, that result in demolition. Results of weather events or natural hazards are not considered voluntary demolition. For the purposes of this subsection, the destruction of a preferably preserved building for failure to

properly secure it or by neglect shall be considered voluntary demolition.

C. Exclusions. This subsection shall not apply to:

1. Any building either individually designated as a local landmark or located within the boundaries of any designated historic district;
2. Accessory structures with a ground coverage of 250 SF or less;
3. Buildings that the Building Authority has determined are dangerous to life or property due to fire, accidental catastrophic damage, or a natural disaster; and
4. Buildings that have received a previous determination that they are not Preferably Preserved.

D. Procedure. When the Building Authority receives a demolition permit application for a building within the District, the Building Authority shall, within three business days, notify the Planning Authority in writing that a demolition permit application has been received.

1. Initial Determination: The Planning Authority shall make an initial written determination as to whether the building that is the subject of the demolition permit application is a Preferably Preserved Building within thirty days of receiving a copy of the application. In making this determination, the Planning Authority may request additional information from the applicant, including photos of the existing building and the surrounding context or other data that may be relevant to making an initial determination. If the Planning Authority determines that the building is

not Preferably Preserved, this determination shall be transmitted to the Building Authority and the applicant of record. The applicant will not be required to take any further steps and the permit may be reviewed by the Building Authority under the standards in Chapter 6 of the City of Portland Code of Ordinances.

2. If the Planning Authority makes an initial determination that the building is Preferably Preserved, it shall notify the Building Authority and the applicant.
3. If the Planning Authority fails to act in accordance with this subsection or within the prescribed time periods, the Building Authority may grant the demolition permit, provided that the applicant has met all other required by Chapter 6 for a permit, and shall notify the Planning Authority that the permit has been granted.
4. Right to Appeal Planning Authority Determination: After the Planning Authority's initial determination that a demolition permit application involves a Preferably Preserved Building, the applicant for a demolition permit may appeal the determination to the Historic Preservation Board with any background information regarding the structure and its context that may be deemed relevant to or appropriate for that review. Such material shall include plans for any replacement use of the parcel that may assist in making a determination. Such appeal must be made within thirty days of the initial determination.
5. Public Hearing: The Historic Preservation Board shall conduct a hearing on the



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- appeal and the initial determination within forty-five days of the Planning Authority's initial determination. The Board shall give the public notice of the hearing at least fourteen days prior to the hearing. The Board shall also mail a notice of the public hearing to the applicant, the building owner and all property owners within 100 feet of the subject property at least ten days prior to the hearing.
6. Final Determination of Preferably Preserved Building: Within 21 days following the date of the public hearing, the Historic Preservation Board shall file a final determination with the Building Authority. If the Board determines that the demolition of the building would be detrimental to the architectural, cultural, or social heritage of Munjoy Hill, it must uphold the initial determination of the Planning Authority of a Preferably Preserved Building. In a case where the initial determination of the Planning Authority is not appealed, that determination shall be considered a final determination upon lapse of the appeal period in Subsection 8.7.5.D.4., above, in which case the Planning Authority shall forward a final determination to the Building Authority.
- E. Upon the final determination of Preferably Preserved status, the Building Authority shall not issue a demolition permit for a period of up to 12 months except as specified in (2) below. During this period, the applicant and the owner should actively pursue alternatives to demolition of the Preferably Preserved Building. Should the Historic Preservation Board determine that the building is of sufficient historic and/or architectural significance that it should be designated a landmark or otherwise gain historic designation, that process will proceed as it would for any other building.
1. Upon a determination of Preferably Preserved status, the owner shall be responsible for properly securing the building.
 2. Notwithstanding the preceding, the Building Authority may issue a demolition permit for all or any portion of subject building at any time upon authorization from the Planning Authority in the event the Historic Preservation Board approves a development for the site as consistent with the Historic Resource Design Standards as applied to a new building prior to the conclusion of the 12-month delay period. Examples of such proposals may include but are not limited to:
 - a. Demolition of a portion of the building while maintaining the principal structure and/or most architecturally significant portion of the building;
 - b. Demolition of the Preferably Preserved Building but with a replacement proposal that is acceptably contextual in the surrounding neighborhood. In this case, the Board may condition demolition on construction of a project substantively consistent with the approved replacement proposal, and any substantive variation from that plan would be treated as a violation under (G) below; or

- c. Notwithstanding the initial determination, demonstration by the applicant, substantiated by the written opinion of a licensed engineer with experience in renovation, restoration or rehabilitation and confirmed by the Building Authority, that the structural condition of the building is so severe as to make it infeasible to rehabilitate.
- F. Emergency demolition.** Nothing in this article shall interfere with the ability of the Building Authority to permit demolition of buildings determined dangerous to life or property due to a condition that pre-dates the effective date of this section or is the result of fire, accidental catastrophic damage, or a natural disaster.
- G. Enforcement.**
 - 1. The Planning Authority and Building Authority are each specifically authorized to institute any and all actions and proceedings, in law or in equity, as they deem necessary and appropriate to obtain compliance with the requirements of this section, or to prevent a threatened violation thereof.
 - 2. No building permit shall issue for a new building on any premises where a significant building is voluntarily demolished in violation of this ordinance for a period of two years after the date of demolition.
- H. Reporting.** A demolition review shall be reported to the City Council annually as a communication.

8.8 PEDESTRIAN ACTIVITIES DISTRICT (PAD) OVERLAY

The following restrictions shall apply in the Pedestrian Activities District (PAD) Overlay Zone, which shall include street frontages as delineated on the PAD Overlay Zone map.

8.8.1 Permitted uses

At least 75% of the street level frontage of a building on a street located within the PAD Overlay Zone must be occupied, and, at minimum, the floor area to be occupied shall be 75% of the street level frontage multiplied by a 20 foot depth, by:

- A.** Retail as permitted in the B-3 zone;
- B.** General services;
- C.** Hotels;
- D.** Restaurants as permitted in the B-3 zone;
- E.** Bars;
- F.** Theaters and performance halls, provided that only ticket and refreshment sales, lobbies, lounges and entrances shall be located within this area;
- G.** Cultural facilities;
- H.** Governmental uses;
- I.** Studios for artists and craftspeople including, but not limited to, carpenters, cabinetmakers and silk screeners;
- J.** Other uses where the applicant can demonstrate to the Building Authority that the proposed use will not differ substantially from a required ground floor retail use in its effect on the continuity of pedestrian-oriented use and that the proposal establishes a ground floor use that generates pedestrian interest and activity.

For those buildings which have frontage on more than one street located within the PAD overlay



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zone, the street level area of each such frontage shall meet the above requirements.

8.8.2 Conditional uses

Any use permitted in the B-3 and B-3b zone may be authorized as a conditional use subject to the floor area requirements of Subsection 8.8.1, provided that the Planning Authority shall be substituted for the Board of Appeals as the reviewing authority. Such uses shall meet the following conditions and standards:

- A. The applicant can prove by competent evidence (including but not limited to reliable documentation of advertising, real estate brokerage efforts, and other sales mechanisms) that the space has been actively marketed, and, in the case of new construction, available for permitted uses in the PAD Overlay Zone for a period of six months and that it has been unable to market the space for a permitted use in accordance with Subsection 8.8.1; and
- B. The approval of any conditional use under this subsection shall be for the specific tenant proposed for the conditional use approval and shall not run with the space to subsequent tenants. A conditional use approval shall expire at the end of each tenant's use, and a new approval shall be required for new tenants. However, where a conditional use has been approved under this subsection and the term of the effected tenancy is five years or less, the tenant may sublet the area for the approved conditional use which approval may run with said lease but may not be extended without review by the Planning Authority; and
- C. The Planning Authority may impose reasonable conditions concerning the design, appearance, use and extent of use of the space along the

street frontage to ensure maximum pedestrian compatibility and interest; and

- D. Notwithstanding the above, the Planning Authority may authorize a reduction in the percentage of required ground floor pedestrian-oriented uses where the physical limitations of an existing building so require. Any such reduction shall be the least necessary to provide relief and shall include mitigating design factors.
- E. The Planning Board shall adopt rules and regulations governing the Planning Authority's review of an applicant's marketing efforts under this subsection.

8.8.3 Prohibited uses

In no event shall any required retail frontage area be used for any of the following:

- A. Storage;
- B. Service entrances, including loading docks, dumpsters and compactors, except as provided in Subsection 8.8.4; or
- C. Food preparation areas, unless such preparation areas are visually oriented toward pedestrians on streets located within a PAD Overlay Zone.

8.8.4 Exceptions

For those buildings which have 40 feet or less of frontage on a street within the PAD Overlay Zone, the ground floor area requirements for permitted uses under Subsection 8.8.1 shall be reduced to 50% of the frontage where required to accommodate a service entrance. For buildings which have frontage on more than one street located within a PAD Overlay Zone, only one such frontage shall be permitted to reduce the required retail area to 50% of the frontage.

8.9 STREAM PROTECTION OVERLAY

8.9.1 Purpose

The purpose of the S-P Stream Protection Overlay Zone is to preserve and protect significant streams outside of the Shoreland Zone by providing a buffer from land development activities in order to conserve stream channel capacity and to minimize siltation and stream bank erosion.

8.9.2 Applicability

The S-P Stream Protection Overlay Zone includes all land areas within 75 feet, horizontal distance, of the normal high-water line of a stream as shown on the City of Portland Zoning Map. These standards apply only to areas within the S-P Stream Protection Overlay Zone. Streams within the Shoreland Zone are subject to the provisions of Article 12.

8.9.3 Development Standards

A. Minimum building setback from normal high-water line of stream: 75 feet. Notwithstanding this requirement, when a lot is a lot of record under 4.3.1 or cannot otherwise meet the setback requirement of this subsection due to physical limitations of the site, the Planning Board may approve a reduction of the setback requirement for a principal structure to the least amount necessary to achieve a building dimension of 28 feet, provided that the setback is not reduced to less than 40 feet. Structures in existence on June 15, 1992 may be expanded once during the lifetime of the structure up to 25 feet toward a stream or tributary stream, provided that the setback is not reduced to less than forty 40 feet and the floor area or volume is not increased by more than 30%.

- B. Filling of material.** Filling of material within a stream protection zone shall require site plan review under the provisions of Article 12.
- C. Minimum parking setback from normal high-water line of stream:** 75 feet. Notwithstanding this requirement, the Planning Board may reduce the parking setback where the required setback cannot be met to the least extent necessary, provided that such setback shall not be less than the setback of the principal structure from the stream.

8.10 UNIVERSITY OF SOUTHERN MAINE OVERLAY

8.10.1 Purpose

The intention of the University of Southern Maine Overlay Zone is to establish an overlay zone in which an existing university campus can be continued and reasonably expanded within defined boundaries, in addition to those uses permitted in the underlying zone or zones. The purpose of this section is to recognize the unique qualities of a university campus while at the same time protecting the value and integrity of established neighborhoods.

8.10.2 Location and applicability

The University of Southern Maine Overlay Zone is intended to encompass and define the University of Southern Maine campus west of Forest Avenue. Properties in the University of Southern Maine Overlay Zone shall continue to be governed by the regulations applicable to the underlying zone except as specifically modified by this section.

8.10.3 Permitted uses

- A.** In addition to the permitted uses allowed in the underlying zones and notwithstanding anything



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to the contrary in the use regulations for the underlying zones, post-secondary schools and university uses are permitted in the University of Southern Maine Overlay Zone, including, but not limited to:

1. Classrooms;
2. Laboratory and research facilities;
3. Student unions;
4. Dining halls;
5. Bookstores;
6. Auditoriums;
7. Concert and lecture halls;
8. Gymnasiums;
9. Libraries;
10. Outdoor use areas, such as “quads”, greens, parks, gardens, art installations, and other active and passive noncommercial recreation spaces;
11. Faculty and student housing;
12. Parking lots and garages;
13. Community meeting spaces;
14. Administrative and faculty offices;
15. Transportation facilities;
16. Maintenance facilities;
17. Utility buildings;
18. Student health services;
19. Daycare facilities, nursery schools and kindergartens operated in conjunction with university programs or serving students, faculty or employees of the university and their families, with associated outside play areas; and
20. Other buildings, structures and uses customarily incidental to a university.

- B.** On lots fronting on Chamberlain Avenue and Exeter Street, university uses shall be limited to faculty housing, graduate student housing, faculty offices and administrative offices, and

buildings containing such uses shall be designed and maintained so as to complement the residential character of the street. as required in Subsection 8.10.9

- C.** No change of use permit shall be required for any of the above uses in actual existence as of the date of enactment of the University of Southern Maine Overlay Zone.

8.10.4 Conditional uses

The following uses are permitted as provided in Subsection 6.5.1:

- A.** Minor wind energy systems, subject to the standards of Subsection 6.4.17.

8.10.5 Dimensional requirements

University buildings and structures shall be subject to the dimensional requirements of the underlying zone, except as follows:

- A. Minimum setbacks.** Minimum setbacks shall be the same as in the underlying zone, except as shown on the University Campus Overlay Setback Map, incorporated herein by reference. Side and rear setbacks shall not be required between buildings on contiguous lots owned by the university on the condition that such contiguous lots shall be considered merged and shall not be separately conveyed unless required setbacks in the underlying zones are provided.
- B. Maximum building height.** Maximum building height shall be the same as in the underlying zone, except as shown on the University Campus Overlay Height Map, incorporated herein by reference.
- C. Minimum building height.** All new freestanding buildings in height zone B and height zone C must be built to a height of at

least 35 feet or designed and constructed so that they can be expanded to 35 feet or higher. As used in this paragraph, the term “new freestanding building” means any building which is not an addition to or expansion of a building which existed on the date of enactment of the University of Southern Maine Overlay Zone.

- D. **Maximum impervious surface ratio.** A maximum of 66% of the total land area within the University of Southern Maine Overlay Zone, exclusive of public streets, shall be impervious.
- E. **Maximum coverage by buildings.** 40% of the total land area within the University of Southern Maine Overlay Zone, exclusive of public streets, shall be covered by building footprint.

8.10.6 Parking

The amount of parking required for any university building or building addition shall be determined by the Planning Board during site plan review, based on an analysis of campus-wide parking demand and supply, pursuant to a comprehensive university parking management plan, and treating all contiguous land (including land on opposite sides of the street) owned by the university as one lot. In determining the amount of parking required for any university building, the Planning Board may take into account such factors as:

- A. The availability of off-campus parking and shuttle transportation to and from such off-campus facilities;
- B. The ratio of commuter students to resident students;
- C. The use of centrally located on-campus parking facilities so situated that students, faculty, staff and visitors arriving on campus can reasonably

be expected to park in the central facilities and walk to their various on-campus destinations during the course of a school day;

- D. Shared use of a single parking facility by two or more buildings when the peak parking demand period for such buildings do not overlap;
- E. Development and implementation of a parking management plan which discourages on-street parking. On-street parking shall not be used to satisfy the university’s parking demand; and
- F. Development and implementation of programs designed to reduce the number of automobiles parking on campus, such as ride share programs and incentives for use of bicycles and public transportation.

8.10.7 Loading

The amount of loading area required for any university building shall be determined by the Planning Board during site plan review, based on a campus-wide analysis, treating all contiguous lots owned by the university as one lot. In determining the amount of loading space required for any university building, the Planning Board may take into account such factors as:

- A. The use of centrally located on-campus loading facilities so situated that vehicles making deliveries can load and unload in the central facilities, provided no single location is overburdened with loading facilities;
- B. Shared use of a single loading facility by two or more buildings; and
- C. Impacts of the loading area on adjacent uses outside the University of Southern Maine Overlay Zone.



8.10.8 Signage

Signs shall comply with the requirements of Article 20, except as those regulations are modified or augmented below:

- A. Signs shall be designed in accordance with signage standards promulgated by the university, providing for a unified and ADA-compliant campus-wide system for identification, orientation, and regulatory signage.
- B. Banners are allowed as follows:
 - 1. Generic banners containing the logo and colors of the university, used for decorative purposes.
 - 2. Banners used for advertising university events, which can be displayed for a maximum of four weeks prior to and one week following the event.

8.10.9 Design principles and standards

All development in the University of Southern Maine Overlay Zone is subject to the requirements contained within the *City of Portland Design Manual*.

8.10.10 Campus housing

For any development requiring major site plan review, the university shall submit to the Planning Board a campus housing analysis. The analysis shall include a description of housing demand and supply at the time of the application, a projection of housing demand expected to arise from the proposed development and/or as a result of program changes anticipated to occur concurrently with the proposed development, and a description of how the university intends to meet any increased housing demand through on-campus housing, off-

campus housing developed by the university, and/or off-campus housing developed by others.

8.10.11 Required review for change of use, additions, and renovations

In the case of properties fronting Chamberlain Avenue, Exeter Street, and the northerly side of Bedford Street from Surrender Street to Deering Avenue, minor site plan review shall be required of all changes of use and all building additions and renovations affecting an area equivalent to 25% or more of the existing floor area of a structure, unless major site plan review is otherwise required under Article 14.

8.11 WAYNFLETE SCHOOL OVERLAY

8.11.1 Purpose

The intent of this section is to establish a Waynflete School Overlay Zone which protects the value and integrity of established residential neighborhoods, establishes clearly defined boundaries beyond which residential conversions cannot occur and results in no net loss of dwelling units, while allowing Waynflete School an existing private day school, to continue and reasonably augment its existing uses and programs, thereby maintaining compatible development at medium densities appropriate to the existing neighborhood patterns. As used in this section, the term “Waynflete School” includes any successor institution that operates as a private day school.

8.11.2 Location and applicability

The Waynflete School Overlay Zone, as shown on the zoning map, is intended to encompass and define Waynflete School’s principal campus on the Portland peninsula. Properties in the Waynflete School Overlay Zone shall continue to be governed

by the regulations applicable to the underlying zone except as specifically modified by this section.

8.11.3 Sub-districts

The Waynflete School Overlay Zone consists of two sub-districts. Except where otherwise specified in this Section 8.11, all provisions of this Waynflete School Overlay Zone apply in both sub-districts. The sub-districts, as shown on the Waynflete School Overlay Zone sub-district map, incorporated herein by reference, are as follows:

- A. The Campus Core sub-district defines the interior core of the campus and is intended to allow compact development of school uses, with specific space and bulk regulations designed to accommodate school uses.
- B. The Campus Edge sub-district is intended to preserve residential character along the streets bordering the campus, by limiting the amount of residential space which can be converted to school uses, by maintaining a number of dwelling units within the sub-district which equals the number of dwelling units existing in the sub-district at the time of enactment of this Overlay Zone and by encouraging mixed use buildings along the street frontages. The space and bulk regulations of the R-4 zone continue to apply within the Campus Edge sub-district.

8.11.4 Permitted uses

In addition to the permitted uses allowed in the underlying zones and notwithstanding anything to the contrary in the use regulations for the underlying zones, the following uses are permitted in the Waynflete School Overlay Zone:

- A. **School uses.** Elementary, middle and secondary school uses including, but not limited to, the following:

1. Classrooms;
2. Laboratory facilities;
3. Dining halls;
4. Auditoriums;
5. Concert and lecture halls;
6. Gymnasiums;
7. Libraries;
8. Outdoor use areas, such as “quads”, greens, parks, gardens, art installations, and other active and passive recreation spaces;
9. Parking lots and structures;
10. Community meeting spaces;
11. Administrative and faculty offices;
12. Transportation facilities;
13. Maintenance facilities;
14. Utility buildings;
15. Student health services;
16. Bookstores; and
17. Accessory uses which are customarily incidental and subordinate to the location, function and operation of a private day school.

- B. **Residential uses.** Faculty or staff housing, which shall be considered a residential use, and not a school use, for all purposes under this overlay zone.

8.11.5 Prohibited uses

- A. Boarding schools
- B. Dormitories

8.11.6 Residential conversions prohibited

- A. Conversions of existing residential buildings within the Waynflete School Overlay zone shall be prohibited.
- B. The existing houses at 11 Fletcher Street, 3 Storer Street, 305 Danforth Street, and 299 Danforth Street shall not be relocated from



their locations existing as of January 20, 2010.
This provision shall not apply to garages.

- C. At no time shall the number of dwelling units within the Waynflete School Overlay Zone be reduced below four (the number existing at the time of enactment of this Overlay Zone).

8.11.7 Dimensional requirements

Buildings and structures in the Waynflete School Overlay Zone shall be subject to the applicable dimensional requirements of the underlying zones, except as follows:

- A. Minimum setbacks shall be the same as in the underlying zone, except that side and rear setbacks shall not be required between buildings on contiguous lots owned or occupied by Waynflete School on the condition that such contiguous lots shall be considered merged and shall not be separately conveyed unless required yard dimensions in the underlying zones are provided.
- B. Minimum street frontage shall be the same as in the underlying zone, except that all the land within the Waynflete School Overlay Zone owned or occupied by Waynflete School shall be considered a single lot for the purpose of complying with minimum street frontage.
- C. Maximum coverage by buildings shall be the same as in the underlying zone, except that in the Campus Core sub-district the maximum coverage by buildings shall be 40% and all the land within the Campus Core sub-district owned or occupied by Waynflete School shall be considered a single lot for the purpose of calculating maximum coverage by buildings.

8.11.8 Parking

The amount of parking required for any change of use, new building, or building addition within the zone shall be determined during site plan review, based on an analysis of school-wide demand and supply, pursuant to a comprehensive school-wide Transportation Demand Management Plan (TDM), and treating all land owned by Waynflete School within the Waynflete School Overlay Zone as one lot. Any existing parking management or TDM plan approved as part of a previous approval shall remain in effect until revised or updated pursuant to this section. In determining the amount of parking required for any building within the Waynflete School Overlay Zone, the Planning Authority or the Planning Board may take into account such factors as:

- A. The use of centrally located on-campus parking facilities so situated that students, faculty, staff and visitors arriving on campus can reasonably be expected to park in the central facilities and walk to their various on-campus destinations during the course of a school day;
- B. Shared use of a single parking facility by two or more buildings when the peak parking demand periods for such buildings do not overlap;
- C. Development and implementation of a parking management plan which discourages on-street parking;
- D. Development and implementation of a TDM plan subject to the review and approval of the Planning Authority or the Planning Board. The TDM plan shall employ elements such as public transit initiatives, parking cash-out, car sharing, car and van pooling incentives, provision of bicycle and pedestrian commuting accommodations, guaranteed ride home programs, employee surveys, newsletters and alternative transportation information sharing

and other such strategies that reduce single occupancy vehicle trips to and from Waynflete school. Waynflete School shall follow the standards and guidelines for developing a TDM plan found in the TDM section of the City of Portland Technical and Design Standards and Guidelines.

8.11.9 Loading

The amount of loading area required for any building within the Waynflete School Overlay Zone shall be determined by the Planning Board during site plan review, based on a campus-wide analysis, treating all land owned by Waynflete School within the Waynflete School Overlay Zone as one lot. In determining the amount of loading space required for any building within the Waynflete School Overlay zone, the Planning Board may take into account such factors as:

- A.** The use of centrally located on-campus loading facilities so situated that vehicles making deliveries can load and unload in central facilities, provided no single location is overburdened with loading facilities;
- B.** Shared use of a single loading facility by two or more buildings; and
- C.** Impacts of the loading area on adjacent uses outside the Waynflete School Overlay Zone.

8.11.10 Signage

Signs shall comply with the requirements of Article 20.

8.11.11 Restrictions

Notwithstanding the conditional use provisions for institutional uses within the R-4 or R-6 zones, Waynflete School cannot locate a school use listed in Subsection 8.11.4 on any lot in the R-4 or R-6

Districts outside the boundaries of the Waynflete School Overlay Zone that was occupied by a residential use or structure on or after January 20, 2010. This restriction does not prevent Waynflete School from seeking a conditional use permit for a school use, where otherwise allowed by the zoning regulations, on lots outside the Waynflete School Overlay Zone that were not occupied by a residential use or structure on or after January 20, 2010.



9 FORM-BASED ZONES

9.1 INDIA STREET FORM-BASED ZONE

9.1.1 Purpose

The India Street Form-based Code is different than traditional zoning, placing the primary emphasis on a building's physical form and its relationship to the street, and de-emphasizing land use. The intent of the India Street Form-Based Code Zone is to establish a zone that encourages a vibrant, walkable, mixed-use urban district, preserves and values the existing historic neighborhood fabric, and fosters and supports local businesses and residential areas. The goal of the India Street Form-Based Code is the creation and preservation of an active and human-scale public realm and the reinforcement of existing neighborhood character through good street space design. The components of the form-based code include the Guiding Principles, REGULATING PLAN, Subdistricts, General Development Standards, Dimensional Requirements, BUILDING DESIGN STANDARDS, Diagrams, and Definitions.

9.1.2 General guiding principles

The General Guiding Principles set forth here shall be applicable to all subdistricts within the India Street Form-based Code Zone:

- A. The street is a coherent space, with consistent building and streetscape character on both sides of the street. This agreement of buildings and streetscape across the street contributes to a clear public space and district identity.
- B. The street wall is visually well defined. Land should be clearly public or private. Buildings contribute to the vital and safe public space while providing a clear boundary to the private, protected realm.

- C. Street walls are engaged with the street environment. Buildings are inviting places that interact with and contribute to the street vitality. Inactive edges, vehicle storage, garbage, and mechanical equipment should be kept away from the street. Shared infrastructure, to the extent practicable, including, but not limited to, service alleys, parking areas, stormwater treatment, public transportation facilities, and driveways, shall be utilized.
- D. Buildings are designed for the urban environment. Buildings must be designed for the urban situation within the subdistrict which often includes mixed-uses. Buildings are positioned near the street and FACADES are oriented to the street.
- E. Respect historic character. If a property is within the India Street Historic District, Article 17 is applicable. New construction, BUILDING ADDITIONS, or alterations in the India Street Historic District shall reflect and complement the character-defining features and elements of the existing historic development to which it is visually related.

9.1.3 Applicability

- A. The requirements set forth in this Section 9.1 shall apply to all new development, primary and accessory structures, including BUILDING ADDITIONS within the India Street Form-based Code Zone as designated on the India Street REGULATING PLAN.
- B. A partial waiver of the requirements listed below may be granted if it can be demonstrated to the satisfaction of the

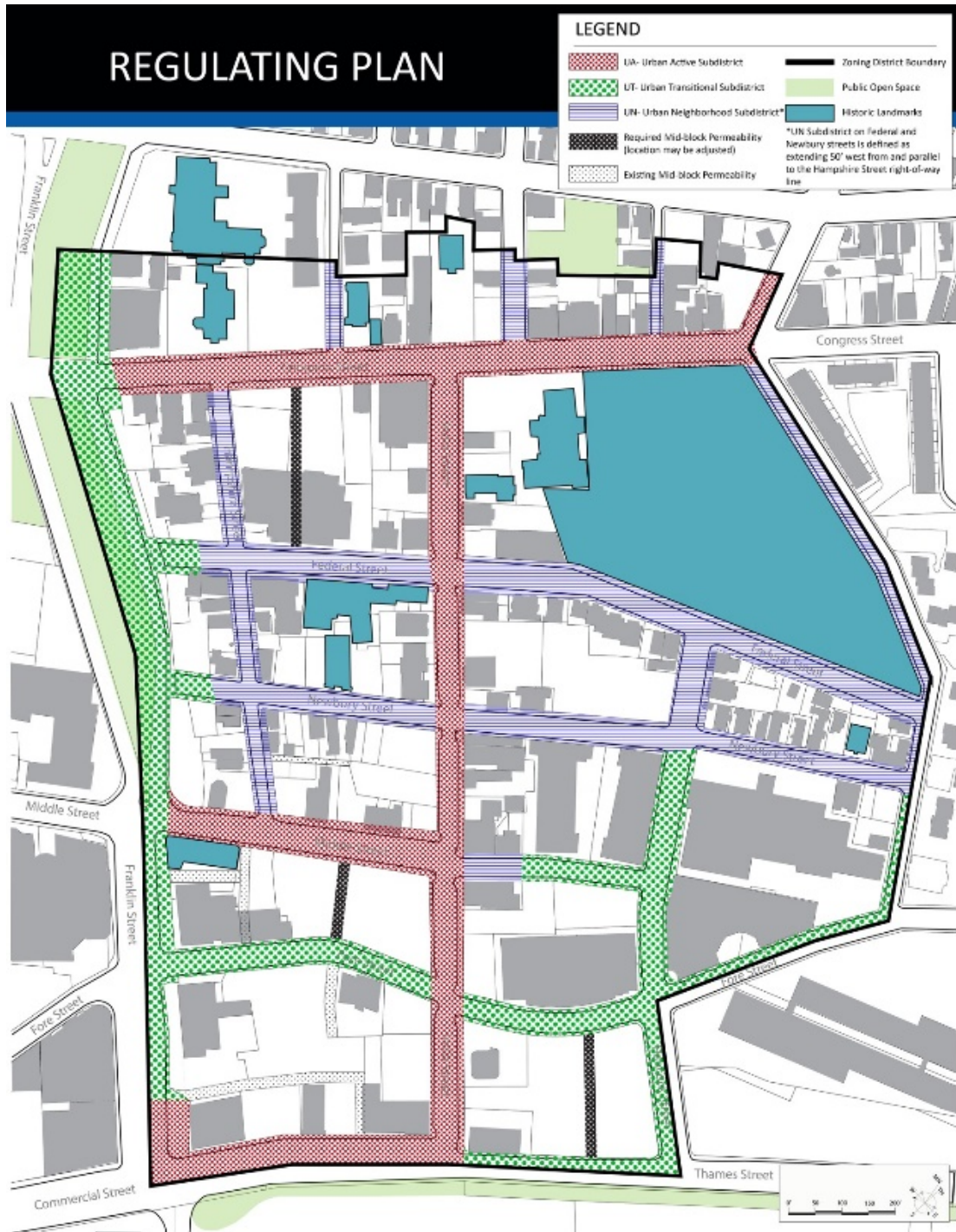


FIGURE 9-A: IS-FBC REGULATING PLAN

9-2 | CITY OF PORTLAND LAND USE CODE 2/14/20 DRAFT



Planning Authority that the requirements in 9.1.3.C below have been met:

1. Building orientation;
2. BLANK FAÇADE length (max.);
3. Fenestration, ground floor facade area;
4. Building entry frequency, orientation, or elevation;
5. Garage door setback or width; and/or
6. Additional Building Length – ground floor partition or module requirements.

C. A partial waiver request must meet the following requirements:

1. The intent of the ISFBC zone as stated in Subsection 9.1.1 and Subsection 9.1.8;
2. Be the least adjustment necessary to satisfy the practical, programmatic, or functional needs of the proposed development; and
3. At least one of the following applies:
 - a. The proposed zoning alternative better achieves the zone and subdistrict intent;
 - b. The zone or subdistrict intent will not be met by applying the requirement in this particular circumstance;
 - c. There is a legal or practical necessity or unique conditions; or
 - d. Unique site factors make the zoning requirement impractical or cost prohibitive.

9.1.4 Establishment of subdistricts

The India Street Form-based Code Zone as shown on the REGULATING PLAN is divided into three subdistricts:

- A. Urban Neighborhood (UN) Subdistrict;
- B. Urban Transitional (UT) Subdistrict; and
- C. Urban Active (UA) Subdistrict.

9.1.5 Regulating Plan

The REGULATING PLAN shows the location of the zone boundary and subdistricts subject to regulation by the IS-FBC zone.

9.1.6 Definitions

Terms used throughout this India Street Form-based Code Zone may be defined in Article 3 or in Article 7. Terms not so defined shall be accorded their commonly accepted meanings. In the event of any conflict between the definitions in this section and those in Article 3, or any sections of Article 7, Article 15, or any other local land use ordinances, rules, or regulations, those of this India Street Form-based Code Zone shall take precedence. For reference, terms are illustrated in Figure 9-B.

Building, accessory. A detached structure that is incidental and subordinate in area and extent, and/or use to the principal building(s) on the property. A lot may have more than one accessory building.

Building addition. Any increase to footprint or volume of an existing structure.

Building, principal. The main structure(s) on a lot having the predominant area and extent, and/or use. A lot may have more than one principal building.

Buildings, attached. Two or more independent buildings that share at least one common party wall but have full building separation and independent principal entries; not free-standing. Attached buildings may or may not have common ownership.

Building Design Standard (BDS). The basic design parameters governing building form, including

intent, guidelines, and standards for architectural elements such as proportion, articulation, fenestration, entries, roof lines, and materials.

Elevation. An exterior wall of a building not along a frontage line.

Entrance, principal. The main point of access for pedestrians into a building. A building may have more than one principal entrance.

Façade. Any exterior wall of a structure exposed to public view from a public right-of-way.

Façade, blank. A building façade that contains expanses of wall area with no windows, no entrances, no articulation, and no other elements or features, or is otherwise undifferentiated.

Green roof. A roof of a building that is partially or completely covered with vegetation and designed to meet the Maine Stormwater Best Management Practices Manual standards and recommendations. A green roof installation must serve the purpose of reducing stormwater runoff through retention or slowing and consist of an assembly that at a minimum includes a root repellent system, a drainage system, a filtering layer, a growing medium and plants, and shall be installed on a waterproof membrane. The vegetated area of a green roof may be considered pervious for zoning impervious calculations.

Mid-block permeability. A continuous, open-air corridor at least 20' in width that connects two streets or public rights-of-way and physically

provides a break in the street wall. The corridor must be unobstructed and open to the sky for the majority of its length.

Party wall. Any partition wall common to two adjacent or attached buildings.

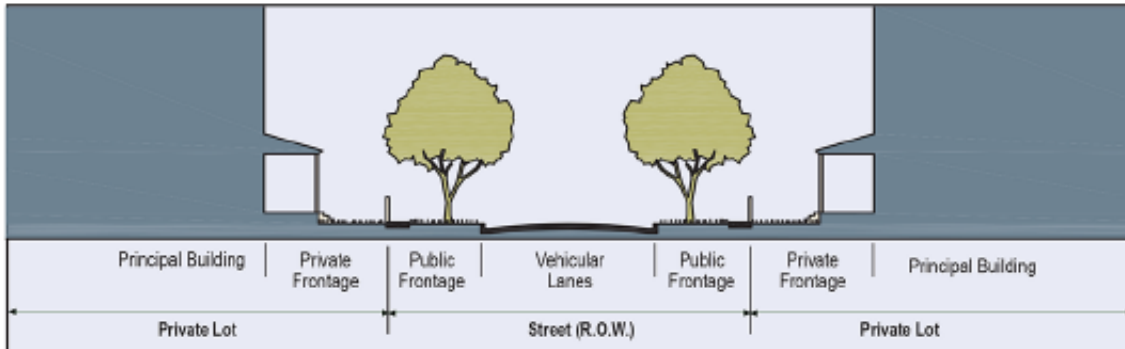
Regulating plan. A zoning map that shows the boundary of the area and subdistricts subject to regulation by the India Street Form-based Code.

Stepback. A building setback of a specified distance measured from the ground floor building face that occurs at a prescribed number of stories or height above the ground and excludes the minimum necessary housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy.

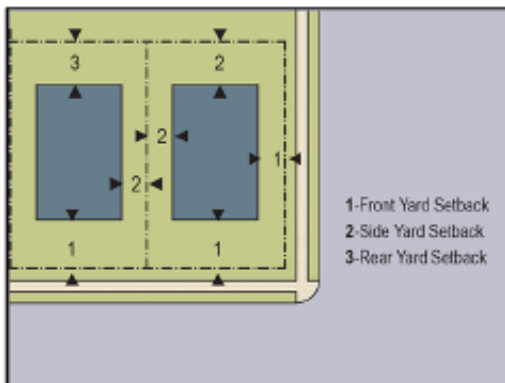
Yard, side. A yard adjoining a side lot line extending from the front yard to the rear yard, the width of which shall be the shortest horizontal distance between the side lot line and any structure. On corner lots, non-frontage yards shall be considered side yards.

Zero lot line. The location of a structure on a lot such that one or more of the structure sides rests directly on a lot line.

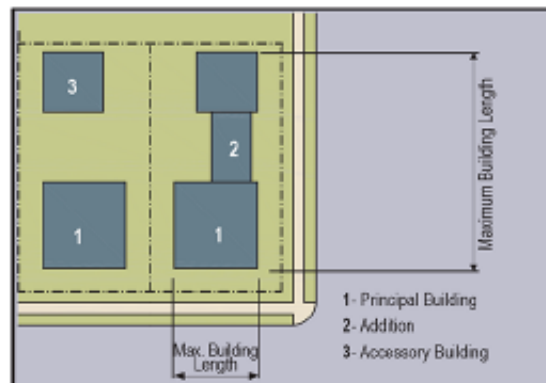
a. STREETS & FRONTAGES



b. SETBACK DESIGNATIONS



c. BUILDING - PRINCIPAL & ACCESSORY



d. FRONTAGE & LOT LINES

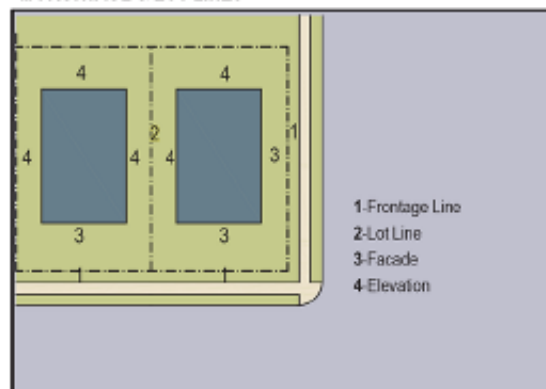


FIGURE 9-B: IS-FBC TERMS ILLUSTRATED

9.1.7 General development standards

A. Prohibited uses

1. Correctional pre-release facilities;
2. Funeral homes;
3. Drive-through facilities;
4. High-impact industrial uses;
5. Auto service stations;
6. Truck terminals;
7. Recycling and solid waste disposal services; and
8. Storage and parking facilities for Class 1 flammable and combustible liquids (having an aggregate total of more than 100 gallons) but excluding storage that is part of a motorized vehicle or pleasure craft facility.

B. Siting standards

1. MID-BLOCK PERMEABILITY
 - a. Lots with frontage on two streets roughly parallel to Commercial/Thames Street, for each and every 200 feet in street line length of lot, a full break between structures of at least 20 feet in width shall be provided roughly perpendicular to Commercial/Thames Street and within the middle third of the applicable street frontage. (See Figure 9-G.)
2. Frontage requirements
 - a. Minimum street frontage: 30 feet
 - b. Building length measurement shall not include porches, decks, or balconies that are appended to the principal structure.
 - c. In the case of a corner lot or lot bounded by at least three streets, maximum building lengths may not be exceeded in order to meet front yard setbacks.
 - a. Additional building length is allowed beyond the maximum building length under the following circumstances and according to Table 9-A.

TABLE 9-A: ADDITIONAL BUILDING LENGTH

Subdistrict	ATTACHED BUILDINGS	Ground Floor Partitions	Massing Variation	Structured Parking Exception
UN	unlimited run	Not allowed	Not allowed	Not allowed
UT	unlimited run	200' max. length; 2 modules	200' max. length	200' max. length
UA	unlimited run	150' max. length; 3 modules	Not allowed	150' max. length



- i. ATTACHED BUILDINGS: An unlimited number of ATTACHED BUILDINGS having up to 30 feet of street-facing building length is allowed. A PARTY WALL condition is required at least every 30 feet and for the entire height of each building (see Table 9-A Additional Building Length – ATTACHED BUILDINGS).
 - ii. Ground Floor Partitions: Additional building length is permitted with the provision of ground floor partitions where the following conditions are met (see Table 9-A Additional Building Length – Ground Floor Partitions):
 - a) Partitions must extend from the FAÇADE at least 2/3rds of the building depth.
 - b) Partitions must be architecturally expressed on the building exterior.
 - c) Each module created by partition must have at least one functional, street-facing entry.
 - d) Modules created by partition shall be sized to have reasonable function and proportion in relation to overall building length.
 - e) In the UA subdistrict, number of modules are required based on building length. In a building with a length greater than 50 feet but less than 100 feet, at least two modules are required. In a building with a length greater than 100 feet but less than or equal to 150 feet, at least three modules are required.
 - f) Massing Variation: Additional building length is permitted where at least 30% and up to 40% of the total FAÇADE building length is set back at least 20' feet (see Table 9-A Additional Building Length – Massing Variation).
 - g) Structured Parking Exception: Additional building length for one FAÇADE without partition walls is allowed for the use of ground-level structured parking.
- 3. Setbacks
 - a. Lots with a street frontage of less than 35 feet are exempt from providing side yards but only where required yard is perpendicular to the frontage that is less than 35 feet.
 - b. Where new construction or BUILDING ADDITIONS creates a side yard of less than five feet, a maintenance easement is required where a combination of the side yard and easement must be at least five feet. PARTY WALL conditions are exempt from providing a maintenance

- easement. Corner lots may only apply the side yard reduction to one required side yard.
- c. Building FACADES within 10 feet of a corner are exempt from setback requirements in order to allow special corner architectural treatments.
- d. Subdivision developments consisting of horizontally attached buildings on individual lots are not required to have side yards between buildings where a PARTY WALL condition will exist, but shall be required to meet the applicable side setbacks at the external and internal subdivision lot boundaries between buildings that are not attached to each other.
- 4. Landscaping and screening
 - a. Surface parking areas shall be screened from view from sidewalks, public rights-of-way, and public open spaces using landscaping, walls, fencing, or a combination thereof.
 - b. Walls and fences shall meet the dimensional requirements in Table 9-B.

TABLE 9-B: WALL/FENCE DIMENSIONAL REQUIREMENTS

Location	Height	Visual Permeability
Within front yard	6' max.	Required above 2' from sidewalk grade
Side or rear yard	8' max.	n/a

- 1. BUILDING ADDITIONS
 - a. BUILDING ADDITIONS which exceed the footprint of the existing building to which it is an addition or which exceeds 50,000 SF shall be subject to major site plan review.
 - b. Exemptions
 - i. A BUILDING ADDITION may not cause the building to exceed the maximum building length requirement except in the case that the BUILDING ADDITION is located between a street frontage and an existing building with a legally non-conforming length. In such an instance, a BUILDING ADDITION length may match but not exceed the legally non-conforming length of the existing building to which it is an addition (see Figure 9-G).
 - ii. BUILDING ADDITIONS are exempt from story minimums or maximums in order to match existing building in number of stories. All other Subdistrict Height Standards shall apply including height minimum and maximums in feet.

TABLE 9-C: HEIGHT BONUSES

Sub-district	Max. Pre-bonus Height	MID-BLOCK PERMEABILITY ¹	Res. Density	GREEN ROOF	Afford. Housing	Max. Height w/ Bonus	Min. Bonus Floor Stepback ²
UN	45' and 4 stories	n/a	n/a	n/a	1 story up to 12'	57' up to 5 stories	15'
UT	65' and 6 stories	1 story up to 12'	1 story up to 12'	1 story up to 12'	1 story up to 12'	77' up to 7 stories	15'
UA (Congress Street only)	50' and 4 stories	1 story up to 12'	1 story up to 12'	1 story up to 12'	1 story up to 12'	62' up to 5 stories	15'

¹ Must be publicly accessible.

² Measured from the ground floor building edge facing any public right-of-way

C. Height standards

1. Height bonus applicability
 - a. If a frontage faces a UT street, UN street, or Congress Street, then the portion of the building facing that street is eligible for a height bonus. For lots with multiple frontages where a frontage faces an ineligible street, bonus story must be stepped back at least 35 feet from ineligible street line (see Subsection 9.1.8.D).
 - b. Only one height bonus may be applied per structure.
2. One additional story of up to 12 feet in height is allowed if one of the following provisions is met:
 - a. For residential development with residential density equal to or greater than 150 dwelling units per acre (density may be achieved with the bonus floor);
 - b. For any development providing a GREEN ROOF, where:
 - i. At least 50% of the cumulative lot area is pervious; and
 - ii. At least 50% of the cumulative roof area is a GREEN ROOF.

GREEN ROOF area may be applied towards the 50% lot area requirement.

- c. For residential development where 20% of the units meet the definition of either “Workforce Housing Unit for Sale” or “Low-income Housing Unit for Rent” as per Article 3.

D. Parking standards

1. Parking shall be provided as per Article 19.
2. Structured parking must meet the Building Design Standard for Structured Parking (see *City of Portland Design Manual*).
3. In the case of a BUILDING ADDITION, non-conforming existing surface parking may remain. In the case of new construction, surface parking must be brought into conformance with IS-FBC standards.

9.1.8 Subdistrict dimensional requirements

A. Urban Neighborhood (UN) subdistrict

The intent of this subdistrict is to maintain and promote a small-scale, less active urban fabric. Buildings may be more private in character and have smaller footprints with building types including, but not limited to, single-family, rowhouses, duplexes,

triple-deckers, and double-triples. Building frontages may be less transparent and entries may be raised above sidewalk level with frontage types including raised, recessed doorways, porches, and stoops. The streetscape has variable setbacks and landscaping with many buildings within one block and streets tend to be narrow.

UN

SITING STANDARDS

Orientation - Principal Frontage	determined by applicant
Lot Coverage	90% max

FRONTAGE REQUIREMENTS

Building Length - Principal facade	50' max.
Building Length - Secondary fac.	50' max.
BLANK FACADE length (max)	15'
Additional Building Length	(see also Table 14.275.7)
ATTACHED BUILDINGS	unlimited run
Ground Floor Partitions	not allowed
Massing Variation	not allowed
Structured Parking Exception	not allowed

SETBACKS

Principal Building	
(a) Front Yard	5' max.
Setback Applicability (see Table 14.275.7 c.)	75% of total building length must meet front yard setback
(b) Side Yard*	5' min. - May be reduced provided that the cumulative side yards are not less than 10'
(c) Rear Yard	10' min.
Accessory Building Front Yard	5' min.
Side Yard	5' min.
Rear Yard	5' min.

BUILDING ENTRIES (SEE ALSO BDS)

Frequency at frontage	at least 35'
Principal Entries	
Orientation	any orientation allowed
Elevated Stoop (> 1 step)	allowed

HEIGHT STANDARDS

Principal Building	
Building Height Min.	25', at least 2 stories
Building Height Max.	45', up to 4 stories
Accessory Building	
Building Height Max.	25'

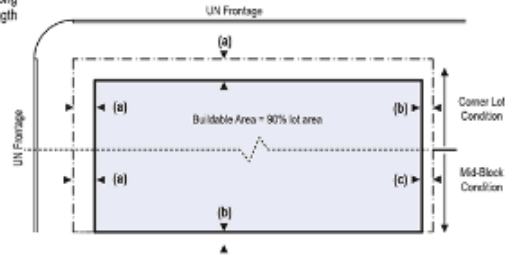
PARKING STANDARDS

Surface Parking Location	35' min. setback from street
Within Side Yard	20' max in width per lot; may not exceed 50% of frontage length
Garage at frontage (attached or detached)	
Garage Door Setback (min)	5'
Garage Door Opening (max)	9' up to 40% of facade length
	20' max. limit

* Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 14.275.6(b) 3. Setbacks)

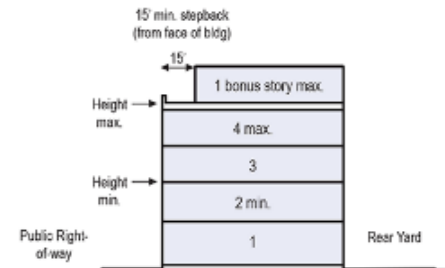
SITING STANDARDS

1. The FACADES and ELEVATIONS of Principal Buildings shall be distanced from the lot lines as shown.
2. FACADES shall be built along the frontage lines to the length specified in the table.



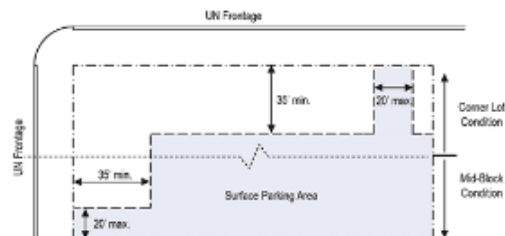
HEIGHT STANDARDS

1. Height shall be measured as specified in Sec. 14-47 Definitions "Building, height of."
2. Number of Stories excludes attics and raised basements.



PARKING STANDARDS

1. Surface parking areas may be provided within the shaded area shown.



B. Urban Transitional (UT) subdistrict

The intent of this subdistrict is to encourage higher density, mixed-use building types that accommodate any use. Building frontages are a mix of activity level, have larger footprints, and the most flexibility of height and scale. Building ground floor spaces tend to accommodate flexible and changing

uses with frontage types including doorways, forecourts, arcades, and storefronts. The streetscape may be less active than the UA subdistrict with wide sidewalks, street trees, and setbacks and stepbacks providing relief from large building masses.

UT

SITING STANDARDS

Orientation - Principal Frontage	determined by applicant
Lot Coverage	90% max
FRONTAGE REQUIREMENTS	
Building Length	100' max.
BLANK FACADE length (max)	30'
Additional Building Length	(see also Table 14.275.7)
ATTACHED BUILDINGS	unlimited run
Ground Floor Partitions	200' max., 2 modules
Massing Variation	200' max.
Structured Parking Exception	200' max.

SETBACKS

Principal Building	
(a) Front Yard	10' max.
Setback Applicability (see Table 14.275.7 c.)	75% of total building length must meet front yard setback
(b) Side Yard*	10' min. - May be reduced provided that the cumulative side yards are not less than 20'
(c) Rear Yard	10' min.
(d) STEPBACK (adjacent to UN)	10' min. setback after 45' height
Accessory Building	
Front Yard	5' min.
Side Yard	5' min.
Rear Yard	5' min.

BUILDING ENTRIES (SEE ALSO BDS)

Frequency at frontage	at least 95'
Principal Entries	
Orientation	any allowed
Elevated Stoop (>1 step)	allowed

HEIGHT STANDARDS

Principal Building	
Building Height Min.	3 stories
Building Height Max.	65', up to 6 stories
Ground Story Height	n/a
Accessory Building	
Building Height Max.	25'

PARKING STANDARDS

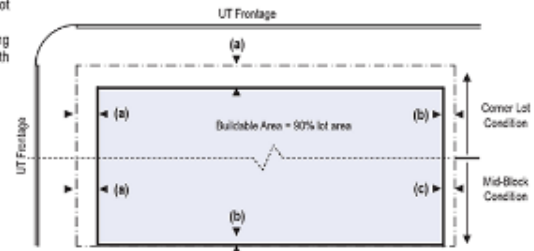
Surface Parking Location	35' min. setback from street
Garage at frontage (attached or detached)	
Garage Door Setback (min)	10'
Garage Door Opening (max)	9' up to 40% of facade length
	20' max. limit

Notes and Exceptions

* Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 14.275.6(b) 3. Setbacks)

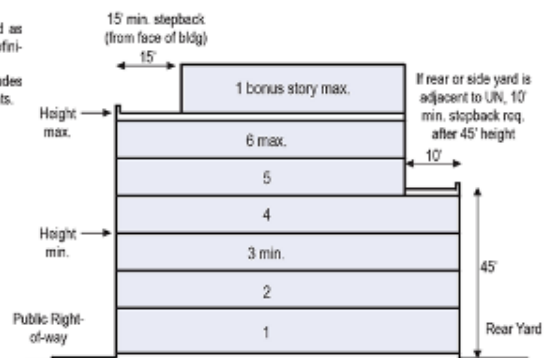
SITING STANDARDS

- The FACADES and ELEVATIONS of Principal Structures shall be distanced from the lot lines as shown.
- FACADES shall be built along the frontage lines to the length specified in the table.



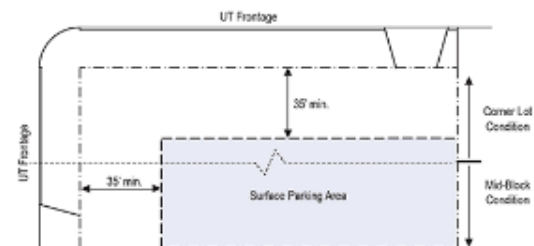
HEIGHT STANDARDS

- Height shall be measured as specified in Sec. 14-47 Definitions "Building, height of."
- Number of Stories excludes attics and raised basements.



PARKING STANDARDS

- Surface parking areas may be provided within the shaded area as shown.



C. Urban Active (UA) subdistrict

The intent of this subdistrict is to maintain and promote a moderate-scale, diverse, mixed-use neighborhood with vibrant streets and active ground floor spaces. Buildings are more active and engage the street at the ground level. Building

frontages are transparent and entries are at sidewalk level with frontage types including storefronts and recessed doorways. The streetscape has steady street planting, and buildings set close to the street providing a consistent street wall.

UA

SITING STANDARDS

Orientation - Principal Frontage	face a UA street
Lot Coverage	90% max

FRONTAGE REQUIREMENTS

Building Length	50' max.
BLANK FACADE length (max)	15'
Additional Building Length	(see also Table 14.275.7)
ATTACHED BUILDINGS	unlimited run
Ground Floor Partitions	150' max., up to 3 modules
Massing Variation	not allowed
Structured Parking Exception	150' max.
Fenestration, ground floor	60-90% (see BDS) facade area

SETBACKS

Principal Building

(a) Front Yard*	5' max.
Setback Applicability (see Table 14.275.7 c.)	75% of total building length must meet front yard setback
(b) Side Yard**	5' min. - May be reduced provided that the cumulative side yards are not less than 10'
(c) Rear Yard	10' min.
Accessory Building Front Yard	5' min.
Side Yard	5' min.
Rear Yard	5' min.

BUILDING ENTRIES (SEE ALSO BDS)

Frequency at frontage	at least 40'
Principal Entries	
Orientation	at least 1 facing UA street or corner
Elevated Stoop (>1 step)	not allowed

HEIGHT STANDARDS

Principal Building	
Building Height Min.	3 stories
Building Height Max.	50', up to 4 stories
Accessory Building	
Building Height Max.	25'

PARKING STANDARDS

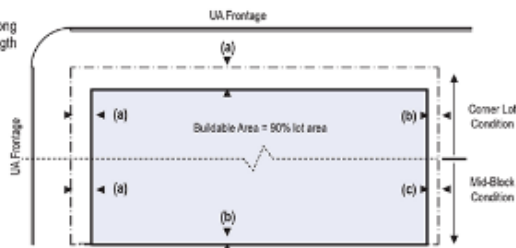
Surface Parking Location	35' from street
Garage at frontage (attached or detached)	
Garage Door Setback	20' min. from street
Garage Door Opening (max)	n/a

Notes and Exceptions

- * Up to 10'0" max. front yard setback is allowed if ground plane at frontage is a continuation of the accessible public right-of-way
- ** Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 14.275.6(b) 3. Setbacks)

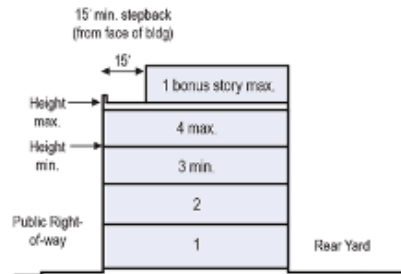
SITING STANDARDS

- The FACADES and ELEVATIONS of Principal Buildings shall be distanced from the lot lines as shown.
- FACADES shall be built along the frontage lines to the length specified in the table.



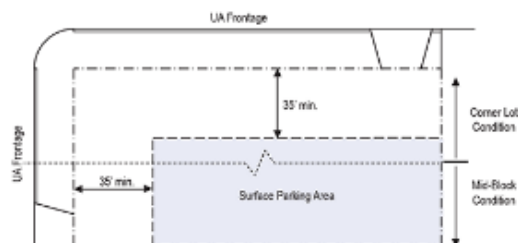
HEIGHT STANDARDS

- Height shall be measured as specified in Sec. 14.47 Definitions "Building, height of."
- Number of Stories excludes attics and raised basements.



PARKING STANDARDS

- Surface parking areas may be provided within the shaded area as shown.



D. Corner conditions

For corner lots where two subdistricts intersect at a street corner, the Dimensional Requirements and Building Design Standards of the “dominant” subdistrict shall apply 35 feet deep into the lot

measured from the dominant lot line along its associated street frontage or public ways including required mid-block permeability. Otherwise, Dimensional Requirements shall be according to the subdistrict onto which the building FAÇADE faces.

CORNER

ORIENTATION

- Corner lots shall be treated as having street frontage on all streets regardless of building orientation
- Principal Building shall designate a Principal Frontage and Secondary Frontage*
- In the case of a corner lot having UA frontage, the Principal Frontage must face a UA street*

SETBACKS

(a) Front Yard	according to subdistrict
(b) Side Yard	according to subdistrict
Building facades within 10' of a corner are exempt from setback requirements in order to allow special architectural treatments.	

UA INTERSECTS UT

Dominant Subdistrict (35' deep)	UA
Orientation - Principal Frontage	UA street
Dominant Building Design Standards (applicable 35' deep)	
Entry, Frequency at frontage	at least 40'
Entry, Orientation	at least 1 facing UA street or corner
Entry, Elevated Stoop (>1 step)	not allowed on principal UA entry
BLANK FACADE, max. length	15'
Fenestration, ground floor	60-90% (see BDS) facade area
(measured as a percentage of the FACADE that is 2' above sidewalk grade)	

UA INTERSECTS UN

Dominant Subdistrict (35' deep)	UA
Orientation - Principal Frontage	UA street
Building Length - UN FACADES	100' max.
Dominant Building Design Standards (applicable 35' deep)	
Entry, Frequency at frontage	at least 40'
Entry, Orientation	at least 1 facing UA street or corner
Entry, Elevated Stoop (>1 step)	not allowed on principal UA entry
BLANK FACADE, max. length	15'
Fenestration, ground floor	60-90% (see BDS) facade area
(measured as a percentage of the FACADE that is 2' above sidewalk grade)	

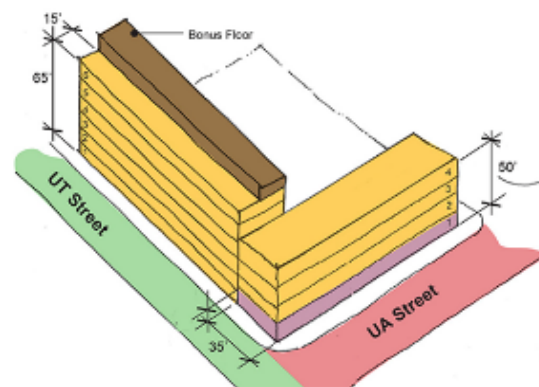
UT INTERSECTS UN

Dominant Subdistrict (35' deep)	UN
Orientation - Principal Frontage	determined by applicant
• Corner lots shall be treated as having street frontage on all streets regardless of building orientation	

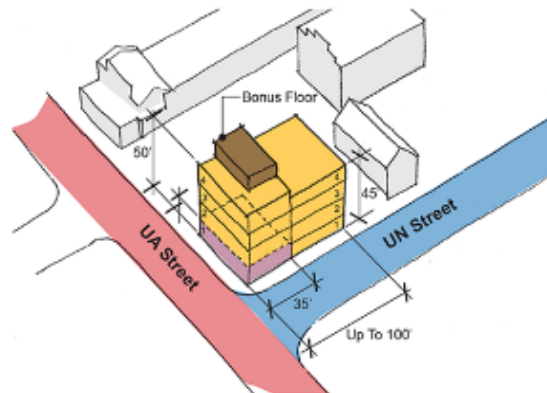
Notes and Exceptions

- * Does not have to correspond to legal building address

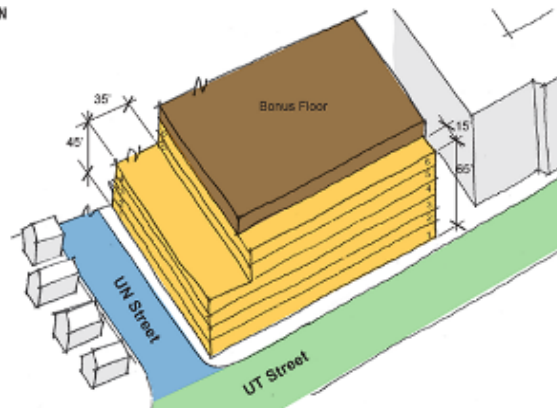
UA INTERSECTS UT
(example only)



UA INTERSECTS UN
(example only)

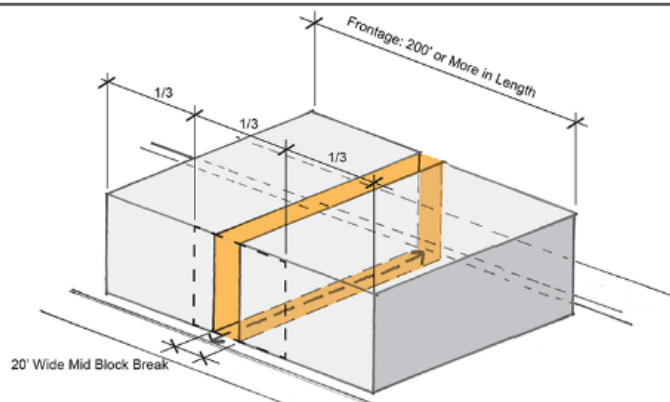


UT INTERSECTS UN
(example only)

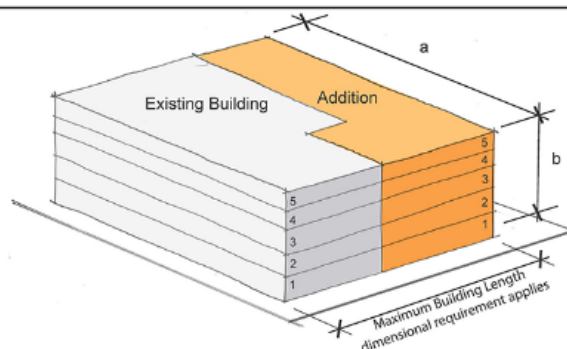


FORM-BASED ZONES

a. MID-BLOCK PERMEABILITY



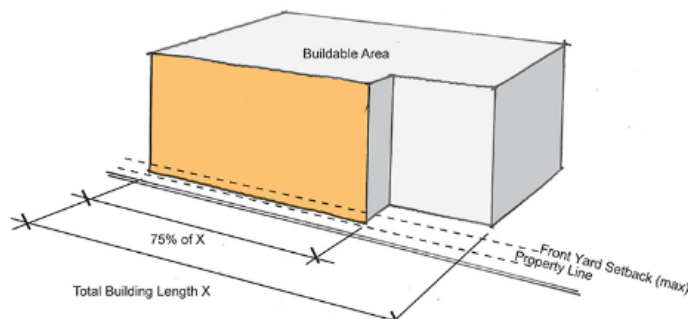
b. BUILDING ADDITION EXEMPTIONS



a - Building Length: A BUILDING ADDITION may not cause the building to exceed the maximum building length requirement except in the case that the BUILDING ADDITION is located between a street frontage and an existing building with a non-conforming length. In such an instance, a BUILDING ADDITION length may match but not exceed the legally non-conforming length of the existing building to which it is an addition.

b - Building Height in Stories: BUILDING ADDITIONS are exempt from story minimums or maximums in order to match existing building in number of stories. All other Subdistrict Height Standards shall apply including height minimum and maximums in feet.

c. BUILDING LENGTH



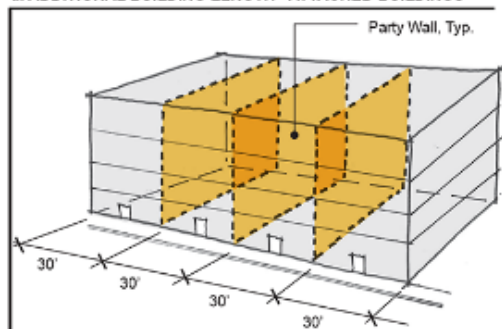
At least 75% of the total building length must meet the front yard setback dimensional requirements.

FIGURE 9-G: DIMENSIONAL REQUIREMENTS ILLUSTRATED



FORM-BASED ZONES

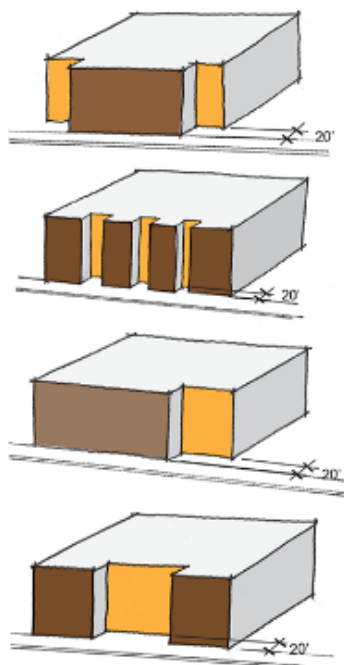
d. ADDITIONAL BUILDING LENGTH - ATTACHED BUILDINGS



An unlimited number of ATTACHED BUILDINGS having up to 30' street-facing building length is allowed.

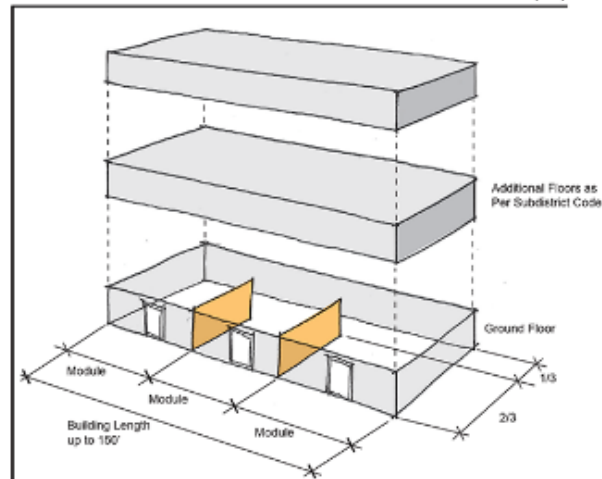
A PARTY WALL condition is required at least every 30' and for the entire height of each building.

e. ADDITIONAL BUILDING LENGTH - MASSING VARIATION (UT)



Additional building length is permitted where at least 30% and up to 40% of the total building length is setback at least 20'.

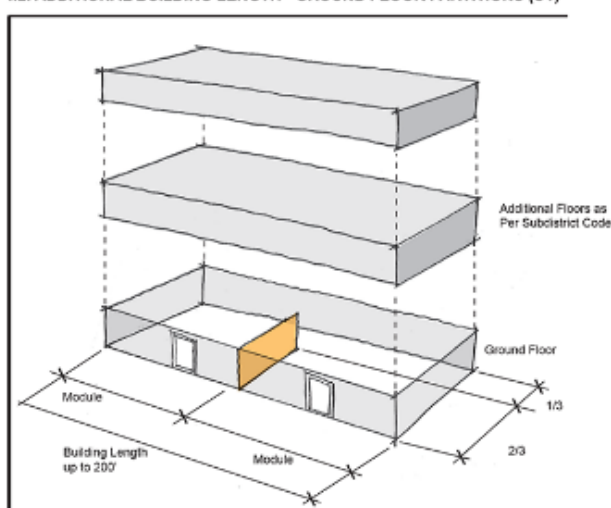
f.1. ADDITIONAL BUILDING LENGTH - GROUND FLOOR PARTITIONS (UA)



Additional Building Length is permitted up to 150' with the provision of a least two Ground Floor Partitions

See General Development Standards and BDS for additional requirements.

f.2. ADDITIONAL BUILDING LENGTH - GROUND FLOOR PARTITIONS (UT)



Additional Building Length is permitted up to 200' with the provision of at least one Ground Floor Partition.

See General Development Standards and the BDS for additional requirements.

FIGURE 9-G (CONT.): DIMENSIONAL REQUIREMENTS ILLUSTRATED



10 WATERFRONT ZONES⁰⁰²

10.1 IN GENERAL

Portland's waterfront zones were developed to support a wide range of industries unique to the City's maritime environment that rely upon access to the working waterfront. Competing demands for limited access require a more exhaustive use list, specialized performance standards, and a unique set of dimensional restrictions that are unlike those of other zones. Given this high degree of specialization, Article 10 should generally be viewed in isolation from other articles within the Land Use Code, with the exception of waterfront-specific definitions, listed within Article 3. Uses specific to Article 10 may feature some degree of overlap with other defined uses allowed elsewhere within the City. However, in such instances, the use as referenced within this article shall control.

10.2 EASTERN WATERFRONT PORT ZONE

10.2.1 Purpose

- A. The Eastern Waterfront Port Zone is created to nurture deepwater dependent activity within the context of the established waterfront. The transport of goods and passengers by water is an important component of both the local and regional economies and this transport and other forms of marine industry are dependent upon land and piers with direct access to Portland Harbor. Given the existing pier infrastructure, proximity to deep water, and urban context, Portland's Eastern Waterfront is uniquely situated to support a wide range of water-dependent industry and commerce through a variety of marine activities.
- B. The support and expansion of Portland's marine industry requires piers, uplands, and circulation consistent with the transportation purpose and use of marine facilities. The growth of Portland's marine passenger industry also requires supporting services and activities to provide a safe, convenient, and enjoyable travel experience for users of marine passenger facilities. Non-marine uses that complement the marine passenger industry, are compatible with existing and future water-dependent uses, and provide opportunities for residents and visitors alike to enjoy the Eastern Waterfront throughout the year, are encouraged.
- C. The primary use of the deep-water resources must be for the berthing and support of large vessels. Non-marine uses that complement and support the deepwater infrastructure and do not conflict or compete for limited space with existing or anticipated deepwater-dependent uses are encouraged. Existing and future pier infrastructure and upland support areas should be designed and maintained to support a variety of marine uses and be responsive to future technologies and trends in the marine industry.
- D. Given the need to nurture and support deepwater-dependent uses and the need for non-deepwater dependent uses to complement the marine passenger industry and to support the maintenance and repair of pier infrastructure, the Eastern Waterfront Port Zone recognizes the following hierarchy of uses:
 - 1. The first priority of this zone is to protect and nurture existing and potential deepwater dependent uses (those uses requiring a minimum of 15 feet of water depth);

#002

Posted by **Barbara Vestal** on **02/16/2020** at **10:59pm**

Type: Observation

Agree: 0, Disagree: 0

I was heartened by the comment in the staff memo for 2/18 that the waterfront zones were left intact. I think this is the right approach. However in reviewing the first 2 of 3 waterfront zones, I noted over 20 questions, some as minor as typos or use of NMUOZ rather than CSOZ, but other questions pertain to missing language or deviation from the prior organizational hierarchy. I did not double check cross references to the new sections because it is awkward to flip back and forth in this format. I trust staff will double check to make sure all references relate to the correct provisions.

2. The second priority is to allow shallow water-dependent and other permitted marine uses, so long as they do not interfere with deepwater dependent uses, either directly by displacement or indirectly by placing incompatible demands on the zone's infrastructure; and
3. Other uses specified herein are allowed only if they do not interfere with and are not incompatible with higher priority uses.

10.2.2 No adverse impact on marine uses

No use shall be permitted, approved or established in this zone if it will have an impermissible adverse impact on future marine development opportunities. A proposed non-water dependent component of a development will have an impermissible adverse impact if it will result in any one or more of the following:

- A. The proposed use will displace an existing water-dependent use;
- B. The proposed use will reduce existing commercial vessel berthing space;
- C. The proposed use, structure or activities, including but not limited to access, circulation, parking, dumpsters, exterior storage or loading facilities, and other structures, will unreasonably interfere with the activities and operation of existing water-dependent uses or significantly impede access to vessel berthing or other access to the water by water-dependent uses; or
- D. The siting of a proposed use will substantially reduce or inhibit existing public access to marine or tidal waters.

10.2.3 Permitted uses

Subject to a determination that the proposed use meets the standards of Subsection 10.2.2, the following uses are permitted in the Eastern Waterfront Port Zone:

A. Marine passenger

1. Intermodal marine passenger facilities;
2. Cruise ship home port and port-of-call berthing and support;
3. International and domestic ferries

B. Marine commercial

1. Transient and long-term commercial berthing;
2. Marine-related warehousing;
3. Marine related construction, manufacturing, fabrication, salvage and repair;
4. Storage and repair of fishing equipment;
5. Ship and other marine vessel construction, building, servicing, and repair;
6. Boat and marine equipment storage;
7. Harbor and marine supplies and services, chandlery, and ship supply such as fueling and bunkering of vessels;
8. Public, non-profit, or commercial marine transportation and excursion services, including captained charter services, sport fishing and water taxis;
9. Ship and off-shore support services, including but not limited to tug boats, pilot boats, and chandlery;
10. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices;
11. Marinas located east of the eastern boundary of the parcel of land owned by the City of Portland pursuant to a deed from the State of Maine dated February



1982 and recorded in the Cumberland County Registry of Deeds at Book 4916, Page 26;

12. Marine office, including but not limited to offices of owners of marinas, wharves or their agents, and naval architects, and seafood brokers.

C. Commercial

1. Professional, business, government, and general office located in upper floors of structures existing as of September 18, 2006.
2. ***Editor's Note**—On-site parking for non-marine commercial uses are permitted as conditional uses subject to the provisions of Subsection 10.2.4 below.
3. Temporary events, subject to the conditions listed below.
Buildings, piers and lands within the EWPZ may be used for temporary public and private events including but not limited to exhibitions, conferences, meetings, and trade shows under the following conditions:
 - a. Temporary events occupying more than 10,000 SF of building or outdoor space shall not exceed a combined total of 60 days between May 1st to October 31st;
 - b. No temporary event may continue for more than 14 days of continuous operation;
 - c. Any temporary event that anticipates more than 5,000 people in attendance on any single day must provide and be subject to a parking management plan. The parking management plan must be submitted for the review and

approval of the public works authority at least 60 days prior to the first day of the event.

4. Festivals subject to City license.
5. Street vendors licensed pursuant to Chapter 19 of the City of Portland Code of Ordinances.

D. Public

1. Fire, police and emergency services;
2. Governmental agency emergency operations/crisis centers;
3. Research, military and visiting attraction vessel berthing;
4. Landscaped pedestrian parks, plazas and other similar outdoor pedestrian spaces, including without limitation pedestrian and/or bicycle trails.

E. Other

1. A facility for non-profit organizations whose facility may include offices, classrooms, equipment, equipment rentals, storage, and bathrooms for the public.

10.2.4 Conditional uses

- A. The following uses shall be permitted as conditional uses in the Eastern Waterfront Port Zone, provided that, notwithstanding Subsection 6.5.1, or any other provision of this code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority, and provided further that in addition to the provision of Subsection 6.5.2, such uses will not impede or preclude existing or potential water-dependent development within the zone, will allow for adequate right-of-way access to the water, are compatible with marine uses, and meet all additional standards set forth below:

#003

Posted by **Barbara Vestal** on **02/16/2020** at **9:05pm**

Type: Question

Agree: 0, Disagree: 0

Why is "except festivals as otherwise governed under section 14-30113 below" missing? Cite in text needs to be fixed too.

B. Conditional use standards

1. Marine compatibility: The proposed use shall be compatible with existing and potential marine uses in the vicinity, as required by Subsection 10.2.8 (N) and (O); and
2. Parking and traffic circulation:
 - a. Parking and traffic circulation plan: All applications for conditional use in the EWPZ shall submit a parking and circulation plan for review and approval by the planning board. The parking and circulation plan shall show the location of all existing and proposed structures, travel ways and parking under the common ownership and/or control of the subject pier or property. The plan shall demonstrate that the parking and circulation of the conditional use does not interfere with the functional marine utility of the property and otherwise meets the standards and conditions of the EWPZ.

C. Conditional uses

1. Marine:
 - a. Marine products, wholesaling and retailing;
 - b. Ice-making services;
 - c. Marine freight facilities providing service for, and/or intermodal transfer of, container and breakbulk freight;
 - d. Marine educational facilities;
 - e. Seafood retailing, wholesaling, packaging and shipping;
 - f. Seafood processing for human consumption

- g. Commercial marinas serving commercial and recreation boats located west of the eastern boundary of the parcel of land owned by the City of Portland pursuant to a deed from the State of Maine dated February 1982 and recorded in the Cumberland County Registry of Deeds at Book 4916, Page 26, provided that such facilities are located in areas that do not conflict with the navigation and handling of deepwater dependent vessels accessing existing or potential deepwater berthing;
- h. Fish byproducts processing, provided that:
 - (1) Any fish byproducts processing facility has a valid rendering facility license under chapter 12 of the Portland city code; and
 - (2) Any fish byproducts facility shall employ current and appropriate odor control technology to eliminate or minimize detectable odors from such a process, and in no case shall odors exceed the odor limitation performance standards of the IM zone (Subsection 6.8.9); and
 - (3) The processing other material wastes or byproducts shall not be deemed a lawful accessory use permitted herein.
2. Commercial:
 - a. Structured parking available to the general public;
 - b. Professional, business, government and general offices uses in upper

#004

Posted by **Barbara Vestal** on **02/16/2020** at **9:15pm**

Type: Question

Agree: 0, Disagree: 0

Why were the conditions "subject to the performance standards of the IL zone set forth in Section 14-236 in addition to the performance standards of section 14-304" deleted from existing text without any comparable substance being included?



WATERFRONT ZONES

- floors of structures constructed after September 18, 2006;
 - c. Passenger support services supporting a marine passenger use listed under Subsection 10.2.3.A. The total ground floor area occupied by any combination of the following uses (regardless of ownership) shall not exceed 35% of the gross floor area of the principle associated marine passenger use and no more than 35,000 SF cumulative within the EWPZ:
 - d. Retail;
 - e. Restaurants/food service other than street vendors;
 - f. Retail service;
 - g. Passenger information services.
 - 3. Industrial: The following industrial uses are permitted provided that such uses shall conform to the IM zone performance standards set forth in Subsection 6.8 in addition to the performance standards of Subsection 10.2.8. Where redundant or contradictory performance standards exist, the more restrictive standard applies.
 - a. Non-marine related warehousing in structures existing as of September 18, 2006;
 - b. Facilities for combined marine and general construction;
 - c. Low impact industrial uses as permitted in the IL zone in structures existing as of September 18, 2006, excluding all auto repair service facilities.
 - 4. Public:
 - a. Utility substations: Public utility substations, including but not limited to electrical transformers, sewage and stormwater pumps and telecommunication switching stations, are permitted under the following conditions:
 - (1) The facility is located more than 100 feet from the water's edge;
 - (2) The facility occupies no more than 50 SF of structure above ground;
 - (3) The facility provides no dedicated on-site parking and all subsurface elements of the facility are installed and operated such that land occupied by the facility is otherwise useable and made available for marine related uses, including but not limited to parking, travel ways, and/or storage; and
 - (4) The facility shall be sized, sited and screened to minimize visual impact and prominence from public ways.
 - b. Maritime museums, limited to 5,000 SF of ground floor footprint. 005
- 006 Parking for non-marine uses: Notwithstanding Subsection 19.1.6 and Article 14 of this Land Use Code, no parking shall be allowed in this zone for non-marine uses unless the applicant can demonstrate that the number of parking spaces on-site exceeds the number of parking spaces needed to accommodate the demand for marine and water-dependent uses

#005

Posted by **Barbara Vestal** on **02/16/2020** at **9:20pm**

Type: Question

Agree: 0, Disagree: 0

Why was the editor's note in current text omitted here?

#006

Posted by **Barbara Vestal** on **02/16/2020** at **9:22pm**

Type: Question

Agree: 0, Disagree: 0

The hierarchy of numbers is messed up here. Why isn't this "parking for non-marine uses" shown as #5, parallel to #4, public?

that are permitted by Subsection 10.2.3 and 10.2.4 which are or may be located on the subject property (see editor's note below). The remainder of parking required, if any, for such non-marine uses shall be provided off-site.

***Editor's Note**—Vacant ground floor space should be considered to have a parking demand similar to other space housing an existing water-dependent use elsewhere on the subject property or on a comparable property.

008 The following use shall be permitted only upon the issuance of a conditional use permit subject to the provisions of Subsection 6.5 (conditional uses), and any special provisions, standards or requirements specified below:

1. Minor wind energy systems. **007**
2. Minor solar energy systems.

10.2.5 Prohibited uses

Uses, whether floating or fixed to land, which are not enumerated in either Subsection 10.2.3 or 10.2.4, as permitted or conditional uses are prohibited. Those uses that are specifically prohibited shall include, without limitation:

- A. Residential uses;
- B. Amusement/theme parks;
- C. Bulk freight facilities;
- D. On-site gambling casinos not accessory to and located aboard either a ferry or inter-port cruise ship.

10.2.6 Contract or conditional rezoning.

In addition to those marine and non-marine uses authorized in Subsection 10.2.3 and 10.2.4 an applicant may apply to locate a non-marine use not otherwise permitted, if the reviewing body finds the

applicant has met the standards of Subsection 10.2.2 (no adverse impact), the performance standards of Subsection 10.2.8(A-O), and the applicable standards of contract/conditional rezoning contained in Subsection 5.3 and conforms to the following requirements:

A. Standards for contract or conditional rezoning:

1. All non-marine uses are either permitted or conditionally permitted in the B-5 zone, and are not specifically prohibited in Subsection 10.2.5 (prohibited uses) above. Any hotel, inn, or other similar transient lodging establishment proposed must be located landward of the spring tide line and westerly of the extension of the India Street right-of-way; and
2. The aggregate ground floor area of any development permitted hereunder located within 100 feet of the pier edge or working edge of the hardened shoreline shall be occupied by at least 50% of one or more marine uses set forth in Subsections 10.2.3 (permitted, marine uses) and 10.2.4 (conditional marine uses). Note: the circulation areas and areas occupied for accessory parking serving marine uses shall not be used as the basis for calculating the 50% provision above; and
3. The development is consistent with the Comprehensive Plan and without the non-marine use component authorized herein, the site could not otherwise support an economically viable water-dependent use; and
4. The project's public benefits outweigh its potential negative impacts, provided that such public benefits include one or more of the following: protection of existing

#007

Posted by **Barbara Vestal** on **02/16/2020** at **9:34pm**

Type: Observation

Agree: 0, Disagree: 0

Should note that throughout the waterfront sections provisions on wind towers have been condensed.

#008

Posted by **Barbara Vestal** on **02/16/2020** at **9:30pm**

Type: Question

Agree: 0, Disagree: 0

Does this correctly reference the new numbers for all 4 provisions cited in the existing text?

#009

Posted by **Barbara Vestal** on **02/16/2020** at **9:32pm**

Type: Question

Agree: 0, Disagree: 0

The hierarchy of headings needs to be reexamined in this conditional use section. The immediately prior comment about whether it sufficiently references all 4 cites was put in the wrong section. It applies to parking for non-marine uses.



- water-dependent uses, preservation of future water-dependent use development opportunities, contribution to the development of and/or on-going maintenance of the marine infrastructure for commercial vessels, and visual and physical access to the waterfront for the general public; and
5. The non-marine portion of the development will not significantly restrict air or light for marine uses located in the immediate vicinity; will not create significant adverse local climatic effects on marine uses such as an undue increase of winds or shadowing; and will not adversely affect the efficient operation of marine uses, such as by producing less efficient traffic, parking or circulation patterns; and
 6. The rezoning contains adequate provisions and/or conditions to ensure that on-site water-dependent infrastructure remains occupied by commercial marine use(s) listed in Subsections 10.2.3 (permitted uses) and 10.2.4 (conditional uses) and that said use is not abandoned after the project is developed; and
- B. 010** Notwithstanding Subsection 10.2.8(H) (performance standard “Parking”) and off-street parking standards of Article 14 (Site Plan), all on-site parking constructed or used for non-marine uses allowed only by contract or conditional rezoning shall be subject to the conditional use provisions Subsection 10.2.3 (E) (parking for non-marine uses). Additionally, the total amount of parking shall be established by the city council in the conditional or contract rezoning agreement after consideration of the planning board’s recommendation on the same.

10.2.7 Dimensional requirements.

In addition to the provisions of Section 7.5 of this Land Use Code, lots in the EWPZ shall be subject to the following requirements:

- A. Minimum lot size: None
- B. Minimum frontage: None
- C. Minimum yard dimensions:
 1. Front setback: None
 2. Side setback: None
 3. Rear setback: None
 4. Setback from pier line: Notwithstanding the above requirements, a minimum setback of 25 feet from the edge of any pier, wharf or working edge of the hardened shoreline shall be required for any structure, provided that marine offices, as defined in Section 10.2.3(B)(12), may be located up to five feet from the edge of any pier, wharf or working edge of the hardened shoreline. The setback area may be utilized for water-dependent uses and public uses and activities, subject to the provisions of Subsections 10.2.2 (no adverse impact) and 10.2.4 (conditional use provisions), and shall not be utilized for restaurant, drinking, or other non water-dependent uses or for off-street parking. The edge of any pier, wharf or bulkhead shall include any attached apron(s).
- D. Maximum impervious surface: 100%
- E. Maximum building height: 45 feet, except as follows:
 1. For purposes of this section only, moveable elements such as cranes and gantries, connection devices such as conveyors or bridges, and floating vessels shall not be subject to the space and bulk

#010

Posted by **Barbara Vestal** on **02/16/2020** at **9:42pm**

Type: Question

Agree: 0, Disagree: 0

Double check this to see if change from existing hierarchy in current text is appropriate.

requirements, but shall be subject to a determination by the Federal Aviation Administration that the location of such equipment will not create a hazard to air traffic.

2. Rooftop appurtenances may exceed the maximum height limits of 45 feet providing that their design and placement is either fully screened or integrated into the architecture of the structure on which they sit.
3. The applicant must provide a determination from the Federal Aviation Administration that structures and equipment in excess of 45 feet will not exceed the applicable height guidelines for the runway approach and will not create a conclusive evidence that the proposed development will not create a hazard.

10.2.8 Performance standards

Development in the Eastern Waterfront Port Zone shall comply with the following standards:

- A. **Outdoor storage of materials.** Outdoor storage of commodities and materials accessory to normal conduct of business shall be entirely contained, including runoff contaminants and residual material, within a designated area.
- B. **Noise.**
 1. The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently generated within the EWPZ between the hours of 7:00 p.m. and 7:00 a.m. from facilities or

operations commenced on or after July 1, 1988, shall not exceed 55 decibels on the A scale at or within the boundaries of any residential zone, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices, and maritime navigation signals.

2. In measuring sound levels under this section, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ₁).
3. In addition to the sound level standards otherwise established, facilities or operations established or built in the EWPZ on or after July 1, 1988, shall employ best practicable sound abatement techniques to prevent tonal sounds and impulse sounds or, if such tonal and impulse sounds cannot be prevented, to minimize the impact of such sounds in residential zones. Tonal sound is defined as a sound wave usually perceived as a hum or which because its instantaneous sound pressure varies essentially as a simple sinusoidal function of time. Impulse sounds are defined as sound events characterized by brief excursions of sound



WATERFRONT ZONES

- pressure, each with a duration of less than one second.
- C. **Vibration.** Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile-supported pier.
- D. **Federal and state environmental regulations.** All uses shall comply with federal and state environmental statutes and regulations regarding emissions into the air, except where provisions of this code are more stringent.
- E. **Discharges into harbor areas.** No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the Department of Public Works in accordance with Chapter 24, Article III of the City of Portland Code of Ordinances. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24, Article II of the City of Portland Code of Ordinances and federal and state environmental statutes and regulations regarding wastewater discharges.
- F. **Storage of vehicles.** Storage of any unregistered automotive vehicle on the premises for more than 10 days shall not be permitted.
- G. **Landfill of docking and berthing areas.** Landfill of docking and berthing areas shall be governed by 38 M.R.S. § 471-478, and permitted only if the landfill does not reduce the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the department of public works and shall be accomplished in accordance with the provisions of Article 7, Section 7.5 (space and bulk exceptions) and in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.
- H. **Off-street parking and loading.** Off-street parking is required as provided in Article 19.
- I. **Shoreland and flood plain management regulations.** Any lot or a portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of Articles 11 and 12.
- J. **Lighting.** All lighting on the site shall be shielded such that direct light sources shall not interfere with vessels transiting the harbor, nor have an unreasonable adverse impact on adjacent residential zones, and shall be compliant with the Site Lighting Standards of the City of Portland Technical Manual.
- K. **Signs.** Signs shall be permitted as set forth in Article 20.
- L. **Storage of pollutants and oily wastes.** On-premises storage of pollutants and oily wastes shall not be permitted for more than 45 days.
- M. **Compatibility of non-marine uses with marine uses.** Non-marine uses, structures and activities, including but not limited to access, circulation, parking, dumpsters, exterior storage and loading facilities or other structures shall neither unreasonably interfere with the existence or operation of marine uses nor significantly impede access to vessel

#011

Posted by **Barbara Vestal** on **02/16/2020** at **9:48pm**

Type: Question

Agree: 0, Disagree: 0

Sorry -- why were off-street loading references deleted?

#012

Posted by **Barbara Vestal** on **02/16/2020** at **9:47pm**

Type: Question

Agree: 0, Disagree: 0

Why were off-street parking and loading combined into one standard and why were parking references deleted?

berthing or other access to the water by existing or potential marine uses.

- N. Functional utility of piers and access to the water's edge.** All development, whether for marine or non-marine uses, must anticipate current and future needs of water-dependent uses to functionally access the water's edge for the transfer of goods, materials, and passengers between berthed vessels and land bound vehicles. Provisions for the storage and movement of goods, materials, and passengers must be designed into all waterside development and internal circulation routes must be maintained or otherwise provided as an element of any development.

10.3 WATERFRONT CENTRAL ZONE

10.3.1 Purpose

- A.** The Waterfront Central Zone was created to protect and nurture water-dependent and marine-related support uses so that they may grow and prosper in the present and into the future in an environment and area dedicated to this purpose. The following priority of uses is recognized:

1. The first priority of this zone is to protect and nurture existing and potential water-dependent uses in a setting that enforces their continued economic viability;
2. The second priority is to encourage other marine and marine-related support uses so long as they do not interfere with water-dependent uses, either directly by displacement or indirectly by placing incompatible demands on the zone's infrastructure;

3. Non-marine uses are encouraged provided that they do not interfere with and are not incompatible with first and second priority uses. Non-marine uses are beneficial to the waterfront economy because they provide the financial return to property owners necessary for the maintenance and improvement of the marine infrastructure.

- B.** Water-dependent and marine-related support uses by their nature have activities and operational needs that are unique to this area and are not shared by other commercial and industrial uses in the city. These first and second priority uses and related activities may result in noise, odor, dust, hours of operation, parking and traffic patterns and traffic control needs that are necessary for the convenient and successful conduct of such uses. Other uses may not be compatible with these types of effects. Other specified uses are permitted in the Waterfront Central Zone, provided that they do not significantly interfere with the activities and operation of water-dependent and marine-related support uses. Such uses must be, and are assumed to be, aware of the impacts associated with marine uses and therefore must accept and be tolerant of them. Other specified uses in the zone shall accommodate to those patterns and needs of the higher priority uses so long as those higher priority uses are not detrimental to public health and safety and the higher priority activities are conducted in accordance with sound practices or practices customary in the trade.

- C.** Commercial Street is recognized as an important economic center for the city and region. Marine compatible uses are

#013

Posted by **Barbara Vestal** on **02/16/2020** at **9:51pm**

Type: Observation

Agree: 0, Disagree: 0

typo to be fixed here.

#014

Posted by **Barbara Vestal** on **02/16/2020** at **9:52pm**

Type: Observation

Agree: 0, Disagree: 0

typo



WATERFRONT ZONES

encouraged to locate and grow along Commercial Street while higher priority marine uses are protected on the waterfront.

10.3.2 Definitions

For the purposes of the Waterfront Central Zone only, the following terms shall have the following definitions:

- A. **Common circulation drives.** Private driveways, roadways and circulation areas accessible to all on-site tenants and/or occupants of a lot within the Waterfront Central Zone providing access from/to the public street network.
- B. **Lot.** Any abutting property under common ownership.
- C. **Commercial Street Overlay Zone (CSOZ).** The Commercial Street Overlay Zone (CSOZ) is a portion of the Waterfront Central Zone, as described below, where new and existing development may be occupied with 100% non-marine use tenants listed under Subsection 10.3.3(B), subject to the standards and use limitations provided in Subsection 10.3.7(B). The geographic limits of the CSOZ are defined by parcels of land and piers within the Waterfront Central Zone located on the landward side of a line established 125 feet south of the southerly sideline of Commercial Street and modified as follows: the seaward limit of the CSOZ extends to a line 300 feet south of the southerly sideline of Commercial Street in the area between the easterly and westerly sideline of Long Wharf. Additionally, all areas subject to this provision are set back landward at least 25 feet from the average high tide line of Portland Harbor and associated coastal wetlands. Where the 125 foot offset intersects with the footprint of a building

existing as of May 2019 and such intersection leaves 75% or more of the building within the CSOZ, the entire building shall be considered included in the CSOZ. All offset distances are measured horizontally. All applicants for development within the CSOZ are responsible for demonstrating their location within CSOZ according to the findings of a site specific land survey conducted by a professional land surveyor licensed by the State of Maine. The limits of the CSOZ shall be shown on all site plans and subdivision plats for proposed development within the CSOZ.

- D. **On-site.** That portion of any lot included within or directly impacted by a proposed development.

10.3.3 Permitted uses

Subject to a determination that the proposed use meets the standards of Subsection 10.3.7, as applicable, the following uses listed under Subsection 10.3.3 (A), (B), (C) and (D) are permitted anywhere in the Waterfront Central Zone. Uses listed under Subsection 10.3.3 (E) are only permitted in the CSOZ.

A. Marine.

1. Marine products, wholesaling distribution and retailing;
2. Marine repair services and machine shops;
3. Tugboat, fireboat, pilot boat and similar services;
4. Harbor and marine supplies and services, chandleries, and ship supply such as fueling and bunkering of vessels;
5. Marine industrial welding and fabricating;
6. Shipbuilding and facilities for construction, maintenance and repair of vessels;

#015

Posted by **Barbara Vestal** on **02/16/2020** at **9:59pm**

Type: Question

Agree: 0, Disagree: 0

The punctuation is messed up, changing the meaning. Why isn't It as in existing text: marine products wholesaling, distribution and retailing.

#016

Posted by **Barbara Vestal** on **02/16/2020** at **9:54pm**

Type: Observation

Agree: 0, Disagree: 0

typo

7. Commercial marine transport and excursion services, including ferries, captained charter services, sport fishing and water taxis;
8. Cargo handling facilities, including docking, loading and related storage;
9. Boat repair yards;
10. Boat storage facilities, excluding rack storage facilities; (Boat rack storage facilities are included as a conditional use);
11. Seafood processing and retailing;
12. Seafood packing and packaging;
13. Seafood loading and seafood distribution;
14. Fabrication, storage and repair of fishing equipment;
15. Ice-making services;
16. Facilities for marine construction and salvage;
17. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices;
18. Fabrication of marine-related goods;
19. Fishing and commercial vessel berthing;
20. Non-commercial berthing of a maximum of 50 linear feet per pier. A non-commercial berth may not displace a commercial berth. Parking for any non-commercial berthing is subject to the provisions of Subsection 10.3.7(D)8.
21. Marine office, including but not limited to offices of owners of wharves or their agents, and naval architects, and seafood brokers;
22. Public landings;
23. Marine research, education, and laboratory facilities;
24. Bait sales and processing;

25. Harbor security and emergency response services including but not limited to Harbor Master, Marine Patrol and Coast Guard.
26. Commercial parking for water-dependent use business owners and employees.

B. Non-marine commercial and industrial uses.

Non-marine uses permitted by this section are subject to the standards listed in Subsection 10.3.7.

1. Professional, business, government, and general offices, except for offices for health care practitioners or health clinics which are only permitted in the CSOZ;
2. Cabinet and carpentry shops, studios for artists and crafts people;
3. Intermodal transportation facilities;
4. Cold storage facilities;
5. Commercial kitchens; and
6. Outside accessory activities.

C. Public

1. Landscaped pedestrian parks, plazas and other similar outdoor pedestrian spaces, including without limitation pedestrian and/or bicycle trails;

D. Other

1. Accessory uses:
 - a. Interior accessory uses customarily incidental and subordinate to the location, function and operation of permitted uses. Food service establishments, newsstands and other similar retail and service support uses shall only be permitted as accessory uses if they are part of and located within the lot lines of a use set forth in Subsection 10.3.3 (A)(1), (A)(7), (A)(11) or (A)(22); that such uses do not



exceed 2,000 SF in total floor area of the building, or 25% of the total floor area of the building, whichever is less, and that each individual accessory use does not exceed 1,000 SF in total floor area of the building; and further provided that such accessory uses provide goods or services that are supportive of the principal use and its clientele. Exterior accessory uses shall be otherwise subject to the provision of Subsection 10.3.7(A); and

- b. Interior meeting or classroom space accessory to uses permitted in Subsection 10.3.3(A)(23) (marine research, education, and laboratory facilities) may be rented out for meeting use by marine-related or non-marine related groups or organizations, or the general public, and such accessory uses shall not be subject to the limitations contained in paragraph b, but shall only be permitted as accessory uses if the total of all support uses, including interior meeting or classroom space, does not exceed 3,000 SF in total floor area per building, or 15% of the total floor area per building, whichever is less.

017
E. Uses permitted only within the Commercial Street Overlay Zone. Uses permitted by this section are subject to the standards listed in Subsection 10.3.7(B).

1. Retail and service establishments, including craft and specialty shops;
2. Restaurants provided that full course meal food service and consumption shall be the

primary function of the restaurant, and full course meal service shall be continued up until the hours of closing;

3. Banking services without drive-up services;
4. Museums and art galleries;
5. Street vendors licensed pursuant to chapter 19.
6. Offices of health care practitioners or health care clinics.
7. Personal service establishments.

10.3.4 Conditional use

The uses listed herein shall be permitted as conditional uses in the Waterfront Central Zone, provided that, notwithstanding Section 6.5, or any other provision of this code, the planning board shall be substituted for the Board of Appeals as the reviewing authority, and further provided that in addition to the provisions of Subsection 6.5.2, they shall also meet the applicable Waterfront Central Zone development standards in section 10.3.7:

A. Commercial marine conditional uses

1. Fish by-products processing, provided that:
 - a. Any fish by-products processing facility has a valid rendering facility license under Chapter 12 of the City of Portland Code of Ordinances;
 - b. Any existing fish by-products facility shall employ current and appropriate odor control technology (and any new fish by-product use shall employ current, available odor control technology) to eliminate or minimize detectable odors from such a process, and in no case shall odors exceed the odor limitation performance standards of the I-M zone; and

#017

Posted by **Barbara Vestal** on **02/16/2020** at **10:08pm**

Type: Question

Agree: 0, Disagree: 0

Why were "wind energy sysems, as defined and allowed in Article X, Alternative Energy" (or parallel new cite) excluded from this list of other permitted non-marine uses?

- c. The processing of other material wastes or by-products shall not be deemed a lawful accessory use under any other provision of this article.
- 2. Boat rack storage facilities, provided that:
 - a. Parking shall be provided for 100% of the demand generated by the use (notwithstanding Subsection 6.5.7(D)(8), performance standard for parking), and such parking shall be provided off-site, in another zone permitting such use.
 - b. Boat rack structures shall not exceed 10,000 SF of building footprint.
- B. Utility substations.** Public utility substations, including but not limited to electrical transformers, sewage, and stormwater pumps, and telecommunication switching stations, are permitted under the following conditions:
 - 1. The facility is located more than 100 feet from the water's edge;
 - 2. The facility occupies no more than 50 SF of structure above ground;
 - 3. The facility provides no dedicated on-site parking and all subsurface elements of the facility are installed and operated such that land occupied by the facility is otherwise usable and made available for marine uses, including but not limited to parking, travel ways, and/or storage; and
 - 4. The facility shall be sized, sited and screened to minimize visual impact and prominence from public ways.
- C.** Minor wind energy systems; and
- D.** Minor solar energy systems.

10.3.5 Prohibited uses

Uses which are not enumerated in either Subsection 10.3.3 or 10.3.4 as permitted or conditional uses are prohibited. Uses enumerated in Subsection 10.3.3 (E) shall be considered prohibited uses outside of the CSOZ. Those uses that are prohibited shall include, without limitation:

- A.** Residential uses;
- B.** Hotels, motels, hostels, bed and breakfasts, inns, lodging houses, tourist homes, short-term rentals or boatels;
- C.** Auditoriums, civic centers, convention centers or other meeting facilities not accessory to an otherwise permitted use;
- D.** Drinking establishments, private clubs, or non-profit social and recreational clubs;
- E.** Ground mounted telecommunication towers, antennas, and/or disks; and
- F.** Drive-up services for any use other than a permitted use listed under Subsection 10.3.3(A) or 10.3.4(A)(1).
- G.** Major and minor auto service stations;
- H.** Laundry and dry-cleaning services;
- I.** Convenience stores with gas pumps;
- J.** Commercial parking for non-marine uses.

10.3.6 Dimensional requirements

In addition to the provisions of Section 7.5 of this Land Use Code, lots in the Waterfront Central Zone shall be subject to the following requirements:

- A.** Minimum lot size: None
- B.** Minimum frontage along Commercial Street: 75 feet
- C.** Minimum lot width within the CSOZ: 50 feet measured parallel with Commercial Street and such lot width shall be continuous for the full depth of the lot located within the CSOZ.
- D.** Minimum yard dimensions:



1. Front setback: None
 2. Side setback: None
 3. Rear setback: None
 4. Setback from pier edge: Notwithstanding the above requirements, a minimum first-floor setback of 10 feet from the edge of any pier, wharf or bulkhead shall be required for any structure, exclusive of structurally necessary posts supporting upper floors, and deck mounted equipment for loading and unloading vessels. The edge of any pier, wharf or bulkhead shall include any attached apron(s). Floats, rafts, and/or barges not structurally integral to the pier, wharf or bulkhead may not be used to exempt portions of structures from the required first-floor setback. Parking for non-marine uses shall not occupy the 10-foot setback.
- E.** Maximum lot coverage: 100%
- F.** Maximum building height: 50 feet. Except as provided in (H) below, a structure in the Waterfront Central Zone shall provide no more than three habitable floors; however, typical rooftop appurtenances and/or enclosed or open mechanical installations shall be allowed over the third floor.
- G.** Minimum ground floor clearance: Any new building proposed to be larger than 300 SF, and located more than 35 feet from the southerly sideline of Commercial Street, shall provide no less than 15 feet of first floor to ceiling vertical clearance to promote marine industrial use potential. New buildings less than 300 SF or additions to existing multistory buildings are exempt from this provision but shall provide the maximum ground floor clearance practicable.
- H.** New non-marine use building exception for usable floors and minimum ground floor clearance: Notwithstanding provisions (F) and (G) above, for new non-marine use buildings permitted within the CSOZ, four usable floors are allowed and ground floor clearance minimums do not apply.
- 018 Development standards**
- A. Standards for non-marine uses located outside of the CSOZ.** Non-marine uses listed above in Subsection 10.3.3(B) and 10.3.4(B) that are located outside of the CSOZ shall be subject to the performance standards listed in Subsection 10.3.7(D) as well as the following standards:
1. 55% marine use required on ground floors: At least 55% of the leasable ground floor area of all buildings on a lot (defined in Subsection 10.3.2 above) , shall be occupied by marine uses, as listed under Subsection 10.3.3(a) or 10.3.4(a)(1).
 2. 55% marine use required for all open areas: After subtracting areas used for common circulation drives (defined in Subsection 10.3.2 above), at least 55% of un-built area (meaning area not occupied by a building) on the lot, when calculated using the aggregate of all such un-built areas, shall be occupied by marine uses, as listed under Subsection 10.3.3(a) or 10.3.4 (a)1.
 3. Ground floor vacancies and change of occupancy offered to water dependent/marine uses: Ground floor vacant space and areas proposed for a change of occupant outside of the CSOZ shall not be filled with any non-marine use

#018

Posted by **Barbara Vestal** on **02/16/2020** at **10:21pm**

Type: Question

Agree: 0, Disagree: 0

This heading is not parallel to others of the same hierarchy. Why?

#019

Posted by **Barbara Vestal** on **02/16/2020** at **10:18pm**

Type: Question

Agree: 0, Disagree: 0

Why is this new language inserted: "may not be used to exempt portions of structures from the required first-floor setback." The language in the existing ordinance is "may not be used to satisfy this requirement." Reason for this particular change?

without adequate opportunity for marine uses to occupy the space.

- a. Ground floor vacancy and change of occupant outside of the CSOZ advertised to marine users: In any lot or portion of lot outside of the CSOZ, each time a ground floor occupant departs or gives notice to depart from the lot, the space, along with any associated parking spaces to be vacated, must be made available to new marine occupants. Prior to renting to a non-marine user the property owner shall advertise for a new marine occupant for not less than a 180 day period in targeted media and by other means reasonably calculated to reach marine users (e.g. local marine trade publications, marine trade websites, waterfront bulletins.) Should one or more marine users apply, the property owner shall make the space available to a marine occupant, in accordance with terms and rates generally consistent with comparable space in the 55% marine use portion of the zone (outside of the CSOZ.) The property owner may stop advertising sooner than the end of the 180-day period if a lease is signed with a marine user. Should no marine user apply by the end of the 180-day period, the owner may fill the space with a non-marine user provided that the new non-marine occupant will not cause the lot to exceed the non-marine use occupancy

maximum of 45% of the ground floor area or open area.

- b. Uses inventoried: To demonstrate adherence to the 55% marine use requirement, the applicant shall submit to the Planning Authority, upon request, an inventory which lists each occupant (tenant or otherwise), as well as a map which depicts the location of each occupant. The map shall show all ground level space, including buildings, parking, open areas and submerged lands associated with the subject lot. For each occupant, the property owner must indicate the square footage of area occupied and whether the occupant is a marine use as defined herein. For vacant space, the last previous occupant shall be listed, along with the date of departure.
 - c. Prior to changes of occupancy and/or as part of applications for new development outside of the CSOZ, the property owner or applicant shall provide proof of compliance with the requirements of this section as a condition of approval.
4. Pier or bulkhead edge reserved for marine uses: Notwithstanding any provision of this ordinance to the contrary, excepting only the portion of any pier which might be used for non-commercial berthing pursuant to Subsection 10.3.3(a)(20), all berthing and/or dockage space and associated floats plus the entire linear edge of that portion of every pier or bulkhead which is adjacent to greater than zero feet



WATERFRONT ZONES

- of water depth at mean low water, to a minimum setback line of at least 10 feet from the edge of the pier, bulkhead, or engineered shoreline may only be used or occupied by one or more marine uses as defined in Subsection 10.3.3(A)) or 10.3.4(B). Said edge shall be the seaward extent of any engineered shoreline or working deck of any pier or wharf.
- B. CSOZ standards.** Non-marine uses listed under Subsection 10.3.3(B), 10.3.3(E) and 10.3.4 located within the NMOZ, as defined in Subsection 10.3.2, shall be subject to the performance standards listed in Subsection 10.3.7(D) as well as the following standards:
1. Vessel access: Non-marine uses allowed under this provision shall not disrupt or block access to vessel berthing and shall otherwise adhere to the performance standards of this zone described in Subsection 10.3.7(D).
 2. Maximum setback for new development on lots with 75 or more feet of Commercial Street frontage: Any new non-marine development constructed subject to this provision which is located on a lot with 75 or more feet of frontage along the Commercial Street right of way shall be located with its front façade no further than 35 from the southerly sideline of the Commercial Street right-of-way. Furthermore, any such development shall orient its front façade and its primary pedestrian entrance toward Commercial Street and no vehicular circulation or parking may occupy the land or pier area between the front façade of the building and Commercial Street. Non-marine development subject to this provision on lots with fewer than 75 feet of frontage along the Commercial Street right-of-way, changes of use within existing buildings, and/or building additions of less than 5,000 SF of new development to existing buildings are exempt from the maximum setback provisions established herein.
 3. Investment in marine infrastructure: All applicants for site plan review or a change of use permit for non-marine development in the CSOZ are required to invest in marine infrastructure as a condition of development, provided that the total project costs exceed \$250,000. The value of the investment shall be not less than 5% of total project costs \$250,000 for constructing non-marine space and associated site improvements in the CSOZ. Required investment may occur by one or both the following methods:
 - a. Direct investment in marine infrastructure located on the same lot: Investment shall be for the benefit of marine uses listed in Subsection 10.3.3(A) within the same lot as the proposed non-marine development. Investment may include dredging, pile replacement, new or replaced structural decking (but not pavement resurfacing), new or replaced fendering systems, new or replaced floats, pier expansions, permanent conversions of recreational berthing to commercial berthing, bulkhead or seawall repair or improvements, or any combination of similar improvements. Plans for the marine

#020

Posted by **Barbara Vestal** on **02/16/2020** at **10:33pm**

Type: Observation

Agree: 0, Disagree: 0

benot should be "be not"

#021

Posted by **Barbara Vestal** on **02/16/2020** at **10:29pm**

Type: Observation

Agree: 0, Disagree: 0

typo

#022

Posted by **Barbara Vestal** on **02/16/2020** at **10:29pm**

Type: Question

Agree: 0, Disagree: 0

NMUOZ was replaced in prior amendments. The current text reads and this should read CSOZ, correct?

infrastructure investment shall be submitted to the Planning Authority with the application for site plan review or change of use permit and shall include details and a commitment as to how the marine infrastructure will be utilized by marine users. The marine infrastructure improvements shall be completed prior to the issuance of a certificate of occupancy for the non-marine development project.

- b. Financial contribution: If direct investment in marine infrastructure is not made, the developer shall make a financial contribution to the city's waterfront loan and investment fund.

10.3.8 No contract or conditional rezoning permitted

- A. This section is intended to accomplish goals from Portland's Plan 2030. Specifically, these changes will:
 - 1. Prioritize and promote Portland's unique mix of water-dependent, marine-related and compatible non-marine uses.
 - 2. Recognize and reinforce the respective roles of the Eastern, Central and Western waterfronts; and
 - 3. Celebrate, promote and protect Portland's lobster and fishing industry as a foundation of the region's economy and a feature of civic pride.
- B. In light of these goals and the significance of the central waterfront to the City's future, no contract or conditional rezoning applications may be approved in the Waterfront Central Zone.

10.3.9 Performance standards

All uses in the Waterfront Central Zone shall comply with the following standards:

- A. **Outdoor storage of materials.** Outdoor storage of commodities and materials accessory to normal conduct of business, except pilings and/or cranes, shall be permitted to a maximum height of 45 feet, and such materials shall be entirely contained, including runoff contaminants and residual material, within a designated area within the lot boundaries.
- B. **Noise.** The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently generated within the Waterfront Central Zone shall not exceed 75 decibels on the A scale at the boundaries of any lot, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, and sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices. In measuring sound levels under this section, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ1).
- C. **Vibration.** Vibration inherently and recurrently generated shall be imperceptible without



instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile supported pier.

- D. Discharges into harbor areas.** No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the department of public works in accordance with Chapter 24, Article III of the City of Portland Code of Ordinances. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24, Article II of the City of Portland Code of Ordinances and federal and state environmental statutes and regulations regarding wastewater discharges.
- E. Storage of vehicles.** Storage of any unregistered automotive vehicle on the premises for more than 60 days shall not be permitted.
- F. Landfill of docking and berthing areas.** Landfill of docking and berthing areas shall be governed by 38 M.R.S. § 480-A through 480-HH, and permitted only if the landfill does not reduce the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the Department of Public Works and shall be accomplished in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.
- G. Off-street parking and loading.** No off-street parking or loading shall be required under Article 19.
- H. Lighting.** All lighting on the site shall be shielded such that direct light sources shall not unreasonably interfere with vessels transiting the harbor nor have an unreasonable adverse impact on adjacent residential zones.
- I. Storage of pollutants and oily wastes.** On-premises storage of pollutants and oily wastes shall not be permitted for more than 45 days.
- J. Urban design.** Construction of new structures located within 35 feet of the southerly edge of Commercial Street between Maine Wharf and the easterly property line of the city fish pier shall conform to the guidelines set forth in the downtown urban design guidelines, unless such structures are also located within 100 feet of the water. Such structures that are also located within 100 feet of the water shall conform to the extent practicable to the Downtown Urban Design Guidelines.
- K. Pier and wharf expansions.** In addition to meeting Harbor Commission and Coast Guard requirements for navigation, any expansion or extension of a pier and or wharf in the Waterfront Central Zone shall demonstrate its compatibility with fixed route ferry service and emergency vessel operations.
- L. Public view protection.** Any new development in the Waterfront Central Zone shall perform a public view impact analysis for review and approval by the planning board or Planning Authority as a condition of site plan approval. The analysis shall: (a) demonstrate the project's adherence to the Portland View Corridor Protection Plan (City of Portland

Comprehensive Plan, 2002) to the extent practicable; and (b) promote the public's visual access to the water through sensitive building placement. The planning board or Planning Authority shall find at a minimum that the proposed development (a) retains street corridor views as extended across Commercial Street from the Portland peninsula; (b) retains panoramic views of the water from Commercial Street to the extent practicable; and (c) where loss of existing public views to the water is shown to be necessary for the reasonable development of the site, the developer provides alternative public views to the water through newly established view corridors or publicly accessible pedestrian ways. Such pedestrian ways shall not interfere with existing or potential water-dependent uses, nor shall they endanger the public through uncontrolled proximity to industrial activity.

M. Operations and Access Management Plan.

Any new development, including changes of use or expansion of uses in the Waterfront Central Zone shall submit a scaled plan and accompanying narrative that demonstrates waterfront access and functional accommodation for water-dependent uses. In accordance with Portland's Plan 2030, the plan shall demonstrate consistency with the hierarchy of waterfront uses, as further detailed in Subsection. 10.3.1 (Purpose), with non-marine and marine-related uses being subordinate in placement and disposition to water-dependent uses, and designed so as not to impede access to the pier edge and vessel berthing nor interfere with marine operations.

1. Submission Requirements. The plan shall, at a minimum, illustrate the following information:
 - a. Location of all existing and proposed structures, rights-of-way, common circulation drives as defined in Subsection 10.3.2, access-ways, sidewalks, pier edges, floats and docks, showing the entire lot in the context of its respective pier.
 - b. Existing and proposed off-street parking, labeled with associated uses.
 - c. Facilities for the loading and unloading of goods and materials.
 - d. Regularly occurring exterior activities including but not limited to the storage of material, equipment and vehicles, yard area, outdoor seating and on-site waste management.
 - e. Signage showing parking use, wayfinding, and posted operational restrictions.
 - f. Plan narrative detailing how the standards listed below are achieved, tenant/landlord communication protocols, private enforcement actions to be employed to ensure plan compliance, and the responsible parties representing the property owner.
2. The Operations and Access Management Plan shall be reviewed by the Planning Authority.
3. Review Standards. In addition to the information above, the plan shall demonstrate compliance with the following standards:

#023

Posted by **Barbara Vestal** on **02/16/2020** at **10:46pm**

Type: Question

Agree: 0, Disagree: 0

This should be uses not users per existing ordinance, correct?



WATERFRONT ZONES

- a. Off-street parking is subject to the limitations described in Subsection 10.3.7 (A) (“55% Rule”). Off-street parking spaces intended for use by water-dependent uses shall be sited as close as reasonably possible to associated vessels and/or ground-floor lease area.
- b. Proposals for new non-marine parking, accessory to an otherwise permitted use in the WCZ, shall submit a parking analysis for all uses on the subject lot, justifying the number of non-marine spaces based upon the proposed use and demonstrating sufficient parking supply for marine uses. If sufficient parking is not available to marine uses, off-street parking for non-marine uses shall not be permitted.
- c. Off-street parking, loading facilities and access ways designated for water-dependent uses shall be exclusive to such uses, except that, if not being occupied by water-dependent tenants, such parking may be made available to non-marine uses between the hours of 5:00 p.m. and 2:00 a.m. Any such shared parking arrangements shall be documented in the Operations and Access Management narrative described above, and clearly signed on-site.
- d. All properties providing commercial berthing shall demonstrate reasonable opportunities to load and unload vessels from the subject lot.
- e. Facilities for the loading and unloading of goods shall account for the frequency of use and vehicle type and, to the extent possible, minimize impacts to pedestrian and vehicle circulation patterns.
- f. Provisions for the storage and movement of goods and materials shall be designed into all pier edge development. Circulation routes must be maintained or otherwise provided as an element of all development. The siting, design, and circulation of non-marine uses, particularly those allowed on first floors, shall accommodate reasonable access for pedestrians, vehicles, and freight transfer to and from berthed vessels.
- g. Non-marine uses shall provide a dedicated pedestrian route between the proposed use and Commercial Street, and shall seek to minimize conflict with vehicle traffic.

10.4 WATERFRONT PORT DEVELOPMENT ZONE

10.4.1 Purpose

Transport of goods by water to and from Portland is an important component of both the local and regional economy. This commerce is dependent upon land with direct access to the dredged deep-water channel of the Fore River and Portland Harbor. The Port of Portland is integral to the city’s economic, cultural and fiscal health. This zone exists to ensure the continued viability of the Port of Portland. Uses in the port development zone, while governed by the similar performance standards as other industrial zones, are primarily limited to those uses which are dependent upon deep water and

which contribute to port activity. Nonmarine activity may be allowed to the extent it will not have any adverse impact on marine uses.

10.4.2 No adverse impact on marine uses

No use shall be permitted, approved or established in this zone if it will have an impermissible adverse impact on future marine development. A proposed development will have an impermissible adverse impact if it will result in any one or more of the following:

- A. The proposed non water-dependent use will displace an existing water-dependent use;
- B. The proposed use will reduce existing commercial vessel berthing space;
- C. The proposed nonwater-dependent use, structure or activities, including but not limited to access, circulation, parking, dumpsters, exterior storage or loading facilities, and other structures, will unreasonably interfere with the activities and operation of existing water-dependent uses or significantly impede access to vessel berthing or other access to the water by water-dependent uses; or
- D. The siting of a proposed nonwater-dependent use will substantially reduce or inhibit existing public access to marine or tidal waters.

10.4.3 Permitted uses

Subject to a determination that the proposed use meets the standards of Subsection 10.4.2 (no adverse impact on marine uses), the uses in Table 10-A are permitted in the Waterfront Port Development Zone.

10.4.4 Conditional use standards

Conditional uses shall be permitted in the Waterfront Port Development Zone, provided that,

notwithstanding Subsection 6.5.2 or any other provision of this Code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority. In addition to the provisions of Section 6.5.2 such uses will:

- A. Not impede or preclude existing or potential water-dependent development on other lots;
- B. Allow for adequate access to the water;
- C. Be compatible with water dependent and marine uses;
- D. Operationally support one or more water dependent use(s), or be located in a building or structure that is physically adaptable or relocatable to make way for future development of water-dependent uses; and
- E. Meet any additional performance and dimensional standards set forth below.

10.4.5 Prohibited uses

Uses which are not enumerated in Table 10-A as permitted or conditional uses are prohibited. Those uses that are prohibited shall include, without limitation:

- A. Residential uses;
- B. Hotels, motels, or boatels;
- C. Auditoriums, civic centers, convention centers or other meeting facilities;
- D. Restaurants and drinking establishments;
- E. Marinas, including marina associated boat storage facilities; and
- F. Truck terminals.

10.4.6 Dimensional requirements

In addition to the provisions of Article 7 of this Land Use Code, lots in the Waterfront Port Development Zone shall be subject to the requirements of Table 10-B.

TABLE 10-A: WPDZ PERMITTED AND CONDITIONAL USES

Marine	Marine repair services and machine shops	●
	Tugboat, fireboat, pilot boat, and similar services	●
	Harbor and marine supplies and services and ship supply, such as fueling and bunkering of vessels	●
	Shipbuilding and facilities for construction, maintenance, and repair of vessels	●/○ ¹
	Marine cargo handling facilities, including docking, loading and related storage	●/○ ¹
	Boat repair yards	●/○ ¹
	Facilities for marine construction and salvage	●/○ ¹
	Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices	●
	Marine retail and wholesale sales, including yacht brokerage	○
	Boat storage facilities	●/○ ¹
	Seafood processing	○
	Seafood packing and packaging	○
	Fabrication, storage, and repair of fishing equipment	○
	Ice-making services	○
	Fabrication of marine-related goods	○
	Fish by-products processing, provided that: i. Any fish by-product processing facility has a valid rendering facility license under chapter 12; and ii. The processing of other material wastes or by-products shall not be deemed a lawful accessory use under any other provision of this article.	○
	Commercial berthing	●
	Intermodal transportation facilities principally for vessels with regularly scheduled destination service or for railroad transportation service	●/○ ¹
	Marine cargo container and chassis maintenance and repair	●
	Facilities for combined marine and general construction	○ ¹
Industrial	Cold storage facility, warehousing, and storage of goods which are awaiting shipment via cargo carriers	○ ¹
	Low impact industrial uses, including but not limited to bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, manufacture of products, assembly of electrical components, tool and die shops, and the packaging of food, provided that such uses shall be subject to the performance standards of the I-M zone	○
Public	Public uses including pedestrian and bicycle trails	●
	Utility substations, including sewage collection and pumping stations, water pumping stations, transfer stations, telephone electronic equipment enclosures and other similar structures, provided that such structures are located more than 100 feet from the water.	○
	Off-street parking lots, excluding parking structures	○
Other	Accessory uses customarily incidental and subordinate to the location, function and operation of permitted uses ²	●
	Minor solar energy systems	●
	Minor wind energy systems	○

● = Permitted ○ = Conditional

¹ Uses that may be located in buildings that exceed the maximum permitted height. Uses marked ●/○ will be considered permitted uses when occupying buildings with a maximum height equal to or less than the maximum applicable height allowable under the permitted use dimensional standards, and conditional Uses when above that height.

² Food service establishments, including food trucks and other similar retail and service support uses shall only be permitted as accessory uses if all such uses do not exceed 2,000 SF in total floor area of the building and each individual use does not exceed 1,000 SF in total floor area of the building; and further provided that such accessory uses provide goods or services that are supportive of the principal use and its clientele.

TABLE 10-B: WPDZ DIMENSIONAL REQUIREMENTS

	Permitted Use Dimensional Standards	Conditional Use Dimensional Standards
Setbacks (min.)	N/A	N/A
Lot Size (min.)	N/A	5 acres, limited to 1 building greater than the maximum applicable height allowed under the permitted use dimensional standards.
Setback from Pier Line, wharf, or bulkhead, including any attached aprons (min.)¹	5 ft.	5 ft.
Lot Coverage (max.)	50% east of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive. 100% west of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive.	50% east of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive. 100% west of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive.
Building Height (Inclusive of Roof Forms and Rooftop Appurtenances)(max.)²	55 ft. east of a line projected due south from the centerline intersections of West Commercial Street and the easterly most Cassidy Point Drive and west of Casco Bay Bridge. 60 ft. west of a line projected due south from the centerline intersections of West Commercial Street and the easterly most Cassidy Point Drive. In no case may any permitted heights exceed 50ft within 100ft of W.Commercial Street and all area of the WPDZ east of the Casco Bay Bridge. ⁵	60 ft. west of the Casco Bay Bridge ⁷ , except as follows: 75 ft. in the area east of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive and west of Casco Bay Bridge, on lots 5 contiguous acres or larger. ⁴ 130 ft. for bulk storage ³ facilities west of the projection of the westerly most Cassidy Point Drive segment. In no case may any conditionally permitted heights exceed 50ft within 100ft of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge. ⁵
Building Length (max.)⁶	450 ft. 300 ft. within 100 ft. of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge.	450 ft. 300 ft. within 100ft of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge. 300 ft. for buildings or portions of buildings exceeding the maximum applicable height allowed under the permitted use dimensional standards.

¹The setback area may be used for activities related to the principal uses in the structure, but shall not be used for off-street parking.

²Buildings and/or structures shall be limited to an absolute height measured from average grade with no portion of the structural roof system or roof top appurtenances exceeding the limits set forth under Table 10-B with the exception of moveable elements or connection devices as listed under Subsection 10.4.7

³Bulk storage dedicated to materials delivered or awaiting transportation to a site by waterborne transportation.

⁴A projection of the street centerline shall consist of an extension of the centerline to the water side boundary of the WPDZ.

⁵Height limitations east of the Casco Bay Bridge are intended to protect vistas of the harbor from public open space.

⁶As measured by a line parallel with the southern edge of the West Commercial Street right-of-way.

⁷Only those conditional uses so designated in Note 1 of the Waterfront Port Development Zone Use Table 10-A may be located in buildings taller than 60 feet.

10.4.7 Additional bulk, height, and location standards.

A. For structures exceeding the maximum applicable height allowed under the permitted use dimensional standards:

1. Moveable elements such as cranes and gantries, and connection devices such as

conveyors or bridges shall not be subject to the space and bulk requirements, but shall be subject to a determination by the Federal Aviation Administration that the location of such equipment will not create a hazard to navigation.



2. The applicant must provide a determination from the Federal Aviation Administration that structures and equipment will not exceed the applicable height guidelines for the runway approach and will not create a hazard to navigable airspace. Such a determination shall be accepted as conclusive evidence that the proposed development will not create a hazard.
3. For each lot, at least one view corridor of at least 90 feet in width shall be left unbuilt to preserve a clear line of sight between West Commercial Street and the water.

10.4.8 Performance standards

Proposals in the Waterfront Port Development Zone that qualify for Site Plan review shall submit, in addition to site plan submission requirements (if applicable), an impact mitigation narrative summarizing how the project intends meets the applicable performance standards. All uses in the Waterfront Port Development Zone shall comply with the following standards:

A. Outdoor storage of materials. Outdoor storage of commodities and materials accessory to normal conduct of business, except pilings and/or cranes, shall be permitted to a maximum height of 45 feet, and such materials shall be entirely contained, including runoff contaminants and residual material, within a designated area within the lot boundaries.

B. Noise.

1. The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American

National Standards Institute, Inc.), inherently and recurrently generated within the Waterfront Port Development Zone between the hours of 7:00 p.m. and 7:00 a.m. from industrial facilities or operation commenced on or after July 1, 1988, shall not exceed 55 decibels on the A scale at or within the boundaries of any residential zone, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, and sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices.

2. In measuring sound levels under this section, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ₁).
3. In addition to the sound level standards otherwise established, facilities or operations established or built in the Waterfront Port Development Zone on or after July 1, 1988, shall employ best practicable sound abatement techniques to prevent tonal sounds and impulse sounds or, if such tonal and impulse sounds cannot be prevented, to minimize the impact of such sounds in residential zones. Tonal sound is defined as a sound wave usually perceived as a hum or which because its instantaneous sound pressure

varies essentially as a simple sinusoidal function of time. Impulse sounds are defined as sound events characterized by brief excursions of sound pressure, each with a duration of less than one second.

- C. **Vibration.** Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile supported pier.
- D. **Federal and state environmental regulations.** All uses shall comply with federal and state environmental statutes and regulations regarding emissions into the air, except where provisions of this Code are more stringent.
- E. **Discharges into harbor areas.** No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the department of parks and public works in accordance with Chapter 24, Article III of this Code. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24, Article II of this Code and federal and state environmental statutes and regulations regarding wastewater discharges.
- F. **Storage of vehicles.** Storage of any unregistered automotive vehicle on the premises for more than 60 days shall not be permitted.
- G. **Landfill of docking and berthing areas.** Landfill of docking and berthing areas shall be governed by 38 M.R.S. § 471 through 478, and permitted only if the landfill does not reduce

the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the department of parks and public works and shall be accomplished in accordance with the provisions of division 25 of this article and in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.

- H. **Off-street parking.** Off-street parking is required as provided in Article 19.
- I. **Shoreland and flood plain management regulations.** Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of Articles 11 and 12.
- J. **Lighting.** All lighting on the site shall be shielded such that direct light sources shall not unreasonably interfere with vessels transiting the harbor nor have an unreasonable adverse impact on adjacent residential zones.
- K. **Signs.** Signs shall be permitted as set forth in Article 20.
- L. **Storage of pollutants and oily wastes.** On-premises storage of pollutants and oily wastes shall not be permitted for more than forty-five (45) days.
- M. **Compatibility of nonmarine uses with marine uses.** Nonmarine uses, structures and activities, including but not limited to access, circulation, parking, dumpsters, exterior storage and loading facilities or other structures shall neither unreasonably interfere with the existence or operation of marine uses nor significantly impede access to vessel berthing



or other access to the water by existing or potential marine uses.

N. Design. Design and visual character shall:

1. In building design, including placement and screening of mechanical equipment, take into consideration long views to minimize negative visual impact and provide visual interest, and architecturally integrate exposed industrial systems and equipment where practical;
2. Organize massing to emphasize certain parts of the building such as entries, corners, or different uses;
3. Treat all facades, including the roof, with equal level of detail, and articulation;
4. Vary and articulate building facades to add scale and avoid large monotonous walls. Treatments such as texture, color, material changes, or shadow lines or murals must be used to add visual interest and avoid dull, flat, repetitive facades; and
5. Use a scaling or articulation element such as stepback, canopy, or fenestration, as required for any street-facing façade within 50 feet of West Commercial Street.



SHORELAND ZONE

11 SHORELAND ZONE

11.1 PURPOSE

The purpose of this article is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect fish spawning grounds, aquatic life, bird and other wildlife habitat; protect buildings and lands from flooding and accelerated erosion; protect archaeological and historic resources; protect commercial fishing and maritime industries; protect freshwater and coastal wetlands; control building sites, placement of structures and land uses; conserve shore cover and visual as well as actual points of access to inland and coastal waters and natural beauty, as appropriate in an urbanized environment; and to anticipate and respond to the impact of development in shoreland areas.

11.2 APPLICABILITY

- A. This article applies to all land areas, uses, structures, and land use activities within:
1. 250 feet, horizontal distance, of the normal high-water line of any river;
 2. 250 feet, horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal actions;
 3. 250 feet, horizontal distance, of the upland edge of a freshwater wetland; or
 4. 75 feet, horizontal distance, of the normal high-water line of a stream.
- B. This article also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending beyond the normal high-water line of a water body, meaning for the purposes of this article any river or stream, or within a wetland.

- C. For the purposes of this article, wetlands shall include coastal and freshwater wetlands as defined in Article 3.
- D. The regulations and controls of this article apply to all land areas, uses, structures, and land use activities cited within this subsection in all zones of the city.

11.3 REVIEW PROCEDURE

Development activities within the Shoreland Zone are reviewed by the Building Authority for compliance with the requirements of Section 11.4. Submission of plans for such development activity shall be prepared by qualified professionals, based upon a boundary survey.

11.4 USE-SPECIFIC LAND USE STANDARDS

11.4.1 Principal and accessory structures

- A. All principal and accessory structures shall be set back at least 75 feet horizontal distance from the normal high-water line of water bodies, the upland edge of a wetland, or associated tributary streams within a Shoreland Zone, except that in the following zones the setback shall be as indicated below:
1. B 3, B-5, B-5b, I-L on-peninsula, and I-M on-peninsula: 25 feet.
 2. WCZ, WPDZ, I-B, EWPZ: No setback required. However, pier edge setbacks apply in the EWPZ, the WCZ, and the WPDZ.
- B. For principal structures, setback measurements shall be taken from the top of a coastal bluff that has been identified on Coastal Bluff maps as being “highly unstable” or “unstable” by the Maine Geological Survey, as adopted on the City of Portland Zoning Map.

- C. Notwithstanding this requirement, when a lot is a lot of record as defined in Subsection 4.3.1 or cannot otherwise meet the setback requirement of this section due to physical limitations of the site, the Planning Board may approve a reduction of the setback requirement for a principal structure to the least amount necessary to achieve a building dimension of 28 feet, provided that the setback is not reduced to less than 40 feet. Structures in existence on June 15, 1992, may be expanded once during the lifetime of the structure up to 25 feet toward a freshwater wetland, stream or tributary stream, provided that the setback is not reduced to less than 40 feet and the floor area or volume is not increased by more than 30%. In no event shall the setback from a coastal wetland be reduced to less than 75 feet, except as set forth in Subsection 11.4.1.A, above.
- D. In all cases, accessory detached structures of less than 100 square feet of floor area shall be permitted with no setback, provided that such structures shall be used only for the storage of fish, bait, and related equipment. No setback shall be required for piers, docks, retaining walls, or any other structures which require direct access to the water as an operational necessity.
- E. The lowest floor elevation or openings of all buildings and structures including basements shall be elevated at least one foot above the elevation of the 100-year flood, the flood of record, or in the absence of these, the flood as defined by soil types identified as recent flood plain soils.
- F. Notwithstanding the requirements of this section, stairways or similar structures may be allowed with a permit from the Building

Authority to provide shoreline access in areas of steep slopes or unstable soils, provided that:

- 1. The structure is limited to a maximum of four feet in width;
- 2. The structure does not extend below or over the normal high-water line of a water body or upland edge of a wetland, unless permitted by the Department of Environmental Protection pursuant to 38 M.R.S. § 480 C; and
- 3. The applicant demonstrates that no reasonable access alternative exists on the property.

11.4.2 Piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line of a water body or within a wetland

- A. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion;
- B. The location shall not interfere with existing developed or natural beach areas;
- C. The facility shall be located so as to minimize adverse effects on fisheries;
- D. The facility shall be no larger in dimension than necessary to carry on the activity and shall be consistent with surrounding character and uses;
- E. New permanent structures, and expansions thereof, projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the National Resources Protection Act, 38 M.R.S. § 480-C. Permits may also be required from the Army Corps of Engineers and Board of Harbor Commissioners if located in navigable waters.



- F. Except in the WCZ, EWPZ, WPDZ, and I-B zones, no new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity;
- G. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any zone.

11.4.3 Clearing or removal of vegetation

- A. In all shoreland areas in Resource Protection zones, the cutting or removal of vegetation shall be limited to that which is necessary for uses expressly authorized in that zone.
- B. The clearing or removal of vegetation standards of this subsection shall not apply to the following zones: EWPZ, WCZ, WPDZ, B-3, B-5, B-5b, B-6, B-7, I-L (on-peninsula) and I-M zones (on-peninsula).
- C. The clearing or removal of vegetation standards of this subsection shall not apply to those portions of public recreational facilities adjacent to public swimming areas. Cleared areas in these locations shall be limited to the minimum amount necessary.
- D. Other than cutting or removal of vegetation as provided for in this subsection, timber harvesting shall not be permitted. For purposes of this section, timber harvesting is defined as the cutting and removal of timber for the primary purpose of selling or processing forest products. The cutting or removal of trees in the Shoreland Zone on a lot that has less than two acres within the Shoreland Zone

shall not be considered timber harvesting. Cutting or removal of such trees shall be regulated pursuant to this section.

- E. For purposes of this subsection, vegetation is defined as all live trees, shrubs and other plants including without limitation, trees both over and under 4 inches in diameter, measured at 4 ½ feet above ground level.
- F. In all areas other than Resource Protection zones, a buffer strip of vegetation shall be preserved, except where clearance is required for development of permitted uses, within a strip of land extending 75 feet, horizontal distance, from the normal high-water or upland edge of a coastal wetland, river, stream or tributary stream within a Shoreland Zone, in accordance with the following:
 - 4. There shall be no cleared opening greater than 250 square feet in the forest canopy or other existing vegetation if a forested canopy is not presented as measured from the outer limits of the tree or shrub crown. Notwithstanding this limitation, a footpath not to exceed six feet in width as measured between tree trunks and/or shrub stems is allowed provided that a cleared line of sight to the water through the buffer strip is not created.
 - 5. Selective cutting of trees within the buffer strip is allowed provided that a well distributed stand of trees and other vegetation is maintained. For the purposes

of this subsection, a “well distributed stand of trees” adjacent to a water body, tributary stream or wetland shall be defined as maintaining a minimum rating score of 16 or more in any 25-foot by 50-foot rectangle area as determined by the rating system in Table 11-A. The following shall govern in applying the point system in Table 11-A:

- a. The 25-foot by 50-foot rectangular plots must be established where the landowner or lessee proposes clearing within the required buffer;
- b. Each successive plot must be adjacent to, but not overlap a previous plot;
- c. Any plot not containing the required points must have no vegetation removed except as otherwise allowed by this ordinance;
- d. Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by this ordinance;
- e. Where conditions permit, no more than 50% of the points on any 25-foot by 50-foot rectangular area may consist of trees greater than 12 inches in diameter. For the purposes of this subsection, “other natural vegetation” is defined as retaining existing vegetation under three feet in height and other ground cover and retaining at least five saplings less than two inches in diameter at 4 ½ feet above ground level for each 25-foot by 50-foot rectangular area. If five samplings do not exist, no woody stems less than two inches in diameter can be removed until five samplings have been recruited into the plot. Notwithstanding the above

provisions, no more than 40% of the total volume of trees four inches or more in diameter, measured at 4 ½ feet above ground level may be removed in any ten-year period.

3. In order to protect water quality and wildlife habitat, existing vegetation under three feet in height and other groundcover, including leaf litter and the forest duff layer, shall not be cut, covered, or removed, except to provide a footpath or other permitted uses as described in this section.
 4. Pruning of tree branches on the bottom one third of the tree is allowed.
 5. In order to maintain a buffer strip of vegetation when the removal of storm damaged, diseased, unsafe or dead trees results in the creation of cleared openings, these openings shall be replanted with native tree species unless existing new tree growth is present.
- G. Selective cutting of not more than 40% of the volume of trees four inches or more in diameter, measured at 4 ½ feet above ground level, shall be allowed within any ten-year period at distances greater than 75 feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted

TABLE 11-A: SHORELAND TREE STAND RATING SYSTEM

Diameter at 4½ ft. above ground level	Points
2 in. ≤ 4 in.	1
4 in. ≤ 8 in.	2
8 in. – 12 in.	4
12 in. or greater	8



uses. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculation. For the purposes of these standards, volume may be considered to be equivalent to basal area. In no event shall cleared openings for any purpose, including but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed in the aggregate 25% percent of the lot area within the Shoreland Zone, including land previously cleared.

- H. Legally existing nonconforming cleared openings may be maintained but shall not be enlarged, except as allowed by this article.
- I. Fields and other cleared openings which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of this section.

11.4.4 Erosion and sedimentation control

- A. All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan in accordance with Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, published by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection and the City of Portland Technical Manual. The plan shall be submitted to the Building Authority for approval and shall include, where applicable, provisions for:
 - 1. Mulching and revegetation of disturbed soil.

- 2. Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
 - 3. Permanent stabilization structures such as retaining walls or riprap.
 - B. In order to create the least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.
 - C. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance and shall be in operation during all stages of the activity. The amount of exposed ground area at every phase of construction shall be minimized to reduce the potential for erosion.
 - D. Any exposed ground area shall be temporarily or permanently stabilized within one week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases, permanent stabilization shall occur within nine months of initial exposure. The following standards shall also be met:
 - 1. Where mulch is used, it shall be applied at a rate of at least one bale per 500 square feet and shall be maintained until a catch of vegetation is established.
 - 2. Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
 - 3. Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.

- E. Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainage ways shall be designed and constructed in accordance with the City of Portland Technical Manual.

11.4.5 Soils

All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, either during or after construction. Proposed uses requiring subsurface wastewater disposal and commercial or industrial development or other similar intensive land uses shall require a soils report based on an on-site investigation and prepared by state certified professionals. Certified persons may include Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified Geologists and other persons who have training and experience in the recognition and evaluation of soil properties. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The soils report shall include recommendations for a proposed use to counteract soil limitations where they exist.

11.4.6 Water quality

No activity shall deposit on or into the ground or discharge to the waters of the state any pollutant that by itself or in combination with other activities or substances will impair designated uses or the

water classification of the water body, tributary stream or wetland.

11.4.7 Archaeological sites

Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on, the National Register of Historic Places, as determined by the Department of Planning and Urban Development, shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment at least 20 days prior to action being taken by the Planning Authority. The Planning Authority shall consider comments received from the commission prior to rendering a decision on the application. Such sites shall also comply with all applicable provisions of Article 17 of this chapter.

11.4.8 Installation of public utility service

No public utility of any kind shall install services to any new structure located in the Shoreland Zone unless written authorization attesting to the validity and currency of all local permits required under this Code has been issued by the appropriate municipal authorities. Following installation of service, the public utility shall forward the written authorization to the appropriate municipal authorities, indicating that installation has been completed.

11.4.9 Essential services

Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors. The installation of essential services, other than road-side distribution lines and within existing service corridors, is not allowed in a Resource Protection or Stream Protection zone, except where the applicant demonstrates that no reasonable alternative exists. Damaged or



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destroyed public utility transmission and distribution lines, towers and related equipment may be replaced or reconstructed without a permit.

11.4.10 Roads and driveways

- A.** Roads and driveways shall be setback a minimum of 75 feet from the normal high-water or upland edge of a coastal wetland, freshwater wetland, river or tributary stream within a Shoreland Zone, except:
1. In the EWPZ, WCZ, WPDZ, B-3, B-5, B-5b, I-L (on-peninsula) and I-M (on-peninsula) roads and driveways shall be setback as established for structures in those zones; as specified in Subsection 11.4.1.A.
 2. If no other reasonable alternative exists, the Planning Board may reduce the road and/or driveway setback requirement to no less than 50 feet, horizontal distance, upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body, tributary stream or wetland. Such techniques may include, but are not limited to, the installation of settling basins, and/or effective use of additional ditch relief culverts and turnouts place so as to avoid sedimentation of the water body, tributary stream or wetland.
- B.** Existing public roads may be expanded within the legal road right of way regardless of their setback from a waterbody, tributary stream or wetland.
- C.** New roads and driveways are prohibited in a Resource Protection zone except that the Planning Board may grant a permit to construct a road or driveway to provide access to permitted uses within the district. A road or driveway may also be approved by the planning board in a Resource Protection zone, upon a finding that no reasonable alternative route or location is available outside the district. When a roadway or driveway is permitted in a Resource Protection zone the road and/or driveway shall be setback as far as practicable from the normal high-water line of a water body, tributary stream, or upland edge of wetland.
- D.** Road and driveways banks shall be no steeper than slope of two horizontal to one vertical and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control contained in Subsection 11.4.4.
- E.** Road and driveway grades shall be no greater than 10% except segments of less than 200 feet.
- F.** In order to prevent road and driveway surface drainage from directly entering water bodies, tributary streams or wetlands, roads and driveways shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least 50 feet plus two times the average slope, in width between the outflow point of the ditch or culver and the normal high-water line of a water body, tributary stream or upland edge of a wetland. Surface drainage which is directed to an unscarified buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.
- G.** Ditch relief (cross drainage) culverts, drainage dips and water turnout shall be installed in a manner effective in directing drainage onto unscarified buffer strips before the flow gains sufficient volume or head to erode the road,

TABLE 11-B: DRAINAGE SPACING

Grade (%)	Spacing
0-2	250 ft.
3-5	200-135 ft.
6-10	100-80 ft.
11-15	80-60 ft.
16-20	60-45 ft.
21+	40 ft.

driveway, or ditch. To accomplish this, the following shall apply:

1. Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road, or driveway at intervals no greater than indicated in Table 11-B.
2. Drainage dips may be used in place of ditch relief culverts only where the grade is 10% or less.
3. On sections having slopes greater than ten 10%, ditch relief culverts shall be placed at approximately a 30 degree angle downslope from a line perpendicular to the centerline of the road or driveway.
4. Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials.
5. Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads and driveways shall be maintained on a regular basis to assure effective functioning.

11.4.11 Parking areas

Parking areas shall be set back a minimum of 75 feet from the normal high-water or upland edge of a

coastal wetland, freshwater wetland, river or tributary stream within a Shoreland Zone except:

- A. In the EWPZ, WCZ, WPDZ, B-3, B-5, B-5b, I-L and I-M zones, parking setbacks shall be as established for structures in those zones, as specified in Subsection 11.4.1.A.
- B. Where the Planning Board finds that no other reasonable alternative exists further from the shoreline or tributary stream, the board may reduce the parking setback requirement to no less than 50 feet in the R-OS, and I-B zones to the least amount necessary for construction, provided that the applicant proves by a preponderance of the evidence that appropriate techniques will be used to prevent sedimentation of the water body.

11.4.12 Septic waste disposal

All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules and the following:

- A. Clearing or removal of woody vegetation necessary to site a new system and any associated fill extensions, shall not extend closer than 75 feet, horizontal distance, from the normal high-water line of a water body or the upland edge of a wetland;
- B. A holding tank is not allowed for a first-time residential use in the Shoreland Zone.

11.4.13 Stormwater runoff

All new construction and development shall be designed to be in compliance with the City of Portland Technical Manual to minimize stormwater runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as



berms, swales, terraces and wooded areas shall be retained in order to reduce runoff and encourage infiltration of stormwater. Stormwater runoff control systems shall be maintained as necessary to ensure proper functioning.

11.4.14 Agriculture

- A.** All spreading or disposal of manure shall be accomplished in conformance with the Manure Utilization Guidelines published by the Maine Department of Agriculture on November 1, 2001, and the Nutrient Management Law (7 M.R.S. §§ 4201-4209).
- B.** Manure shall not be stored or stockpiled within 75 feet, horizontal distance, of water bodies, tributary streams, or wetlands. All manure storage areas within the Shoreland Zone must be constructed or modified such that the facility produces no discharge of effluent or contaminated stormwater.
- C.** Agricultural activities involving tillage of soil greater than 40,000 square feet in surface area within the Shoreland Zone shall require a conservation plan to be filed with the Planning Authority.
- D.** There shall be no new tilling of soil within 75 feet, horizontal distance, from water bodies and coastal wetlands or within 25 feet, horizontal distance, of tributary streams and freshwater wetlands when such new tilling, by itself or combined with all other contiguous tillage, shall exceed 40,000 square feet in surface area. Operations in existence on the effective date of this section and not in conformance with these provisions may be maintained but shall not be expanded. When the new tilling, by itself or combined with all other contiguous tillage, shall total 40,000

square feet or less, the tillage shall be set back a minimum of 25 feet from all water bodies, tributary streams or wetlands.

- E.** Newly established livestock grazing areas shall not be permitted within 75 feet, horizontal distance, of water bodies and coastal wetlands or within 25 feet, horizontal distance, of tributary streams and wetlands. Livestock grazing associated with ongoing farm activities and which are not in conformance with the above setback provisions may continue, provided such grazing is conducted in accordance with a soil and water conservation plan filed with the Planning Authority.

11.5 SUPPLEMENTAL SITE PLAN STANDARDS

11.5.1 Site plan standards

The Planning Board or Planning Authority shall approve a site plan located within a Shoreland Zone if it finds that the following standards, in addition to the standards set forth in the site plan ordinance, are met:

- A.** The proposal will maintain safe and healthful conditions;
- B.** The proposal will not result in water pollution, erosion, or sedimentation to surface waters;
- C.** The proposal will adequately provide for the disposal of all wastewater;
- D.** The proposal will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- E.** The proposal will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
- F.** The proposal will protect archaeological and historic resources;
- G.** The proposal will not adversely affect existing commercial fishing or maritime activities;



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- H. The proposal will avoid problems associated with flood plain development and use; and
- I. The proposal is in conformance with the standards set forth in this article.

12 FLOOD PLAIN MANAGEMENT

12.1 PURPOSE

The City of Portland, Maine, elects to comply with the 42 USC Section 4001 et seq. requirements of the National Flood Insurance Act of 1968, as amended from time to time. The National Flood Insurance Program, established in the aforesaid act, provides that areas of the city having a special flood hazard be identified by the Federal Emergency Management Agency and that flood plain management measures be applied in such flood hazard areas. This article establishes a flood hazard development permit system and review procedure for development activities in the designated flood hazard areas of the city. The purposes of this article are to reduce future flood risks and losses, protect against financial and human loss resulting from flood disasters, and to control the placement of structures, construction materials, and methods used to minimize potential property damage due to flooding.

12.2 APPLICABILITY

This article applies to all land areas, uses, structures, and land use activities lying in the special flood hazard areas as identified by the Federal Emergency Management Agency in a report entitled “Flood Insurance Study — City of Portland, Maine, County of Cumberland,” with accompanying “flood insurance rate map” and “flood boundary and floodway map,” dated July 17, 1986. This Flood Insurance Study with accompanying maps, and any subsequent amendments thereto, is hereby adopted by reference and declared to be a part of this Land Use Code.

12.3 DEFINITIONS

Area of special flood hazard. The land in the flood plain having a 1% or greater chance of flooding in any given year as specifically identified in the most recently adopted FEMA Flood Insurance Study for the City of Portland.

Base flood. The flood having a 1% chance of being hereof or exceeded in any given year (i.e., a 100-year storm).

Coastal high hazard area. The area subject to high velocity waters, including but not limited to, hurricane wave wash or tsunamis. The area is designated on the flood insurance rate map as zone V1 30.

Development. Any man-made change to improved or unimproved real estate, including but not limited to, the construction of, alteration to, or addition to any buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

Flood boundary and floodway map. The official map issued by the Federal Emergency Management Agency (FEMA) on which the boundaries of the flood have been designated. This may alternatively be referred to as a flood hazard boundary map.

Flood insurance rate map. The official map (FIRM) on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones applicable to the city.

Floodproofing. Any combination of structural or nonstructural additions, changes or adjustments to

structures which reduce or eliminate flood damage to real estate or improved real estate, to water and sanitary facilities, structures and their contents.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot as designated on the flood boundary and floodway map. When not designated on the flood boundary and floodway map, it is considered to be the channel of a river or other watercourse and the adjacent land areas to a distance of $\frac{1}{2}$ the width of the flood plain, as measured from the normal high-water mark to the upland limit of the flood plain.

Gross area. Square footage of land area excluding areas of special flood hazard as defined in this article.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this division.

Mean high tide. The mean height of tidal high waters at a particular point or station over a period of time to such length that increasing its length does not appreciably change this mean. For tidal waters, the cycle of change covers a period of 19 years, and mean high tide is defined as the average of the high waters over a 19 period.

Mean sea level. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on the city's FIRM are referenced.

Structure. A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, or manufactured housing. "Principally above ground," as used above, means either that at least $\frac{2}{3}$ of its floor to ceiling height is above the average adjoining ground level, or at least 51% of the actual cash value of the structure, less land value, is above ground.

Substantial improvement. Any repair, reconstruction, addition to or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or for any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

12.4 FLOOD HAZARD AREA DEVELOPMENT PERMIT

12.4.1 Permit required

Before any development begins within any areas of special flood hazard, a flood hazard area development permit shall be obtained from the Building Authority. This permit shall be required prior to issuance of a building permit, if one is required, and shall be in addition to any other permit, site plan, and subdivision review which may be required pursuant to the codes and ordinances of the city. If only a site plan is required for a development, the flood hazard area development permit shall be obtained prior to approval of the site plan.

12.4.2 Filing of application

The application for a flood hazard area development permit shall be submitted in writing to the Building Authority and shall include the following:

- A. A final site plan, where applicable, showing information as required by Article 14;
- B. A final subdivision plat, where applicable, providing information as required in Article 15;
- C. For any development which does not meet the minimum threshold as a development requiring site plan review, the following information shall be provided:
 1. The name, address and phone number of the applicant, owner and contractor;
 2. A map with address indicating the location of the development site;
 3. A site plan showing the location of existing and proposed development, including but not limited to specific dimensions of existing and proposed structure(s), wastewater disposal facilities, water supply facilities, areas to be developed, and the dimensions of the lot;
 4. A statement of the intended use of any structure and/or other development;
 5. A statement of the cost of the development including all materials and labor; and
 6. A statement of the type of wastewater disposal system proposed.
- D. The elevation in relation to the National Geodetic Vertical Datum (NGVD), or to a locally established datum for Zone A only, of the:
 1. Base flood at the proposed site of all new or substantially improved structures, which is determined in Zones A1-30, AE, AO, AH, V1-30, and VE from data contained in the “Flood Insurance Study — City of Portland, Maine”; or in Zone A, to be the elevation of the ground at the intersection of the flood plain boundary and a line perpendicular to the shoreline which passes along the ground through the site of the proposed building;
 2. Highest and lowest grades at the site adjacent to the walls of the proposed building;
 3. Lowest floor, including basement; and whether or not such structures contain a basement; and
 4. Level, in the case of nonresidential structures only, to which the structure will be floodproofed
- E. A description of an elevation reference point established on the site of all new or substantially improved structures;
- F. Either an elevation certificate (FEMA Form 81 31, 03/97, as amended) completed by a professional land surveyor, registered

professional engineer or architect; or, for nonresidential structures to be floodproofed, a floodproofing certificate (FEMA Form 81 65, 05/93, as amended) completed by a registered professional engineer or architect. These certificates verify that the elevations shown on the application are accurate;

- G. Certifications by a registered professional engineer or architect that structures meet the review standards of Subsection 12.4.5.
- H. A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;
- I. A statement of construction plans describing in detail how each applicable development standard in Subsection 12.4.5 will be met; and
- J. Cross section(s) of the site acceptable to the Public Works Authority.

12.4.3 Fee

A nonrefundable flood hazard area development permit fee of \$50.00 shall be paid to the Building Authority, and a copy of a receipt for the same shall accompany the application.

12.4.4 Review procedure

- A. Upon determination by the Building Authority that an application is complete, the Building Authority shall coordinate review of the application by the city. No permit shall be issued until the Building Authority finds that the development proposal is in compliance with the standards of this article. Compliance with the provisions of this article shall be required prior to beginning any development as defined herein.
- B. The Building Authority shall, when reviewing subdivisions and other proposed developments

that require review under federal law, state law, or local ordinances or regulations and all projects on five or more acres, or in the case of manufactured home parks divided into two or more lots, assure that:

- 1. All such proposals are consistent with the need to minimize flood damage.
 - 2. All public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damages.
 - 3. Adequate drainage is provided so as to reduce exposure to flood hazards.
 - 4. All proposals include base flood elevations, flood boundaries and, in a ravine flood plain, floodway data. These determinations shall be based on engineering practices recognized by the Federal Emergency Management Agency.
 - 5. Any proposed development plan must include a condition of plan approval requiring that structures on lots in the development be constructed in accordance with Subsection 12.4.5 of this article. The condition shall clearly articulate that the municipality may enforce any violation of the construction requirement. The construction requirement shall also be clearly stated on any map, plat, or plan as part of the approval process.
- C. In the review of all flood hazard development permit applications for compliance with the standards herein:
 - 1. The Building Authority shall utilize the base flood data contained in the Flood Insurance Study, Portland, Maine, Cumberland County, as described in

- Section 12.2. In special flood hazard areas where base flood elevation data are not provided in the above cited study, the Planning Authority, or Planning Board as appropriate, shall obtain, review and reasonably utilize any base flood elevation data available from federal, state or other reasonably reliable sources in order to administer this section;
2. Prior to approval of issuance of the flood hazard area development permit, the Building Authority as appropriate, shall determine that all necessary permits have been obtained from those federal, state, and local authorities from which prior approval is required by federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972 (33 U.S.C. 1334 as may be amended from time to time); provided, however, that conditional approval may be granted pending proof of receipt of any required permits, but no flood hazard area development permit shall be finally issued until proof of issuance of all such other permits is received by the Building Authority; and
 3. The Building Authority shall notify adjacent municipalities, the Maine Department of Environmental Protection and the Maine Flood Plain Management Program, prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Emergency Management Agency.
 4. The Building Authority shall maintain, as a permanent record, copies of all flood hazard development permit applications,

corresponding permits issued, and data relevant thereto, including reports of the Board of Appeals on variances granted under the provisions of Section 12.6 of this article, and copies of elevation certificates, floodproofing certificates, certificates of compliance and certifications of design standards required under the provisions of Sections 12.4 and 12.5.

12.4.5 Review standards

- A. All development.** All development shall:
 1. Be designed or modified and adequately anchored to prevent flotation (excluding piers and docks), collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 2. Use construction materials that are resistant to flood damage;
 3. Use construction methods and practices that will minimize flood damage; and
 4. Use electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding conditions.
- B. Water supply.** All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.
- C. Sanitary sewage systems.** All new and replacement sanitary sewage systems shall be designed and located to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters.

D. On-site waste disposal systems. On site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during floods.

E. Altered or relocated watercourses. All development associated with altered or relocated portions of a watercourse shall be constructed and maintained in such a manner that no reduction occurs in the flood carrying capacity of the watercourse.

- F. Residential.** New construction or substantial improvement of any residential structure located within:
1. Zones A1-30, AE, and AH shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation.
 2. Zones AO and AH shall have adequate drainage paths around structures on slopes, to guide flood water away from the proposed structures.
 3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
 - a. At least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or
 - b. At least three feet if no depth number is specified.
 4. Zone A shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1.
 5. Zones V1-30 and VE shall meet the requirements of Subsection 12.4.5.P.

G. Nonresidential. New construction or substantial improvement of any nonresidential structure located within:

1. Zones A1-30, AE, and AH shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation, or together with attendant utility and sanitary facilities shall:
 - a. Be floodproofed to at least two feet above the base flood elevation so that below that elevation the structure is watertight with walls substantially impermeable to the passage of water;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
 - c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a flood hazard development permit, as required by Subsection 12.4.2.G and shall include a record of the elevation above mean sea level to which the structure is floodproofed.
2. Zones AO and AH shall have adequate drainage paths around structures on slopes, to guide flood water away from the proposed structures.
3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
 - a. At least two feet higher than the depth specified in feet on the

- community's Flood Insurance Rate Map; or
- b. At least three feet if no depth number is specified; or
- c. Together with attendant utility and sanitary facilities be floodproofed to meet the elevation requirements of this section and floodproofing standards of Subsection 12.4.5.G.
- 4. Zone A shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1.
- 5. Zones V1-30 and VE shall meet the requirements of Subsection 12.4.5.P.
- H. Manufactured homes.** New or substantially improved manufactured homes located within:
 - 1. Zones A1-30, AE, and AH shall:
 - a. Be elevated on a permanent foundation such that the lowest floor is at least two feet above the base flood elevation; and
 - b. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to:
 - i. Over the top ties anchored to the ground at the four corners of the manufactured home, plus two additional ties per side at intermediate points (manufactured homes less than 50 feet long require one additional tie per side); or by
 - ii. Frame ties at each corner of the home, plus five additional ties along each side at intermediate points (manufactured homes less than 50 feet long require four additional ties per side).
 - iii. All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.
 - 2. Zones AO and AH shall have adequate drainage paths around structures on slopes, to guide flood water away from the proposed structures.
 - 3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
 - a. At least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or
 - b. At least three feet if no depth number is specified; and
 - c. Meet the requirements of Subsection 12.4.5H.1.b.
 - 4. Zone A shall:
 - a. Be elevated on a permanent foundation such that the lowest floor is at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1; and
 - b. Meet the requirements of Subsection 12.4.4.B.2.
 - 5. Zones V1-30 and VE shall meet the requirements of Subsection 12.4.5.P.

I. Recreational vehicles. Recreational vehicles located within:

1. Zones A1-30, AH and AE shall either:
 - a. Be on the site for fewer than 180 consecutive days;
 - b. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only be quick disconnect type utilities and security devices, and has no permanently attached additions; or
2. Zones V1-30 and VE shall meet the requirements of either Subsection 12.4.5.I.1.a or 12.4.5.I.1.b or Subsection 12.4.5.P.

J. Accessory structures. Accessory structures located within Zones A1-30, AE, AO, AH and A, shall be exempt from the elevation criteria required in Subsection 12.4.5.F and 12.4.5.G if all other requirements of Subsection 12.4.5 and all the following requirements are met. Accessory structures shall:

1. Be 500 SF or less and have a value less than \$3,000.00;
2. Have unfinished interiors and not be used for human habitation;
3. Have hydraulic openings, as specified in Subsection 12.4.5.L, in at least two different walls of the accessory structure;
4. Be located outside the floodway;
5. When possible be constructed and placed on the building site so as to offer the minimum resistance to the flow of flood waters and be placed further from the source of flooding than is the primary structure; and

6. Have only ground fault interrupt electrical outlets. The electric service disconnect shall be located above the base flood elevation and when possible outside the special flood hazard area.

K. Floodways.

1. In Zones A1-30 and AE, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in ravine areas, for which a regulatory floodway is designated on the community's Flood Insurance Rate Map or Flood Boundary and Floodway Map, unless a technical evaluation certified by a registered professional engineer is provided demonstrating that such encroachments will not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
2. In Zones A1-30 and AE riverine areas, for which no regulatory floodway is designated, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in the floodway as determined in Subsection 12.4.5.K.3. unless a technical evaluation certified by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing development and anticipated development:
 - a. Will not increase the water surface elevation of the base flood more than one foot at any point within the community; and

- b. Is consistent with the technical criteria contained in chapter 5 entitled “Hydraulic Analyses,” Flood Insurance Study — Guidelines and Specifications for Study Contractors, (FEMA 37/January 1995, as amended).
 - 3. In Zones A1-30, AE, and A riverine areas for which no regulatory floodway is designated, the regulatory floodway is determined to be the channel of the river or other watercourse and the adjacent land areas to a distance of 1/2 the width of the flood plain as measured from the normal high-water mark to the upland limit of the flood plain. Encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted unless a technical evaluation certified by a registered professional engineer is provided meeting the requirements of Subsection 12.4.5.K.2.
- L. Enclosed areas below the lowest floor.** New construction or substantial improvement of any structure in Zones A1-30, AE, AO, AH and A that meets the development standards of Subsection 12.4.5, including the elevation requirements of Subsection 12.4.5.F, 12.4.5G, or 12.4.5.H and is elevated on posts, columns, piers, piles, “stilts,” or crawl spaces may be enclosed below the base flood elevation requirements provided all the following criteria are met or exceeded:
 - 1. Enclosed areas are not basements;
 - 2. Enclosed areas shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement must either:
 - a. Be engineered and certified by a registered professional engineer or architect; or
 - b. Meet or exceed the following minimum criteria:
 - i. A minimum of two openings having a total net area of not less than one square inch for every square foot of the enclosed area;
 - ii. The bottom of all openings shall be no higher than one foot above the lowest grade; and
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the entry and exit of flood waters automatically without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means.
 - 3. The enclosed area shall not be used for human habitation; and
 - 4. The enclosed areas are usable solely for building access, parking vehicles, or storing of articles and equipment used for maintenance of the building.
- M. Bridges.** New construction or substantial improvement of any bridge in Zones A1-30, AE, AO, AH, A, V1-30 and VE shall be designed such that:
 - 1. When possible, the lowest horizontal member (excluding the pilings, or columns) is elevated to at least two feet above the base flood elevation; and

2. A registered professional engineer shall certify that:
 - a. The structural design and methods of construction shall meet the elevation requirements of this section and the floodway standards of Subsections 12.4.5.K; and
 - b. The foundation and superstructure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all structural components. Water loading values used shall be those associated with the base flood.

N. Containment walls. New construction or substantial improvement of any containment wall shall meet the following requirements by zone:

1. Zones A1-30, AE, AH, V1-30 and VE shall have the containment wall elevated to at least two feet above the base flood elevation; have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a flood hazard development permit, as required by Subsection 12.4.2.
2. Zones AO and AH shall have adequate drainage paths around containment walls on slopes, to guide flood water away from the proposed walls.

3. Zone AO shall have the top of the containment wall elevated above the highest adjacent grade at least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or at least three feet if no depth number is specified.
4. Zone A shall have the containment wall elevated to at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1.

O. Wharves, piers and docks. New construction or substantial improvement of wharves, piers, and docks are permitted in Zones A, A1-30, AE, AO, AH, V1-30, and VE, in and over water and seaward of the mean high tide if the following requirements are met:

1. Wharves, piers, and docks shall comply with all applicable local, state and federal regulations; and
2. Commercial wharves, piers, and docks involving fill shall adhere to the design and construction standards contained in the U.S. Army Corps of Engineers' Shore Protection Manual.

P. Coastal flood plains.

1. All new construction located within Zones A1-30, AE, A, V1-30 and VE shall comply with all applicable local, state and federal regulations.
2. New construction or substantial improvement of any structure located within Zones V1-30 or VE shall be elevated on posts or columns such that:
 - a. The bottom of the lowest horizontal structural member of the lowest floor

- (excluding the pilings or columns) is elevated to two feet above the base flood elevation;
 - b. The pile or column foundation and the elevated portion of the structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components; and
 - c. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state and local building standards.
3. New construction or substantial improvement of any structure located within Zones V1-30 or VE shall have the space below the lowest floor:
 - a. Free of obstructions; or
 - b. Constructed with open wood lattice work, or insect screening intended to collapse under wind and water without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting piles or columns; or
 - c. Constructed with non-supporting breakaway walls which have a design safe loading resistance of not less than 10 or more than 20 pounds per square foot.
 4. A registered professional engineer or architect shall develop or review the structural design, specifications, and plans for the construction, which must meet or exceed the technical criteria contained in the Coastal Construction Manual, (FEMA 55/February, 1986).
 5. A registered professional engineer or architect shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the criteria of Subsection 12.4.5.P.2.
 6. The use of fill for structural support in Zones V1-30 and VE is prohibited.
 7. Human alteration of sand dunes within Zones V1-30 and VE is prohibited unless it can be demonstrated that such alterations will not increase potential flood damage.
 8. The enclosed areas may be used solely for parking vehicles, building access, and storage.
 9. Lobster sheds and fishing sheds located seaward of mean high tide shall be exempt from the elevation requirement in Section 12.4.5.G only upon review and approval by the Planning Authority or Planning Board and if all the following requirements of Subsection 12.4.5.A, 12.4.5.K, and 12.4.5.L are met:
 - a. The conditional use shall be limited to low value structures such as metal or wood sheds 200 SF or less and shall not exceed more than one story.
 - b. The structure shall be securely anchored to the wharf or pier to resist flotation, collapse and lateral movement due to the effect of wind and water loads acting simultaneously on all building components.
 - c. The structure will not adversely increase wave or debris impact forces affecting nearby buildings.

- d. The structure shall have unfinished interiors and shall not be used for human habitation.
- e. Any mechanical, utility equipment and fuel storage tanks must be anchored and either elevated or floodproofed to two-feet above the base flood elevation.

All electrical outlets shall be ground fault interrupt type. The electrical service disconnect shall be located on shore above the base flood elevation and when possible outside the special flood hazard area. If a flood hazard permit application is granted, the applicant shall be notified in writing that flood insurance is not available for structures located entirely over water or seaward of mean high tide.

12.4.6 Permit

Upon determination that the development or substantial improvement plan is in compliance with this article, the Building Authority shall issue one of the following Flood Hazard Area Development Permits based on the type of development:

- A. Two-part Flood Hazard Development Permit for Elevated Structures.** Part I shall authorize the applicant to build a structure to and including the first horizontal floor only above the base flood level. At that time the applicant shall provide the code enforcement officer with a second elevation certificate completed by a professional land surveyor, registered professional engineer or architect based on the Part I permit construction, “as built,” for verifying compliance with the elevation requirements of Subsection 12.4.5.F, 12.4.5.G, 12.4.5.H, or 12.4.5.P. Following review of the

elevation certificate data, which shall take place within 72 hours of receipt of the application, or as soon as practicable thereafter, the code enforcement officer shall issue Part II of the Flood Hazard Development Permit. Part II shall authorize the applicant to complete the construction project; or

- B. Flood Hazard Development Permit for Floodproofing of Nonresidential Structures.**

This permit shall apply for non-residential structures that are new construction or substantially improved nonresidential structures that are not being elevated but that meet the floodproofing standards of Subsection 12.4.5.G.1. The application for this permit shall include a floodproofing certificate signed by a registered professional engineer or architect; or

- C. Flood Hazard Development Permit.** This permit shall apply for all other developments and building permits that are not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. This includes, but is not limited to: accessory structures as provided for in Subsection 12.4.5.J, mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or water supply facilities that do not involve structures; and nonstructural projects such as bridges, dams, towers, fencing, pipelines, wharves, and piers.

12.5 CERTIFICATE OF COMPLIANCE

No land in an area of special flood hazard shall be occupied or used in violation of this article, and no structure in such an area which is developed or substantially improved shall be occupied until a Certificate of Compliance is issued by the Building Authority. Said Certificate of Compliance shall be issued only after the Building Authority has received all permits and certificates from the applicant as required by this article. For structures in Zones V1-30 and VE and for floodproofed structures, a written certification by a registered professional engineer or architect shall be provided to the Building Authority stating that the design and methods of construction used are in compliance with the applicable provisions of Subsection 12.4.5. Within 30 working days, the Building Authority shall review the elevation certificate and the applicant's written notification and, upon determination that the development conforms with the provisions of this article, shall issue a certificate of compliance.

12.6 VARIANCES

12.6.1 Authority

The Board of Appeals may authorize variances from the provisions of this article as authorized in Subsection 2.3.11 except:

- A. As otherwise expressly provided in Subsection 2.3.11.E; or
- B. Variances shall not be granted within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

12.6.2 Standards

Subsection 2.3.11 notwithstanding, variances from the requirements of this article shall be granted only upon:

- A. A showing of good and sufficient cause; and
- B. A determination that should a flood comparable to the base flood occur, the granting of a variance will not result in increased flood heights, additional threats to public safety, public expense, or create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances; and
- C. A showing that the issuance of the variance will not conflict with other state, federal or local laws or ordinances; and
- D. A determination that failure to grant the variance would result in "undue hardship," which in this subsection means:
 - 1. That the land in question cannot yield a reasonable return unless a variance is granted; and
 - 2. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood; and
 - 3. That the granting of a variance will not alter the essential character of the locality; and
 - 4. That the hardship is not the result of action taken by the applicant or a prior owner.
- E. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

12.6.3 Standards for specific variances

- A. Variances may be issued for the repair, reconstruction, rehabilitation, or restoration of

historic structures upon the determination that:

1. The development meets the criteria of Subsection 12.6.2; and
2. The proposed repair, reconstruction, rehabilitation, or restoration will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

B. Variances may be issued for new construction, substantial improvements, or other development for the conduct of a functionally dependent use provided that:

1. The criteria of Section 12.6 and Subsection 12.4.5 are met; and
2. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

12.6.4 Notice to applicants

A. Any applicant who meets the criteria of this section shall be notified by the Board of Appeals in writing with the signature of the Chair of the Board of Appeals that:

1. The issuance of a variance to construct a structure below the base flood level will result in greatly increased premium rates for flood insurance up to amounts as high as \$25.00 per \$100.00 of insurance coverage;
2. Such construction below the base flood level increases risks to life and property; and
3. The applicant agrees in writing that the applicant is fully aware of all the risks

inherent in the use of land subject to flooding, assumes those risks and agrees to indemnify and defend the municipality against any claims filed against it that are related to the applicant's decision to use land located in a flood plain and that the applicant individually releases the municipality from any claims the applicant may have against the municipality that are related to the use of land located in a flood plain.

B. The above Subsections 12.6.4.A.1, 2, and 3 shall be included with or on all applications for a variance hereunder, as well as the following statements:

1. The applicant understands and is fully aware of all of the risks inherent in the use of land subject to flooding and understands and agrees that they are fully assuming any potential or actual liability resulting therefrom. Applicant agrees to indemnify and defend the municipality against any claims filed against it that are related to the applicant's decision to use the land located in a flood plain and that the applicant individually releases the municipality from any claims the applicant may have against the municipality that are related to the use of land located in a flood plain. Applicant further understands and agrees that the city has no responsibility therefore, and in the event a variance is granted to applicant, applicant agrees to inform any purchaser, assignee or other transferee of applicant of the existence of said variance and of this agreement.
2. Applicant shall signify in writing that they have read, understands and agrees to all of

the stipulations in this Subsections 12.6.4.A and B.

12.6.5 Record of variances

The Board of Appeals shall submit to the Building Authority a report of all variance actions, including justification for the granting of the variance and an authorization for the Building Authority to issue a flood hazard development permit, which includes any conditions to be attached to said permit.

12.7 RECORDS & REPORTING

- A.** The Building Authority shall maintain, as a permanent record, copies of all flood hazard area development permits issued, certificates of compliance and data relevant thereto, including reports of the Board of Appeals on variances granted hereunder.
- B.** The Building Authority shall be responsible for filing such annual reports regarding participation in the National Flood Insurance Program as may be required by FEMA. Said annual reports shall include, but not be limited to, a report on implementation of this article and on any variances granted hereunder. A copy of such annual reports shall also be sent to the Maine Flood Plain Management Program.
- C.** In addition to any other actions, the Building Authority, upon determination that a violation of this article exists, shall submit a declaration to the Administrator of the Federal Insurance Administration requesting a denial of flood insurance. The valid declaration shall consist of:
 - 1. The name of the property owner and address or legal description of the property sufficient to confirm its identity and location;

- 2. A declaration that the property is in violation of a cited state or local law, regulation, or ordinance;
- 3. A clear statement that the public body making the declaration has authority to do so and a citation to that authority;
- 4. Evidence that the property owner has been provided notice of the violation and the prospective denial of insurance; and
- 5. A clear statement that the declaration is being submitted pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

13 RESOURCE PROTECTION ZONE

13.1 USE

No building shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used, in a Resource Protection zone except for the following uses:

- A. Non-intensive recreational uses not requiring structures, such as fishing and hiking;
- B. Motorized and non-motorized vehicular traffic on existing roads, trails, and rails, as appropriate;
- C. Bikeways, pedestrian trails, and walkways;
- D. Fire prevention activities;
- E. Wildlife management activities;
- F. Soil and water conservation activities;
- G. Surveying and natural resource analysis;
- H. Emergency operations as defined in Article 3;
- I. Harvesting of wild crops;
- J. Nonresidential structures for educational, scientific, or nature interpretation purposes, containing a maximum floor area of not more than 10,000 SF;
- K. Public and private parks and recreational areas, including one or more structures containing a total maximum floor area of not more than 10,000 SF;
- L. Permanent and temporary piers, docks, wharves, bridges and uses projecting into water bodies, as allowed in Subsection 11.4.2;
- M. Storehouses for fishermen's gear;
- N. Essential services as defined in Article 3 accessory to the uses permitted herein;
- O. Signs, as allowed in Article 20;
- P. Road construction, in accordance with the provisions of Section 11.4;
- Q. Parking facilities for uses permitted under this section; and

Landfill and other earth-moving activity, as allowed in Subsection 11.4.4.

13.2 DIMENSIONAL REQUIREMENTS

No building or structure shall be erected, altered, enlarged, rebuilt, or used in a Resource Protection zone which does not comply with the following requirements:

- A. **Minimum lot area:** 20,000 SF
- A. **Minimum width of lot:** 100 ft.
- B. **Minimum lot frontage on street or shoreline:** 100 ft.
- C. **Minimum front setbacks:**
 - 1. Principal building or structure: 25 ft.
 - 2. Accessory building or structure: 25 ft.
- A. **Minimum rear setbacks:** Principal building or structure, other than a boathouse or storehouse for fishermen's gear: 75 ft.
- B. **Minimum side setbacks:**
 - 1. Principal building or structure: 15 ft.
 - 2. Accessory building or structure: 5 ft.
- C. **Minimum side setbacks on side streets:**
 - 1. Principal building or structure: 20 ft.
 - 2. Accessory building or structure: 20 ft.
- D. **Minimum shoreline setback:** All principal structures other than permitted piers, docks, wharves, breakwaters, causeways, bridges, boathouses and storehouses for fishermen's gear: 75 ft.
- E. **Maximum height:**
 - 1. Principal building or structure: Two stories or 25 ft.
 - 2. Accessory building or structure: One story or 15 ft.
- F. **Maximum building area:** Principal building or group of buildings: 10% of lot area.



RESOURCE PROTECTION ZONE

13.3 OFF-STREET PARKING

Any off-street parking in a Resource Protection zone is required as provided in Article 19.

13.4 SHORELAND AND FLOOD PLAIN MANAGEMENT REGULATIONS

Any lot or portion of a lot located in a Shoreland Zone as identified on the city zoning map or in a Flood Hazard Zone shall be subject to the requirements of Articles 11 and 12.

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#001

Posted by **Zachary Barowitz** on **04/30/2020** at **8:47pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

What would make this document useful is if for every zone (R-1, B2, etc.), all relevant requirements & information (i.e., parking requirements, inclusionary zoning,) about that zone is contained within so that users would not need to constantly flip back and forth between sections. Yes it would make the document longer, BUT it would make it simpler to use (and the added length would only be redundancies not additional language anyway). Staff preparing this document would simply need to embed the information in each section so that it would update automatically.

#002

Posted by **Zachary Barowitz** on **04/30/2020** at **8:16pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

How about page numbers in addition to chapter-page numbers. It will be much easier to find things if we have to hunt for chapter 12 before looking for the page.



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1 INTRODUCTORY PROVISIONS

1.1 TITLE

The title of this Chapter is the City of Portland Land Use Code and is referred to as the City of Portland Land Use Code or the Land Use Code.

1.2 ZONING MAP

The City of Portland Zoning Map is incorporated by reference.

1.3 PURPOSE

The intent of the Land Use Code is to protect the health, safety, and general welfare of the residents of Portland, consistent with the City's Comprehensive Plan, through standards that govern the orderly and compatible use of land, the form and mass of buildings, and the relationship of development to the public realm, Portland's open spaces, and the environment.

1.4 APPLICABILITY

No building or structure shall be erected, structurally altered, enlarged, repaired, moved, rebuilt, or used, and no land shall be sold, leased, conveyed, used, developed, or altered except in conformity with the provisions of this Land Use Code.

1.5 ENFORCEMENT

1.5.1 Enforcement

The Building Authority and/or a City of Portland Code Enforcement Officer is authorized to institute or cause to be instituted by the Corporation Counsel in the name of the City any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of the Land Use Code.

1.5.2 Violations

Any person being the owner or occupant of, having control of, or having the use of any building or

premises or part thereof, who violates any of the provisions of this Land Use Code, shall be guilty of an offense and subject to the penalties and remedies provided in Section 1-15 of the City of Portland Code of Ordinances and 30-A M.R.S. § 4452.

1.6 RELATIONSHIP WITH OTHER LAWS

1.6.1 Federal and state law

Where conditions, standards, or requirements imposed by any provision of this Land Use Code are found to be inconsistent with a provision listed in the law or regulations of the State of Maine or federal government, the more restrictive provision shall control.

1.6.2 City of Portland Land Use Code

If any provision of this Land Use Code contains an actual, implied, or apparent conflict with another provision of this Code, the more restrictive provision shall control.

1.6.3 Fair Housing accommodation

The City of Portland may make reasonable modifications to the requirements of the Land Use Code to accommodate the needs of persons with disabilities as so defined in Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988.

1.6.4 Comprehensive Plan

The Comprehensive Plan serves as the basic policy guide for this Land Use Code. Amendments to this Land Use Code shall be generally consistent with the current Comprehensive Plan.

1.6.5 Current versions and citations

All references to other regulations or manuals in this Land Use Code refer to the most current version and citation for those regulations or manuals, unless expressly indicated otherwise. When the referenced regulations or documents have been repealed and not

replaced by other regulations or manuals, Land Use Code requirements for compliance are no longer in effect.

1.6.6 Private agreement

This Land Use Code does not nullify any private agreement or covenant. However, where this Code is more restrictive than a private agreement or covenant, this Code controls. The City does not enforce private agreements.

1.7 DELEGATION OF AUTHORITY

Whenever a provision requires the head of a department to perform an act or duty, that provision will be interpreted as authorizing the department head or officer to delegate that responsibility to others over whom he or she has authority.

1.8 RULES OF INTERPRETATION

1.8.1 Meaning of words and terms

All words and terms shall have the meanings shown in Article 3, unless otherwise expressly stated. For words or terms not specifically defined in this Land Use Code, they are interpreted by their common dictionary meaning or customary usage consistent with their context.

1.8.2 Graphics and illustrations

Graphics and illustrations are included to illustrate the intent of the text. In the case of a conflict between the text and any graphic or illustration, the text controls.

1.8.3 Lists and examples

Unless otherwise expressly indicated, lists of items or examples that use “including,” “such as,” or similar terms are intended to provide examples only, and shall not be construed as being limited to the items or examples listed.

1.8.4 Time

When a number of days is specified as a period from a certain day within which or after or before which an act is authorized or required to be completed, time is computed as the number of calendar days excluding the calendar day when the act is authorized or required to be completed. Business days shall be interpreted as days on which the City of Portland is open for business.

1.8.5 Obligatory terms and conjunctions

The terms in the text of the Land Use Code shall be interpreted in accordance with the following rules of construction:

- A. The terms “must”, “shall”, or “will” are mandatory terms that express a requirement or impose an obligation.
- B. The terms “must not”, “shall not”, “will not”, and “may not” express a prohibition.
- C. The term “should” expresses a recommendation or suggestion and does not express a requirement or imposition.
- D. The term “may” is permissive and does not express a requirement or imposition.
- E. The conjunction “and” indicates that all connected words or provisions apply.
- F. The conjunction “or” indicates that the connected words or provisions may apply singly or in any combination.
- G. The conjunction “either [...] or” indicates that the connected words or provisions apply singly, but not in combination.

1.8.6 Gender

Words denoting one gender apply to all genders.

1.8.7 Abbreviations

Building Authority. Either the Director of the Department of Permitting and Inspections or their designee.

Council. The Portland City Council.

Planning Authority. Either the Director of the Department of Planning and Urban Development or their designee.

Public Works Authority. Either the Director of the Department of Public Works or their designee.

1.9 AMENDMENTS

1.9.1 Authority

The City Council may amend this Land Use Code and the Zoning Map incorporated herein.

1.9.2 Procedure

- A.** An application for a text or Zoning Map amendment shall be filed with the Planning Authority. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The fee for text or Zoning Map amendment applications may be waived or reduced by the Planning Authority in the case of an application submitted by a governmental body or where an applicant can establish financial hardship. If a text or Zoning map amendment application is withdrawn by an applicant prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of $\frac{1}{2}$ of the amount of the application fee will be made to the applicant by the city provided that all costs incurred by the city have been paid in full by the applicant.
- B.** Once it is determined that the application is complete, the Planning Authority shall give a dated receipt to the applicant and, in the case of a map amendment, shall notify, by mail, all property owners within the limits of the proposed zoning map amendment and all property owners 500 feet beyond said area, except that for map

amendments to a site located within industrial zone designations the notice range shall be 1,000 feet. The notice hereunder shall include a brief description of the application, the address or location of the property involved, and contact information where additional information may be obtained. The cost of noticing shall be charged to the applicant.

- C.** A private applicant for a map amendment that would permit a development subject to major site plan review shall conduct neighborhood outreach according to the provisions for neighborhood meetings under Article 14.
- D.** The Planning Authority shall review the application against the standards of this article and make a recommendation to the Planning Board.
- E.** The Planning Board shall hold a public hearing in accordance with the provisions of Article 2 and make a recommendation to adopt, adopt with modifications, or not adopt the proposed map or text amendment, and forward the recommendation to the City Council.
- F.** The City Council shall review the proposed amendment and determine whether and how to amend the Land Use Code or Zoning Map.

1.9.3 Review Fees

The applicant shall pay a fee to cover the professional and administrative costs for review and analysis associated with the amendment, including but not limited to planning, legal, engineering or other services. The fee shall be based on the hours of review and processing time and the prevailing hourly rate for reimbursement of city costs. The city shall periodically invoice the applicant for such costs incurred by the city, which invoice shall be paid promptly by the applicant.

1.9.4 Review standards



INTRODUCTORY PROVISIONS

Except as otherwise required by law, amendments to the City's Land Use Code shall be pursuant to and consistent with the Comprehensive Plan.

1.10 TRANSITION RULES

1.10.1 Existing uses

- A. A permitted use established prior to the effective date of the Land Use Code that is now classified as a conditional use shall be deemed a lawful conditional use. Any subsequent addition, enlargement, or expansion of that use shall conform to the procedural and substantive requirements for conditional uses in Article 6.
- B. A permitted or conditional use established prior to the effective date of this Code that is now classified as a prohibited use shall be deemed a nonconforming use and is controlled by the provisions of Article 4.

1.10.2 Continuation

In the event that a use, lot, structure, sign, or site feature, deemed legally conforming prior to the effective date of the Land Use Code no longer meets all standards set forth in the Land Use Code, that use, lot, structure, sign, or site feature shall now be deemed non-conforming and shall be controlled by the provisions of Article 4.

2 ADMINISTRATION

2.1 PLANNING BOARD

2.1.1 Composition

There shall be a Planning Board of seven members. Members of the Planning Board shall be residents of the city and shall not be officers or employees of the city. Members shall serve without compensation.

2.1.2 Appointments

- A. Terms.** The members of the Planning Board shall be appointed by the City Council for terms of three years. Such members shall serve until their successors are duly appointed and qualified. Such terms shall be staggered so that the terms of not more than three members shall expire in any calendar year; providing, however, such service shall not extend to over 120 days after expiration of their term.
- B. Vacancies.** Permanent vacancies on the Planning Board shall be filled by the City Council, in the same manner as other appointments hereunder, for the unexpired term of the former member.

2.1.3 Removal of members

Any member of the Planning Board may be removed for cause by the City Council at any time, provided, however, that before any such removal, such member shall be given an opportunity to be heard in their own defense at a public hearing.

2.1.4 Officers

- A. Chair.** The members of the Planning Board shall annually elect one of their number as chair to preside at all meetings and hearings and to

fulfill the customary functions of that office. The chair may administer oaths.

- B. Vice chair.** The members of the Planning Board shall annually elect one of their number as vice chair. In the absence of the chair, the vice chair shall act as chair and shall have all the powers of the chair. The vice chair shall have such other powers and duties as may be provided by the rules of the Planning Board.

2.1.5 Committees

The chair of the Planning Board shall assign the members of the Board to such regular and special committees as may be established by the Board. Such committees shall have no final authority but shall assist the Board in the conduct of its business by making recommendations to it concerning such specific items as may be assigned to them for study and report. The Board shall adopt such rules as it shall deem appropriate to govern the organization and operation of its committees. Committee meetings deliberative in nature shall be open to the public in accordance with Title 1 M.R.S. § 401 et seq.

2.1.6 Quorum and necessary vote

As to any matter requiring a hearing, no business shall be transacted by the Planning Board without a quorum, consisting of four members, being present. The vote of at least four members shall be necessary to authorize any action by the Board. If less than a quorum is present, the hearing may be adjourned for a period not exceeding three weeks at any one time. The Planning Authority staff shall notify in writing all members of the date of the adjourned hearing and shall notify such other interested parties as may be directed in the vote of adjournment.

2.1.7 Conflicts

No member of the Planning Board shall participate in the hearing or disposition of any matter in which he or she has an interest. Any question of whether a member has a conflict of interest sufficient for a member to be recused shall be decided by a majority vote of the members present, except the member whose possible conflict is being examined; where such vote results in a tie, the subject member shall be recused from the matter.

2.1.8 Meetings and procedures

A. Meetings. Regular meetings of the Planning Board shall be held at the call of the chair or as provided by rule of the Board. Special meetings may be called by the chair or any four members of the Board or at the request of the City Council.

1. Workshops of the Planning Board or any of its committees may be held at the call of the Board or committee chair, as the case may be, for the presentation of information by the Director of the Department of Planning & Urban Development, their staff, an applicant, or others. These meetings will be open for public comment according to the rules of the Planning Board. Such meetings, unless open to the public as provided in Title 1 M.R.S. § 401 et seq. shall be informational only and shall not result in final decisions on any matter.
2. Public hearings shall be held as required by the various statutes, codes, and ordinances pursuant to which matters are brought before the Planning Board and shall be

conducted in accordance with relevant state law, the Land Use Code, and the rules of the Board.

B. Notice. The Planning Authority shall give notice of the time and place of public workshops and hearings, including a brief description of the application(s) to be considered, as follows:

1. Site plan and subdivision. Notice shall be given to the general public by publication in a newspaper of general circulation in the City of Portland at least two times, the date of the first publication to be at least 10 calendar days prior to the workshop or hearing. Notice shall also be sent by regular United States mail at least 10 calendar days in advance of the workshop or hearing date to the applicant, the owner(s) of the subject property, and all owners of property located within 500 feet of the subject property, except that for subdivisions within industrial zones the notice range shall be 1,000 feet.
2. Land Use Code or Zoning Map amendment. Notice of public hearing shall be publicly posted in the municipal office at least 13 days before the public hearing on such application. In addition, notice of said public hearing must be published at least two times in a newspaper of general circulation in the City of Portland. The date of the first publication must be at least 12 days prior to any public hearing and the date of the second publication must be at least seven days prior to the public hearing. For map amendments, notice

shall be sent by regular United States mail to at least 10 calendar days in advance of any workshop or hearing date to all property owners within the area proposed for rezoning and all property owners 500 feet beyond said area, except that rezoning to industrial zone designations the notice range shall be 1,000 feet.

3. **Contract or conditional zoning.** Notice of public hearing shall be posted in the City Clerk's office at least 13 days prior to the public hearing and shall be published in a newspaper of general circulation within the city at least two times, the date of the first publication to be at least seven days prior to the hearing. Notice shall also be sent to the owners of all property abutting the property to be rezoned at their last known address. This notice shall contain a copy of the proposed conditions and restrictions, with a map indicating the property to be rezoned.

The cost of noticing shall be charged to the applicant.

- C. **Procedures.** The Planning Board shall adopt its own rules for the conduct of its business not inconsistent with the statutes of the state and this article. Such rules shall be filed with the Planning Authority and with the City Clerk. Any and all rule changes shall be placed on a City Council public agenda as a communication requiring a public hearing. Any rule may be vetoed, in whole or in part, by order of the Council within 45 days of the date of filing with the City Clerk. No rules change shall take effect until that time period has

elapsed. If a part of a rule is vetoed, the remainder shall continue in effect. Any rule so adopted, which is not required by the statutes of the state or by this article, may be waived by the chair upon good cause being shown. Except as otherwise provided in subsection 2.1.8.A.1, all meetings, hearings, and deliberations of the Planning Board and its committees shall be open to the public in accordance with Title 1 M.R.S. § 401 et seq. Testimony at any hearing may be required by the Planning Board to be given under oath.

- D. **Keeping of records.** The Director of the Department of Planning & Urban Development shall designate a member of their staff who shall attend all Planning Board proceedings. The staff shall provide for the keeping of minutes of the proceedings of the Board, showing the vote of each member on every question, or their absence or failure to vote, and shall maintain the permanent records and decisions of all Board meetings, hearings, and proceedings and all correspondence of the Board, as required by statute. Such records shall be public records open to inspection during working hours upon reasonable notice.

2.1.9 Record and decisions

- A. **Record.** The minutes of the staff, and the transcript if one is made, and all exhibits, papers, applications, and requests filed in any proceeding before the Planning Board and the decision of the Board shall constitute the record.
- B. **Decision.** Every final decision of the Planning Board and every recommendation of the

Planning Board to the City Council shall include written findings of fact, and shall specify the reason or reasons for such decision or recommendation. The Planning Authority shall mail notice of any decision of the Planning Board to the applicant.

2.1.10 Jurisdiction and authority

In addition to the jurisdiction conferred on it by other provisions of state law and the ordinances of the city and in accordance therewith, the Planning Board shall have the following jurisdiction and authority:

- A.** To prepare and recommend a Comprehensive Plan to the City Council;
- B.** To prepare and recommend to the City Council changes in and amendments to the Comprehensive Plan;
- C.** To aid and assist the City Council and departments and agencies of the city in implementing general plans and in planning, developing, and completing specific projects;
- D.** To hear, review and approve, conditionally approve, or deny master development plans and major site plans;
- E.** To hear, review and approve, conditionally approve, or deny applications for subdivision approval;
- F.** To hear, review, and approve or deny applications for conditional uses listed in Article 6;
- G.** To hear, review, and offer its recommendations to the City Council on applications for amendments to, or revisions of, this Land Use Code;
- H.** To review and offer its recommendations to the City Council on certain public projects;
- I.** To review and approve, conditionally approve, or disapprove site plans for regulated projects in shoreland areas;
- J.** To prepare and offer its recommendations to the City Council with regard to the city's annual Capital Improvement Program;
- K.** Upon reasonable request, to make its special knowledge and expertise available to any official, department, Board, or agency of the city, county, state, or federal governments to aid them in the performance of their respective duties relating to the planning and development of the city and its region, including request from the City Council to review proposed developments in which the developer does not have the right, title, or interest in all the property necessary for the proposed development because some or all of that property is owned by the City;
- L.** To make such investigations, maps and reports, and recommendations in connection therewith, relating to the planning and development of the city as seem desirable;
- M.** To employ or contract with such experts and other assistants as may be necessary or convenient to carry out its duties hereunder and to pay for their services and for such other expenses as may be necessary and proper; provided, however, that such expenditures shall not exceed such funds as may be appropriated for such purposes by the City Council;
- N.** To hear, review, and offer its recommendations to the City Council on petitions for street vacations and discontinuances;

- O. To hear, review, and decide appeals where it is alleged there is an error in any decision, requirement, or determination made by the Planning Authority; and
- P. To approve, following a public hearing and at the recommendation of the Public Works Authority and the Planning Authority, technical and design standards, provided that such standards shall be additional to and consistent with the provisions of this Land Use Code, necessary and reasonable, and in accordance with sound engineering and urban design practice.

2.1.11 Administrative appeal procedures

- A. **Notice of appeal.** An appeal may be taken to the Planning Board by any person affected by a decision of the Planning Authority. Such appeal shall be taken within 30 days of the action complained of by filing with the Planning Authority a notice of appeal specifying the grounds thereof. The notice shall be in such form as specified by the Planning Authority. A payment of a nonrefundable filing fee, as established by the City Council to cover administrative costs and costs of hearing, shall accompany notice of appeal. The Planning Authority shall forthwith transmit to the Planning Board all of the papers constituting the record upon which the action appealed from was taken.
- B. **Public hearing.** A public hearing shall be set, advertised and conducted by the Planning Board in accordance with the provisions of this article.
- C. **Action.** Within 30 days following the close of the public hearing, the Planning Board shall render a decision on the appeal in the manner and form specified in the provisions of this article and the

statutes of the state. The failure of the Board to act within 30 days shall be deemed an approval of the appeal unless mutually extended in writing by the appellant and the Board. Within five days of such decision or failure to act notice thereof shall be mailed to each party.

- D. **Conditions and limitations.** Any right granted by the reviewing Board on appeal shall be subject to the same conditions and limitations as if secured without the necessity of an appeal.

2.1.12 Appeals

An appeal from any final decision of the Planning Board as to any matter over which it has final authority may be taken by any party or by any authorized officer or agent of the city to the superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure. No appeal shall lie concerning any matter as to which the power of the Board is limited to the making of a recommendation.

2.2 HISTORIC PRESERVATION BOARD

2.2.1 Composition

The Historic Preservation Board shall consist of seven voting members who shall serve without compensation. Members shall not be officers or employees of the city. Members shall have demonstrated interest, knowledge, ability, experience or expertise in restoration, rehabilitation, or neighborhood conservation or revitalization and shall be residents of the city.

2.2.2 Appointments

- A. **Terms.** Members shall be appointed by the Council for terms of three years. Appointments shall be staggered so that the terms of not

more than three members expire in any calendar year. Members may serve for three consecutive three-year terms.

- B. Vacancies.** Vacancies on the Historic Preservation Board shall be filled within 60 days. However, every member shall continue in office after expiration of the term until a successor has been appointed. Vacancies on the Historic Preservation Board shall be filled for the unexpired term of the former member.

2.2.3 Removal of members

Members may be removed for cause by the Council. Cause shall include, but is not limited to, the failure to attend meetings without good cause. Any member proposed to be removed shall be given written notice and an opportunity to be heard prior to final action.

2.2.4 Officers

- A. Election and terms.** Officers of the Historic Preservation Board shall consist of a chair and vice chair. Officers shall be elected by the Historic Preservation Board and shall serve a term of one year and shall be eligible for re-election.
- B. Chair.** The chair shall preside at all meetings and hearings and fulfill the customary functions of that office.
- C. Vice chair.** In the absence of the chair, the vice chair shall act as chair and shall have all the powers of the chair. The vice chair shall have such other powers and duties as may be provided by the rules of the Historic Preservation Board.

2.2.5 Conflicts

No member of the Historic Preservation Board shall participate in the hearing or disposition of any matter in which he or she has an interest.

2.2.6 Meetings and procedures

- A. Meetings.** Regular meetings of the Historic Preservation Board shall be held no less frequently than monthly. Special meetings may be called by the chair or any four members or at the request of the chair of the Planning Board.

- B. Notice.** The Planning Authority shall give notice of the time and place of Historic Preservation Board public workshops and hearings, including a brief description of the application(s) to be considered, as follows:

1. Landmark or district nomination. Notice shall be given to the general public by publication in a newspaper of general circulation in the City of Portland at least two times, the date of the first publication to be at least 10 calendar days prior to the workshop or hearing. Notice shall be sent by regular United States mail at least 10 calendar days in advance of the workshop or hearing date to the applicant and to the owner(s) of the subject property or properties.
2. Certificate of appropriateness review. Notice shall be given to all property owners within 100 feet of the property at least seven days prior to the date of the workshop or public hearing.
3. Major site plan review. For alteration or new construction that is classified as a

major site plan under Article 14, notice shall be given to all property owners within 500 feet of the property at least seven days prior to the date of the workshop or hearing.

The cost of noticing shall be charged to the applicant.

- C. Procedures.** The Historic Preservation Board may adopt procedural rules for the conduct of its business not inconsistent with this article, including the creation of a subcommittee structure to enhance efficiency in consideration of Historic Preservation Board business. Such rules shall be filed with the Planning Authority and with the City Clerk. All such rules shall be subject to veto, in whole or in part, by the Council within 45 days of such filing. The initial rules shall take effect when filed, subject to veto as provided above. Amendments to the rules shall take effect upon expiration of said veto period. Any rule may be waived by the chair upon good cause being shown.

2.2.7 Record and decisions

- A.** The Director of the Department of Planning & Urban Development or their designated staff representative shall attend all its meetings. The staff shall provide for the keeping of tape recordings or minutes of the proceedings of the Historic Preservation Board, showing the vote of each member on every question or their absence or failure to vote, and shall maintain the records and decisions of all meetings, hearings, and proceedings and all correspondence of the Historic Preservation Board. Copies of permanent records shall be

filed with the City Clerk. Staff shall publish and distribute copies of the records, reports, and decisions of the Historic Preservation Board to Historic Preservation Board members and to others upon approval of the Historic Preservation Board.

- B.** No final action shall be taken by the Historic Preservation Board which could in any manner deprive or restrict the owner of a property in its use, alteration, maintenance, disposition or demolition, until such owner either has knowledge of the proceeding or is sent notice offering opportunity to be heard. This paragraph shall not affect the interim protection provisions of Section 17.5.
- C.** Every recommendation or recommended decision of the Historic Preservation Board shall include written findings of fact and shall specify the reason or reasons for such action.
- D.** Staff shall mail notice of any final determination or recommendation of the Historic Preservation Board to the applicant and property owner(s).

2.2.8 Responsibilities

The Historic Preservation Board shall have the following responsibilities:

- A.** To conduct or administer an ongoing survey to identify historically, culturally, architecturally and archaeologically significant areas, sites, structures and objects;
- B.** To review all areas, sites, structures, and objects listed in the National Register of Historic Places, including the boundaries of areas so listed, and make recommendations to the Planning Board and Council for the

designation of those areas, sites, structures and objects as local landmarks or districts;

- C. To investigate and recommend to the Planning Board and Council the designation of areas, sites, structures, and objects not listed in the National Register of Historic Places as local landmarks and districts and to make recommendations to the Planning Board concerning sites, structures, and objects that have contributing significance or are intrusions within nominated or designated districts;
- D. To keep and make available to the public a register of all areas, sites, structures, and objects that have been designated as landmarks or districts, including all information required as part of each designation;
- E. Upon request, to advise and assist owners of landmarks and property, sites, structures or objects within districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse and for procedures for inclusion on other registers of significant areas, sites, structures and objects, including the National Register of Historic Places;
- F. To recommend to the Planning Board the nomination of areas, sites, structures, and objects to the National Register of Historic Places or to any State of Maine Register of Historic Places that may be established;
- G. To participate in the Certified Local Government Program of the National Historic Preservation Act Amendments of 1980 and the Maine Historic Preservation Commission; and carry out any responsibilities delegated to it under that program, including review and comment on any National Register nominations submitted to the Historic Preservation Board.
- H. To seek funding for which the City of Portland is eligible through the Certified Local Government Program to assist in local preservation projects, including projects undertaken by local non-profit organizations;
- I. To, upon request by the Council, participate in any review of federal actions or undertakings pursuant to Section 106 of the National Historic Preservation Act; attend informational and educational programs sponsored by the Maine Historic Preservation Commission; and prepare an annual report of the activities of the Historic Preservation Board;
- J. To inform and educate the citizens of Portland concerning the cultural, historic, architectural and archeological heritage of the city by publishing appropriate maps, newsletters, brochures and pamphlets and by sponsoring programs and seminars;
- K. To hold meetings and public hearings to review applications for certificates of appropriateness affecting proposed or designated landmarks and districts; to recommend approval or disapproval of certificates of appropriateness;
- L. To provide testimony to the Board of Appeals in connection with any application for a certificate of economic hardship;
- M. To develop design guidelines affecting landmarks or districts for review and approval by the Planning Board;
- N. To advise the Planning Board as to recommendations on any preservation or conservation easements that the City of

Portland may have or be offered as a gift or otherwise;

- O. To advise the Planning Board as to the administration of such gifts, grants and money as may be appropriated for the purposes of this article upon authorization and approval by the Council;
- P. To provide comment, as appropriate, to the Planning Board and/or City Council on matters pertaining to historic preservation in Portland;
- Q. To confer recognition upon the owners of landmarks or properties, sites, structures or objects within districts by means of certificates, plaques or markers;
- R. To assist the Planning Board in the development of a preservation component in the Comprehensive Plan of the City of Portland; and
- S. To periodically review the Land Use Code and to make recommendations to the Planning Board concerning any amendments appropriate for the protection and continued use of landmarks or properties, sites, structures or objects within districts.

2.3 ZONING BOARD OF APPEALS

2.3.1 Composition

There shall be a Board of Appeals of seven members. Members of the Board shall be residents of the city and shall not be officers or employees of the city or any of its agencies or departments. Members shall serve without compensation.

2.3.2 Appointments

- A. **Terms.** The members of the Board of Appeals shall be appointed by the City Council for terms of three years. Terms shall be staggered so that

the terms of no more than three members shall expire in any calendar year. Such members shall serve until their successors are duly elected and qualified provided, however, that such service shall not extend to over one hundred 120 days after expiration of their term.

- B. **Vacancies.** Permanent vacancies on the Board of Appeals shall be filled by the City Council, in the same manner as other appointments under this article, for the unexpired term of a former member whose place has become vacant.

2.3.3 Removal of members

Any member of the Board of Appeals may be removed for cause by the City Council at any time; provided, however, that before any such removal, such member shall be given an opportunity to be heard in their own defense at a public hearing.

2.3.4 Officers

- A. **Chair.** The members of the Board of Appeals shall annually elect one of their number as chair to preside at all meetings and hearings and to fulfill the customary functions of that office.
- B. **Secretary.** The members of the Board of Appeals shall annually elect one of their number as secretary. In the absence of the chair, the secretary shall act as chair and shall have all the powers of the chair. The secretary shall fulfill the duties provided by statute and this article and have such other duties as may be provided by the rules of the Board.
- C. **Pro tempore officers.** In the absence of both the chair and the secretary, the Board shall elect a chair pro tempore from among its number and the chair pro tempore shall have all the powers of the chair during the chair's

and the secretary's absence. In the absence of the secretary, or when the secretary is serving as chair, the Board shall elect a secretary pro tempore from among its number and the secretary pro tempore shall have all the powers of the secretary during the secretary's absence or service as chair.

2.3.5 Quorum and necessary vote

No business shall be transacted by the Board of Appeals without a quorum, consisting of four members, being present. The concurring vote of at least four members of the Board shall be necessary to grant any request or application or to sustain any appeal. Any matter that receives fewer than four votes shall be deemed to have been denied.

2.3.6 Conflicts

No member of the Board of Appeals shall participate in the hearing or disposition of any matter in which he or she has an interest. Any question of whether a member has a conflict of interest sufficient to disqualify him shall be decided by a majority vote of the members, except the member who is being challenged; where such a vote results in a tie, the challenged member shall be deemed disqualified.

2.3.7 Meetings and procedures

- A. Staff.** The Building Authority or their designee shall serve as staff to the Board of Appeals.
- B. Meetings.** Regular meetings of the Board of Appeals shall be held at the call of the chair or as provided by the rules of the Board. Special meetings shall be called by the chair at the request of any two members of the Board or at

the request of the City Council. All meetings and hearings of the Board shall be open to the public. For all matters properly brought before the Board of Appeals, the Board shall select a reasonable time and place for a public hearing following the submission of the subject application.

- C. Notice.** The Building Authority shall give notice of public hearings in the form and manner and to the persons herein specified. The notice shall include the time and place of such hearing, a description of the contents of the matter to be heard and the address or location of the property involved. Where notice by mail is required, it shall be mailed at least seven days in advance of the hearing date by regular United States mail. Notices shall be given to each of the following as specified:

1. In all cases, to the petitioner;
2. In all cases, to all residents of the city by publication in a newspaper of general circulation in the city at least once, not more than 30 nor less than five days before the date of the hearing, and by mail to the applicant;
3. In the case of hearings relating to zoning appeals, a variance, or a conditional use, to the Planning Board and City Council by reasonable means;
4. In the case of hearings relating to a variance request from the provisions of Article 11, the application and all supporting information supplied by the applicant shall be forwarded to the State of Maine Commission of the Department of

Environmental Protection at least 20 days prior to action by the Board;

5. In the case of hearings related to a variance or conditional use, by mail to the owners of all the property within 500 feet of such parcel or tract;
6. In the case of hearings related to all other appeals, by mail to the owners of property directly abutting, and directly across a street or alley from the subject property;
7. For purpose of this section, the owners of property shall be considered to be the parties listed by the Assessor's Department as those against whom taxes are assessed. Failure of any property owner to receive a notice of public hearing shall not necessitate another hearing and shall not invalidate any action of the Board. The cost of noticing shall be charged to the applicant.

D. Procedures. The Board of Appeals shall adopt its own rules of procedure for the conduct of its business not inconsistent with the statutes of the state and this article. Such rules shall be filed with the City Clerk. Any rule so adopted which relates solely to the conduct of hearings, and which is not required by the statutes of the state or by this article, may be waived by the Board upon good cause being shown.

1. Conduct of hearings:
 - a. Any person may appear and testify at a public hearing, either in person or by a duly authorized agent or attorney, and may submit documentary evidence, provided, however, that the Board shall exclude irrelevant,

immaterial and unduly repetitious evidence.

- b. The applicant and any abutter or similarly interested party shall in addition have the right to present witnesses on their own behalf and offer rebuttal evidence, to cross examine all witnesses testifying in opposition to their position through the chair, and to examine and introduce any documents produced at the hearing.
2. All other matters pertaining to the conduct of hearings shall be governed by the provisions of the relevant state statutes, this article, and the rules promulgated by the Board of Appeals.

2.3.8 Records and decisions

- A. Record.** The recording of testimony, if any, and all exhibits, papers, applications and requests filed in any proceeding before the Board of Appeals and the decision of the Board shall constitute the record.
- B. Decision.** Every decision of the Board of Appeals shall include findings of the fact, shall refer to the evidence in the record and the exhibits, plans or specifications upon which such decision is based, shall specify the reason or reasons for such decision, and shall contain a conclusion or statement separate from the findings of fact setting forth the specific relief granted or denying relief. The Building Authority shall deliver or mail a copy of the decision to the applicant, the Planning Board, and City Council and shall file the decision with the City Clerk within five days of such decision.

2.3.9 Jurisdiction and authority

The Board of Appeals shall have the following jurisdiction and authority:

- A. To hear and decide appeals from, and review orders, decisions, or the failure to act by the Building Authority pursuant to this Land Use Code, except that decisions relating to enforcement of the shoreland zoning provisions of this Chapter are not appealable to the Board of Appeals and may only be appealed directly to Superior Court in accordance with M.R. Civ. P. 80B;
- B. To hear and grant or deny applications for variances from the terms of this Land Use Code, including but not limited to use variance; dwelling unit conversion; space and bulk such as lot size, density, and side yard; parking; loading; and signs; and
- C. To hear and grant or deny applications for conditional uses, as specified in Article 6.

2.3.10 Administrative appeal procedures

- A. **Application procedures.** Application for any appeal to the Board shall be submitted to the Building Authority. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form as prescribed by the Building Authority.
- B. **Public hearing.** A public hearing shall be set, advertised and conducted by the Board of Appeals in accordance with Section 2.3.7.
- C. **Standard of review.** The standard of review for orders, decisions, or the failure to act by the

Building Authority pursuant to this Land Use Code shall be de novo. The appellant shall bear the burden of proof.

2.3.11 Variances

A. Application procedures

- 1. Application for a variance shall be submitted to the Building Authority. A payment of a nonrefundable application fee, as established from time to time by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form as prescribed by the Building Authority.
- 2. A public hearing shall be set, advertised and conducted by the Board of Appeals in accordance with Section 2.3.7.
- 3. All decisions by the Board shall be rendered in a manner and form not inconsistent with the statutes of this state.

- B. **Undue hardship variance.** An undue hardship variance may be granted by the Board only where strict application of the ordinance, or a provision thereof, to the petitioner and his property would cause undue hardship. The words “undue hardship” as used in this subsection mean:

- 1. That the land in question cannot yield a reasonable return unless a variance is granted;
- 2. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

3. That the granting of a variance will not alter the essential character of the locality; and
4. That the hardship is not the result of action taken by the applicant or prior owner.

C. Disability variance

1. By the Board of Appeals. Notwithstanding the provisions of subsection (B) above, the Board may grant a variance to an owner of a residential dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The Board shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The Board may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. The term “structures necessary for access to or egress from the dwelling” shall include railing, wall or roof systems necessary for the safety or effectiveness of the structure. For the purpose of this subsection, a disability has the same meaning as a physical or mental handicap under 5 M.R.S. § 4553.
2. By the Building Authority. Notwithstanding the provisions of subsections (B) and (C.1) above, the Building Authority may issue a permit to the owner of a dwelling for the purpose of making a dwelling accessible to a person

with a disability who resides in or regularly uses the dwelling. If the permit requires a variance, the permit is deemed to include that variance solely for the installation of equipment or the construction of structures necessary for access to egress from the dwelling for the person with a disability.

D. Practical difficulty variance. Notwithstanding the provisions of subsections (B) and (C) above, the Board of Appeals may grant a variance from the dimensional standards of this Land Use Code that relate to lot area, lot coverage, frontage, and setback requirements when strict application of these standards would both preclude a permitted use of the property and result in significant economic injury to the applicant. Significant economic injury shall mean that the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land. In granting a practical difficulty variance, all of the following conditions must be found to exist:

1. The need for a variance is due to the unique circumstances of the property, and not to the general conditions in the neighborhood;
2. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties;

3. The practical difficulty is not the result of action taken by the applicant or a prior owner;
4. No other feasible alternative is available to the applicant, except a variance;
5. The granting of a variance will not have an unreasonably adverse effect on the natural environment; and
6. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S. § 435, nor within a shoreland zone or flood hazard zone, as defined in this article.

E. Specified variances prohibited

1. No use permitted in medium- and high-density residential zones shall be permitted in low-density residential zones. No use permitted in mixed-use or office zones shall be permitted in any residential zone. No use permitted in industrial zones shall be permitted in any mixed-use, office, or residential zone. No use permitted in residential zones shall be permitted in any industrial zone. The general use categories are listed below:
 - a. Low-density residential: IR-1, IR-2, IR-3, R-1, R-2, R-3. 003
 - b. Medium- and high-density residential: R-4, R-5, R-6.
 - c. Mixed-use/Office: B-1, B-2/B-2b/B-2c, B-3/B-3b/B-3c, B-4, B-5/B-5b, B-6, B-7, I-B, R-P, O-P. 004
 - d. Industrial: I-L/I-Lb, I-M/I-Ma/I-Mb, I-H/I-Hb, A-B
2. No variance shall be granted which would permit the creation of a lot or parcel that

cannot be developed in compliance with the zoning, subdivision, and other regulations applicable thereto.

3. No variance shall be granted which would result in a use or development of the lot or parcel in question which would not be in harmony with the general purpose and intent of this Land Use Code or the Comprehensive Plan; which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, or development of property or improvement permitted in the vicinity; or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase congestion in the public streets, increase the danger of flood or fire, or endanger the public safety.
4. No variance shall be granted which would be greater than the minimum variance necessary to relieve the undue hardship or the hardship of the applicant.
5. No variance shall be granted from the minimum lot sizes set forth in Section 4.3.1 for lots in the IR-1 and IR-2 zones.
6. No variance shall be granted from the requirements in Section 6.4.11.

F. Conditions on variances; variances less than requested.

Reasonable conditions and safeguards relating to construction, character, location, landscaping, screening and other matters may be imposed upon the premises benefited by a variance as considered necessary to prevent injurious effects upon other property and improvements in the

#003

Posted by **Liz Trice** on **04/30/2020** at **7:20pm** - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Why does a city like Portland need low density residential zones? It's more appropriate to conserve small chunks of green space and connect with trails, but I think that we could combine R1-R5 meaning that you could allow up to triplexes in all of these zones, and ADUs (both attached and detached) on all lots, and allow smaller lot sizes. Then allow more dense housing along transit corridors and in business zones.

#004

Posted by **Liz Trice** on **04/30/2020** at **7:24pm** - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Similarly, the number of B zones could be cut at least in half:

Village/neighborhood intersections. Really B2b should be the Standard B Zone in neighborhoods, downtown can be different, and then the mall/grocery store/car dealership type.

vicinity or upon public facilities and services. Such conditions shall be expressly set forth in the resolution granting the variance and in the notice informing the applicant thereof. Violation of such conditions and safeguards shall be a violation of this article. A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

- G. Limitations on variances.** No variance permitting the erection or alteration of a building shall be valid for a period longer than six months, or such other time as may be fixed at the time granted not to exceed two years, unless a building permit for such erection or alteration is issued and construction is actually begun within that period and is thereafter diligently pursued to completion. One or more extensions of said expiration dates may be granted if the facts constituting the basis of the decision have not materially changed and the two year period is not exceeded thereby. No variance relating to the establishment or maintenance of a use not involving a building or structure shall be valid for a period longer than six months, or such other time as may be fixed at the time granted not to exceed two years, unless an occupancy permit is issued and a use commenced within such period; provided, however, that one or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two year period is not exceeded thereby.
- H. Recording of variances.** No variance shall be valid unless, within 90 days of final approval of

the variance, a certificate describing the variance has been recorded by the applicant for the variance in the registry of deeds as required by 30 M.R.S. § 4353(5).

2.3.12 Successive applications

Whenever any application, appeal, or other request filed pursuant to section 2.3 has been finally denied on its merits, a second application, appeal or other request seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought within one year of such denial unless, in the opinion of the officer or Board before which it is brought, substantial new evidence is available or a mistake of law or fact significantly affected the prior denial.

2.3.13 Violations

In addition to any other remedies available, the Board of Appeals after notice and hearing may revoke any variance or other relief granted under this section when the provisions of this section or the conditions under which the relief was granted have not been complied with.

2.3.14 Appeals

An appeal from any final decision of the Board of Appeals may be taken by any aggrieved party to the superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure.



DRAFT

3 DEFINITIONS

006

Adult business establishment. Any business, including but not limited to any bookstore, newsstand, novelty store, nightclub, bar, cabaret, amusement arcade, or theater, which:

- A. Keeps for public patronage or permits or allows the operation of any adult amusement device as defined in Chapter 4 of the City of Portland Code of Ordinances; or
- B. Customarily, meaning more often than an average of one calendar week during any calendar month of operation, exhibits motion pictures or displays any other visual representation described or advertised as being “X rated” or “for adults only,” or which customarily excludes persons from any portion of the premises by reason of immaturity of age by the use of such, or similar, phrases; or
- C. Is adjudged to be in violation of 17 M.R.S. §§ 2911, 2912.

Affordable housing. Housing for which the percentage of income a household is charged in rent and other housing expenses or must pay in monthly mortgage payments (including condominium/HOA fees, mortgage insurance, other insurance and real estate taxes), does not exceed 30% of a household’s income, or other amount established in city regulations that does not vary significantly from this amount.

005

After-hours entertainment license. Any of the music, dancing, and special entertainment licenses required or authorized by Chapter 4, Article III of the City of Portland Code of Ordinances.

Agriculture. The practice of farming, including the cultivation of the soil for the growing of crops and rearing of animals to provide food and other products. Agriculture may include nurseries, greenhouses, and truck gardens, provided that there is no sale of products not produced on the premises.

Airport restricted access areas. Runways, taxiways and other areas of the Jetport accessible to aircraft, whether access is restricted by the Federal Aviation Administration or not.

Alley. Any way designed primarily for vehicular and pedestrian or utility access to the back or side of premises otherwise abutting on a street, except driveways unless officially designated otherwise.

Animal-related services. Establishments principally for the training or boarding of animals. Such uses shall not include veterinary services.

Approval. An affirmative decision on an application, including an approval with conditions.

Appurtenance. A device or structure not designed for human occupancy and attached to the exterior of a building.

Auto service station. A business selling gasoline, diesel, or propane fuel or providing motor vehicle repairs including, but not limited to, tune-ups, engine repair, brake work, muffler replacement, tire repair or similar activities. Such businesses may also include car-washes and/or vacuums.

#005

Posted by **Liz Trice** on **03/24/2020** at **7:16pm** - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

This doesn't account for two things - there should be an asset test when providing subsidized housing. Also, it should say who it's affordable to ie "affordable to households that make 80% of AMI"

#006

Posted by **liz trice** on **03/24/2020** at **7:25pm** - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Accessory Dwelling Unit definition should go here.

Back office use. An office-related use with minimal public visitation and minimal direct service to the general public, primarily to provide support services to larger organizations such as educational institutions, social service agencies, or business headquarters.

Bar. Any establishment required to be licensed to sell alcoholic beverages for on-premises consumption, which is not regularly used for the purpose of providing full-course meals, as defined in Title 28-A of the Maine Revised Statutes, on the premises.

Bed and breakfast. A building that contains between two and nine guest rooms; is used to provide or offer overnight accommodations for transient guests; has an owner, manager, or operator living in the building as a permanent resident; does not provide cooking facilities in any of the guest rooms; and does not provide meals other than breakfast, which shall be offered only to overnight guests.

Blasting operations. The use of explosives for purposes of breaking up and removing soil, rock and ledge, related to construction and development of real estate within the City.

Blasting permit. A permit issued by the City Fire Department to allow blasting operations within the City.

Blasting plan. The plan for conduct of any blasting operation where over 300 cubic yards of material shall be removed.

Blasting submittal. The plan for conduct of any blasting operation where between 50 and three 300 cubic yards of material shall be removed.

Building. A roofed and walled structure built for permanent use.

Building, accessory. A detached roofed and walled structure that is incidental and subordinate in area and extent, and/or use to the principal building(s) on the property. A lot may have more than one accessory building.

Building addition. Any increase to footprint, floor area, or volume of an existing building.

Building alteration. A change or rearrangement in the structural supports, exterior appearance, or removing from or otherwise affecting the exterior appearance of a building.

Buildings, attached. Two or more independent buildings that share at least one common party wall but have full building separation and independent principal entries; not free-standing. Attached buildings may or may not have common ownership.

Building, principal. The main roofed and walled structure on a lot having the predominant area, extent, and/or use. A lot may have more than one principal building. When a garage is attached to the principal building in a substantial manner as by an enclosed area with roof or common wall, it shall be considered as a part of the principal building.

Clinics. Any establishment where patients are examined and treated by one or more health care providers, such as, but not limited to, physicians,

dentists, psychologists or social workers. Clinics may include laboratory services and facilities for ambulatory or outpatient surgical procedures.

Coastal wetland. All tidal and subtidal lands; all lands with vegetation present that is tolerant of salt water and that occurs primarily in a salt water or estuarine habitat; and/or any swamp, marsh, bog, beach, flat or other contiguous low land that is subject to tidal action during the highest tide level for the year in which an activity is proposed as identified in tide tables published by the National Ocean Service. Coastal wetlands may include portions of coastal sand dunes.

Commercial vessel. Any watercraft used principally in a business or trade, including common carriers of passenger or freight, whether for governmental, nonprofit or emergency purposes; but not including pleasure craft used principally for recreational purposes.

Common areas. Portions of a lodging house which are available for use by all residents of the lodging house. Common areas shall include, but are not limited to, one or more of the following: kitchens, living rooms, recreation rooms, improved basements, and finished porches. Bathrooms, stairways, hallways, and storage areas shall not be counted as common areas.

Communication studio. A commercial or public communication facility, including radio and television broadcasting and receiving stations and studios.

Community hall. A building or portion of a building used for social, recreational, artistic, civic, or

educational community functions. Such a facility would be open to the public for such functions, which, for example, could include but not be limited to performances, dance, exhibitions, cultural exchange, training programs and workshops, neighborhood meetings, or gatherings. As part of these functions and activities, it shall be permissible to serve food, subject to other applicable codes and ordinances.

Condominium. Any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S. § 560 et seq., or its equivalent, as it may from time to time be amended.

Congregate care facility. A residential development which provides individual living or dwelling units with support services which provide assistance to residents. Services to be provided shall include:

- A. Transportation for essential support activities. This service shall be included in the base rent;
- B. Provision of at least one meal per day;
- C. Programmed social activities which are facilitated by staff. This service shall be included in the base rent;
- D. Provision of personal care services including, but not limited to, housekeeping, laundry, and minimal health monitoring; and
- E. Installation of emergency call buttons or systems in each congregate care living unit.

The population of a congregate care facility shall consist of persons 55 years of age or older and their spouses and/or disabled persons and their spouses.

Correctional pre-release facility. A facility housing up to 12 persons, plus staff, serving a primary clientele of persons in correctional pre-release programs.

Development fees. Site plan review and inspection fees; subdivision review and inspection fees; administrative fees; impact fees, and construction and permit fees as described in Chapter 6 of the City of Portland Code of Ordinances. Development fees does not include any fees charged for reviews conducted by a party other than the city.

Drive-through. A facility which provides a service directly to a motor vehicle occupant and where the customer drives a motor vehicle onto the premises and to a window or mechanical device through or by which the customer is served with or without exiting the vehicle. Drive-throughs do not include major or minor auto service stations.

Drive-through features. Features associated with drive-throughs including but not limited to designated travel or stacking lanes, intercom systems, menu boards, service windows, kiosks, mechanical devices, etc.

Dwelling unit. One or more rooms forming a single unit for habitation by one family, including food preparation, living, sanitary, and sleeping facilities.

Dwelling, multi-family. A building or portion thereof containing three or more dwelling units.

Dwelling, single-family. A building containing one dwelling

Dwelling, two-family. A single building containing two dwelling units.

Earth-moving activity. Any removal or placement, excavation, filling, stockpiling or grading of soil,

earth, loam, sand, gravel, rock and other mineral deposits.

Easement. A right, privilege or liberty which one has in land owned by another for some special and definite purpose.

Emergency operations. Operations conducted for the public health, safety or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings and livestock from the threat of destruction or injury.

Emergency shelter. A facility providing temporary overnight shelter to homeless individuals in a dormitory-style or per-bed arrangement.

Entrance, principal. The main point of access for pedestrians into a building. A building may have more than one principal entrance.

Esplanade. That portion of a street which is located between the curblin and the edge of the sidewalk closest to the street.

Essential services. The construction, alteration, or maintenance of gas, electrical or communication facilities; steam, fuel, electric power or water transmission or distribution lines, towers and related equipment; telephone cables or lines, poles and related equipment; gas, oil, water, slurry or other similar pipelines; municipal sewage lines, collection or supply systems; and associated storage tanks. Such systems may include towers, poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic signals, hydrants and similar accessories, but shall not include service

#007

Posted by **liz trice** on **03/24/2020** at **7:27pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Should say Dwelling, single Family; A parcel containing one primary dwelling unit and any allowable attached or detached accessory dwelling units.

Same for two family and multi family.

#008

Posted by **Eric Freeman** on **03/24/2020** at **7:24pm** - [Link](#)

Type: Observation

Agree: 2, Disagree: 0

Existing definitions should include allowable Accessory Dwelling Units

drops or buildings which are necessary for the furnishing of such services.

Explosives. Any material or container containing a chemical compound or mixture that is commonly used or intended for the purpose of producing an explosion and that contains any oxidizing and combustible materials or other ingredients in such proportions, quantities, or packaging that an ignition by fire, by friction, by compound or mixture may cause such a sudden generation of highly heated gasses that the resultant gaseous pressures are capable of producing destructive effects on contiguous objects, but shall not mean the components for handloading rifle, pistol and shotgun ammunition, or fireworks.

Family. One or more individuals related by blood, marriage, civil union, adoption, or guardianship and/or up to eight unrelated individuals living together in a ⁰⁰⁹ living unit as a single nonprofit housekeeping unit.

Fill. Soil, earth, loam, sand, gravel, rock and other mineral deposits.

Filling. The placement of soil, earth, loam, sand, gravel, rock and other mineral deposits. Filling shall include stockpiling.

Fixture, fully shielded. A light fixture or luminous tube constructed and mounted such that all light emitted by the fixture or tube, either directly from the lamp, tube, or a diffusing element, or indirectly by reflection or refraction from any part of the light fixture, is projected below the horizontal. If the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or

directly from the side, from any angle around the fixture or tube, the fixture or tube is not fully shielded.

Flag. A fabric sheet of square, rectangular, or triangular shape having no enclosing or supporting framework that is typically mounted on a pole.

Foundation. The supporting substructure of a building or other structure, excluding wooden sills and post supports, but including basements, slabs, frost walls, or other base consisting of concrete, block, brick, or similar material.

Freshwater wetland. Freshwater swamps, marshes, bogs and/or similar areas which are:

- A. Of ten or more contiguous acres or of less than ten contiguous acres and adjacent to a surface water body except for any river, stream or brook such that, in a natural state, the combined surface area is in excess of ten acres or of less than ten acres that is depicted on the Shoreland Zoning Map; and
- B. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

General office. An office for the conducting or managing of a business or the practice of a profession, including that of a licensed health care provider, so long as such office does not include

#009

Posted by **liz trice** on **03/24/2020** at **7:31pm** - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Definition of family changed from 16 to 8 unrelated individuals. I think the term should be "household", and not family. I can imagine 20 unrelated people living together no problem. What is the intention of this? Seems to unnecessarily restrict living arrangements. "One or more individuals related by blood marriage, civil union, adoption, or guardianship and/or up to 20 unrelated individuals living together in a dwelling unit as a single non-profit housekeeping unit."

laboratory services and facilities for ambulatory surgical procedures.

General services. Establishment primarily engaged in rendering services to persons or business on a fee basis, including but not limited to banks, health clubs, laundries, employment services, management services, personnel services, or maintenance services.

Handicapped family unit. A dwelling unit which provides living facilities for handicapped persons. A handicapped family unit may also provide counseling and support services. Staff members may also be included in the population. **010**

Helistop. An area used for the landing of helicopters at any location other than an airport. Such area shall include a landing area or pad, and may include parking required for access to the landing area or pad, a loading and unloading area for emergency vehicles, and other related facilities other than maintenance and repair facilities.

Hospital. An institution providing health services, primarily on an inpatient basis, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, outpatient departments, training facilities, central service facilities, and staff offices.

Hostel. An overnight lodging facility for transient guests that provides sleeping rooms and common areas for cooking. A hostel shall not be used as an emergency shelter. **011**

Hotel. A building used for more or less temporary occupancy of individuals who are lodged with or without meals.

Impervious surface. Area covered with low-permeability material that is highly resistant to infiltration by water, such as asphalt, concrete, or rooftop, and areas such as gravel roads and unpaved parking areas that will be compacted through design or use to reduce their permeability.

Industrial, high-impact. Industrial activity involving the manufacturing, packaging, assembly, or distribution of finished products from either raw materials or previously prepared material which are generally incompatible with residential, commercial and lower impact industrial uses and sensitive natural areas due to their high generation of traffic, noise levels, emissions, lighting, and odors.

Industrial, low-impact. Industrial activity involving the manufacturing, packaging, assembly, or distribution of finished products from previously prepared material, including but not limited to the following: bakeries; breweries; distilleries; bottling; coffee roasters; commercial kitchens; pharmaceuticals; machine shops; watchmakers; makers of precision instruments, musical instruments, toys and sporting goods, pottery and ceramics using only previously pulverized clay, wood products, jewelry; assembly of electrical components; canteen services; tool and die shops; plant and tree nurseries; and the packaging of foods. Low impact industrial uses do not include the processing of raw materials or salvaging operations. Low impact industrial uses are generally compatible, due to their size and nature of impact, with residential, commercial and other low impact industrial uses.

Intermediate care facility. A facility which provides, on a regular basis, health-related care and services

#010

Posted by **liz trice** on **03/24/2020** at **7:32pm** - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Needs return cursor

#011

Posted by **liz trice** on **03/24/2020** at **7:39pm** - [Link](#)

Type: *Suggestion*

Agree: 3, Disagree: 0

What's the point of saying it won't be used as a shelter? The definition for hostel and hotel should be the same - both are transient guests, both allow people to rent by the night, week or month. The only difference is that Hostels can assign or allow people of different parties to sleep in the same room. Shared kitchen facilities are not a distinguishing feature.

for more than 13 individuals who do not require the degree of care and treatment which a hospital or extended care facility is designed to provide but who, because of their mental or physical condition, require such care and services above the level of room and board. Said facility must be licensed as a board care, residential care facility or equivalent pursuant to the regulations promulgated by the State of Maine Department of Health and Human Services.

Kitchen facilities. Facilities used for the preparation of meals, including refrigerators and devices used for the cooking and preparation of food.

Lodging house. A house, building or portion thereof containing two or more rooming units and providing such units, as well as common areas, to individuals on not less than a monthly basis for compensation. ⁰¹³

Long-term or extended care facility. An institution or a distinct part of an institution that is licensed or approved to provide full-time convalescent or chronic care, or health care under medical supervision for 24 or more consecutive hours, to nine or more individuals who, by reason of advanced age, illness, or infirmity are unable to care for themselves, and who are not related to the governing authority by marriage, blood, or adoption.

Lot. A parcel or area of land that is designated as an individual unit for use, development, or ownership that is either a) a parcel or area of land that is separately described in a deed or on a plan ~~lot of record~~, recorded in the Cumberland County Registry of Deeds ~~which at the time of record complied with applicable ordinances;~~ or b) a

contiguous combination of such lots ~~of record~~ under common ownership and designated as one unit for development; or c) a newly established parcel meeting all the dimensional requirements of the zone in which it is located.

Lot of record. A nonconforming parcel or area of land that a) is separately described in a deed or on a plan recorded in the Cumberland County Registry of Deeds as of the date designated in the relevant provision of this Chapter; b) conformed to the requirements of this Chapter as of the date designated in the relevant provision of this Chapter; and c) has never been developed with any structure.

Low-income household. A household having an income not exceeding 80% of median income for area of residence as set forth in regulations promulgated from time to time by the United States Department of Housing and Urban Development pursuant to 42 U.S.C. sections 1437 et seq.

Low-income housing unit for rent. A dwelling unit for which:

- A. The rent is affordable to a household earning 80% ⁰¹² less of Area Median Income (AMI) as defined by the United States Department of Housing and Urban Development (HUD);
- B. The unit is rented to a household earning 80% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance.

Low-income housing unit for sale. A dwelling unit for which:

#012

Posted by **liz trice** on **03/24/2020** at **7:58pm** - [Link](#)

Type: Observation

Agree: 0, Disagree: 0

The incomes for people actually living in Portland is lower than the Area Median Incomes, so it's important to make sure that we're promoting housing to be built in lower income tiers (say 40-80%) that actually serves people already living and working in Portland. The goal is to have housing for all income levels.

#013

Posted by **liz trice** on **03/24/2020** at **7:44pm** - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

It's not clear how this is distinguished from a household with a few housemates, we want to encourage shared households. I would recommend that the unique aspect of a lodging house is that it is non-owner (or lessor) occupied, and that each room is locked (which has fire safety code issues), and each room is leased separately, weekly or biweekly, or monthly.

- A. The sale price is affordable to a household earning 100% or less of Area Median Income (AMI);
- B. The unit is sold to a household earning 100% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for future sales for the applicable length of time in this ordinance.

Manufactured housing. A structural unit or units designed for residential occupancy and constructed in a manufacturing facility and then transported by the use of its own chassis or placement on an independent chassis to a building site. The term includes any type of building which is constructed at a manufacturing facility and then transported to a building site where it is utilized for housing and may be purchased or sold by a dealer in the interim. For purposes of this article, two types of manufactured housing are included. They are:

- A. Those units constructed after June 15, 1976, which the manufacturer certifies are constructed in compliance with the standards required by the United States Government Department of Housing and Urban Development, as such standards are from time to time revised or amended, meaning structures, transportable in one or more sections, which in the traveling mode are 14 body feet or more in width and are 750 or more square feet, and which are built on a permanent chassis and designed to be used as dwellings, with or without permanent foundations, when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. This term also includes any structure

which meets all the requirements of this subparagraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Section 5401 et seq.; and

- B. Those units constructed after June 15, 1976, which the manufacturer certifies are constructed in compliance with the state's Manufactured Housing Act and regulations, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air conditioning or electrical systems contained therein.

Any unit which does not fall within the definitions of this section and which is legally sited within the city on December 18, 1989, may be relocated to any location in the city in which manufactured housing is allowed.

Manufactured housing park. A parcel of land under unified ownership approved by the Planning Board under 30-A M.R.S. § 4358 for the placement of single-component manufactured housing.

Marijuana cultivation facility. A cultivation facility required to be licensed pursuant to 22 M.R.S. § 201 or any other facility engaged primarily in the business of planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of marijuana, including mature

marijuana plants, immature marijuana plants, seedlings and marijuana seeds, for use or sale.

Marijuana manufacturing facility. A manufacturing facility required to be licensed pursuant to 22 M.R.S. § 2423-F or 28-B M.R.S. § 201.

Marijuana product. As defined by 22 M.R.S. § 2422 or 28-B M.R.S. § 102.

Marijuana retail store. A retail establishment licensed to sell marijuana, marijuana products, immature marijuana plants and seedlings to adult use or medical marijuana customers. A marijuana retail store is only authorized as a principal use, and is not permitted as an accessory use. A marijuana retail store may not exceed a maximum gross floor area of 2,000 square feet. A marijuana retail store shall not include a registered dispensary.

Marijuana testing facility. A facility licensed to develop, research and test marijuana, marijuana products and other substances as defined by 22 M.R.S. § 2422 or 28-B M.R.S. § 102.

Marina. A commercial operation providing floats, slips and piers intended primarily for berthing of noncommercial vessels and the provision of related services such as supplies, fuel, equipment and repairs, which may be provided both to tenants and non-tenants.

Military personnel berthing. A building, or portion thereof, which is primarily used as, and intended for, temporary living quarters for military personnel.

Moderate-income household. A household having an income not exceeding 120% of median income for area of residence as set forth in regulations

promulgated from time to time by the United States Department of Housing and Urban Development pursuant to 42 U.S.C. sections 1437 et seq.

Multi-family development. The construction or creation of three or more dwelling units on any parcel of land or the addition of two or more dwelling units cumulatively within a three-year period.

Multiplex. A residential development consisting of three or more horizontally or vertically attached dwelling units, or a series of such attached dwelling units and the construction of at least one building.

Neighborhood center. A building or portion of a building used for recreational, artistic, social, educational, health, culture, or similar activities and services, usually owned and operated by a public or nonprofit group or agency.

One nit is equivalent to one candela (i.e. the light output of a common wax candle) per square meter.

Non-commercial vessel berthing. The use of berthing space for berthing of watercraft other than commercial vessels. Berthing space used in the following manner shall not be included in the calculation of the number of linear feet under this use category:

- A. Space used principally for sale or repair of vessels.
- B. Commercial vessel tenant space used by a noncommercial vessel for a period not exceeding ten consecutive days while the primary commercial vessel tenant is conducting its business or trade.

#014

Posted by **liz trice** on **03/24/2020** at **8:02pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

This doesn't belong here.

#015

Posted by **liz trice** on **03/24/2020** at **8:00pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

need to insert add two ore more dwelling units "to a parcel that holds a single family unit" ... adding two units to an empty lot would not be a multifamily.

Normal high-water line (non-tidal waters). That line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. Areas contiguous with rivers that support non-forested wetland vegetation and hydric soils and that are at the same or lower elevation as the water level of the river during the period of normal high-water are considered part of the river.

Office park. Separate office buildings planned, constructed, or managed on an integrated coordinated basis.

Off-peninsula. All land located north of I-295.

On-peninsula. All land located south of I-295.

Open space. Any park and any other area outside of a building open to the public.

Owner. Any person that has any interest, legal or beneficial, in any parcel or lot.

Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high-water line or within a wetland, temporary. Structures which remain in or over the water for less than seven months in any period of 12 consecutive months.

Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high-water line or within a wetland, permanent. Structures which remain in or over the

water for seven months or more in any period of 12 consecutive months.

Place of assembly. A building or portion of a building used as a community hall, neighborhood center, private club or fraternal organization, or place of religious assembly. This definition shall not include buildings or portions of buildings used as a community hall, neighborhood center, private and fraternal organization or place of religious assembly where 15 or fewer people, not including the permanent residents of a single-family dwelling, assemble.

Place of religious assembly. A building or portion of a building used for religious worship or instruction including, but not limited to, churches, synagogues, masjids, mosques and other places of worship.

Planned residential unit development (PRUD). A residential subdivision consisting of attached or detached dwellings intended for separate ownership, with open spaces, recreational areas, access ways and buildings which are designed, built, and managed in accordance with a unified development plan ⁰¹⁶

Planned unit development (PUD). A development consisting of either detached or attached single-family dwelling units and commercial or other uses, on substantially-sized properties of greater than 20 acres and designed to be compatible with the surrounding built and natural environment.

Plant canopy. As defined by 28-B M.R.S. § 102.

#016

Posted by **liz trice** on **03/24/2020** at **8:05pm** - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

PRUDs is a poor use of land, and we should move away from it (or make it allow much denser housing)

Preschool. School for children generally younger than those attending elementary school, which may also encompass daycare facilities providing care and protection for children.

Private club or non-profit social and recreational facility. A private club or nonprofit social and recreational facility is open exclusively to members and to their bona fide guests accompanying them, in order to promote fellowship, social living, proper recreation, civic responsibility, neighborhood responsibility, community welfare, or other endeavors. It shall be permissible to serve food and meals on such premises provided adequate dining room space and kitchen facility are available and are provided within all regulations of this Land Use Code and other applicable codes and ordinances.

Raceway. A sign mounting structure used to enclose electrical components (such as transformers and wiring) for signs.

Recent flood plain soils. Recent flood plain soils include the following soil series as described and identified by the National Cooperative Soil Survey: Alluvial, Charles, Cornish, Fryeburg, Hadley, Limerick, Lovewell, Medomak, Ondawa, Podunk, Rumney, Saco, Suncook, Winooski

Recording plat. The completed subdivision plat in form for approval and recording.

Recreation and amusement centers. Facilities equipped for the conduct of sports or indoor leisure time recreation activities, including games of skill or games of chance licensed either by the City of Portland or by the State of Maine. Such facilities may limit admission either to members or to persons paying an entrance fee.

Registered dispensary. A registered medical marijuana dispensary as defined by 22 M.R.S. § 2422.

Registered patient. As defined by 22 M.R.S. § 2422.

Repair services. Establishments primarily engaged in rendering services related to the maintenance or repair of goods. In industrial zones only, repair services shall include motor vehicle repair services.

Restaurant. Any food service establishment with indoor seating capacity for ten or more patrons.

Retail. Any shop or store offering goods or merchandise to the general public for direct consumption and not for resale, or food service establishment with indoor seating capacity for nine or fewer patrons. Retail shall not include gasoline, diesel, or propane fuel sales.

Roadway. That portion of a street between the regularly established curblines, or that part of a street or alley devoted to vehicular traffic.

Rooming unit. One or more rooms forming a single unit used, or intended to be used, for living and sleeping purposes by an individual or a family, but not designed for food preparation. In a suite of rooms, each room that provides sleeping accommodations shall be counted as one rooming unit for the purpose of this Chapter. ⁰¹⁷

Self-storage facility. A fully enclosed building with individual, secured units (accessed with or without supervision) used for the exclusive purpose of storage of non-hazardous business or personal materials.

#017

Posted by **liz trice** on **03/24/2020** at **8:08pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

That has a lock on the door.

Sexually explicit. The display or depiction of sex organs during actual or simulated sexual intercourse or sexual acts as defined in 17 A M.R.S. § 251.

Sheltered care group home. A facility which, in addition to providing food and shelter to a defined population of up to 12 individuals, provides guidance or counseling services as a primary function of the facility.

Shore frontage. The length of a lot bordering on a water body or wetland measured in a straight line between the intersections of the lot lines with the shoreline.

Sidewalk. That portion of a street not included in the roadway, and devoted in whole or part to pedestrian traffic.

Site. All contiguous land under the same ownership or control, whether proposed for development or not, except where development is limited to a lot or lots within a subdivision.

Small-scale marijuana caregiver. A registered caregiver who sells or dispenses marijuana to no more than five individual registered patients in any one calendar month; does not process or manufacture marijuana using chemicals or solvents; and cultivates no more than 1) 250 square feet of plant canopy where located in a single-family dwelling or commercial space; or 2) 125 square feet of plant canopy where located in a dwelling unit within a two-family or multi-family building.

Solar access. Space open to the sun and clear of overhangs or shade, including orientation of buildings and lots to the sun, so as to permit the use

of active and/or passive solar energy systems on individual properties.

Solar energy system. A complete assembly consisting of one or more solar collectors and associated mounting hardware or equipment, intended to provide for the collection, storage, and distribution of solar energy for heating or cooling, electricity generation, or solar/thermal hot water systems. Solar energy systems shall include the following:

- A. Accessory solar energy system. A system as defined above where power generation is incidental to a principal use, which may take the form of either a building integrated or roof-mounted solar array of any size, or a ground-mounted array occupying less than 1,000 square feet of air-space over ground area.
- B. Minor solar energy system. A system as defined above where power generation is considered a principal use, which may take the form of either a building- or roof-mounted solar array of any size, or a ground-mounted system occupying between 1,000 and 9,999 square feet of ground area.
- C. Major solar energy system. A system as defined above where power generation is considered a principal use, which may take the form of either a building or roof-mounted solar array of any size, or a ground-mounted system occupying greater than 10,000 square feet of ground area.

Solar energy system, building-integrated. A solar energy system that is an integral part of a principal or accessory building and include, but are not limited to, photovoltaic or hot water systems that

are contained within roofing materials, windows, walls, skylights and awnings.

Solar energy system, ground-mounted. Also known as free-standing solar energy systems, a solar energy system that is structurally mounted to the ground. The panels may be stationary or revolving and of any size.

Solar energy system, roof-mounted. A solar energy system in which solar panels are mounted on top of the structure of a roof either as a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.

Solar energy system, size. The physical size of the panels based on total airspace occupied over the ground, or the grid area for ground mounted arrays. Calculation of physical size may differ from calculation of impervious surface area.

Sounds, impulse. Sound events characterized by brief excursions of sound pressure, each with a duration of less than 1 second.

Sounds, tonal. Sound waves usually perceived as a hum or whine because their instantaneous sound pressure varies essentially as a simple sinusoidal function of time.

Special needs independent dwelling unit. A dwelling unit developed and managed by a nonprofit organization for habitation by persons with special social, physical or mental needs beyond strictly economic needs. Such persons shall be provided required levels of supervision, care and/or counseling services appropriate to their special

needs, and the services shall be provided by either the sponsoring nonprofit agency or through another entity with which the agency has entered into a contractual arrangement.

Sports complex. One or more facilities located on the same parcel of land where athletic events are held and with a combined seating capacity of at least 6,000 seats.

Stockpiling. Any placement or creation of piles or loads of soil, loam, sand, gravel, rock or other mineral deposits upon a site for the purpose of storage, warehousing or reserving for future use.

Stormwater retention area. A pond or basin used for the permanent storage of stormwater runoff.

Stormwater detention area. A storage area for the temporary storage of stormwater runoff which does not contain water during non-storm conditions.

Stream. A free-flowing body of water from the outlet of the confluence of two perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5-minute series topographic map, or if not available, a 15-minute series topographic map, to the point where the body of water becomes a river or flows to another water body or wetland within a shoreland area, or any stream designated within a Stream Protection Zone.

Street. A public way established by or maintained under public authority, or a way dedicated to the use of the public and appearing on the official map of the city.

Street line. The line of demarcation between private property and a street.

Street, cul-de-sac or dead end. A street with only one outlet.

Structure. Anything constructed or erected of more than one member having a permanent or semi-permanent location on another structure or in or on the ground, including without limitation buildings, fences, gazebos, signs, antennas, satellite sending or receiving dishes, and swimming pools. Stockpiles shall be considered structures for the purposes of dimensional requirements.

Studios for artists and craftspeople. A facility for the production of arts and crafts products such as paintings, sculpture or other arts, or the practice of arts such as music or dance, or the production of custom handcrafted, or limited production of products such as furniture, wood, clay and metal products, publications and similar low impact arts and crafts activities.

Subdivider. Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for himself, herself, or for another.

Subdivision. ~~The division of a lot, tract or parcel of land into three or more lots, including lots of forty acres or more, within any 5 year period whether accomplished by sale, lease, development, buildings or otherwise and as further As defined in 30 A M.R.S. § 4401 and 4402. The term subdivision shall also include the division of a new structure or structures on a tract or parcel of land into three or~~

~~more dwelling units within a 5 year period and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5 year period. The area included in the expansion of an existing structure is deemed to be a new structure for the purposes of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single family and multi-family housing condominiums, time share units and apartments.~~

Subdivision, non-residential. A subdivision which is not intended for human habitation, such as a commercial or industrial subdivision.

Subdivision plat. A plan of the proposed subdivision for presentation to the Planning Board and the public.

Tasting room. A facility for the sampling of beer, wine, spirits, other alcoholic or non-alcoholic beverages, or food.

Telecommunication tower. Radio masts or tower structures built primarily to hold telecommunication antennas.

Tenant. Any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

Theater or performance hall. Any establishment devoted to showing motion pictures, or for dramatic, musical, or live performances.

~~**Tract (or parcel) of land.** All contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be~~

~~considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof.~~

Transient guest. A person who occupies a facility offering accommodations on an overnight basis for compensation and whose actual occupancy is limited to no more than 15 days out of any 60-day period.

Tributary stream. A channel between defined banks created by the action of surface water, which is characterized by the lack of terrestrial vegetation or by the presence of a bed, devoid of topsoil, containing waterborne deposits or exposed soil, parent material or bedrock; and which is connected hydrologically with other water bodies. Tributary stream does not include rills or gullies forming because of accelerated erosion in disturbed soils where the natural vegetation cover has been removed by human activity.

Upland edge of a wetland. The boundary between upland and wetland. For purposes of a coastal wetland, this boundary is the line formed by the landward limits of the salt tolerant vegetation and/or the highest annual tide level, including all areas affected by tidal action. For purposes of a freshwater wetland, the upland edge is formed where the soils are not saturated for a duration sufficient to support wetland vegetation, or where the soils support the growth of wetland vegetation but such vegetation is dominated by woody stems that are six meters or taller.

Use. The purpose for which land or structures thereon is designed, arranged, or intended to be

occupied, or for which it is occupied, maintained, rented, or leased.

Utility substation. Any sewage or water pumping station, electric power substation, transformer station, telephone equipment enclosures, or other similar structures owned or operated by a utility.

Vegetation. All live trees, shrubs, ground cover, and other plants including, without limitation, trees both over and under four inches in diameter, measured at four and one-half feet above ground level.

Very low-income household. A household having an income not exceeding 50% of median income for area of residence as set forth in regulations promulgated from time to time by the United States Department of Housing and Urban Development pursuant to 42 U.S.C. section 1437 et seq.

Vicinity sketch. A sketch of the proposed location of a development project or subdivision, not necessarily drawn to scale, showing the proximity of the project to surrounding streets and highways.

Warehousing, storage, and distribution. The storage of goods, wares, and merchandise in a warehouse from which distribution occurs. May include wholesale use, but not retail or direct sales to consumers.

Watercourse. Any natural or artificial stream, river, creek, ditch, channel, swale, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently, or which has a definite channel, bed, and banks, and includes any

area adjacent thereto subject to inundation by reason of overflow or floodwater.

Water-dependent uses. Those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal or inland waters and which cannot be located away from these waters.

Wetlands (outside of shoreland zones). Those areas which have two or more of the following:

- A. A water table at or near the surface during the growing season;
- B. Very poorly drained soils, including Sebago mucky peat; or
- C. Obligate wetland vegetation.

Very poorly drained soils and obligate wetland vegetation shall be as defined and illustrated in the United States Department of Interior, Fish and Wildlife Service publication of Wetland Plants of the State of Maine (1986).

Wind energy system. A wind energy generator and all associated facilities.

Wind energy system, useful life. The period for which the system has been designed by the manufacturer to operate in a safe manner, including the period during which new parts and refurbishment allow it to continue operating safely.

Wholesale. Sale for resale, not for direct consumption.

Workforce housing unit for rent. A dwelling unit which:

- A. The rent is affordable to a household earning 100% or less than of AMI
- B. The unit is rented to a household earning 100% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance.

Workforce housing unit for sale. A dwelling unit for which:

- A. The purchase price is affordable to a household earning 120% or less of AMI;
- B. The unit is sold to a household earning 120% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance.

4 NONCONFORMING USES, STRUCTURES, & LOTS

4.1 CONTINUATION

Any building, structure, lots, or use, that was legally existing at the time of its creation and made nonconforming by the provisions of this ordinance or any amendment thereto may be continued although such building, structure, lot, or use does not conform with the provisions of this ordinance.

4.2 NONCONFORMING USES

4.2.1 Increase in nonconforming use

- A. A structure whose use is wholly nonconforming shall not be altered so as to increase the cubical content or the extent of nonconformity, except as provided for in (C), below.
- B. A nonconforming use on premises outside of a building shall not be extended or allowed to occupy additional land area.
- C. No alterations, modifications, or additions shall be made so as to increase the cubical content or the degree of nonconforming use, nor shall a nonconforming use be extended to any other part of a structure, unless such extension of a nonconforming use is solely for the purpose of bringing the use into compliance with health or safety codes, or to correct a condition which is determined by the Board of Appeals to constitute a health or safety problem. In either case, the expansion shall be limited to the minimum necessary to accomplish that purpose.
- D. Except as expressly provided herein, any alteration, modification, or addition permitted under this subsection shall be in compliance with all other applicable sections of this Land Use Code. Nothing within this subsection shall

be construed to permit an increase in the number of units in a building which is nonconforming as to the number of dwelling units or will become nonconforming as a result of such alteration, modification, or addition.

4.2.2 Change of nonconforming use

When a nonconforming use has been changed to a permitted use, it shall not thereafter be changed back to any non-permitted use. For purposes of this subsection, a use shall be deemed to have been so changed when an existing nonconforming use is terminated and a permitted use is commenced and continued for a period of seven days. Any change of use in violation of this article shall be deemed to be an abandonment of the lawfully existing nonconforming use. A lawful nonconforming use shall not be changed to any use other than a use permitted in the zone in which the use is located or to any use other than a nonconforming use of a more restricted zone, as set forth in the following schedule, provided that in no such case shall any structural alterations be made in any building except those required by law, ordinance or other regulations:

- A. In a business zone, from any use permitted in an industrial zone to any use permitted in a business zone.
- B. In a B-1 zone, from any use permitted in a B-3 zone to any use permitted in a B-2 zone.
- C. In a residential zone, from any use permitted in a B-2 zone to any use permitted in a B-1 zone.
- D. In a residential zone, from any use permitted in any other residential zone to any use permitted in a more restrictive residence zone. For the purpose of this subsection, an R-6 zone shall be deemed the least restrictive and an R-2 zone shall be deemed the most restrictive, with the

intervening zones restricted in order of zone number.

4.2.3 Discontinuance of use of land

A nonconforming use of land where no buildings or only incidental or accessory buildings are employed together with such use shall not be changed to any other nonconforming use, and if such use is discontinued for a period of 90 days, it shall not be reestablished.

4.2.4 Discontinuance of use of property

If a legally nonconforming non-residential use is discontinued for a period of 12 months or if a legally nonconforming residential use is discontinued for a period of 24 months, such discontinuance shall constitute an abandonment of the use and the property shall not thereafter be occupied or used except in conformity with the provisions of this article. A nonconforming use of land which is incidental or accessory to such nonconforming use shall be considered as being discontinued at the same time as the nonconforming use of the structure. In cases of foreclosure or similar situations involving a legally nonconforming use, the Planning Authority shall be authorized to extend the aforementioned period up to an additional five years provided that the extension is for good cause and the minimum length considered necessary to resume the legally nonconforming use of the structure. If the Planning Authority extends the period for resuming the nonconforming use, any associated existing nonconformities of structures and land shall also be extended. For buildings in Shoreland zones, state regulations may also govern and provide for a shorter period of time for nonconforming properties.

4.3 NONCONFORMING LOTS

4.3.1 Lots of record

A lot of record shall be considered a buildable lot if it meets the minimum standards provided below:

- A.** A lot of record as of June 5, 1957 may be considered a buildable lot in the R-1, R-2, R-3, R-4, R-5, R-5A, or R-6 zones provided that a) the applicable setback dimensions can be met; b) the lot has a minimum street frontage of 40 feet or the applicable street frontage of the zone, whichever is less; and c) the lot has a minimum lot size of 5,000 square feet or the applicable minimum lot size of the zone, whichever is less.
- B.** A lot of record as of June 5, 1984 may be considered a buildable lot in the R-1, R-2, R-3, R-4, R-5, R-5A, or R-6 zones provided that the applicable setback dimensions can be met.
- C.** A lot of record as of July 15, 1985 that has been held under separate and distinct ownership from adjacent lots since that date may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable setback dimensions can be met and provided further that a lot in the IR-1 zone has a minimum lot area of 10,000 SF and a lot in the IR-2 zone has a minimum lot area of 6,500 SF unless the lot is served by both public sewer and public water, in which case the lot has a minimum area of 5,000 SF.
- D.** Contiguous lots of record under common ownership shall be deemed to be separate lots for the purposes of this section, provided that none of the lots are in the shoreland zone and either a) none of the lots have been developed; or b) if one or more of the lots have been developed, the developed lot(s) and any structure shall not be made nonconforming or

more nonconforming if an undeveloped lot is deemed a separate buildable lot under this subsection.

- E. Any nonconformities of structures and buildings, existing prior to June 5, 1957, on developed lots of record shall be considered lawfully existing nonconformities.

4.4 NONCONFORMING BUILDINGS/STRUCTURES

4.4.1 Restoration or reconstruction

- A. A lawful nonconforming non-residential structure may be maintained, repaired, or reconstructed in kind within a one-year period or within a two-year period for a lawful nonconforming residential structure, but no alterations, modifications or additions shall be made to it, except as provided in subsections 4.4.2 and 4.4.3.
- B. A nonconforming structure damaged by fire, explosion, flood, riot, act of the public enemy, accident of any kind, decay or otherwise may be maintained, repaired, reconstructed, restored or rebuilt only where:
 1. The restoration or reconstruction is of a building which is lawfully nonconforming only as to lot area, setbacks, or any other dimensional requirements; and
 2. Where the restoration or reconstruction will occur entirely within the existing footprint and previous shell of the building and where no alterations, modifications, or additions will be made except as provided in this article and as permitted in subsections 4.4.2 and 4.4.3; and
 3. Restoration or reconstruction is commenced within one year for a nonconforming non-residential structure,

or two years for a nonconforming residential structure, of the initial damage where such damage is sudden and accidental and is diligently pursued to completion without expiration of permits. For buildings in Shoreland zones, state regulations may also govern and provide for a shorter period for restoration or reconstruction of non-conforming structures; and

4. Restoration or reconstruction necessitated by decay must be commenced within one year of the demolition of the building and diligently pursued to completion without expiration of permits; and
5. Any reconstruction, under this provision, in the R-6 zone on a lot with 10,000 square feet or less, other than the exact restoration of a previously existing building on the site, shall comply with the applicable standards contained within the *City of Portland Design Manual*.

4.4.2 Alteration or modification

Alteration or modification may be made to a building which is lawfully nonconforming as to any dimensional requirement where the proposed changes in existing exterior walls and/or roofs would be within the space occupied by the existing shell of the building, and would not create any new nonconformity nor increase any existing nonconformity, except as provided elsewhere in this article, and as permitted under 4.4.3. This subsection shall not apply to buildings located within shoreland zones and existing on June 15, 1992, which are nonconforming only as to setbacks from wetlands, tributary streams or other water bodies,

which shall be regulated in accordance with Subsection 4.4.4.

4.4.3 Building extensions

Existing principal buildings which are lawfully nonconforming as to dimensional requirements may be enlarged subject to the following provisions:

- A.** No modification to an existing nonconforming building shall increase any existing nonconformity of a lot, use or structure, except as provided in (D) below.
- B.** No modification to an existing nonconforming building shall create new noncompliance with any provision of this Land Use Code.
- C.** Existing buildings that are lawfully nonconforming as to required minimum setbacks may be vertically or horizontally expanded provided that the area of expansion meets all current dimensional requirements, except as provided in (D) below.
- D.** A vertical expansion above a portion of a building that is lawfully nonconforming as to minimum setbacks may be permitted a one-time increase of one additional story provided that:
 - 1. No portion of the expansion horizontally extends beyond the nonconforming portion of the first story of the structure.
 - 2. Any portion of a vertical expansion above the permitted one additional story shall meet the required minimum setback.

4.4.4 Expansions in the Shoreland zone

A non-conforming structure may be added to or expanded if such addition or expansion does not increase the nonconformity of the structure and is in accordance with the following provisions:

- A.** After January 1, 1989, if any portion of a structure is less than the required setback from the normal high water line of a water body or tributary stream or the upland edge of a wetland that portion of the structure shall not be expanded, as measured in floor area or volume, by 30% or more, during the lifetime of the structure. If a replacement structure conforms with the requirements of Subsection 4.2.1, and is less than the required setback from a water body, tributary stream or wetland, the replacement structure may not be expanded if the original structure existing on January 1, 1989 had been expanded by 30% in floor area and volume since that date.
- B.** Whenever a new, enlarged, or replacement foundation is constructed under a non-conforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by Building Authority, basing its decision the criteria specified in subsection (C) below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with subsection (A) above, and the foundation does not cause the structure to be elevated by more than three additional feet as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it shall not be considered to be an expansion of the structure.
- C.** A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located, provided that the site of the relocation conforms to all setback requirements to the greatest practical extent as

determined by the Building Authority, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of state law, the State of Maine Subsurface Wastewater Disposal Rules, or that a new system can be installed in compliance with state law, such rules, and all applicable sections of the City of Portland Code of Ordinances. In no event shall a structure be relocated in a manner that causes the structure to be more nonconforming. In determining whether the building relocation meets the setback requirements to the greatest practical extent, the Building Authority shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of septic system and other on site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation. When it is necessary to remove vegetation within the water or wetland setback are in order to relocate a structure, the Building Authority shall require replanting of native vegetation to compensate for the destroyed vegetation. In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

1. Trees removed in order to relocate a structure must be replanted with at least one native tree, three feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water

or wetland than the trees that were removed.

2. Other woody and herbaceous vegetation, and ground cover, that are removed or destroyed in order to relocate a structure must be re-established within the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.
 3. Where feasible, when a structure is relocated on a parcel the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.
- D.** Buildings in existence on January 1, 1989, and located in Shoreland zones may be expanded once during the lifetime of the structure up to 25 feet toward a freshwater wetland or tributary stream, provided that a minimum setback of 40 feet is maintained and that the existing floor area or volume is not increased by more than 30%, and shall not create any undue environmental impact or flood prone condition.

4.4.5 Nonconformity as to number of dwelling units

- A. Purpose.** The purpose of this provision is to establish a process whereby certain dwellings which contain more dwelling units than the number permitted by the applicable provisions of the Land Use Code may be recognized as legal, nonconforming uses.
- B. Application.** Application for validation of such nonconforming dwelling units shall be on a form provided by the Building Authority , and will be accompanied by:

1. An application fee as established by the City Council to cover administrative costs;
2. A plan, drawn to scale, which shows the location of the building(s) on the lot, parking, easements, dumpsters, fencing, public ways and any other significant feature; and
3. A floor plan for each unit in the dwelling, whether or not it is the subject of the application.

C. Eligibility. In order for a nonconforming dwelling unit to be validated by administrative action of the Building Authority as authorized herein, the Building Authority must find, based on competent evidence, supported by public records, that:

1. The nonconforming dwelling units were either in existence April 1, 2005, or the structure in which they are located was originally designed to accommodate more than the number of such units presently in use;
2. The applicant neither constructed nor established the non-conforming dwelling units;
3. The nonconforming dwelling units comply with or can be made to comply with current standards of Chapter 10 of the City of Portland Code of Ordinances, including the National Fire Protection Association Life Safety Code and the National Fire Protection Association 1: Fire Prevention Code, as amended;
4. Each of the nonconforming dwelling units complies with, or can be made to comply with, provisions of the Chapter 6 of the City of Portland Code of Ordinances, as amended, including, but not limited to, the

minimum standards for space and occupancy, the minimum plumbing standards, and the minimum ventilation standards.

5. The structure containing the nonconforming dwelling units is located in the R-3, R-4, R-5/R-5A, R-6/R-6A, R-7, B-1, B-2/B-2b/B-2c, and IS-FBC zones.

In the absence of legally competent evidence, supported by records, (such as, but not limited to, Assessor's records, purchase and sale agreements, affidavits, deeds, mortgages, as well as reliable secondary sources)), that the conditions of subsections C(1), C(2), c(3), C(4), or C(5) can be met, the Building Authority may not approve the application, but shall advise the applicant that the matter may be appealed to the Board of Appeals.

D. Notice to abutters. Upon receipt of a completed application, the Building Authority will provide the owners of abutting properties and the owners of property situated within 300 feet of the structure notice of the application, along with a notice that they may object to the Building Authority's acting on the application and require the applicant to appeal to the Board of Appeals. The notice shall advise the abutters and owners of property within 300 feet that any objection must be submitted in writing to the Building Authority within 10 days of the date of the notice sent to them. The failure of any property owner to receive the notice described above shall not invalidate any action by the Building Authority. The Building Authority shall promptly notify the applicant of receipt of the objection, that the Building Authority is without authority to proceed, and advise the applicant that, within 30 days from

receipt of the letter, an application may be filed to have the matter reviewed by the Board of Appeals as a conditional use.

- E. Approval of application.** The Building Authority may approve the application, provided that the evidence presented satisfies all of the requirements of this section and provided that no abutter nor person entitled to notice has requested that the application be referred to the Board of Appeals, instead of the Building Authority. Upon approval of the application, final inspection by the Building Authority certifying the units as in compliance with all applicable codes, and receipt of an inspection fee for each nonconforming dwelling unit which has been recognized as a lawful, nonconforming use, the Building Authority will issue a certificate of occupancy.
- F. Disapproval of application.** In the event the application is not approved by the Building Authority or in the event of a timely objection filed by a person qualified herein to file such an objection, the applicant, within 30 days from the decision of the Building Authority or objection, may appeal the matter to the Board of Appeals as a conditional use.
- G. Action by Board of Appeals.** The Board of Appeals shall treat applications filed under this subsection as an application for a conditional use, applying the standards applicable to conditional uses as well as the requirements of this subsection.
- H. Dimensional and parking requirements.** In making decisions under this subsection, neither the Building Authority nor the Board of Appeals shall apply the dimensional or parking requirements which would otherwise apply in

the zones where the nonconforming dwelling units are situated.

- I. Exclusions.** The provisions of this subsection shall not apply to rooming units, but shall apply to efficiency apartments under Chapter 6 of the City of Portland Code of Ordinances. The Board of Appeals is without jurisdiction to grant any relief (including, but not limited to, variances) which would recognize the particular dwelling units which are the subject of this subsection as legal, nonconforming uses, except in strict compliance with each requirement of this subsection.
- J. Prior judicial and administrative action.** Decisions of any court or administrative body, including but not limited to, the Building Authority, the Planning Board, or the Board of Appeals, made prior to the effective date of this subsection and which addressed the number of nonconforming dwelling units in a particular structure, will not bar relief under this subsection.

4.4.6 Enclosure of porches in required setbacks

Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any setback required by this article may be enclosed if the major portion of the enclosure is of glass.



DRAFT



5 ZONES

5.1 ESTABLISHMENT OF ZONES

In order to carry out the provisions of this Land Use Code, the city of Portland shall be divided into the zones in Table 5-A.

5.2 ZONING MAP

The zones in Table 5-A are shown upon a map filed in the Department of Planning and Urban Development, City of Portland, Maine. Such zoning map, with amendments, is hereby adopted as the official zoning map of the City of Portland and as part of this Land Use Code.

5.2.1 Zone boundaries when uncertain

Where uncertainty exists with respect to the boundaries of the various zones, as shown on the zoning maps, the following rules shall apply:

- A. Unless otherwise indicated, zone boundary lines are the center lines of streets, alleys, parkways, waterways, or rights-of-way of public utilities and railroads or such lines extended.
- B. Unless otherwise shown, lines within blocks less than 200 feet wide are median lines between their sides, and lines within blocks 200 feet or more wide are 100 feet distant from the less restricted side of the block.
- C. The depictions of the Shoreland zone and Stream Protection zone on the shoreland zoning maps are illustrative of the general location of such zones. The actual boundaries of these zones shall be determined by measurement of the distance indicated on the maps and in this Land Use Code from the normal high-water line of the water body or the upland edge of wetlands. Where such measurement is not the same as the location of

TABLE 5-A: ZONES

Residential	R-1, R-2, R-3, R-4, R-5, R-5a, R-6, R-6a
Island	IR-1, IR-2, IR-3 I-B Island Business
Mixed-Use	B-1 Neighborhood Business B-2, B-2b, and B-2c Community Business B-3, B-3b, and B-3c Downtown Business B-4 Commercial Corridor B-5 and B-5b Urban Commercial B-6 Eastern Waterfront B-7 Mixed Development
Office	O-P Office Park R-P Residence Professional
Industrial & Airport	I-L and I-Lb Low-Impact I-M, I-Ma, and I-Mb Moderate Impact I-H and I-Hb High Impact A-B Airport Business
Open Space	R-OS Recreation and Open Space
Waterfront	EWPZ Eastern Waterfront Port WCZ Waterfront Central WPDZ Waterfront Port Development
Overlay Zones	Compact Urban Residential (R-7) Downtown Entertainment Overlay Fort Sumner Park Height Overlay Helistop Overlay Institutional Overlay (IOZ) Munjoy Hill Neighborhood Conservation Island Transfer Station Overlay Pedestrian Activities District Overlay Stream Protection Overlay University of Southern Maine Overlay Waynflete School Overlay
Form-Based	IS-FBC India Street Form-Based Code
Other	Shoreland Zone Floodplain Management RPZ Resource Protection

the boundary on the zoning map, the measurement shall control, unless the zoning map indicates that the zone boundary shall follow an existing property line.

5.2.2 Extension of zone lines

Where a zone boundary line divides a lot in single or joint ownership of record at the time such line is established, the provisions of this Land Use Code for the less restricted portion of such lot shall extend not more than 30 feet into the more restricted portion, provided that the lot has at least 20 feet of street frontage in the less restrictive zone when taken together with adjacent premises which are under the same or equivalent ownership or control. If such boundary line divides a business or industrial zone from a residential zone, no frontage on a street other than the principal business street in the less restrictive zone may be taken into consideration in connection with the right herein granted. This section shall not apply to differing dimensional requirements, including height, within a zoning district.

5.3 CONDITIONAL OR CONTRACT ZONING

5.3.1 Authority and purpose

Pursuant to 30-A M.R.S. § 4503(9), conditional or contract zoning is hereby authorized for rezoning of property where, for reasons such as the unusual nature or unique location of the development proposed, the City Council finds it necessary or appropriate to impose, by agreement with the property owner or otherwise, certain conditions or restrictions in order to ensure that the rezoning is consistent with the city's comprehensive plan. Conditional or contract zoning shall be limited to where a rezoning is requested by the owner of the property to be rezoned. Nothing in

this section shall authorize either an agreement to change or retain a zone or a rezoning which is inconsistent with the city's comprehensive plan.

5.3.2 In the I-H zone

A conditional or contract rezoning shall only be approved in the I-H or I-Hb zones if, after public hearing and opportunity for public comment, the reviewing body finds that the applicant has carried the burden of proof to show that the proposed development meets the following standards:

- A. The proposed development is consistent with the comprehensive plan.
- B. The proposed development is consistent with the purposes of the underlying zone.
- C. The proposed development is designed and operated so that it will prevent undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of neighboring residents by controlling noise levels, emissions, traffic, lighting, odors, and any other potential negative impacts of the proposal.
- D. All plans must include complete information of processes, materials or methods of storage to be used by the development and shall specify how hazardous impacts to neighboring properties will be prevented.

5.3.3 Hearing

The Planning Board shall conduct a public hearing in accordance with Article 2 prior to any property being rezoned under this section.

5.3.4 Conditions and restrictions

Conditions and restrictions imposed under the authority of this section shall relate only to the



physical development and operation of the property and may include, by way of example:

- A. Limitations on the number and types of uses permitted;
- B. Restrictions on the scale and density of development;
- C. Specifications for the design and layout of buildings and other improvements;
- D. Schedules for commencement and completion of construction;
- E. Performance guarantees securing completion and maintenance of improvements, and guarantees against defects;
- F. Preservation of open space and buffers, and protection of natural areas and historic sites;
- G. Contributions toward the provision of municipal services required by the development; and
- H. Provisions for enforcement and remedies for breach of any condition or restriction.

5.3.5 Amendments

Except as expressly modified in any contract or conditional rezoning agreement, the use and occupancy of any property within the City of Portland used or occupied pursuant to a contract or conditional rezoning agreement otherwise shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

5.3.6 Enforcement

Notwithstanding language in any contract or conditional zoning to the contrary, any violation of a conditional or contract zone shall be enforced pursuant to 30-A M.R.S. § 4452, as may be amended from time to time, or in any other manner available

by law. No alleged violation of a contract or conditional rezoning may be prosecuted until the City has delivered written notice of the alleged violation(s) to the owner or operator of the property that is subject to the contract or conditional rezoning and given the owner or operator an opportunity to cure the violation(s) within 30 days of receipt of the notice. In addition, if such an enforcement action should result in a finding that the terms of the conditional or contract zone have been violated, then the City may act to modify or rescind the conditional or contract zone and to rezone the property.

5.4 BASE ZONE PURPOSE STATEMENTS

TABLE 5-B: RESIDENTIAL ZONE PURPOSE STATEMENTS

R-1	To provide for lower density residential development characterized by single-family homes on individual lots in outlying areas of the city and along traffic corridors with limited additional traffic capacity.	
R-2	To provide for low-density residential development characterized by single-family homes on individual lots in outlying areas of the city and along traffic corridors with limited additional traffic capacity.	
R-3	To provide for medium-density residential development characterized by single-family homes on individual lots and also to provide for planned residential unit developments on substantially sized parcels.	019
R-4	To preserve the unique character of the Western Promenade area of the city by controlling residential conversions and by allowing the continued mix of single-family, two-family, and low-rise multi-family dwellings and other compatible development at medium densities.	
R-5	To provide appropriate areas of the city for medium-density residential development characterized by single-family, two-family and low-intensity multifamily dwellings on individual lots; to ensure the stability of established medium-density neighborhoods by controlling residential conversions; and to provide for planned residential unit development on substantially-sized parcels.	
R-5A	To provide for moderate-density residential development in off-peninsula locations that can provide a unique residential living experience with a high degree of natural site amenities; and to provide areas of the city in the general proximity of the peninsula that have the capability for adequate municipal services, including traffic corridors with adequate traffic capacity, that can appropriately accommodate a more intensive use of land than other lower-density zoned land and be compatible with surrounding neighborhoods; and to increase affordable housing opportunities in off-peninsula locations by providing a moderate-density zone.	021
R-6	To set aside areas on the peninsula for housing characterized primarily by multi-family dwellings at a high density, providing a wide range of housing for differing types of households; to conserve the existing housing stock and residential character of neighborhoods by controlling the scale and external impacts of professional offices and other nonresidential uses; and to encourage new housing development consistent with the compact lot development pattern typically found on the peninsula.	020
R-6A	To encourage neighborhood livability with higher density multi-family housing on large parcels located off the peninsula along major public transportation routes, near service areas, and in redevelopment (underutilized) or infill areas.	022

#018

Posted by **Tim Wells** on **04/30/2020** at **7:50pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

R-6 is moderate density not high density. For R6 to be high density it would need to lower density requirements from 725SF/unit to 300SF/unit and also allow 4 stories by right and 5-6 stories with proper approvals on parcels and in situations where it makes sense. Parking requirements also need to be reduced. These added benefits could be an option if the building is built sustainably. Green roof, Solar panels, passivehaus or tight envelope standards, underground parking, etc.

#019

Posted by **Tim Wells** on **04/30/2020** at **7:58pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

R1 - R5 zones are all very low or low density zones. They should not be described as medium density zones. This is inaccurate and mis-leading. Recommend breaking down into 2 zones. All zones to allow ADUs. Lower lot sizes. R1/2/3 into low density. Delete R4 zone. R5 and some current R3s make into true mid density zones. 600SF to 1000SF/unit range. Less parking requirements or perhaps none.

#020

Posted by **Liz Trice** on **04/30/2020** at **7:35pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

R-6 can be its own zone, appropriate for peninsula and transit corridors.

#021

Posted by **Liz Trice** on **04/30/2020** at **7:31pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

combine into one zone that allows triplexes, duplexes & single family with ADUs on small lots.

#022

Posted by **Zachary Barowitz** on **04/30/2020** at **7:56pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

R-6 is NOT high density in any real sense of an urban area. The current R-6 is really low-medium density. R-6 should allow much higher density.



TABLE 5-C: ISLAND ZONE PURPOSE STATEMENTS

IR-1	To provide for low-intensity residential, recreational, and rural uses in the less developed areas of the islands in order to preserve the rustic character of the islands, to protect groundwater resources and natural and scenic areas, and to permit only appropriate low-intensity development in areas lacking adequate public facilities and services.
IR-2	To protect the character of existing developed residential neighborhoods on the islands and to allow infill where there are adequate public services. Expansion or extension of an existing IR-2 zone should be strictly limited, generally focused toward areas adjacent to existing village IR-2 areas, and restricted by such factors as adequacy of access, whether adequate water will be available for private use and for fire protection, and whether soils in the area are adequate for subsurface water disposal or whether public sewers are available. IR-2 rezoning on substantially sized parcels should not be considered for those sites that should be more appropriately zoned otherwise.
IR-3	To allow for a planned unit development in a manner compatible with both the natural and built environment, which provides for adequate circulation and waterfront access, adequate water supply for private use and fire protection, and safe and clean disposal of solid and septic wastes. The following guidelines shall be considered, among others, in establishing an IR-3 zone: 023 A. An IR-3 zone should have a minimum land area of 20 acres; B. A site for an IR-3 zone should be able to accommodate higher density development by providing buffers from surrounding areas on a substantially-sized parcel for which natural amenities are capable of being conserved in a development plan for the site; C. IR-3 zones should not be established unless issues of municipal services, including infrastructure, education, and police and fire services and other municipal services can be appropriately and adequately addressed; D. The differences in scale and intensity of uses between existing development and the IR-3 zone, and the cumulative impact on the overall density of the island, should be mitigated by appropriate open space and buffer areas; and E. The development plan should have the capability of meeting the development review standards of the zone.
I-B	To provide limited areas on the islands for retail and service establishments that primarily serve the needs of the local island market area. 024

#023

Posted by **Zachary Barowitz** on **04/30/2020** at **7:54pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Peaks Island has had a high density multi-unit building, 'The Avenue House', for 100+ years. It is totally contextual and no one complains about it. It is serviced by transit (ferry) and within a short walk to grocery, post office, restaurants, etc. The commercial areas could stand some higher density development especially because there is no need for parking.

#024

Posted by **Zachary Barowitz** on **04/30/2020** at **8:00pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This zone could stand much higher housing density (i.e., current R-6). The area is transit oriented and and pedestrian oriented (no need for a car). And there already exists a high density residential project on Peaks - the Avenue House - which has been there for 100+ years.

TABLE 5-D: MIXED-USE ZONE PURPOSE STATEMENTS

B-1	To provide limited areas for the location of small-scale commercial establishments intended to serve a local market. Uses that are complimentary, quiet, and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment are encouraged, and should be designed for the pedestrian scale and to provide convenient access for nearby residents and workers to walk in to purchase goods and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. This zone encourages mixed-use buildings, such as commercial first floor with residential uses above or combined retail/office uses in a multi-story structure. The zone also provides the opportunity for high residential density. Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.
B-2	To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses, housing, and services serving the adjoining neighborhoods and the larger community. The variety, sites, and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 zone. The zone provides a broad range of goods and services with a mixture of large and small buildings, such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile, by pedestrians and by bicycle. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns. The zone should provide locations for moderate to high-density housing in urban neighborhoods along arterials.
B-2b	To provide neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The B-2b zone is appropriate in areas where a more compact urban development pattern exists or where a neighborhood-compatible commercial district is established which exhibits a pedestrian scale and character. Such locations may include the peninsula and other arterials and intersections with an existing urban or neighborhood-oriented building pattern. The B-2b should provide locations for moderate to high-density housing in urban neighborhoods along arterials.
B-2c	To protect and enhance the quiet enjoyment of adjoining residential neighborhoods from the impacts of businesses that serve liquor and from other uses that are incompatible with adjoining neighborhoods due to noise.
B-3 & B-3b	To maintain and enhance the role of the downtown as the business and commercial center of the region; to enhance and promote the orderly expansion of retail and service businesses downtown, satisfying the related needs of the city's resident, working, and visitor populations; to encourage increased housing opportunity downtown for a diverse residential population; to enhance the pedestrian environment through the encouragement of intensive mixed-use activities, through the enhancement and maintenance of public and private open space, and through the enlivenment and increased attractiveness of the street environment; to encourage excellence in urban design; to preserve and capitalize on the unique character and historic fabric of the downtown through the encouragement of reuse of significant existing structures; to provide opportunity for an enhanced presence and integration of the arts and cultural activities; to reinforce the role of the downtown as a meeting place for community residents and visitors alike from all walks of life and all socio- economic groups; to provide adequate parking and transportation facilities which promote accessibility, enhance and encourage development opportunity, and enhance and protect the pedestrian environment; In the Pedestrian Activities District (PAD) Overlay Zone, to create continuity of pedestrian-oriented uses along streets where such uses predominate and along streets which, over time, will establish and maintain a strong retail and pedestrian-oriented use pattern; and to provide for the relocation of residents who are displaced by development.

#025

Posted by **Liz Trice** on **04/30/2020** at **7:38pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Reduce the number of business zones to 3 zones max and have B2b for neighborhoods.



TABLE 5-D (CONT.): MIXED-USE ZONE PURPOSE STATEMENTS

B-3c	In addition to the purpose of the B-3 and B-3b zone, to promote the safety, quiet enjoyment, and general welfare of citizens residing in a dense urban neighborhood by decreasing the conflicts between residential uses and loud late-night activities. The B-3c zone recognizes that the business uses appropriate in this zone are constrained by the proximity of multi-unit elderly housing.
B-4	To provide appropriate locations in the city for the development and operation of businesses catering primarily to highway-oriented trade along major arterials (uses which have market areas which are primarily dependent on the regional highway network or serve a regional or larger market), as well as to provide appropriate locations for large-scale commercial uses that require larger land areas to accommodate their operations.
B-5 & B-5b	To provide areas of the peninsula near the downtown where a mixture of uses, including marine, industrial, commercial, and residential, is encouraged. The B- 5 and B-5b zones are characterized by larger underdeveloped lots with great potential for denser, clustered, urban mixed-use development and more efficient reuse of existing land and buildings. It is anticipated that the dense, mixed-uses of the B-5 and B-5b zones will rely on a shared infrastructure system, including service alleys, parking lots, public transportation facilities, stormwater management, and driveways.
B-6	To establish a zoning district for the upland portion of the Eastern Waterfront area. The B-6 zone encourages this district to acquire a distinctly urban form through development that emphasizes a quality pedestrian experience, promotes public transit, and demonstrates exemplary urban design. The zone promotes a range of uses to achieve twenty-four hour urban vitality and shared use of parking infrastructure as recommended in the Eastern Waterfront Master Plan for redevelopment. The B-6 zone promotes a mixed-use development pattern envisioned for urban land on Portland's peninsula.
B-7	To establish a zoning district for urban areas in which the City has adopted master plans for redevelopment. Certain areas, including but not limited to Bayside, lie at the perimeter of the established downtown and contain significant redevelopment opportunities. The B-7 zone encourages these districts to acquire a distinctly urban form through dense development featuring a mix of uses such as housing, retail, offices, research and development, and artisan studios and that emphasizes a quality pedestrian experience, promotes public transit, and demonstrates exemplary urban design. Use of multi-modal transportation is strongly encouraged and is advanced by the installation of bicycle amenities, such as bicycle racks and storage areas. The zone promotes a wide range of uses in high quality structures and public open spaces to achieve 24-hour urban vitality and shared parking infrastructure. The B-7 zone promotes a mixed-use development pattern envisioned on Portland's peninsula.

TABLE 5-E: OFFICE ZONE PURPOSE STATEMENTS

O-P	To provide substantial areas for integrated development of offices in a park- or campus-like setting which are of the highest quality, are well-designed and maintained, and are compatible with their natural surroundings.
R-P	To provide appropriate location for the development and operation of low-intensity business uses, including offices on or near major arterials, that are compatible in scale, density and use with surrounding and adjacent residential neighborhoods; or to serve as a transition or buffer zone between residential and more intensive nonresidential zones.

#026

Posted by **Liz Trice** on **04/30/2020** at **7:40pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Why would we want to have "office zones" where everyone has to drive and have a huge parking lot? They should just be business zones. We should be creating more mixed use village centers.

TABLE 5-F: INDUSTRIAL AND AIRPORT ZONE PURPOSE STATEMENTS

I-L & I-Lb	To provide areas in which low-impact industrial uses, and limited other uses serving employees and residents of the surrounding neighborhood, will be compatible with adjacent residential uses, will provide a buffer between residential neighborhoods and higher impact industrial zones, or will stand alone as a smaller scale industrial district. The I-L zone is located adjacent to residential neighborhoods, business uses and other industrial uses where the low-intensity nature of the uses, as well as their strict performance standards, will ensure the compatibility of the uses with other adjacent industrial and nonindustrial uses. Performance standards for uses in the I-L zone are designed to maintain compatibility between low impact industrial uses and neighboring nonindustrial and industrial uses.
I-M, I-Ma, & I-Mb	To provide zones in areas of the city in which low and moderate impact industries and transportation-related uses will coexist. I-M and I-Ma zones are located on arterials or collectors. The I-Mb zone is similarly located on the peninsula. These locations provide for direct access onto arterials, thereby protecting residential neighborhoods from drive-through traffic. The purpose of the I-M, I-Ma and I-Mb industrial zones is also to provide for larger industrial buildings and for the limited or controlled use of areas outside of structures for storage of materials and machinery. These facilities often require large volumes of imported materials and products which result in large volumes of shipping and receiving. Often uses may be highway-oriented and transportation-related, thus relying on citywide and regional transportation infrastructure. Industrial uses in these moderate impact industrial zones may require separation from higher-impact uses.
I-H & I-Hb	To provide areas suitable for higher impact industrial uses than are permitted in other industrial zones and other uses that are capable of demonstrating, through design, layout and topography, their compatibility with, or non-intrusion on, existing or future higher impact industrial uses on adjacent or neighboring I-H zoned properties. Due to the intensity of use, the I-H zones are intended for uses which may require extensive outdoor storage and usage and may utilize heavy equipment. Processes may require separation from residential or sensitive environmental areas. The I-H zones are separated from other nonindustrial uses as well as natural or constructed features. High impact industrial uses will be of a higher intensity, with a greater lot coverage, than the other zones.
A-B	To provide an area for the development of airport-related enterprises. Appropriate uses permitted in this zone are those customarily associated with the operation of the airport terminal and individual airlines and accessory uses to provide for the comfort and convenience of the airport's patrons and employees.

TABLE 5-G: OPEN SPACE ZONE PURPOSE STATEMENT

R-OS	To preserve and protect open space as a limited and valuable resource; to permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to assure its continued availability for public use as scenic, recreation, and conservation or natural resource area, and for the containment and structuring of urban development; to provide a suitable location for large-scale regional sports and athletic facilities; and to develop an open space system throughout the City, which provides the highest quality parks, plazas, and pedestrian environment. The Recreation Open Space zone may include parcels of public property and private property legally restricted from intensive use or development through deed, covenant, or otherwise.
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6 USE STANDARDS

6.1 APPLICABILITY

The use of buildings, structures, and land are governed by this article, except when superseded by other applicable laws or ordinances. It is the intent that, when in doubt, this article should be interpreted to accommodate the goals of the City's Comprehensive Plan and other plans.

6.2 DETERMINATION OF USE

6.2.1 Use tables

Tables 6-A to 6-F shall determine if a use is permitted (●), conditional (◐), or not permitted (◑), as a principal use within a zone. Unless otherwise noted, where a use is listed in terms of square footage, square footage figures shall correspond to the total floor area of the use.

6.2.2 Unlisted uses

- A. Uses not expressly listed as permitted or conditional in Tables 6-1 to 6-6 are prohibited as principal uses except that a use may be permitted subject to meeting the following performance-based standards:
1. The proposed use is consistent with the purposes of the zone;
 2. The proposed use is closely related to a permitted use in terms of character, scale, and external impacts; and
 3. The buildings and structures associated with the proposed use are designed and operated so that it will prevent undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of neighboring residents by controlling noise

levels, emissions, traffic, lighting, odor, and any other potential negative impacts.

- B. The Planning Authority shall determine whether the uses not listed as permitted or conditional uses meet the above standards. If it is determined that the use does not meet the above criteria, it shall not be permitted.
- C. The Planning Authority may impose reasonable conditions of approval on the proposed use to ensure that it is similar in character and impact to a permitted or conditional use.

6.2.3 Multiple uses

A site may contain more than one principal use, so long as each principal use is allowed within the zone.

6.3 CHANGE OF USE

A change of use from one use in these tables to another is governed by the requirements of the new use. The use of any part of any building, structure, or property shall not be changed to any other use, whether principal or accessory and whether alterations in the building, structure, or property are involved or not, until a permit and certificate of occupancy authorizing such change of use has first been secured from the Building Authority in accordance with Chapter 6 of the City of Portland Code of Ordinances.

TABLE 6-A: PERMITTED AND CONDITIONAL USES IN RESIDENTIAL ZONES

	R-1	R-2	R-3	R-4	R-5/R-5A	R-6/R-6A	Use Standards
Residential	Single-family dwellings	●	●	●	●	●	
	Two-family dwellings			●	●	●	
	Multi-family dwellings		○		○ ¹ /● ²	●	6.5.6.G
	Multiplex			○	● ¹		6.4.12
	Handicapped family units	●	●	●	●	●	
	Planned Residential Unit Developments		● ⁴		● ⁴		
	Special needs independent dwelling units			●	● ¹	●	
	Lodging houses				○ ^{1,3}	●	6.4.9
Institutional	Sheltered care group homes	○	○	○	○	○	6.5.6.K
	Congregate care facilities				● ²		6.5.6.F
	Elementary, middle, and secondary schools	○	○	○	○ ¹	○	
	Governmental uses	●	●	●	●	●	
	Hospitals		○		○ ¹	○	
	Intermediate care facilities	○	○	○	○ ¹ /● ²	○	
	Long-term and extended care facilities	○	○	○	○ ¹ /● ²	○	6.5.6.F
	Places of assembly (<10,000 SF)	○	○	○	○ ¹	○	
	Places of assembly (>10,000 SF)	○	○	○	○ ¹	○	
	Preschool facilities	○	○	○	○	○	6.5.6.I
	Post-secondary schools		○		○ ¹	○	6.5.6.F
	Bed and breakfasts					●/○ ⁵	6.4.4
Comm.	General offices (<5,000 SF)					○	6.5.6.C
	Hostels					●/○ ⁶	6.4.8
	Agriculture	●	●				
	Cemeteries	○	○			●	
Other	Off-street parking		○	○	○ ¹	○	6.5.6.H
	Parks and open spaces	●	●	●	●	●	
	Raising of domesticated animals	○					6.5.6.J
	Solar energy system (minor)	●	●	●	●	●	6.4.16
	Utility substations	○	○	○	○	○	6.5.6.L

¹ In R-5 zone only.² In R-5A zone only.³ Conversions of existing two-family or multiplex structures into lodging houses are permitted as a conditional use, provided that the lodging house shall not be located within 500 ft. of another as measured along street lines.⁴ Must consist of horizontally attached dwelling units or a series of such units in the R-3 zone and horizontally or vertically attached dwelling units in the R-5/R-5A zone, or a series of such dwelling units, with all land owned and used in common. PRUDs shall be subject to review and approval by the Planning Board under Article 15.⁵ Permitted if a conversion of a structure existing as of 3/3/97 to up to four guest rooms and conditional if a conversion of the same to five to nine rooms.⁶ Permitted if for no more than 10 overnight transient guests and conditional if for between 11 and 20 overnight transient guests. An owner, manager, or operator shall be a permanent resident of the building.

#027

Posted by **Liz Trice** on **04/30/2020** at **7:44pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

There should only be two R zones, 3 max, and all more dense. The only one that has appropriate density to the current zoning map is R6.

#028

Posted by **Liz Trice** on **05/07/2020** at **7:24pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

seems to be missing a legend that describes what the full circle vs 1/2 circle means. I'm guessing conditional use. .

TABLE 6-B: PERMITTED AND CONDITIONAL USES IN ISLAND ZONES

		IR-1	IR-2	IR-3 ¹	I-B	Use Standards
Residential	Single-family dwellings	●	●	● ²	●	6.5.6.G
	Two-family dwellings				○	
	Multi-family dwellings				○	
	Handicapped family unit	●	●	●	●	
	Planned Residential Unit Developments	●	●			
Institutional	Lodging houses		○ ³	● ³	● ³	6.5.6.F ⁶
	Elementary, middle, and secondary schools	○	○	●	○	
	Educational facilities (including seasonal camps)	○	○			
	Governmental uses	○	○	●	○	
	Places of assembly (<10,000 SF)	○	○	●	○	6.5.6.I
	Places of assembly (>10,000 SF)	○	○		○	
	Preschool facilities	○	○	●	○	
Commercial/Service	Auto service stations				○	6.5.6.A
	Bed and breakfasts				● ⁴	
	General services (<5,000 SF)				●	
	Hotels			● ⁵	○ ⁵	
	Restaurants			●	●	
	Retail (<10,000 SF)			●	●	
	Studios for artists and craftspeople				●	
Other	Agriculture	●				
	Boathouses and storehouses for fishing equipment	●	●	●	●	6.4.5
	Campgrounds	○		●		
	Cemeteries	○	○			
	Marinas and yacht clubs			●	●	
	Off-street parking				●	
	Parks and open spaces	●	●	●	●	
	Raising of domesticated animals	○				6.5.6.J
	Solar energy system (minor)	●	●	●	●	6.4.16
	Utility substations	○	○	●		6.5.6.L
	Wharves, piers, docks, and landing ramps	○	○	●	●	

¹ All uses within the IR-3 permitted only within a PUD with a minimum total area of 20 acres of contiguous land subject to the standards of 6.4.14.

² Single-family attached permitted provided that new construction shall be limited to no more than six attached dwellings per building.

³ With greater than two but no more than nine rooming units.

⁴ Permitted on Peaks Island only.

⁵ Maximum 50 rooms.

⁶ The standards of 6.5.6.F shall not apply to institutional uses within the I-B zone. In the IR-1 and IR-2 ones, institutional uses are subject to the standards of 6.5.6.F only if the total land area of the use is two acres or more.

TABLE 6-C: PERMITTED AND CONDITIONAL USES IN MIXED-USE ZONES

		B-1	B-2/B-2b/B-2c	B-3/B-3-b/B-3c ¹	B-4	B-5/B-5b	B-6	B-7	Use Standards
Residential	Single-family dwellings	●	●	●		●	●	●	
	Two-family dwellings	●	●	●		●	●	●	
	Multi-family dwellings	●	●	●		●	●	●	
	Handicapped family units			●		●	●	●	
	Combined living/working spaces	●	●	●		●	●	●	
Institutional	Lodging houses	●	●	●	●	●		●	6.4.9
	Clinics	●	●	●		●		●	
	Cultural facilities			●		●	●	●	
	Elementary, middle, and secondary schools	●	●	●		●	●	●	
	Emergency shelters			○	○	○			6.5.6.B
	Governmental uses	●	●	●	●	●		●	
	Intermediate care facilities		●						
	Long-term and extended care facilities		●						
	Places of assembly (< 10,000 SF)	●	●	●	●	●	●	●	
	Places of assembly (> 10,000 SF)		●	●	●	●	●	●	
	Preschool facilities	●	●	●	●	●	●	●	
	Post-secondary schools		●	●	●	●	●	●	
	Adult business establishments		● ²	● ²					6.4.2
	Auto, boat, and related dealerships		○		●				6.5.6.A
	Auto service stations		○ ³		●	●			6.5.6.A
Commercial/Service	Bars		● ⁴	● ⁴	●	●	●	●	6.4.3
	Bed and breakfasts	●	●	●				●	6.4.4
	Exhibition, meeting, and convention halls			●		●	○	●	
	Funeral homes		●		●				
	General offices (<5,000 SF)	●	●	●	●	●	●	●	6.4.6
	General offices (>5,000 SF)		●	●	●	●	●	●	
	General services (<5,000 SF)	●	●	●	●	●	●	●	6.4.6
	General services (>5,000 SF)		●	●	●	●	●	●	
	Hostels	●		●		●		●	6.4.6, 6.4.8
	Hotels		●	●	●	●	● ⁵	●	
	Marijuana retail store		●/○ ⁶	●	●			●	6.4.10
	Recreation and amusement centers				●	●		●	
	Registered marijuana dispensary		●/○ ⁶	●	●			●	6.4.10
	Restaurants	●	●	●	●	●	●	●	6.4.3, 6.4.6
	Retail (< 5,000 SF)	●	●	●	●	●	●	●	6.4.6, 6.4.15
	Retail (5,000 – 25,000 SF)		●	●	●	●	●	●	6.4.15
	Retail (>25,000 SF)		●	●	●	●	●	●	6.4.15

TABLE 6-C (CONT.): PERMITTED AND CONDITIONAL USES IN MIXED USE ZONES

	B-1	B-2/B-2b/B-2c	B-3/B-3b/B-3c ¹	B-4	B-5/B-5b	B-6	B-7	Use Standards
Small-scale marijuana caregiver		●	●	●			●	6.4.10
Theaters and performance halls		●	●	●	●	●	●	
Veterinary services		●		●				
Communication studios		●	●	●	●	●	●	
Dairies		● ⁷		●				
High-tech manufacturing							○	6.5.6.D
Intermodal transportation facilities					●	●	●	
Laboratory and research facilities		○		●		○	●	6.5.6.E
Low impact industrial (<10,000 SF)		● ⁸	○	●	●	●	●	6.5.6.E
Low impact industrial (>10,000 SF)		● ⁸		●	○			
Marijuana testing facilities				●				
Marijuana manufacturing facilities				●				6.4.10
Marijuana cultivation facilities (<7,000 SF plant canopy)				●				
Printing and publishing		○ ⁹	●	●	●	●	○	
Repair services		●	●	●	●	●	●	
Studios for artists and craftspeople	●	●	●	●	●	●	●	
Tow lots				●				6.4.17
Warehousing, storage, and distribution		○ ¹⁰		●	● ¹⁰	○ ^{10, 11}	○ ^{10, 11}	6.5.6.E
Marine uses					●	●		6.4.11
Correctional pre-release facilities				●				6.4.7
Off-street parking			●/○ ¹²		●	○	○	6.5.6.H
Parks and open spaces	●	●	●	●	●	●	●	
Solar energy system (minor)	●	●	●	●	●	●	●	
Solar energy system (major)				○				6.4.16
Utility substations	●	●	○	●	●	●	○	6.5.6.L
Wind energy system (minor)		○	○	○	○	○	○	6.4.18

¹ See PAD Overlay for additional use regulations.

² Permitted in the B-2 and B-3 only.

³ Permitted as a conditional use in the B-2 only. Expansion of auto service stations in existence as of 11/15/99 permitted as a conditional use in the B-2b and B-2c zones.

⁴ Not permitted in the B-2c and B-3c zones.

⁵ Hotels shall be limited to no more than 150 rooms.

⁶ Permitted in the B-2 zone. Conditional in the B-2b and B-2c.

⁷ Permitted only if an expansion of an existing dairy.

⁸ Permitted with a retail component only. Low-impact industrial uses greater than 10,000 SF are permitted in the B-2 only.

⁹ Printing and publishing of 10,000 SF or less, or expansion of printing and publishing establishments greater than 10,000 SF in existence as of 4/4/88, shall be treated as a conditional use.

¹⁰ Permitted in the B-2/B-2b/B-2c as a conditional use if 10,000 SF or less. Self-storage permitted in the B-4 zone. Self-storage permitted as a conditional use in the B-5 zone (on-peninsula locations only) in buildings existing as of 12/16/15. Self-storage not permitted in the B-2/B-2b/B-2c, B-6, and B-7 zones.

¹¹ Wholesale is allowed as conditional use, providing the wholesale operation is associated with an onsite retail establishment and occupies less than 15,000 SF.

¹² Structured parking shall be permitted. Surface parking shall be treated as a conditional use.

TABLE 6-D: PERMITTED AND CONDITIONAL USES IN OFFICE PARK & RESIDENCE PROFESSIONAL ZONES

		OP ¹	RP ²	Use Standards
	Any residential use permitted in the nearest residential zone		●	
	Preschool facilities	●	ⓘ	6.5.6.I
	Funeral homes		●	
	General offices	●	●	
Industrial	High tech manufacturing	ⓘ		6.5.6.D
	Laboratory and research facilities	●		
	Printing and publishing	●		
	Studios for artists and craftspeople		●	
	Parks and open space	●	●	
Other	Solar energy system (minor)	●	●	6.4.16
	Utility substations		●	
	Wind energy system (minor)	ⓘ		6.4.18

¹ All permitted and conditional uses in the O-P zone, with the exception of parks and open spaces, solar energy systems, and wind energy systems, shall be allowed only within an office park of at least three acres of contiguous land subject to the standards of Subsection 6.4.13.

² Any conditional use that is permitted as a conditional use in the nearest residential zone shall be permitted as a conditional use in the R-P zone. All conditional use standards of the residential zone shall apply.

TABLE 6-E: PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

		I-L/I-Lb	I-M/I-Mb	I-H/I-Hb	A-B ¹	Use Standards
Institutional	Airports				● ²	
	Preschool facilities	●	●			
	Emergency shelters	●	●	●		6.5.6.B
	Intermediate care facilities		● ³			
	Places of assembly (<10,000 SF)	●				
Commercial/Services	Bars				●	
	General offices (<5,000 SF)	● ⁴	●			
	General offices (>5,000 SF)	● ⁴	●			
	General services (<5,000 SF)				●	
	General services (>5,000 SF)				●	
	Hotels				●	
	Recreation and amusement centers	●	●			
	Repair services	●	●	●		
	Restaurants				●	
	Animal-related services	● ⁵				
	Construction & engineering services	●	●	●		
	Dairies	●	●	●		
	Fish waste processing			●		
	Food & seafood processing, packing, and distribution		●	●		
	High-impact industrial uses			●		
	Intermodal transportation facilities	●	●	●		
	Laboratory and research facilities	●	●	●		
	Low-impact industrial	●	●	●		
	Lumber yards	●	●	●		
	Marijuana cultivation facility (<2,000 SF plant canopy)	●	●	●		
	Marijuana cultivation facility (2,000-7,000 SF plant canopy)		●	●		
	Marijuana cultivation facility (>7,000 SF plant canopy)			●		6.4.10
	Marijuana manufacturing facility	●	●	●		
	Marijuana testing facility	●	●	●		
	Printing and publishing	●	●	●		
	Recycling and solid waste disposal facilities		● ⁶	● ⁶		
	Studios for artists and craftspeople	●	●			
	Telecommunication towers (ground-mounted)		●	●		
Industrial	Tow lots		●	●		6.4.17
	Warehousing, storage, and distribution facilities	● ⁷	●	●		
	Correctional pre-release facilities		● ⁸	● ⁸		6.4.7
	Marinas	●				

#029

Posted by **Liz Trice** on **05/07/2020** at **7:25pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Grids are good. It would be good to have a grid that includes density, parking, setbacks and height limits for each zone.

TABLE 6-E (CONT.): PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

		I-L/I-Lb	I-M/I-Mb	I-H/I-Hb	A-B ¹	Use Standards
Other	Off-street parking				●	
	Solar energy system (minor)	●	●	●	●	6.4.16
	Solar energy system (major)		●	●	①	
	Utility substations	●	●	●		
	Wind energy system (minor)	①	●	●	●	6.4.18
	Wind energy system (major)		●	●	①	

¹ Permitted uses on lots within airport restricted access areas shall be limited to those which do not require or encourage access or visits by the public and which provide technical administrative or other support to airport operations.

² Including airport administration, terminals, carrier operations, concessions, reservations and ticket sales, freight, repair and storage, fueling services, flying schools, car rental operations, and other associated uses.

³ Permitted in existing structures not designed for industrial, amusement, warehouse or manufacturing uses as of 9/15/14 or later. Such structures may be reused or expanded to establish a facility of no more than 30 persons plus staff.

⁴ Only back office uses permitted.

⁵ Not including kennel or boarding facilities.

⁶ Permitted within an enclosed structure only.

⁷ Must be less than 10,000 SF in floor area. No outdoor storage permitted. Self-storage not permitted in the I-L/I-Lb zone.

⁸ Not permitted in the I-Ma, I-Mb, or I-Hb zones.

TABLE 6-F: PERMITTED AND CONDITIONAL USES IN RECREATION OPEN SPACE ZONE

	R-OS ¹	Use Standards
Cemeteries	●	
Marinas	●	
Parks and open space	● ²	
Solar energy system (minor)	⦿	6.4.16
Solar energy system (major)	⦿	
Utility substations	●/⦿ ³	6.5.6.L, 6.5.7.A
Wharves, piers, docks, and landing ramps	●	
Wind energy system (minor)	⦿	6.4.18
Wind energy system (major)	⦿	

¹ Accessory uses within structures of 2,500 SF or more shall be treated as a conditional use under Section 6.5.7.

² Including active recreational uses, such as playgrounds, golf courses, fields, pools, courts, community gardens, marinas, and sports complexes and passive uses, such as arboretums and picnic areas.

³ Including sewage pumping and treatment facilities only. Water pumping stations shall be treated as a conditional use under Section 6.5.7.

6.4 SUPPLEMENTAL USE STANDARDS

The following standards shall apply to the following uses, whether permitted or conditional.

6.4.1 In general

- A. No building intended for use as a habitation shall be erected on a lot which has its only street frontage on a street less than 35 feet wide. No building shall be erected on a lot, except on the islands in Casco Bay, which does not abut a street meeting the minimum requirements for street improvements set forth in this subsection. For purposes of this subsection, street shall be as defined in Article 3, except that a dedicated street which may no longer be accepted due to lapse of time and an accepted street which may have been discontinued by abandonment shall also be deemed to be streets, provided that an applicant for a building permit respecting any lot abutting such street shall, without

compensation or claim for damages, and at his own cost and expense, first submit to the Building Authority:

1. A deed from the owner of such lot conveying to the city all his or her right, title and interest in and to such street or any portion thereof; and
 2. An agreement by such owner forever releasing the city from any and all claims for damages for the laying out and taking of such street and indemnifying the city against any and all other such claims, both such instruments to be executed and in recordable form acceptable to the Corporation Counsel and to encumber and run with the land.
- B. For a lot abutting any portion of a street which is unimproved or improved but not permanently paved, that portion which abuts the lot, and any like portion between such portion and the nearest permanently paved

street or portion which is the principal access to such lot, shall be improved, including sewers, storm drains, pavement, curbs and, if located on a designated school walking route, sidewalks, in accordance with the *City of Portland Technical Manual*. Where the nearest permanently paved street does not have granite curbing, the Public Works Authority may waive the requirement of curbing under this subsection, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur:

1. A plan of the street improvements required by this subsection shall be submitted to the Public Works Authority; and
2. Upon determination by the Public Works Authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the city as set forth under Articles 14 and 15. Also as set forth in Articles 14 and 15, a one-year defect bond shall be tendered to the city prior to release of the performance guarantee required hereby. The provisions of this subsection (2) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her

intention under oath to make the structure his or her personal residence.

- C. The requirements of this subsection shall not apply to the following city streets upon their construction by the Public Works Authority to such standards as are determined by the authority to be the most feasible:
 1. Dingley Court and
 2. Morgan Court.

6.4.2 Adult business establishments

- A. Adult business establishments shall be located at least 1,000 feet from any other adult business establishment, and at least 500 feet from any residential zone, as measured in a straight line, without regard to intervening structures or objects; and
- B. No sexually explicit materials, entertainment, or activity shall be visible from the exterior of the premises.

6.4.3 Bars and restaurants in the B-6 zone

- A. No bars located east of Waterville Street shall be permitted within 50 feet of Fore Street; and
- B. Restaurants located east of Waterville Street within 50 feet of Fore Street shall be limited in hours of operation to between 5 am and 11 pm each day and food service and consumption shall be the primary function of the restaurant.

6.4.4 Bed and breakfasts

- A. In the R-6 and R-6A zones, the minimum gross floor area for bed and breakfasts shall be 2,000 SF for the first three guest rooms and 500 SF for each additional guest room;
- B. In all mixed-use zones except the B-1 zone, bed and breakfasts may include a meeting facility limited to use for private parties, business

meetings, weddings, receptions, seminars, or business and educational conferences, provided that:

1. In the B-2/B-2b/B-2c zones, the meeting facility must be less than 4,000 SF; and
2. In the B-3/B-3b/B-3c zones, the building in which the bed and breakfast and meeting facility will be located must have existed on March 3, 1997 and have been greater than 4,000 SF in floor area on that date.

6.4.5 Campgrounds

- A. Campgrounds shall not include recreational vehicles;
- B. Campgrounds shall be licensed by the State of Maine Department of Human Services;
- C. No tent shall be located within 75 feet of the perimeter of site; and
- D. The land area of the campground shall not be less than the equivalent of 5,000 SF of land area per tent site exclusive of the roadway network.

6.4.6 Commercial uses in the B-1 zone

- A. Commercial uses shall be permitted provided that such uses generate less than 100 peak hour vehicle trips per 2,000 SF of floor area and less than 100 peak hour vehicle trips in total.
- B. Retail and restaurant uses shall not operate between the hours of 11 p.m. and 6 a.m., and shall not accept deliveries or services between the hours of 10 p.m. and 7 a.m. For restaurants, food service and consumption shall be the primary function.
- C. No beverage container redemption centers shall be permitted. Beverage dealers shall be permitted as a retail use provided that the

maximum total floor area for redemptions as an accessory use, including the storage of spent containers, shall be no greater than 500 SF or 10% of the total floor area of the facility, whichever is less.

6.4.7 Correctional pre-release facilities

- A. No correctional prerelease facility shall be located within 1,000 feet of another, as measured in a radius from the center of the lot.
- B. If a facility requires state or federal licensing, staffing of the facility shall be as required by such license. If a facility does not require state or federal licenses, there shall be a minimum of one staff person for every 10 residents or fraction thereof. The facility shall provide 24-hour supervision of program participants.

6.4.8 Hostels

- A. An operations plan must be submitted demonstrating that:
- B. No unaccompanied minors under the age of 18 shall be permitted in the facility;
- C. The length of stay for transient guest shall not exceed 15 days within any 60-day period;
- D. In the R-6 zone, for hostels greater than 10 guests, a minimum of 250 SF of land area shall be required per hostel guest; and
- E. In the B-1 zone, no more than 20 overnight transient guests shall be permitted.

6.4.9 Lodging houses

- A. Lodging houses, except for lodging houses located in the IR-2, IR-3, and I-B zones, shall contain common areas for use by all residents, including a kitchen. A kitchen need not be available as a part of the common areas where all meals are provided on a daily basis.

6.4.10 Marijuana-related uses

A. The following standards apply to the following marijuana-related uses:

1. Marijuana cultivation facilities,
2. Marijuana manufacturing facilities,
3. Marijuana products,
4. Marijuana retail stores,
5. Marijuana testing facilities,
6. Small-scale marijuana caregivers, and
7. Registered dispensaries.

B. Location criteria

1. No marijuana cultivation facility, marijuana manufacturing facility, marijuana testing facility, small-scale marijuana caregiver, marijuana store or registered dispensary may be located within 500 feet of a pre-existing public school, private school, or a public preschool program, as defined by 20-A M.R.S. § 1. Distance shall be measured from nearest property line of the respective marijuana-related use and the property line of the lot containing the public school, private school, or public preschool program.
2. No marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility may be located within 300 feet of the following residential zones: R-1, R-2, R-3, R-4, R-5/R-5A, R-6/R-6A, or R-7. Distance shall be measured from the nearest outer wall of the building housing the marijuana cultivation, manufacturing, or testing facility to the nearest applicable residential zone boundary. If the marijuana related facility leases a room or suite of rooms within a building, including, without limitation, individual units within a shopping plaza or shopping mall, the

nearest outer wall of the room or suite of rooms within which the facility is located shall constitute the nearest outer wall of the building housing that facility.

C. Supplemental standards

1. Marijuana-related uses may only be permitted within a fully enclosed building.
2. No outside storage of marijuana, marijuana products, or related supplies is permitted.
3. No drive-through service is permitted for marijuana-related uses.
4. No marijuana or marijuana product shall be smoked, eaten or otherwise consumed or ingested on the premises where sold.
5. An operating plan for marijuana cultivation facilities and marijuana manufacturing facilities shall be provided that at a minimum addresses the following:
 - a. wastewater;
 - b. disposal of waste; and
 - c. security at the premises.
6. A ventilation plan shall be included for marijuana cultivation facilities, marijuana manufacturing facilities, and small-scale marijuana caregivers that provides for adequate ventilation so as to prevent pesticides, insecticides or other chemicals used in the cultivation or processing of marijuana or marijuana related products from being dispersed or released outside the premises. The plan shall further provide for resulting smoke, vapor, fumes, gases and particulate matter from marijuana or its processing or cultivation to be effectively confined to the premises.
7. Marijuana-related uses shall provide odor control measures so that odor generated on site is mitigated at the property line of

the lot containing the marijuana-related use. Applications must demonstrate appropriate measures, such as carbon filtration, ventilation and exhaust systems, facility plans or other additional practices adequate to mitigate odors for the scale of operations for the uses proposed.

- D. For purposes of this ordinance, any approval issued for a marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility operated pursuant to 22 M.R.S. § 2421 et seq. shall be deemed to constitute approval for the same corresponding marijuana cultivating, manufacturing, or testing facility use operating under 28 M.R.S. § 101 et seq. Notwithstanding the above, no marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility may operate without the applicable state and City license.

6.4.11 Marine uses

- A. In the B-5/B-5b and B-6 zones, marine uses shall include marine products wholesaling and retailing; harbor and marine supplies and services;
- B. In the B-5/B-5b zones, marine uses shall include marine repair services and machine shops; shipbuilding and facilities for the construction, maintenance, and repair of vessels; marine museums and aquariums; boat repair yards; boat storage; and seafood processing, packing, and distribution for human consumption; and
- C. In the B-6 zone, marine uses shall include underground marine fuel storage provided that such storage shall be used solely for the purpose of fueling vessels.

6.4.12 Multiplexes

- A. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below aboveground units.
- B. In the R-5 zone, the maximum number of units in a multiplex building shall be six.
- C. No dwelling unit shall have less than 600 SF of floor area, exclusive of common hallways and storage in basement and attic;

6.4.13 Office parks in the O-P zone

An office park shall be approved only if the development meets the following development standards:

- A. Office parks shall have a minimum gross area of three acres of contiguous land, consisting of either an Office Park Planned Unit Development (OPPUD) on one lot with one or more buildings and with driveways and open areas to be owned and maintained in common, or an office park subdivision (OPS) on one parcel with two or more lots intended for separate ownership.
- B. Development proposals shall include a master plan of the office park. The master plan shall include the following:
 - 1. For an OPPUD proposal: The location of the building(s) on the site; infrastructure of the site; identification of common areas; traffic circulation, architectural character and treatment of the building(s); proposed building envelopes; phasing and timing of the development; private development restrictions; and such other information necessary and sufficient to ensure compliance with the standards in this section; and

2. For an OPS proposal: Delineation of the subdivision of land; infrastructure of the site; identification of common areas, if any; traffic circulation; desired architectural character, including private development restrictions to ensure compatibility of architectural character of future buildings with each other; phasing and timing of the development; private development restrictions; and such other information as necessary and sufficient to ensure compliance with the standards in this section.
- C. Development proposals shall demonstrate a reasonably unified design of the site, including the architecture, the layout of the buildings, pedestrian and vehicular circulation plan, open space, drainage, and the topography, soil conditions, vegetation and other natural features of the site. Integration of open spaces and natural features shall be achieved by incorporation of outdoor amenities for the benefit of users of the site, such as jogging and walking trails, gardens and benches.
 - D. Development proposals shall include a landscape program. All land areas not covered by structures, parking areas or circulation facilities shall be landscaped and maintained. In order to soften the visual impact of large expanses of pavement in parking lots, vegetation shall be planted or retained in islands or planting strips where required by the site plan or subdivision ordinance.
 - E. Parking may not be located in the required front yard setback. If parking is provided in the area between the building and minimum setback line, the parking area must be adequately screened with landscaping materials and permanently maintained.
 - F. Development proposals shall include internal sidewalks, illustrating the manner in which the developer will provide this amenity to take advantage of the topography and natural features of the site.
 - G. Development proposals shall include buffering yard areas abutting a residential zone or residential use and to screen parking lots and driveways from public view, identifying the location, composition and maintenance of the buffer. The buffer and screening shall be of a dense and continuous nature and shall incorporate trees, shrubs, fencing, berms and related elements deemed necessary.
 - H. Development proposals shall identify the extent to which the developer shall preserve natural features including, but not limited to, existing vegetation, flood plains, rock outcroppings, surface water bodies, drainage swales and courses, and wetlands; provided any such program shall consider and be sensitive to the need to preserve such natural features.
 - I. Development proposals shall identify all proposed traffic controls, parking areas, interior traffic circulation, and demonstrate that additional traffic generated by the project itself can be reasonably accommodated on existing public streets.
 - J. All buildings shall be designed or approved by a registered architect in the State of Maine and shall be in conformance with the proposed master plan. The scale, texture, color and massing of the buildings shall be coordinated. The full range of high quality, permanent, and traditional or contemporary building materials and technology may be incorporated in a

manner so that the development as a whole embodies distinguishing attributes that achieve the developer's desired degree of excellence and are in conformance with the architectural guidelines provided in the private development restrictions. Particular emphasis shall be placed on the appearance of building facades from public streets, from driveway and parking areas, and from other nearby buildings. Building elevation drawings shall be submitted which indicate architectural style, exterior finishes and color, building height and scale, and location and scale of window and door openings. Samples of exterior building materials shall also be submitted.

- K. Development proposals shall identify the location and style of lighting to be used in the development. All light fixtures shall be hooded or shielded so that the light shines downward.
- L. Development proposals shall identify all proposed signage. Signs shall be designed in proportion and character with the building facades. All signs shall be constructed of permanent materials and shall be coordinated with the building and landscaping design through the use of appropriate materials and finishes.

6.4.14 Planned unit development in the IR-3 zone

In addition to other applicable reviews, no development shall occur nor shall any new use be established in the IR-3 zone unless the Planning Board finds that the final development plan for the site is in compliance with the following standards:

- A. The development shall demonstrate a reasonably unified response to the design possibilities of the site, by virtue of such

elements as the design and layout of buildings and lots, circulation plan, open space, drainage, and orientation to achieve energy conservation or solar access, to form a functionally integrated whole.

- B. The design and layout of the development and buildings shall be reasonably compatible with the surrounding neighborhood by virtue of such features as architectural style, exterior finish, scale, circulation, open space, landscaping, and preservation of natural site amenities.
- C. All open spaces on the site shall be functionally integrated into the development plan by virtue of such features as accessibility to residents, recreation, conservation of existing public rights of access to shoreland areas and scenic natural areas, orientation to achieve energy conservation or solar access, preservation of natural site amenities, and use as a buffer between the development and the surrounding neighborhood.
- D. The development shall be designed primarily with a pedestrian orientation to minimize the use of and dependency on private motor vehicles. Appropriate areas on the site shall be designated, as necessary, for parking of common service vehicles, golf carts or bicycles to serve the transportation needs of residents and visitors. The internal circulation plan shall also be coordinated with the existing island street network to ensure adequate access for emergency and service vehicles.
- E. A project construction plan shall be developed indicating the anticipated number and types of vehicles such as construction equipment, supply delivery and service vehicles needed for undertaking the construction of the project.

Documentation shall be provided as to the proposed transportation route such as roads, piers, beaches, sand bars and the impact of construction related activities on the routes.

- F. The development shall not have a substantial adverse impact on the capacity of existing island docking facilities. The developer shall demonstrate that an adequate water transportation system, including docking facilities, exists or will be provided.
- G. Adequate provision for off island solid waste disposal shall be demonstrated such that the impact on municipal solid waste disposal is minimized. A development shall incorporate methods such as the following to reduce the amount of solid waste generated by the project: compaction and reduction in waste volume, recycling, incineration or baler system, and private collection and transfer to an off-island location. It shall be demonstrated that there will be no significant environmental impacts from the solid waste disposal system.
- H. All sanitary waste from the development shall be disposed of by a public sewer, private community sewer system providing at least secondary treatment, or subsurface sewerage system, in compliance with federal, state and local regulations. The developer shall demonstrate that the project will comply with all applicable federal, state and local water quality and groundwater standards.
- I. The proposed development shall have sufficient water for the reasonably foreseeable needs of the development and shall not cause an unreasonable burden on existing water supply nor adversely affect groundwater resources. Unless the development is to be served entirely by public water and secondary treatment sewer systems, the determination of compliance with this provision shall be based upon one (1) or more comprehensive groundwater analyses and reports prepared by qualified professionals and including assessment of current groundwater aquifer conditions, the impact of the proposed development on the groundwater aquifer, and recommendations for mitigation of potential impacts caused by the development.
- J. The development shall preserve the natural features of the shoreland area by minimizing the disturbance of existing vegetation and slopes, avoiding development in areas subject to erosion and sedimentation, and conserving scenic views and vistas to and from the site.
- K. The development plan shall preserve significant resources of the site by integrating open space into the development plan and by conserving such features as scenic vistas, historic man made or natural features, existing vegetation, wetland areas, shoreland areas, ground water, natural wildlife habitat, and recommended or registered State of Maine Critical Land Areas, as well as other environmentally sensitive areas.
- L. All open spaces on the site shall be functionally integrated into the development plan by virtue of such features as passive and active recreational opportunities, accessibility to residents, preservation of natural site amenities and resources, orientation to achieve energy conservation or solar access, use as a buffer between housing clusters and to screen the development from surrounding areas.
- M. The applicant shall demonstrate sufficient financial and technical capability for undertaking the proposed project. Financial capability shall include a cost estimate of the

proposed improvements, proposed construction and permanent financing, and terms of sale or lease of dwellings and commercial space. Technical capacity shall include the experience and expertise of the developer in implementing projects of similar scope.

- N. The applicant shall develop an environmental impact analysis including an inventory of existing environmental conditions at the project site and in the surrounding area with an assessment of the development's probable impact upon the environment. The inventory shall include such resources as air, water quality, water supply, surface water and shoreline, geology, soils, topography, wildlife, botanical and aquatic, including rare and endangered species, historic, archeological and aesthetic. The analysis shall include the direct and cumulative adverse impacts of the project on these resources. The analysis shall also include what steps the applicant proposes to take to identify and minimize adverse environmental impacts during construction, management and use of the property and whether there are alternatives for the project which would decrease the impact of the development.
- O. If the project is to be completed in phases, the applicant shall indicate the schedule for completing and implementing infrastructure improvements as well as other improvements, agreements or services required for compliance with the development standards of this section, planned unit development standards, and site plan and subdivision review requirements.

- P. The development shall not place an unreasonable burden on the ability of the city to provide police, fire and other emergency services.

6.4.15 Retail in the B-3/B-3b/B-3c and B-5/B-5b zones

Retail shall not include wholesale and bulk purchase lumber and construction supply sales.

6.4.16 Solar energy systems

- A. All solar energy systems shall meet the technical, safety, and maintenance standards in the *City of Portland Technical Manual*.
- B. Solar panel placement should minimize or negate any solar glare impacting nearby properties or roadways, without unduly impacting the functionality or efficiency of the solar energy system.
- C. All applicants are encouraged to ensure the maximum solar energy generation from their system by obtaining solar access easements. Solar access easements may be filed consistent with Maine State law.
- D. Solar energy systems shall be located away from and screened from public ways and nearby residential/institutional uses to the extent possible and shall be designed so as to minimize impacts on significant scenic views.
- E. Layout and fencing shall be integrated with existing landscape and minimize removal of vegetation to the extent possible.
- F. Where any part of the proposed solar energy system (including associated facilities) is within an historic district, such development shall be reviewed and approved by the Planning Authority in accordance with Article 17. Where any part of the proposed solar energy system

(including support structures and associated facilities) is within 100 feet of any designated landmark, historic district, or historic landscape district, such development shall meet the standards of Article 14, regarding compatibility with the landmark or historic district.

- G. Solar energy systems shall minimize impacts resulting from construction and maintenance of the solar energy system, including lighting, security measures, traffic, and grid connections.
- H. Solar energy systems shall be located away and screened from public ways and nearby residential/institutional uses to the extent possible.
- I. Where permitted in residential zones, and in the B-1, B-2, B-3, B-7 and waterfront zones, all solar energy systems shall be co-located with other land uses.
- J. Major solar energy systems shall be located on areas already paved or built upon, or where other development is documented to be unlikely due to local conditions.

6.4.17 Tow lots

Tow lots must be at least 300 ft. from any residential zone or conforming residential use.

6.4.18 Wind energy systems

- A. All wind energy generation equipment shall be approved under a certification program approved by the U.S. Department of Energy such as the Underwriters Laboratories, Germanischer Lloyd Wind Energies, or other similar certifying organizations. Experimental, homebuilt, and prototype models shall not be permitted.
- B. Wind energy systems and associated facilities, including foundations and support structures, electrical connections and control equipment, associated site improvements, and construction techniques, shall be designed, engineered, and installed to comply with all applicable local, state, and federal construction and electrical regulations and Federal Aviation Administration regulations. Applicable state and local approvals shall be obtained prior to installation of any wind energy system.
- C. The support structure (e.g. tower, pole) for freestanding wind generating systems shall not be climbable for a minimum height of 12 feet above the surrounding ground level or accessible surface. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- D. All moving components of a wind energy system shall be a minimum of 12 feet from ground level or accessible surface.
- E. All on-site electrical wiring associated with the proposed wind energy system shall be located within the tower/pole/supporting structure and underground. Above ground on-site connections near substations or to the electric grid shall be allowed.
- F. The use of guy wires is discouraged. If required, they shall be located away from pedestrian routes/access points and marked with visible, reflective, colored objects, such as flags, reflectors, or tape, which shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten feet from the ground.
- G. No wind energy system shall be located within 250 feet of any significant wildlife habitat, as defined by Maine Department of Environmental Protection/Maine Department of Inland

Fisheries and Wildlife under provisions of the Natural Resources Protection Act (38 M.R.S. § 480 et seq.) including wildlife habitat for species appearing on the official state and federal list of endangered or threatened animal species.

- H. For all wind energy systems over 45 feet in height above the ground or over 100kW, evidence shall be provided that the Environmental Coordinator of the Maine Department of Inland Fisheries and Wildlife, and the Maine Natural Area Program, have been notified of the location, height and design of the proposed wind energy system at least 3 weeks prior to any final determination under this provision. Any comments received therefrom shall be addressed to the satisfaction of these state authorities prior to any final determination under this provision.
- I. Wind energy systems shall be designed to avoid electromagnetic interference with the transmission or reception of radio, telephone, television, microwave, navigational or similar signals to neighboring areas.
- J. Wind energy systems and associated facilities shall use non-reflective materials and neutral colors and textures that blend in with the surrounding environment. Ground-mounted systems and associated facilities shall be landscaped to integrate the proposed wind energy system into the existing landscape/streetscape.
- K. No part of the system may be illuminated, except as required by the Federal Aviation Administration (FAA) or other authorities for safety and security purposes. Where lighting is required, it shall be at the lowest intensity

allowable with fixtures shielded and directed to minimize glare and visibility from the ground.

- L. There shall be no signs, advertisements, flags, or decorative items on a wind energy system or any associated facilities, except for the manufacturer's/installer's/owner's identification (not exceeding one SF in size), appropriate warning signs, or lights if required by the FAA.
- M. Wind energy systems shall be prohibited within any historic landscape district, any historic cemetery, any historic district, except the Congress Street Historic District where it coincides with the B-3 zone, or within 1,000 feet of any designated historic landmark, which shall include Portland Observatory, Cathedral of Immaculate Conception, St. Dominic's Cathedral, St. Luke's Cathedral, State Street Church, and City Hall.
- N. Wind energy systems within ROS zones are allowed only where they are co-located within public industrial or utility facilities.
- O. Systems shall be screened with a vegetated buffer from public areas and residential buildings.

6.5 CONDITIONAL USES

6.5.1 Conditional use review procedure

- A. **Review authority.** The Zoning Board of Appeals shall review all conditional use applications, with the exception that the Planning Board shall review:
 1. All conditional use applications in the B-3/B-3b/B-3c, B-5/B-5b, B-6, and B-7 zones;
 2. All conditional use applications associated with projects that are otherwise before the Planning Board; and
 3. Conditional use applications for specific uses for which the Planning Board is

identified as the review authority under Subsection 6.5.6.

- B. **Application.** Applications for conditional use review shall be submitted to the Building Authority for all Zoning Board of Appeals reviews and the Planning Authority for all Planning Board reviews. A nonrefundable application fee, as established from time to time by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form and shall contain such information and documentation as shall be prescribed from time to time by the review authority.
- C. **Public hearing.** A public hearing shall be set, advertised and conducted by the review authority in accordance with Article 2 of this chapter.
- D. **Action.** Within 30 days following the close of the public hearing, the review authority shall render its decision, in a manner and form specified by Article 2 of this chapter, approving the conditional use, approving the conditional use subject to conditions as specified in Subsection 6.5.3, or denying it. The failure of the review authority to act within 30 days shall be deemed an approval of the conditional use, unless such time period is mutually extended in writing by the applicant and the review authority. Within five days of such decision or the expiration of such period, the Building Authority or Planning Authority shall mail notice of such decision or failure to act to the applicant and, if a conditional use is authorized, list therein any and all conditions imposed by the review authority.

6.5.2 General conditional use standards

The review authority shall, after review of the application, approve a conditional use upon a finding that the proposed conditional use, at the size and intensity contemplated at the proposed location, will not have substantially greater negative impacts than would normally occur from surrounding uses or other allowable uses in the same zone. The review authority shall find that this standard is satisfied if it finds that:

- A. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
- B. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
- C. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.
- D. The proposed use will meet any additional zone or use-specific standards identified in this article.

6.5.3 Conditions on conditional use approvals

The review authority may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other

property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use. Violation of such conditions shall be a violation of this article.

6.5.4 Effect of issuance of a conditional use approval

The approval of a conditional use shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals which may be required by the City of Portland Code of Ordinances, including but not limited to a building permit, a certificate of occupancy, subdivision approval, and site plan approval.

6.5.5 Limitations on conditional use approval

No conditional use approval shall be valid for a period longer than six months from the date of approval, or such other time, not to exceed two years, as may be fixed at the time granted, unless the conditional use has been commenced or a building permit is issued and construction has begun within that period and is thereafter diligently pursued to completion; provided, however, that one or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two year period is not exceeded thereby. A conditional use approval shall be deemed to authorize only the particular use for which it was issued and such approval shall automatically expire and cease to be of any force or effect if such use shall for any reason be discontinued for a period of 12 consecutive months or more.

6.5.6 Supplemental use-specific conditional use standards

In addition to the general conditional use standards, the following standards shall apply to specific conditional uses:

A. Automobile, boat, and related dealerships and auto service stations

1. The Planning Board shall be the reviewing authority;
2. Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed, and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises;
3. No ingress and egress driveways shall be located within 30 ft. from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public; and
4. A landscaped buffer, no less than five feet wide, shall be located along street frontages (excluding driveways). The buffer shall consist of a variety of plantings in accordance with the City of Portland *Technical Manual*; and
5. Car washes shall be designed to avoid the tracking of residual waters into the street.

B. Emergency shelters

1. The facility shall provide adequate space for conducting security searches and other assessments;
2. The facility shall be designed with a centralized shelter operations office on

#030

Posted by **Liz Trice** on **04/30/2020** at **7:49pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Still too many pages and words. Reduce by another 50%.

#031

Posted by **Zachary Barowitz** on **05/07/2020** at **7:25pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This section is a jumble. If it MUST exist as its own section each article should also exist in the section of the relevant zone. (So that people planning for the R6 don't need to jump ahead pg. 82 to refer to the office section.)

each level providing sight lines to sleeping areas;

3. A management plan adequately outlining the following areas shall be provided: management responsibilities; process for resolving neighborhood concerns; staffing; access restrictions; on-site surveillance; safety measures; controls for resident behavior and noise levels; and monitoring reports.
4. Adequate access to and from METRO service shall be provided. The facility shall be within a ¼ mile of a METRO line, or shall be within ½ mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;
5. The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs;
6. Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site; and
7. An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.

C. General office in the R-6 & R-6A zones

1. Offices shall serve a member of a recognized profession and be maintained for the conduct of that profession. Professional office uses do not include veterinary offices. 032
2. For the use of any building designed or constructed for residential use, which was

in use as a residence on April 18, 1984, or thereafter:

- a. A professional office shall not be located within 500 ft. of another as measured along the street line to the respective property lines.
 - b. A building with one or more professional offices shall have at least 50% of the total floor area of the building devoted to residential uses.
 - c. The total number of individuals working in a building of professional offices shall not exceed the equivalent of four full time employees.
 - d. Any additions or exterior alterations shall be compatible with the architecture of the building and maintain the residential appearance of the building. Construction of a new building shall be compatible with the architectural character of the surrounding area.
3. The scale and surface area of parking, driveways, and paved areas shall be arranged and landscaped to be compatible in size and scale with neighboring properties in the area and to properly screen vehicles from adjacent properties and streets.

D. High-tech manufacturing

1. A minimum of one-third of the total square footage devoted to manufacturing shall be conducted in a laboratory environment, in a controlled environment with specialized air handling systems that exceed levels for pressurization and filtration found in office environments and traditional manufacturing facilities;

#032

Posted by **Liz Trice** on **04/30/2020** at **7:53pm** - [Link](#)

Type: Observation

Agree: 0, Disagree: 0

It doesn't make sense to me to be this prescriptive.

2. Rooftop equipment shall be integrated into the overall building design and shall be screened as necessary;
3. In the B-7, accessory warehousing is permitted. Where warehousing cannot be located on the same lot because the land area is too small to accommodate the warehousing on the same lot, one remote warehouse may be located within 600 feet of the principal use referenced above;
4. In the O-P zone, truck traffic serving a single manufacturing business or institution shall not exceed, on a regular basis, more than two tractor-trailer truck deliveries per week and provided that no deliveries are accepted between 7:00 p.m. and 7:00 a.m.

E. Industrial uses

1. In the B-2/B-2b/B-2c zones:
 - a. The Planning Board shall be the reviewing authority;
 - b. The site shall have an adequate traffic circulation pattern designed to avoid hazards to vehicular circulation on adjoining streets. All stacking of motor vehicles shall be on site, and loading facilities shall be located to the rear of the building and shall not be visible from the street; and
 - c. The exterior design of the structures, including architectural style, facade materials, roof pitch, building form, established setbacks and height, shall be of a commercial rather than industrial character. The site shall contain screening and landscaping which shall meet the requirements of the site plan ordinance for screening

between land uses and the *City of Portland Technical Manual*.

2. In the B-3/B-3b/B-3c zones:
 - a. The floor area devoted to industrial use shall not exceed 10,000 square feet; for a building in existence on March 11, 1991, the floor area shall not exceed 10,000 square feet or 50 percent of the total floor area, whichever is greater;
 - b. The associated vehicular loading, unloading, parking, circulation and traffic volumes on the site and on adjacent public streets will not have a more intensive impact than any use on the site within the last 5 years;
 - c. Any buildings located in a PAD overlay zone shall be subject to the requirements of that zone in addition to the requirements of this subsection; and
 - d. For buildings that either were not in existence on March 11, 1991, or were in existence on that date but were either in use for any permitted use in the B-3 zone or were designed or constructed for any such use:
 - i. No tractor trailer trucks or longer vehicles shall be associated with the proposal;
 - ii. The proposal shall exclude warehousing and storage as a principal use;
 - iii. The use shall not generate more than six delivery or service trips per day between 7:00 a.m. and 7:00 p.m.

3. In the B-5/B-5b zones:

- a. Truck loading and access and vehicle parking shall be located in the rear or side yard of the site where possible;
- b. Street frontage shall be designed for pedestrian scale or interest; and
- c. Shared infrastructure to the extent practicable, including, but not limited to, service alleys, parking areas, stormwater treatment, public transportation facilities and driveways, shall be utilized.

4. In the B-6 zone: No brew pubs or microbreweries east of Waterville Street shall be permitted within 50 ft. of Fore Street.

F. Institutional uses (excluding preschools)

- 1. The Planning Board shall be the reviewing authority;
- 2. In the case of expansion of existing institutional uses onto land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established residential areas; and
- 3. The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or July 15, 1985 in the IR-1 and IR-2 zones, or thereafter;
- 4. In the case of a use or use expansion which constitutes a combination of the conditional institutional uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative;

5. In the case of community halls:

- a. The structure was in existence as of January 4, 2010;
- b. The structure was built for institutional or other non-residential uses;
- c. The structure is operated by, or operated subject to the control of, a not-for-profit entity in accordance with its not-for-profit purposes; and
- d. A parking management plan shall be submitted for review and approval by the Planning Board; and

6. In the case of private club or fraternal organizations, any such establishment serving alcoholic beverages or in possession of a license for serving alcoholic beverages shall meet the minimum lot size requirement for places of assembly greater than 10,000 SF;

7. Post-secondary schools in the R-2 zone shall only be permitted on a collector or arterial road. 033

8. In the case of a post-secondary school within the R-5 zone and not including the USM Overlay Zone, such school may build principal structures to a height of 55 feet if the following standards can be met:

- a. Minimum lot size: 10 acres which may include adjacent land owned by the institution on both sides of a public street.
- b. Minimum setback between buildings on-site: 20 feet.
- c. Minimum setback from external property boundary: 30 feet, except that parking garages over 35 feet in height must be located 50 feet from

#033

Posted by **Liz Trice** on **04/30/2020** at **7:54pm** - [Link](#)

Type: Observation

Agree: 0, Disagree: 0

These rules seem so random and arbitrary. Why only R2?

external property boundaries when adjacent to an adjoining residential use.

- d. The area between the structure and adjoining residential uses must be adequately screened with appropriate landscaping or other features to buffer the building and effects thereof (i.e. noise, light, etc.) from abutting properties.
- 9. In the IR-1 and IR-2 zones, institutional uses shall be subject to the above conditional use standards if the total land area of the site is two acres or more.

G. Multi-family

- 1. In the I-B zone: **035**
 - a. Multi-family buildings shall have a maximum of four units;
 - b. No open outside stairways or fire escapes above ground floor shall be constructed or have been constructed in the immediately preceding five years;
 - c. A below grade dwelling unit shall be permitted only if access is provided directly to the outside of the building;
 - d. Density shall be determined by the most restrictive abutting residential zone, except for those lots which are served by public water and sewer, where density shall be determined by the least restrictive abutting residential zone. If no residential zone is abutting, density shall be determined by the nearest residential zone. Residential uses shall meet the requirements of such abutting or nearest residential zone;
- e. Any additions or exterior alterations shall be compatible with the original architecture of the building. The exterior design of new construction, including the architectural style, facade materials, roof pitch, building form, and height shall be compatible with neighboring properties;
- f. No existing dwelling unit shall be decreased to less than 1,000 square feet of floor area;
- g. No additional dwelling unit shall have less than 600 square feet of floor area, exclusive of common hallways and storage in basement and attic;
- h. All sanitary waste shall be disposed of by a public sewer, subsurface sewerage system or other method in compliance with all applicable federal, state and local regulations; and
- i. The proposed conversion has sufficient water for the needs of the dwellings and will not cause an unreasonable burden on an existing water supply nor adversely affect groundwater resources.
- 2. In the R-3 and R-5 zones. Alteration of a structure existing and not in residential use as of January 1, 1984 to three or more dwelling units shall be permitted as a conditional use in the R-3 and R-5 zones, provided that: **034**
 - a. No open outside stairways or fire escapes above the ground floor shall be constructed or have been constructed in the immediately preceding five years;

#034

Posted by **Liz Trice** on **04/30/2020** at **7:58pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Too specific. Come up with simpler rules.

#035

Posted by **Liz Trice** on **04/30/2020** at **7:57pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Why have totally different rules for the island? and for different multifamily? The minimum 1,000 SF and 600SF unit size are too large.

- b. 3,000 SF of land area per dwelling unit shall be required;
- c. A lower level dwelling unit shall have a minimum of one-half of its floor-to-ceiling height above the average adjoining ground level;
- d. Any addition or exterior alteration, such as change in façade materials, building form, or roof pitch, shall be designed to be compatible with the architectural style of the structure;
- e. In the R-3 zone, any addition or exterior alteration shall be limited to a gross floor area equal to or less than 25% of the total existing floor area as of June 13, 2018; and
- f. Paved areas shall be designed to be compatible in size and scale with neighboring properties in the area and properly screened from adjacent streets.

H. Off-street parking

- 1. In the R-3, R-4, and R-5 zones:
 - a. Off-street parking must be designed to satisfy the parking requirement of a use located in and conforming with the provisions of a nearby business or industrial zone.
 - b. The lot on which the parking is proposed must be located wholly within 300 feet, measured along lines of public access, from the use which requires the off-street parking;
 - c. The lot where the off-street parking is proposed shall be under the control of the owner of the use which requires the off-street parking. Evidence of such control by deed or

lease shall be required before the certificate of occupancy is issued. If such control should be abrogated, the parking use thus allowed shall automatically revert to a nonconforming use in violation of this article and shall be terminated forthwith.

- d. Conditions may be imposed to insure development compatible with that of the immediate neighborhood notwithstanding the provisions of any other section of this article. Such conditions may include limits on the period of such use.
- 2. In the R-6 zone: Off-street parking shall be for passenger cars for uses permitted in the R-6 zone.
- 3. Structured parking the B-6 and B-7 zones:
 - a. Parking garages shall incorporate first floor retail space or other non-parking and active use along all street frontages.
 - b. The Planning Board may waive the requirement for first floor mixed use upon demonstration that the project meets one or more of the following criteria:
 - i. The applicant demonstrates that steepness of grade or the character of the adjacent street will not support retail or first-floor mixed use in the foreseeable future.
 - ii. The first floor of the garage is set back a minimum of 35 feet from the street right-of-way and its design does not provide an

#036

Posted by **Zachary Barowitz** on **04/30/2020** at **8:12pm** - [Link](#)

Type: Question

Agree: 2, Disagree: 0

Do these zones need any off-street parking requirements, since everyone has driveways (or just park on their lawn which is a common practice)? On Street parking is extremely under-utilized. The language is very hard to understand.

#037

Posted by **Liz Trice** on **04/30/2020** at **8:03pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Perhaps we could make a parking requirements grid by zone and simplify this greatly.

impediment for development of such space for mixed-use in the future. Such space (between the garage and the street) shall, in the interim, not be used for surface parking.

- iii. The applicant can demonstrate to the satisfaction of the Planning Board that a market for first floor mixed uses currently does not exist, provided that the structure of the garage is designed to accommodate retail and or mixed uses in the future. In these cases, the Planning Board will need to find that, on the street-level deck of a proposed parking garage, a minimum of 20 feet horizontal distance of depth from the street and nine feet finished floor-to-finished ceiling clearance could house future retail and or mixed use. The applicant will further need to demonstrate that the garage design anticipates the future development of utilities and circulation necessary for non-parking uses. Where a parking garage fronts on more than one public street and where there is an existing change in grade elevation of over 5% across the footprint of the garage, the nine-foot floor-to-ceiling requirement of this section only applies to the street with higher traffic volume⁰³⁹
- c. Where the Board allows a waiver of first floor mixed use, garages shall

display architecture that enhances the pedestrian experience and disguises the parking use to the extent possible. Use of traditional storefront design concepts and traditional building materials is encouraged.

4. Surface parking in the B-3, B-6, and B-7 zones⁰³⁸
 - a. Surface lots shall be laid out in a manner conducive to development of future buildings, and/or structured parking.
 - b. Surface parking, including parking aisles, shall be located at least 35 feet from a street. The 35-foot setback need not apply in the case of a property in which 80% of the street frontage has a building within 10 feet of the street frontage and shall not apply to driveways perpendicular to the street providing access to the site.
 - c. In the B-7 zone, surface parking that does not meet the 35-foot parking setback shall be permitted as a conditional use, provided that:
 - i. All or a portion of the 35-foot setback area had a gravel surface on September 29, 2015;
 - ii. The total gravel surface area on the lot and any contiguous lots did not exceed 15,000 square feet on September 29, 2015;
 - iii. The parking spaces provide parking to a principal building on the same lot and or a principal building on a contiguous lot;
 - iv. One of the buildings described in (iii) above meets the minimum

#038

Posted by **Liz Trice** on **05/07/2020** at **7:19pm** - [Link](#)

Type: Observation

Agree: 0, Disagree: 0

I think it would be better if this was in grid form. I've several times found rules that are missing in some zones, but it's unclear whether its intentional or not.

#039

Posted by **Liz Trice** on **05/07/2020** at **7:08pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Another good reason would be to provide a pocket park or other green space adjacent to sidewalk.

height requirements of the Bayside Height Overlay Map and/or a building on the site has a floor area of 25,000 square feet or greater;

- v. The total number of spaces within 35-foot setback in combination with other spaces on the lot does not exceed the minimum parking spaces required;
- vi. The proposed parking spaces meet the landscape and buffer requirements of 6.8.8; and
- vii. Parking spaces within the 35-foot setback shall provide stormwater quality treatment if required by the City of Portland Stormwater Management Standards and the Maine DEP Chapter 500 Stormwater Management Standards. If not required, an alternative low impact development treatment system approved by the Planning Board shall be provided.

I. Preschool facilities

- 1. The facility shall be located in a structure in which there is one or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five years immediately preceding the application for a preschool use, or in a nonresidential structure accessory to the principal nonresidential use;

- 2. The maximum capacity shall be 12 children for facilities located in residential or existing structures accessory thereto, unless the additional standards in subsection (5) below are met. There shall be no maximum limit on the number of children in a facility located in a principal structure that has not been used as a residence in whole or in part within the five years immediately preceding the application for a preschool use, or in a nonresidential structure accessory thereto;
- 3. Outdoor play areas shall be screened and buffered from surrounding residences with landscaping and/or fencing to minimize visual and noise impacts;
- 4. Solid waste shall be stored in covered containers. Such containers shall be screened on all sides;
- 5. Preschool facilities located either in structures that have been in residential use within the past five years or in existing accessory structures and that serve between 13 and 24 children shall meet the following additional standards:
 - a. The facility shall provide a minimum of 75 square feet of outdoor play area per child;
 - b. The play area shall be located in the side and rear yards only and shall not be located in front yards;
 - c. Outside play areas shall be separated from abutting properties by a fence at least 48 inches in height;
 - d. A 10-foot-wide landscaped buffer shall be required outside of the fenced play area, and shall be established in accordance with the landscaping

standards of the City's Technical Standards and Guidelines;

- e. The minimum lot size for a preschool located in a residential or existing accessory structure and serving more than 12 children shall be 20,000 square feet;
- f. The maximum number of children in a preschool facility located in a residential or existing accessory structure shall be 24; and
- g. Any additions or exterior alterations such as facade materials, building form, roof pitch, and exterior doors shall be designed to be compatible with the architectural style of the building and preserve the residential appearance of the building.

J. Raising of domesticated animals for non-commercial purposes

1. No animals may be kept on any lot less than three acres or closer than 100 feet to any street or lot line, except domesticated chickens as regulated in Chapter 5.
2. This use may not create any odor, noise, health or safety hazards, or other nuisance to neighboring properties.
3. Raising of pigs or reptiles is not permitted.

K. Sheltered care group homes

1. A sheltered care group home shall not be located within 500 ft. of another, as measured along street lines to the respective property lines;
2. The facility shall make provision for adequate on-site staffing and supervision in accordance with applicable state licensing requirements. If a facility is not licensed by the state, there shall be a

minimum of 1 staff person for every 10 residents or fraction thereof.

3. The Board of Appeals or Planning Board may impose conditions upon a conditional use permit concerning the creation or operation of a sheltered care group home including but not limited to the following: site and building maintenance; lighting, fencing, and other appropriate security measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; compatibility of new structures with the architectural character of the surrounding area; and limitation on the duration of a sheltered care group home permit.

L. Utility substations

1. Utility substations shall be as small in size as practicable.
2. Substations shall be suitably screened and landscaped so as to ensure compatibility with the surrounding neighborhood. The remainder of the lot not consumed by the utility substation and its related access; and shall be designed and designated for future development;
3. If greater than 100 SF in the B-7 zone, the structure shall be set back at least 35 feet from the street right-of-way except in the case of a lot having frontage on Marginal Way and I-295 provided the minimum 35-foot setback is met along Marginal Way; and
4. In the B-7 zone, the substation equipment shall be fully enclosed within a structure.

6.5.7 Supplemental zone-specific conditional use standards ⁰⁴⁷

In addition to the general conditional use standards and supplemental use-specific conditional use standards, the following standards shall apply to conditional uses within certain zones:

A. R-OS Zone

1. The use shall be in conformity with or satisfy a deficiency identified in a federal, state, regional, or city recreation and open space plan, including but not limited to the state comprehensive outdoor recreation plan, as such plans may from time to time be created or revised.
2. Buildings and structures shall not obstruct significant scenic views presently enjoyed by nearby residents, passersby, or users of the site.
3. Indoor recreation or nonrecreational uses shall serve a significant public purpose that cannot reasonably be accommodated outside of the recreation and open space zone.

6.6 ACCESSORY USES

6.6.1 In general

- A. Accessory uses shall be permitted in conjunction with permitted or conditional principal use ⁰⁴⁶; accessory uses must be:
1. Customarily found in association with the principal uses;
 2. Generally consistent with the impacts of the primary use;
 3. Secondary in nature, clearly incidental and subordinate to the principal uses in terms of area and function;
 4. Located on the same lot as the principal use unless otherwise permitted; and

5. Consistent with the intent of the zone.

- B. No accessory use or uses within a building shall occupy more than a combined total of 25 per cent of the floor area of the principal building, with the exception of required off-street parking, unless otherwise provided in Subsection 6.6.2 below.

- C. No accessory use or uses not within a building shall occupy more than a combined total of 25 per cent of the unbuilt lot area, or of the required rear yard area, with the exception of off-street parking or as otherwise provided in Subsection 6.6.2.

6.6.2 Standards for specific accessory uses

A. Accessory Dwelling Units (ADUs)

1. Accessory Dwelling Units (ADUs) shall be permitted on all lawfully conforming and non-conforming lots with legal use identified as either single- or two-family dwellings. ADUs shall comply with all dimensional standards of the underlying zone unless otherwise provided below.
2. One ADU shall be permitted per qualifying property ⁰⁴⁵⁴ ⁰⁴³
3. The owner(s) of the residence in which the accessory dwelling unit is created ⁰⁴² must occupy at least one of the dwelling units, with the exception of legally non-⁰⁴⁰ conforming lots on Peaks Island. ⁰⁴¹
4. On Peaks Island, neither the accessory unit or principal unit shall be used for short-term rentals as defined under Section 6-150.1 of the City of Portland Code of Ordinances.
5. The appearance of the principal structure as either a single- or two-family structure shall not be significantly altered to reflect

#040

Posted by **Liz Trice** on **05/07/2020** at **7:52pm** - [Link](#)

Type: *Observation*

Agree: 0, Disagree: 0

If the goal is to create more housing units, there would be nothing wrong with someone purchasing an empty house, adding a ADU as a value add, and selling it. I read this rule as preventing that, which is unfortunate, because it is challenging for many homeowners to consider adding a ADU while living in their house, and many may not take on an ambitious project.

#041

Posted by **Zachary Barowitz** on **05/07/2020** at **7:40pm** - [Link](#)

Type: *Suggestion*

Agree: 1, Disagree: 0

This is ill-conceived and impossible to enforce. The owners should not not be required to live on the property that the ADU is being added. This is blatantly anti-tenant, borderline housing discrimination, and counter to the purpose of creating housing.

#042

Posted by **Wendy Cherubini** on **05/07/2020** at **7:40pm** - [Link](#)

Type: *Question*

Agree: 1, Disagree: 0

Does this mean that for any building with an ADU has to be owner-occupied forever or just when the ADU is created? it seems excessive.

#043

Posted by **Zachary Barowitz** on **05/07/2020** at **7:45pm** - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

This is way too restrictive and not to say illogical. If a house has a huge lot, or if it is a merely large lot with a huge house (like in the West End), then a one-ADU-fits-all policy pays no regard to context. Think of the carriage houses in the West End, some of which hold 3 units.

#044

Posted by **Wendy Cherubini** on **05/07/2020** at **7:42pm** - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

I think we should allow one ADU in the primary dwelling unit and one detached ADU.

#045

Posted by **Liz Trice** on **05/07/2020** at **7:29pm** - [Link](#)

Type: *Suggestion*

Agree: 1, Disagree: 0

It would be better to have up to two: one attached and one detached.

#046

Posted by **Zachary Barowitz** on **05/07/2020** at **7:31pm** - [Link](#)

Type: *Question*

Agree: 0, Disagree: 0

"permitted" is used twice in this sentence which makes it confusing and possibly meaningless. what does this mean?

#047

Posted by **Liz Trice** on **05/07/2020** at **7:28pm** - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

this should be in the individual zones.

the addition of a new dwelling unit. When an ADU is significantly visible from public ways, the building design shall:

- a. Be clearly subordinate to the principal structure(s) in scale and position in relationship with the street and principal structure(s).
 - b. Not include a separate entrance along the front façade of an existing single- or two-family structure; or outside stairways or fire escapes above the ground floor. 048
6. Under circumstances where an existing non-conforming structure is converted to an ADU, the design of the ADU shall take into consideration to the extent practicable the privacy of adjacent properties.
 7. The developer of an ADU shall record a deed restriction requiring that the ADU and at least one other unit on-site remain under common ownership.
 8. ADUs shall comply with all dimensional requirements of the underlying zone except:
 - a. Lot coverage and lot area per dwelling unit requirements.
 - b. Within the IR-1 Island Residential zone, the minimum lot area shall be 70,000 SF, except on Peaks Island where this standard shall not apply.
 - c. Within the IR-2 Island Residential zone, the minimum lot area shall be 30,000 SF, except on Peaks Island where this standard shall not apply.
 9. An ADU shall be limited to a gross floor area of 800 SF or $\frac{2}{3}$ of the gross floor

area of the principal unit(s), whichever is the lesser amount.

- B. **Amusement devices.** Except where the principal use consists of the sale of alcoholic beverages for consumption on premises or where the principal structure is an airline terminal, pinball machines or amusement devices shall not be considered to be accessory uses whenever there are more than a total of two such machines or devices on the premises.
- C. **Antennas, discs, transmitting and receiving equipment.** Building-mounted antennas, discs, and other transmitting and receiving equipment shall be:
 1. No taller than 15 feet above the highest structural steel of the building roof;
 - a. Setback no less than 15 feet from the building perimeter; and
 - b. Integrated into the architecture of the building in placement, form, color, and material so as to screen or camouflage such equipment from public view.
- D. **Drive-throughs.** Drive-throughs shall be permitted as an accessory use in the B-4 zone. Drive-throughs shall be reviewed as conditional accessory uses in the B-2/B-2b/B-2c zones, B-3/B-3b/B-3c zones, B-6 zone, and B-7 zone. In all other zones, drive-throughs shall be prohibited. Where a conditional use, drive-throughs shall be subject to the provisions of Subsection 6.5.2 and the following additional review standards:
 1. In general:
 - a. The Planning Board shall be the reviewing authority.
 - b. Features such as windows, vacuum cleaners, menu/order boards, and stacking lanes must be placed, where

#048

Posted by **Zachary Barowitz** on **05/07/2020** at **7:53pm** - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Context matters. If there is a ranch house, it would be TOTALLY fine, if the house was lengthened a bit and another entrance was added. It should be subject to design review.

- practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than 40 feet from any adjoining property located in a residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to such property line. In addition, drive-through features shall not extend nearer than 25 feet from the right-of-way;
- c. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets;
 - d. Any speakers, intercom systems, or other audible means of communication shall not play pre-recorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater;
 - e. Site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in the City of Portland *Technical Manual*;
 - f. Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, and noise. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts;
 - g. Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access; and
 - h. The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.
2. In the B-2/B-2b/B-2c zones, drive-throughs shall only be permitted when accessory to a pharmacy or banking facility use. Drive-throughs shall not be permitted for restaurant, bakery, or other food or beverage service uses. Drive-throughs are only permitted in buildings of three or more stories where a majority of the upper stories is devoted to three or more dwelling units. The drive-through shall be screened as much as practical from the front of the building and shall be no closer

- than 40 feet from abutting residential zones and 25 feet from the street line.
3. In the B-3/B-3b/B-3c zones, drive-throughs shall only be permitted when accessory to a bank. Drive-throughs shall be subject to the Downtown Urban Design Guidelines.
 4. In the B-6 zone, drive-throughs shall only be permitted when accessory to a bank and located in the interior of parking structures. Drive-up vehicle circulation shall not create an impediment for retail or mixed-use development for the first floor of the subject garages along any adjacent public streets.
 5. In the B-7 zone:
 - a. The drive-through must be accessory to a banking service occupying a minimum floor area of 4,000 SF;
 - b. The drive-through must be attached to or included within a building with a minimum floor area of 20,000 SF, except that for lots of less than 20,000 SF and in existence as of March 9, 2005, a drive-up may be included in a building of less than 20,000 SF; and
 - c. The drive-up facility must be attached or included within a building and/or addition meeting the minimum height of four stories in the Bayside Height District A and three stories in the Bayside Height Districts B and C. For the purposes of this conditional use, the minimum height exceptions for the B-7 zone shall not apply;
 - d. The first floor of the building must include banking or other retail storefront uses with storefront windows, entries, and interior public space oriented to and visible from the street, with front entry access facing the street and directly accessible from the public sidewalk;
 - e. Drive-up vehicle circulation shall not be located between the building and any adjacent public streets;
 - f. The drive-up shall be limited to two vehicle drive-through lanes; and
 - g. The location of any drive-up shall be limited to the geographic area between Somerset/Kennebec Streets/I-295/Franklin Street/Forest Avenue.
- E. Heliports.** Heliports shall meet the following minimum specifications: 049
1. Roof heliport:
 - a. Take-off area (min.): 200 feet x 250 feet
 - b. Parking area (min.): 30 feet x 90 feet
 2. Ground heliport:
 - a. Take-off area (min.): 300 feet x 700 feet
 - b. Parking area and station building shall be located out of flight area.
 3. Elevation of operational area above street (max.): 100 feet
 4. Clearance from lateral obstruction (min.): 100 feet
 5. Width of approach and departure path (min.): 500 feet at landing area, tapering outward 15 degrees on each side to a width of 1,000 feet
 6. Slope with emergency landing areas: 1:8

#049

Posted by **Liz Trice** on **05/07/2020** at **7:54pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Maybe if you want readers be able to sort by topic ("heliports") OR by zone ("B5"), maybe there could be a way to create a digital form of the code that could reference by either keyword.

7. Slope without emergency landing areas:
1:20
8. Curved approach: Minimum radius to turn,
650 feet
9. Approach zone transition area slope:
Slope, 1:2

F. Home occupations

1. The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood.
2. Home occupations must be conducted entirely within the dwelling unit by one or more persons residing within the dwelling unit.
3. In connection with the operation of a home occupation, the following requirements shall be met:
 - a. A home occupation shall not occupy more than 500 SF of floor area or more than 25 % of the total floor area of such a dwelling unit, whichever is less, or in the case of licensed family day care homes, or home babysitting services, to accommodate not more than six children plus two children after school and having no nonresidential employees;
 - b. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside;
 - c. Storage of materials related to the home occupation shall count as a part of the occupancy limitations above,

- but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited;
- d. Exterior signs shall be limited to one non-illuminated sign not exceeding a total area of two SF, affixed to the building and not projecting more than one foot beyond the building;
- e. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs;
- f. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects;
- g. There shall be no more than one nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees;
- h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
- i. No motor vehicle exceeding a gross vehicle weight of 6,000 pounds shall be stored on the property in connection with the home occupation.

4. No residence shall be occupied, altered or used for any home occupation except the following: 057 056;
- a. Accountants and auditors;
 - b. Answering services (telephone);
 - c. Architects;
 - d. Artists and sculptors; 054 052
 - e. Authors and composers;
 - f. Computer programming; 053 051
 - g. Custodial services;
 - h. Custom furniture repair and upholstery;
 - i. Dentists, doctors, therapists, and health care practitioners;
 - j. Direct mail services;
 - k. Dressmakers, seamstresses and tailors;
 - l. Engineers;
 - m. Family planning services;
 - n. Hairstylists (limited to no more than two hair dryers);
 - o. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
 - p. Interior designers;
 - q. Lawyers, justices of the peace, and notary publics;
 - r. Licensed family day care home or babysitting services;
 - s. Musicians or music teachers, including group instruction not to exceed six students at any time but not including performances or band rehearsals, which shall meet the following additional requirements 050
 - i. Electronic amplification is prohibited;
 - ii. The applicant shall demonstrate that noise attenuation is provided which minimizes perception of sound at property lines at all times during the use. Noise attenuation measures may include, but are not limited to, insulation, double-pane windows, air conditioners or any combination of these or similar noise attenuation measures;
 - iii. Hours of operation shall be limited to 8:30 a.m. to 9:30 p.m.
 - t. Office facility of a minister, rabbi, or priest;
 - u. Photographic studios;
 - v. Professional counseling and consulting services;
 - w. Professional research services;
 - x. Sales persons provided that no retail or wholesale transactions are made on the premises;
 - y. Small appliance repair;
 - z. Snow plowing provided that only one snow plow vehicle is stored on or generated from the site;
 - aa. Special tutoring or instruction (not to exceed three pupils at any given time);
 - bb. Clerical services;
 - cc. Small-scale marijuana caregiver, except that no more than one small-scale caregiver may operate out of any one dwelling unit.
5. A home occupation that is not listed in subsection (3) but is similar to and no more objectionable than those home occupations listed, shall be permitted as a conditional use subject to the

#050

Posted by **Zachary Barowitz** on **05/07/2020** at **8:06pm** - [Link](#)

Type: *Observation*

Agree: 0, Disagree: 0

So I could have six drummers banging away?

#051

Posted by **Zachary Barowitz** on **05/07/2020** at **8:04pm** - [Link](#)

Type: *Observation*

Agree: 0, Disagree: 0

This list is kinda crazy.

#052

Posted by **Zachary Barowitz** on **05/07/2020** at **8:03pm** - [Link](#)

Type: *Observation*

Agree: 0, Disagree: 0

Computer programming? This is archaic.

#053

Posted by **Zachary Barowitz** on **05/07/2020** at **8:04pm** - [Link](#)

Agree: 0, Disagree: 0

Computer programming? This is archaic.

#054

Posted by **Zachary Barowitz** on **05/07/2020** at **8:03pm** - [Link](#)

Type: *Observation*

Agree: 0, Disagree: 0

Welding is OK?

#055

Posted by **Liz Trice** on **05/07/2020** at **8:02pm** - [Link](#)

Type: *Suggestion*

Agree: 1, Disagree: 0

This is a fundamental problem with zoning. Listing what is allowed instead of what isn't allowed is bizarrely restrictive. There are new occupations all the time as our world changes. We should only be listing what is not allowed, and then really only because it's against the law or has some sort of sound pollution or toxins that impede others.

#056

Posted by **Zachary Barowitz** on **05/07/2020** at **8:08pm** - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Mail order? Ebay store?

#057

Posted by **Zachary Barowitz** on **05/07/2020** at **8:05pm** - [Link](#)

Type: Observation

Agree: 0, Disagree: 0

This list of kinda nuts. How about general office use?

requirements of Section 6.5 of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

G. Letting of rooms. The letting of rooms within an existing dwelling unit in any residential zone shall be permitted as an accessory use provided that:

1. There shall be no more than two persons occupying such room or rooms;
2. There shall be not more than two rooms per dwelling unit occupied for such use; and
3. There shall be no increase in the bathroom and/or kitchen facilities in the dwelling, and no such facility shall have been constructed in the immediately preceding two years.

H. Makers' markets in the IL-b zone. Makers' markets, including periodic or seasonal sale of handcrafted and limited production products for final consumption, which may include prepared or raw foods, shall be permitted as an accessory use in the IL-b zone, provided that:

1. Such sales are located within a lawfully conforming principal permitted use;
2. Such sales occupy an area no larger than 45% of the floor area devoted to the principal use;
3. Such sales by any single vendor or group of vendors shall occur for no more than a total of 28 hours a week collectively;
4. Such products are produced or permitted to be produced in the IL zone; and

5. Such products are sold by the producer of the product or their designee.

I. Tasting rooms in industrial zones. Tasting rooms shall be permitted as accessory uses on the premises of facilities where beer, wine, spirits, other alcoholic or non-alcoholic beverages, or food are produced, provided that:

1. Service of food in the facility is limited to that which does not constitute a full course meal.
2. No more than 10% of the beverage menu in tasting rooms accessory to beverage production or 10% of the food menu in tasting rooms accessory to food production is produced or manufactured off-site.

J. Solar energy generation. Roof-mounted, building-integrated, or small-scale ground-mounted solar energy systems shall be permitted as accessory uses within all zones except the Stream Protection zone and within cemeteries. Accessory solar energy systems are only permitted within the Recreation Open Space zone where co-located with public industrial or utility infrastructure and are subject to historic preservation review when such systems are either located within or less than 100 feet from an identified historic district or historic landscape district. All accessory solar energy systems are subject to the following conditions:

1. Accessory solar energy systems shall comply with all general use standards for solar energy systems as stated under Section 6.4.15 of this article and with the dimensional requirements as stated under article 7.5.6.A.

#058

Posted by **Liz Trice** on **05/07/2020** at **8:05pm** - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Why do you care if someone wants to add another bathroom? Highly restrictive.

2. Small-scale ground-mounted solar arrays shall occupy less than 1,000 square feet of ground area.

K. Wind energy generation. Freestanding and roof-mounted wind energy systems shall be permitted as accessory uses within all zones except the Stream Protection zone, within historic districts except where the Congress Street Historic District coincides with the B-3 zone, within historic cemeteries or historic landscape districts, or within 1,000 feet of any designated historic landmark (Portland Observatory, Cathedral of Immaculate Conception, St. Dominic's Cathedral, St. Luke's Cathedral, State Street Church, and City Hall), subject to the following conditions:

1. Accessory wind energy systems shall comply with all general use standards for wind energy systems as stated under Subsection 6.4.17 of this article.
2. Freestanding wind energy systems shall measure no higher than 45' feet in height, except within the downtown historic district, where the height maximum of the underlying zoning shall supersede.
3. Roof-mounted wind energy systems shall measure no higher than 10' feet above the highest part of the roof.
4. Properties shall be limited to one free-standing wind energy system and/or three roof or building mounted wind energy systems.
5. Accessory wind energy systems shall either be located on the rear half of a building or structure, or within the rear yard and shall be sited to maximize existing vegetative or other screening from nearby residential buildings and public ways. The location

shall minimize changes to existing topography and natural vegetation which would result from construction or maintenance of the system.

6.7 TEMPORARY USES

6.7.1 In general

Temporary uses may be permitted from time to time as determined by the Planning Authority. In addition to regulations pertaining to temporary uses contained elsewhere in the City of Portland Code of Ordinances, the following standards shall apply for specific temporary uses.

6.7.2 Standards for specific temporary uses

- A. Temporary parking.** Parking of vehicles may be permitted by a temporary certificate of occupancy for a limited period of time not to exceed one year in anticipation of future development.
- B. Temporary private tenting.** Temporary private tenting with one tent accessory to a principal residential use is permitted in the IR-1 and IR-2 zones provided that adequate water supplies and sanitation facilities are available in connection with the principal residential use.
- C. Temporary sales.** No "garage sale," "lawn sale," "attic sale," "rummage sale," or other similar casual sale of tangible personal property which is advertised by any means whatsoever whereby the public at large is or can be made aware of such sale, shall be deemed to be accessory or temporary if such sale occurs after sales have been conducted on the same premises for six or more days previously during the calendar year.
- D. Temporary stands**

1. No premises shall be used for business purposes consisting of temporary stands, booths, platforms or vehicles intended for the sale of merchandise or other mercantile purposes, if any part of such stand, booth, platform or vehicle is proposed to be located nearer than 125 ft. to any residential zone, except that a single stand with no more than 200 SF of floor area for the sale of agricultural products produced on the premises shall be permitted as accessory to a permitted agricultural use.
 2. A single produce stand shall be permitted on the premises of a community garden for the sale of flowers, vegetables, herbs, or fruit produced on the premises, provided that the stand is no more than 100 SF in floor area or open table area and is located a minimum of five feet from any property line; that sales are limited to two days per week between the hours of 9:00 a.m. and 6:30 p.m. during the growing season from May 25 through October 31; and that the stand has received all necessary permits. The use of produce stands shall be seasonal and temporary. Any properly permitted structure may remain on the premises year round. If the community garden is owned or operated by a non-profit organization, sales of flowers, vegetables, herbs or fruit produced in other gardens or farms in Maine owned or operated by said organization shall be permitted within the same limitations listed above. For purposes of this section, community garden means a parcel of open land used for the cultivation of flowers, vegetables, herbs, or fruit by a group of city residents either jointly as a single plot or through individual garden plots or beds.
 3. A single produce stand shall be permitted on the premises of a non-profit organization incorporated pursuant to the laws of the State of Maine with the permission of the owner and on the premise of public schools with the permission of the school department; provided that the stand is for the sale of local fruit, vegetables, flowers, seedlings and plants produced by the seller; that the stand is no more than one hundred (100) square feet in floor area or open table area and is located a minimum of five feet from any property line; that sales on the premises are limited to two days per week between the hours of 9:00 a.m. and 6:30 p.m. during the growing season from May 25 through October 31; and that the stand has received all necessary permits. The use of produce stands shall be seasonal and temporary. Any properly permitted structure may remain on the premises year-round.
 4. In the IR-1 and IR-2 zones, a single stand with no more than 200 SF of floor area for the sale of agricultural products produced on the premises or the sale of fish or shellfish caught by the occupant of the premises shall be permitted as a temporary use.
- E. Truck load sales.** Truck load sales shall not extend beyond three consecutive days nor occur more frequently than three times a calendar year.

6.8 PERFORMANCE STANDARDS

6.8.1 Design

- A. In the B-3 zone, all development, all building and site alterations, and all provision of landscaping or other pedestrian amenities shall be consistent with the Downtown Urban Design Guidelines.
- B. In the B-7 zone, all buildings shall have a minimum of one operable public pedestrian entrance facing the street frontage of the lot. Such building entrances shall comply with the B-7 Design Standards.

6.8.2 Development in the R-OS zone

All development in the Recreation and Open Space zone shall comply with the following development standards:

- C. All ground areas not used for parking, loading, vehicular or pedestrian areas and not left in their natural state shall be suitably landscaped and designed with quality materials that are consistent with adopted city policy or master plans, and which provide a comfortable, durable, accessible, readily maintainable, and aesthetically pleasing environment.
- D. Natural features, such as mature trees and natural surface drainageways, shall be preserved to the greatest possible extent consistent with the uses of the property.
- E. Loading areas shall be screened and parking areas shall be screened and landscaped so as to avoid a large continuous expanse of paved area.
- F. Buildings and structures shall be sited to avoid obstructing significant scenic views presently enjoyed by nearby residents, passersby, and users of the site.

- G. Storage of commodities and equipment shall be completely enclosed within buildings or provided with screening by a fence, wall, or landscaping.
- H. The outer perimeter of playfields, play lots, and other active recreational areas shall be screened, or shall be located a reasonable distance from any residential use.

6.8.3 Discharges

No discharge shall be permitted at any point into any private sewage disposal system, or stream, or into the ground, of any materials in such a way or of such nature or temperature as to contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accordance with standards approved by the health authority or by the Public Works Authority. No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the Department of Public Works in accordance with Chapter 24 of the City of Portland Code of Ordinances. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24.

6.8.4 Electromagnetic interference

In any industrial zone, there shall be no electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference.

6.8.5 Exterior lighting

All exterior lighting shall be designed and installed with cut-off fixtures to direct illumination onto the

site and to prevent illumination from such fixtures on neighboring properties.

6.8.6 Heat, glare, radiation

Heat, glare, or radiation shall be imperceptible without instruments at lot boundaries and shall not present a safety hazard.

6.8.7 Historic resources

The exterior design of proposed or renovated structures located within historic districts shall be subject to the historic preservation provisions of Article 17. The exterior design of proposed or renovated structures located adjacent to historic districts or historic resources shall be subject to historic preservation requirements of Article 14.

6.8.8 Landscaping and screening

- A. In all mixed-use zones, the O-P zone, and the R-P zone, and the A-B zone outside of restricted access areas, sites shall be landscaped to screen parking and accessory site elements, including storage and solid waste receptacles, from the right-of-way, public open space, or abutting residential zones.
- B. In the I-H and I-Hb zones, where a front yard abuts an arterial or a major collector street, it shall be landscaped. Rear yards, side yards and the perimeter of any parking area for greater than 15 vehicles shall be landscaped if visible from a right-of-way, public open space or residential zone.

6.8.9 Noise

- A. The maximum permissible sound level of any continuous, regular, or frequent source of sound produced by an activity shall be as shown in Table 6-G.

- B. For any noise generated by a use in the B-5/B-5b, B-6, B-7, I-L/I-Lb, I-M/I-Mb, and I-H zones, sound shall be measured at or within the boundaries of any residential zone. For any noise generated by a use in the B-1, B-2/B-2b/B-2c, I-B, R-P, O-P, A-B, and IS-FBC zones, sound shall be measured at lot boundaries. For any noise generated by a use in the B-3/B-3b/B-3c, sound shall be measured at lot boundaries or within publicly accessible pedestrian open space. And for any noise generated by a use in the B-4 zone, sound shall be measured off premises at the source of complaint.
- C. In addition to the sound level standards established in Table 6-G, all uses shall employ best practicable sound abatement techniques to prevent tonal sounds, or sound waves usually perceived as a hum or whine because their instantaneous sound pressure varies essentially as a simple sinusoidal function of time, and impulse sounds, or sound events characterized by brief excursions of sound pressure, each with a duration of less than one second. If such tonal and impulse sounds cannot be prevented, uses shall employ best practicable sound abatement techniques to minimize the impact of such sounds in residential zones.
- D. Sound levels shall be measured with a sound level meter with a frequency weighting network manufactured according to standards prescribed by the American National Standards Institute (ANSI) or its successor body. Measurements shall be made at all major lot lines of the site, at a height of at least 4 feet above the ground surface. In measuring sound levels under this subsection, sounds with a continuous duration of less than 60 seconds

shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ1).

E. Wind energy systems

1. Where the underlying zone is residential and does not specify sound requirements, or where the system will be within 100 feet of a residential building, the audible sound levels generated by the wind energy system* shall not exceed forty-five (45) decibels on the A scale between the hours of 9:00 p.m. and 7:00 a.m., and fifty (50) decibels on the A scale between 7:00 a.m. and 9:00 p.m., as measured at the nearest property line in accordance with this provision and technical standards set out in the City of Portland Technical Manual.
2. For any system over 45 feet in total height not in the recreation open space, resource protection or island transfer station zones, the maximum sound levels allowed by this ordinance shall not be exceeded at the nearest property boundary and at the nearest point vertically above the property line that coincides with the maximum building height allowed in the abutting zone.
3. Any system located within the recreation open space, resource protection or island transfer station zones and more than 100 feet from a residential building shall not exceed fifty-five (55) decibels on the A scale as measured 50 feet from the base of the tower.

TABLE 6-G: NOISE STANDARDS

	Daytime/Evening (7 am-9 pm)	Nighttime (9 pm-7 am)
I-B	60 dBA	55 dBA
R-P	55 dBA	55 dBA
O-P	60 dBA	60 dBA
B-1	55 dBA	55 dBA
B-2/B-2b/B-2c	60 dBA	55 dBA
B-3/B-3b/B-3c	60 dBA	55 dBA
B-4	65 dBA	60 dBA
B-5, B-6, B-7¹	60 dBA	50 dBA
I-L/I-Lb¹	60 dBA	50 dBA
I-M/I-Mb¹	70 dBA	55 dBA
I-H/I-Hb¹	75 dBA	55 dBA
A-B	60 db	60 dBA
IS-FBC	60 dBA	55 dBA

¹ Daytime/evening noise regulations shall extend until 10 pm, after which time nighttime noise regulations shall apply.

4. Audible sound levels of wind energy systems shall include sounds generated in all conditions including low and high winds (furling, yawing, and flutter) and power outages (freewheeling). If after installation, the system is determined to be operating at levels above these limits (as measured at the property lines in accordance with this provision and applicable technical standards, the owner shall take (at the owner's cost) remedial action to ensure compliance with these limits. Required action may include relocation or removal of the system.

F. Exemptions

1. Noises created by construction and maintenance activities between 7:00 a.m. and 10:00 p.m. are exempt from the maximum permissible sound levels set forth above of this section. Construction

activities on a site abutting any residential use between the hours of 10:00 p.m. and 7:00 a.m. shall not exceed 50 dBA.

2. The following uses and activities shall also be exempt from the requirements of Table 6-G:
 - a. The noises of safety signals, warning devices, emergency pressure relief valves, and any other emergency devices.
 - b. Traffic noise on public roads or noise created by aircraft and railroads.
 - c. Noise created by refuse and solid waste collection, provided that the activity is conducted between 6:00 a.m. and 7:00 p.m.
 - d. Emergency construction or repair work by public utilities, at any hour.
 - e. Noise created by any recreational activities which are permitted by law and for which a license or permit has been granted by the city, including but not limited to concerts, parades, sporting events, and fireworks displays.

6.8.10 Odor

- A. It shall be a violation of this article to create an odor nuisance.
 1. An odor nuisance shall be considered to exist when 10 confirmed complaints occur in an area within two separate 24-hour periods. The 10 confirmed complaints must originate from 10 different households in an area zoned residential or from 10 different individuals in a commercial or industrial facility. The Permitting & Inspections Director shall

only respond to a complainant who confirms that the odor is detectable at the time of the actual complaint. In order to confirm a complaint, the Permitting & Inspections Director or its designee shall first determine that an odor is detectable in the area of the complaint. The Building Authority or its designee shall interview the complainant to verify that the detectable odor is in fact the odor that resulted in the complaint. If the complainant verifies the odor as the source of the complaint, then the Permitting & Inspections Director shall notify the owner or operator of the alleged odor source either in person or by telephone within 1 working day, with a written confirmation within 7 working days of the complaint. In the event that the Permitting & Inspections Director is unable to contact the owner or operator of the alleged odor source in person or by telephone within 1 working day, then the Permitting & Inspections Director shall send written notice to the operator within 7 working days of the complaint.

2. In the event that 10 complaints are confirmed as set forth in subsection 1. in two separate 24 hour periods within a 90-day period, the Permitting & Inspections Director shall cause a certified odor inspector to investigate any odor complaints received in the next 30 days following the receipt of the tenth confirmed complaint from the second 24 hour period. If the odors remain under the ambient intensity standard as established in this subsection for the next 30 days,

then a new odor nuisance must be established after that time in accordance with the requirements of this section. The certified odor inspector shall do the following in response to a complaint under this subsection:

- a. Verify that an odor is detectable in the area of the complaint and confirm that it is the odor that resulted in the complaint;
 - b. Quantify the intensity of the odor on the eight point in butanol intensity scale as defined in regulations promulgated by the Planning & Urban Development Director to establish training and technical standards to support this subsection; and
 - c. Track the odor to its source.
- B.** When the certified odor inspector determines that a violation has occurred because an odor has exceeded the maximum ambient odor levels set forth in this section, the Permitting & Inspections Director shall notify the owner or operator either by telephone or in person of the violation within 1 working day of the violation. The Permitting & Inspections Director shall confirm this notification in writing within 7 working days of this initial notice. In the event that the Permitting & Inspections Director is unable to contact the owner or operator by telephone or in person within the required time period, then it will send written notification within 7 working days of the violation.
- C.** Upon receipt of the written notice of violation, the owner or operator of the odor source shall do the following:
1. Implement odor reduction procedures immediately upon notification by the

Permitting & Inspections Director that the facility has violated this section wherever odor reduction can be achieved by operational or procedural changes at the facility;

2. Submit to the Permitting & Inspections Director, within 30 days of the written notice of violation, an odor reduction plan which is designed to reduce ambient odors attributable to emissions from that source to the maximum allowable intensity for that zone. The plan shall include a detailed summary of the measures that the owner or operator will take to mitigate the community annoyance and estimated dates for completion of those measures. In the event that it will take longer than 30 days to develop the odor reduction plan, the owner or operator of the facility shall submit within the thirty-day time period a schedule for the development of the odor reduction plan. The Permitting & Inspections Director shall review this plan to determine whether it will be adequate to resolve the odor nuisance in a reasonable time period; and
 3. Implement the plan in accordance with the schedule approved by the Permitting & Inspections Director.
- D.** The maximum ambient intensity standard for odors generated by uses located in the industrial zones shall not exceed the following levels when the odor is measured in the zone indicated:
1. 4.0 in any industrial or mixed-use zone for odors resulting from uses in industrial or mixed-use zones.

2. 3.0 in any residential zone for odors resulting from uses in industrial or mixed-use zones.

6.8.11 Outdoor effects

- A. In all mixed-use, office, and industrial zones and the IS-FBC zone, uses shall be operated within a completely enclosed structure, except for those customarily operated in open air.
- B. In the mixed-use and IS-FBC zones, open air activities shall be those licensed by the city. There shall be no outdoor kennels.
- C. No open exterior stairways or fire escapes shall be constructed above the ground floor, except that the Building Authority may permit the installation of an exterior egress stair or an upgrade of an existing exterior fire escape for a conforming or lawfully nonconforming dwelling unit existing as of January 5, 1998, if such egress is required to meet current fire or other life safety codes, provided that the owner demonstrates to the Building Authority that:
 1. There is no practical and economically reasonable way to provide such egress within the interior of the building, as demonstrated by the submission of detailed floor plans showing the projected cost of and the impact on the existing dwelling from an interior stair; and
 2. The stairway and associated landings and other building fixtures are designed and will be constructed to have a minimal visual impact upon the building, especially as viewed from any public way or public open space, as demonstrated by photographs of the front and any other affected facades of the building and plans or drawings of the proposed egress stairs.

6.8.12 Outdoor storage

Outdoor storage shall comply with the requirements of Table 6-H.

TABLE 6-H: OUTDOOR STORAGE STANDARDS

B-1, B-2/B-2b/B-2c, B-3/B-3b/B-3c, O-P, R-P, A-B', and IS-FBC	There shall be no exterior storage with the exception of fully enclosed receptacles for solid waste disposal. In the B-3 zones, such receptacles shall be screened from public streets.
B-4, B-5/B-5b, B-6, B-7, and Industrial	Outdoor storage of materials shall be done in such a manner as to prevent the breeding and harboring of insects or vermin, to prevent the transfer of such materials from the site by natural causes or forces and to contain fumes, dust, or other materials which constitute a fire hazard. This storage shall be accomplished within enclosed containers or by raising materials above ground, separating materials, preventing stagnant water, or by some other means. In the B-4, B-5/B-5b, B-6, and B-7 zones, no outdoor storage shall be permitted in the front setback, except for storage for plant and tree nurseries or lumber yards if listed as a permitted use. In the B-4, B-5/B-5b, B-6, and B-7 zones, any storage of new materials, finished products, or related equipment must be suitably screened from the public way and abutting properties by a landscaped buffer or solid fence at least five feet in height.
B-1 and B-2/B-2b/B-2c	Vehicles or truck trailers with or without wheels shall not be used for on-site storage. In the B-2/B-2b/B-2c zone, there shall be an exception where such storage is located in a designated loading zone identified on

	an approved site plan; or such storage is not visible from the street or adjacent residences during winter.
B-5	Outdoor storage of rental and moving equipment shall be located on the site and not within a public right-of-way or sidewalk. A curb, guard rail or other barrier shall be provided to contain such equipment and storage on the site as well as out of landscape buffer areas. A landscape buffer shall be provided. Outdoor storage of rental and moving equipment must be accessory to a building in existence as of the date of this ordinance. Exterior lighting shall not exceed that which is necessary for security purposes.

¹ Does not apply to airports.

6.8.13 Relocation of displaced residents

In the B-3, B-3b, and B-3c zones, any development which results in the displacement of residents of dwelling units currently located on the development site shall meet the requirements of Article 18.5.

6.8.14 Smoke

Smoke shall not be emitted at a density in excess of the opacity level designated in Table 6-I, as classified in Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency.

TABLE 6-I: SMOKE STANDARDS

Zone	Opacity level
R-P	20%
O-P	
B-1	
B-2/B-2b/B-2c	
B-3/B-3b/B-3c	
B-4	30%
B-5/B-5b	40%

B-6	
B-7	
Industrial and A-B zones	
IS-FBC	20%

6.8.15 Storage and repair of vehicles

- A.** In all residential zones, all island zones, the R-P zone, and the B-3 zone, only one unregistered motor vehicle may be stored outside for a period not exceeding 30 days.
- B.** In other mixed-use zones, storage of unregistered motor vehicles for more than 10 days and outdoor storage of used automobile tires shall be prohibited.
- C.** No building in any zone shall be erected, altered or used as a garage for the storage of more than three motor vehicles or for the business of repairing motor vehicles, if any part of either old or new building when completed would be closer than five feet to any part of any church, public or private hospital or school; or if any part of either old or new building when completed would be less than 15 feet from the boundary line of any lot upon which any part of any church, public or private hospital or school is located. No existing garage used for the storage of more than three motor vehicles or for the business of repairing motor vehicles shall be deemed to become a nonconforming use through the subsequent erection of such church, hospital or school closer than the aforesaid distance to such a garage.

6.8.16 Traffic

Development in the I-M, I-Ma and I-Mb zones shall utilize streets classified as arterials by the Maine Department of Transportation to the greatest extent possible.

6.8.17 Waste disposal

- A. All solid waste disposal, including materials which might cause fumes or dust, or constitute a fire hazard if stored out-of-doors, shall be only in fully enclosed, covered containers or receptacles. In all non-residential zones with the exception of the industrial zones, such containers or receptacles shall be within designated, screened areas. In industrial zones and the B-4 zone, outdoor storage of refuse, debris, or previously used materials awaiting reuse shall either be in an appropriate container or located within a designated, screened area. Containers or receptacles shall not leak or otherwise permit liquids or solids to escape from the container or be transferred beyond lot boundaries by natural causes or forces. Areas attracting large numbers of insects or vermin are prohibited.
- B. Where food processing is permitted, all food processing waste shall be stored within a completely enclosed structure and if not refrigerated shall be removed from the site in an enclosed container within 48 hours of its generation. All enclosed and exterior food processing waste storage areas shall be cleaned and sanitized on a regular basis.

6.8.18 Vibration

- A. In any mixed-use zone, the O-P, and the R-P zones, vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile-supported pier.

- B. In all industrial zones, any use creating earthshaking vibrations, with the exception of airports, shall be controlled in such a manner as to prevent transmission beyond lot lines of vibrations causing a displacement of .003 or greater on one inch, as measured by a vibrograph or similar instrument at the property boundaries.

7 DIMENSIONAL STANDARDS

7.1 APPLICABILITY

Construction, alterations, and additions to structures and buildings are governed by this article, except when superseded by other applicable laws or ordinances. It is the intent that, when in doubt, this article should be interpreted to accommodate the goals of the City's Comprehensive Plan and other plans.

7.2 RULES OF MEASUREMENT

Building footprint. The lot area contained within the outermost perimeter of the building envelope including cantilevered portions of the building, projections, and porches, decks, and similar attached structures integral to the building and contributing to its mass, but excluding roof overhangs.

Floor area. The total floor space enclosed by exterior or standard fire walls of a building, exclusive of vent shafts and courts.

Grade, pre-development. Average grade, existing on October 1, 2000, at the corners of the foundation of the proposed structure.

Height. The vertical measurement from grade, or the pre-development grade on the islands, to the highest point of a structure. For buildings, height shall be measured to the roof beams in flat roofs; to the highest point of the roof beams or the highest point on the deck of mansard roofs; to a level midway between the level of the eaves and highest point of pitched roofs or hip roofs; or to a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs. For this

purpose the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves.

Impervious surface ratio. The proportion of a site covered by impervious surfaces, calculated by dividing the total impervious surface area by the lot area. For the purposes of this measurement, impervious surface shall be as defined by the Maine Department of Environmental Protection.

Landscaped open space ratio. The proportion of lot area covered by landscaped open space, calculated by dividing the total landscaped open space area by the lot area. For the purposes of this measurement, landscaped open space shall not include rooftop gardens or structured or engineered surfaces.

Lot area. The area of a lot enclosed within the boundary lines of a lot.

Lot coverage. The proportion of lot area covered by building footprint and the footprint of accessory detached structures.

Lot width. The distance measured between side lot lines through that part of the principal building where the lot is narrowest.

Net land area. The land area arrived at by subtracting from lot area the square footage of the following: (a) existing watercourses measured by the area between the top of the banks at the normal high-water mark; (b) Wetlands; and (c) slopes of 25% or greater. Where a slope of 25% or greater was altered to less than 25% within the two years immediately preceding

a development proposal, such slope shall also be subtracted from the lot area.

Setback. A space on a lot which is required by this article to be maintained open, unoccupied, and unobstructed between lot lines and any structure, except as otherwise permitted in this code of ordinances. A setback shall be measured from a line parallel to the lot line drawn through the point of a structure nearest to such lot line. This measurement shall be taken at right angles from such parallel line. When measuring setbacks, setbacks shall be interpreted to include setbacks of structures from property lines and setbacks of principal structures from one another. No principal structure shall occupy the minimum setback of another principal structure. Setbacks shall not apply to fences, flagpoles, raised garden beds, and other similar structures. When setbacks are established in relationship to height, the height in stories or feet of that part of the principal structure adjoining a yard shall be used in determining the required setback.

Setback, front. A setback along the front lot line, extending between side lot lines, the depth of which shall be the shortest horizontal distance between the front lot line and any structure. In the case of lots with frontages on two or more streets, the orientation of the principal entry to the principal building shall prevail. In the case of lots without frontage on a street, the property line that parallels the nearest developed street shall be considered the front.

Setback, rear. A setback along the rear lot line, extending between side lot lines, the depth of which shall be the shortest horizontal distance between

the rear lot line and any structure.

Setback, side. A setback along a side lot line extending from the front lot line to the rear lot line, the width of which shall be the shortest horizontal distance between the side lot line and any structure.

Stepback. A space on a lot which is required by this article to be maintained open, unoccupied, and unobstructed between lot lines and any structure that occurs at a prescribed height above the ground. Stepbacks shall apply to all attached accessory structures, including the minimum necessary housing of elevators, stairways, tanks fans, or other building operating equipment not intended for human occupancy.

Story. That portion of a building included between the surface of any floor and the surface of the floor, or the roof, next above. A half story is a story situated under a sloping roof, the area which at a height four feet above the floor does not exceed two-thirds of the floor area of the story immediately below it. A story which exceeds 18 feet in height shall be counted as two stories. A basement shall be counted as a story for the purpose of height measurement where more than one-half of its height is above the average level of the adjoining ground.

Street frontage. The distance for which a lot line adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

7.3 DIMENSIONAL STANDARDS

Tables 7-A to 7-H shall establish the dimensional standards for each zone.

TABLE 7-A: RESIDENTIAL ZONE DIMENSIONAL STANDARDS

		R-1	R-2	R-3 ²	R-4	R-5 ²	R-5A ⁵	R-6 ^{7,8}	R-6A ¹
Lot Area (min.)	Governmental	15,000 SF	10,000 SF	6,500 SF	6,000 SF	6,000 SF			
	Hospital			10 ac.		5 ac.		2 ac.	
	Intermediate or long-term, extended care facility	3 ac.	3 ac.	2 ac.		2 ac.	1.5 ac.	1 ac. ⁹	
	Lodging house					9,000 SF		2,000 SF	
	Multiplex				9,000 SF	9,000 SF			
	Place of assembly	<10,000 SF	1 ac.	1 ac.	1 ac.	15,000 SF	.5 ac.	10,000 SF	
		>10,000 SF	2 ac.	2 ac.	2 ac.	30,000 SF	1 ac.	15,000 SF	
	Post-secondary school		2 ac.			2 ac.		2,000 SF	
	Elementary, middle, and secondary school	2 ac.	2 ac.	2 ac.	30,000 SF	30,000 SF		30,000 SF	
	Raising of animals	3 ac.							
	Residential	15,000 SF	10,000 SF	6,500 SF	6,000 SF	6,000 SF ³	6,000 SF / 2 ac. max ⁶	2,000 SF	4 ac.
	All other uses	15,000 SF	10,000 SF	6,500 SF	6,000 SF	6,000 SF		2,000 SF	
	Lot Area per Dwelling Unit (min.)	15,000 SF	10,000 SF	6,500 SF	3,000 SF	3,000 SF	1,600 SF	725 SF	
	Lot Area per Rooming Unit (min.)					1,000 SF		250 SF	
	Lot Area per Multiplex Unit (min.)				3,000 SF for first 3, 6,000 SF thereafter	4,500 SF			
	Lot Area per SNIDU (min.)				2,400 SF	3,600 SF			
	Street Frontage (min.)	75 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	20 ft.	
	Lot Width (min.)	100 ft.	80 ft.	65 ft.	60 ft.	60 ft. 90 ft. for multiplex	60 ft.	20 ft.	
	Front Setback (min.)	25 ft.	25 ft.	25 ft.	25 ft.	20 ft.	25 ft.	5 ft.	
		Or average depth of adjacent front yards							
	Rear Setback (min.)	25 ft.	25 ft.	25 ft.	25 ft.	20 ft.	25 ft.	10 ft..	
	Side Setback (min.)	Detached Accessory <250 SF	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
		<1.5 stories to 1.5 stories	12 ft.	12 ft.	8 ft.	10 ft.	8 ft.	10 ft.	<45 ft. in height: 10 ft.
		2 stories	14 ft.	14 ft.	14 ft.	14 ft.	12 ft.	14 ft.	
		2.5 stories	16 ft.	16 ft.	16 ft.	16 ft.	14 ft.	16 ft.	
		Detached Accessory <250 SF	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	>45 ft. in height: 15 ft.
		On Side Street (min.)	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	None
	Or depth of front yard directly abutting the lot.								

TABLE 7-A (CONT.): RESIDENTIAL ZONE DIMENSIONAL STANDARDS

	R-1	R-2	R-3 ²	R-4	R-5 ²	R-5A ⁵	R-6 ¹	R-6A ¹
Stepbacks (above 35 ft. when property line abuts a residential zone)(min.)							10 ft. from side property line and 15 ft. from rear property line ¹¹	
Structure Height (max.)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft. ¹²	65 ft.
Detached Accessory	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	
Lot Coverage (max.)	20%	20%	35%	30%	40%	30%	60%	
Landscaped Open Space Ratio (min.)							20%	
Width of garage opening on front façade (max.)							9 ft. or 40% of the front façade, whichever is greater, and in no case more than 20 ft.	

¹ All R-6 dimensional standards apply in the R-6A unless otherwise indicated.

² See separate table for PRUD standards.

³ Single family homes may be built on small lots in the R-5 under small residential lot dimensional requirements under certain conditions. See separate table for R-5 Small Residential Lot dimensional requirements.

⁵ For R-5A, PRUD standards shall apply to PRUDs, multi-family development of 4 or more units, congregate care, and intermediate, extended, or long-term care facilities, unless noted otherwise in the table above. See PRUD table for additional standards that apply to these uses.

⁶ Applies to 1-, 2-, and 3-family dwellings only.

⁷ Alterations to single-family, two-family, and multi-family dwellings in existence as of 6/15/15 shall not result in the creation of any additional dwelling unit of less than 600 square feet of floor area, exclusive of common hallways and storage in basement and attic; and shall not result in any existing dwelling unit being reduced in size to less than 1,000 square feet of floor area, exclusive of common areas and storage in basement and attic.

⁸ Subdivisions consisting of horizontally attached dwellings on individual lots are not required to have side yards between such dwellings where a party wall condition will exist. Horizontally attached dwellings located within a single lot shall be required to meet the applicable side setback requirements at the external lot boundaries of the subdivision and internal lot boundaries between such dwellings that are not attached to each other. No minimum lot size width shall be required for individual lots underlying townhouse (horizontally attached) dwelling types. The applicable minimum lot area per dwelling shall apply to each lot.

⁹ Except for long-term and extended care facilities: 10,000 SF for the first 9 residents plus 750 SF for each additional resident, up to a total of 2 ac.

¹⁰ Except that a side setback in the R-6 zone may be reduced to zero, provided that the cumulative side yards are not less than 10 ft. A permanent maintenance easement a minimum of 5 ft. in width shall be provided on the parcel adjacent to the lot line with the reduced side setback.

¹¹ Does not apply on side streets.

¹² Except as provided under the Fort Sumner Park Height Overlay and Munjoy Hill Conservation Overlay.

TABLE 7-B: PRUD DIMENSIONAL STANDARDS

	R-3	R-5	R-5A ³
Gross Lot Area (min.)	3 ac.	2 ac.	2 ac. ⁴
Net Land Area per Dwelling Unit (min.)	6,500 SF	3,000 SF	1,600 SF ^{4,5}
Units/Building (max.)	PRUD < 5 ac.: 2 PRUD > 5 ac.: 6	12	
Average Number of Units/Building (max.)	PRUD > 5 ac.: 5		
Structure Height (max.)	35 ft.	35 ft.	55 ft.
Building Length (max.)	Without garages: 100 ft. With integral garages: 140 ft.	140 ft.	
Length of Accessory Garage Structure (max.)		60 ft.	
Building Setback from External Subdivision Property Lines (min.)	3 or fewer D.U. in building: 25 ft. 4 or more D.U. in building: 35 ft.	Bldg. Length 100 ft. or less: 25 ft. Bldg. Length >100 ft.: 35 ft.	Bldg. Length 100 ft. or less: 25 ft. Bldg. Length >100 ft.: 35 ft.
Distance between detached PRUD Dwelling Units (min.)	16 ft.		
Common Recreation Open Space Area (min.)²	300 SF/D.U.	300 SF/D.U.	200 SF/D.U. ⁴
Habitable Space Elevation	No habitable space in a PRUD shall be below grade, except basements that are a part of and below above-ground unit		

² Recreation open space area shall be designated on the site for recreation purposes. Such recreation areas shall be usable, level graded, dry, accessible and properly drained. At a minimum, a contiguous area of 6,000 SF with a minimum dimension of 50 ft. shall be provided which shall at least be usable as a multi-purpose field. Such recreation areas shall be located at least 25 ft. from dwelling units.

³ In the R-5A zone, PRUD standards shall apply to PRUDs, multi-family development of 4 or more units, congregate care, and intermediate, extended, or long-term care facilities unless otherwise noted.

⁴ Does not apply to intermediate, extended, or long-term care facilities but does apply to PRUDs, congregate care, and 3+-family buildings.

⁵ Minimum land area per intermediate care facility resident: 8,000 SF gross land area for first 35 residents, plus 350 SF for each additional resident.

For PRUD standards in island zones, see Table 7-D.

TABLE 7-C: R-5 SMALL RESIDENTIAL LOT DEVELOPMENT DIMENSIONAL STANDARDS¹

	Lot Area (min.)	5,000 SF
		7 ft. ²
Side Setback (min.)	Detached Accessory Ground Coverage < 250 SF	5 ft.
	Side Yard on Side Street	10 ft.
	Lot Width (min.)	40 ft.
	Street Frontage (min.)	40 ft.
	Lot Coverage (max.)	50%

¹ Single family homes may be built on small lots in the R-5 under small residential lot development dimensional requirements if the lot is: vacant; or used exclusively for parking; or contains structure(s) not used for residential purposes; or is created from a single lot division of a developed lot and results in a lot meeting the small residential lot dimensional requirements with the remaining developed portion meeting the standard dimensional requirements of the R-5 zone.

² The width of one side setback may be reduced 1 ft. for every foot that the other side yard is correspondingly increased, but no side yard shall be less than 4 ft. in width.

TABLE 7-D: ISLAND ZONE DIMENSIONAL STANDARDS

					I-B ¹⁰	
					<i>Served by Public Water & Sewer</i>	<i>Not Served by Public Water & Sewer</i>
Lot Area (min.) ¹¹		IR-1	IR-2	IR-3		
	Bed and Breakfast				5,000 SF for 3 guest rooms plus 5,000 SF/additional room	10,000 SF/guest room
	Campgrounds	10 ac.		5,000 SF/campsite, but not less than 10 ac.		
	Hotels			10,000 SF/guest room	5,000 SF for 3 guest rooms plus 5,000 SF/additional room	10,000 SF/guest room
	Lodging House		10,000 SF/rooming unit	10,000 SF/rooming unit	5,000 SF for 3 rooming units, plus 5,000 SF/additional rooming unit	10,000 SF/lodging room
	Place of Assembly	>10,000 SF	30,000 SF	30,000 SF	20,000 SF	
		<10,000 SF	15,000 SF	15,000 SF		
	PRUD/PUD (gross lot area)	5 ac. ¹	5 ac. ¹	20 ac.		
	Raising of Animals	3 ac.				
	Residential	40,000 SF ^{2,3}	20,000 SF ³	42,500 SF ⁶	20,000 SF	20,000 SF
	Restaurant			35,000 SF	10,000 SF	20,000 SF
	Retail			35,000	None	20,000 SF
	Seasonal Camps	10 ac.		35,000 SF		
	Schools/Educational Facilities	40,000 SF	20,000 SF	35,000	20,000 SF	
	All other uses			35,000 SF	20,000 SF	
Lot Area per Dwelling Unit (min.)		None ⁴	None ⁴	42,500 SF ⁷		
Street Frontage (min.)		100 ft. ⁵	70 ft. ⁵	70 ft. ⁸	40 ft.	
Lot Width (min.)		100 ft. ⁵	80 ft. ⁵	80 ft.	40 ft.	
Front Setback (min.)		30 ft. ⁵	25 ft. or the average of adjacent front yards ⁵	25 ft. ⁹	20 ft. or avg. depth of adjacent front yards	
Rear Setback (min.)	Detached Accessory Ground Coverage < 250 SF	30 ft. ⁵	25 ft. ⁵	25 ft. ⁹	10 ft.	
		10 ft. ⁵	10 ft. ⁵	10 ft. ⁹		

TABLE 7-D (CONT.): ISLAND ZONE DIMENSIONAL STANDARDS

					I-B ¹⁰	
					<i>Served by Public Water & Sewer</i>	<i>Not Served by Public Water & Sewer</i>
Side Setback (min.)		IR-1	IR-2	IR-3		
		20 ft. ⁵	20 ft. ⁵	20 ft. ⁹	10 ft.	
	Detached Accessory Ground Coverage < 250 SF	15 ft. ⁵	15 ft. ⁵	15 ft. ⁹	10 ft.	
	On Side Street	20 ft. ⁵	20 ft. ⁵	20 ft. ⁹	10 ft.	
Structure Height (max.)		35 ft.	35 ft.; For Little Diamond Island: 27 ft.	35 ft.	35 ft.	
	Accessory Detached	18 ft.	18 ft.	18 ft.	18 ft.	
	Lot Coverage (max.)	20%	20%	20%	50%	

¹ PRUDs shall consist of detached dwellings.

² 60,000 SF if not served by public water.

³ For PRUDs, minimum lot area shall be reduced up to 50% provided there is an equivalent corresponding increase in common or public open space that is usable for passive or active recreational opportunities or that serves as a buffer between buildings or between the development and the surrounding neighborhood.

⁴ Except 1 dwelling unit per 40,000 SF of net land area for PRUDs in IR-1 and 20,000 SF of net land area in for PRUDs IR-2.

⁵ For PRUDs, standard shall be reduced up to 50%.

⁶ Except that the minimum lot size per dwelling unit shall be reduced by the amounts specified below, to a minimum lot size of 35,000 SF per dwelling unit, provided that the Planning Board finds that the development meets the following criteria: a. The minimum lot size per dwelling unit shall be reduced by 5,000 SF if a public off-island water source provides 75% of the water needs of the development. b. The minimum lot size per dwelling unit shall be reduced by 2,500 SF if the development provides appropriate permanent restrictions or other agreements precluding the use, maintenance and parking of all private motor vehicles exclusive of construction and common service vehicles.

⁷ The maximum density for a PUD shall be based on the applicable minimum lot size for each use as measured in terms of net area. For purposes of calculating density, if separately described lots exceed the applicable minimum lot size, the excess area shall not be credited toward the minimum lot size for any other use.

⁸ Except where the Planning Board finds that the development has an adequate street network to permit access for pedestrians and emergency service vehicles.

⁹ When adjoining any external property boundary.

¹⁰ All I-B standards apply for lots served by public water and sewer and lots not served by public water and sewer unless otherwise indicated.

¹¹ In the IR-3, the minimum lot area for buildings containing both residential and nonresidential uses shall be cumulative. Where there are two or more residential uses contained in a building, the minimum lot area shall be the larger of the applicable minimum lot sizes.

TABLE 7-E: MIXED-USE ZONE DIMENSIONAL STANDARDS

		B-1	B-2/B-2b/B-2c	B-3/B-3b/B-3c	B-4	B-5/B-5b	B-6	B-7
Lot Area (min.)	School	20,000 SF						
	Place of Assembly	10,000 SF			10,000 SF			
Lot Area per Dwelling Unit (min.)	On-Peninsula	435 SF	435 SF					
	Off-Peninsula	1,000 SF	1,000 SF, except 435 SF if active street frontage ³					
Street Frontage (min.)		20 ft.	20 ft.	15 ft.	60 ft.			
Front Setback (from all street frontages) (max.)		10 ft., or the average front yard depth of nearest developed lots if < 10 ft.	10 ft.	5 ft.	20 ft.	None, except 10 ft. in B-5b	10 ft. ⁷	10 ft.
Rear Setback (min.)	Principal	None, except 10 ft. if abutting a residential zone	10 ft.		20 ft.			
	Accessory	None, except 5 ft. if abutting a residential zone	5 ft.		7 ft.			
Side Setback (min.)	Principal	None, except 5 ft. if abutting residential zone	None		10 ft.			
	Accessory		5 ft.		5 ft.			
Stepbacks (above 35 ft. when property line abuts a residential zone) (min.)		Side: 10 ft. Rear: 15 ft.	Side: 5 ft. Rear: 15 ft.					
Length of Building Wall at Maximum Setback (min.)						70% of street frontage or 25% of building perimeter ⁸	75% of street frontage or 25% of building perimeter	
Length of Undifferentiated Blank Wall Along Publicly Accessible Way (max.)				30 ft., except 15 ft. within PAD Overlay				
Structure Height (max.)		On-Peninsula: 45 ft., except 50 ft. along Congress Street if commercial first floor and residential above ¹ Off-Peninsula: 35 ft.	45 ft., except: 50 ft. if first floor is in commercial use and 65 ft. in B-2 and B-2c on lots >5 ac. if required side and rear setbacks are increased by 1 foot for each foot of height over 45 ft.	See Downtown Height Overlay Map	65 ft.	65 ft., except in B-5b along W. Commercial St. south of Danforth St. ⁵ and 120 ft. on Thompson's Point ⁶	65 ft. or See B-6 Building Height Overlay Map	See Bayside Height Overlay Map

TABLE 7-E (CONT.): MIXED-USE ZONE DIMENSIONAL STANDARDS

	B-1	B-2/B-2b/B-2c	B-3/B-3b/B-3c	B-4	B-5/B-5b	B-6	B-7
Floor Area (max.)	Non-residential uses on first floor: 10,000 SF total ² Restaurants (public area): 2,000 SF Clinics: 3,000 SF	Laboratory and research facilities, warehousing, 10,000 SF	None, except 15,000 SF for each floor above 125 ft.			Laboratory and research facilities and warehousing: 15,000 SF Exhibition and meeting halls: 20,000 SF	
Lot Coverage (max.)			25% of site area for portions of structures exceeding 125 ft. in height ⁴				
Impervious Surface Ratio (max.)	90%	Residential: None Other uses in B-2 and B-2c: 80% Other uses in B-2b: 90%		80%			

¹ The commercial first floor uses shall utilize at least 75 % of the first-floor frontage along Congress Street and shall have an average depth of at least 20 ft.

² Uses in structures which existed prior to the date of enactment of the B-1 zone are exempt.

³ A building will be determined to have an active street frontage upon meeting the following guidelines to the greatest extent practicable: the primary building façade shall be within 10 ft. feet of the front lot line; there shall be no parking on the lot within 35 ft. of the front lot line; no more than 25% of the first floor primary façade shall consist of access to garages, unutilized space, service entrances, storage or mechanicals and the remaining minimum 75% shall have an average depth of a minimum of 20 ft. for residential or commercial uses; and all primary ground floor entries to multi-family buildings must orient to street, not to interior blocks or parking lots.

⁴ Except that no floor area shall be required to be less than 10,000 SF.

⁵ For parcels of land in the B-5b zone located along W. Commercial St. south of Danforth St.: West of the projection of the centerline of the Fletcher St. right-of-way, the maximum building height shall be 45 ft.; and, east of the projection of the centerline of the Fletcher St. right-of-way and west of the projection of the centerline of the Emery St. right-of-way, the maximum building height shall be 55 ft. A projection of the centerline of a street is defined by extending the centerline of the referenced street right-of-way along its most southerly block to the centerline of W. Commercial St. Furthermore, notwithstanding Subsection 7.5.1, no rooftop structure located between the projections of the centerlines of Emery St. and Fletcher St., as described above, shall exceed a height of 62 ft as measured from average grade of the building at its foundation.

⁶ Thompson's Point is defined as the contiguous parcels of upland occupying the peninsula bounded on the east by Route 295, on the north by the Mountain Division Rail right-of-way, and on the south and west by the Fore River and its associated wetlands. Nearby lands accessed from Hobart and Osgood Streets are not included.

⁷ Does not apply to parking garages and public transportation facilities.. Notwithstanding required setbacks, new structures located in the blocks located south of Fore Street and north of Commercial Street and its extension shall build to the key building envelopes shown on the B6 Building Height Overlay & Building Envelopes map. Buildings located in the area east of the Fore Street Connector shall not have a maximum front setback and shall not be required to build to the key building envelope perimeter. Parking structures and the buildings for public transportation facilities may, however, be set back beyond the key building envelopes (toward the interior of blocks), but may not occupy the land between the key building envelope and the street right-of-way.

⁸ For buildings fronting on two or more streets, the minimum building wall on one street may be decreased so long as the frontage is proportionally increased on other streets in so far that the building wall on the secondary street is not reduced to less than 25 ft. Buildings in the area east of the Fore Street Connector shall not be subject to this requirement.

DIMENSIONAL STANDARDS

TABLE 7-F: OFFICE PARK & RESIDENCE PROFESSIONAL ZONE DIMENSIONAL STANDARDS

	O-P	R-P ¹
Lot Area (min.)	1.5 ac.	6,000 SF
Street Frontage (min.)	100 ft.	60 ft.
Lot Width (min.)	150 ft.	60 ft.
Front Setback (min.)	50 ft.	20 ft., or avg. depth of adjacent front yards ²
Rear Setback (min.)	Principal	20 ft.
	Accessory	7 ft.
Side Setback (min.)	Principal	1 story: 10 ft.
		2 stories: 12 ft.
		3+ stories: 14 ft.
	Accessory	7 ft.
	On Side Street	1-2 stories: 15 ft.
		3+ stories: 18 ft.
Structure Height (max.)	55 ft., except 75 ft., including rooftop appurtenances, on lots within office park subdivisions which are > 50 ac. if each minimum setback is increased by 1 ft. for each 1 ft. of height above 55 ft.	45 ft.
Floor Area (max)	High-tech manufacturing: 20,000 SF	
Impervious Surface Ratio (max.)	60%	70%
Pavement Setback (min.)	15 ft.	

¹ Residential uses shall meet the dimensional requirements of the nearest residential zone.

² The front yard of a lot existing as of April 4, 1988, which lot is less than 100 ft. deep, need not be deeper than 10% of the depth of the lot.

TABLE 7-G: INDUSTRIAL & AIRPORT ZONE DIMENSIONAL STANDARDS

	I-L/I-Lb		I-M/I-Ma/I-Mb		I-H/I-Hb		A-B
Lot Area (min.)							20,000 SF
Street Frontage (min.)	60 ft.		60 ft.		60 ft.		50 ft. ¹
Lot Width (min.)							50 ft.
Front Setback (min.)	I-L:	25 ft.	I-M/I-Ma:	1 ft. for each ft. of building height	I-H:	25 ft.	None, except 20 ft. if property has frontage on Westbrook St.
	I-Lb:	None	I-Mb:	None	I-Hb:	None	
Rear Setback (min.)	I-L:	25 ft., except 40 ft. when abutting residential zone	I-M/I-Ma:	1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone	I-H:	35 ft.	None., except 50 ft. if abutting residential zone or use ²
	I-Lb:	None, except 25 ft. when abutting residential zone	I-Mb:	None, except 25 ft. when abutting residential zone	I-Hb:		
Side Setback (min.)	I-L:	25 ft., except 40 ft. when abutting residential zone	I-M/I-Ma:	1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone	I-H:	35 ft.	None, except 25 ft. if abutting residential zone or use ²
	I-Lb:	None, except 25 ft. when abutting residential zone	I-Mb:	None, except 25 ft. when abutting residential zone	I-Hb:		
Structure Height (max.)	45 ft.		I-M/I-Mb:	75 ft.	75 ft.		75 ft., except 45 ft. within 100 ft. of a residential zone
			I-Ma:	45 ft.			
Impervious Surface Ratio (max.)	I-L:	65%	I-M/I-Ma:	75%	I-H:	85%	70% ¹
	I-Lb:	100%	I-Mb:	100%	I-Hb:	100%	
Pavement Setback (min.) ³	15 ft.		10 ft.		10 ft.		

¹ Except for lots in airport restricted access areas, which shall not be subject to this provision.

² No structure may extend beyond the building line established for any runway or taxiway. If provided, rear and side yards must not be less than 5 ft. in width.

³ Shall not apply to entrance drives.

TABLE 7-H: RECREATION OPEN SPACE ZONE DIMENSIONAL STANDARDS

R-OS ¹	
Lot Area (min.)	
Lot Frontage on Street or Shoreline (min.)	
Lot Width (min.)	
Shoreline Setback (min.)	
Front Setback (min.)	25 ft.
Rear Setback (min.)	25 ft.
Side Setback (min.)	Principal
	Accessory
	On Side Street
Structure Height (max.)	Principal
	Accessory
Floor Area Ratio (max.)	.5
Impervious Surface Ratio (max.)	25% ²

¹ Public open spaces less than 2 ac. and on the peninsula are not required to meet the R-OS dimensional standards.

² Except 75% for sports complexes and 100% for sewage treatment facilities.

7.4 SUPPLEMENTAL DIMENSIONAL STANDARDS

7.4.1 Corner clearance

No shrub, wall, fence, sign, or pile of material higher than 3 1/2 feet above the lowest elevation at the curblines shall be permitted on a corner lot within the area of a triangle formed by a line connecting the curblines of the intersecting streets at points 25 feet from the corner, unless said obstruction is reviewed by the Public Works Authority and found not to be a traffic or public safety hazard.

7.4.2 Fences

In residential zones, no wall or fence within 15 feet of the street shall be more than four feet in height.

7.4.3 Solar energy systems

A. Setbacks

- Solar energy systems shall be located in side or rear yards, wherever possible.
- Minor solar energy systems shall be setback 50 feet from residential, R-P, B-1 and B-2 zones.
- Major solar energy systems shall be setback 75 feet from residential, RP, B-1 and B-2 zones.

B. Height

- Ground-mounted solar energy systems. Where the total height of the support structure plus the solar energy system is equal to or below the zone-based height maximum, the absolute height of the solar energy system shall be 20 feet above the ground as measured from the base of the support.

2. Roof-mounted solar energy systems. The maximum height for all solar energy systems shall be as specified in the dimensional requirements of the underlying zone. Where the total height of the support structure/building plus the solar energy system is equal to or below the zone-based height maximum, the absolute height of the solar energy system shall be:
 - a. For all residential and R-P zones: 5 feet above the roof and set back from the edge of the roof by 1 foot for every 1 foot of solar energy system height.
 - b. For B-4 and Industrial zones: No limit
 - c. For all other zones: 8 feet above the roof and set back from the edge of the roof by 1 foot for every 1 foot of solar energy system height.

7.4.4 Swimming pools

Outdoor swimming pools as accessory uses shall be subject to the following dimensional standards:

- A. No swimming pool shall be sited in the front yard.
- B. No part of any swimming pool shall be located closer than ten feet from the principal structure, nor closer than ten feet from side or rear lot lines.

7.4.5 Wind energy systems

A. Setbacks

1. Wind energy systems and associated facilities shall meet all setbacks for principal structures for the zone in which the system is located. Where setbacks vary, the largest setback shall apply. All

parts of the wind energy system, including associated facilities and guy wires, shall be at least 10 feet from the property line (except where connecting to the grid), any utility line (in any direction) or other easement/right-of-way. The setback from utility lines, easements and right-of-way lines may be reduced where the owner/benefitted party provides written permission.

2. Roof-mounted wind energy systems shall be set back from property boundaries and street right-of-way lines by a distance equal to or greater than four times the height of the system as measured from the roof surface at the point of attachment. For systems in and adjacent to waterfront zones, business zones (except B-1 and I-B), office park zone, industrial zones, island transfer station zone, and ROS zone, the setback from property boundaries and street right-of-way lines may be reduced to a minimum distance of 1.0 times the height of the system, where the system is incorporated into the architecture of the building and a certified engineer confirms that it would not present a public safety risk. The setback shall be measured to the center of the wind generator base.
3. Freestanding wind energy systems with a total height of less than 85 feet shall be set back from property boundaries and street right-of-way lines by a distance equal to or greater than 1.1 times the total height of the system, and from residential buildings and hospitals on other properties by a distance equal to or greater than twice the

total height of the system. The setback distance shall be measured to the center of wind generator base.

4. Freestanding wind energy systems with a total height of greater than 85 feet shall be set back away from property boundaries and street right-of-way lines by a distance equal to or greater than twice the total height of the system, and from residential buildings and hospitals on other properties by a distance equal to or greater than four times the total height of the system.
5. For freestanding wind energy systems in and adjacent to waterfront zones, business zones (except B-1 and I-B), office park zone, industrial zones, island transfer station zone, and ROS zone, the setback from property boundaries and street right-of-way lines may be reduced to a minimum distance of 1.0 times the total height of the system where determined that the minimum required setback would be contrary to the public interest.
6. In Residential zones, the B-1 zone, I-B zone and R-P zone, where the lot is less than 0.5 acres, any vertical element of the wind energy system (tower/pole) shall be located in the rear yard or on the rear half of the existing building. Wind energy systems and associated facilities shall be sited to maximize existing vegetative or other screening from nearby residential buildings and public ways. The location shall minimize changes to existing topography and existing natural vegetation

which would result from construction or maintenance of the system.

B. Height

1. Maximum height above grade. Wind energy systems, permitted as either freestanding or roof-mounted structures shall be permitted conditionally with structure heights as follows:

Zone	Height
RPZ	10 ft.
Residential Zones¹, R-P, B-1 and I-B	25 ft.
Historic Districts² and within 1,000 ft of designated landmarks	45 ft
EWPZ, WPDZ, WCZ, B-2, B-5 and B-6	65 ft.
B-3, B-4, B-7, and O-P	85 ft.
ROS, I-M, I-Mb, I-H and A-B	160 ft.

1. Permitted up to 65 ft within USM Overlay Zone or on other sites with institutional uses measuring over 5 acres.

2. Permitted up to 85 ft in B-3 part of Downtown Historic District

2. Roof-mounted wind energy systems shall measure no higher than 10' feet above the highest part of the roof.

7.5 SPACE AND BULK EXCEPTIONS

7.5.1 Height

- A. In the B-3/B-3b/B-3c zones.** Minimum height provisions as depicted on the Downtown Height Overlay Map shall not apply to:

1. Accessory building components and structures such as truck loading docks covered parking, mechanical equipment enclosures and refrigeration units;
2. Information kiosks and ticketing booths;

3. Public transportation facilities of less than 10,000 square feet, or additions of less than 5000 square feet to existing public transportation facilities provided that the cumulative additions as of June 4, 2007 do not exceed 10,000 SF;
 4. Additions to buildings existing as of June 4, 2007 provided that the cumulative additions since June 4, 2007 do not exceed 10% of the building footprint on June 4, 2007, except building additions on those portions of the lot located closer to the street line than the building footprint existing as of June 4, 2007 shall not be included in this 10% limitation;
 5. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures;
 6. Additions to and/or relocation of designated historic structures or structures determined by the historic preservation committee to be eligible for such designation;
 7. Parking attendant booths or bank remote teller facilities;
 8. Structures accessory to parks and plazas; and
 9. Buildings or building additions of less than 2,500 SF footprint, on lots or available building sites of less than 3,000 SF.
- B. In the B-6 zone.** Minimum height provisions as depicted on the B-6 Building Height Overlay and Building Envelopes map shall not apply to:
1. Buildings located in the area east of the Fore Street Connector;
 2. Parking attendant booths;
 3. Information kiosks and ticketing booths;
 4. Parking garages;
 5. Public transportation facilities;
 6. Additions to buildings existing as of December 8, 2004 provided that the cumulative additions since December 8, 2004 does not exceed 25% of the building footprint on December 8, 2004 except that such restriction shall not apply to those portions of the building addition that are constructed closer to the street line than the building footprint existing as of December 8, 2004;
 7. Buildings or building additions of less than 2,000 SF footprint, on lots or available building sites of less than 2,000 SF;
 8. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures; and
 9. Additions to and/or relocations of designated historic structures.
- C. In the B-7 zone.** Minimum floor provisions as depicted on the Bayside Height Overlay Map shall not apply to:
1. Accessory building components such as truck loading docks, mechanical equipment enclosures and refrigeration units;
 2. Information kiosks and ticketing booths;
 3. Parking garages;
 4. Public transportation facilities;
 5. Additions to buildings existing as of March 9, 2005 provided that the cumulative

additions since March 9, 2005 do not exceed 50% of the ground floor building footprint on March 9, 2005 except that such restriction shall not apply to those portions of the building addition(s) that are constructed closer to the street line than the building footprint existing as of March 9, 2005;

6. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures;
7. Additions to and/or relocation of designated historic structures or structures determined by the historic preservation committee to be eligible for such designation; and
8. Portions of buildings more than 50 feet from the street line.

D. In the Bayside Gateway Urban Height District

A. Buildings in the Bayside Gateway Urban Height District A as depicted on the Bayside Height Overlay Map may be greater than 125 feet but no more than 165 feet in height provided that:

1. Such buildings shall be reviewed by the Planning Board as conditional uses under Section 6.5 of this Land Use Code.
2. Such buildings shall be sited to minimize encroachment into designated view corridors and visual landmarks to and from the downtown or that do not substantially further obstruct such corridors blocked by existing development as referenced in the

Bayside Height Study Map and the B-7 design standards; and

3. Portions of such buildings higher than 125 feet shall be stepped back at upper levels to provide light and air to adjacent streets, trails, and open spaces, with a ratio of no less than a ratio of building height to width of adjacent streets, trails and open spaces equivalent to 1.5 to 1, except that the Planning Board may modify this requirement for master development plans or major site plans provided that the following conditions are met:
 - a. Each building exceeding 125 feet shall contain at least 20 dwelling units per building.
 - b. Building wall stepback requirement along public street frontage for buildings with frontage on one street: Minimum 10 foot stepback between third and fifth stories and a minimum 10 foot stepback between the 125 and 145 foot level.
 - c. Building wall stepback requirement along public street frontage for buildings with frontage on multiple streets: Above paragraph (b) requirement along longest building façade street wall, and of the remaining street walls the same requirement as paragraph (b) or a 15 foot wide streetscape improvements area containing a public sidewalk, landscaping and other streetscape improvements within the abutting street right-of-way and/or private

property along the remaining street frontage. A building with frontage on four streets shall meet the above requirement except that two of the streets shall have the stepback requirement.

- d. The Planning Board shall have the authority to waive one or more of the required stepbacks provided the following is met:
 - i. The depth of the building lot precludes a building having an average minimum lot depth dimension of 170 feet; or
 - ii. The proposed building has an architecturally significant design that is articulated to avoid a monolithic appearance and emphasizes slender, vertically-oriented proportions while employing a variety of scales, materials, fenestration, and massing to assure a rich visually interesting experience as viewed within the context of the downtown skyline and provide visual interest and human scale at the pedestrian level;
- e. In the event such a waiver is granted the Planning Board may require the applicant to mitigate the impacts of the waiver by requiring the following:
 - i. Along all public street frontages and public open spaces, all buildings (regardless of height) shall maintain a pedestrian scale through the use of building elements at the street level as

listed in this standard along no less than 60% of the building's horizontal length.

- ii. Along all public street frontages and public open space for the building(s) over 125 feet, a canopy, awning or similar permanent architectural feature to provide pedestrian protection and wind mitigation shall be provided within the first 35 feet of height.
- iii. In order to preserve view corridors and to maintain a varied skyline, all buildings above 125 feet within a single development site should be separated to avoid the appearance of a tall, solid block massing. In accordance with this policy, development sites of 500 feet or greater as measured parallel to Marginal Way, the aggregate building façade widths above 85 feet shall not exceed 50% of the total development site distance parallel to Marginal Way. Buildings over 125 feet in height that are being reviewed as separate phases of a Master Development Plan shall be entitled to meet the 50% building requirement in aggregate for all such buildings over 125 feet in height in the Master Development Plan, provided that view corridors are retained as each phase is built.
- iv. The applicant shall demonstrate building design elements and location will reasonably mitigate downdraft effects of the proposed building or buildings.

4. Such buildings provide publicly accessible and usable open space, meeting the B-7 urban design standards, of at least 10% of the building lot area; and
5. If located on lots including or adjacent to planned or proposed street or pedestrian way connections, land dedication to such street or connection shall be credited toward the 10% open space requirement. Buildings over 125 feet in height that are being reviewed as separate phases of a Master Development plan shall be entitled to meet the 10% percent open space requirement of in aggregate for all such buildings over 125 feet in height, provided that the open space shall not fall below 10% percent at any built phase or combination of built phases; and
6. Such development shall comply with all other requirements and design standards as required by this article.

E. Roof-mounted solar energy systems.

Photovoltaic panels and thermal water heating panels, whether parallel or angled to a pitched or gable roof, may be erected above the height limitation for principal or accessory buildings as follows:

1. In all residential zones: Up to three feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to five feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.
2. In B-4 and Industrial zones: Up to four feet above the maximum height allowed in the underlying zone. In the case of flat roofs, there are no height limits.
3. In all other zones: Up to three feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to eight feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.

F. Wind energy systems. Wind energy systems may be erected above the height limitation within the underlying zone, except where wind energy systems are permitted in historic districts, where the height limitations set by the underlying zoning shall supersede.

G. Public art. Except in residential zones, public art that has been individually accepted by the City Council for inclusion within the public art collection, pursuant to Article 21, shall not be subject to the height limitations within the underlying zone.

H. Rooftop appurtenances. Unless otherwise noted, rooftop appurtenances for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, deck railings, skylights, steeples, flag poles, chimneys, smokestacks, radio or television masts, water tanks, or silos may be erected above the height limitations herein prescribed.

I. Telecommunication towers. Where permitted, ground-mounted

telecommunication towers may be erected above the height limitations within the underlying zone.

7.5.2 Length of building wall at maximum setback

- A. **In the B-6 zone.** Buildings located in the easternmost key building envelope shall not be subject to the building wall requirement.
- B. **In the B-7 zone.** Additions to and relocations of designated historic structures or structures determined to be eligible under Article 17 shall be exempt from the building wall requirement.

7.5.3 Lot area

- A. **Institutional uses in residential zones.** No minimum lot area shall be required for institutional uses in residential uses in the following cases:
 - 1. Uses existing as of June 1, 1983;
 - 2. Expansion on to land abutting the lot on which the principal use is located;
 - 3. Expansion onto land other than the lot on which the principal use is located to the extent that such expansion consists of the reuse of surface parking area or nonresidential structures existing and in nonresidential use as of June 1, 1983, provided that such reuse is contained within the lot of such structure or parking area as of June 1, 1983; or
 - 4. Expansion onto land other than the lot on which the principal use is located of no more than 15% of the total contiguous land area of the existing use, or one acre, whichever is less, within any five-year period.

- B. **In island zones.** In issuing any permit for new development in island zones:
 - 1. The Building or Planning Authority shall require that any lot located in the IR-1 zone shall be at least 40,000 SF in area and in the IR-2, IR-3, and I-B zones be at least 20,000 SF in area when the lot is to be serviced by a subsurface wastewater disposal system, except those lots which are located in a subdivision approved by the Planning Board after June 8, 1968 and excluding Peaks Island.
 - 2. Excluding Peaks Island from this subsection (2), any property owner whose lot does not meet the minimum lot size requirements outlined in (1) above may, for purposes of this subsection only, merge two or more separate lots on the same island in order to meet these requirements. Where the lots so merged are not contiguous, the property owner shall grant to the city as holder a conservation easement upon the lot or lots which will not contain the principal structure. The conservation easement shall contain both an existing legal description and a city assessor's chart, block and lot description. The Planning Authority shall be authorized to accept such conservation easements on behalf of the city. Said easement shall be recorded by the applicant in the registry of deeds. A copy of the recorded easement and copies of the

deeds for both lots shall be submitted to the Planning Authority prior to issuance of a building permit. The property over which the conservation easement has been granted shall be used for passive recreational and conservation purposes only, and shall be subject to the following restrictions:

- a. No structure shall be permitted on this property;
 - b. No parking or storage of vehicles or machinery shall be permitted on this property at any time;
 - c. No area of this property shall be paved.
 - d. No exterior storage for commercial use shall be permitted on this property; and
 - e. The easement deed shall reference the lot which is benefited by this conservation easement. No conservation easement shall be used to benefit more than one lot.
5. Conservation easements shall only be granted over lots which conform either to the provisions of Section 4.3.1 or to the minimum lot sizes set forth in Table 7-D. Conservation easements shall not be granted over any lot which is encumbered by any other easement which prohibits all construction on that lot. A conservation easement may also name as a holder or grant a third-party right

of enforcement to a nonprofit corporation or charitable trust, the purposes or powers of which include retaining or protecting the natural, scenic or open space values of real property; assuring the availability of real property for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining or enhancing air or water quality of real property. Nothing in this subsection shall be construed to allow an owner of a currently existing and developed lot to convey or permit a portion of that lot to be used to fulfill the requirements of this subsection if such conveyance would render the existing lot nonconforming under the terms of this Land Use Code. The lot upon which a building is to be constructed shall meet the minimum lot size requirements of Section 4.3.1.

6. Where an existing subsurface wastewater disposal system serving an existing structure requires replacement, the replacement system shall meet the applicable state requirements. The land area requirements in subsection (1) of this section shall not apply to such a replacement system.
3. For purposes of this subsection, the mean high tide mark shall be considered to be the shoreline lot line.

7.5.4 Lot coverage

- A. Lot surrounded by streets or alleys.** Where a lot containing ten thousand 10,000 SF or less is completely surrounded by streets or alleys, the lot coverage may be increased 20%.

7.5.5 Setbacks

- A. Setbacks in residential and R-P zones.** In any residential zone and the R-P zone, the width of one side setback may be reduced one foot for every foot that the other side setback is correspondingly increased, but no side setback shall be less than the minimum required for a one-story building.
- B. Setbacks in the O-P zone.** The Planning Board may reduce by up to 50 % the minimum setback if another yard within the lot is correspondingly increased so that the combined minimum yards on all four sides equal 150 ft. If two or more buildings are located on one lot, only the requirements of the front, rear or side setbacks that adjoin any external property boundary must be met, provided a sufficient fire line is provided.
- C. Projections in required setback areas.** Any setback may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed 50 SF nor the projection from the building exceed six feet. A basement bulkhead of similar size, but not more than 24 inches in height, is also permitted. A cornice eave, sill, canopy, chimney, bay window, balcony, or other similar architectural feature may project into any required setback a distance of not more than two feet.
- D. Pavement setbacks.** Pavement setbacks shall not apply to entrance drives.
- E. Corner lot setbacks.** In case a principal residential structure has its front yard upon the long side of a corner lot, the rear setback may be reduced to a depth not less than the required side setback on the lot, provided that the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all setbacks if the front yard were faced on the short side of the lot.
- F. Maximum front setback exceptions.**
1. Maximum front setbacks shall not apply to utility substations and secondary building components.
 2. In the B-1 zone, building additions are encouraged but not required to meet front setbacks.
 3. In the B-2/B-2b/B-2c zones:
 - a. Building additions do not have to meet maximum front setback requirements.
 - b. The Planning Board or Planning Authority may approve a different front setback for irregularly shaped lots or lots with frontage greater than 40 ft. in width provided the front setback is met to the maximum extent practicable.
 - c. If a lot has less than 40 ft. of frontage and is more than 100 ft. deep, then no maximum setback is required.
 - d. If existing structures are within 20 ft. of the street or meet the front setback maximum and the remainder of the lot has less than 40 ft. of

frontage, then no maximum setback is required.

- e. The Planning Board or Planning Authority may waive the maximum front setback for utility substations and alternative energy installations.

Where setbacks exceed 10 feet, a continuous, attractive, and pedestrian-scaled edge treatment shall be constructed along the street, consisting of street trees spaced at no more than 15 feet on center, approved by the City arborist, and a combination of landscaping no less than four ft. deep, ornamental brick or stone walls, or ornamental fencing.

- 4. In the B-3/B-3b/B-3c zones: The Planning Board may require or approve an additional setback to comply with the design standards of Article 14 and the City of Portland *Design Manual*.
- 5. In the B-6 zone: For lots fronting on more than one street in the B-6 zone, the front setback can be increased more than 10 feet if all of the following conditions are met:
 - a. The increased setback occurs at the intersection of the streets;
 - a. The increased setback area is the primary pedestrian entrance to the building;
 - b. 75 % of the total building wall length facing the abutting streets shall be setback no greater than 10 feet. All building wall segments which make up the increased setback shall be

included in the calculation of the total building wall length; and

- c. For new construction on a lot abutting three or more streets, the maximum setback shall apply only to the two streets with the highest traffic volume.

6. In the B-7 zone:

- a. Parking structures, public transportation facilities, utility substations, secondary building components such as truck loading docks, mechanical equipment enclosures, and refrigeration units are not subject to the maximum front setbacks.
- b. The maximum front setback may be increased to more than 10 feet if all of the following conditions met:
 - i. 75% of the total building wall length of an individual building facing the abutting streets is setback no greater than 10 feet; and
 - ii. The increased setback area shall include a functional and accessible public pedestrian entrance into the building that faces the street, unless a public pedestrian entrance already exists along the same street; and
 - iii. The increased setback shall not be used for surface parking.
- c. For a corner lot having frontage on two streets, the maximum setback shall apply to both streets. In the case of a lot having frontage on two or

more street corners, newly constructed buildings shall be sited at street corners and meet the maximum setback requirement prior to other freestanding buildings being constructed on the lot which shall also meet the maximum street setback. In the case of a corner lot having frontage on a third street (but not a corner) the maximum setback need not apply to the third street.

- d. In the case of a lot having frontage on two streets but not on a corner, the maximum setback shall apply to all streets but in the case of a lot having frontage on three streets but not on a corner, the maximum setback shall apply to only two streets. For purposes of this subsection only, the first building on a lot shall meet the maximum setback on at least one street with future buildings required to meet the maximum setback on the remaining street(s).
- e. In the case of a lot in which a minimum 75% of the total lot frontage has a building within ten feet of the street, other buildings may be located on the lot more than 10 feet from the street. In the case of a lot having frontage on Marginal Way and I-295, the property edge along I-295 shall not be considered street frontage.
- f. The maximum building setback shall not apply to vertical building expansions in the following cases:
 - i. The upper floors of a building in which the lower floors meet the maximum setback and the minimum height requirement.
 - ii. The building existed as of March 9, 2005 and meets the minimum height requirement.
 - iii. A building not meeting the maximum street setback and the minimum height requirement may vertically expand a total of one floor from March 9, 2005.
 - iv. In the case of a building in which at least 50% of the building wall(s) abutting street(s) is within 20 ft. of the street.
 - v. Additions to parking garages existing as of March 9, 2005.
 - g. Additions to buildings existing as of March 9, 2005 that are nonconforming as to the maximum setback need not conform to the maximum street setback provided the cumulative building footprint since March 9, 2005 does not exceed 50% of the existing building footprint. Such restriction shall not apply to those portions of the building addition that are constructed closer to the street line than the building footprint existing as of March 9, 2005 and to vertical expansions as provided for in subsection (f).
 - h. Lots having frontage on streets in which the curve of the street frontage precludes a rectangular-shaped building along the street line, for

purposes of calculating the setback, the average setback of the building from the street line may be used, but in no event shall the average setback along the length of the building edge exceed an average setback of 15 ft. nor shall the maximum setback exceed 20 ft. The increased setback shall not be used for surface parking, vehicular loading or vehicular circulation.

- i. Additions to and relocations of designated historic structures or structures determined to be eligible by the historic preservation committee shall be exempt from the maximum setback requirement.

G. Minimum setback exceptions for lots of record.

1. In the case of a lot of record existing as of June 5, 1957 in the R-1, R-2, R-3, R-4, R-5, R-5A, and R-6 zones and less than 100 ft. deep, the front setback need not be deeper than 20% of the depth of the lot.
2. In the case of a lot of record existing as of June 5, 1957 in a residential zone, the required side setback for principal structures may be reduced in order to provide a buildable width of up to 24 feet, but in no case shall the resulting side yards be less than the following:

R-1, R-2 12 ft.

R-3, R-5 8 ft.

R-4, R-5A 10 ft.

7.5.6 Stepbacks

A cornice eave, sill, canopy, chimney, bay window, balcony, or other similar architectural feature may project into any required stepback a distance of not more than two feet.

7.5.7 Street frontage

In the IR-1 and IR-2 zones, a lot of record that is buildable pursuant to subsection 4.3.1 and lots created after July 15, 1985, which are not part of a subdivision need not provide street frontage if access is available by means of a permanent easement or right-of-way which existed as of July 15, 1985. Such easement or right-of-way shall have a minimum width of 16 feet and a minimum travel width of eight feet except that an easement or right-of-way providing access for three or more lots or providing the only means of access to a parcel or parcels of three acres or more, shall meet the construction requirements of Chapter 25, Article III of the City of Portland Code of Ordinances. In the IR-1 zone, such easement or right-of-way shall conform to the requirements contained within the City of Portland Technical Manual. In the IR-2 zone, such easement or right-of-way shall be a minimum of 32 feet wide. Such easement or right-of-way shall be sufficient to permit municipal service delivery.

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8 OVERLAY ZONES

8.1 COMPACT URBAN RESIDENTIAL OVERLAY (R-7)

8.1.1 Purpose

The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the *New Vision for Bayside* and housing plans of the City of Portland. Suitable sites should be within walking distance of downtown or other work places, shopping and community facilities, and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the *New Vision for Bayside* plan, and other peninsula R-6 locations characterized by moderate- to high- density multi-family housing in a form and density exceeding that allowed in the R-6 zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to apply the R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

8.1.2 Permitted Uses

Permitted uses in the R-7 Compact Urban Residential Overlay Zone shall be the uses permitted in the R-6 zone.

8.1.3 Dimensional standards

Residential uses shall comply with the dimensional requirements in Table 8-A. All other uses in the R-7 Zone shall observe the dimensional requirements of the R-6 Zone.

TABLE 8-A: R-7 DIMENSIONAL STANDARDS

Lot area (min.)		None
Street frontage (min.)		None
Front		None
Setbacks (min.)	Rear and side	5 ft.
	Side yard on side street	None
Lot coverage (max.)		100%
Lot area per dwelling unit (min.)		435 SF
Structure height (max.)		50 ft.
Dwelling unit size (min.)		400 SF

8.1.4 Design Standards

Development shall comply with the *City of Portland Design Manual*.

8.2 DOWNTOWN ENTERTAINMENT OVERLAY

8.2.1 Purpose

The purpose of the Downtown Entertainment Overlay Zone is to regulate the location of businesses with entertainment licenses in order to maintain and improve public safety and the quality of life of Portland residents by preventing an over concentration of businesses with entertainment licenses, particularly those which also have liquor licenses, and the public safety problems that have

and will be experienced when too many of these businesses are located too close to each other. These problems include large late-night crowds within which fights and assaults, disorderly conduct and other breaches of the peace occur and that are difficult to effectively police and that expose not only innocent bystanders but also police officers to danger and personal injury.

8.2.2 Applicability

For the purposes of this section, the Downtown Entertainment Overlay Zone includes and is defined by the boundaries of the following zones as shown on the Downtown Entertainment Overlay Zone map: B-3, B-3(c), and WCZ zones. Any property that lies partly within the Downtown Entertainment Overlay Zone shall be subject to the regulations of the overlay.

8.2.3 Dispersal requirement

A business with an entertainment license as required or authorized by Section 4-51(a) of the City of Portland Code of Ordinances within the Downtown Entertainment Overlay Zone may not be located within 100 feet of another business with an entertainment license, as measured along or across public ways from the main entrance or entrances of each.

8.2.4 Exemption

A. A business with an entertainment license located in the Downtown Entertainment Overlay Zone on or before January 3, 2006 shall not have to comply with the requirements of this section and if located within 100 feet of another licensee shall be considered a non-conforming use controlled by Article 4. Such a business is considered an entertainment

business for the purpose of calculating dispersion requirements under Subsection 8.2.3 for a new or relocating entertainment business in the Downtown Entertainment Overlay Zone.

B. A business with an entertainment license that does not allow amplified entertainment shall not have to comply with the dispersal requirement of Subsection 8.2.3.

8.2.5 Separate business entities

Where two or more entertainment businesses operate on one site, and where each business entity requires or has a separate business license, or displays in a manner visible from public property separate business trademarks, logos, service marks or other mutually identifying names or symbols, each business entity shall be counted as a separate entertainment business for the purpose of this section.

8.2.6 Conditions

Following a hearing held pursuant to Chapter 15, Section 15-10 of the City of Portland Code of Ordinances, the clerk may impose conditions to maintain or improve public safety on the food service license of any business in the Downtown Entertainment Overlay Zone that operates between 1:00 a.m. and 4:00 a.m., following a written recommendation from the Portland Police Department that such conditions are necessary. The clerk's decision may be appealed to the City Manager pursuant to Section 15-9 of the City of Portland Code of Ordinances. Nothing in this section shall be construed to limit the clerk's authority in Chapter 15 to deny, suspend, or revoke any license pursuant to the standards and process in that chapter.

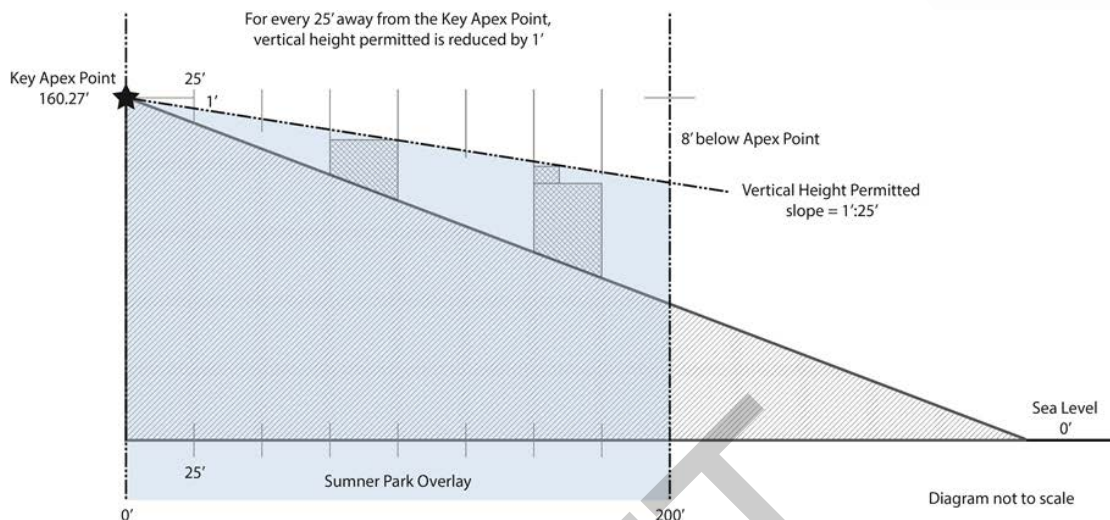


FIGURE 8-A: FORT SUMNER PARK OVERLAY PERMISSIBLE HEIGHT

8.3 FORT SUMNER PARK HEIGHT OVERLAY

8.3.1 Applicability

The Fort Sumner Park Height Overlay is established to protect the public interest by limiting the impact of development on the quintessential views of natural resources and the changing Portland skyline from Fort Sumner Park. There is established a key apex point in Fort Sumner Park at 43° 40' 2.3359"N. 70° 15' 4.3687"W. The Fort Sumner Park Height Overlay includes all land within 200 feet, or the R-6 zone boundary, whichever is closer, of this key apex point that is located closer to the middle line of Sheridan Street than said apex point.

8.3.2 Standards

Notwithstanding any other section of this Land Use Code, development in the Fort Sumner Park Height Overlay shall be subject to the following additional provisions:

- A. The top of structures, including rooftop appurtenances, within the overlay shall not exceed the baseline vertical height of the apex point (160.27' City of Portland Datum (Mean

Tide)). For each 25' radially away from the apex point, the vertical height permitted in the overlay is reduced by 1 foot (see Figure 8-A); and

- B. The minimum building setback from the park property shall be 15 feet.

8.3.3 Review process

Any project within the Fort Sumner Park Overlay shall go before the Parks Commission for a recommendation to the Planning Board regarding potential impacts on Fort Sumner Park.

8.4 HELISTOP OVERLAY

8.4.1 Purpose

The intent of the Helistop Overlay is to allow for helicopter landing areas on individual sites in addition to those uses permitted in the underlying zone. The purpose of this zone is to protect the public health and safety by allowing helicopters serving medical needs to land in certain areas, while protecting surrounding areas from any negative effects associated with such a use.

8.4.2 Helistop standards

A. High volume helistops (more than five landings per month)

1. All take-off, landing, and parking areas shall be surfaced with grass or with a dust-proof material.
2. Each landing pad shall be set back at least 200 feet from any residence, school or church. Each landing pad shall be set back at least 50 feet from any commercial or industrial structure. All setbacks shall be measured from the edge of the landing pad.
3. The area in which a landing pad is located shall be enclosed by a fence or other barrier of not less than three feet in height or shall be secured by a locked gate, as approved by the Fire Department.
4. All high-volume helistops shall be subject to review under the site plan ordinance.

B. Low-volume helistops (five or fewer landings per month)

1. All low volume helistops shall be subject to approval by the Building Authority and the Fire Department.

regional community, and in order to sustain that role, these institutions need flexibility to change and grow;

- B. Encourage proactive planning for institutional change and growth which identifies and addresses likely long-term institutional needs and cumulative impacts while leveraging potential benefits at the neighborhood, city, and regional level;
- C. Ensure that institutional change and growth both complements and, as appropriate, integrates adjacent or surrounding neighborhoods through carefully planned transitions;
- D. Support the formation and continuation of mutually beneficial public-private cooperation;
- E. Support an ongoing public engagement process that benefits both the institutions and nearby neighborhoods;
- F. Reflect Comprehensive Plan and other policy objectives; and
- G. Provide a consistent regulatory approach to all major institutions which allows unique regulatory requirements that balance the particular needs of institutions with the needs of the surrounding neighborhood and wider community.

8.5 INSTITUTIONAL OVERLAY (IOZ)

8.5.1 Purpose

The Institutional Overlay Zone (IOZ) designation provides a regulatory mechanism available to the city's four major medical and higher education campuses where an improved regulatory structure is needed to facilitate a consistent, predictable, and clear growth management process. The purposes of the Institutional Overlay Zone are to:

- A. Acknowledge that the city's major academic and medical institutions play a prominent role in the health and well-being of the local and

8.5.2 Location and applicability

The city's four primary medical and higher education institutions are eligible to apply for designation as Institutional Overlay Zones. The Eligible Institutions are the two major hospital institutions of Maine Medical Center and Mercy Hospital and the two major academic institutions of University of Southern Maine and University of New England, their successors and assigns. Designation as an IOZ is the preferred mechanism where the

Eligible Institution's proposed development is inconsistent with the existing zoning.

8.5.3 Establishment

A. Application for an Institutional Overlay Zone.

Where the Eligible Institution seeks designation as an IOZ, they shall submit a zone change application consisting of two components:

1. An Institutional Development Plan (IDP) in accordance with Subsection 8.5.4.
2. A Regulatory Framework in accordance with Subsection 8.5.5 that would, when and if adopted, be the text and map amendment to the City's Land Use Code and Zoning Map.

B. Required public involvement. At least two neighborhood meetings shall be required. The first shall be held prior to the formal submission of a zone change application for an Institutional Overlay Zone and the second shall be held during the City's review. Meetings shall identify the concerns, if any, of affected residents and property owners, and inform the development of the Institutional Development Plan (IDP) and Regulatory Framework. Meetings shall be held in a convenient location proximate to the institution. The applicant shall provide written notification to property owners of record within 500 feet of the proposed IOZ boundary at least ten days prior to the meeting dates and maintain written records of the meetings.

C. Required scoping meeting. The Eligible Institution shall meet with the Planning Authority after the first required neighborhood meeting and prior to submission of the zone change application to confirm the focus of the Institutional Development Plan (IDP) and

Regulatory Framework, including associated study areas that may be outside of the proposed IOZ boundary. The IDP and Regulatory Framework will vary in detail and focus depending on the Eligible Institution and its particular context. The content requirements in Subsections 8.5.4 and 8.5.5 and the comments from neighborhood meeting(s) shall provide direction for the content of the IDP. The Planning Authority or Planning Board may require additional information or modify content requirements as is relevant to the Eligible Institution.

D. Reviewing authority. The Planning Board shall review the zone change application, including the IDP and Regulatory Framework. At least one public workshop and a public hearing before the Planning Board are required. Upon recommendation of the Planning Board, the City Council shall review and consider adoption of the Institutional Overlay Zone and the accompanying Regulatory Framework as an amendment to the city's code of ordinances.

E. Future institutional development. All new development by the Eligible Institution within the boundary of the IOZ shall be compliant with the IOZ and accompanying Regulatory Framework, consistent with the IDP, consistent with the Comprehensive Plan, and meet applicable site plan standards, unless such standards are superseded by the Regulatory Framework. Any use/development proposed by the Eligible Institution outside the IOZ boundary that complies with the zoning for permitted uses in that location shall be reviewed under the standards of that zone. Any use/development proposed by an Eligible Institution outside of the IOZ boundary

that is proposed in a residential zone and is functionally related to the operations within the IOZ shall be addressed by the IDP and require an amendment to the IDP.

8.5.4 Institutional Development Plan (IDP)

- A. Purpose.** Any use conducted by an Eligible Institution and any construction by an Eligible Institution in an Institutional Overlay Zone shall be consistent with an Institutional Development Plan (IDP) approved by the Planning Board in accordance with this ordinance. The purpose of the IDP is to establish baseline data about institutional land uses, facilities, and services and measure, analyze, and address the anticipated or potential impacts of planned institutional growth and change. The IDP shall serve as a background document that supports the proposed Regulatory Framework and frames subsequent site plan review(s).
- B. Planning horizon.** An IDP shall provide the city and abutting neighborhoods with a clear outline of the anticipated or potential growth and change of the Eligible Institution for the short- to medium-term (e.g. 1-5 and 5-10 years respectively), as well as a conceptual growth plan for the long-term (e.g. 10 years or more); however, the specific planning horizons for each institution will be determined as part of the IDP approval process.
- C. Content.** The IDP submission shall address the following elements unless specifically modified by the Planning Authority or Planning Board, with the scope and level of detail to be clarified at the required Scoping Meeting:
1. Context information, including:

- a. The institution's adopted mission, vision, or purpose statement;
- b. A summary of relevant baseline data on the institution, including:
 - i. A neighborhood context plan;
 - ii. An inventory of current programs and services;
 - iii. A current census of the number of people using the institution (e.g., employees, enrollment, patients), with an indication of maximums and minimums over time;
 - iv. An inventory and/or plan of all existing property holdings within the main campus and within the City of Portland, including an indication of functional land use links between off-campus properties and the main campus (e.g. remote parking); and
 - v. An inventory and/or plan of existing facilities, including data on use, floor area, and any existing functional connections between facilities; and
- c. A summary of the baseline characteristics of the existing campus and context of the institution, based on identified study areas, including:
 - i. A summary of existing resources, such as historic, open space, and natural resources;
 - ii. A summary of the existing transportation system, including vehicular, pedestrian, transit, bicycle, and parking supply, demand, and utilization;



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- iii. A summary of existing public infrastructure supporting the institution, including demand, utilization and any capacity issues; and
- iv. Relevant municipal plans, projects, and studies that may influence the IDP study area and opportunities for integrating institutional growth; and
- d. A summary of public involvement in the development of the IDP, including major areas of public concern.
- 2. Assessment of future institutional growth and change, including:
 - a. A description of institutional needs and areas of future institutional growth and change, with;
 - i. A projected census of users (e.g., enrollment /employment/patient/ visitor figures and anticipated variations over time);
 - ii. Institutional objectives for property both within and outside the IOZ boundary (e.g. acquisition and/or disposition), including an indication of any functional land use connection for sites outside the IOZ boundary to the main campus; and
 - iii. A Development Plan addressing anticipated or potential institutional needs and physical improvements, including the proposed boundary of the IOZ and any phasing of the development; and
 - b. Analysis and associated plans that address the following elements in terms of anticipated growth or potential impacts within the identified study area, and support the development parameters as set out in the Regulatory Framework, including:
 - i. Transportation and access, with;
 - a. An analysis of the projected changes in parking demand, supply, and impacts to the off-street and on-street parking capacity, including an explanation of the proposed parking plan;
 - b. An analysis of the projected changes in vehicular, pedestrian, transit, and bicycle access routes and facilities, their capacity, and safety; and
 - c. A transportation, access, and circulation plan, representing the synthesis of the analysis, and including a program of potential improvements or set of guidelines to address access deficiencies to and within the IOZ. The plan should outline proposed mechanisms and potential strategies to meet transportation objectives, including transportation demand management, phasing, and when a Traffic Movement Permit (TMP) may be required; and

- ii. Environment, with;
 - a. An analysis of potential cumulative impacts on natural resources and open spaces;
 - b. An analysis of projected energy consumption, hazardous materials generation, noise generation, and similar issues as relevant; and
 - c. An environmental plan, representing the synthesis of the analysis and including a proposed program or set of guidelines for future preservation, enhancement, conservation, and/or mitigation; and
- iii. Infrastructure, with;
 - a. An analysis of projected public utility demand and the capacity of associated infrastructure;
 - b. An analysis of projected public safety needs and projected impacts to the capacity of these services; and
 - c. An infrastructure plan, representing the synthesis of the analysis and including a proposed program or set of guidelines to support sustainable growth; and
- iv. Design, with;
 - a. An analysis of projected impacts to neighboring properties and public spaces, including potential shadow, wind, and lighting impacts, impacts of height and massing, and impacts to historic resources;
 - b. An analysis of transition areas between the institution and adjoining neighborhoods, including identification of key character defining components of the surrounding context;
 - c. An analysis of existing Crime Prevention Through Environmental Design issues and identification of how these principles would be addressed as part of the proposed campus development; and
 - d. A conceptual built environment/public realm plan, representing the synthesis of the analysis and including a set of guidelines for urban design, landscape, open space, and streetscape treatments, with particular attention to the treatment of edges (both within and abutting the IOZ boundary) to achieve compatible transitions; and
- v. Neighborhood Engagement, with;
 - a. A plan for ongoing community engagement that represents best practices, promotes collaborative problem solving around community concerns, fosters transparency, and identifies mechanisms for neighborhood feedback and institutional accountability;

- b. A property management framework that identifies the institution's process for handling operational property issues with neighbors;
- c. Strategies for assuring communication pertaining to property acquisition and disposition in surrounding neighborhoods; and
- d. A set of construction management principles to apply to all institutional construction, that represent best practice, aim to minimize short- and long-term construction impacts on surrounding residents and businesses, and ensure a clear communication strategy is in place in advance of construction.

D. Standards of review. The IDP shall:

- 1. Address all content requirements, unless explicitly modified by the Planning Authority or Planning Board;
- 2. Reflect the issues/topics identified in the required public process;
- 3. Demonstrate consistency with the city's Comprehensive Plan and the purpose of this ordinance;
- 4. Demonstrate how the property ownership, proposed growth, and requested Regulatory Framework relate to the institution's mission;
- 5. Demonstrate that traffic and parking impacts have been anticipated and that the proposed parking provision is justified as based on an assessment of options for reducing traffic and parking demands;
- 6. Outline an approach to open space, natural, and historic resources that supports preservation and enhancement.
- 7. Demonstrate that potential cumulative environmental impacts have been anticipated and can be minimized or satisfactorily mitigated;
- 8. Demonstrate that utility impacts have been anticipated and can be minimized or satisfactorily mitigated;
- 9. Reflect a comprehensive design approach that ensures appropriate transitions with the existing or future scale and character of the neighboring urban fabric;
- 10. Promote compatibility with existing or future uses in adjacent neighborhoods, maintain housing, and support local amenities;
- 11. Anticipate future off-site improvements that would support the integration of the institution into the community and city-wide infrastructure;
- 12. Conform with Portland's Historic Preservation Ordinance standards for designated landmarks or for properties within designated historic districts or designated historic landscapes, if applicable. When proposed adjacent to or within 100 feet of designated landmarks, historic districts, or historic landscapes, the IDP shall be generally compatible with the major character-defining elements of the landmark or portion of the district in the immediate vicinity; and
- 13. Incorporate strategies to support clear communication and ongoing public

engagement between institutions and nearby neighbors.

- E. **Approval.** Upon finding that an Eligible Institution's IDP meets the standards of review, the Planning Board shall approve, approve with conditions, or deny an IDP.
- F. **Monitoring.** The IDP shall establish a schedule for reporting on IDP implementation at regular intervals of not more than ten years from the date of approval of the initial or amended IDP, and identify thresholds for IDP amendments;
- G. **Amendments.** An approved IDP shall guide campus development unless and until amended. If at any time the Eligible Institutions request minor amendments to an approved IDP, the Planning Authority may approve such minor amendments, provided that they do not constitute a substantial alteration of the IDP and do not affect any condition or requirement of the Planning Board. The applicant shall apply with a written statement of the proposed amendment and proposed amended IDP to the Planning Authority, whose decision as to whether the amendment is minor shall be final. Major amendments shall be reviewed by the Planning Board. When the IDP is amended, the baseline data in the IDP shall be updated as appropriate.

8.5.5 Regulatory Framework

- A. **Purpose.** The Regulatory Framework translates the IDP into a set of clear and specific zoning requirements for the IOZ that constitute the text and map amendments to the City's Land Use Code and Zoning Map. The zoning requirements are anticipated to include parameters that guide the growth and change of the institution as well as broad strategies to

address potential impacts, with plans and details to be developed under site plan review.

- B. **Applicability.** The Regulatory Framework shall apply only to properties that are within the IOZ boundary and to which the Eligible Institution holds right, title, or interest. For these properties, the Institutional Overlay Zone shall supersede the underlying zoning, and all new institutional development shall be conducted in compliance with the Regulatory Framework and the approved Institutional Development Plan. Properties located within the Institutional Overlay Zone not subject to right, title, or interest of the Eligible Institution shall continue to be governed by the regulations of the underlying zoning designation.
- C. **Uses.** Institutional uses, including hospitals and higher education facilities, shall be permitted, as shall uses that are functionally integrated with, ancillary to, and/or substantively related to supporting the primary institutional use, consistent with the applicable approved IDP.
- D. **Content.** The Regulatory Framework shall reflect the information and analysis of the IDP. The content shall be tailored to address the particular issues associated with the institution and its neighborhoods. The Regulatory Framework should be succinct and use tables and graphics as possible to address the following, if applicable:
 1. Zoning boundary of the IOZ: The area to which the regulations apply, as shown on the zoning map, subject to other provisions of this ordinance (i.e. the map amendment to the City's Zoning Map);
 2. Phasing and schedules: Requirements that relate to particular proposed phases; a chart showing the schedule or thresholds

- for submitting an amended IDP (or elements of an IDP, such as a Transportation Demand Management (TDM) Plan);
3. Uses: Clarification, as necessary, on permitted uses;
 4. Dimensional Requirements: Graphics, sketches, or standards, including details for transition zones within the IOZ boundary;
 5. Transportation: Elements such as Transportation Demand Management Plan (TDM) trip reduction targets or contribution to area-wide TDM measures; broad parameters for ensuring pedestrian, vehicular, bicycle and transit access and safety; parking ratios and management strategies; thresholds for access improvements;
 6. Environment: The approach to the inclusion of open space and preservation of environmentally-sensitive areas;
 7. Mitigation measures: The broad approach to identified mitigation measures, which would be addressed in greater detail in the site plan review process; thresholds for addressing deficiencies; goals for preservation/protection;
 8. Design: Graphics and standards to clarify building placement and envelope (height and massing); guidelines for integration of site features; required treatments for transition zones and treatment for all edges (both within and abutting the IOZ boundary); guidelines for establishing campus identity;
 9. Neighborhood Integration: Thresholds and strategies for neighborhood engagement; mitigation of impacts on neighboring properties, including construction impacts; buffering requirements; objectives for pedestrian linkages and safety; other requirements that address community concerns; and
 10. Monitoring: A schedule for regular monitoring reports on IDP implementation in accordance with the IDP.
- E. Standards of review:** The Regulatory Framework shall:
1. Be consistent with the Comprehensive Plan and the Institutional Development Plan;
 2. Provide a clear zoning framework, using graphics and tables as appropriate, to apply to future site plan reviews;
 3. Provide specific regulatory statements as appropriate that respond to concerns raised during the required public involvement; and
 4. Outline measurable goals and thresholds for improvements or other actions identified in the IDP to be advanced in subsequent site plan applications.
- F. Approval/adoption.** The Planning Board shall review the proposed Regulatory Framework against the standards of review and make a recommendation on the institution's IOZ designation and Regulatory Framework to the City Council for adoption as part of this zoning ordinance.
- G. Amendments.** A Regulatory Framework and IOZ boundary as adopted by the City Council shall remain in force unless and until amended. Amendments to a Regulatory Framework and/or IOZ boundary may be brought forth by the city or Eligible Institution. Proposed amendments to the IOZ boundary or

Regulatory Framework shall be reviewed by the Planning Board and adopted by the City Council subject to the provisions of this ordinance.

8.5.6 Maine Medical Center Institutional Overlay Zone Regulatory Framework

A. Applicability. All development proposed by Maine Medical Center (MMC) within the boundary of the MMC Institutional Overlay Zone (IOZ) shall be consistent with the approved Institutional Development Plan (IDP), consistent with the Comprehensive Plan, and meet applicable standards of the Land Use Code, unless such standards are superseded by the following Regulatory Framework. This Regulatory Framework shall govern future development by MMC within the IOZ unless amended by the Portland City Council upon formal application of MMC. The MMC Institutional Overlay Zone shall have the boundaries depicted in Figure 8-B, below, and shall include the properties listed in Table 8-B.

B. Updates and amendments

1. It is intended that the IDP will be updated on a regular basis to ensure that the data is current and that the document remains accurate. Accordingly, monitoring reports will be filed every three years and shall include a summary of progress on IDP implementation and of acquisitions and divestment since the date of IDP approval. At the time of the submission of the monitoring report, MMC shall identify any updates to the IDP which may result from updated master planning, changes in baseline information, or changes in the adjacent neighborhoods which affect MMC, to allow the IDP to remain current.

Updates and minor amendments not described below shall be reviewed administratively by the Planning Authority. Minor amendments that impact phasing of the long-term development blocks or change the approach to parking, transportation, neighborhood engagement or design shall be reviewed by the Planning Board for consistency with the objectives of the IDP. In addition to consistency with the objectives of the IDP, review of phasing and development program amendments shall focus on integration with the campus and impacts on transportation or infrastructure. This review may occur simultaneously with the site plan review of an anticipated project.

2. Major amendments shall be reviewed by the Planning Board and are required under the following circumstances:
 - a. A change to the Regulatory Framework is required;
 - b. The IDP is no longer representative of the institutional mission or approach to community as a result of redevelopment in the area or City upgrades to neighborhood planning (such as roadway changes, infrastructure upgrades, community design, lighting); or
 - c. Development proposed by MMC is inconsistent with the master facility plan, transportation plan intent, design plan intent, or environment and infrastructure plan intent identified in the IDP.
3. Annual monitoring reports will be submitted for MMC's Transportation



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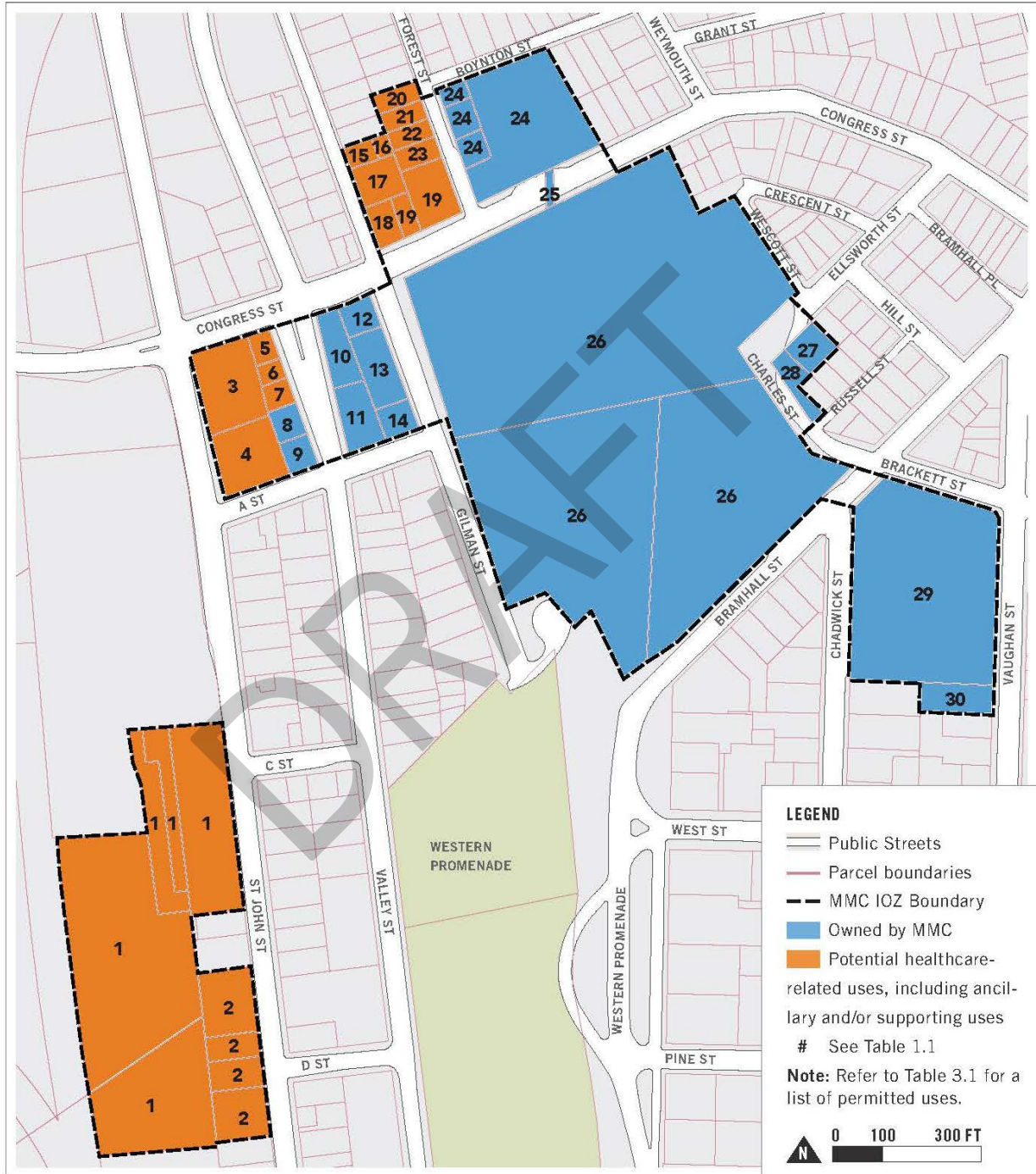


FIGURE 8-B: MMC IOZ BOUNDARY

TABLE 8-B: LIST OF PROPERTIES INCLUDED IN THE MMC IOZ

Map#	Legal Description	Address	Acreage	Ownership
1	64-A-2-8-9-11 74-A-7 / 75-A-6	222 St John St	4.6516	Owned by others
2	68-D-1-3-13-14-16	180 St John St	0.9494	Owned by others
3	65-G-1	950 Congress St	0.4628	Owned by others
4	64-B-1	275 St John St	0.4163	Owned by others
5	65-G-2	942 Congress St	0.0659	Owned by others
6	65-G-3	940 Congress St	0.0482	Owned by others
7	65-G-4	274 Valley St	0.0667	Owned by others
8	65-G-5	268-270 Valley St	0.0978	MMC
9	64-B-2	262-266 Valley St	0.0895	MMC
10	65-H-1	932 Congress St	0.1864	MMC
11	65-H-9	261 Valley St	0.2185	MMC
12	65-H-2	930 Congress St	0.1040	MMC
13	65-H-5	52 Gilman St	0.2384	MMC
14	65-H-8	44 Gilman St	0.1128	MMC
15	65-E-22	85 Gilman St	0.0565	Owned by others
16	65-E-32	85 Gilman St	0.0282	Owned by others
17	65-E-24	81 Gilman St	0.1653	Owned by others
18	65-E-28	919 Congress St	0.1059	Owned by others
19	65-E-29-30	909 Congress St	0.3233	Owned by others
20	65-E-19	22 Forest St	0.0826	Owned by others
21	65-E-21	18 Forest St	0.0831	Owned by others
22	65-E-23	14 Forest St	0.0826	Owned by others
23	65-E-25	12 Forest St	0.0883	Owned by others
24	53-I-1-2-3-12	887 Congress St	1.3400	MMC
25	53-X-1	Congress St Pedestrian Walkway	---	MMC
26	53-D-7 54-H-1 64-C-1	22 Bramhall St	12.563	MMC
27	54-C-6	34 Ellsworth St	0.1341	MMC
28	54-C-10	40 Ellsworth St	0.1155	MMC
29	54-I-1	308 Brackett St	2.5200	MMC
30	63-B-8	214 Vaughan St	0.1983	MMC

Notes:

Properties owned by MMC are listed under MMC or MMC Realty Corp.

MMC will not extend its functionally-related Bramhall campus hospital operations beyond the boundary of the IOZ within the City of Portland without further amendment to the IDP. This includes any expansion of functionally-related operations that displace residential uses outside of the IOZ boundary. A functional relationship is defined as uses or activities that are traditionally or customarily linked to the day-to-day operations of the MMC Bramhall Campus that would relocate a significant proportion of the total employee population or activities.



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4. Demand Management (TDM) Plan. TDM monitoring reports shall include a summary of progress toward targets established in the TDM Plan.
- C. **Uses.** In addition to the uses permitted in the underlying zone, the uses in Table 8-C are permitted as a matter of right. In recognition that MMC is part of a mixed-use area of the City, with important existing services and businesses that serve the local and wider community, healthcare facility development fronting onto Congress Street and St. John Street shall activate the public realm, to the extent able, with uses such as service and retail/restaurant, landscaping, active building entrances, pocket parks, etc., on the ground or other publicly accessible level, consistent with the design intent contained in the approved IDP. In areas identified in the IDP as “Priority zone for commercially oriented/retail uses,” usable ground floor retail, restaurant, or comparable community-oriented use that provides services to local residents and employees both during the day and evening hours is required. In areas labeled “Street activation through location of windows, entrances, etc.,” usable ground floor retail, restaurant, or community-oriented use is encouraged to the extent practicable. Such uses, where constructed or facilitated as part of a healthcare related development, are expressly permitted whether ancillary or supporting the healthcare facility or not, and shall be open and welcoming to the general public in addition to employees or visitors of MMC.
- D. **Dimensional requirements.** The MMC Institutional Overlay Zone shall have the

TABLE 8-C: PERMITTED USES

Healthcare facilities, including but not limited to the following ancillary and/or supporting uses:

- Hospital
- Medical Office/Clinic
- Laboratory Center / Services
- Research and Development (R&D) Laboratory or Facility
- Educational Facility / Conference Center
- Administrative / Business Office
- Accessory Service or Trade Uses
- Guest House
- Multi-family Housing for Healthcare Staff and Students
- Rehab / Skilled Nursing Facility
- Retail
- Restaurant/Cafe
- Employee Service Amenities
- Day Care Center
- Fitness Center or Gymnasium
- Parking Lot or Garage
- Bicycle Storage
- Heliport
- Antenna Station
- Outdoor use areas, such as green areas, parks, gardens, art installations, and other active and passive non-commercial recreation spaces

dimensional requirements listed in Table 8-D and depicted in Figures 8-C and 8-D.

- E. **Design.** New buildings within the IOZ shall adhere to the Design Guidelines set forth in Chapter 5: Design of the IDP and the site plan standards of the City of Portland.
- F. **Signs**
1. At the time of first site plan review following IDP approval, a unified campus-wide Signage Plan shall be submitted for review and approval by the Planning

Authority. Any update to such plan due to a change in name or logo shall not require amendment to the IDP.

2. Signs shall be designed in accordance with the campus-wide Signage Plan. All signs shall be designed in proportion and character with building facades and adjacent street typology. All signs shall be coordinated with the building and landscaping design and be constructed of appropriate permanent, high quality materials and finishes.

G. Transportation

1. Transportation Demand Management (TDM):
 - a. At the time of the first site plan review following IDP approval, MMC shall submit a campus- wide TDM Plan substantially in accordance with those TDM objectives and strategies identified in the approved Institutional Development Plan. The TDM Plan may be phased into short-,mid-, and long-term actions to allow for progressive implementation over time.
 - b. The TDM Plan shall be designed to provide transportation choice with the goal of reducing parking demand and single-occupancy vehicle trips to and from MMC by employees and visitors.
 - c. The TDM Plan shall establish parking and trip reduction targets associated with the short-term (0-2 years), mid-

term (2-5 years), and the long-term (5+ years), as well as a data collection plan.

2. Parking:
 - a. Parking requirements in the IOZ shall be established at the time of site plan review based on a parking study that includes a campus-wide analysis of demand and supply. The parking demand study shall determine parking requirements and shall be sufficient to alleviate parking pressure on surrounding neighborhoods.
 - b. Parking studies developed by MMC shall integrate parking and trip reduction achievements and data contained in the TDM Plan.

H. Environment. Development proposed by MMC shall be designed to integrate with the surrounding context, including open space and pedestrian networks and infrastructure.

I. Mitigation measures. MMC shall mitigate site plan impacts to off-premise infrastructure in a manner proportionate to those impacts. Mitigation may include financial or in-kind contributions to existing or planned City projects focused on mitigating the impacts of MMC development. Mitigation contribution shall be determined based on the City's standard procedure in effect at the time of site plan review.

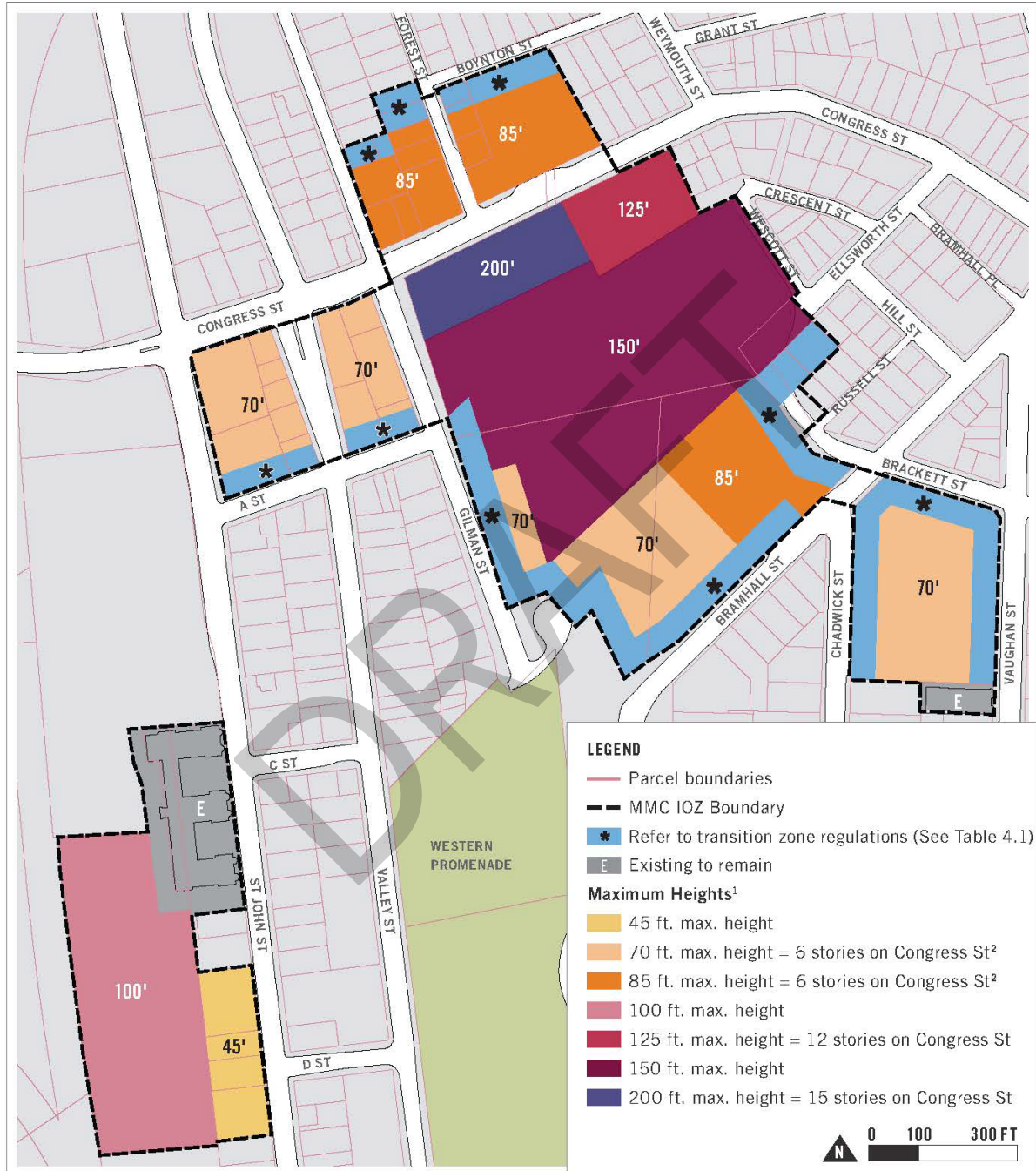


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TABLE 8-D: DIMENSIONAL REQUIREMENTS

Max. Building Heights	Max. building heights for new buildings within the IOZ shall be governed by the Maximum Building Heights Map, or by the Transition Zones clause of this table (see below) for those buildings located in Transition Zones. Refer to IDP “Chapter 5. Design” for methodology on determining heights.
Minimum Building Heights	Three stories, except in transition zones, where the minimum building height shall be two stories. Minimum building heights shall not apply to building awnings, associated kiosks, pavilions or similar building components.
Maximum Building Length	Length of proposed parking garage at 222 St John St shall not exceed 500 feet as measured roughly parallel to St John St.
Minimum Building Setbacks	Minimum building setbacks shall be governed by the Minimum Setbacks Map. Additional requirements are listed in the Transition Zones and Congress Street Build-to-Zone sections of this table.
Congress Street Build-to-Zone¹	A Build-to-Zone is identified for some properties that abut Congress Street. See Minimum Setbacks Map for the location of Build-to-Zone. i. The Congress Street Build-to-Zone extends between 0 to 40 feet from the right-of-way boundary. ii. Buildings located in these parcels must have a minimum of 70% of the façade facing Congress Street located within the Build-to-Zone.
Transition Zones	Transition zones are identified inside the IOZ boundary in areas where the IOZ abuts or is located across a public right-of-way from a residential zone or a historic-designated district. See Maximum Building Heights Map for location of transition zones. iii. Transition zones shall extend 50 feet into the parcel from the parcel boundary. iv. Transition zones that abut a Residential zone with or without an intervening public right-of-way shall have a maximum height limit that matches the maximum height permitted within that Residential zone. v. In areas where the IOZ abuts a Residential zone without an intervening public right of way, minimum side and rear yard requirements of the abutting Residential zone apply within the IOZ boundary, unless noted otherwise in Minimum Setbacks Map.

¹A “build-to zone” is the area on the lot where all or a portion of the street-facing building facade must be located, measured as a minimum and max. yard (setback) range from the public right-of-way boundary.

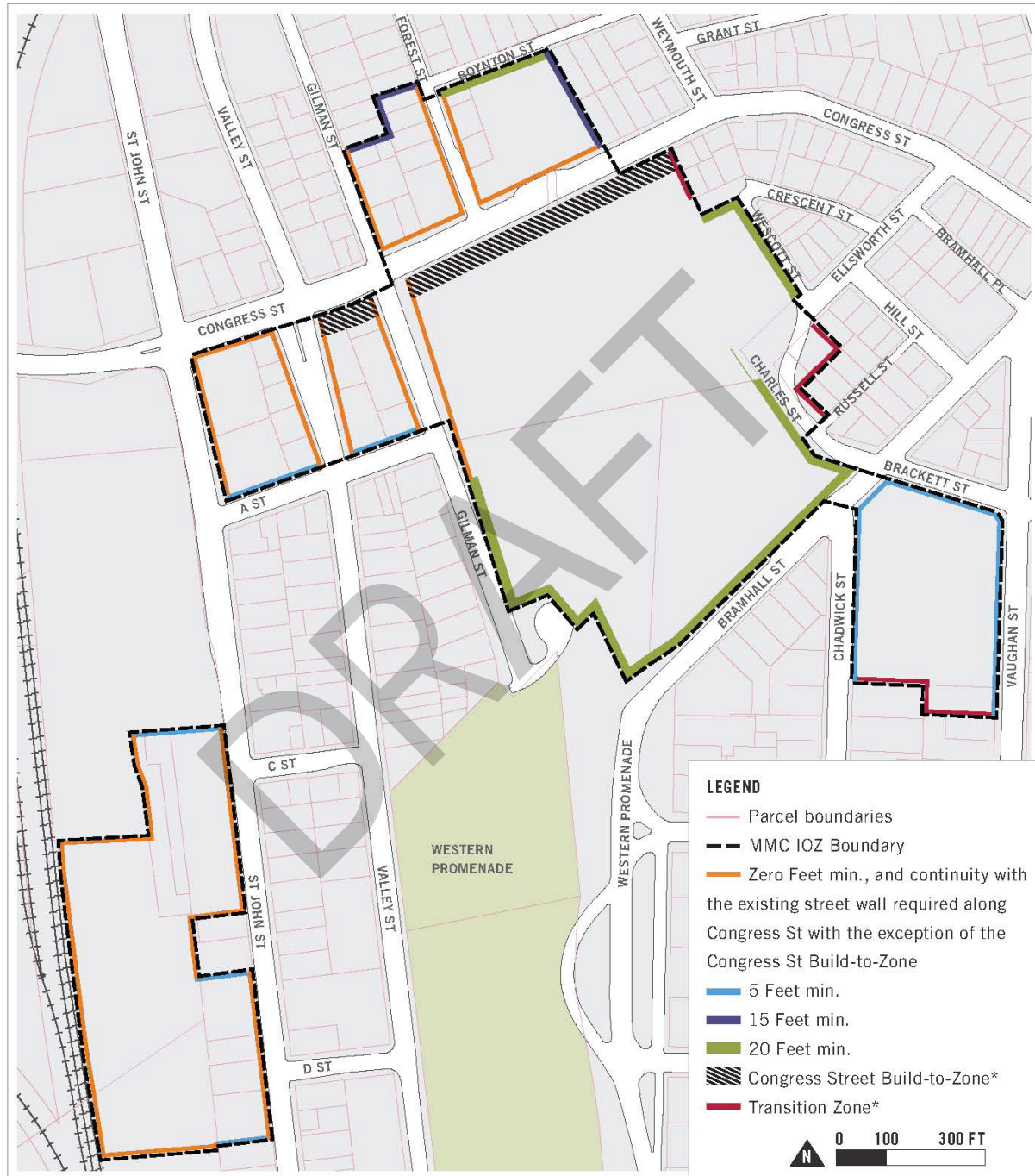


- Notes:**
1. Minimum building heights also apply. Refer to Table 8-D.
 2. For buildings with residential use above the ground floor, the following height maximums apply:
70 ft. maximum height = 7 stories, and 85 ft. maximum height = 8 stories.

FIGURE 8-C: MAXIMUM BUILDING HEIGHTS



OVERLAY ZONES



* Refer to Table 8-D Dimensional Requirements.

FIGURE 8-D: MINIMUM SETBACKS

J. Neighborhood Integration and engagement.

1. For the purpose of keeping surrounding residential areas apprised of its future development plans, and to address any neighborhood issues related to the operations of the MMC Bramhall campus, MMC shall adhere to the ongoing community engagement principles identified in the approved Institutional Development Plan.
2. MMC shall conduct ongoing community engagement, including the formation of a Neighborhood Advisory Committee comprised of representatives of MMC, the Parkside neighborhood, the West End neighborhood, the Western Promenade Neighborhood Association, the St. John Valley neighborhood, the Libbytown neighborhood, and the City.

K. Construction management

1. At the time of site plan review, MMC shall submit a Construction Management Plan substantially in accordance with those construction management principles identified in the approved Institutional Development Plan for review and approval by the Planning Authority.
2. The Construction Management Plan shall include a construction schedule, as well as strategies for managing neighborhood communication and noise, air quality, traffic, and parking impacts associated with the construction as set forth on the Construction Management Template developed by the City and attached and incorporated to the IDP as Appendix A.

L. Other requirements.

1. Helipad. MMC shall be governed by the provisions of the Helistop Overlay Zone with the following exceptions:
 - a. Setback requirements of Subsection 8.4.2.A.2; and
 - b. Fencing requirements of Subsection 8.4.2.A.3.
2. Snow Ban Parking. When the City of Portland declares a Snow Parking Ban, MMC shall make parking available to neighbors in a designated parking area on or near its campus upon the following condition:
 - a. Hours: Due to the patterns of patient flow in the hospital, the hours of snow ban parking for registered vehicles during an announced City of Portland Snow Parking Bans are 6:00 p.m. until 6:00 p.m. Vehicles that are not moved out of these parking areas by the applicable time each morning are subject to towing at the owner's expense.
3. Healthy Communities. Recognizing that a stable residential and commercial environment is key to the health of any neighborhood, MMC commits to supporting its existing and future neighbors in the St. John Valley, Parkside, West End, Western Prom and Libbytown neighborhoods. Accordingly, MMC shall implement and participate in the healthy communities programs as described below.



OVERLAY ZONES

- a. Caring Community Grants- MMC shall develop an annual grant program with available funds of up to \$30,000. Goals, priorities, eligibility requirements, program guidelines and allocation approach will be developed by the MMC Neighborhood Council, as described in Chapter 6 of the IDP approved on September 26, 2017. Neighborhood associations or other entities located or operating in the St. John Valley, Parkside, West End, Western Promenade and Libbytown neighborhoods may apply for grant funding relating to the following initiatives:
 - i. Neighborhood investment and Infrastructure: Focused on creating strong, safe, accessible and vibrant neighborhoods;
 - ii. Quality of life: Focused on improving access to recreation, arts or cultural experiences in the neighborhoods;
 - iii. Diversity and inclusion: Focused on fostering the building of relationships and understanding among diverse groups, including capacity building and outreach activities;
 - iv. Public Safety: Focused on supporting public safety programs through training programs, equipment or other means in the neighborhoods; and
 - v. Environmental sustainability: Focused on preventing waste, increasing recycling or supporting other programs that work to improve the environment.
- b. Healthy Neighborhoods Program. MMC shall initiate and adopt a memorandum of understanding (MOU) by and between the MMC, the City of Portland, an identified Community Housing Development Organization and any other community partners that may be identified later establishing a Healthy Neighborhoods program. Such a program shall be designed to fund and execute housing and community improvement and development programs in St. John Valley and the other neighborhoods surrounding MMC's Bramhall Campus.

8.6 ISLAND TRANSFER STATION OVERLAY

8.6.1 Purpose

The purpose of the Island Transfer Station Overlay Zone is to establish a location for a transfer station for municipal solid waste and municipal public works activities. This zone shall be established through a conditional rezoning process in order to ensure the imposition of appropriate conditions for the protection of neighboring properties.

8.6.2 Permitted uses

- A. Municipal solid waste facilities, including compactors and storage bins, provided that the compactor shall be located within a fully enclosed structure.
- B. Recycling facilities, provided that all recycling areas shall be buffered and screened from neighboring properties.

- C. Municipal garages, material storage, and parking for vehicles.
- D. Maintenance of municipal vehicles and equipment.
- E. Minor wind energy systems co-located with public industrial or utility facilities, subject to the standards of Section 6.4.

8.6.3 Conditions

Requirements for setbacks and any operational limitations shall be established as part of the conditional rezoning process.

8.7 MUNJOY HILL NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

The residential neighborhoods on Munjoy Hill are experiencing specific development pressures related to its location and the nature of the existing building stock, further documented in work by the City's Planning & Urban Development Department in the winter of 2018. In order to address the negative impacts of these pressures and create a positive framework for investment in the area, there shall be a Munjoy Hill Neighborhood Conservation Overlay District (the "District").

8.7.1 Area of effect

This District will apply in the highlighted area depicted on the map (Figure 8-E) and includes all properties in the R-6 zoning district in an area east of Washington Avenue and Mountfort Street, north of Fore Street, and west of the Eastern Promenade.

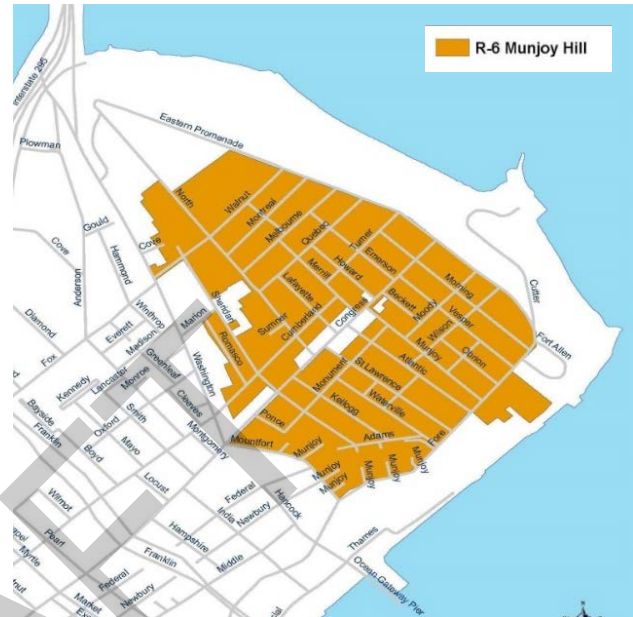


FIGURE 8-E: MUNJOY HILL NEIGHBORHOOD CONSERVATION DISTRICT BOUNDARIES

8.7.2 Effect of the district

In addition to the standards contained in this Land Use Code that are applicable to properties in the R-6 zone, all properties within this District shall meet the standards of Section 8.7. Where this section imposes a standard that differs from the standards contained in Articles 6, 7, 14, and 15 of this Land Use Code, the *City of Portland Design Manual* or *City of Portland Technical Manual*, the standards in this section shall control.

8.7.3 Dimensional standards

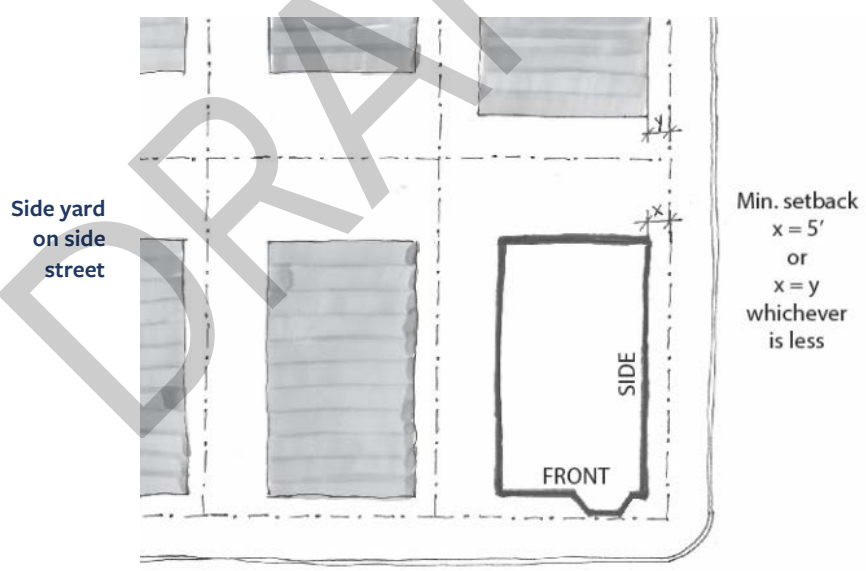
Within the District, the dimensional requirements in Table 8-E supersede those dimensional standards outlined elsewhere in this Land Use Code.



OVERLAY ZONES

TABLE 8-E: MUNJOY HILL NEIGHBORHOOD CONSERVATION DISTRICT DIMENSIONAL REQUIREMENTS

height (max.)¹	35 ft.
	45 ft. for buildings with 3 or more units on lots over 2,000 SF that include at least one workforce housing unit ²
	Buildings up to 35 ft. in height: 10 ft.
	Buildings over 35 ft. in height: 15 ft.
Rear	As measured from rear decks, porches, or similar unenclosed space: 7.5 ft.
	As measured from accessory structures with a ground coverage of 250 SF or less: 5 ft.
Side	Buildings up to 35 ft. in height: As per underlying zone
	Buildings over 35 ft. in height: 10 ft. for all side yards, except that a side yard no less than 5 ft. is permitted when used to continue a documented built pattern of the surrounding streetscape, in which case a proportional increase in another side yard must be provided.
Setbacks (min.)	5 ft. or the minimum depth of the immediately abutting street-facing yard, whichever is less.
	None when demonstrated that reduced setbacks are necessary to facilitate the provision of underground parking.



Stepbacks (min.) None

¹ Rooftop appurtenances other than chimneys shall not exceed permitted heights, except that HVAC equipment is permitted for up to 5' above these maximum heights if (a) out of view from public rights-of-way, screened adequately, and integrated with the building design and (b) set back at least 5' from the building edge. In addition, height limits and placement of alternative energy equipment is permitted as specified in Articles 6 and 7.

² Unit can be for sale or rent, as defined in Article 3. Workforce units shall be no smaller than 50% of the average size of the other units in the development, must meet the definition for such units and only be sold or rented to a household at or below the applicable income levels. These requirements shall be deed restricted for affordability for the longest term possible under state and federal law.

8.7.4 Design review

A. Design standards. In addition, the following design standards shall apply in the Munjoy Hill Neighborhood Conservation District and shall supersede any conflicting design standards:

1. All buildings shall use simple, traditional roof forms as illustrated in Figure 8-F, except that flat roofs are permitted in buildings of three or more units. This requirement may also be modified through Subsection 8.7.4.B below. Dormers and cross gables are allowed but where readily visible from the public right-of-way shall be clearly subsidiary to the primary roof form (see Figure 8-G);

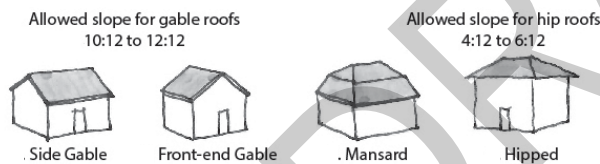


FIGURE 8-F: ROOF FORMS

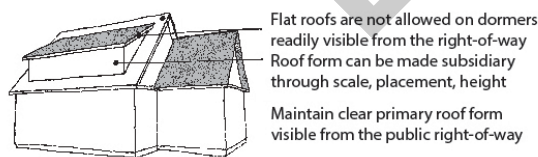


FIGURE 8-G: DORMERS AND SUBSIDIARY ROOFS

2. The first floor shall contain active living space, such as a living room or bedroom, with windows for at least 50% of the width of the front façade in total (see Figure 8-H). Active living space does not include space intended primarily for circulation or storage;

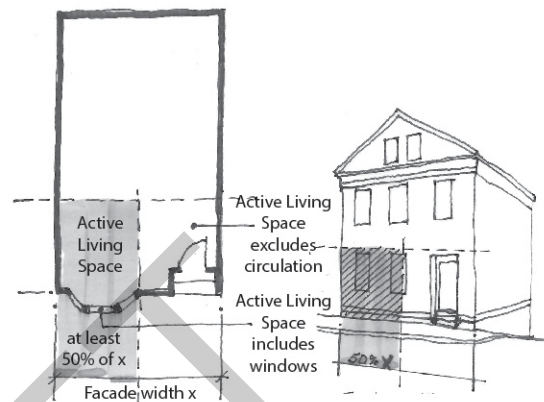


FIGURE 8-H: FRONT FAÇADE - ACTIVE LIVING SPACE

3. Use of tandem spaces to meet desired parking levels, consistent with the built pattern of the neighborhood, is strongly preferred. Parking shall be located on the side or in the rear of a building, and not within the front 10 feet of depth of the building. The only exception shall be for lots smaller than 2,000 SF, which shall be permitted one garage door on the front façade no wider than 30% of the building width, but no less than nine feet. In that case, the garage door shall:
 - a. Be of high quality design, consistent with the character and pattern of the

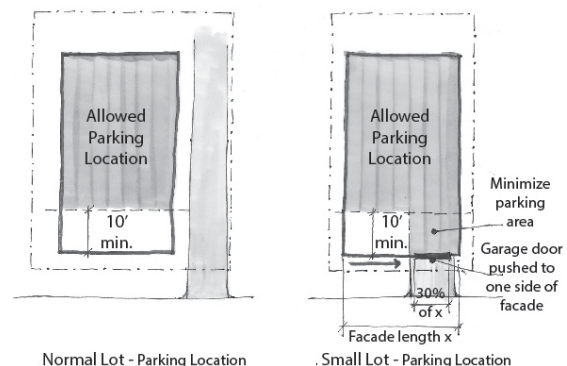


FIGURE 8-I: PARKING LOCATIONS

rest of the façade, including windows as appropriate; and

- b. Be located on one side of the façade (see Figure 8-1).

B. Alternative Design Review. Within the District, developments are only eligible for the R-6 “Alternative Design Review” as outlined by the following process, which shall supersede the process in the *City of Portland Design Manual* in cases of conflict:

1. Any use of Alternative Design Review must be approved by a majority of the Historic Preservation Board after a required public hearing;
2. Alternative Design Review does not permit waivers of the additional design requirements in Subsection 8.7.4.A above except as explicitly stated; and
3. Alternative Design Review is a privilege and is granted at the discretion of the Historic Preservation Board. The applicant has the burden of demonstrating that their proposal meets the criteria for Alternative Design Review Design Certificate.

8.7.5 Demolition Review

A. Purpose. The purpose of this subsection is to preserve and protect buildings within the District that contribute significantly to one’s understanding and appreciation of the architectural, cultural, and/or social history and development pattern of Munjoy Hill and which are outside any designated historic district (“Preferably Preserved Buildings”), encouraging owners of such Preferably Preserved Buildings to explore alternatives to demolition. To achieve this purpose, the issuance of demolition permits for Preferably Preserved

Buildings is regulated and may be delayed as provided below.

B. Definitions. For the purposes of this subsection, the following words and phrases shall have the meanings set forth below:

1. **Demolition:** Removal of more than 10% of the front façade of any building, removal of the primary roof line, or removal of 50% or more of the building surface, determined cumulatively over a three-year period. In kind replacement or similar replacement (such as new windows or siding that may differ from the original) is not considered demolition.
2. **Preferably Preserved Building:** Any building which is determined to be in the public interest to be preserved or rehabilitated rather than demolished based on findings that the building meets the following criteria:
 - a. It was constructed prior to 1930;
 - b. It is representative of a building type and/or architectural style that contributes to the identifiable historic visual character of Munjoy Hill; and
 - c. It retains sufficient integrity of design, materials, condition and craftsmanship that adaptive reuse is a viable option.
3. **Voluntarily Demolished:** Any act(s) done by design or intention, which is proposed, intended, or not accidental, that result in demolition. Results of weather events or natural hazards are not considered voluntary demolition. For the purposes of this subsection, the destruction of a preferably preserved building for failure to

properly secure it or by neglect shall be considered voluntary demolition.

C. Exclusions. This subsection shall not apply to:

1. Any building either individually designated as a local landmark or located within the boundaries of any designated historic district;
2. Accessory structures with a ground coverage of 250 SF or less;
3. Buildings that the Building Authority has determined are dangerous to life or property due to fire, accidental catastrophic damage, or a natural disaster; and
4. Buildings that have received a previous determination that they are not Preferably Preserved.

D. Procedure. When the Building Authority receives a demolition permit application for a building within the District, the Building Authority shall, within three business days, notify the Planning Authority in writing that a demolition permit application has been received.

1. Initial Determination: The Planning Authority shall make an initial written determination as to whether the building that is the subject of the demolition permit application is a Preferably Preserved Building within thirty days of receiving a copy of the application. In making this determination, the Planning Authority may request additional information from the applicant, including photos of the existing building and the surrounding context or other data that may be relevant to making an initial determination. If the Planning Authority determines that the building is

not Preferably Preserved, this determination shall be transmitted to the Building Authority and the applicant of record. The applicant will not be required to take any further steps and the permit may be reviewed by the Building Authority under the standards in Chapter 6 of the City of Portland Code of Ordinances.

2. If the Planning Authority makes an initial determination that the building is Preferably Preserved, it shall notify the Building Authority and the applicant.
3. If the Planning Authority fails to act in accordance with this subsection or within the prescribed time periods, the Building Authority may grant the demolition permit, provided that the applicant has met all other required by Chapter 6 for a permit, and shall notify the Planning Authority that the permit has been granted.
4. Right to Appeal Planning Authority Determination: After the Planning Authority's initial determination that a demolition permit application involves a Preferably Preserved Building, the applicant for a demolition permit may appeal the determination to the Historic Preservation Board with any background information regarding the structure and its context that may be deemed relevant to or appropriate for that review. Such material shall include plans for any replacement use of the parcel that may assist in making a determination. Such appeal must be made within thirty days of the initial determination.
5. Public Hearing: The Historic Preservation Board shall conduct a hearing on the

- appeal and the initial determination within forty-five days of the Planning Authority's initial determination. The Board shall give the public notice of the hearing at least fourteen days prior to the hearing. The Board shall also mail a notice of the public hearing to the applicant, the building owner and all property owners within 100 feet of the subject property at least ten days prior to the hearing.
6. Final Determination of Preferably Preserved Building: Within 21 days following the date of the public hearing, the Historic Preservation Board shall file a final determination with the Building Authority. If the Board determines that the demolition of the building would be detrimental to the architectural, cultural, or social heritage of Munjoy Hill, it must uphold the initial determination of the Planning Authority of a Preferably Preserved Building. In a case where the initial determination of the Planning Authority is not appealed, that determination shall be considered a final determination upon lapse of the appeal period in Subsection 8.7.5.D.4., above, in which case the Planning Authority shall forward a final determination to the Building Authority.
- E. Upon the final determination of Preferably Preserved status, the Building Authority shall not issue a demolition permit for a period of up to 12 months except as specified in (2) below. During this period, the applicant and the owner should actively pursue alternatives to demolition of the Preferably Preserved Building. Should the Historic Preservation Board determine that the building is of sufficient historic and/or architectural significance that it should be designated a landmark or otherwise gain historic designation, that process will proceed as it would for any other building.
1. Upon a determination of Preferably Preserved status, the owner shall be responsible for properly securing the building.
 2. Notwithstanding the preceding, the Building Authority may issue a demolition permit for all or any portion of subject building at any time upon authorization from the Planning Authority in the event the Historic Preservation Board approves a development for the site as consistent with the Historic Resource Design Standards as applied to a new building prior to the conclusion of the 12-month delay period. Examples of such proposals may include but are not limited to:
 - a. Demolition of a portion of the building while maintaining the principal structure and/or most architecturally significant portion of the building;
 - b. Demolition of the Preferably Preserved Building but with a replacement proposal that is acceptably contextual in the surrounding neighborhood. In this case, the Board may condition demolition on construction of a project substantively consistent with the approved replacement proposal, and any substantive variation from that plan would be treated as a violation under (G) below; or

- c. Notwithstanding the initial determination, demonstration by the applicant, substantiated by the written opinion of a licensed engineer with experience in renovation, restoration or rehabilitation and confirmed by the Building Authority, that the structural condition of the building is so severe as to make it infeasible to rehabilitate.
- F. Emergency demolition.** Nothing in this article shall interfere with the ability of the Building Authority to permit demolition of buildings determined dangerous to life or property due to a condition that pre-dates the effective date of this section or is the result of fire, accidental catastrophic damage, or a natural disaster.
- G. Enforcement.**
 - 1. The Planning Authority and Building Authority are each specifically authorized to institute any and all actions and proceedings, in law or in equity, as they deem necessary and appropriate to obtain compliance with the requirements of this section, or to prevent a threatened violation thereof.
 - 2. No building permit shall issue for a new building on any premises where a significant building is voluntarily demolished in violation of this ordinance for a period of two years after the date of demolition.
- H. Reporting.** A demolition review shall be reported to the City Council annually as a communication.

8.8 PEDESTRIAN ACTIVITIES DISTRICT (PAD) OVERLAY

The following restrictions shall apply in the Pedestrian Activities District (PAD) Overlay Zone, which shall include street frontages as delineated on the PAD Overlay Zone map.

8.8.1 Permitted uses

At least 75% of the street level frontage of a building on a street located within the PAD Overlay Zone must be occupied, and, at minimum, the floor area to be occupied shall be 75% of the street level frontage multiplied by a 20 foot depth, by:

- A.** Retail as permitted in the B-3 zone;
- B.** General services;
- C.** Hotels;
- D.** Restaurants as permitted in the B-3 zone;
- E.** Bars;
- F.** Theaters and performance halls, provided that only ticket and refreshment sales, lobbies, lounges and entrances shall be located within this area;
- ~~A-G.~~** Cultural facilities;
- ~~B-H.~~** Governmental uses;
- ~~C-I.~~** Studios for artists and craftspeople including, but not limited to, carpenters, cabinetmakers and silk screeners;
- ~~D-J.~~** Other uses where the applicant can demonstrate to the Building Authority that the proposed use will not differ substantially from a required ground floor retail use in its effect on the continuity of pedestrian-oriented use and that the proposal establishes a ground floor use that generates pedestrian interest and activity.

For those buildings which have frontage on more than one street located within the PAD overlay



zone, the street level area of each such frontage shall meet the above requirements.

8.8.2 Conditional uses

Any use permitted in the B-3 and B-3b zone may be authorized as a conditional use subject to the floor area requirements of Subsection 8.8.1, provided that the Planning Authority shall be substituted for the Board of Appeals as the reviewing authority. Such uses shall meet the following conditions and standards:

- A. The applicant can prove by competent evidence (including but not limited to reliable documentation of advertising, real estate brokerage efforts, and other sales mechanisms) that the space has been actively marketed, and, in the case of new construction, available for permitted uses in the PAD Overlay Zone for a period of six months and that it has been unable to market the space for a permitted use in accordance with Subsection 8.8.1; and
- B. The approval of any conditional use under this subsection shall be for the specific tenant proposed for the conditional use approval and shall not run with the space to subsequent tenants. A conditional use approval shall expire at the end of each tenant's use, and a new approval shall be required for new tenants. However, where a conditional use has been approved under this subsection and the term of the effected tenancy is five years or less, the tenant may sublet the area for the approved conditional use which approval may run with said lease but may not be extended without review by the Planning Authority; and
- C. The Planning Authority may impose reasonable conditions concerning the design, appearance, use and extent of use of the space along the

street frontage to ensure maximum pedestrian compatibility and interest; and

- D. Notwithstanding the above, the Planning Authority may authorize a reduction in the percentage of required ground floor pedestrian-oriented uses where the physical limitations of an existing building so require. Any such reduction shall be the least necessary to provide relief and shall include mitigating design factors.
- E. The Planning Board shall adopt rules and regulations governing the Planning Authority's review of an applicant's marketing efforts under this subsection.

8.8.3 Prohibited uses

In no event shall any required retail frontage area be used for any of the following:

- A. Storage;
- B. Service entrances, including loading docks, dumpsters and compactors, except as provided in Subsection 8.8.4; or
- C. Food preparation areas, unless such preparation areas are visually oriented toward pedestrians on streets located within a PAD Overlay Zone.

8.8.4 Exceptions

For those buildings which have 40 feet or less of frontage on a street within the PAD Overlay Zone, the ground floor area requirements for permitted uses under Subsection 8.8.1 shall be reduced to 50% of the frontage where required to accommodate a service entrance. For buildings which have frontage on more than one street located within a PAD Overlay Zone, only one such frontage shall be permitted to reduce the required retail area to 50% of the frontage.

8.9 STREAM PROTECTION OVERLAY

8.9.1 Purpose

The purpose of the S-P Stream Protection Overlay Zone is to preserve and protect significant streams outside of the Shoreland Zone by providing a buffer from land development activities in order to conserve stream channel capacity and to minimize siltation and stream bank erosion.

8.9.2 Applicability

The S-P Stream Protection Overlay Zone includes all land areas within 75 feet, horizontal distance, of the normal high-water line of a stream as shown on the City of Portland Zoning Map. These standards apply only to areas within the S-P Stream Protection Overlay Zone. Streams within the Shoreland Zone are subject to the provisions of Article 12.

8.9.3 Development Standards

A. Minimum building setback from normal high-water line of stream: 75 feet. Notwithstanding this requirement, when a lot is a lot of record under 4.3.1 or cannot otherwise meet the setback requirement of this subsection due to physical limitations of the site, the Planning Board may approve a reduction of the setback requirement for a principal structure to the least amount necessary to achieve a building dimension of 28 feet, provided that the setback is not reduced to less than 40 feet. Structures in existence on June 15, 1992 may be expanded once during the lifetime of the structure up to 25 feet toward a stream or tributary stream, provided that the setback is not reduced to less than forty 40 feet and the floor area or volume is not increased by more than 30%.

B. Filling of material. Filling of material within a stream protection zone shall require site plan review under the provisions of Article 12.

C. Minimum parking setback from normal high-water line of stream: 75 feet. Notwithstanding this requirement, the Planning Board may reduce the parking setback where the required setback cannot be met to the least extent necessary, provided that such setback shall not be less than the setback of the principal structure from the stream.

8.10 UNIVERSITY OF SOUTHERN MAINE OVERLAY

8.10.1 Purpose

The intention of the University of Southern Maine Overlay Zone is to establish an overlay zone in which an existing university campus can be continued and reasonably expanded within defined boundaries, in addition to those uses permitted in the underlying zone or zones. The purpose of this section is to recognize the unique qualities of a university campus while at the same time protecting the value and integrity of established neighborhoods.

8.10.2 Location and applicability

The University of Southern Maine Overlay Zone is intended to encompass and define the University of Southern Maine campus west of Forest Avenue. Properties in the University of Southern Maine Overlay Zone shall continue to be governed by the regulations applicable to the underlying zone except as specifically modified by this section.

8.10.3 Permitted uses

A. In addition to the permitted uses allowed in the underlying zones and notwithstanding anything

to the contrary in the use regulations for the underlying zones, post-secondary schools and university uses are permitted in the University of Southern Maine Overlay Zone, including, but not limited to:

1. Classrooms;
2. Laboratory and research facilities;
3. Student unions;
4. Dining halls;
5. Bookstores;
6. Auditoriums;
7. Concert and lecture halls;
8. Gymnasiums;
9. Libraries;
10. Outdoor use areas, such as “quads”, greens, parks, gardens, art installations, and other active and passive noncommercial recreation spaces;
11. Faculty and student housing;
12. Parking lots and garages;
13. Community meeting spaces;
14. Administrative and faculty offices;
15. Transportation facilities;
16. Maintenance facilities;
17. Utility buildings;
18. Student health services;
19. Daycare facilities, nursery schools and kindergartens operated in conjunction with university programs or serving students, faculty or employees of the university and their families, with associated outside play areas; and
20. Other buildings, structures and uses customarily incidental to a university.

- B.** On lots fronting on Chamberlain Avenue and Exeter Street, university uses shall be limited to faculty housing, graduate student housing, faculty offices and administrative offices, and

buildings containing such uses shall be designed and maintained so as to complement the residential character of the street. as required in Subsection 8.10.9

- C.** No change of use permit shall be required for any of the above uses in actual existence as of the date of enactment of the University of Southern Maine Overlay Zone.

8.10.4 Conditional uses

The following uses are permitted as provided in Subsection 6.5.1:

- A.** Minor wind energy systems, subject to the standards of Subsection 6.4.17.

8.10.5 Dimensional requirements

University buildings and structures shall be subject to the dimensional requirements of the underlying zone, except as follows:

- A. Minimum setbacks.** Minimum setbacks shall be the same as in the underlying zone, except as shown on the University Campus Overlay Setback Map, incorporated herein by reference. Side and rear setbacks shall not be required between buildings on contiguous lots owned by the university on the condition that such contiguous lots shall be considered merged and shall not be separately conveyed unless required setbacks in the underlying zones are provided.
- B. Maximum building height.** Maximum building height shall be the same as in the underlying zone, except as shown on the University Campus Overlay Height Map, incorporated herein by reference.
- C. Minimum building height.** All new freestanding buildings in height zone B and height zone C must be built to a height of at

least 35 feet or designed and constructed so that they can be expanded to 35 feet or higher. As used in this paragraph, the term “new freestanding building” means any building which is not an addition to or expansion of a building which existed on the date of enactment of the University of Southern Maine Overlay Zone.

- D. **Maximum impervious surface ratio.** A maximum of 66% of the total land area within the University of Southern Maine Overlay Zone, exclusive of public streets, shall be impervious.
- E. **Maximum coverage by buildings.** 40% of the total land area within the University of Southern Maine Overlay Zone, exclusive of public streets, shall be covered by building footprint.

8.10.6 Parking

The amount of parking required for any university building or building addition shall be determined by the Planning Board during site plan review, based on an analysis of campus-wide parking demand and supply, pursuant to a comprehensive university parking management plan, and treating all contiguous land (including land on opposite sides of the street) owned by the university as one lot. In determining the amount of parking required for any university building, the Planning Board may take into account such factors as:

- A. The availability of off-campus parking and shuttle transportation to and from such off-campus facilities;
- B. The ratio of commuter students to resident students;
- C. The use of centrally located on-campus parking facilities so situated that students, faculty, staff and visitors arriving on campus can reasonably

be expected to park in the central facilities and walk to their various on-campus destinations during the course of a school day;

- D. Shared use of a single parking facility by two or more buildings when the peak parking demand period for such buildings do not overlap;
- E. Development and implementation of a parking management plan which discourages on-street parking. On-street parking shall not be used to satisfy the university’s parking demand; and
- F. Development and implementation of programs designed to reduce the number of automobiles parking on campus, such as ride share programs and incentives for use of bicycles and public transportation.

8.10.7 Loading

The amount of loading area required for any university building shall be determined by the Planning Board during site plan review, based on a campus-wide analysis, treating all contiguous lots owned by the university as one lot. In determining the amount of loading space required for any university building, the Planning Board may take into account such factors as:

- A. The use of centrally located on-campus loading facilities so situated that vehicles making deliveries can load and unload in the central facilities, provided no single location is overburdened with loading facilities;
- B. Shared use of a single loading facility by two or more buildings; and
- C. Impacts of the loading area on adjacent uses outside the University of Southern Maine Overlay Zone.

8.10.8 Signage

Signs shall comply with the requirements of Article 20, except as those regulations are modified or augmented below:

- A. Signs shall be designed in accordance with signage standards promulgated by the university, providing for a unified and ADA-compliant campus-wide system for identification, orientation, and regulatory signage.
- B. Banners are allowed as follows:
 - 1. Generic banners containing the logo and colors of the university, used for decorative purposes.
 - 2. Banners used for advertising university events, which can be displayed for a maximum of four weeks prior to and one week following the event.

8.10.9 Design principles and standards

All development in the University of Southern Maine Overlay Zone is subject to the requirements contained within the *City of Portland Design Manual*.

8.10.10 Campus housing

For any development requiring major site plan review, the university shall submit to the Planning Board a campus housing analysis. The analysis shall include a description of housing demand and supply at the time of the application, a projection of housing demand expected to arise from the proposed development and/or as a result of program changes anticipated to occur concurrently with the proposed development, and a description of how the university intends to meet any increased housing demand through on-campus housing, off-

campus housing developed by the university, and/or off-campus housing developed by others.

8.10.11 Required review for change of use, additions, and renovations

In the case of properties fronting Chamberlain Avenue, Exeter Street, and the northerly side of Bedford Street from Surrender Street to Deering Avenue, minor site plan review shall be required of all changes of use and all building additions and renovations affecting an area equivalent to 25% or more of the existing floor area of a structure, unless major site plan review is otherwise required under Article 14.

8.11 WAYNFLETE SCHOOL OVERLAY

8.11.1 Purpose

The intent of this section is to establish a Waynflete School Overlay Zone which protects the value and integrity of established residential neighborhoods, establishes clearly defined boundaries beyond which residential conversions cannot occur and results in no net loss of dwelling units, while allowing Waynflete School an existing private day school, to continue and reasonably augment its existing uses and programs, thereby maintaining compatible development at medium densities appropriate to the existing neighborhood patterns. As used in this section, the term “Waynflete School” includes any successor institution that operates as a private day school.

8.11.2 Location and applicability

The Waynflete School Overlay Zone, as shown on the zoning map, is intended to encompass and define Waynflete School’s principal campus on the Portland peninsula. Properties in the Waynflete School Overlay Zone shall continue to be governed

by the regulations applicable to the underlying zone except as specifically modified by this section.

8.11.3 Sub-districts

The Waynflete School Overlay Zone consists of two sub-districts. Except where otherwise specified in this Section 8.11, all provisions of this Waynflete School Overlay Zone apply in both sub-districts. The sub-districts, as shown on the Waynflete School Overlay Zone sub-district map, incorporated herein by reference, are as follows:

- A. The Campus Core sub-district defines the interior core of the campus and is intended to allow compact development of school uses, with specific space and bulk regulations designed to accommodate school uses.
- B. The Campus Edge sub-district is intended to preserve residential character along the streets bordering the campus, by limiting the amount of residential space which can be converted to school uses, by maintaining a number of dwelling units within the sub-district which equals the number of dwelling units existing in the sub-district at the time of enactment of this Overlay Zone and by encouraging mixed use buildings along the street frontages. The space and bulk regulations of the R-4 zone continue to apply within the Campus Edge sub-district.

8.11.4 Permitted uses

In addition to the permitted uses allowed in the underlying zones and notwithstanding anything to the contrary in the use regulations for the underlying zones, the following uses are permitted in the Waynflete School Overlay Zone:

- A. **School uses.** Elementary, middle and secondary school uses including, but not limited to, the following:

1. Classrooms;
2. Laboratory facilities;
3. Dining halls;
4. Auditoriums;
5. Concert and lecture halls;
6. Gymnasiums;
7. Libraries;
8. Outdoor use areas, such as “quads”, greens, parks, gardens, art installations, and other active and passive recreation spaces;
9. Parking lots and structures;
10. Community meeting spaces;
11. Administrative and faculty offices;
12. Transportation facilities;
13. Maintenance facilities;
14. Utility buildings;
15. Student health services;
16. Bookstores; and
17. Accessory uses which are customarily incidental and subordinate to the location, function and operation of a private day school.

- B. **Residential uses.** Faculty or staff housing, which shall be considered a residential use, and not a school use, for all purposes under this overlay zone.

8.11.5 Prohibited uses

- A. Boarding schools
- B. Dormitories

8.11.6 Residential conversions prohibited

- A. Conversions of existing residential buildings within the Waynflete School Overlay zone shall be prohibited.
- B. The existing houses at 11 Fletcher Street, 3 Storer Street, 305 Danforth Street, and 299 Danforth Street shall not be relocated from

their locations existing as of January 20, 2010.
This provision shall not apply to garages.

- C. At no time shall the number of dwelling units within the Waynflete School Overlay Zone be reduced below four (the number existing at the time of enactment of this Overlay Zone).

8.11.7 Dimensional requirements

Buildings and structures in the Waynflete School Overlay Zone shall be subject to the applicable dimensional requirements of the underlying zones, except as follows:

- A. Minimum setbacks shall be the same as in the underlying zone, except that side and rear setbacks shall not be required between buildings on contiguous lots owned or occupied by Waynflete School on the condition that such contiguous lots shall be considered merged and shall not be separately conveyed unless required yard dimensions in the underlying zones are provided.
- B. Minimum street frontage shall be the same as in the underlying zone, except that all the land within the Waynflete School Overlay Zone owned or occupied by Waynflete School shall be considered a single lot for the purpose of complying with minimum street frontage.
- C. Maximum coverage by buildings shall be the same as in the underlying zone, except that in the Campus Core sub-district the maximum coverage by buildings shall be 40% and all the land within the Campus Core sub-district owned or occupied by Waynflete School shall be considered a single lot for the purpose of calculating maximum coverage by buildings.

8.11.8 Parking

The amount of parking required for any change of use, new building, or building addition within the zone shall be determined during site plan review, based on an analysis of school-wide demand and supply, pursuant to a comprehensive school-wide Transportation Demand Management Plan (TDM), and treating all land owned by Waynflete School within the Waynflete School Overlay Zone as one lot. Any existing parking management or TDM plan approved as part of a previous approval shall remain in effect until revised or updated pursuant to this section. In determining the amount of parking required for any building within the Waynflete School Overlay Zone, the Planning Authority or the Planning Board may take into account such factors as:

- A. The use of centrally located on-campus parking facilities so situated that students, faculty, staff and visitors arriving on campus can reasonably be expected to park in the central facilities and walk to their various on-campus destinations during the course of a school day;
- B. Shared use of a single parking facility by two or more buildings when the peak parking demand periods for such buildings do not overlap;
- C. Development and implementation of a parking management plan which discourages on-street parking;
- D. Development and implementation of a TDM plan subject to the review and approval of the Planning Authority or the Planning Board. The TDM plan shall employee elements such as public transit initiatives, parking cash-out, car sharing, car and van pooling incentives, provision of bicycle and pedestrian commuting accommodations, guaranteed ride home programs, employee surveys, newsletters and alternative transportation information sharing

and other such strategies that reduce single occupancy vehicle trips to and from Waynflete school. Waynflete School shall follow the standards and guidelines for developing a TDM plan found in the TDM section of the City of Portland Technical and Design Standards and Guidelines.

8.11.9 Loading

The amount of loading area required for any building within the Waynflete School Overlay Zone shall be determined by the Planning Board during site plan review, based on a campus-wide analysis, treating all land owned by Waynflete School within the Waynflete School Overlay Zone as one lot. In determining the amount of loading space required for any building within the Waynflete School Overlay zone, the Planning Board may take into account such factors as:

- A. The use of centrally located on-campus loading facilities so situated that vehicles making deliveries can load and unload in central facilities, provided no single location is overburdened with loading facilities;
- B. Shared use of a single loading facility by two or more buildings; and
- C. Impacts of the loading area on adjacent uses outside the Waynflete School Overlay Zone.

8.11.10 Signage

Signs shall comply with the requirements of Article 20.

8.11.11 Restrictions

Notwithstanding the conditional use provisions for institutional uses within the R-4 or R-6 zones, Waynflete School cannot locate a school use listed in Subsection 8.11.4 on any lot in the R-4 or R-6

Districts outside the boundaries of the Waynflete School Overlay Zone that was occupied by a residential use or structure on or after January 20, 2010. This restriction does not prevent Waynflete School from seeking a conditional use permit for a school use, where otherwise allowed by the zoning regulations, on lots outside the Waynflete School Overlay Zone that were not occupied by a residential use or structure on or after January 20, 2010.

9 FORM-BASED ZONES

9.1 INDIA STREET FORM-BASED ZONE

9.1.1 Purpose

The India Street Form-based Code is different than traditional zoning, placing the primary emphasis on a building's physical form and its relationship to the street, and de-emphasizing land use. The intent of the India Street Form-Based Code Zone is to establish a zone that encourages a vibrant, walkable, mixed-use urban district, preserves and values the existing historic neighborhood fabric, and fosters and supports local businesses and residential areas. The goal of the India Street Form-Based Code is the creation and preservation of an active and human-scale public realm and the reinforcement of existing neighborhood character through good street space design. The components of the form-based code include the Guiding Principles, REGULATING PLAN, Subdistricts, General Development Standards, Dimensional Requirements, BUILDING DESIGN STANDARDS, Diagrams, and Definitions.

9.1.2 General guiding principles

The General Guiding Principles set forth here shall be applicable to all subdistricts within the India Street Form-based Code Zone:

- A.** The street is a coherent space, with consistent building and streetscape character on both sides of the street. This agreement of buildings and streetscape across the street contributes to a clear public space and district identity.
- B.** The street wall is visually well defined. Land should be clearly public or private. Buildings contribute to the vital and safe public space while providing a clear boundary to the private, protected realm.

- C.** Street walls are engaged with the street environment. Buildings are inviting places that interact with and contribute to the street vitality. Inactive edges, vehicle storage, garbage, and mechanical equipment should be kept away from the street. Shared infrastructure, to the extent practicable, including, but not limited to, service alleys, parking areas, stormwater treatment, public transportation facilities, and driveways, shall be utilized.
- D.** Buildings are designed for the urban environment. Buildings must be designed for the urban situation within the subdistrict which often includes mixed-uses. Buildings are positioned near the street and FACADES are oriented to the street.
- E.** Respect historic character. If a property is within the India Street Historic District, Article 17 is applicable. New construction, BUILDING ADDITIONS, or alterations in the India Street Historic District shall reflect and complement the character-defining features and elements of the existing historic development to which it is visually related.

9.1.3 Applicability

- A.** The requirements set forth in this Section 9.1 shall apply to all new development, primary and accessory structures, including BUILDING ADDITIONS within the India Street Form-based Code Zone as designated on the India Street REGULATING PLAN.
- B.** A partial waiver of the requirements listed below may be granted if it can be demonstrated to the satisfaction of the

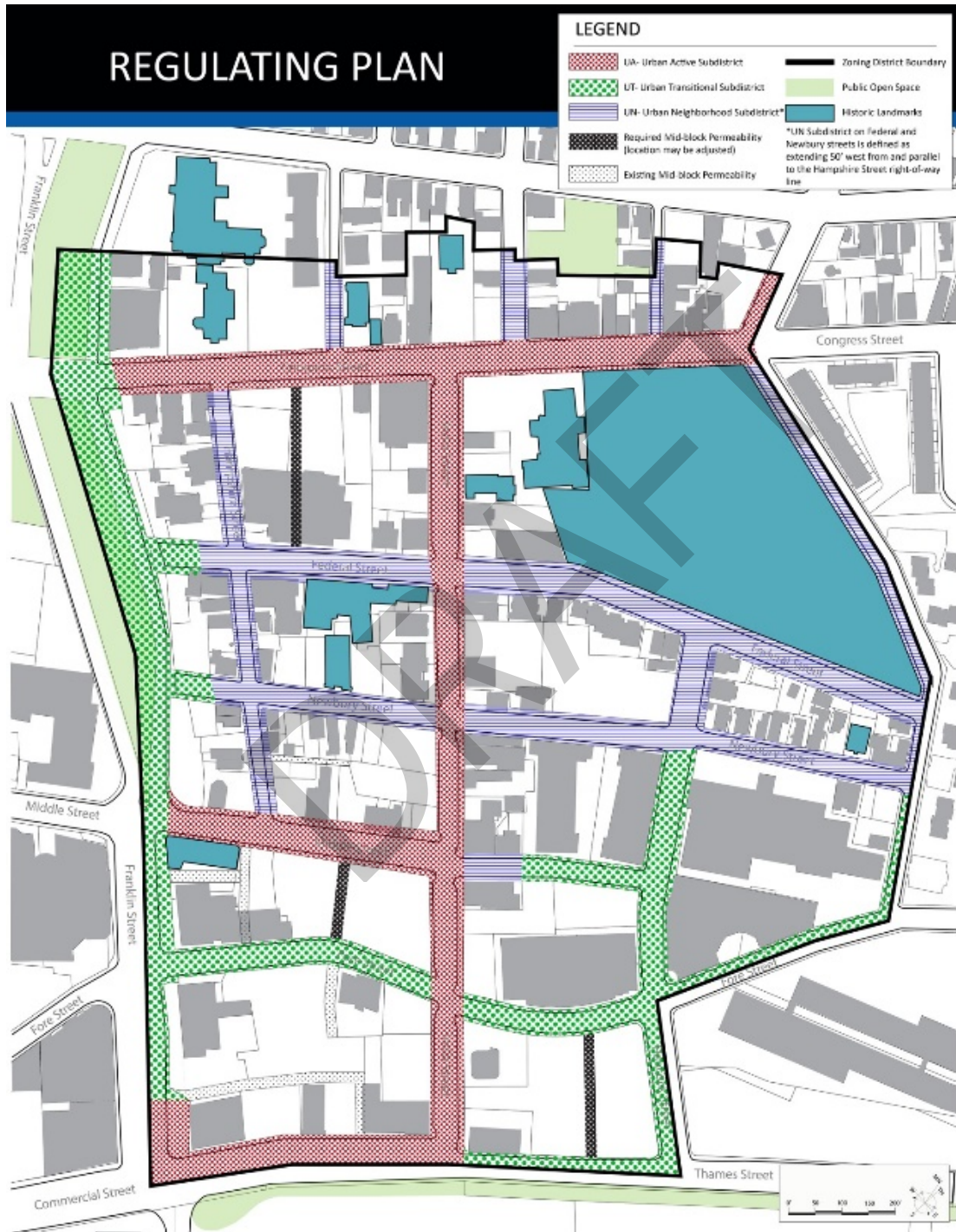


FIGURE 9-A: IS-FBC REGULATING PLAN

9-2 | CITY OF PORTLAND LAND USE CODE 3/13/20 DRAFT

Planning Authority that the requirements in 9.1.3.C below have been met:

1. Building orientation;
2. BLANK FAÇADE length (max.);
3. Fenestration, ground floor facade area;
4. Building entry frequency, orientation, or elevation;
5. Garage door setback or width; and/or
6. Additional Building Length – ground floor partition or module requirements.

C. A partial waiver request must meet the following requirements:

1. The intent of the ISFBC zone as stated in Subsection 9.1.1 and Subsection 9.1.8;
2. Be the least adjustment necessary to satisfy the practical, programmatic, or functional needs of the proposed development; and
3. At least one of the following applies:
 - a. The proposed zoning alternative better achieves the zone and subdistrict intent;
 - b. The zone or subdistrict intent will not be met by applying the requirement in this particular circumstance;
 - c. There is a legal or practical necessity or unique conditions; or
 - d. Unique site factors make the zoning requirement impractical or cost prohibitive.

9.1.4 Establishment of subdistricts

The India Street Form-based Code Zone as shown on the REGULATING PLAN is divided into three subdistricts:

- A. Urban Neighborhood (UN) Subdistrict;
- B. Urban Transitional (UT) Subdistrict; and
- C. Urban Active (UA) Subdistrict.

9.1.5 Regulating Plan

The REGULATING PLAN shows the location of the zone boundary and subdistricts subject to regulation by the IS-FBC zone.

9.1.6 Definitions

Terms used throughout this India Street Form-based Code Zone may be defined in Article 3 or in Article 7. Terms not so defined shall be accorded their commonly accepted meanings. In the event of any conflict between the definitions in this section and those in Article 3, or any sections of Article 7, Article 15, or any other local land use ordinances, rules, or regulations, those of this India Street Form-based Code Zone shall take precedence. For reference, terms are illustrated in Figure 9-B.

Building, accessory. A detached structure that is incidental and subordinate in area and extent, and/or use to the principal building(s) on the property. A lot may have more than one accessory building.

Building addition. Any increase to footprint or volume of an existing structure.

Building, principal. The main structure(s) on a lot having the predominant area and extent, and/or use. A lot may have more than one principal building.

Buildings, attached. Two or more independent buildings that share at least one common party wall but have full building separation and independent principal entries; not free-standing. Attached buildings may or may not have common ownership.

Building Design Standard (BDS). The basic design parameters governing building form, including

intent, guidelines, and standards for architectural elements such as proportion, articulation, fenestration, entries, roof lines, and materials.

Elevation. An exterior wall of a building not along a frontage line.

Entrance, principal. The main point of access for pedestrians into a building. A building may have more than one principal entrance.

Façade. Any exterior wall of a structure exposed to public view from a public right-of-way.

Façade, blank. A building façade that contains expanses of wall area with no windows, no entrances, no articulation, and no other elements or features, or is otherwise undifferentiated.

Green roof. A roof of a building that is partially or completely covered with vegetation and designed to meet the Maine Stormwater Best Management Practices Manual standards and recommendations. A green roof installation must serve the purpose of reducing stormwater runoff through retention or slowing and consist of an assembly that at a minimum includes a root repellent system, a drainage system, a filtering layer, a growing medium and plants, and shall be installed on a waterproof membrane. The vegetated area of a green roof may be considered pervious for zoning impervious calculations.

Mid-block permeability. A continuous, open-air corridor at least 20' in width that connects two streets or public rights-of-way and physically

provides a break in the street wall. The corridor must be unobstructed and open to the sky for the majority of its length.

Party wall. Any partition wall common to two adjacent or attached buildings.

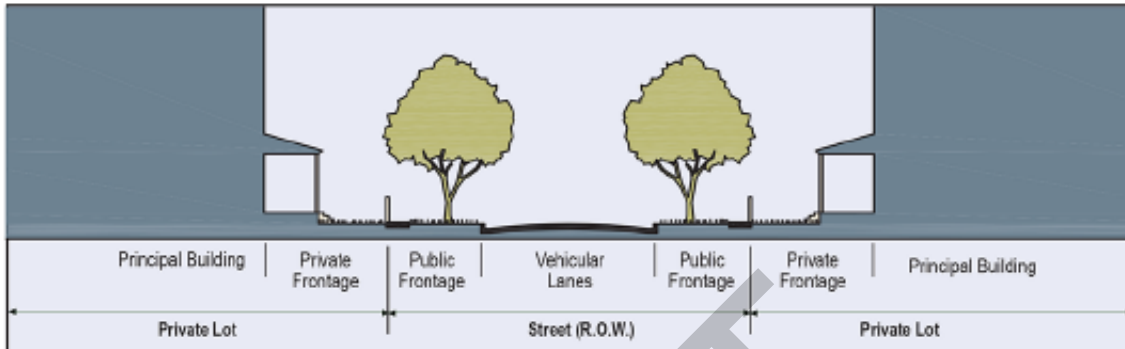
Regulating plan. A zoning map that shows the boundary of the area and subdistricts subject to regulation by the India Street Form-based Code.

Stepback. A building setback of a specified distance measured from the ground floor building face that occurs at a prescribed number of stories or height above the ground and excludes the minimum necessary housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy.

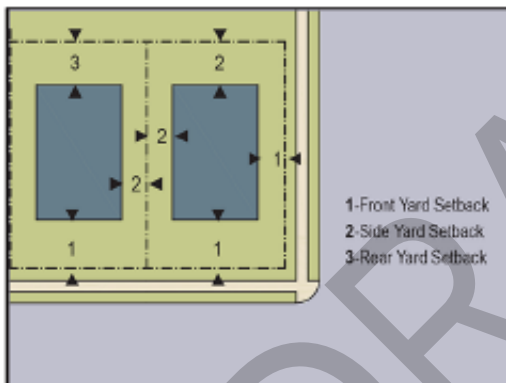
Yard, side. A yard adjoining a side lot line extending from the front yard to the rear yard, the width of which shall be the shortest horizontal distance between the side lot line and any structure. On corner lots, non-frontage yards shall be considered side yards.

Zero lot line. The location of a structure on a lot such that one or more of the structure sides rests directly on a lot line.

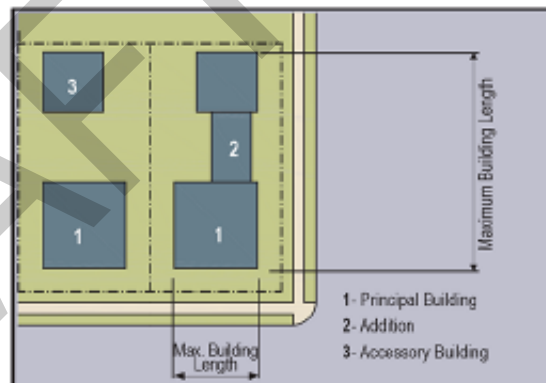
a. STREETS & FRONTAGES



b. SETBACK DESIGNATIONS



c. BUILDING - PRINCIPAL & ACCESSORY



d. FRONTAGE & LOT LINES

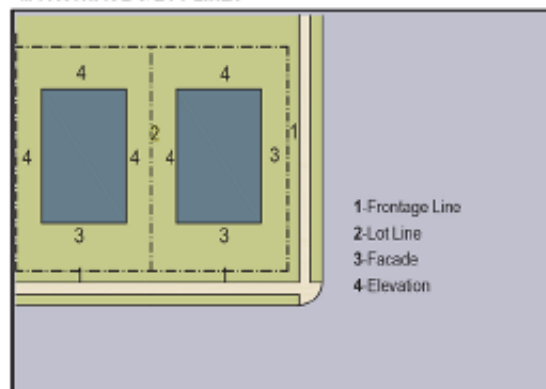


FIGURE 9-B: IS-FBC TERMS ILLUSTRATED

9.1.7 General development standards

A. Prohibited uses

1. Correctional pre-release facilities;
2. Funeral homes;
3. Drive-through facilities;
4. High-impact industrial uses;
5. Auto service stations;
6. Truck terminals;
7. Recycling and solid waste disposal services; and
8. Storage and parking facilities for Class 1 flammable and combustible liquids (having an aggregate total of more than 100 gallons) but excluding storage that is part of a motorized vehicle or pleasure craft facility.

B. Siting standards

1. MID-BLOCK PERMEABILITY
 - a. Lots with frontage on two streets roughly parallel to Commercial/Thames Street, for each and every 200 feet in street line length of lot, a full break between structures of at least 20 feet in width shall be provided roughly perpendicular to Commercial/Thames Street and within the middle third of the applicable street frontage. (See Figure 9-G.)
2. Frontage requirements
 - a. Minimum street frontage: 30 feet
 - b. Building length measurement shall not include porches, decks, or balconies that are appended to the principal structure.
 - c. In the case of a corner lot or lot bounded by at least three streets, maximum building lengths may not be exceeded in order to meet front yard setbacks.
 - a. Additional building length is allowed beyond the maximum building length under the following circumstances and according to Table 9-A.

TABLE 9-A: ADDITIONAL BUILDING LENGTH

Subdistrict	ATTACHED BUILDINGS	Ground Floor Partitions	Massing Variation	Structured Parking Exception
UN	unlimited run	Not allowed	Not allowed	Not allowed
UT	unlimited run	200' max. length; 2 modules	200' max. length	200' max. length
UA	unlimited run	150' max. length; 3 modules	Not allowed	150' max. length

- i. **ATTACHED BUILDINGS:** An unlimited number of ATTACHED BUILDINGS having up to 30 feet of street-facing building length is allowed. A PARTY WALL condition is required at least every 30 feet and for the entire height of each building (see Table 9-A Additional Building Length – ATTACHED BUILDINGS).
 - ii. **Ground Floor Partitions:** Additional building length is permitted with the provision of ground floor partitions where the following conditions are met (see Table 9-A Additional Building Length – Ground Floor Partitions):
 - a) Partitions must extend from the FACADE at least 2/3rds of the building depth.
 - b) Partitions must be architecturally expressed on the building exterior.
 - c) Each module created by partition must have at least one functional, street-facing entry.
 - d) Modules created by partition shall be sized to have reasonable function and proportion in relation to overall building length.
 - e) In the UA subdistrict, number of modules are required based on building length. In a building with a length greater than 50 feet but less than 100 feet, at least two modules are required. In a building with a length greater than 100 feet but less than or equal to 150 feet, at least three modules are required.
 - f) **Massing Variation:** Additional building length is permitted where at least 30% and up to 40% of the total FACADE building length is set back at least 20' feet (see Table 9-A Additional Building Length – Massing Variation).
 - g) **Structured Parking Exception:** Additional building length for one FACADE without partition walls is allowed for the use of ground-level structured parking.
3. **Setbacks**
- a. Lots with a street frontage of less than 35 feet are exempt from providing side yards but only where required yard is perpendicular to the frontage that is less than 35 feet.
 - b. Where new construction or BUILDING ADDITIONS creates a side yard of less than five feet, a maintenance easement is required where a combination of the side yard and easement must be at least five feet. PARTY WALL conditions are exempt from providing a maintenance

- easement. Corner lots may only apply the side yard reduction to one required side yard.
- c. Building FACADES within 10 feet of a corner are exempt from setback requirements in order to allow special corner architectural treatments.
- d. Subdivision developments consisting of horizontally attached buildings on individual lots are not required to have side yards between buildings where a PARTY WALL condition will exist, but shall be required to meet the applicable side setbacks at the external and internal subdivision lot boundaries between buildings that are not attached to each other.
- 4. Landscaping and screening
 - a. Surface parking areas shall be screened from view from sidewalks, public rights-of-way, and public open spaces using landscaping, walls, fencing, or a combination thereof.
 - b. Walls and fences shall meet the dimensional requirements in Table 9-B.

TABLE 9-B: WALL/FENCE DIMENSIONAL REQUIREMENTS

Location	Height	Visual Permeability
Within front yard	6' max.	Required above 2' from sidewalk grade
Side or rear yard	8' max.	n/a

- 1. BUILDING ADDITIONS
 - a. BUILDING ADDITIONS which exceed the footprint of the existing building to which it is an addition or which exceeds 50,000 SF shall be subject to major site plan review.
 - b. Exemptions
 - i. A BUILDING ADDITION may not cause the building to exceed the maximum building length requirement except in the case that the BUILDING ADDITION is located between a street frontage and an existing building with a legally non-conforming length. In such an instance, a BUILDING ADDITION length may match but not exceed the legally non-conforming length of the existing building to which it is an addition (see Figure 9-G).
 - ii. BUILDING ADDITIONS are exempt from story minimums or maximums in order to match existing building in number of stories. All other Subdistrict Height Standards shall apply including height minimum and maximums in feet.

TABLE 9-C: HEIGHT BONUSES

Sub-district	Max. Pre-bonus Height	MID-BLOCK PERMEABILITY ¹	Res. Density	GREEN ROOF	Afford. Housing	Max. Height w/ Bonus	Min. Bonus Floor Stepback ²
UN	45' and 4 stories	n/a	n/a	n/a	1 story up to 12'	57' up to 5 stories	15'
UT	65' and 6 stories	1 story up to 12'	1 story up to 12'	1 story up to 12'	1 story up to 12'	77' up to 7 stories	15'
UA (Congress Street only)	50' and 4 stories	1 story up to 12'	1 story up to 12'	1 story up to 12'	1 story up to 12'	62' up to 5 stories	15'

¹ Must be publicly accessible.

² Measured from the ground floor building edge facing any public right-of-way

C. Height standards

1. Height bonus applicability
 - a. If a frontage faces a UT street, UN street, or Congress Street, then the portion of the building facing that street is eligible for a height bonus. For lots with multiple frontages where a frontage faces an ineligible street, bonus story must be stepped back at least 35 feet from ineligible street line (see Subsection 9.1.8.D).
 - b. Only one height bonus may be applied per structure.
2. One additional story of up to 12 feet in height is allowed if one of the following provisions is met:
 - a. For residential development with residential density equal to or greater than 150 dwelling units per acre (density may be achieved with the bonus floor);
 - b. For any development providing a GREEN ROOF, where:
 - i. At least 50% of the cumulative lot area is pervious; and
 - ii. At least 50% of the cumulative roof area is a GREEN ROOF.

GREEN ROOF area may be applied towards the 50% lot area requirement.

- c. For residential development where 20% of the units meet the definition of either “Workforce Housing Unit for Sale” or “Low-income Housing Unit for Rent” as per Article 3.

D. Parking standards

1. Parking shall be provided as per Article 19.
2. Structured parking must meet the Building Design Standard for Structured Parking (see *City of Portland Design Manual*).
3. In the case of a BUILDING ADDITION, non-conforming existing surface parking may remain. In the case of new construction, surface parking must be brought into conformance with IS-FBC standards.

9.1.8 Subdistrict dimensional requirements

A. Urban Neighborhood (UN) subdistrict

The intent of this subdistrict is to maintain and promote a small-scale, less active urban fabric. Buildings may be more private in character and have smaller footprints with building types including, but not limited to, single-family, rowhouses, duplexes,

triple-deckers, and double-triples. Building frontages may be less transparent and entries may be raised above sidewalk level with frontage types including raised, recessed doorways, porches, and stoops. The streetscape has variable setbacks and landscaping with many buildings within one block and streets tend to be narrow.

UN

SITING STANDARDS

Orientation - Principal Frontage	determined by applicant
Lot Coverage	90% max

FRONTAGE REQUIREMENTS

Building Length - Principal facade	50' max.
Building Length - Secondary fac.	50' max.
BLANK FACADE length (max)	15'
Additional Building Length	(see also Table 9-A)
ATTACHED BUILDINGS	unlimited run
Ground Floor Partitions	not allowed
Massing Variation	not allowed
Structured Parking Exception	not allowed

SETBACKS

Principal Building	
(a) Front Yard	5' max.
Setback Applicability (see Table 9-G)	75% of total building length must meet front yard setback
(b) Side Yard*	5' min. - May be reduced provided that the cumulative side yards are not less than 10'
(c) Rear Yard	10' min.
Accessory Building Front Yard	5' min.
Side Yard	5' min.
Rear Yard	5' min.

BUILDING ENTRIES (SEE ALSO BDS)

Frequency at frontage	at least 35'
Principal Entries	
Orientation	any orientation allowed
Elevated Stoop (> 1 step)	allowed

HEIGHT STANDARDS

Principal Building	
Building Height Min.	25', at least 2 stories
Building Height Max.	45', up to 4 stories
Accessory Building	
Building Height Max.	25'

PARKING STANDARDS

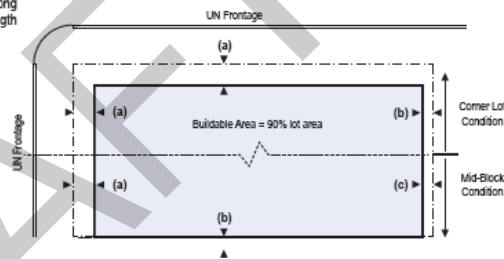
Surface Parking Location	35' min. setback from street
Within Side Yard	20' max in width per lot; may not exceed 50% of frontage length
Garage at frontage (attached or detached)	
Garage Door Setback (min)	5'
Garage Door Opening (max)	9' up to 40% of facade length
	20' max. limit

Notes and Exceptions

* Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 9.1.7.C.3 Setbacks)

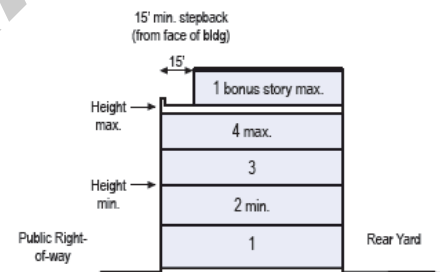
SITING STANDARDS

1. The FACADES and ELEVATIONS of Principal Buildings shall be distanced from the lot lines as shown.
2. FACADES shall be built along the frontage lines to the length specified in the table.



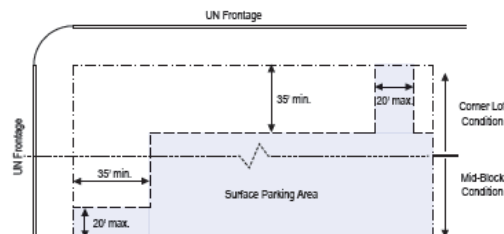
HEIGHT STANDARDS

1. Height shall be measured as specified in Article 7, Dimensional Standards - Rules of Measurement.
2. Number of Stories excludes attics and raised basements.



PARKING STANDARDS

1. Surface parking areas may be provided within the shaded area shown.



B. Urban Transitional (UT) subdistrict

The intent of this subdistrict is to encourage higher density, mixed-use building types that accommodate any use. Building frontages are a mix of activity level, have larger footprints, and the most flexibility of height and scale. Building ground floor spaces tend to accommodate flexible and changing

uses with frontage types including doorways, forecourts, arcades, and storefronts. The streetscape may be less active than the UA subdistrict with wide sidewalks, street trees, and setbacks and stepbacks providing relief from large building masses.

UT

SITING STANDARDS

Orientation - Principal Frontage	determined by applicant
Lot Coverage	90% max
FRONTAGE REQUIREMENTS	
Building Length	100' max.
BLANK FACADE length (max)	30'
Additional Building Length	(see also Table 9-A)
ATTACHED BUILDINGS	unlimited run
Ground Floor Partitions	200' max., 2 modules
Massing Variation	200' max.
Structured Parking Exception	200' max.

SETBACKS

Principal Building	
(a) Front Yard	10' max.
Setback Applicability (see Table 9-G)	75% of total building length must meet front yard setback
(b) Side Yard*	10' min. - May be reduced provided that the cumulative side yards are not less than 20'
(c) Rear Yard	10' min.
(d) STEPBAC (adjacent to UN)	10' min. stepback after 45' height
Accessory Building Front Yard	
Side Yard	5' min.
Rear Yard	5' min.

BUILDING ENTRIES (SEE ALSO BDS)

Frequency at frontage	at least 95'
Principal Entries	
Orientation	any allowed
Elevated Stoop (>1 step)	allowed

HEIGHT STANDARDS

Principal Building	
Building Height Min.	3 stories
Building Height Max.	65', up to 6 stories
Ground Story Height	n/a
Accessory Building	
Building Height Max.	25'

PARKING STANDARDS

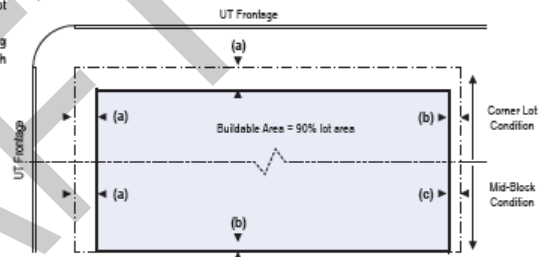
Surface Parking Location	35' min. setback from street
Garage at frontage (attached or detached)	
Garage Door Setback (min)	10'
Garage Door Opening (max)	9' up to 40% of facade length
	20' max. limit

Notes and Exceptions

* Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 9.1.7.C.3 Setbacks)

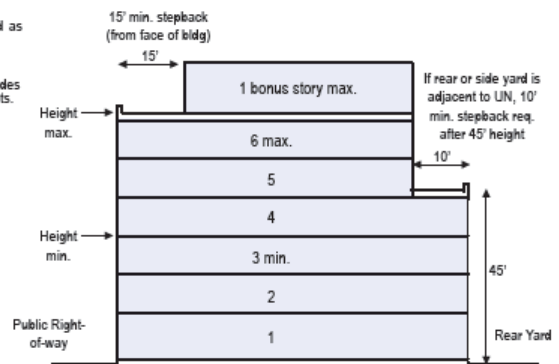
SITING STANDARDS

- The FACADES and ELEVATIONS of Principal Structures shall be distanced from the lot lines as shown.
- FACADES shall be built along the frontage lines to the length specified in the table.



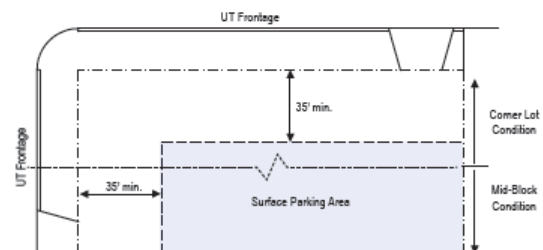
HEIGHT STANDARDS

- Height shall be measured as specified in Article 7 Dimensional Standards.
- Number of Stories excludes attics and raised basements.



PARKING STANDARDS

- Surface parking areas may be provided within the shaded area as shown.



C. Urban Active (UA) subdistrict

The intent of this subdistrict is to maintain and promote a moderate-scale, diverse, mixed-use neighborhood with vibrant streets and active ground floor spaces. Buildings are more active and engage the street at the ground level. Building

frontages are transparent and entries are at sidewalk level with frontage types including storefronts and recessed doorways. The streetscape has steady street planting, and buildings set close to the street providing a consistent street wall.

UA

SITING STANDARDS

Orientation - Principal Frontage	face a UA street
Lot Coverage	90% max

FRONTAGE REQUIREMENTS

Building Length	50' max.
BLANK FACADE length (max)	15'
Additional Building Length	(see also Table 9-A)
ATTACHED BUILDINGS	unlimited run
Ground Floor Partitions	150' max., up to 3 modules
Massing Variation	not allowed
Structured Parking Exception	150' max.
Fenestration, ground floor	60-90% (see BDS) facade area

SETBACKS

Principal Building	
(a) Front Yard*	5' max.
Setback Applicability (see Table 9-G)	75% of total building length must meet front yard setback
(b) Side Yard**	5' min. - May be reduced provided that the cumulative side yards are not less than 10'
(c) Rear Yard	10' min.
Accessory Building Front Yard	5' min.
Side Yard	5' min.
Rear Yard	5' min.

BUILDING ENTRIES (SEE ALSO BDS)

Frequency at frontage	at least 40'
Principal Entries	
Orientation	at least 1 facing UA street or corner
Elevated Stoop (>1 step)	not allowed

HEIGHT STANDARDS

Principal Building	
Building Height Min.	3 stories
Building Height Max.	50', up to 4 stories
Accessory Building	
Building Height Max.	25'

PARKING STANDARDS

Surface Parking Location	35' from street
Garage at frontage (attached or detached)	
Garage Door Setback	20' min. from street
Garage Door Opening (max)	n/a

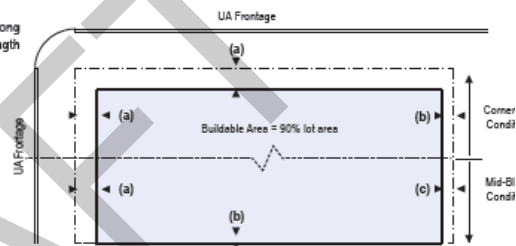
Notes and Exceptions

* Up to 10'0" max. front yard setback is allowed if ground plane at frontage is a continuation of the accessible public right-of-way

** Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 9.1.7.C.3 Setbacks)

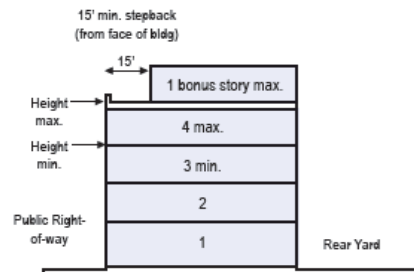
SITING STANDARDS

- The FACADES and ELEVATIONS of Principal Buildings shall be distanced from the lot lines as shown.
- FACADES shall be built along the frontage lines to the length specified in the table.



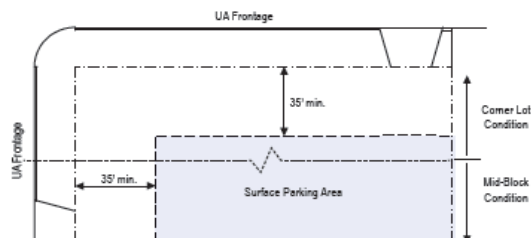
HEIGHT STANDARDS

- Height shall be measured as specified in Sec. 14-47 Definitions "Building height of."
- Number of Stories excludes attics and raised basements.



PARKING STANDARDS

- Surface parking areas may be provided within the shaded area as shown.



D. Corner conditions

For corner lots where two subdistricts intersect at a street corner, the Dimensional Requirements and Building Design Standards of the “dominant” subdistrict shall apply 35 feet deep into the lot

measured from the dominant lot line along its associated street frontage or public ways including required mid-block permeability. Otherwise, Dimensional Requirements shall be according to the subdistrict onto which the building FAÇADE faces.

CORNER

ORIENTATION

- Corner lots shall be treated as having street frontage on all streets regardless of building orientation
- Principal Building shall designate a Principal Frontage and Secondary Frontage*
- In the case of a corner lot having UA frontage, the Principal Frontage must face a UA street*

SETBACKS

(a) Front Yard	according to subdistrict
(b) Side Yard	according to subdistrict
Building facades within 10' of a corner are exempt from setback requirements in order to allow special architectural treatments.	

UA INTERSECTS UT

Dominant Subdistrict (35' deep)	UA
Orientation - Principal Frontage	UA street
Dominant Building Design Standards (applicable 35' deep)	
Entry, Frequency at frontage	at least 40'
Entry, Orientation	at least 1 facing UA street or corner
Entry, Elevated Stoop (>1 step)	not allowed on principal UA entry
BLANK FACADE, max. length	15'
Fenestration, ground floor	60-90% (see BDS) facade area
(measured as a percentage of the FACADE that is 2' above sidewalk grade)	

UA INTERSECTS UN

Dominant Subdistrict (35' deep)	UA
Orientation - Principal Frontage	UA street
Building Length - UN FACADES	100' max.
Dominant Building Design Standards (applicable 35' deep)	
Entry, Frequency at frontage	at least 40'
Entry, Orientation	at least 1 facing UA street or corner
Entry, Elevated Stoop (>1 step)	not allowed on principal UA entry
BLANK FACADE, max. length	15'
Fenestration, ground floor	60-90% (see BDS) facade area
(measured as a percentage of the FACADE that is 2' above sidewalk grade)	

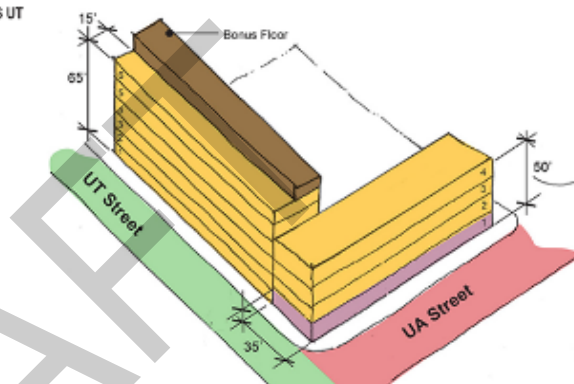
UT INTERSECTS UN

Dominant Subdistrict (35' deep)	UN
Orientation - Principal Frontage	determined by applicant
• Corner lots shall be treated as having street frontage on all streets regardless of building orientation	

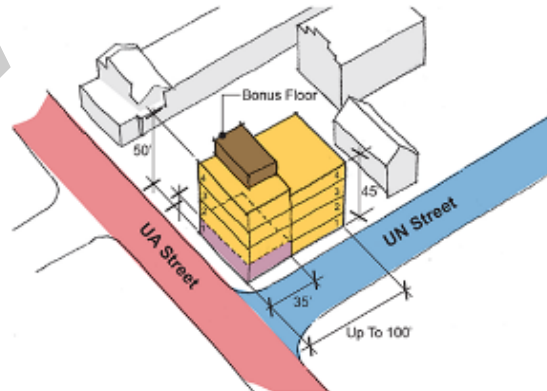
Notes and Exceptions

- * Does not have to correspond to legal building address

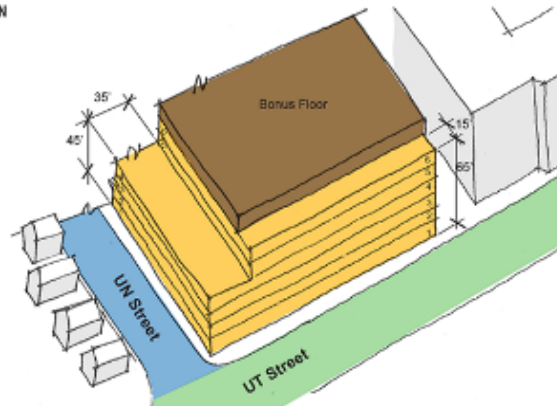
UA INTERSECTS UT
(example only)



UA INTERSECTS UN
(example only)

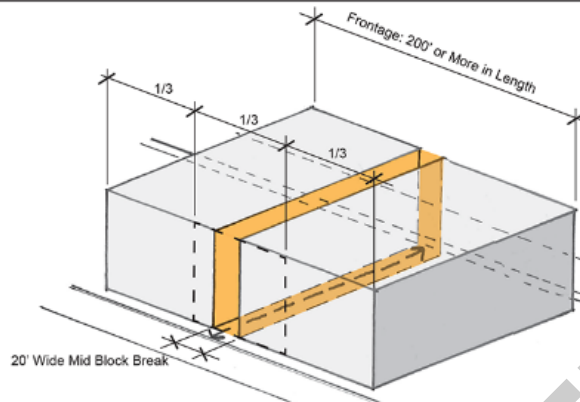


UT INTERSECTS UN
(example only)

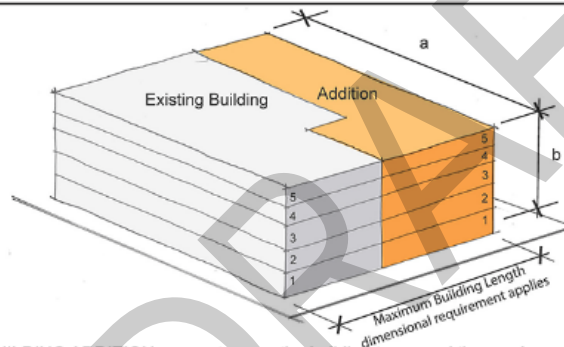


FORM-BASED ZONES

a. MID-BLOCK PERMEABILITY



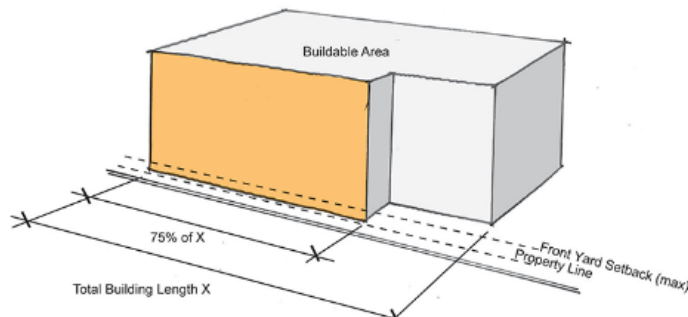
b. BUILDING ADDITION EXEMPTIONS



a - Building Length: A BUILDING ADDITION may not cause the building to exceed the maximum building length requirement except in the case that the BUILDING ADDITION is located between a street frontage and an existing building with a non-conforming length. In such an instance, a BUILDING ADDITION length may match but not exceed the legally non-conforming length of the existing building to which it is an addition.

b - Building Height in Stories: BUILDING ADDITIONS are exempt from story minimums or maximums in order to match existing building in number of stories. All other Subdistrict Height Standards shall apply including height minimum and maximums in feet.

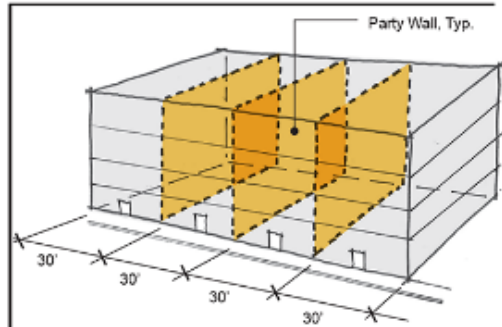
c. BUILDING LENGTH



At least 75% of the total building length must meet the front yard setback dimensional requirements.

FIGURE 9-G: DIMENSIONAL REQUIREMENTS ILLUSTRATED

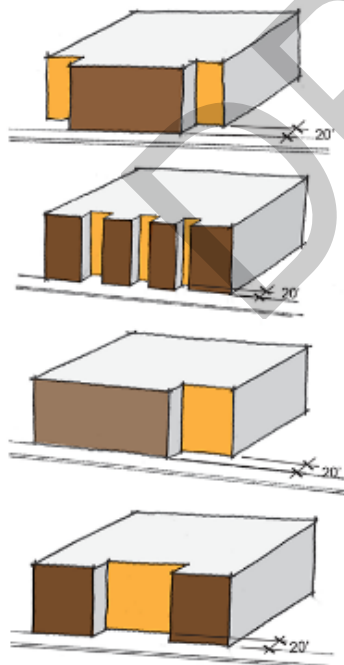
d. ADDITIONAL BUILDING LENGTH - ATTACHED BUILDINGS



An unlimited number of ATTACHED BUILDINGS having up to 30' street-facing building length is allowed.

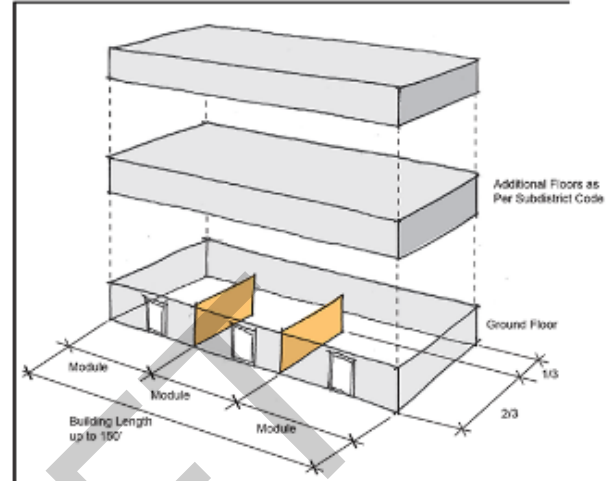
A PARTY WALL condition is required at least every 30' and for the entire height of each building.

e. ADDITIONAL BUILDING LENGTH - MASSING VARIATION (UT)



Additional building length is permitted where at least 30% and up to 40% of the total building length is setback at least 20'.

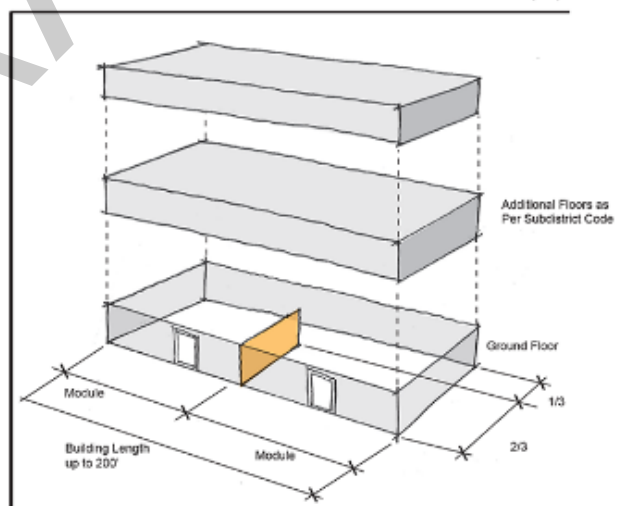
f.1. ADDITIONAL BUILDING LENGTH - GROUND FLOOR PARTITIONS (UA)



Additional Building Length is permitted up to 150' with the provision of a least two Ground Floor Partitions

See General Development Standards and BDS for additional requirements.

f.2. ADDITIONAL BUILDING LENGTH - GROUND FLOOR PARTITIONS (UT)



Additional Building Length is permitted up to 200' with the provision of at least one Ground Floor Partition.

See General Development Standards and the BDS for additional requirements.

FIGURE 9-G (CONT.): DIMENSIONAL REQUIREMENTS ILLUSTRATED



DRAFT

10 WATERFRONT ZONES

10.1 IN GENERAL

Portland's waterfront zones were developed to support a wide range of industries unique to the City's maritime environment that rely upon access to the working waterfront. Competing demands for limited access require a more exhaustive use list, specialized performance standards, and a unique set of dimensional restrictions that are unlike those of other zones. Given this high degree of specialization, Article 10 should generally be viewed in isolation from other articles within the Land Use Code, with the exception of waterfront-specific definitions, listed within Article 3. Uses specific to Article 10 may feature some degree of overlap with other defined uses allowed elsewhere within the City. However, in such instances, the use as referenced within this article shall control.

10.2 EASTERN WATERFRONT PORT ZONE

10.2.1 Purpose

- A.** The Eastern Waterfront Port Zone is created to nurture deepwater dependent activity within the context of the established waterfront. The transport of goods and passengers by water is an important component of both the local and regional economies and this transport and other forms of marine industry are dependent upon land and piers with direct access to Portland Harbor. Given the existing pier infrastructure, proximity to deep water, and urban context, Portland's Eastern Waterfront is uniquely situated to support a wide range of water-dependent industry and commerce through a variety of marine activities.
- B.** The support and expansion of Portland's marine industry requires piers, uplands, and

circulation consistent with the transportation purpose and use of marine facilities. The growth of Portland's marine passenger industry also requires supporting services and activities to provide a safe, convenient, and enjoyable travel experience for users of marine passenger facilities. Non-marine uses that complement the marine passenger industry, are compatible with existing and future water-dependent uses, and provide opportunities for residents and visitors alike to enjoy the Eastern Waterfront throughout the year, are encouraged.

- C.** The primary use of the deep-water resources must be for the berthing and support of large vessels. Non-marine uses that complement and support the deepwater infrastructure and do not conflict or compete for limited space with existing or anticipated deepwater-dependent uses are encouraged. Existing and future pier infrastructure and upland support areas should be designed and maintained to support a variety of marine uses and be responsive to future technologies and trends in the marine industry.
- D.** Given the need to nurture and support deepwater-dependent uses and the need for non-deepwater dependent uses to complement the marine passenger industry and to support the maintenance and repair of pier infrastructure, the Eastern Waterfront Port Zone recognizes the following hierarchy of uses:
 - 1.** The first priority of this zone is to protect and nurture existing and potential deepwater dependent uses (those uses requiring a minimum of 15 feet of water depth);

2. The second priority is to allow shallow water-dependent and other permitted marine uses, so long as they do not interfere with deepwater dependent uses, either directly by displacement or indirectly by placing incompatible demands on the zone's infrastructure; and
3. Other uses specified herein are allowed only if they do not interfere with and are not incompatible with higher priority uses.

10.2.2 No adverse impact on marine uses

No use shall be permitted, approved or established in this zone if it will have an impermissible adverse impact on future marine development opportunities. A proposed non-water dependent component of a development will have an impermissible adverse impact if it will result in any one or more of the following:

- A. The proposed use will displace an existing water-dependent use;
- B. The proposed use will reduce existing commercial vessel berthing space;
- C. The proposed use, structure or activities, including but not limited to access, circulation, parking, dumpsters, exterior storage or loading facilities, and other structures, will unreasonably interfere with the activities and operation of existing water-dependent uses or significantly impede access to vessel berthing or other access to the water by water-dependent uses; or
- D. The siting of a proposed use will substantially reduce or inhibit existing public access to marine or tidal waters.

10.2.3 Permitted uses

Subject to a determination that the proposed use meets the standards of Subsection 10.2.2, the following uses are permitted in the Eastern Waterfront Port Zone:

A. Marine passenger

1. Intermodal marine passenger facilities;
2. Cruise ship home port and port-of-call berthing and support;
3. International and domestic ferries

B. Marine commercial

1. Transient and long-term commercial berthing;
2. Marine-related warehousing;
3. Marine related construction, manufacturing, fabrication, salvage and repair;
4. Storage and repair of fishing equipment;
5. Ship and other marine vessel construction, building, servicing, and repair;
6. Boat and marine equipment storage;
7. Harbor and marine supplies and services, chandlery, and ship supply such as fueling and bunkering of vessels;
8. Public, non-profit, or commercial marine transportation and excursion services, including captained charter services, sport fishing and water taxis;
9. Ship and off-shore support services, including but not limited to tug boats, pilot boats, and chandlery;
10. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices;
11. Marinas located east of the eastern boundary of the parcel of land owned by the City of Portland pursuant to a deed from the State of Maine dated February



1982 and recorded in the Cumberland County Registry of Deeds at Book 4916, Page 26;

12. Marine office, including but not limited to offices of owners of marinas, wharves or their agents, and naval architects, and seafood brokers.

C. Commercial

1. Professional, business, government, and general office located in upper floors of structures existing as of September 18, 2006.

***Editor's Note**—On-site parking for non-marine commercial uses are permitted as conditional uses subject to the provisions of Subsection 10.2.4 below.

2. Temporary events, except festivals as otherwise governed under subsection (3) subject to the conditions listed below. Buildings, piers and lands within the EWPZ may be used for temporary public and private events including but not limited to exhibitions, conferences, meetings, and trade shows under the following conditions:
 - a. Temporary events occupying more than 10,000 SF of building or outdoor space shall not exceed a combined total of 60 days between May 1st to October 31st;
 - b. No temporary event may continue for more than 14 days of continuous operation;
 - c. Any temporary event that anticipates more than 5,000 people in attendance on any single day must provide and be subject to a parking management plan. The parking management plan must

be submitted for the review and approval of the public works authority at least 60 days prior to the first day of the event.

3. Festivals subject to City license.
4. Street vendors licensed pursuant to Chapter 19 of the City of Portland Code of Ordinances.

D. Public

1. Fire, police and emergency services;
2. Governmental agency emergency operations/crisis centers;
3. Research, military and visiting attraction vessel berthing;
4. Landscaped pedestrian parks, plazas and other similar outdoor pedestrian spaces, including without limitation pedestrian and/or bicycle trails.

E. Other

1. A facility for non-profit organizations whose facility may include offices, classrooms, equipment, equipment rentals, storage, and bathrooms for the public.

10.2.4 Conditional uses

- A. The following uses shall be permitted as conditional uses in the Eastern Waterfront Port Zone, provided that, notwithstanding Subsection 6.5.1, or any other provision of this code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority, and provided further that in addition to the provision of Subsection 6.5.2, such uses will not impede or preclude existing or potential water-dependent development within the zone, will allow for adequate right-of-way access to the water, are compatible with

marine uses, and meet all additional standards set forth below:

B. Conditional use standards

1. Marine compatibility: The proposed use shall be compatible with existing and potential marine uses in the vicinity, as required by Subsection 10.2.8 (N) and (O); and
2. Parking and traffic circulation:
 - a. Parking and traffic circulation plan: All applications for conditional use in the EWPZ shall submit a parking and circulation plan for review and approval by the planning board. The parking and circulation plan shall show the location of all existing and proposed structures, travel ways and parking under the common ownership and/or control of the subject pier or property. The plan shall demonstrate that the parking and circulation of the conditional use does not interfere with the functional marine utility of the property and otherwise meets the standards and conditions of the EWPZ.

C. Conditional uses

1. Marine:
 - a. Marine products, wholesaling and retailing;
 - b. Ice-making services;
 - c. Marine freight facilities providing service for, and/or intermodal transfer of, container and breakbulk freight;
 - d. Marine educational facilities;
 - e. Seafood retailing, wholesaling, packaging and shipping;

- f. Seafood processing for human consumption, subject to the performance standards applicable to the I-L zone as listed in Article 6;
- g. Commercial marinas serving commercial and recreation boats located west of the eastern boundary of the parcel of land owned by the City of Portland pursuant to a deed from the State of Maine dated February 1982 and recorded in the Cumberland County Registry of Deeds at Book 4916, Page 26, provided that such facilities are located in areas that do not conflict with the navigation and handling of deepwater dependent vessels accessing existing or potential deepwater berthing;
- h. Fish byproducts processing, provided that:
 - (1) Any fish byproducts processing facility has a valid rendering facility license under chapter 12 of the Portland city code; and
 - (2) Any fish byproducts facility shall employ current and appropriate odor control technology to eliminate or minimize detectable odors from such a process, and in no case shall odors exceed the odor limitation performance standards of the IM zone (Subsection 6.8.9); and
 - (3) The processing other material wastes or byproducts shall not be deemed a lawful accessory use permitted herein.

2. Commercial:

- a. Structured parking available to the general public;
 - b. Professional, business, government and general offices uses in upper floors of structures constructed after September 18, 2006;
 - c. Passenger support services supporting a marine passenger use listed under Subsection 10.2.3.A. The total ground floor area occupied by any combination of the following uses (regardless of ownership) shall not exceed 35% of the gross floor area of the principle associated marine passenger use and no more than 35,000 SF cumulative within the EWPZ:
 - d. Retail;
 - e. Restaurants/food service other than street vendors;
 - f. Retail service;
 - g. Passenger information services.
 - 3. Industrial: The following industrial uses are permitted provided that such uses shall conform to the IM zone performance standards set forth in Subsection 6.8 in addition to the performance standards of Subsection 10.2.8. Where redundant or contradictory performance standards exist, the more restrictive standard applies.
 - a. Non-marine related warehousing in structures existing as of September 18, 2006;
 - b. Facilities for combined marine and general construction;
 - c. Low impact industrial uses as permitted in the IL zone in structures existing as of September 18, 2006, excluding all auto repair service facilities.
 - 4. Public:
 - a. Utility substations: Public utility substations, including but not limited to electrical transformers, sewage and stormwater pumps and telecommunication switching stations, are permitted under the following conditions:
 - (1) The facility is located more than 100 feet from the water's edge;
 - (2) The facility occupies no more than 50 SF of structure above ground;
 - (3) The facility provides no dedicated on-site parking and all subsurface elements of the facility are installed and operated such that land occupied by the facility is otherwise useable and made available for marine related uses, including but not limited to parking, travel ways, and/or storage; and
 - (4) The facility shall be sized, sited and screened to minimize visual impact and prominence from public ways.
 - b. Maritime museums, limited to 5,000 SF of ground floor footprint.
- * Editor's Note-On-site parking for non-marine commercial and industrial uses are permitted as conditional uses subject to the following provisions.**
- 5. Parking for non-marine uses: Notwithstanding Subsection 19.1.6 and Article 14 of this Land Use Code, no

parking shall be allowed in this zone for non-marine uses unless the applicant can demonstrate that the number of parking spaces on-site exceeds the number of parking spaces needed to accommodate the demand for marine and water-dependent uses that are permitted by Subsection 10.2.3 and 10.2.4 which are or may be located on the subject property (see editor's note below). The remainder of parking required, if any, for such non-marine uses shall be provided off-site.

***Editor's Note**—Vacant ground floor space should be considered to have a parking demand similar to other space housing an existing water-dependent use elsewhere on the subject property or on a comparable property.

D. The following use shall be permitted only upon the issuance of a conditional use permit subject to the provisions of Subsection 6.5 (conditional uses), and any special provisions, standards or requirements specified below:

1. ~~Minor-w~~Wind energy systems.
2. ~~Minor-s~~Solar energy systems.

10.2.5 Prohibited uses

Uses, whether floating or fixed to land, which are not enumerated in either Subsection 10.2.3 or 10.2.4. as permitted or conditional uses are prohibited. Those uses that are specifically prohibited shall include, without limitation:

- A.** Residential uses;
- B.** Amusement/theme parks;
- C.** Bulk freight facilities;
- D.** On-site gambling casinos not accessory to and located aboard either a ferry or inter-port cruise ship.

10.2.6 Contract or conditional rezoning.

In addition to those marine and non-marine uses authorized in Subsection 10.2.3 and 10.2.4 an applicant may apply to locate a non-marine use not otherwise permitted, if the reviewing body finds the applicant has met the standards of Subsection 10.2.2 (no adverse impact), the performance standards of Subsection 10.2.8(A-O), and the applicable standards of contract/conditional rezoning contained in Subsection 5.3 and conforms to the following requirements:

A. Standards for contract or conditional rezoning:

1. All non-marine uses are either permitted or conditionally permitted in the B-5 zone, and are not specifically prohibited in Subsection 10.2.5 (prohibited uses) above. Any hotel, inn, or other similar transient lodging establishment proposed must be located landward of the spring tide line and westerly of the extension of the India Street right-of-way; and
2. The aggregate ground floor area of any development permitted hereunder located within 100 feet of the pier edge or working edge of the hardened shoreline shall be occupied by at least 50% of one or more marine uses set forth in Subsections 10.2.3 (permitted, marine uses) and 10.2.4 (conditional marine uses). Note: the circulation areas and areas occupied for accessory parking serving marine uses shall not be used as the basis for calculating the 50% provision above; and
3. The development is consistent with the Comprehensive Plan and without the non-marine use component authorized herein, the site could not otherwise support an



WATERFRONT ZONES

- economically viable water-dependent use;
and
4. The project's public benefits outweigh its potential negative impacts, provided that such public benefits include one or more of the following: protection of existing water-dependent uses, preservation of future water-dependent use development opportunities, contribution to the development of and/or on-going maintenance of the marine infrastructure for commercial vessels, and visual and physical access to the waterfront for the general public; and
 5. The non-marine portion of the development will not significantly restrict air or light for marine uses located in the immediate vicinity; will not create significant adverse local climatic effects on marine uses such as an undue increase of winds or shadowing; and will not adversely affect the efficient operation of marine uses, such as by producing less efficient traffic, parking or circulation patterns; and
 6. The rezoning contains adequate provisions and/or conditions to ensure that on-site water-dependent infrastructure remains occupied by commercial marine use(s) listed in Subsections 10.2.3 (permitted uses) and 10.2.4 (conditional uses) and that said use is not abandoned after the project is developed; and
- B.** Notwithstanding Subsection 10.2.8(H) (performance standard "Parking") and off-street parking standards of Article 14 (Site Plan), all on-site parking constructed or used for non-marine uses allowed only by contract or conditional rezoning shall be subject to the

conditional use provisions Subsection 10.2.43 (CE) (parking for non-marine uses).

Additionally, the total amount of parking shall be established by the city council in the conditional or contract rezoning agreement after consideration of the planning board's recommendation on the same.

10.2.7 Dimensional requirements.

In addition to the provisions of Section 7.5 of this Land Use Code, lots in the EWPZ shall be subject to the following requirements:

- A.** Minimum lot size: None
- B.** Minimum frontage: None
- C.** Minimum yard dimensions:
 1. Front setback: None
 2. Side setback: None
 3. Rear setback: None
 4. Setback from pier line: Notwithstanding the above requirements, a minimum setback of 25 feet from the edge of any pier, wharf or working edge of the hardened shoreline shall be required for any structure, provided that marine offices, as defined in Section 10.2.3(B)(12), may be located up to five feet from the edge of any pier, wharf or working edge of the hardened shoreline. The setback area may be utilized for water-dependent uses and public uses and activities, subject to the provisions of Subsections 10.2.2 (no adverse impact) and 10.2.4 (conditional use provisions), and shall not be utilized for restaurant, drinking, or other non water-dependent uses or for off-street parking. The edge of any pier, wharf or bulkhead shall include any attached apron(s).
- D.** Maximum impervious surface: 100%

E. Maximum building height: 45 feet, except as follows:

1. For purposes of this section only, moveable elements such as cranes and gantries, connection devices such as conveyors or bridges, and floating vessels shall not be subject to the space and bulk requirements, but shall be subject to a determination by the Federal Aviation Administration that the location of such equipment will not create a hazard to air traffic.
2. Rooftop appurtenances may exceed the maximum height limits of 45 feet providing that their design and placement is either fully screened or integrated into the architecture of the structure on which they sit.
3. The applicant must provide a determination from the Federal Aviation Administration that structures and equipment in excess of 45 feet will not exceed the applicable height guidelines for the runway approach and will not create a conclusive evidence that the proposed development will not create a hazard.

10.2.8 Performance standards

Development in the Eastern Waterfront Port Zone shall comply with the following standards:

A. Outdoor storage of materials. Outdoor storage of commodities and materials accessory to normal conduct of business shall be entirely contained, including runoff contaminants and residual material, within a designated area.

B. Noise.

1. The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently generated within the EWPZ between the hours of 7:00 p.m. and 7:00 a.m. from facilities or operations commenced on or after July 1, 1988, shall not exceed 55 decibels on the A scale at or within the boundaries of any residential zone, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices, and maritime navigation signals.
2. In measuring sound levels under this section, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ₁).
3. In addition to the sound level standards otherwise established, facilities or operations established or built in the EWPZ on or after July 1, 1988, shall employ best practicable sound abatement techniques to prevent tonal sounds and impulse sounds or, if such tonal and impulse sounds cannot be prevented, to minimize the impact of such sounds in



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residential zones. Tonal sound is defined as a sound wave usually perceived as a hum or which because its instantaneous sound pressure varies essentially as a simple sinusoidal function of time. Impulse sounds are defined as sound events characterized by brief excursions of sound pressure, each with a duration of less than one second.

- C. **Vibration.** Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile-supported pier.
- D. **Federal and state environmental regulations.** All uses shall comply with federal and state environmental statutes and regulations regarding emissions into the air, except where provisions of this code are more stringent.
- E. **Discharges into harbor areas.** No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the Department of Public Works in accordance with Chapter 24, Article III of the City of Portland Code of Ordinances. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24, Article II of the City of Portland Code of Ordinances and federal and state environmental statutes and regulations regarding wastewater discharges.
- F. **Storage of vehicles.** Storage of any unregistered automotive vehicle on the

premises for more than 10 days shall not be permitted.

- G. **Landfill of docking and berthing areas.**

Landfill of docking and berthing areas shall be governed by 38 M.R.S. § 471-478, and permitted only if the landfill does not reduce the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the department of public works and shall be accomplished in accordance with the provisions of Article 7, Section 7.5 (space and bulk exceptions) and in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.

- H. **Off-street parking and loading.** Off-street parking and loading is subject to provisions required as provided in Article 19.

- I. **Shoreland and flood plain management regulations.** Any lot or a portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of Articles 11 and 12.

- J. **Lighting.** All lighting on the site shall be shielded such that direct light sources shall not interfere with vessels transiting the harbor, nor have an unreasonable adverse impact on adjacent residential zones, and shall be compliant with the Site Lighting Standards of the City of Portland Technical Manual.

- K. **Signs.** Signs shall be permitted as set forth in Article 20.

- L. Storage of pollutants and oily wastes.** On-premises storage of pollutants and oily wastes shall not be permitted for more than 45 days.
- M. Compatibility of non-marine uses with marine uses.** Non-marine uses, structures and activities, including but not limited to access, circulation, parking, dumpsters, exterior storage and loading facilities or other structures shall neither unreasonably interfere with the existence or operation of marine uses nor significantly impede access to vessel berthing or other access to the water by existing or potential marine uses.
- N. Functional utility of piers and access to the water's edge.** All development, whether for marine or non-marine uses, must anticipate current and future needs of water-dependent uses to functionally access the water's edge for the transfer of goods, materials, and passengers between berthed vessels and land bound vehicles. Provisions for the storage and movement of goods, materials, and passengers must be designed into all waterside development and internal circulation routes must be maintained or otherwise provided as an element of any development.

10.3 WATERFRONT CENTRAL ZONE

10.3.1 Purpose

- A.** The Waterfront Central Zone was created to protect and nurture water-dependent and marine-related support uses so that they may grow and prosper in the present and into the future in an environment and area dedicated to this purpose. The following priority of uses is recognized:
 - 1. The first priority of this zone is to protect and nurture existing and potential

- water-dependent uses in a setting that enforces their continued economic viability;
- 2. The second priority is to encourage other marine and marine-related support uses so long as they do not interfere with water-dependent uses, either directly by displacement or indirectly by placing incompatible demands on the zone's infrastructure;
- 3. Non-marine uses are encouraged provided that they do not interfere with and are not incompatible with first and second priority uses. Non-marine uses are beneficial to the waterfront economy because they provide the financial return to property owners necessary for the maintenance and improvement of the marine infrastructure.
- B.** Water-dependent and marine-related support uses by their nature have activities and operational needs that are unique to this area and are not shared by other commercial and industrial uses in the city. These first and second priority uses and related activities may result in noise, odor, dust, hours of operation, parking and traffic patterns and traffic control needs that are necessary for the convenient and successful conduct of such uses. Other uses may not be compatible with these types of effects. Other specified uses are permitted in the Waterfront Central Zone, provided that they do not significantly interfere with the activities and operation of water-dependent and marine-related support uses. Such uses must be, and are assumed to be, aware of the impacts associated with marine uses and therefore must accept and be tolerant of them. Other specified uses in the zone shall



accommodate to those patterns and needs of the higher priority uses so long as those higher priority uses are not detrimental to public health and safety and the higher priority activities are conducted in accordance with sound practices or practices customary in the trade.

- C. Commercial Street is recognized as an important economic center for the city and region. Marine compatible uses are encouraged to locate and grow along Commercial Street while higher priority marine uses are protected on the waterfront.

10.3.2 Definitions

For the purposes of the Waterfront Central Zone only, the following terms shall have the following definitions:

- A. **Common circulation drives.** Private driveways, roadways and circulation areas accessible to all on-site tenants and/or occupants of a lot within the Waterfront Central Zone providing access from/to the public street network.
- B. **Lot.** Any abutting property under common ownership.
- C. **Commercial Street Overlay Zone (CSOZ).** The Commercial Street Overlay Zone (CSOZ) is a portion of the Waterfront Central Zone, as described below, where new and existing development may be occupied with 100% non-marine use tenants listed under Subsection 10.3.3(B), subject to the standards and use limitations provided in Subsection 10.3.7(B). The geographic limits of the CSOZ are defined by parcels of land and piers within the Waterfront Central Zone located on the landward side of a line established 125 feet south of the southerly sideline of Commercial

Street and modified as follows: the seaward limit of the CSOZ extends to a line 300 feet south of the southerly sideline of Commercial Street in the area between the easterly and westerly sideline of Long Wharf. Additionally, all areas subject to this provision are set back landward at least 25 feet from the average high tide line of Portland Harbor and associated coastal wetlands. Where the 125 foot offset intersects with the footprint of a building existing as of May 2019 and such intersection leaves 75% or more of the building within the CSOZ, the entire building shall be considered included in the CSOZ. All offset distances are measured horizontally. All applicants for development within the CSOZ are responsible for demonstrating their location within CSOZ according to the findings of a site specific land survey conducted by a professional land surveyor licensed by the State of Maine. The limits of the CSOZ shall be shown on all site plans and subdivision plats for proposed development within the CSOZ.

- D. **On-site.** That portion of any lot included within or directly impacted by a proposed development.

10.3.3 Permitted uses

Subject to a determination that the proposed use meets the standards of Subsection 10.3.7, as applicable, the following uses listed under Subsection 10.3.3 (A), (B), (C) and (D) are permitted anywhere in the Waterfront Central Zone. Uses listed under Subsection 10.3.3 (E) are only permitted in the CSOZ.

A. Marine.

- 1. Marine products; wholesaling, distribution and retailing;

2. Marine repair services and machine shops;
3. Tugboat, fireboat, pilot boat and similar services;
4. Harbor and marine supplies and services, chandlery, and ship supply such as fueling and bunkering of vessels;
5. Marine industrial welding and fabricating;
6. Shipbuilding and facilities for construction, maintenance and repair of vessels;
7. Commercial marine transport and excursion services, including ferries, captained charter services, sport fishing and water taxis;
8. Cargo handling facilities, including docking, loading and related storage;
9. Boat repair yards;
10. Boat storage facilities, excluding rack storage facilities; (Boat rack storage facilities are included as a conditional use);
11. Seafood processing and retailing;
12. Seafood packing and packaging;
13. Seafood loading and seafood distribution;
14. Fabrication, storage and repair of fishing equipment;
15. Ice-making services;
16. Facilities for marine construction and salvage;
17. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices;
18. Fabrication of marine-related goods;
19. Fishing and commercial vessel berthing;
20. Non-commercial berthing of a maximum of 50 linear feet per pier. A non-commercial berth may not displace a commercial berth. Parking for any non-commercial berthing is subject to the provisions of Subsection 10.3.7(D)8.

21. Marine office, including but not limited to offices of owners of wharves or their agents, and naval architects, and seafood brokers;
22. Public landings;
23. Marine research, education, and laboratory facilities;
24. Bait sales and processing;
25. Harbor security and emergency response services including but not limited to Harbor Master, Marine Patrol and Coast Guard.
26. Commercial parking for water-dependent use business owners and employees.

B. Non-marine commercial and industrial uses.

Non-marine uses permitted by this section are subject to the standards listed in Subsection 10.3.7.

1. Professional, business, government, and general offices, except for offices for health care practitioners or health clinics which are only permitted in the CSOZ;
2. Cabinet and carpentry shops, studios for artists and crafts people;
3. Intermodal transportation facilities;
4. Cold storage facilities;
5. Commercial kitchens; and
6. Outside accessory activities.

C. Public

1. Landscaped pedestrian parks, plazas and other similar outdoor pedestrian spaces, including without limitation pedestrian and/or bicycle trails;

D. Other

1. Accessory uses:
 - a. Interior accessory uses customarily incidental and subordinate to the location, function and operation of

permitted uses. Food service establishments, newsstands and other similar retail and service support uses shall only be permitted as accessory uses if they are part of and located within the lot lines of a use set forth in Subsection 10.3.3 (A)(1), (A)(7), (A)(11) or (A)(22); that such uses do not exceed 2,000 SF in total floor area of the building, or 25% of the total floor area of the building, whichever is less, and that each individual accessory use does not exceed 1,000 SF in total floor area of the building; and further provided that such accessory uses provide goods or services that are supportive of the principal use and its clientele. Exterior accessory uses shall be otherwise subject to the provision of Subsection 10.3.7(A); and

- b. Interior meeting or classroom space accessory to uses permitted in Subsection 10.3.3(A)(23) (marine research, education, and laboratory facilities) may be rented out for meeting use by marine-related or non-marine related groups or organizations, or the general public, and such accessory uses shall not be subject to the limitations contained in paragraph b, but shall only be permitted as accessory uses if the total of all support uses, including interior meeting or classroom space, does not exceed 3,000 SF in total floor area per building, or 15% of the total floor area per building, whichever is less.

E. Uses permitted only within the Commercial Street Overlay Zone. Uses permitted by this section are subject to the standards listed in Subsection 10.3.7(B).

1. Retail and service establishments, including craft and specialty shops;
2. Restaurants provided that full course meal food service and consumption shall be the primary function of the restaurant, and full course meal service shall be continued up until the hours of closing;
3. Banking services without drive-up services;
4. Museums and art galleries;
5. Street vendors licensed pursuant to chapter 19.
6. Offices of health care practitioners or health care clinics.
7. Personal service establishments.

10.3.4 Conditional use

The uses listed herein shall be permitted as conditional uses in the Waterfront Central Zone, provided that, notwithstanding Section 6.5, or any other provision of this code, the planning board shall be substituted for the Board of Appeals as the reviewing authority, and further provided that in addition to the provisions of Subsection 6.5.2, they shall also meet the applicable Waterfront Central Zone development standards in section 10.3.7:

A. Commercial marine conditional uses

1. Fish by-products processing, provided that:
 - a. Any fish by-products processing facility has a valid rendering facility license under Chapter 12 of the City of Portland Code of Ordinances;
 - b. Any existing fish by-products facility shall employ current and appropriate odor control technology (and any new

- fish by-product use shall employ current, available odor control technology) to eliminate or minimize detectable odors from such a process, and in no case shall odors exceed the odor limitation performance standards of the I-M zone; and
- c. The processing of other material wastes or by-products shall not be deemed a lawful accessory use under any other provision of this article.
- 2. Boat rack storage facilities, provided that:
 - a. Parking shall be provided for 100% of the demand generated by the use (notwithstanding Subsection 6.5.7(D)(8), performance standard for parking), and such parking shall be provided off-site, in another zone permitting such use.
 - b. Boat rack structures shall not exceed 10,000 SF of building footprint.
- B. Utility substations.** Public utility substations, including but not limited to electrical transformers, sewage, and stormwater pumps, and telecommunication switching stations, are permitted under the following conditions:
 - 1. The facility is located more than 100 feet from the water's edge;
 - 2. The facility occupies no more than 50 SF of structure above ground;
 - 3. The facility provides no dedicated on-site parking and all subsurface elements of the facility are installed and operated such that land occupied by the facility is otherwise usable and made available for marine uses, including but not limited to parking, travel ways, and/or storage; and

- 4. The facility shall be sized, sited and screened to minimize visual impact and prominence from public ways.
- C. ~~Minor wind energy systems; and~~
~~Minor solar energy systems.~~

10.3.5 Prohibited uses

Uses which are not enumerated in either Subsection 10.3.3 or 10.3.4 as permitted or conditional uses are prohibited. Uses enumerated in Subsection 10.3.3 (E) shall be considered prohibited uses outside of the CSOZ. Those uses that are prohibited shall include, without limitation:

- A. Residential uses;
- B. Hotels, motels, hostels, bed and breakfasts, inns, lodging houses, tourist homes, short-term rentals or boatels;
- C. Auditoriums, civic centers, convention centers or other meeting facilities not accessory to an otherwise permitted use;
- D. Drinking establishments, private clubs, or non-profit social and recreational clubs;
- E. Ground mounted telecommunication towers, antennas, and/or disks; and
- F. Drive-up services for any use other than a permitted use listed under Subsection 10.3.3(A) or 10.3.4(A)(1).
- G. Major and minor auto service stations;
- H. Laundry and dry-cleaning services;
- I. Convenience stores with gas pumps;
- J. Commercial parking for non-marine uses.

10.3.6 Dimensional requirements

In addition to the provisions of Section 7.5 of this Land Use Code, lots in the Waterfront Central Zone shall be subject to the following requirements:



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- A. Minimum lot size: None
- B. Minimum frontage along Commercial Street: 75 feet
- C. Minimum lot width within the CSOZ: 50 feet measured parallel with Commercial Street and such lot width shall be continuous for the full depth of the lot located within the CSOZ.
- D. Minimum yard dimensions:
 - 1. Front setback: None
 - 2. Side setback: None
 - 3. Rear setback: None
 - 4. Setback from pier edge: Notwithstanding the above requirements, a minimum first-floor setback of 10 feet from the edge of any pier, wharf or bulkhead shall be required for any structure, exclusive of structurally necessary posts supporting upper floors, and deck mounted equipment for loading and unloading vessels. The edge of any pier, wharf or bulkhead shall include any attached apron(s). Floats, rafts, and/or barges not structurally integral to the pier, wharf or bulkhead may not be used to ~~satisfy this requirement~~exempt portions of structures from the required first floor setback. Parking for non-marine uses shall not occupy the 10-foot setback.
- E. Maximum lot coverage: 100%
- F. Maximum building height: 50 feet. Except as provided in (H) below, a structure in the Waterfront Central Zone shall provide no more than three habitable floors; however, typical rooftop appurtenances and/or enclosed or open mechanical installations shall be allowed over the third floor.
- G. Minimum ground floor clearance: Any new building proposed to be larger than 300 SF, and

located more than 35 feet from the southerly sideline of Commercial Street, shall provide no less than 15 feet of first floor to ceiling vertical clearance to promote marine industrial use potential. New buildings less than 300 SF or additions to existing multistory buildings are exempt from this provision but shall provide the maximum ground floor clearance practicable.

- H. New non-marine use building exception for usable floors and minimum ground floor clearance: Notwithstanding provisions (F) and (G) above, for new non-marine use buildings permitted within the CSOZ, four usable floors are allowed and ground floor clearance minimums do not apply.

10.3.7 Development standards

- A. **Standards for non-marine uses located outside of the CSOZ.** Non-marine uses listed above in Subsection 10.3.3(B) and 10.3.4(B) that are located outside of the CSOZ shall be subject to the performance standards listed in Subsection 10.3.7(D) as well as the following standards:

- 1. 55% marine use required on ground floors: At least 55% of the leasable ground floor area of all buildings on a lot (defined in Subsection 10.3.2 above) , shall be occupied by marine uses, as listed under Subsection 10.3.3(a) or 10.3.4(a)(1).
- 2. 55% marine use required for all open areas: After subtracting areas used for common circulation drives (defined in Subsection 10.3.2 above), at least 55% of un-built area (meaning area not occupied by a building) on the lot, when calculated using the aggregate of all such un-built areas, shall be

occupied by marine uses, as listed under Subsection 10.3.3(a) or 10.3.4 (a)1.

3. Ground floor vacancies and change of occupancy offered to water dependent/marine uses: Ground floor vacant space and areas proposed for a change of occupant outside of the CSOZ shall not be filled with any non-marine use without adequate opportunity for marine uses to occupy the space.
 - a. Ground floor vacancy and change of occupant outside of the CSOZ advertised to marine users: In any lot or portion of lot outside of the CSOZ, each time a ground floor occupant departs or gives notice to depart from the lot, the space, along with any associated parking spaces to be vacated, must be made available to new marine occupants. Prior to renting to a non-marine user the property owner shall advertise for a new marine occupant for not less than a 180 day period in targeted media and by other means reasonably calculated to reach marine users (e.g. local marine trade publications, marine trade websites, waterfront bulletins.) Should one or more marine users apply, the property owner shall make the space available to a marine occupant, in accordance with terms and rates generally consistent with comparable space in the 55% marine use portion of the zone (outside of the CSOZ.) The property owner may stop advertising sooner than the end of the 180-day period if a lease is

signed with a marine user. Should no marine user apply by the end of the 180-day period, the owner may fill the space with a non-marine user provided that the new non-marine occupant will not cause the lot to exceed the non-marine use occupancy maximum of 45% of the ground floor area or open area.

- b. Uses inventoried: To demonstrate adherence to the 55% marine use requirement, the applicant shall submit to the Planning Authority, upon request, an inventory which lists each occupant (tenant or otherwise), as well as a map which depicts the location of each occupant. The map shall show all ground level space, including buildings, parking, open areas and submerged lands associated with the subject lot. For each occupant, the property owner must indicate the square footage of area occupied and whether the occupant is a marine use as defined herein. For vacant space, the last previous occupant shall be listed, along with the date of departure.
 - c. Prior to changes of occupancy and/or as part of applications for new development outside of the CSOZ, the property owner or applicant shall provide proof of compliance with the requirements of this section as a condition of approval.
4. Pier or bulkhead edge reserved for marine uses: Notwithstanding any provision of this ordinance to the contrary, excepting

only the portion of any pier which might be used for non-commercial berthing pursuant to Subsection 10.3.3(a)(20), all berthing and/or dockage space and associated floats plus the entire linear edge of that portion of every pier or bulkhead which is adjacent to greater than zero feet of water depth at mean low water, to a minimum setback line of at least 10 feet from the edge of the pier, bulkhead, or engineered shoreline may only be used or occupied by one or more marine uses as defined in Subsection 10.3.3(A)) or 10.3.4(B). Said edge shall be the seaward extent of any engineered shoreline or working deck of any pier or wharf.

B. CSOZ standards. Non-marine uses listed under Subsection 10.3.3(B), 10.3.3 (E) and 10.3.4 located within the CSOZNMUOZ, as defined in Subsection 10.3.2, shall be subject to the performance standards listed in Subsection 10.3.7(D) as well as the following standards:

1. Vessel access: Non-marine uses allowed under this provision shall not disrupt or block access to vessel berthing and shall otherwise adhere to the performance standards of this zone described in Subsection 10.3.7(D).
2. Maximum setback for new development on lots with 75 or more feet of Commercial Street frontage: Any new non-marine development constructed subject to this provision which is located on a lot with 75 or more feet of frontage along the Commercial Street right of way shall be located with its front façade no further than 35 from the southerly sideline of the Commercial Street right-of-way.

Furthermore, any such development shall orient its front façade and its primary pedestrian entrance toward Commercial Street and no vehicular circulation or parking may occupy the land or pier area between the front façade of the building and Commercial Street. Non-marine development subject to this provision on lots with fewer than 75 feet of frontage along the Commercial Street right-of-way, changes of use within existing buildings, and/or building additions of less than 5,000 SF of new development to existing buildings are exempt from the maximum setback provisions established herein.

3. Investment in marine infrastructure: All applicants for site plan review or a change of use permit for non-marine development in the CSOZ are required to invest in marine infrastructure as a condition of development, provided that the total project costs exceed \$250,000. The value of the investment shall be not less than 5% of total project costs over \$250,000 for constructing non-marine space and associated site improvements in the CSOZ. Required investment may occur by one or both the following methods:
 - a. Direct investment in marine infrastructure located on the same lot: Investment shall be for the benefit of marine uses listed in Subsection 10.3.3(A) within the same lot as the proposed non-marine development. Investment may include dredging, pile replacement, new or replaced structural decking (but not pavement resurfacing), new or replaced

fendering systems, new or replaced floats, pier expansions, permanent conversions of recreational berthing to commercial berthing, bulkhead or seawall repair or improvements, or any combination of similar improvements. Plans for the marine infrastructure investment shall be submitted to the Planning Authority with the application for site plan review or change of use permit and shall include details and a commitment as to how the marine infrastructure will be utilized by marine users. The marine infrastructure improvements shall be completed prior to the issuance of a certificate of occupancy for the non-marine development project.

- b. Financial contribution: If direct investment in marine infrastructure is not made, the developer shall make a financial contribution to the city's waterfront loan and investment fund.

10.3.8 No contract or conditional rezoning permitted

- A. This section is intended to accomplish goals from Portland's Plan 2030. Specifically, these changes will:
 1. Prioritize and promote Portland's unique mix of water-dependent, marine-related and compatible non-marine uses.
 2. Recognize and reinforce the respective roles of the Eastern, Central and Western waterfronts; and
 3. Celebrate, promote and protect Portland's lobster and fishing industry as a foundation

of the region's economy and a feature of civic pride.

- B. In light of these goals and the significance of the central waterfront to the City's future, no contract or conditional rezoning applications may be approved in the Waterfront Central Zone.

10.3.9 Performance standards

All uses in the Waterfront Central Zone shall comply with the following standards:

- A. **Outdoor storage of materials.** Outdoor storage of commodities and materials accessory to normal conduct of business, except pilings and/or cranes, shall be permitted to a maximum height of 45 feet, and such materials shall be entirely contained, including runoff contaminants and residual material, within a designated area within the lot boundaries.
- B. **Noise.** The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently generated within the Waterfront Central Zone shall not exceed 75 decibels on the A scale at the boundaries of any lot, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, and sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices. In measuring sound levels under this section, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter

response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ1).

- C. **Vibration.** Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile supported pier.
- D. **Discharges into harbor areas.** No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the department of public works in accordance with Chapter 24, Article III of the City of Portland Code of Ordinances. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24, Article II of the City of Portland Code of Ordinances and federal and state environmental statutes and regulations regarding wastewater discharges.
- E. **Storage of vehicles.** Storage of any unregistered automotive vehicle on the premises for more than 60 days shall not be permitted.
- F. **Landfill of docking and berthing areas.** Landfill of docking and berthing areas shall be governed by 38 M.R.S. § 480-A through 480-HH, and permitted only if the landfill does not reduce the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the Department of

Public Works and shall be accomplished in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.

- G. **Off-street parking and loading.** No off-street parking or loading shall be required under Article 19.
- H. **Lighting.** All lighting on the site shall be shielded such that direct light sources shall not unreasonably interfere with vessels transiting the harbor nor have an unreasonable adverse impact on adjacent residential zones.
- I. **Storage of pollutants and oily wastes.** On-premises storage of pollutants and oily wastes shall not be permitted for more than 45 days.
- J. **Urban design.** Construction of new structures located within 35 feet of the southerly edge of Commercial Street between Maine Wharf and the easterly property line of the city fish pier shall conform to the guidelines set forth in the downtown urban design guidelines, unless such structures are also located within 100 feet of the water. Such structures that are also located within 100 feet of the water shall conform to the extent practicable to the Downtown Urban Design Guidelines.
- K. **Pier and wharf expansions.** In addition to meeting Harbor Commission and Coast Guard requirements for navigation, any expansion or extension of a pier and or wharf in the Waterfront Central Zone shall demonstrate its compatibility with fixed route ferry service and emergency vessel operations.
- L. **Public view protection.** Any new development in the Waterfront Central Zone shall perform a

public view impact analysis for review and approval by the planning board or Planning Authority as a condition of site plan approval. The analysis shall: (a) demonstrate the project's adherence to the Portland View Corridor Protection Plan (City of Portland Comprehensive Plan, 2002) to the extent practicable; and (b) promote the public's visual access to the water through sensitive building placement. The planning board or Planning Authority shall find at a minimum that the proposed development (a) retains street corridor views as extended across Commercial Street from the Portland peninsula; (b) retains panoramic views of the water from Commercial Street to the extent practicable; and (c) where loss of existing public views to the water is shown to be necessary for the reasonable development of the site, the developer provides alternative public views to the water through newly established view corridors or publicly accessible pedestrian ways. Such pedestrian ways shall not interfere with existing or potential water-dependent uses, nor shall they endanger the public through uncontrolled proximity to industrial activity.

M. Operations and Access Management Plan.

Any new development, including changes of use or expansion of uses in the Waterfront Central Zone shall submit a scaled plan and accompanying narrative that demonstrates waterfront access and functional accommodation for water-dependent uses. In accordance with Portland's Plan 2030, the plan shall demonstrate consistency with the hierarchy of waterfront uses, as further detailed in Subsection. 10.3.1 (Purpose), with non-marine and marine-related uses being

subordinate in placement and disposition to water-dependent uses, and designed so as not to impede access to the pier edge and vessel berthing nor interfere with marine operations.

1. Submission Requirements. The plan shall, at a minimum, illustrate the following information:
 - a. Location of all existing and proposed structures, rights-of-way, common circulation drives as defined in Subsection 10.3.2, access-ways, sidewalks, pier edges, floats and docks, showing the entire lot in the context of its respective pier.
 - b. Existing and proposed off-street parking, labeled with associated uses.
 - c. Facilities for the loading and unloading of goods and materials.
 - d. Regularly occurring exterior activities including but not limited to the storage of material, equipment and vehicles, yard area, outdoor seating and on-site waste management.
 - e. Signage showing parking use, wayfinding, and posted operational restrictions.
 - f. Plan narrative detailing how the standards listed below are achieved, tenant/landlord communication protocols, private enforcement actions to be employed to ensure plan compliance, and the responsible parties representing the property owner.
2. The Operations and Access Management Plan shall be reviewed by the Planning Authority.



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3. Review Standards. In addition to the information above, the plan shall demonstrate compliance with the following standards:
 - a. Off-street parking is subject to the limitations described in Subsection 10.3.7 (A) (“55% Rule”). Off-street parking spaces intended for use by water-dependent uses shall be sited as close as reasonably possible to associated vessels and/or ground-floor lease area.
 - b. Proposals for new non-marine parking, accessory to an otherwise permitted use in the WCZ, shall submit a parking analysis for all uses on the subject lot, justifying the number of non-marine spaces based upon the proposed use and demonstrating sufficient parking supply for marine uses. If sufficient parking is not available to marine uses, off-street parking for non-marine uses shall not be permitted.
 - c. Off-street parking, loading facilities and access ways designated for water-dependent uses shall be exclusive to such uses, except that, if not being occupied by water-dependent tenants, such parking may be made available to non-marine uses between the hours of 5:00 p.m. and 2:00 a.m. Any such shared parking arrangements shall be documented in the Operations and Access Management narrative described above, and clearly signed on-site.
 - d. All properties providing commercial berthing shall demonstrate reasonable opportunities to load and unload vessels from the subject lot.
 - e. Facilities for the loading and unloading of goods shall account for the frequency of use and vehicle type and, to the extent possible, minimize impacts to pedestrian and vehicle circulation patterns.
 - f. Provisions for the storage and movement of goods and materials shall be designed into all pier edge development. Circulation routes must be maintained or otherwise provided as an element of all development. The siting, design, and circulation of non-marine uses, particularly those allowed on first floors, shall accommodate reasonable access for pedestrians, vehicles, and freight transfer to and from berthed vessels.
 - g. Non-marine uses shall provide a dedicated pedestrian route between the proposed use and Commercial Street, and shall seek to minimize conflict with vehicle traffic.

10.4 WATERFRONT PORT DEVELOPMENT ZONE

10.4.1 Purpose

Transport of goods by water to and from Portland is an important component of both the local and regional economy. This commerce is dependent upon land with direct access to the dredged deep-water channel of the Fore River and Portland Harbor. The Port of Portland is integral to the city’s economic, cultural and fiscal health. This zone exists to ensure the continued viability of the Port of

Portland. Uses in the port development zone, while governed by the similar performance standards as other industrial zones, are primarily limited to those uses which are dependent upon deep water and which contribute to port activity. Nonmarine activity may be allowed to the extent it will not have any adverse impact on marine uses.

10.4.2 No adverse impact on marine uses

No use shall be permitted, approved or established in this zone if it will have an impermissible adverse impact on future marine development. A proposed development will have an impermissible adverse impact if it will result in any one or more of the following:

- A. The proposed non water-dependent use will displace an existing water-dependent use;
- B. The proposed use will reduce existing commercial vessel berthing space;
- C. The proposed nonwater-dependent use, structure or activities, including but not limited to access, circulation, parking, dumpsters, exterior storage or loading facilities, and other structures, will unreasonably interfere with the activities and operation of existing water-dependent uses or significantly impede access to vessel berthing or other access to the water by water-dependent uses; or
- D. The siting of a proposed nonwater-dependent use will substantially reduce or inhibit existing public access to marine or tidal waters.

10.4.3 Permitted uses

Subject to a determination that the proposed use meets the standards of Subsection 10.4.2 (no adverse impact on marine uses), the uses in Table 10-A are permitted in the Waterfront Port Development Zone.

10.4.4 Conditional use standards

Conditional uses shall be permitted in the Waterfront Port Development Zone, provided that, notwithstanding Subsection 6.5.2 or any other provision of this Code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority. In addition to the provisions of Section 6.5.2 such uses will:

- A. Not impede or preclude existing or potential water-dependent development on other lots;
- B. Allow for adequate access to the water;
- C. Be compatible with water dependent and marine uses;
- D. Operationally support one or more water dependent use(s), or be located in a building or structure that is physically adaptable or relocatable to make way for future development of water-dependent uses; and
- E. Meet any additional performance and dimensional standards set forth below.

10.4.5 Prohibited uses

Uses which are not enumerated in Table 10-A as permitted or conditional uses are prohibited. Those uses that are prohibited shall include, without limitation:

- A. Residential uses;
- B. Hotels, motels, or boatels;
- C. Auditoriums, civic centers, convention centers or other meeting facilities;
- D. Restaurants and drinking establishments;
- E. Marinas, including marina associated boat storage facilities; and
- F. Truck terminals.

10.4.6 Dimensional requirements



WATERFRONT ZONES

In addition to the provisions of Article 7 of this Land Use Code, lots in the Waterfront Port Development

Zone shall be subject to the requirements of Table 10-B.

TABLE 10-A: WPDZ PERMITTED AND CONDITIONAL USES

	Marine repair services and machine shops	●
	Tugboat, fireboat, pilot boat, and similar services	●
	Harbor and marine supplies and services and ship supply, such as fueling and bunkering of vessels	●
	Shipbuilding and facilities for construction, maintenance, and repair of vessels	●/○ ¹
	Marine cargo handling facilities, including docking, loading and related storage	●/○ ¹
	Boat repair yards	●/○ ¹
	Facilities for marine construction and salvage	●/○ ¹
	Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices	●
	Marine retail and wholesale sales, including yacht brokerage	○
	Boat storage facilities	●/○ ¹
	Seafood processing	○
	Seafood packing and packaging	○
	Fabrication, storage, and repair of fishing equipment	○
	Ice-making services	○
	Fabrication of marine-related goods	○
	Fish by-products processing, provided that:	
	i. Any fish by-product processing facility has a valid rendering facility license under chapter 12; and	○
	ii. The processing of other material wastes or by-products shall not be deemed a lawful accessory use under any other provision of this article.	
Marine	Commercial berthing	●
	Intermodal transportation facilities principally for vessels with regularly scheduled destination service or for railroad transportation service	●/○ ¹
	Marine cargo container and chassis maintenance and repair	●
	Facilities for combined marine and general construction	○ ¹
Industrial	Cold storage facility, warehousing, and storage of goods which are awaiting shipment via cargo carriers	○ ¹
	Low impact industrial uses, including but not limited to bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, manufacture of products, assembly of electrical components, tool and die shops, and the packaging of food, provided that such uses shall be subject to the performance standards of the I-M zone	○
	Public uses including pedestrian and bicycle trails	●
Public	Utility substations, including sewage collection and pumping stations, water pumping stations, transfer stations, telephone electronic equipment enclosures and other similar structures, provided that such structures are located more than 100 feet from the water.	○
	Off-street parking lots, excluding parking structures	○
	Accessory uses customarily incidental and subordinate to the location, function and operation of permitted uses ²	●
Other	Minor solar energy systems	●
	Minor wind energy systems	○

● = Permitted ○ = Conditional

¹ Uses that may be located in buildings that exceed the maximum permitted height. Uses marked ●/○ will be considered permitted uses when occupying buildings with a maximum height equal to or less than the maximum applicable height allowable under the permitted use dimensional standards, and conditional Uses when above that height.

² Food service establishments, including food trucks and other similar retail and service support uses shall only be permitted as accessory uses if all such uses do not exceed 2,000 SF in total floor area of the building and each individual use does not exceed 1,000 SF in total floor area of the building; and further provided that such accessory uses provide goods or services that are supportive of the principal use and its clientele.

TABLE 10-B: WPDZ DIMENSIONAL REQUIREMENTS

	Permitted Use Dimensional Standards	Conditional Use Dimensional Standards
Setbacks (min.)	N/A	N/A
Lot Size (min.)	N/A	5 acres, limited to 1 building greater than the maximum applicable height allowed under the permitted use dimensional standards.
Setback from Pier Line, wharf, or bulkhead, including any attached aprons (min.)¹	5 ft.	5 ft.
Lot Coverage (max.)	50% east of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive. 100% west of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive.	50% east of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive. 100% west of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive.
Building Height (Inclusive of Roof Forms and Rooftop Appurtenances)(max.)²	55 ft. east of a line projected due south from the centerline intersections of West Commercial Street and the easterly most Cassidy Point Drive and west of Casco Bay Bridge. 60 ft. west of a line projected due south from the centerline intersections of West Commercial Street and the easterly most Cassidy Point Drive. In no case may any permitted heights exceed 50ft within 100ft of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge. ⁵	60 ft. west of the Casco Bay Bridge ⁷ , except as follows: 75 ft. in the area east of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive and west of Casco Bay Bridge, on lots 5 contiguous acres or larger. ⁴ 130 ft. for bulk storage ³ facilities west of the projection of the westerly most Cassidy Point Drive segment. In no case may any conditionally permitted heights exceed 50ft within 100ft of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge. ⁵
Building Length (max.)⁶	450 ft. 300 ft. within 100 ft. of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge.	450 ft. 300 ft. within 100ft of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge. 300 ft. for buildings or portions of buildings exceeding the maximum applicable height allowed under the permitted use dimensional standards.

¹The setback area may be used for activities related to the principal uses in the structure, but shall not be used for off-street parking.

²Buildings and/or structures shall be limited to an absolute height measured from average grade with no portion of the structural roof system or roof top appurtenances exceeding the limits set forth under Table 10-B with the exception of moveable elements or connection devices as listed under Subsection 10.4.7

³Bulk storage dedicated to materials delivered or awaiting transportation to a site by waterborne transportation.

⁴A projection of the street centerline shall consist of an extension of the centerline to the water side boundary of the WPDZ.

⁵Height limitations east of the Casco Bay Bridge are intended to protect vistas of the harbor from public open space.

⁶As measured by a line parallel with the southern edge of the West Commercial Street right-of-way.

⁷Only those conditional uses so designated in Note 1 of the Waterfront Port Development Zone Use Table 10-A may be located in buildings taller than 60 feet.

10.4.7 Additional bulk, height, and location standards.

A. For structures exceeding the maximum applicable height allowed under the permitted use dimensional standards:

1. Moveable elements such as cranes and gantries, and connection devices such as conveyors or bridges shall not be subject to the space and bulk requirements, but



WATERFRONT ZONES

- shall be subject to a determination by the Federal Aviation Administration that the location of such equipment will not create a hazard to navigation.
2. The applicant must provide a determination from the Federal Aviation Administration that structures and equipment will not exceed the applicable height guidelines for the runway approach and will not create a hazard to navigable airspace. Such a determination shall be accepted as conclusive evidence that the proposed development will not create a hazard.
 3. For each lot, at least one view corridor of at least 90 feet in width shall be left unbuilt to preserve a clear line of sight between West Commercial Street and the water.

10.4.8 Performance standards

Proposals in the Waterfront Port Development Zone that qualify for Site Plan review shall submit, in addition to site plan submission requirements (if applicable), an impact mitigation narrative summarizing how the project intends to meet the applicable performance standards. All uses in the Waterfront Port Development Zone shall comply with the following standards:

- A. Outdoor storage of materials.** Outdoor storage of commodities and materials accessory to normal conduct of business, except pilings and/or cranes, shall be permitted to a maximum height of 45 feet, and such materials shall be entirely contained, including runoff contaminants and residual material, within a designated area within the lot boundaries.
- B. Noise.**

1. The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently generated within the Waterfront Port Development Zone between the hours of 7:00 p.m. and 7:00 a.m. from industrial facilities or operation commenced on or after July 1, 1988, shall not exceed 55 decibels on the A scale at or within the boundaries of any residential zone, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, and sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices.
2. In measuring sound levels under this section, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ₁).
3. In addition to the sound level standards otherwise established, facilities or operations established or built in the Waterfront Port Development Zone on or after July 1, 1988, shall employ best practicable sound abatement techniques to prevent tonal sounds and impulse sounds or, if such tonal and impulse sounds cannot be prevented, to minimize

the impact of such sounds in residential zones. Tonal sound is defined as a sound wave usually perceived as a hum or which because its instantaneous sound pressure varies essentially as a simple sinusoidal function of time. Impulse sounds are defined as sound events characterized by brief excursions of sound pressure, each with a duration of less than one second.

- C. **Vibration.** Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile supported pier.
- D. **Federal and state environmental regulations.** All uses shall comply with federal and state environmental statutes and regulations regarding emissions into the air, except where provisions of this Code are more stringent.
- E. **Discharges into harbor areas.** No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the department of parks and public works in accordance with Chapter 24, Article III of this Code. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24, Article II of this Code and federal and state environmental statutes and regulations regarding wastewater discharges.
- F. **Storage of vehicles.** Storage of any unregistered automotive vehicle on the premises for more than 60 days shall not be permitted.
- G. **Landfill of docking and berthing areas.** Landfill of docking and berthing areas shall be governed by 38 M.R.S. § 471 through 478, and permitted only if the landfill does not reduce the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the department of parks and public works and shall be accomplished in accordance with the provisions of division 25 of this article and in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.
- H. **Off-street parking.** Off-street parking is required as provided in Article 19.
- I. **Shoreland and flood plain management regulations.** Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of Articles 11 and 12.
- J. **Lighting.** All lighting on the site shall be shielded such that direct light sources shall not unreasonably interfere with vessels transiting the harbor nor have an unreasonable adverse impact on adjacent residential zones.
- K. **Signs.** Signs shall be permitted as set forth in Article 20.
- L. **Storage of pollutants and oily wastes.** On-premises storage of pollutants and oily wastes shall not be permitted for more than forty-five (45) days.
- M. **Compatibility of nonmarine uses with marine uses.** Nonmarine uses, structures and activities, including but not limited to access, circulation, parking, dumpsters, exterior storage and



loading facilities or other structures shall neither unreasonably interfere with the existence or operation of marine uses nor significantly impede access to vessel berthing or other access to the water by existing or potential marine uses.

N. Design. Design and visual character shall:

1. In building design, including placement and screening of mechanical equipment, take into consideration long views to minimize negative visual impact and provide visual interest, and architecturally integrate exposed industrial systems and equipment where practical;
2. Organize massing to emphasize certain parts of the building such as entries, corners, or different uses;
3. Treat all facades, including the roof, with equal level of detail, and articulation;
4. Vary and articulate building facades to add scale and avoid large monotonous walls. Treatments such as texture, color, material changes, or shadow lines or murals must be used to add visual interest and avoid dull, flat, repetitive facades; and
5. Use a scaling or articulation element such as stepback, canopy, or fenestration, as required for any street-facing façade within 50 feet of West Commercial Street.



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11 SHORELAND ZONE

11.1 PURPOSE

The purpose of this article is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect fish spawning grounds, aquatic life, bird and other wildlife habitat; protect buildings and lands from flooding and accelerated erosion; protect archaeological and historic resources; protect commercial fishing and maritime industries; protect freshwater and coastal wetlands; control building sites, placement of structures and land uses; conserve shore cover and visual as well as actual points of access to inland and coastal waters and natural beauty, as appropriate in an urbanized environment; and to anticipate and respond to the impact of development in shoreland areas.

11.2 APPLICABILITY

- A. This article applies to all land areas, uses, structures, and land use activities within:
1. 250 feet, horizontal distance, of the normal high-water line of any river;
 2. 250 feet, horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal actions;
 3. 250 feet, horizontal distance, of the upland edge of a freshwater wetland; or
 4. 75 feet, horizontal distance, of the normal high-water line of a stream.
- B. This article also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending beyond the normal high-water line of a water body, meaning for the purposes of this article any river or stream, or within a wetland.

- C. For the purposes of this article, wetlands shall include coastal and freshwater wetlands as defined in Article 3.
- D. The regulations and controls of this article apply to all land areas, uses, structures, and land use activities cited within this subsection in all zones of the city.

11.3 REVIEW PROCEDURE

Development activities within the Shoreland Zone are reviewed by the Building Authority for compliance with the requirements of Section 11.4. Submission of plans for such development activity shall be prepared by qualified professionals, based upon a boundary survey.

11.4 USE-SPECIFIC LAND USE STANDARDS

11.4.1 Principal and accessory structures

- A. All principal and accessory structures shall be set back at least 75 feet horizontal distance from the normal high-water line of water bodies, the upland edge of a wetland, or associated tributary streams within a Shoreland Zone, except that in the following zones the setback shall be as indicated below:
1. B 3, B-5, B-5b, I-L on-peninsula, and I-M on-peninsula: 25 feet.
 2. WCZ, WPDZ, I-B, EWPZ: No setback required. However, pier edge setbacks apply in the EWPZ, the WCZ, and the WPDZ.
- B. For principal structures, setback measurements shall be taken from the top of a coastal bluff that has been identified on Coastal Bluff maps as being “highly unstable” or “unstable” by the Maine Geological Survey, as adopted on the City of Portland Zoning Map.

- C. Notwithstanding this requirement, when a lot is a lot of record as defined in Subsection 4.3.1 or cannot otherwise meet the setback requirement of this section due to physical limitations of the site, the Planning Board may approve a reduction of the setback requirement for a principal structure to the least amount necessary to achieve a building dimension of 28 feet, provided that the setback is not reduced to less than 40 feet. Structures in existence on June 15, 1992, may be expanded once during the lifetime of the structure up to 25 feet toward a freshwater wetland, stream or tributary stream, provided that the setback is not reduced to less than 40 feet and the floor area or volume is not increased by more than 30%. In no event shall the setback from a coastal wetland be reduced to less than 75 feet, except as set forth in Subsection 11.4.1.A, above.
- D. In all cases, accessory detached structures of less than 100 square feet of floor area shall be permitted with no setback, provided that such structures shall be used only for the storage of fish, bait, and related equipment. No setback shall be required for piers, docks, retaining walls, or any other structures which require direct access to the water as an operational necessity.
- E. The lowest floor elevation or openings of all buildings and structures including basements shall be elevated at least one foot above the elevation of the 100-year flood, the flood of record, or in the absence of these, the flood as defined by soil types identified as recent flood plain soils.
- F. Notwithstanding the requirements of this section, stairways or similar structures may be allowed with a permit from the Building

Authority to provide shoreline access in areas of steep slopes or unstable soils, provided that:

1. The structure is limited to a maximum of four feet in width;
2. The structure does not extend below or over the normal high-water line of a water body or upland edge of a wetland, unless permitted by the Department of Environmental Protection pursuant to 38 M.R.S. § 480 C; and
3. The applicant demonstrates that no reasonable access alternative exists on the property.

11.4.2 Piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line of a water body or within a wetland

- A. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion;
- B. The location shall not interfere with existing developed or natural beach areas;
- C. The facility shall be located so as to minimize adverse effects on fisheries;
- D. The facility shall be no larger in dimension than necessary to carry on the activity and shall be consistent with surrounding character and uses;
- E. New permanent structures, and expansions thereof, projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the National Resources Protection Act, 38 M.R.S. § 480-C. Permits may also be required from the Army Corps of Engineers and Board of Harbor Commissioners if located in navigable waters.

- F. Except in the WCZ, EWPZ, WPDZ, and I-B zones, no new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity;
- G. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any zone.

11.4.3 Clearing or removal of vegetation

- A. In all shoreland areas in Resource Protection zones, the cutting or removal of vegetation shall be limited to that which is necessary for uses expressly authorized in that zone.
- B. The clearing or removal of vegetation standards of this subsection shall not apply to the following zones: EWPZ, WCZ, WPDZ, B-3, B-5, B-5b, B-6, B-7, I-L (on-peninsula) and I-M zones (on-peninsula).
- C. The clearing or removal of vegetation standards of this subsection shall not apply to those portions of public recreational facilities adjacent to public swimming areas. Cleared areas in these locations shall be limited to the minimum amount necessary.
- D. Other than cutting or removal of vegetation as provided for in this subsection, timber harvesting shall not be permitted. For purposes of this section, timber harvesting is defined as the cutting and removal of timber for the primary purpose of selling or processing forest products. The cutting or removal of trees in the Shoreland Zone on a lot that has less than two acres within the Shoreland Zone

shall not be considered timber harvesting. Cutting or removal of such trees shall be regulated pursuant to this section.

- E. For purposes of this subsection, vegetation is defined as all live trees, shrubs and other plants including without limitation, trees both over and under 4 inches in diameter, measured at 4 ½ feet above ground level.
- F. In all areas other than Resource Protection zones, a buffer strip of vegetation shall be preserved, except where clearance is required for development of permitted uses, within a strip of land extending 75 feet, horizontal distance, from the normal high-water or upland edge of a coastal wetland, river, stream or tributary stream within a Shoreland Zone, in accordance with the following:
 - 4. There shall be no cleared opening greater than 250 square feet in the forest canopy or other existing vegetation if a forested canopy is not presented as measured from the outer limits of the tree or shrub crown. Notwithstanding this limitation, a footpath not to exceed six feet in width as measured between tree trunks and/or shrub stems is allowed provided that a cleared line of sight to the water through the buffer strip is not created.
 - 5. Selective cutting of trees within the buffer strip is allowed provided that a well distributed stand of trees and other vegetation is maintained. For the purposes

of this subsection, a “well distributed stand of trees” adjacent to a water body, tributary stream or wetland shall be defined as maintaining a minimum rating score of 16 or more in any 25-foot by 50-foot rectangle area as determined by the rating system in Table 11-A. The following shall govern in applying the point system in Table 11-A:

- a. The 25-foot by 50-foot rectangular plots must be established where the landowner or lessee proposes clearing within the required buffer;
- b. Each successive plot must be adjacent to, but not overlap a previous plot;
- c. Any plot not containing the required points must have no vegetation removed except as otherwise allowed by this ordinance;
- d. Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by this ordinance;
- e. Where conditions permit, no more than 50% of the points on any 25-foot by 50-foot rectangular area may consist of trees greater than 12 inches in diameter. For the purposes of this subsection, “other natural vegetation” is defined as retaining existing vegetation under three feet in height and other ground cover and retaining at least five saplings less than two inches in diameter at 4 ½ feet above ground level for each 25-foot by 50-foot rectangular area. If five samplings do not exist, no woody stems less than two inches in diameter can be removed until five samplings have been recruited into the plot. Notwithstanding the above

provisions, no more than 40% of the total volume of trees four inches or more in diameter, measured at 4 ½ feet above ground level may be removed in any ten-year period.

3. In order to protect water quality and wildlife habitat, existing vegetation under three feet in height and other groundcover, including leaf litter and the forest duff layer, shall not be cut, covered, or removed, except to provide a footpath or other permitted uses as described in this section.
 4. Pruning of tree branches on the bottom one third of the tree is allowed.
 5. In order to maintain a buffer strip of vegetation when the removal of storm damaged, diseased, unsafe or dead trees results in the creation of cleared openings, these openings shall be replanted with native tree species unless existing new tree growth is present.
- G. Selective cutting of not more than 40% of the volume of trees four inches or more in diameter, measured at 4 ½ feet above ground level, shall be allowed within any ten-year period at distances greater than 75 feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted

TABLE 11-A: SHORELAND TREE STAND RATING SYSTEM

Diameter at 4½ ft. above ground level	Points
2 in. ≤ 4 in.	1
4 in. ≤ 8 in.	2
8 in. – 12 in.	4
12 in. or greater	8

uses. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculation. For the purposes of these standards, volume may be considered to be equivalent to basal area. In no event shall cleared openings for any purpose, including but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed in the aggregate 25% percent of the lot area within the Shoreland Zone, including land previously cleared.

- H. Legally existing nonconforming cleared openings may be maintained but shall not be enlarged, except as allowed by this article.
- I. Fields and other cleared openings which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of this section.

11.4.4 Erosion and sedimentation control

- A. All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan in accordance with Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, published by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection and the City of Portland Technical Manual. The plan shall be submitted to the Building Authority for approval and shall include, where applicable, provisions for:
 - 1. Mulching and revegetation of disturbed soil.

- 2. Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
 - 3. Permanent stabilization structures such as retaining walls or riprap.
- B. In order to create the least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.
- C. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance and shall be in operation during all stages of the activity. The amount of exposed ground area at every phase of construction shall be minimized to reduce the potential for erosion.
- D. Any exposed ground area shall be temporarily or permanently stabilized within one week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases, permanent stabilization shall occur within nine months of initial exposure. The following standards shall also be met:
 - 1. Where mulch is used, it shall be applied at a rate of at least one bale per 500 square feet and shall be maintained until a catch of vegetation is established.
 - 2. Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
 - 3. Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.

- E. Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainage ways shall be designed and constructed in accordance with the City of Portland Technical Manual.

11.4.5 Soils

All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, either during or after construction. Proposed uses requiring subsurface wastewater disposal and commercial or industrial development or other similar intensive land uses shall require a soils report based on an on-site investigation and prepared by state certified professionals. Certified persons may include Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified Geologists and other persons who have training and experience in the recognition and evaluation of soil properties. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The soils report shall include recommendations for a proposed use to counteract soil limitations where they exist.

11.4.6 Water quality

No activity shall deposit on or into the ground or discharge to the waters of the state any pollutant that by itself or in combination with other activities or substances will impair designated uses or the

water classification of the water body, tributary stream or wetland.

11.4.7 Archaeological sites

Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on, the National Register of Historic Places, as determined by the Department of Planning and Urban Development, shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment at least 20 days prior to action being taken by the Planning Authority. The Planning Authority shall consider comments received from the commission prior to rendering a decision on the application. Such sites shall also comply with all applicable provisions of Article 17 of this chapter.

11.4.8 Installation of public utility service

No public utility of any kind shall install services to any new structure located in the Shoreland Zone unless written authorization attesting to the validity and currency of all local permits required under this Code has been issued by the appropriate municipal authorities. Following installation of service, the public utility shall forward the written authorization to the appropriate municipal authorities, indicating that installation has been completed.

11.4.9 Essential services

Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors. The installation of essential services, other than road-side distribution lines and within existing service corridors, is not allowed in a Resource Protection or Stream Protection zone, except where the applicant demonstrates that no reasonable alternative exists. Damaged or

destroyed public utility transmission and distribution lines, towers and related equipment may be replaced or reconstructed without a permit.

11.4.10 Roads and driveways

- A. Roads and driveways shall be setback a minimum of 75 feet from the normal high-water or upland edge of a coastal wetland, freshwater wetland, river or tributary stream within a Shoreland Zone, except:
 1. In the EWPZ, WCZ, WPDZ, B-3, B-5, B-5b, I-L (on-peninsula) and I-M (on-peninsula) roads and driveways shall be setback as established for structures in those zones; as specified in Subsection 11.4.1.A.
 2. If no other reasonable alternative exists, the Planning Board may reduce the road and/or driveway setback requirement to no less than 50 feet, horizontal distance, upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body, tributary stream or wetland. Such techniques may include, but are not limited to, the installation of settling basins, and/or effective use of additional ditch relief culverts and turnouts place so as to avoid sedimentation of the water body, tributary stream or wetland.
- B. Existing public roads may be expanded within the legal road right of way regardless of their setback from a waterbody, tributary stream or wetland.
- C. New roads and driveways are prohibited in a Resource Protection zone except that the Planning Board may grant a permit to construct a road or driveway to provide access to permitted uses within the district. A road or driveway may also be approved by the planning board in a Resource Protection zone, upon a finding that no reasonable alternative route or location is available outside the district. When a roadway or driveway is permitted in a Resource Protection zone the road and/or driveway shall be setback as far as practicable from the normal high-water line of a water body, tributary stream, or upland edge of wetland.
- D. Road and driveways banks shall be no steeper than slope of two horizontal to one vertical and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control contained in Subsection 11.4.4.
- E. Road and driveway grades shall be no greater than 10% except segments of less than 200 feet.
- F. In order to prevent road and driveway surface drainage from directly entering water bodies, tributary streams or wetlands, roads and driveways shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least 50 feet plus two times the average slope, in width between the outflow point of the ditch or culver and the normal high-water line of a water body, tributary stream or upland edge of a wetland. Surface drainage which is directed to an unscarified buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.
- G. Ditch relief (cross drainage) culverts, drainage dips and water turnout shall be installed in a manner effective in directing drainage onto unscarified buffer strips before the flow gains sufficient volume or head to erode the road,

TABLE 11-B: DRAINAGE SPACING

Grade (%)	Spacing
0-2	250 ft.
3-5	200-135 ft.
6-10	100-80 ft.
11-15	80-60 ft.
16-20	60-45 ft.
21+	40 ft.

driveway, or ditch. To accomplish this, the following shall apply:

1. Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road, or driveway at intervals no greater than indicated in Table 11-B.
2. Drainage dips may be used in place of ditch relief culverts only where the grade is 10% or less.
3. On sections having slopes greater than ten 10%, ditch relief culverts shall be placed at approximately a 30 degree angle downslope from a line perpendicular to the centerline of the road or driveway.
4. Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials.
5. Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads and driveways shall be maintained on a regular basis to assure effective functioning.

11.4.11 Parking areas

Parking areas shall be set back a minimum of 75 feet from the normal high-water or upland edge of a

coastal wetland, freshwater wetland, river or tributary stream within a Shoreland Zone except:

- A. In the EWPZ, WCZ, WPDZ, B-3, B-5, B-5b, I-L and I-M zones, parking setbacks shall be as established for structures in those zones, as specified in Subsection 11.4.1.A.
- B. Where the Planning Board finds that no other reasonable alternative exists further from the shoreline or tributary stream, the board may reduce the parking setback requirement to no less than 50 feet in the R-OS, and I-B zones to the least amount necessary for construction, provided that the applicant proves by a preponderance of the evidence that appropriate techniques will be used to prevent sedimentation of the water body.

11.4.12 Septic waste disposal

All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules and the following:

- A. Clearing or removal of woody vegetation necessary to site a new system and any associated fill extensions, shall not extend closer than 75 feet, horizontal distance, from the normal high-water line of a water body or the upland edge of a wetland;
- B. A holding tank is not allowed for a first-time residential use in the Shoreland Zone.

11.4.13 Stormwater runoff

All new construction and development shall be designed to be in compliance with the City of Portland Technical Manual to minimize stormwater runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as

berms, swales, terraces and wooded areas shall be retained in order to reduce runoff and encourage infiltration of stormwater. Stormwater runoff control systems shall be maintained as necessary to ensure proper functioning.

11.4.14 Agriculture

- A. All spreading or disposal of manure shall be accomplished in conformance with the Manure Utilization Guidelines published by the Maine Department of Agriculture on November 1, 2001, and the Nutrient Management Law (7 M.R.S. §§ 4201-4209).
- B. Manure shall not be stored or stockpiled within 75 feet, horizontal distance, of water bodies, tributary streams, or wetlands. All manure storage areas within the Shoreland Zone must be constructed or modified such that the facility produces no discharge of effluent or contaminated stormwater.
- C. Agricultural activities involving tillage of soil greater than 40,000 square feet in surface area within the Shoreland Zone shall require a conservation plan to be filed with the Planning Authority.
- D. There shall be no new tilling of soil within 75 feet, horizontal distance, from water bodies and coastal wetlands or within 25 feet, horizontal distance, of tributary streams and freshwater wetlands when such new tilling, by itself or combined with all other contiguous tillage, shall exceed 40,000 square feet in surface area. Operations in existence on the effective date of this section and not in conformance with these provisions may be maintained but shall not be expanded. When the new tilling, by itself or combined with all other contiguous tillage, shall total 40,000

square feet or less, the tillage shall be set back a minimum of 25 feet from all water bodies, tributary streams or wetlands.

- E. Newly established livestock grazing areas shall not be permitted within 75 feet, horizontal distance, of water bodies and coastal wetlands or within 25 feet, horizontal distance, of tributary streams and wetlands. Livestock grazing associated with ongoing farm activities and which are not in conformance with the above setback provisions may continue, provided such grazing is conducted in accordance with a soil and water conservation plan filed with the Planning Authority.

11.5 SUPPLEMENTAL SITE PLAN STANDARDS

11.5.1 Site plan standards

The Planning Board or Planning Authority shall approve a site plan located within a Shoreland Zone if it finds that the following standards, in addition to the standards set forth in the site plan ordinance, are met:

- A. The proposal will maintain safe and healthful conditions;
- B. The proposal will not result in water pollution, erosion, or sedimentation to surface waters;
- C. The proposal will adequately provide for the disposal of all wastewater;
- D. The proposal will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- E. The proposal will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
- F. The proposal will protect archaeological and historic resources;
- G. The proposal will not adversely affect existing commercial fishing or maritime activities;

- H. The proposal will avoid problems associated with flood plain development and use; and
- I. The proposal is in conformance with the standards set forth in this article.

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12 FLOOD PLAIN MANAGEMENT

12.1 PURPOSE

The City of Portland, Maine, elects to comply with the 42 USC Section 4001 et seq. requirements of the National Flood Insurance Act of 1968, as amended from time to time. The National Flood Insurance Program, established in the aforesaid act, provides that areas of the city having a special flood hazard be identified by the Federal Emergency Management Agency and that flood plain management measures be applied in such flood hazard areas. This article establishes a flood hazard development permit system and review procedure for development activities in the designated flood hazard areas of the city. The purposes of this article are to reduce future flood risks and losses, protect against financial and human loss resulting from flood disasters, and to control the placement of structures, construction materials, and methods used to minimize potential property damage due to flooding.

12.2 APPLICABILITY

This article applies to all land areas, uses, structures, and land use activities lying in the special flood hazard areas as identified by the Federal Emergency Management Agency in a report entitled “Flood Insurance Study — City of Portland, Maine, County of Cumberland,” with accompanying “flood insurance rate map” and “flood boundary and floodway map,” dated July 17, 1986. This Flood Insurance Study with accompanying maps, and any subsequent amendments thereto, is hereby adopted by reference and declared to be a part of this Land Use Code.

12.3 DEFINITIONS

Area of special flood hazard. The land in the flood plain having a 1% or greater chance of flooding in any given year as specifically identified in the most recently adopted FEMA Flood Insurance Study for the City of Portland.

Base flood. The flood having a 1% chance of being hereof or exceeded in any given year (i.e., a 100-year storm).

Coastal high hazard area. The area subject to high velocity waters, including but not limited to, hurricane wave wash or tsunamis. The area is designated on the flood insurance rate map as zone V1 30.

Development. Any man-made change to improved or unimproved real estate, including but not limited to, the construction of, alteration to, or addition to any buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

Flood boundary and floodway map. The official map issued by the Federal Emergency Management Agency (FEMA) on which the boundaries of the flood have been designated. This may alternatively be referred to as a flood hazard boundary map.

Flood insurance rate map. The official map (FIRM) on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones applicable to the city.

Floodproofing. Any combination of structural or nonstructural additions, changes or adjustments to

structures which reduce or eliminate flood damage to real estate or improved real estate, to water and sanitary facilities, structures and their contents.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot as designated on the flood boundary and floodway map. When not designated on the flood boundary and floodway map, it is considered to be the channel of a river or other watercourse and the adjacent land areas to a distance of $\frac{1}{2}$ the width of the flood plain, as measured from the normal high-water mark to the upland limit of the flood plain.

Gross area. Square footage of land area excluding areas of special flood hazard as defined in this article.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this division.

Mean high tide. The mean height of tidal high waters at a particular point or station over a period of time to such length that increasing its length does not appreciably change this mean. For tidal waters, the cycle of change covers a period of 19 years, and mean high tide is defined as the average of the high waters over a 19 period.

Mean sea level. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on the city's FIRM are referenced.

Structure. A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, or manufactured housing. "Principally above ground," as used above, means either that at least $\frac{2}{3}$ of its floor to ceiling height is above the average adjoining ground level, or at least 51% of the actual cash value of the structure, less land value, is above ground.

Substantial improvement. Any repair, reconstruction, addition to or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or for any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

12.4 FLOOD HAZARD AREA DEVELOPMENT PERMIT

12.4.1 Permit required

Before any development begins within any areas of special flood hazard, a flood hazard area development permit shall be obtained from the Building Authority. This permit shall be required prior to issuance of a building permit, if one is required, and shall be in addition to any other permit, site plan, and subdivision review which may be required pursuant to the codes and ordinances of the city. If only a site plan is required for a development, the flood hazard area development permit shall be obtained prior to approval of the site plan.

12.4.2 Filing of application

The application for a flood hazard area development permit shall be submitted in writing to the Building Authority and shall include the following:

- A. A final site plan, where applicable, showing information as required by Article 14;
- B. A final subdivision plat, where applicable, providing information as required in Article 15;
- C. For any development which does not meet the minimum threshold as a development requiring site plan review, the following information shall be provided:
 1. The name, address and phone number of the applicant, owner and contractor;
 2. A map with address indicating the location of the development site;
 3. A site plan showing the location of existing and proposed development, including but not limited to specific dimensions of existing and proposed structure(s), wastewater disposal facilities, water supply facilities, areas to be developed, and the dimensions of the lot;
4. A statement of the intended use of any structure and/or other development;
5. A statement of the cost of the development including all materials and labor; and
6. A statement of the type of wastewater disposal system proposed.
- D. The elevation in relation to the National Geodetic Vertical Datum (NGVD), or to a locally established datum for Zone A only, of the:
 1. Base flood at the proposed site of all new or substantially improved structures, which is determined in Zones A1-30, AE, AO, AH, V1-30, and VE from data contained in the “Flood Insurance Study — City of Portland, Maine”; or in Zone A, to be the elevation of the ground at the intersection of the flood plain boundary and a line perpendicular to the shoreline which passes along the ground through the site of the proposed building;
 2. Highest and lowest grades at the site adjacent to the walls of the proposed building;
 3. Lowest floor, including basement; and whether or not such structures contain a basement; and
 4. Level, in the case of nonresidential structures only, to which the structure will be floodproofed
- E. A description of an elevation reference point established on the site of all new or substantially improved structures;
- F. Either an elevation certificate (FEMA Form 81 31, 03/97, as amended) completed by a professional land surveyor, registered

professional engineer or architect; or, for nonresidential structures to be floodproofed, a floodproofing certificate (FEMA Form 81 65, 05/93, as amended) completed by a registered professional engineer or architect. These certificates verify that the elevations shown on the application are accurate;

- G. Certifications by a registered professional engineer or architect that structures meet the review standards of Subsection 12.4.5.
- H. A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;
- I. A statement of construction plans describing in detail how each applicable development standard in Subsection 12.4.5 will be met; and
- J. Cross section(s) of the site acceptable to the Public Works Authority.

12.4.3 Fee

A nonrefundable flood hazard area development permit fee as established by the City Council shall be paid to the Building Authority, and a copy of a receipt for the same shall accompany the application.

12.4.4 Review procedure

- A. Upon determination by the Building Authority that an application is complete, the Building Authority shall coordinate review of the application by the city. No permit shall be issued until the Building Authority finds that the development proposal is in compliance with the standards of this article. Compliance with the provisions of this article shall be required prior to beginning any development as defined herein.

- B. The Building Authority shall, when reviewing subdivisions and other proposed developments that require review under federal law, state law, or local ordinances or regulations and all projects on five or more acres, or in the case of manufactured home parks divided into two or more lots, assure that:

1. All such proposals are consistent with the need to minimize flood damage.
2. All public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damages.
3. Adequate drainage is provided so as to reduce exposure to flood hazards.
4. All proposals include base flood elevations, flood boundaries and, in a ravine flood plain, floodway data. These determinations shall be based on engineering practices recognized by the Federal Emergency Management Agency.
5. Any proposed development plan must include a condition of plan approval requiring that structures on lots in the development be constructed in accordance with Subsection 12.4.5 of this article. The condition shall clearly articulate that the municipality may enforce any violation of the construction requirement. The construction requirement shall also be clearly stated on any map, plat, or plan as part of the approval process.

- C. In the review of all flood hazard development permit applications for compliance with the standards herein:

1. The Building Authority shall utilize the base flood data contained in the Flood

- Insurance Study, Portland, Maine, Cumberland County, as described in Section 12.2. In special flood hazard areas where base flood elevation data are not provided in the above cited study, the Planning Authority, or Planning Board as appropriate, shall obtain, review and reasonably utilize any base flood elevation data available from federal, state or other reasonably reliable sources in order to administer this section;
2. Prior to approval of issuance of the flood hazard area development permit, the Building Authority as appropriate, shall determine that all necessary permits have been obtained from those federal, state, and local authorities from which prior approval is required by federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972 (33 U.S.C. 1334 as may be amended from time to time); provided, however, that conditional approval may be granted pending proof of receipt of any required permits, but no flood hazard area development permit shall be finally issued until proof of issuance of all such other permits is received by the Building Authority; and
 3. The Building Authority shall notify adjacent municipalities, the Maine Department of Environmental Protection and the Maine Flood Plain Management Program, prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Emergency Management Agency.
 4. The Building Authority shall maintain, as a permanent record, copies of all flood hazard development permit applications, corresponding permits issued, and data relevant thereto, including reports of the Board of Appeals on variances granted under the provisions of Section 12.6 of this article, and copies of elevation certificates, floodproofing certificates, certificates of compliance and certifications of design standards required under the provisions of Sections 12.4 and 12.5.
- 12.4.5 Review standards**
- A. **All development.** All development shall:
 1. Be designed or modified and adequately anchored to prevent flotation (excluding piers and docks), collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 2. Use construction materials that are resistant to flood damage;
 3. Use construction methods and practices that will minimize flood damage; and
 4. Use electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding conditions.
 - B. **Water supply.** All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.
 - C. **Sanitary sewage systems.** All new and replacement sanitary sewage systems shall be

designed and located to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters.

D. On-site waste disposal systems. On site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during floods.

E. Altered or relocated watercourses. All development associated with altered or relocated portions of a watercourse shall be constructed and maintained in such a manner that no reduction occurs in the flood carrying capacity of the watercourse.

F. Residential. New construction or substantial improvement of any residential structure located within:

1. Zones A1-30, AE, and AH shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation.
2. Zones AO and AH shall have adequate drainage paths around structures on slopes, to guide flood water away from the proposed structures.
3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
 - a. At least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or
 - b. At least three feet if no depth number is specified.
4. Zone A shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation utilizing information obtained pursuant to

Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1.

5. Zones V1-30 and VE shall meet the requirements of Subsection 12.4.5.P.

G. Nonresidential. New construction or substantial improvement of any nonresidential structure located within:

1. Zones A1-30, AE, and AH shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation, or together with attendant utility and sanitary facilities shall:
 - a. Be floodproofed to at least two feet above the base flood elevation so that below that elevation the structure is watertight with walls substantially impermeable to the passage of water;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
 - c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a flood hazard development permit, as required by Subsection 12.4.2.G and shall include a record of the elevation above mean sea level to which the structure is floodproofed.
2. Zones AO and AH shall have adequate drainage paths around structures on slopes, to guide flood water away from the proposed structures.

3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
 - a. At least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or
 - b. At least three feet if no depth number is specified; or
 - c. Together with attendant utility and sanitary facilities be floodproofed to meet the elevation requirements of this section and floodproofing standards of Subsection 12.4.5.G.
4. Zone A shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1.
5. Zones V1-30 and VE shall meet the requirements of Subsection 12.4.5.P.

H. Manufactured homes. New or substantially improved manufactured homes located within:

1. Zones A1-30, AE, and AH shall:
 - a. Be elevated on a permanent foundation such that the lowest floor is at least two feet above the base flood elevation; and
 - b. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to:
 - i. Over the top ties anchored to the ground at the four corners of the manufactured home, plus two additional ties per side at intermediate points (manufactured homes less than 50 feet long require one additional tie per side); or by
 - ii. Frame ties at each corner of the home, plus five additional ties along each side at intermediate points (manufactured homes less than 50 feet long require four additional ties per side).
 - iii. All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.
2. Zones AO and AH shall have adequate drainage paths around structures on slopes, to guide flood water away from the proposed structures.
3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
 - a. At least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or
 - b. At least three feet if no depth number is specified; and
 - c. Meet the requirements of Subsection 12.4.5H.1.b.
4. Zone A shall:
 - a. Be elevated on a permanent foundation such that the lowest floor is at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1; and

- b. Meet the requirements of Subsection 12.4.4.B.2.
- 5. Zones V1-30 and VE shall meet the requirements of Subsection 12.4.5.P.

I. Recreational vehicles. Recreational vehicles located within:

- 1. Zones A1-30, AH and AE shall either:
 - a. Be on the site for fewer than 180 consecutive days;
 - b. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only be quick disconnect type utilities and security devices, and has no permanently attached additions; or
- 2. Zones V1-30 and VE shall meet the requirements of either Subsection 12.4.5.I.1.a or 12.4.5.I.1.b or Subsection 12.4.5.P.

J. Accessory structures. Accessory structures located within Zones A1-30, AE, AO, AH and A, shall be exempt from the elevation criteria required in Subsection 12.4.5.F and 12.4.5.G if all other requirements of Subsection 12.4.5 and all the following requirements are met. Accessory structures shall:

- 1. Be 500 SF or less and have a value less than \$3,000.00;
- 2. Have unfinished interiors and not be used for human habitation;
- 3. Have hydraulic openings, as specified in Subsection 12.4.5.L, in at least two different walls of the accessory structure;
- 4. Be located outside the floodway;
- 5. When possible be constructed and placed on the building site so as to offer the

minimum resistance to the flow of flood waters and be placed further from the source of flooding than is the primary structure; and

- 6. Have only ground fault interrupt electrical outlets. The electric service disconnect shall be located above the base flood elevation and when possible outside the special flood hazard area.

K. Floodways.

- 1. In Zones A1-30 and AE, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in ravine areas, for which a regulatory floodway is designated on the community's Flood Insurance Rate Map or Flood Boundary and Floodway Map, unless a technical evaluation certified by a registered professional engineer is provided demonstrating that such encroachments will not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- 2. In Zones A1-30 and AE riverine areas, for which no regulatory floodway is designated, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in the floodway as determined in Subsection 12.4.5.K.3. unless a technical evaluation certified by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing development and anticipated development:

- a. Will not increase the water surface elevation of the base flood more than one foot at any point within the community; and
 - b. Is consistent with the technical criteria contained in chapter 5 entitled “Hydraulic Analyses,” Flood Insurance Study — Guidelines and Specifications for Study Contractors, (FEMA 37/January 1995, as amended).
3. In Zones A1-30, AE, and A riverine areas for which no regulatory floodway is designated, the regulatory floodway is determined to be the channel of the river or other watercourse and the adjacent land areas to a distance of 1/2 the width of the flood plain as measured from the normal high-water mark to the upland limit of the flood plain. Encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted unless a technical evaluation certified by a registered professional engineer is provided meeting the requirements of Subsection 12.4.5.K.2.
- L. Enclosed areas below the lowest floor.** New construction or substantial improvement of any structure in Zones A1-30, AE, AO, AH and A that meets the development standards of Subsection 12.4.5, including the elevation requirements of Subsection 12.4.5.F, 12.4.5.G, or 12.4.5.H and is elevated on posts, columns, piers, piles, “stilts,” or crawl spaces may be enclosed below the base flood elevation requirements provided all the following criteria are met or exceeded:
1. Enclosed areas are not basements;
 2. Enclosed areas shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement must either:
 - a. Be engineered and certified by a registered professional engineer or architect; or
 - b. Meet or exceed the following minimum criteria:
 - i. A minimum of two openings having a total net area of not less than one square inch for every square foot of the enclosed area;
 - ii. The bottom of all openings shall be no higher than one foot above the lowest grade; and
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the entry and exit of flood waters automatically without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means.
 3. The enclosed area shall not be used for human habitation; and
 4. The enclosed areas are usable solely for building access, parking vehicles, or storing of articles and equipment used for maintenance of the building.
- M. Bridges.** New construction or substantial improvement of any bridge in Zones A1-30, AE, AO, AH, A, V1-30 and VE shall be designed such that:

1. When possible, the lowest horizontal member (excluding the pilings, or columns) is elevated to at least two feet above the base flood elevation; and
2. A registered professional engineer shall certify that:
 - a. The structural design and methods of construction shall meet the elevation requirements of this section and the floodway standards of Subsections 12.4.5.K; and
 - b. The foundation and superstructure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all structural components. Water loading values used shall be those associated with the base flood.
3. hazard development permit, as required by Subsection 12.4.2.
2. Zones AO and AH shall have adequate drainage paths around containment walls on slopes, to guide flood water away from the proposed walls.
3. Zone AO shall have the top of the containment wall elevated above the highest adjacent grade at least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or at least three feet if no depth number is specified.
4. Zone A shall have the containment wall elevated to at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1.

N. Containment walls. New construction or substantial improvement of any containment wall shall meet the following requirements by zone:

1. Zones A1-30, AE, AH, V1-30 and VE shall have the containment wall elevated to at least two feet above the base flood elevation; have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a flood

O. Wharves, piers and docks. New construction or substantial improvement of wharves, piers, and docks are permitted in Zones A, A1-30, AE, AO, AH, V1-30, and VE, in and over water and seaward of the mean high tide if the following requirements are met:

1. Wharves, piers, and docks shall comply with all applicable local, state and federal regulations; and
2. Commercial wharves, piers, and docks involving fill shall adhere to the design and construction standards contained in the U.S. Army Corps of Engineers' Shore Protection Manual.

P. Coastal flood plains.

1. All new construction located within Zones A1-30, AE, A, V1-30 and VE shall comply with all applicable local, state and federal regulations.

2. New construction or substantial improvement of any structure located within Zones V1-30 or VE shall be elevated on posts or columns such that:
 - a. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to two feet above the base flood elevation;
 - b. The pile or column foundation and the elevated portion of the structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components; and
 - c. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state and local building standards.
3. New construction or substantial improvement of any structure located within Zones V1-30 or VE shall have the space below the lowest floor:
 - a. Free of obstructions; or
 - b. Constructed with open wood lattice work, or insect screening intended to collapse under wind and water without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting piles or columns; or
 - c. Constructed with non-supporting breakaway walls which have a design safe loading resistance of not less than 10 or more than 20 pounds per square foot.
4. A registered professional engineer or architect shall develop or review the structural design, specifications, and plans for the construction, which must meet or exceed the technical criteria contained in the Coastal Construction Manual, (FEMA 55/February, 1986).
5. A registered professional engineer or architect shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the criteria of Subsection 12.4.5.P.2.
6. The use of fill for structural support in Zones V1-30 and VE is prohibited.
7. Human alteration of sand dunes within Zones V1-30 and VE is prohibited unless it can be demonstrated that such alterations will not increase potential flood damage.
8. The enclosed areas may be used solely for parking vehicles, building access, and storage.
9. Lobster sheds and fishing sheds located seaward of mean high tide shall be exempt from the elevation requirement in Section 12.4.5.G only upon review and approval by the Planning Authority or Planning Board and if all the following requirements of Subsection 12.4.5.A, 12.4.5.K, and 12.4.5.L are met:
 - a. The conditional use shall be limited to low value structures such as metal or wood sheds 200 SF or less and shall not exceed more than one story.
 - b. The structure shall be securely anchored to the wharf or pier to resist

flotation, collapse and lateral movement due to the effect of wind and water loads acting simultaneously on all building components.

- c. The structure will not adversely increase wave or debris impact forces affecting nearby buildings.
- d. The structure shall have unfinished interiors and shall not be used for human habitation.
- e. Any mechanical, utility equipment and fuel storage tanks must be anchored and either elevated or floodproofed to two-feet above the base flood elevation.

All electrical outlets shall be ground fault interrupt type. The electrical service disconnect shall be located on shore above the base flood elevation and when possible outside the special flood hazard area. If a flood hazard permit application is granted, the applicant shall be notified in writing that flood insurance is not available for structures located entirely over water or seaward of mean high tide.

12.4.6 Permit

Upon determination that the development or substantial improvement plan is in compliance with this article, the Building Authority shall issue one of the following Flood Hazard Area Development Permits based on the type of development:

- A. Two-part Flood Hazard Development Permit for Elevated Structures.** Part I shall authorize the applicant to build a structure to and including the first horizontal floor only above the base flood level. At that time the applicant shall provide the code enforcement officer with

a second elevation certificate completed by a professional land surveyor, registered professional engineer or architect based on the Part I permit construction, “as built,” for verifying compliance with the elevation requirements of Subsection 12.4.5.F, 12.4.5.G, 12.4.5.H, or 12.4.5.P. Following review of the elevation certificate data, which shall take place within 72 hours of receipt of the application, or as soon as practicable thereafter, the code enforcement officer shall issue Part II of the Flood Hazard Development Permit. Part II shall authorize the applicant to complete the construction project; or

- B. Flood Hazard Development Permit for Floodproofing of Nonresidential Structures.**

This permit shall apply for non-residential structures that are new construction or substantially improved nonresidential structures that are not being elevated but that meet the floodproofing standards of Subsection 12.4.5.G.1. The application for this permit shall include a floodproofing certificate signed by a registered professional engineer or architect; or

- C. Flood Hazard Development Permit.** This permit shall apply for all other developments and building permits that are not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. This includes, but is not limited to: accessory structures as provided for in Subsection 12.4.5.J, mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or

water supply facilities that do not involve structures; and nonstructural projects such as bridges, dams, towers, fencing, pipelines, wharves, and piers.

12.5 CERTIFICATE OF COMPLIANCE

No land in an area of special flood hazard shall be occupied or used in violation of this article, and no structure in such an area which is developed or substantially improved shall be occupied until a Certificate of Compliance is issued by the Building Authority. Said Certificate of Compliance shall be issued only after the Building Authority has received all permits and certificates from the applicant as required by this article. For structures in Zones V1-30 and VE and for floodproofed structures, a written certification by a registered professional engineer or architect shall be provided to the Building Authority stating that the design and methods of construction used are in compliance with the applicable provisions of Subsection 12.4.5. Within 30 working days, the Building Authority shall review the elevation certificate and the applicant's written notification and, upon determination that the development conforms with the provisions of this article, shall issue a certificate of compliance.

12.6 VARIANCES

12.6.1 Authority

The Board of Appeals may authorize variances from the provisions of this article as authorized in Subsection 2.3.11 except:

- A.** As otherwise expressly provided in Subsection 2.3.11.E; or
- B.** Variances shall not be granted within any designated regulatory floodway if any increase

in flood levels during the base flood discharge would result.

12.6.2 Standards

Subsection 2.3.11 notwithstanding, variances from the requirements of this article shall be granted only upon:

- A.** A showing of good and sufficient cause; and
- B.** A determination that should a flood comparable to the base flood occur, the granting of a variance will not result in increased flood heights, additional threats to public safety, public expense, or create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances; and
- C.** A showing that the issuance of the variance will not conflict with other state, federal or local laws or ordinances; and
- D.** A determination that failure to grant the variance would result in "undue hardship," which in this subsection means:
 - 1. That the land in question cannot yield a reasonable return unless a variance is granted; and
 - 2. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood; and
 - 3. That the granting of a variance will not alter the essential character of the locality; and
 - 4. That the hardship is not the result of action taken by the applicant or a prior owner.
- E.** Variances shall only be issued upon a determination that the variance is the minimum

necessary, considering the flood hazard, to afford relief.

12.6.3 Standards for specific variances

- A. Variances may be issued for the repair, reconstruction, rehabilitation, or restoration of

historic structures upon the determination that:

1. The development meets the criteria of Subsection 12.6.2; and
2. The proposed repair, reconstruction, rehabilitation, or restoration will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

- B. Variances may be issued for new construction, substantial improvements, or other development for the conduct of a functionally dependent use provided that:

1. The criteria of Section 12.6 and Subsection 12.4.5 are met; and
2. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

12.6.4 Notice to applicants

- A. Any applicant who meets the criteria of this section shall be notified by the Board of Appeals in writing with the signature of the Chair of the Board of Appeals that:

1. The issuance of a variance to construct a structure below the base flood level will result in greatly increased premium rates for flood insurance up to amounts as high

as \$25.00 per \$100.00 of insurance coverage;

2. Such construction below the base flood level increases risks to life and property; and
3. The applicant agrees in writing that the applicant is fully aware of all the risks inherent in the use of land subject to flooding, assumes those risks and agrees to indemnify and defend the municipality against any claims filed against it that are related to the applicant's decision to use land located in a flood plain and that the applicant individually releases the municipality from any claims the applicant may have against the municipality that are related to the use of land located in a flood plain.

- B. The above Subsections 12.6.4.A.1, 2, and 3 shall be included with or on all applications for a variance hereunder, as well as the following statements:

1. The applicant understands and is fully aware of all of the risks inherent in the use of land subject to flooding and understands and agrees that they are fully assuming any potential or actual liability resulting therefrom. Applicant agrees to indemnify and defend the municipality against any claims filed against it that are related to the applicant's decision to use the land located in a flood plain and that the applicant individually releases the municipality from any claims the applicant may have against the municipality that are related to the use of land located in a flood plain. Applicant further understands and agrees that the city has no responsibility

therefore, and in the event a variance is granted to applicant, applicant agrees to inform any purchaser, assignee or other transferee of applicant of the existence of said variance and of this agreement.

2. Applicant shall signify in writing that they have read, understands and agrees to all of the stipulations in this Subsections 12.6.4.A and B.

12.6.5 Record of variances

The Board of Appeals shall submit to the Building Authority a report of all variance actions, including justification for the granting of the variance and an authorization for the Building Authority to issue a flood hazard development permit, which includes any conditions to be attached to said permit.

12.7 RECORDS & REPORTING

- A. The Building Authority shall maintain, as a permanent record, copies of all flood hazard area development permits issued, certificates of compliance and data relevant thereto, including reports of the Board of Appeals on variances granted hereunder.
- B. The Building Authority shall be responsible for filing such annual reports regarding participation in the National Flood Insurance Program as may be required by FEMA. Said annual reports shall include, but not be limited to, a report on implementation of this article and on any variances granted hereunder. A copy of such annual reports shall also be sent to the Maine Flood Plain Management Program.
- C. In addition to any other actions, the Building Authority, upon determination that a violation of this article exists, shall submit a declaration to the Administrator of the Federal Insurance

Administration requesting a denial of flood insurance. The valid declaration shall consist of:

1. The name of the property owner and address or legal description of the property sufficient to confirm its identity and location;
2. A declaration that the property is in violation of a cited state or local law, regulation, or ordinance;
3. A clear statement that the public body making the declaration has authority to do so and a citation to that authority;
4. Evidence that the property owner has been provided notice of the violation and the prospective denial of insurance; and
5. A clear statement that the declaration is being submitted pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.



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13 RESOURCE PROTECTION ZONE

13.1 USE

No building shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used, in a Resource Protection zone except for the following uses:

- A. Non-intensive recreational uses not requiring structures, such as fishing and hiking;
- B. Motorized and non-motorized vehicular traffic on existing roads, trails, and rails, as appropriate;
- C. Bikeways, pedestrian trails, and walkways;
- D. Fire prevention activities;
- E. Wildlife management activities;
- F. Soil and water conservation activities;
- G. Surveying and natural resource analysis;
- H. Emergency operations as defined in Article 3;
- I. Harvesting of wild crops;
- J. Nonresidential structures for educational, scientific, or nature interpretation purposes, containing a maximum floor area of not more than 10,000 SF;
- K. Public and private parks and recreational areas, including one or more structures containing a total maximum floor area of not more than 10,000 SF;
- L. Permanent and temporary piers, docks, wharves, bridges and uses projecting into water bodies, as allowed in Subsection 11.4.2;
- M. Storehouses for fishermen's gear;
- N. Essential services as defined in Article 3 accessory to the uses permitted herein;
- O. Signs, as allowed in Article 20;
- P. Road construction, in accordance with the provisions of Section 11.4;
- Q. Parking facilities for uses permitted under this section; and

Landfill and other earth-moving activity, as allowed in Subsection 11.4.4.

13.2 DIMENSIONAL REQUIREMENTS

No building or structure shall be erected, altered, enlarged, rebuilt, or used in a Resource Protection zone which does not comply with the following requirements:

- A. **Minimum lot area:** 20,000 SF
- A. **Minimum width of lot:** 100 ft.
- B. **Minimum lot frontage on street or shoreline:** 100 ft.
- C. **Minimum front setbacks:**
 - 1. Principal building or structure: 25 ft.
 - 2. Accessory building or structure: 25 ft.
- A. **Minimum rear setbacks:** Principal building or structure, other than a boathouse or storehouse for fishermen's gear: 75 ft.
- B. **Minimum side setbacks:**
 - 1. Principal building or structure: 15 ft.
 - 2. Accessory building or structure: 5 ft.
- C. **Minimum side setbacks on side streets:**
 - 1. Principal building or structure: 20 ft.
 - 2. Accessory building or structure: 20 ft.
- D. **Minimum shoreline setback:** All principal structures other than permitted piers, docks, wharves, breakwaters, causeways, bridges, boathouses and storehouses for fishermen's gear: 75 ft.
- E. **Maximum height:**
 - 1. Principal building or structure: Two stories or 25 ft.
 - 2. Accessory building or structure: One story or 15 ft.
- F. **Maximum building area:** Principal building or group of buildings: 10% of lot area.

13.3 OFF-STREET PARKING

Any off-street parking in a Resource Protection zone is required as provided in Article 19.

13.4 SHORELAND AND FLOOD PLAIN MANAGEMENT REGULATIONS

Any lot or portion of a lot located in a Shoreland Zone as identified on the city zoning map or in a Flood Hazard Zone shall be subject to the requirements of Articles 11 and 12.

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14 SITE PLAN

14.1 PURPOSE

Pursuant to Portland's Comprehensive Plan, this article advances the vision for a sustainable city with shared goals for the environment, community, and economy. This article complements the zoning and subdivision regulations of this Land Use Code.

14.2 APPLICABILITY

14.2.1 Site plan approval required

All development meeting the thresholds of Table 14-A shall require site plan approval prior to commencing any work or undertaking any alteration or improvement of the site. A final, approved site plan is a prerequisite to issuance of building, street opening, or certificate of occupancy permits for development subject to the provisions of this article. No such permit shall be issued until such permit is determined to be consistent with the final, approved site plan and any conditions of approval. In the event of any inconsistency between the approved site plan and any permit issued, the approved site plan shall control; provided, however, site plan approval shall not excuse failure to meet any independent requirement of any other law or ordinance. . Neither the acceptance of any application nor any determination or approval hereunder shall authorize the issuance of a permit under Chapter 6 of the City of Portland Code of Ordinances for any use which would violate the provisions of Articles 6 and 7 of this Land Use Code.

14.2.2 Exceptions

The Planning Authority may grant written authorization for the release of a demolition or interior building permit for a development subject to this article upon written request of the applicant

describing the extent of proposed work. Any exterior demolition requires a performance guarantee for site stabilization.

14.3 PROJECT CLASSIFICATION

14.3.1 Site plan classifications

The Planning Authority shall classify each development proposal as a major or minor site plan application according to the classifications in Table 14-A. The Planning Authority may, due to the scope or anticipated impacts of a project, classify any project a review level higher than otherwise indicated in Table 14-A.

14.3.2 Master development plan

An applicant may elect to submit a master development plan application for a large, multi-phase development program consisting of multiple buildings and site improvements on a site of one acre or more of total land area which is designed as a cohesive and integrated whole. The master development plan option shall not apply in residential zones, except for institutional, multi-family, congregate care, and intermediate, extended, and long-term care uses in the R-5A and R-6A zones.

A master development plan approval, including an approval of waivers, establishes the general parameters for the development, including the general development program, massing, open space plan, and infrastructure plan. A master development plan approval shall not be construed as final authorization of the development. Approval shall confer pending proceeding status upon the development with the effect of maintaining the applicability of regulations in effect at the time of approval for as long as the master development plan approval remains valid, including permissible

SITE PLAN
TABLE 14-A: SITE PLAN CLASSIFICATIONS

	Minor ¹	Major
New construction or additions²	Single or two-family structures 250 – 10,000 SF 250 – 20,000 SF Industrial 250-50,000 SF IS-FBC	Multi-family development of 3 or more units ^{3,4} > 10,000 SF > 20,000 SF industrial >50,000 SF ISFBC
Stripping, grading, grubbing, filling, or excavation	1,000 SF - 3 ac.	> 3 ac.
Site alterations	Alteration of watercourse or wetland ⁵	
Creation of impervious surface	1,000SF – 1 ac.	> 1 ac.
Construction or paving of existing parking	5 – 75 parking spaces	> 75 vehicles
Construction of structures⁵ in the shoreland zone	Rehabilitation, reconstruction or new construction ⁵	
Change of use⁶	10,000 – 20,000 SF	> 20,000 SF
Other	Auto service station ⁵	Development with drive-through facilities

¹ For purposes of fee assignment and submission requirements, the Minor application includes two exceptions; 'Minor Residential' and 'Low-Impact Site Development'. Please see Section 16 of the Technical Manual for more information.

² Expansion of building floor area within a three-year period.

³ Any division of a new or existing structure into 3 or more dwelling units whether the division is accomplished by sale, lease, development, or otherwise.

⁴ Addition of one or two units to any residential development shall trigger Minor Site Plan review.

⁵ Includes piers, docks, wharves, bridges, retaining walls, and other structures

⁶ Any change in use of an existing building, whether or not alterations are involved, from any use in the following list to any other uses on the list:

- A. Manufacturing or processing, storage and warehouse, and other industrial
- B. Residential
- C. Transportation
- D. Institutional
- E. Commercial
- F. Water-dependent use and marine use
- G. Office

extensions if granted. Subsequent site plan approvals shall be required.

14.4 REVIEW AND APPROVAL AUTHORITY

The review and approval authority for site plans and master development plans shall be determined based on the classification of the project as shown

TABLE 14-B: REVIEW AND APPROVAL AUTHORITY

Plan classification	Review authority
Minor	Planning Authority
Major	Planning Board
Master Development Plan	
Plan	Planning Board

TABLE 14-C: SITE PLAN REVIEW PROCEDURES

	Minor	Major	Master Development Plan	Public Notice Requirement
Pre-Application Meeting	●	●	●	
Site Plan, Application, Plans, and Submittals	●	●	●	
Staff Completion Check	●	●	●	●
Staff Review	●	●	●	
Neighborhood Outreach		●	●	●
Planning Board Workshop		●	●	●
Revised Plans and Submittals	●			
Final Staff Review & Recommendation	●*	●	●	
Planning Board Public Hearing		●*	●*	●

● Required; ● Recommended; * Decision point: Approve/Approve with Conditions/Deny

in Table 14-B. At any point in the review process, the applicant may request that Planning Authority reclassify the application to the next highest review level.

14.5 REVIEW PROCEDURES

14.5.1 Pre-application meeting

Applicants for site plan or master development plan review are encouraged to schedule a pre-application meeting. The purpose of this meeting is to familiarize the applicant with the City of Portland,

site plan submittal requirements, review procedures, and applicable review standards. A pre-application meeting shall not confer pending proceeding status under Title 1 MRSA 302. No decisions relative to the plan shall be made at the pre-application meeting; nor shall any advice or information provided by the city be construed as a decision.

14.5.2 Application, plans, and submittals

All applicants shall submit a site plan or master development plan application to the Planning Authority in such form as prescribed by the Planning Authority. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application.

14.5.3 Staff completion check

The Planning Authority shall determine whether the application, plans, and submittals meet the submittal requirements of the Technical Manual. If the application is deemed incomplete or not in compliance with Articles 6 or 7, the Planning Authority shall inform the applicant in writing of the finding and the additional plans or submittals required to complete the application. A review of the application will not be conducted until the application is found complete.

Once the application is determined to be complete, receipt of application notices shall be sent to all property owners within 500 feet of the subject property lines or within 1,000 feet if it is a subdivision within an industrial zone, unless the Planning Authority, in its discretion, chooses to notice a larger area and incur the additional expense for the expanded notification. Notices shall be sent

to all others, including neighborhood organizations, as may be required by the Planning Authority.

14.5.4 Staff review

When the application is determined to be complete, the plans and submittals shall be reviewed by the Planning Authority and other departments of the City of Portland as appropriate against the review standards of this article. Written comments from reviewers shall be provided to the applicant and shall include a planning staff recommendation to either provide a revised plan and submittals, schedule a Planning Board workshop, or schedule a public hearing.

14.5.5 Neighborhood meeting

Applicants for major site plan and master development plan review shall conduct at least one neighborhood meeting in accordance with the following:

- A. Timing and location.** The meeting shall be conducted within 30 calendar days of an application being deemed complete and no less than seven calendar days before a public hearing. The meeting shall be held at a convenient location within the City of Portland neighborhood surrounding the proposed site. All costs associated with the neighborhood outreach shall be borne by the applicant.
- B. Notice.** The applicant shall mail notice to all property owners within 500 feet of the subject property lines or within 1,000 feet if it is a subdivision within an industrial zone, and to all others, including neighborhood organizations, as may be required by the Planning Authority at least 10 calendar days prior to the neighborhood meeting or event. The notice shall contain a brief description of the proposal

and the date, time, and place of the neighborhood meeting or event. A digital copy of the neighborhood notice shall be sent to the Planning Authority, which shall be distributed to the City's list of interested citizens.

C. Meeting procedures.

1. Record of participants. The applicant shall keep a record of neighborhood participants in the outreach. A copy of this record shall be submitted to the Planning Authority prior to final review.
2. Content. The neighborhood outreach shall include an explanation of the proposal and provide an opportunity for public questions and comment. ⁰⁵⁹
3. Record of feedback. The applicant shall keep a record of feedback generated through the neighborhood outreach. A copy of this record shall be submitted to the Planning Authority prior to final review. Any other individual or entity also may submit comments on the neighborhood meeting to the Planning Authority.

14.5.6 Review Costs

- A. Applicants shall pay a fee to cover the review costs and administrative costs incurred by the city. The fee shall be based upon the actual hours of review time and prevailing hourly rate for reimbursement of city costs, and shall be invoiced periodically by the city.
- B. No land use permits or applications of any kind shall be processed, reviewed or issued, and no building permits of any kind shall be issued, for any project whose permit fee is governed by this ordinance unless all charges due under this ordinance have been paid and the developer is otherwise in compliance with the City code.

14.5.7 Planning Board workshop

Applicants for major site plan and master development plan review may request a workshop with the Planning Board. The workshop will be scheduled on a date that follows the neighborhood meeting and initial staff review.

The workshop shall be informational and shall not result in any formal approval or disapproval of the project. At the workshop, the Planning Board shall discuss the plans and submittals, consider the staff review with respect to the review standards of this article, hear public comments and questions, and provide direction to the applicant regarding issues to be addressed.

14.5.8 Revised plans and submittals

All applicants shall provide revised plans and submittals to the Planning Authority. The Planning Authority shall determine whether the revised plans and submittals meet the submittal requirements of the City of Portland Technical Manual.

14.5.9 Final staff review and recommendation

When determined to be complete, the revised plans and submittals shall be reviewed by the Planning Authority and other city departments as appropriate against the review standards of this article. Written comments from reviewers shall be provided to the applicant. In the case of a major site plan or master development plan review, comments shall include a planning staff recommendation to either approve, approve with conditions, or deny the revised site plan and submittals. In the case of a minor site plan application, following staff review, the Planning Authority shall approve, approve with conditions, or

#059

Posted by **Barbara A. Vestal** on **04/22/2020** at **2:03pm** - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This should also say that the applicant shall be present and shall have members of the development team present who are ready, willing and able to answer questions posed by the public, and shall answer questions posed truthfully and fully. The applicant shall have available all plans, elevations, and other submission materials. Failure to meet any of these requirements shall result in the applicant having to hold another neighborhood meeting which does comply with these requirements prior to proceeding with Planning Board review. This should also provide that the time available for the meeting shall be at least 2 hours in duration, that it shall be held in an accessible location, and the meeting shall be scheduled to begin at 5:30 or after.

deny the revised site plan application based on the review standards of this article.

14.5.10 Planning Board public hearing

Applicants for major site plan or master development plan review must appear before the Planning Board for a public hearing. The hearing shall be scheduled on a date that meets all public noticing requirements contained in Article 2. At the hearing, the Planning Board shall approve, approve with conditions, or deny an application, based upon the review standards of this article.

14.5.11 Lapse in application

A site plan or master development plan application must be diligently pursued from the date of submission. Notwithstanding the submission of a complete application, any applicant shall provide additional information, studies, or reports from qualified professionals when determined by the Planning Board or the Planning Authority to be reasonably necessary to make any of the determinations required by this article. Failure to submit required information within 120 days of the date upon which the written request was made shall cause the application to expire and be deemed null and void.

14.6 SITE PLAN REVIEW STANDARDS

The reviewing authority shall not approve a site plan application unless the development proposal meets applicable standards of the City of Portland Technical Manual and the City of Portland Design Manual and the criteria below.

14.6.1 Transportation standards

A. Impact on surrounding street systems. The provisions for vehicular loading and unloading,

parking, and vehicular and pedestrian circulation on the site and onto adjacent public streets and ways and the incremental volume of traffic will not:

1. Create or aggravate any significant hazard to safety on the surrounding street network.
2. Substantially increase congestion on any street which is already at a level of service below Level "D" without mitigation proportionate to the level of impact.

B. Access and circulation

1. In general
 - a. All development subject to this article shall provide safe and reasonable access and internal circulation for all users of the site and shall comply with the Transportation Systems and Street Design standards of the Technical Manual.
 - b. Continuous internal walkways shall be provided between existing or planned public sidewalks adjacent to the site, transit stops and street crossings, and building entrances on the site.
 - c. Points of access and egress shall be located to avoid conflicts with turning movements and traffic flows.
 - d. The site must have stacking capacity for vehicles waiting to use these service features without impeding on-site vehicular circulation or creating hazards to vehicular circulation on adjoining streets.
2. Loading and servicing. All developments served by delivery or other service vehicles shall provide access that permits safe turning and backing for all vehicles that

would service the development. Loading and servicing access shall not impede vehicle circulation, bicycle or pedestrian movements, or parking.

3. Curb and sidewalks.

- a. All development shall provide curb and sidewalks along all frontages, installed to specifications as described in the Transportation Systems and Street Design standards of the Technical Manual.
- b. Where sidewalks already exist but are in substandard condition, they shall be repaired or replaced in conformance with Chapter 25 of the City of Portland Code of Ordinances and the Transportation Systems and Street Design standards of the Technical Manual
- c. Waiver: An applicant may request a waiver from curb and sidewalk installation requirements if they meet two or more applicable waiver criteria as listed below:
 1. Sidewalk waiver:
 - a. There is no reasonable expectation for pedestrian usage coming from, going to, and traversing the site.
 - b. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of pedestrian-oriented infrastructure.
 - c. A safe alternative walking route is reasonably available,

for example, by way of a sidewalk on the other side of the street that is lightly traveled.

- d. The reconstruction of the street is specifically identified and approved in the first or second year of the current Capital Improvement Program (CIP) or has been funded through an earlier CIP or through other sources.
 - e. The street has been constructed or reconstructed without sidewalks within the last 24 months.
 - f. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.
2. Curbing waiver:
- a. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.
 - b. The reconstruction of the street is specifically identified and approved in the first or second year of the current CIP or has been funded through an earlier CIP or through other sources.

- c. The street has been rehabilitated without curbing in the last 60 months.
- d. Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.
- e. Runoff from the development site or within the street does not require curbing for stormwater management.

C. Public transit access

- 1. All residential development consisting of 20 or more dwelling units and all commercial and institutional developments of at least 20,000 square feet gross floor area shall provide a transit shelter adjacent to or within the public right-of-way along its frontage when the following criteria are met:
 - a. The development is proposed along an existing public transit route on a principal or minor arterial roadway, as shown in the Federal Street Classification Map.
 - b. The nearest existing transit shelter on the route is more than ¼ mile from the site, measured along rights-of-way.
- 2. Transit facilities shall be connected to the public sidewalk system.
- 3. Waiver: All or some of this standard may be waived if the review authority determines one or more of the following:

- a. That some or all of the required improvements cannot reasonably be made due to site constraints and/or insufficient right of way width; or
- b. That the development is not anticipated to generate public transit usage due to particular characteristics of the development or proposed use.

D. Parking

- 1. Vehicular parking:
 - a. All developments shall provide off-street parking in accordance with the parking requirements of this Land Use Code.
 - b. Where a parking study is required, the City encourages Transportation Demand Management (TDM) strategies to be employed.
 - c. Developments proposing to exceed minimum parking requirements by 10% or more must demonstrate through a parking study that the amount of parking is appropriate for the proposed use of the site.
 - d. Parking spaces and aisles shall meet applicable dimensional standards as detailed in the Transportation Systems and Street Design standards of the Technical Manual.
- 2. Bicycle Parking
 - a. All development shall provide secure bicycle parking in accordance with the parking requirements of this Land Use Code and the Transportation Systems and Street Design standards of the Technical Manual.

- b. Waiver: The review authority may reduce the required number of bicycle parking spaces if it is determined, based on evidence submitted by the applicant, that the proposed development is expected to generate reduced demand for bicycle parking due to particular site characteristics or proposed uses.
 - 3. Snow storage
 - a. All developments shall include areas for snow storage or provide an acceptable snow removal plan.
 - b. Snow storage areas may not encroach on areas designed to meet minimum parking requirements or on pedestrian walkways and shall not be located where they would adversely impact the functionality of stormwater management systems. Landscaping in designated snow storage areas shall be such that it can withstand the snow pile.
- E. Transportation Demand Management (TDM)**
 - 1. The following types of development shall design and implement a Transportation Demand Management (TDM) plan:
 - a. All major site plan triggering development in the B7 zone;
 - b. All commercial, institutional, or mixed-use developments of 50,000 SF or more total floor area;
 - c. All commercial or institutional uses designed to accommodate 100 or more employees or, for educational institutions, 100 or more students.
 - 1. The TDM Plan shall comply with the Transportation Systems and Street Design standards of the Technical Manual.

14.6.2 Environmental quality standards

A. Preservation of significant natural features

- 1. All development shall preserve and protect significant natural features by incorporating them into site design. Significant natural features shall be defined as:
 - a. Populations of trees and plants listed on the Official List of Endangered and Threatened Plants in Maine, published by the Maine Natural Areas Program.
 - b. Habitat for species appearing on the official state or federal list of endangered or threatened animal species;
 - c. High and moderate value waterfowl and wading bird habitat including nesting and feeding areas, as defined by the Department of Inland Fisheries and Wildlife;
 - d. Aquifers on islands in Casco Bay, as identified in the City of Portland Island Groundwater Management Study and/or by the Maine Geological Survey;
 - e. Waterbodies including wetlands, watercourses, significant vernal pools and floodplains.
- 2. Where areas set aside for preservation are part of a larger existing habitat block extending beyond the boundaries of the site, the contiguity of these features shall be preserved where possible.
- 3. Waiver: Where complete preservation of significant natural features substantially

compromises development of the site as otherwise permitted by zoning, the review authority may reduce the requirement to accommodate development provided that the applicant demonstrates compliance with applicable state and federal regulations and implements preservation measures to the extent practicable.

B. Landscape preservation

1. Site development shall be designed to incorporate, limit disturbance to, and limit removal of existing trees.
2. The site plan shall include adequate measures to protect vegetation to be preserved from construction impacts, in accordance with the Landscaping and Landscape Preservation standards of the Technical Manual.
3. All development subject to zoning setbacks shall preserve a minimum of 30% of existing trees 10 inches DBH or greater within the required setback area unless trees are non-native invasive species, as identified in the Landscaping and Landscape Preservation standards of the Technical Manual, or are deemed unsalvageable by the Portland City Arborist or their designee.
4. Waiver: Where the applicant can demonstrate that preservation of existing vegetation would compromise development of the site, the review authority may permit the substitution of landscaping in other areas of the site as described in Table 14-D and/or a financial contribution to the City of Portland Tree Fund for an amount proportionate to the cost of trees removed. Replacement trees

shall be of a species identified on the City of Portland Recommended Tree List as described in the Landscaping and Landscape Preservation standards of the Technical Manual.

1. Where the planting of replacement trees on the site is not feasible, the applicant shall contribute an amount proportionate to the cost of required replacement trees to the City of Portland Tree Fund, as described in the Landscaping and Landscape Preservation standards of the Technical Manual.

C. Site landscaping and buffers

1. Landscaping. All development subject to required zoning setbacks shall include a minimum of one shade tree or six plantings per 30 linear feet of all frontages as measured along the property line. A planting shall be defined as one shrub, one ornamental grass, and/or three perennials. Required plantings may be installed anywhere on the site, including a green roof, if proposed, and may be planted in any arrangement. Existing vegetation to be preserved on the site may be counted towards this requirement as described in the Landscaping and Landscape Preservation standards of the Technical Manual.
2. Buffers
 - a. Loading and servicing areas, trash and recycling areas, storage areas, and roof- and ground-mounted utility structures, except for renewable energy systems, shall be screened from view from public sidewalks, streets and adjacent properties by



- dense evergreen landscaping, fencing, architectural screening products, masonry walls, building walls, or a combination thereof.
- b. For non-residential development abutting a residential zone, an evergreen, densely landscaped buffer of not less than 10 feet wide and six feet tall is required along the side abutting the residential zone. Where site constraints prevent such a buffer from being established, the width of the landscaped buffer may be reduced but shall include architectural fencing of not less than six feet tall and a mix of evergreen and deciduous trees spaced no further than 20 feet apart abutting the residential zone.
- c. All residential development shall provide and/or preserve evergreen vegetated buffers where necessary to buffer the development from detrimental impacts of existing surrounding development.
3. Parking and vehicle display Lot landscaping
- a. Developments shall include at least two trees (or one tree and three shrubs) per five parking spaces planted in landscaped islands to screen, shade, and break up parking. Trees and shrubs in parking lots may be in informal groups, straight rows, or concentrated in clusters as described in the Landscaping and Landscape Preservation standards of the Technical Manual
- b. Landscaped islands shall be distributed so that uninterrupted pavement does not exceed forty parking spaces.
- c. Waiver: Where site constraints prevent implementation of all or a portion of required parking lot landscaping, as determined by the review authority, the requirements may be all or partially waived and the applicant shall contribute an amount proportionate to the cost of required parking lot trees to the City of Portland Tree Fund.
4. Street trees
- a. All development shall include street trees in numbers and locations as specified in the Landscaping and Landscape Preservation standards of the Technical Manual. Street trees are intended to benefit public spaces by providing green and natural elements that contribute to the streetscape and the urban forest ecosystem, provide health benefits, and increase the tree canopy to maximize shade and reduce energy use. Street trees shall be of a species identified on the City of Portland Recommended Tree List, unless otherwise approved by the City Arborist or his/her designee. The provision of measures to enhance tree survival (such as raised planters, irrigation, and structural soils as recommended by the City Arborist) shall be required.

TABLE 14-D: TREE REPLACEMENT REQUIREMENTS

Size of tree removed	Replacement requirement
10 – 16" DBH	1 tree
> 16" DBH	2 trees

- b. Where the applicant can demonstrate that site constraints prevent the planting of required street trees in the City right-of-way, the review authority may permit the following to be counted towards the street tree requirement, subject to the standards set out in the Technical Manual:
 - i. The preservation of existing healthy trees that are six inches or more DBH, on the site within twenty feet of the property line, and visible from the right-of-way;
 - ii. The planting of street trees on the site within 20 feet of the property line where visible from the right-of-way;
 - iii. The installation of other planted features in the right-of-way or within 10 feet of the right-of-way and visible from the right-of-way, which are documented to the satisfaction of the City Arborist and Planning Authority to meet the objectives of the street tree requirement;
 - iv. The planting of new street trees on public land or public facilities in the neighborhood where a reasonable chance of good health and longevity is documented;
 - v. Where other alternatives are not feasible, a contribution for each required street tree made to the City of Portland's Tree Fund. The contribution would primarily be for new trees in the neighborhood of the development, but would include an element of maintenance; and/or
 - vi. Where the proposed development includes the removal of an existing street tree determined by the City Arborist to be a Heritage or feature tree, the applicant shall be required to contribute to the Tree Fund at the designated rate in the Technical Manual so that the total replacement cost is significantly higher than planting a new street tree/contributing for a new street tree.
- D. Water quality, stormwater management and erosion control**
- 1. All development shall be designed to minimize total area of impervious surface on the site and both the volume and rate of runoff from the lot. Provisions for stormwater management shall demonstrate the following:
 - a. Any stormwater draining onto or across the lot in its pre-improvement state will not be impeded or re-directed so as to create ponding on, or flooding of, adjacent lots;
 - b. Any increase in volume or rate of stormwater draining from the lot onto an adjacent lot or City property following the improvement can be handled on the adjacent lot or City property without creating ponding, flooding or other drainage problems and that the owner of the lot being improved has the legal right to

- increase the flow of stormwater onto the adjacent lot or City property;
- c. Any increase in volume or rate of stormwater draining from the lot into the City's separated storm sewer system can be accommodated in the system without creating downstream problems or exceeding the capacity of the storm sewer system.
- 2. All development shall comply with the Stormwater Management standards of the Technical Manual.
- 3. Development shall not pose a risk of groundwater contamination either during or post-construction, as described in the stormwater management and water supply standards of the Technical Manual.

14.6.3 Public infrastructure and community safety standards

1. Consistency with City master plans

- 1. All developments shall be designed so as to be consistent with City Council approved master plans and facilities plans and with off-premises infrastructure.
- 2. The site plan shall include suitable easements, rights, and improvements to connect or continue off-premises public infrastructure as may be required by the review authority.

2. Public safety and fire prevention

- 2. All development shall incorporate the following public safety principles for Crime Prevention through Environmental Design (CPTED) into site design to enhance the security of public and private spaces and to reduce the potential for crime:

- a. Natural surveillance that promotes visibility of public spaces and areas.
- b. Access control that promotes authorized and/or appropriate access to the site.
- c. Territorial reinforcement that promotes a sense of ownership and responsibility through environmental design.

- 2. All developments shall be designed to provide adequate emergency vehicle access to the site and comply with the Public Safety standards of the Technical Manual,

3. Public utilities

- 1. The development shall not overburden sanitary sewers and storm drains, water lines or supply, or other public infrastructure and utilities. Development shall provide adequate utility infrastructure on-site and in connection to surrounding locations and facilities.
- 2. Electrical service shall be underground unless otherwise specified for industrial uses, or if it is determined to be unfeasible due to extreme cost, the need to retrofit properties not owned by the applicant or complexity of revising existing overhead facilities.
- 3. All sanitary sewer lines, storm drains, water lines, and other utilities proposed as part of the development shall be designed to conform with the Sanitary Sewer and Storm Drain and Water Supply standards of the Technical Manual.
- 4. All development within 200 feet of a public sanitary collection and treatment system shall connect sanitary sewer lines into the

nearest available public sewer. If a public sanitary collection and treatment system is not available, a private wastewater system may be used according to the requirements of Chapter 24 of the City Code and the Sanitary Sewer and Storm Drain standards of the Technical Manual.

5. All residential development of 20 units or more, commercial development and industrial development shall provide for the temporary storage and timely removal of all trash and recyclable materials including, at a minimum, paper, corrugated cardboard, plastics and metals. Storage containers for recyclable materials shall be separated from trash containers. All exterior storage of trash and recyclables shall be screened from view from public sidewalks, streets and adjacent properties.

14.6.4 Site design standards

A. Massing, Ventilation and Wind Impact

1. The bulk, location, or height of proposed buildings and structures shall not result in health or safety problems from a reduction in ventilation to abutting structures or changes to the existing wind climate that would result in unsafe wind conditions for users of the site and/or adjacent public spaces.
2. The bulk, location, or height of proposed buildings and structure shall minimize, to the extent feasible, any substantial diminution in the value or utility to neighboring structures under different ownership and not subject to a legal servitude in favor of the site being developed.

3. Development shall locate all HVAC venting mechanisms to direct exhaust away from public spaces and residential properties directly adjacent to the site.

B. Shadow. All development outside the B3, B5, B6 and B7 zones shall be designed to avoid and/or mitigate the adverse impacts of shadows cast by new structures or building additions from falling on publicly accessible open space in accordance with the Shadow Standards of the Technical Manual.

C. Snow and ice loading. All development shall be designed to prevent significant amounts of accumulated snow and ice from loading or falling onto adjacent properties or public ways.

D. View corridors. The massing, location, and height of development shall not substantially obstruct public view corridors identified in the Downtown Vision View Corridor Protection Plan.

E. Historic resources

1. When developments affect designated landmarks or lie within designated historic districts or historic landscape districts, such development shall be required to obtain a certificate of appropriateness under Article 17.
2. When any part of a proposed development is within 100 feet of any designated landmark, historic district, except the India Street Historic District, or historic landscape district, such development shall be generally compatible with the major character-defining elements of the landmark or portion of the district in the immediate vicinity of the proposed development. Character-defining elements of landmarks and historic districts are

- identified in the historic resources inventory and respective historic district designation reports. For the purposes of this provision, “compatible” design shall be defined as design which respects the established building patterns and visual characteristics that exist in a given setting and, at the same time, is a distinct product of its own time.
3. All development shall document and protect state or local archaeological resources known to exist or discovered on the site.
 - a. Protection shall include leaving archaeological resources untouched beneath a new development through adaptation of foundation design or architectural layout.
 - b. Where the applicant can demonstrate that complete protection is not feasible, the applicant shall excavate and document archeological resources. Such measures shall be conducted in consultation with the City Historic Preservation Program and Maine Historic Preservation Commission. For resources of state significance, excavation and documentation shall be conducted by a qualified professional, in coordination with Maine Historic Preservation Commission. Local archeological resources may or may not be recognized by the Maine Historic Preservation Commission as significant and shall include the following:
 - i. Original seawall structure located landward of Commercial Street.
 - ii. Inactive historic family cemetery plots.
 - iii. Historic railroad beds including but not limited to the Portland-Lewiston interurban railroad.
 - iv. Original structure and/or landforms associated with the Cumberland and Oxford Canal.
 - v. Buried portions of colonial and post-colonial period structures or built features located on the Portland Peninsula predating the Great Fire of 1866.
 - vi. Pre-colonial occupation sites identified by shell middens or other evidence.
 - vii. Sites listed or eligible for listing on the National Register of Historic Places.
 - d. Waiver: In order to preserve archeological resources, the review authority may waive standards listed in the City of Portland Technical Manual where necessary if it is determined that such a waiver would not jeopardize the health, safety or welfare of the development’s occupants, the public, or the natural environment.

F. Exterior lighting

1. Site lighting.
 - a. All exterior site lighting shall be full cutoff with no light emitted above the horizontal plane or spilled onto adjacent properties and streets. Illumination levels shall be adequate but not excessive for the safety,

- comfort and convenience of occupants and users of the site, and shall conform to the Lighting standards of the Technical Manual.
- b. Where light from a proposed development may adversely impact adjacent residential properties, exterior lighting shall employ house-side shielding.
 2. Architectural and specialty lighting.
 - a. Architectural and specialty lighting of such features as architectural details, monuments, public art, or other site features shall be designed to illuminate specific details or attributes only and shall meet the Lighting standards of the Technical Manual.
 - b. Up-lighting by any method is prohibited except for public buildings and parklands, clock towers and steeples, landscape features, designated historic landmarks, flags of state, federal or national jurisdictions, and public art. Such light fixtures, brackets, conduits and all other components shall be designed by a lighting professional and shall be scaled and placed to minimize their visibility and installed in accordance with the Lighting standards of the Technical Manual.
 3. Street lighting. All development shall provide municipal street lighting adequate for the safety and comfort of pedestrians and motorists and, where applicable, conforming to specific lighting district requirements as specified in the Street

Lighting standards of the Technical Manual.

G. Noise and vibration

1. HVAC and mechanical equipment. All heating, ventilation and air conditioning equipment (HVAC), air handling units (AHU), emergency generators, and similar equipment shall meet applicable state and federal emissions requirements and shall be located to the interior of the site, away from abutting residential properties

H. Signage and wayfinding:

1. Commercial signage and directional traffic signage: The size, scale, proportions, design, materials, placement and source and intensity of illumination of all permanent building or freestanding signs shall be designed to complement the subject building and its immediate context, as follows:
 - a. Signage shall not conceal architectural features such as window sills, lintels or cornices from view.
 - b. Signs shall be designed and sized to fit the scale and proportions of the building and the feature or area of the building to which it is affixed.
 - c. Freestanding signs shall not adversely affect visibility at intersections or access drives.
 - d. Sign lighting shall be downwardly directed, internally illuminated and/or shielded to avoid glare and light spillover towards the sky.
 - e. Signs shall not be affixed to rooftop mechanicals, mechanical penthouses or other rooftop appurtenances



- unless those appurtenances have been screened and integrated into the architecture of the development.
2. On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site. Directional signage shall not adversely affect visibility at intersections on or off the site.
 3. Waiver: An applicant for site plan review that was either denied for failure to comply with the requirements of or is seeking a waiver as part of their site plan application from Article 20 shall meet the following standards for approval:
 - a. Signs shall meet the requirements of this - Signage and Wayfinding;
 - b. The size, scale, proportions, design, materials, placement, quantity and source and intensity of illumination of any approved signage shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attached or to which they are visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which it is located and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed, and mode of travel of the viewing public;
 - c. The signage shall either be of special design merit or shall respond to unique circumstances or

characteristics associated with the subject property;

- d. The provisions of this subsection shall be limited to commercial uses in business or industrial zones, industrial uses or institutional uses.

I. **Design standards** 065

1. Development of certain types and/or proposed in certain zones 062 61 subject to the design standards of the City of Portland Design Manual. 064 063 060

14.7 MASTER DEVELOPMENT PLAN REVIEW STANDARDS

The Planning Board shall not approve a master development plan unless the development proposal meets the review standards below.

14.7.1 In general

- A. **Integration with the surrounding context.** A master development plan shall be designed to integrate with the surrounding context with respect to land use, architecture, open space and pedestrian networks, vehicular access and circulation, off-site public facilities and all other infrastructure;
- B. **Consistency with city plans.** A master development plan shall be consistent with the objectives of this ordinance; consistent with the City's Comprehensive Plan; and consistent with City Council-approved master plans and facility plans for off-premise infrastructure.

14.7.2 Natural features and open space

- A. **Preservation of natural features.** A master development plan shall locate buildings and improvements in a manner that considers the existing topography, provides usable open

#060

Posted by **Barbara A. Vestal** on **04/22/2020** at **2:32pm** - [Link](#)

Agree: 0, Disagree: 0

There may also be design standards that are included in locations other than in the City of Portland Design Manual. Those should be referenced or listed here too.

#061

Posted by **Barbara A. Vestal** on **04/22/2020** at **2:14pm** - [Link](#)

Type: Question

Agree: 0, Disagree: 0

What is this word supposed to be?

#062

Posted by **Barbara A. Vestal** on **04/22/2020** at **2:16pm** - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Why is this not a clear statement of which types of development and which zones are subject to design standards? Why not another table making it explicit and clearly referencing the section of the design manual that is applicable?

#063

Posted by **Barbara A. Vestal** on **04/22/2020** at **2:29pm** - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Why have you eliminated very clear specification of the type/location of development subject to design standards? The current ordinance says that design standards apply to "all residential development in the R-6 zone." Why is this not specified? How is an applicant supposed to know what is subject to design standards unless it is listed here?

#064

Posted by **Barbara A. Vestal** on **04/22/2020** at **2:26pm** - [Link](#)

Type: Question

Agree: 0, Disagree: 0

At a minimum it should communicate that a development proposal shall not be approved unless it meets all of the design standards. The current language says that the Design Manual is included (presumably meaning incorporated) by reference. Why is that not carried over?

#065

Posted by **Barbara A. Vestal** on **04/22/2020** at **2:13pm** - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Why is significantly weakened from what appears now, which is in itself inadequate? This needs to be strengthened so that it is clear what the status of the Design Manual is. If the Design Manual is to be kept, it needs to be adopted by the City Council and amendments to it need to go through the City Council. Furthermore this needs to explicitly state that the Design Manual is incorporated by reference into this requirement so the design standards are required, not merely advisory.

space, preserves significant natural features as defined in Subsection 14.6.7.A, and preserves existing trees to the maximum extent possible.

- B. Provisions for open space.** A master plan shall include provisions for the ownership and maintenance of usable open space as appropriate

14.7.3 Historic Preservation

- H. A master development plan shall be developed so as to conform with standards for designated landmarks or for properties within designated historic districts or historic landscape districts as found in the city's Historic Preservation ordinance.
- I. When proposed adjacent to or within 100 feet of a designated landmark, historic district, or historic landscape, the master development plan shall be developed so as to be generally compatible with the major character-defining elements of the landmark or portion of the district in the immediate vicinity of the proposed development;

14.7.4 Infrastructure

- A. Adequacy of infrastructure capacity.** A master development plan shall be designed with sizing of street and other infrastructure systems to accommodate the overall service demand of the plan;
- B. Continuation of street grid.** A master development plan shall be designed to create a street grid pattern that reflects average city block sizes of the surrounding neighborhood;

14.7.5 Design

- A. Creation of a cohesive identity.** A master development plan shall be designed to create a

cohesive identity through building scale, massing, and articulation; use of quality exterior materials, architectural detailing at pedestrian scale; consistency of design and materials for streetscape and pedestrian amenities; framing of outdoor open space and linkages; a clear conveyance of the function and significance of various buildings, entrances, and features; and to generally comply with design and development standards of the zone in which it is located;

14.8 WAIVERS

14.8.1 Waiver requests

An applicant may request a waiver with respect to the submittal requirements or review standards of this article. If a waiver is requested, the applicant shall document the rationale for the waiver request within the application.

14.8.2 Waiver criteria

Except for where waiver criteria are provided for individual review standards, the review authority, if it finds that extraordinary conditions exist or that undue hardship may result from strict compliance with the submittal requirements or review standards of this article, may vary these regulations so that substantial justice may be done and the public interest secured, provided that such variation will not have the effect of nullifying the intent of this article.

14.9 PHASING

14.9.1 Site plan

A major site plan may be divided into up to three phases. Each section must be at least 20 percent of the total development and in addition, show the entire tract or parcel. Each phase of such project

shall be independent of subsequent phases and shall conform to all standards of this article in the event that subsequent phases do not go forward.

14.9.2 Master development plan

An applicant proposing a master development plan is seeking approval for an overall concept of development that may subsequently be brought for site plan approval in two or more phases and in a phase sequence that extends beyond the timeframes allowed for site plan approvals. Site plans for each phase of a master development plan shall generally conform with the master development plan. For areas proposed as future development phases, the proposed interim conditions shall be managed and maintained to ensure stable, safe, and attractive site conditions. One or more phases of the master development plan may be reviewed as a site plan concurrently with the review and approval of the master development plan.

14.10 CONDITIONS OF APPROVAL

Notwithstanding the review standards of this article, the review authority may impose any condition upon its approval of any site plan or master development plan to minimize or abate any adverse impact of the proposed development on the value or utility of other private property, or on public property or facilities, to the extent feasible; to bring the development into compliance with the review standards of this article; or to minimize any other adverse environmental effects of the proposed development.

14.11 POST-APPROVAL PROCEDURES

14.11.1 Advanced site work

No alterations shall be made to a site with a pending or approved site plan until:

- A.** The performance guarantee has been posted and final site plans have been submitted to the Planning Authority.
- B.** Written permission has been received from the Planning Authority. Such permission shall be granted only after submission of a written request describing the proposed scope of work to be conducted on the site and a determination by the Planning Authority that the request is reasonable, time is imperative, and the work will not compromise any aspect of the ensuing review process. All such work shall be done in compliance with information provided with the site plan application including, but not limited to, an erosion control plan. Such written permission shall not be required if the only work proposed is the digging of test pits.

14.11.2 Final plans

Following final site plan approval and prior to issuance of any building permit, the developer shall submit final plans meeting all the conditions of the site plan approval, including without limitation all streets, sewers, drainage structures, and landscaping. Thereafter, limited and minor departures from the approved site plan shall be approved by the Public Works Authority and/or Planning Authority as field changes pursuant to Section 14.14. Amendments or revisions to the approved site plan shall be reviewed by the Planning Authority pursuant to Section 14.14.

14.11.3 Performance and defect guarantees

The following performance and defect guarantee requirements shall apply:

- A. Performance guarantee required.** Following approval of site plan applications and prior to the issuance of a building permit, the developer shall post with the City a performance guarantee in the form and amount specified herein, specifying the completion of the required site plan improvements within two (2) years from the origination date of such guarantee. In no case shall the term of such guarantee be for a period of less than one (1) year, nor shall any performance guarantee expire between October 20 and April 15 of the following year.
- B. Inspection Fees.** At the same time that the developer posts a performance guarantee, the developer shall also pay to the City an inspection fee as determined by the City Council. If a performance guarantee is extended beyond its original expiration date, then an additional inspection fee in an amount to be determined by the City shall be required.
- C. Minor residential development.** All minor residential development, which for the purposes of this section shall be defined as single- or two-family development and any associated site improvements, is exempt from performance guarantee requirements except when those projects complete construction in the winter, and site work is incomplete due to weather conditions. A performance guarantee will then be required that is sufficient to complete the remaining site work as approved on the site plan. The performance guarantee must be reviewed and approved by the Planning Authority prior to the release of a certificate of occupancy. All minor residential development is subject to inspection fees, as specified herein.
- D. Performance guarantee amount.**
1. The performance guarantee shall be equal in value to one hundred percent (100%) of the estimated cost of the required site improvements as shown on the approved site plans; as a condition of planning approval; as required in the City of Portland Code of Ordinances; and/or as required by the City of Portland Technical Manual.
 2. The performance guarantee amount shall be estimated by the applicant or representative using the cost estimate spreadsheet provided by the City and shall be submitted for review and approval to the planning authority. Costs to be included in the estimate, and which shall be covered by the performance guarantee, include but are not limited to: street and sidewalk improvements including street lights, monuments, curbing, ramps and detectable warning panels, and striping; earth work and grading; utilities infrastructure and connections including sewer, stormwater, and water service; exterior site lighting; erosion control measures as shown on the approved erosion and sedimentation control plan; open space and recreation amenities; and final site stabilization and landscaping.
 3. The planning authority may waive all or any portion of this requirement if it determines that the developer has a proven record of satisfactory performance and sufficient financial capability.
- E. Phased projects.** If a project is reviewed and approved as a phased project, the

corresponding performance guarantee may also be phased. A separate performance guarantee shall be posted for each phase. Each phase of such project shall be independent of subsequent phases and shall conform to all standards of this article in the event that subsequent phases do not go forward.

F. Advanced site work.

1. No public utility, water district, sanitary district or any utility company of any kind shall install services to any lot in a subdivision which has not received Planning Board approval.
2. On a case-by-case basis, permission for advanced site work may be granted by the Director of Planning and Urban Development. Such permission is solely within the discretion of the Director of Planning and Urban Development and shall be granted only after submission of a written request setting forth the work proposed to be done on the site. Such written permission shall not be required when the only work proposed is the digging of test pits.

G. Acceptable forms of performance guarantee.

The performance guarantee, in the amount approved by the Planning Department, shall be a letter of credit, an escrow account with a responsible financial institution, or the deposit to the City of Portland finance department and shall be in conformance with the templates and forms made available by the City. If the performance guarantee is a deposit to the City, the City shall hold such funds in a noninterest bearing account until criteria for performance guarantee release have been satisfied. The performance guarantee shall be in the name of

the City and shall be approved by the finance director as to financial sufficiency and the corporation counsel as to proper form and legal sufficiency.

H. Performance guarantee reductions.

1. Up to three (3) times during the construction of a project, upon request of the developer, a performance guarantee may be reduced by the value equal to the estimated cost of the completed improvements. In no case shall any performance guarantee be reduced by any line item on the cost estimate spreadsheet where improvements remain to be completed. Requests shall be submitted on the cost estimate spreadsheet for review and approval by the planning authority.
2. In no case shall any performance guarantee be reduced to an amount equal to or less than the required defect guarantee until all criteria set forth for converting to the defect guarantee have been met, as approved by the planning authority.

- I. **Extension of the performance guarantee.** If the planning authority and/or the public works authority has reasonable doubt concerning the stability or proper construction of the required site improvements, the developer shall be required to reconstruct or otherwise address the issues to the City's satisfaction. If the performance guarantee is scheduled to expire before the extent or necessity for such further work can be determined, the developer shall be required to extend the performance guarantee covering such improvements, or secure a new guarantee, for a period and amount deemed

necessary by the planning authority and/or the public works authority.

J. Performance guarantee release/conversion to defect guarantee.

1. No performance guarantee shall be released until all fees generated by the project are paid to the City, including but not limited to engineering, inspection, and administrative fees. The guarantor shall not be released from the guarantee except and until authorized in writing by the planning authority.
2. For roadway extension projects, no performance guarantee shall be released until the Department of Public Works has performed a final inspection of the roadway and determined satisfactory completion of the required improvements. Additionally, no performance guarantee shall be released until the City in receipt of a petition for street acceptance, deemed complete and satisfactory by Corporation Counsel and/or the Department of Public Works. The petition for street acceptance must include a warranty deed (with metes and bounds description) to the property within each street of the subdivision or roadway extension and any other improvements intended for City maintenance.
3. Upon the satisfactory completion of the required site improvements and compliance with all conditions of approval including the submission of as-built drawings as applicable, the planning authority will authorize in writing, conversion to the defect guarantee. The defect guarantee shall be 10% of the

original performance guarantee amount and shall remain in place for a period of one (1) year. The defect guarantee shall ensure the workmanship and the durability of all materials used in the construction of the required site improvements. The planning authority may authorize the defect guarantee to be released at any time within the one-year period, provided all required site improvements have been constructed and in-place for one year or more and the workmanship and the durability of all materials has been inspected and confirmed to be satisfactory.

K. Acceptable forms of defect guarantee. The defect guarantee, 10% of the original performance guarantee amount approved by the Planning Department, shall be a letter of credit, an escrow account with a responsible financial institution, or the deposit to the City of Portland finance department and shall be in conformance with the templates and forms made available by the City. If the defect guarantee is a deposit to the City, the City shall hold such funds in a noninterest bearing account until the criteria for performance guarantee release have been satisfied. The performance guarantee shall be in the name of the City and shall be approved by the finance director as to financial sufficiency and the corporation counsel as to proper form and legal sufficiency.

L. Abandoned site. In the event that a development site is abandoned or the site improvements do not meet City standards as approved in the site plan, the performance guarantee may be utilized to stabilize, secure,

complete construction and/or restore the site as may be necessary, including, but not limited to, revegetation of areas, grading and fencing.

14.11.4 Inspection fee

At the same time that the developer posts a performance guarantee, the developer shall also pay to the City a site plan improvement inspection fee equal to two percent of the estimated costs of required site improvements for which a performance guarantee is to be posted. At the conclusion of the project, and before a temporary or permanent certificate of occupancy is issued, the developer shall pay to the City the balance of any inspection fees actually incurred by the City in its review of the project.

14.11.5 As-built plans

Upon completion of a development (excluding minor residential and low-impact site development as specified in Section 16 of the Technical Manual), the applicant shall submit the as-built plans as specified in the Technical Manual.

14.11.6 Certificates of occupancy

No certificate of occupancy shall be issued to any portion of development where, in the opinion of the Planning Authority, the site conditions or work required to complete the development will endanger the health or safety of persons visiting or inhabiting the completed portion. Certificates of occupancy may be granted as follows:

A. Temporary certificates of occupancy.

Notwithstanding any other provision of the Land Use Code, a certificate of occupancy may be issued for a development or portion of a development which has otherwise been completed in accordance with final site plan

approval and all applicable provisions of this Land Use Code where the applicant submits a written request to the Planning Authority stating those improvements which remain to be completed, the reasons why such improvements have not been completed, and the cost and time to complete the remaining work. In no event shall any temporary or permanent certificate of occupancy be issued where:

1. Conditions exist which would justify denial of a certificate of occupancy under Chapter 6 of the City of Portland Code of Ordinances; or
2. Required improvements to the City right-of-way remain to be completed by the developer; or
3. All access roads and any other roads and driveways required for the building or building(s) for which the certificate(s) are requested have not been improved to a passable condition; or
4. A remaining balance for fees incurred by the City exists; or
5. The developer otherwise is in violation of the City Code.

Where a temporary certificate of occupancy is sought for a portion of any development prior to the completion of the entire development, the following standards shall be met, in addition to all applicable requirements set forth above, prior to the issuance of any certificate of occupancy:

1. Those parking areas required for the portion of the development for which a certificate of occupancy is sought shall be available for use. Alternative arrangements must be made on-site for parking for any

periods during which such parking areas will not be available for use;

2. All foundation plantings and other landscaping required for the portion of a development for which a certificate of occupancy is sought shall be installed prior to the issuance of a certificate of occupancy. This requirement may only be waived where, in the opinion of the public works authority, landscaping improvements cannot practically be completed due to seasonal weather conditions; and
3. A performance guarantee shall be in place and in an amount sufficient to cover all remaining required improvements and not less than 10% of the initial performance guarantee amount.

- B. **Final certificate of occupancy.** All improvements which are not completed prior to the issuance of any temporary certificate of occupancy must be completed prior to the completion date specified in the performance guarantee or in the temporary certificate of occupancy, whichever occurs first, in order for a final certificate of occupancy to be issued by the City. Where any person accepts a temporary certificate of occupancy and does not complete the improvements as specified in the certificate, the City is authorized to enter upon such property itself or through its agents or contractors to complete such improvements with no liability therefore and may recover the costs thereof through the mechanic's lien procedure for the improvement of real property to the extent that the performance guarantee may be inadequate.

14.12 EXPIRATION OF APPROVALS

14.12.1 Site plan

Site plans approved under this article shall expire 12 months from the date of approval unless development has been undertaken in accordance with the approved site plan and site work or building construction is ongoing. Any lapse in construction for a period in excess of 12 months shall result in an expiration of the site plan.

14.12.2 Master development plan

Master development plans approved under this article shall expire six years from the date of approval if no site work or building construction has commenced.

14.13 EXTENSION OF APPROVALS

14.13.1 In general

Extension requests must be made in writing by the applicant prior to the expiration of the approval. An extension may not be granted if changes to the City's zoning, subdivision, or site plan ordinance, the Technical Manual or the Design Standards would render the development nonconforming in any respect or significantly impact the approved site plan or master development plan as determined by the Planning Authority.

14.13.2 In case of appeal

Where the approval or any related land use approval granted to the same applicant by any agency of the City with respect to the same development is appealed to any court by an opponent of the development, the applicant shall be granted extensions, beyond the expiration of said approval, where the applicant has exercised due diligence with respect to defending such appeal,

which extensions shall not last beyond one year from entry of final judgment.

14.13.3 Site plan

Site plan approvals may be extended by the Planning Authority for up to three years from the date of approval.

14.13.4 Master development plan

Master development plan approvals may be extended by the Planning Authority up to two times, for up to two years from the date of expiration of the original master development plan approval.

14.14 AMENDMENTS TO APPROVED PLANS

14.14.1 Field changes

Changes associated with unforeseen difficulties that arise during the course of construction and involving such technical detail as utility location and substitution of equivalent plantings shall be approved by the Public Works Authority and/or the Planning Authority. Field changes shall not involve substantial alteration of the approved plan or conditions imposed by the review authority.

14.14.2 Minor amendments

The Planning Authority is authorized to approve minor amendments to site plans and master development plans. An applicant may request a minor amendment to an approved site plan or master development plan by submitting a written statement of the proposed amendments and proposed amended plans to the Planning Authority. Minor amendments:

- A. Are generally consistent with the approved plan;
- B. Do not impact the layout of buildings and open space,

- C. Do not propose new uses;
- D. Do not increase building ground coverage, floor area ratio or residential density;
- E. Do not substantially change access, circulation, or infrastructure on or adjacent to the site;
- F. Do not involve new waiver requests; and
- G. Do not affect any condition or requirement of the Planning Board.

14.14.3 Major amendments

An applicant may request approval by the review authority of a major amendment to an approved site plan or master development plan by submitting an application for the amendment to the Planning Authority. Major amendments include changes that exceed the limited criteria for a minor amendment under Subsection 13.14.2. Review procedures shall follow those for major site plan review.

14.15 CONSISTENCY WITH APPROVED SITE PLANS

- A. Sites shall be developed and maintained as depicted in the approved final site plan and the written submission of the applicant. Any deviations from an approved site plan, including, but not limited to, changes in topography, vegetation and impervious surfaces as shown on the final site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site

plan including, but not limited to, topography, vegetation, and impervious surfaces shown on the site plan.

- B. All construction or alterations to the site performed under authorization of building permits or certificates of occupancy issued for development within the scope of this Land Use Code shall be in conformance with the approved final site plan or an amendment thereto under Section 13.14. The Planning Authority shall institute or cause to be instituted any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of this article.
- C. Where work is required pursuant to the terms of Chapters 24 or 25 as part of an approval granted under this article, such work shall be accomplished in the sequence established by the Public Works Authority. Where the Public Works Authority determines that work has been completed prior to the receipt of all approvals required by this article or which is out of sequence or is not in compliance with the standards of Chapters 24 and 25 of this Land Use Code, a stop work order may be issued. Work shall recommence only after such order has been lifted by the Department of Public Works or the Building Authority on the basis of an approved mitigation plan or action by the developer.
- D. Where construction, alteration, or modification to a site is performed without a valid site plan approval, an after-the-fact review shall be performed by the Planning Board or Planning Authority, as applicable.

When the Planning Authority has approved, approved with conditions, or disapproved a minor site plan, any person aggrieved may appeal the decision to the Planning Board.

When the Planning Board has approved, approved with conditions, or disapproved a major site plan, any person aggrieved or the City may appeal the decision to the Superior Court, pursuant to Rule 80B of the Maine Rules of Civil Procedure within 30 days of the original decision.

14.16.2 Master development plan

When the Planning Authority has approved, approved with conditions, or denied a Site Plan, or has approved a request to extend the expiration date of a Master Development Plan, any person aggrieved may appeal the decision to the Planning

Board within thirty (30) calendar days of the date of the written decision of the Planning Authority. Upon the taking of such an appeal, the application or request for an extension shall be reviewed as a new application or request.

14.16 APPEALS

14.16.1 Site plan



15 SUBDIVISIONS

15.1 PURPOSE

This article is adopted pursuant to the terms and provisions of 30-A M.R.S. § 3001 and 4403, as amended. The purpose of this article is to provide for the harmonious and economic development of the city; for the orderly subdivision of land and its development; for the orderly development of the general area surrounding such subdivision; for the coordination of streets within the general area; for adequate provisions for drainage, flood control, light, air and other public purposes; for the adequate and proper installation of streets, drainage, sanitary sewers, water and other utilities and facilities; for the dedication to the city of land for streets, alleys or other public purposes or the transfer to the city of easements or other rights or privileges; for the reservation for the city of land to be acquired for public facilities; and to protect public safety.

15.2 APPLICABILITY

15.2.1 Jurisdiction

- A. This article shall govern each and every subdivision of land as defined under 30-A M.R.S. § 4401 and 4402 within the limits of the city unless specifically exempted under this article.
- B. When application is made for the resubdividing of a previously recorded subdivision under the provisions of these regulations, it shall be treated as a new subdivision provided the applicant is the owner of rights in the recorded subdivision.

15.2.2 Enforcement, conveyance, markers, and recording

- A. No person may sell, lease, develop or build upon or convey for consideration, offer or agree to sell, lease, develop or build upon or convey for consideration any land in a subdivision unless the subdivision has been approved by the Planning Board, and unless a recording plat showing permanent marker locations at all lot corners has been recorded in the county registry of deeds.
- B. No subdivision plan shall be recorded by the registry of deeds which has not been approved as required by this article. Approval for the purpose of recording shall appear in writing on the recording plat.
- C. No public utility, water district, sanitary district or any utility company of any kind shall install services to any lot in a subdivision which has not received Planning Board approval.
- D. Any person who sells, leases, develops or builds upon or conveys for consideration any land in a subdivision which has not been approved as required by this article shall be punished by a fine of not more than \$500.00 for each such occurrence. The city may institute proceedings to enjoin any violation of this section.

15.3 REVIEW PROCEDURE

15.3.1 Application

To obtain approval of a proposed subdivision the subdivider or applicant shall submit an application to the Planning Authority in such form as prescribed by the Planning Authority. The application shall meet the submission requirements of the City of Portland *Technical Manual*, including a subdivision plat, all engineering data and plans necessary for the completion of the required improvements,

supplemental submission items, a recording plat, and written submittals demonstrating compliance with the review criteria of this article. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application.

15.3.2 Receipt of application notice

When an application for subdivision is received or generated by the Planning Authority, it shall give a dated receipt to the applicant and shall notify, by mail, the following, where applicable.

- A.** All property owners within 500 feet of the proposed subdivision, except that for subdivisions within industrial zones, the notice range shall be 1,000 feet;
- B.** The clerk and the reviewing authority of municipalities that abut or include any portion of a proposed subdivision; and
- C.** A public drinking water supplier if the subdivision is within its source water protection area;

The notice hereunder shall include a brief description of the application, the address or location of the property involved and a telephone number at the City where additional information may be obtained. The cost of noticing shall be charged to the applicant.

15.3.3 Neighborhood meeting

An applicant for the subdivision of five or more units or lots shall conduct a neighborhood meeting according to the provisions of Subsection 14.5.6.

15.3.4 Review costs

- A.** The subdivider shall pay a fee to cover the engineering review costs and administrative

costs to be incurred by the city. The fee shall be based upon the actual hours of review time and prevailing hourly rate for reimbursement of city costs, and shall be invoiced periodically by the city.

- B.** No land use permits or applications of any kind shall be processed, reviewed, or issued, no signed subdivision plats shall be released or recorded, and no building permits of any kind shall be issued, for any project whose permit fee is governed by this article unless all charges due have been paid and the developer is otherwise in compliance with the City of Portland Code of Ordinances. No performance guarantee shall be released until all fees generated by the project are paid to the City.

15.3.5 Timing of subdivision review

A public hearing shall be commenced within 30 days following the receipt of a complete subdivision application by the review authority. The staff shall notify the applicant in writing either that the application is complete or, if it is determined to be incomplete, the specific additional materials needed to make it a complete application. The Planning Board shall render its decision on any application submitted to it within 60 days following receipt of a complete application, or such other time as may be mutually agreed to by the Planning Board and the applicant.

15.3.6 Subdivision approval

The Planning Board shall approve, approve conditionally, or disapprove such subdivision application at a public hearing. If approved conditionally, the conditions and reasons shall be stated and given in writing to the subdivider and, if necessary, the Planning Board may require the

subdivider to submit a revised subdivision plat. If the Planning Board should disapprove the subdivision plat, the reasons for such action shall be stated and given in writing to the subdivider, and the board may state the conditions under which the proposed subdivision would be approved.

15.3.7 Effect of subdivision approval

Receipt of the approved copy of the subdivision plat of the subdivider is not authorization that the developer may proceed with the construction of any improvements. No construction will proceed until the recording plat has been approved by the Planning Board and has been properly recorded as required in Subsection 15.3.8.

15.3.8 Recording plat approval

Consideration of the recording plat shall not take place until the subdivision plat is approved.

15.3.9 Recording

- A. When the recording plat is approved, the subdivider shall pay the actual cost of recording and reproduction.
- B. The recording plat shall be recorded in the office of the Cumberland County Registry of Deeds by the subdivider.
- C. The registry book and page numbers shall be transcribed on one mylar copy of the recording plat to be sent to the Public Works Authority. Unless the subdivider shall record his or her approved recording plat within three years after the Planning Board has approved the subdivision plat, the recording plat approval shall become null and void. The preceding sentence notwithstanding, if the Planning Board's initial approval of a subdivision is based in part upon the granting of a waiver from any

of the applicable subdivision approval standards, no such waiver shall be valid unless that fact shall be expressly noted on the face of the recording plat and shall be noted in a certificate, each of which shall conform to 30-A M.R.S. § 4406, and such recording plat or such certificate or both of them are recorded in the Cumberland County Registry of Deeds within two years of final subdivision approval.

15.3.10 Sectional recordings

Following subdivision plat approval, the Planning Board may permit the subdivision to be divided into two or more sections for recording purposes subject to any conditions that the board deems necessary in order to insure the orderly development of the plan. The applicant may seek approval of and record a sectional recording plat with the Cumberland County Registry of Deeds only if the section constitutes at least 20% of the total number of lots contained in the approval plat and, in addition, shows the entire tract or parcel. For the purposes of this article, tract or parcel shall mean all contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof. In these circumstances, if the first section of the plat has been recorded within three years after Planning Board approval, subdivision plat approval of the remaining sections of the plat shall remain in effect for five years after Planning Board approval.

15.4 REVIEW STANDARDS

Before granting approval, the Planning Board shall determine that the proposed subdivision:

- A. Will not result in undue water or air pollution.
In making this determination the Planning Board shall at least consider the elevation of land above sea level and its relation to the flood plains, the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the availability of streams for disposal of effluents; the conformity to the applicable state and local health and water resources regulations;
- B. Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- C. Will not cause unreasonable burden on an existing water supply;
- D. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- E. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highway or public roads existing or proposed;
- F. Will provide for adequate sanitary waste and storm water disposal and will not cause an unreasonable burden on municipal services if they are utilized;
- G. Will not cause an unreasonable burden on the ability of the city to dispose of solid waste and sewage if municipal services are to be utilized;
- H. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or by the City, rare and irreplaceable natural areas, or any public rights for physical or visual access to the shoreline.
For subdivisions within local historic districts,

the Planning Board shall apply the standards of Subsection 17.7.2. The Planning Board may request that the Historic Preservation Board prepare an evaluation of the proposed subdivision based upon the standards of Subsection 17.7.2;

- I. Is in conformance with the Comprehensive Plan or its successor;
- J. The subdivider has adequate financial and technical capacity to meet the standards of this subsection;
- K. Whenever situated, in whole or in part, within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter I, Article 2B, will not adversely affect the quality of such body of water or unreasonably affect the shoreline of such body of water;
- L. Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater; and
- M. Is or is not in a flood prone area, based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100 -year flood elevation.

15.5 TECHNICAL AND DEVELOPMENT STANDARDS

15.5.1 Technical standards

All subdivisions and associated improvements, excluding subdivisions exempted under Section 15.12 of this article, shall, in addition to the criteria listed herein, adhere to all applicable standards of the City of Portland *Technical Manual*, unless formally waived by the Planning Board.

15.5.2 Timing of subdivision improvements

The Department of Public Works shall establish the sequence in which work is to be accomplished. Where it is determined by the Public Works Authority that work has been completed prior to the receipt of all approvals required by this article or which is out of sequence or is not in compliance with the standards of this section and of Chapter 25, the Director of Public Works or an inspector from the Public Works Authority may issue a stop work order. Work shall recommence only after the stop work order has been lifted by the Director of Public Works or an inspector from the Public Works Authority. Violation of the stop work order shall be considered an offense.

15.5.3 Subdivision names

Subdivision names for plats shall be subject to approval by the Planning Board and not duplicate the name of any plat already recorded.

15.5.4 Streets

A. All streets shall be platted along contour elevations which result in minimum grades and greatest visibility whenever practicable, with consideration given for anticipated use of the land. Street grades in all proposed subdivisions

shall be subject to the approval of the Public Works Authority.

- B. The proposed street layout shall be coordinated with the street system of the surrounding areas. All streets must provide for the continuation or appropriate projection of streets in surrounding areas and provide means of ingress and egress for surrounding tracts.
- C. When connecting streets within residential neighborhoods, new streets shall contribute to a neighborhood street system characterized by a network of interconnected streets, which minimizes through-traffic in residential neighborhoods. The layout of subdivision lots, streets, and pedestrian ways shall promote multiple paths of travel to get to destinations within and between neighborhoods by foot and bicycle, as well as auto.
- D. The interconnection of new and existing streets is further subject to the following provisions to minimize and mitigate through-traffic in residential neighborhoods:
 - 1. Where a determination is made that a proposed street connection will result in substantial increases in traffic volume and speed on the effected public streets, the Planning Board may require appropriate traffic calming solutions as set forth in Chapter 28 of the City of Portland Code of Ordinances. The Public Works Authority may by regulation and amendment to the *Technical Manual* establish standards for determining what is a “substantial increase in traffic volume and speed”; and
 - 2. In any circumstances where a street connection is allowed, the Planning Board may condition subdivision approval to require the developer to monitor future

- traffic patterns to determine whether, using existing traffic calming standards, new or additional traffic calming measures should be employed. The extent and design of traffic calming shall be determined by the Public Works Authority to mitigate the post development impact of connecting new and existing streets.
3. In cases where post-development monitoring shows that increased traffic volume and speed is such that further traffic calming would be insufficient to mitigate traffic negative impacts of through-traffic, the DPW may require that the connection be modified to exclude regular vehicular traffic, while retaining bicycle, pedestrian, and where needed, emergency vehicle connections. The DPW shall develop typical standards and specifications for bicycle, pedestrian, and emergency vehicle connections and/or turnarounds.
 4. Where a determination is made by the DPW that a proposed street connection will result in substantial increases in traffic volume and speed on the affected public streets, the Planning Board may disallow a proposed street connection for vehicular purposes in favor of a connection for non-vehicular purposes in situations where a proposed residential street connection meets all of the following criteria:
 - a. The new street would result in the connection of two arterials; and
 - b. The street would be located in a neighborhood where there is no existing public through-street network connecting the same arterials; and
 - c. There is no likelihood that other public street connections will be developed in the future that would connect the arterials, whether because of topography limitations, existing development patterns, or other similar reason.
 5. In circumstances where vehicular connections are disallowed, the Planning Board shall require that adequate right-of-way is reserved to permit the extension of the street for pedestrian, bicycle, emergency use, and potential vehicle connections as may develop in the future.
 - E. Reserve strips or spite strips for unspecified or unacceptable purposes are prohibited.
 - F. Street right-of-way widths shall be as provided in Chapter 25 of the City of Portland Code of Ordinances and the City of Portland *Technical Manual*. However, private streets within PRUDs shall be exempt from the street right-of-way and roadway width requirements established in the City's *Technical Manual*, provided that no such street shall be accepted by the City unless it is first improved to City standards at the expense of those persons requesting the street acceptance. Private streets within a PRUD or a shall meet specifications established by the Public Works Authority. All private streets shall be designed by a professional engineer and shall be built according to accepted engineering standards.
 - G. Proposed subdivisions along existing, or dedicated, or platted streets where rights-of-way are inadequate shall provide additional land to meet the minimum standards.
 - H. Streets shall not occupy more land than needed to provide access nor create



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unnecessary fragmentation of the subdivision into small blocks. Streets will be designed to discourage outside traffic from traversing the development.

- I. All dead-end streets shall provide for a cul-de-sac or, in the case of a dead-end street which will be extended, a temporary turn around at the end of the street, subject to the approval of the Public Works Authority.
- J. Sidewalks shall be constructed on each side of each street in accordance with Chapter 25 of the City of Portland Code of Ordinances. Sidewalks to be used by pedestrians are to be so located as to minimize contacts with normal automotive traffic, with preference given to interior walks away from streets in common open space in block interiors.
- K. Curbs shall be constructed on each side of each street. The curbing shall be constructed as provided in Chapter 25 of the City of Portland Code of Ordinances.
- L. Street names for all subdivisions shall appear on the subdivision plat and be subject to approval by the Planning Board.

15.5.5 Sewers and storm drains

- A. All subdivisions shall be provided with adequate storm drain systems within the subdivision separate from any sanitary sewer system required in Chapter 25 of the City of Portland Code of Ordinances. The design of all sewers and storm drains shall be subject to approval by the Public Works Authority.
- B. Any natural or manmade areas, systems or facilities designated for stormwater control purposes and intended for city maintenance shall, except for detention or retention ponds or basins and regularly free flowing

watercourses, be structurally enclosed in accordance with the standards of the Public Works Authority, and shall be dedicated with sufficient land for maintenance purposes. Warranty deeds to such areas shall be submitted for acceptance by the City Council at the same time as the acceptance of streets. All such areas as are not intended for city maintenance shall be permanently protected and maintained by private agreement, deed covenant or restriction, as appropriate, in form approved by the Corporation Counsel.

- C. The subdivider shall be responsible for the construction of all sewers and storm drains including manholes, catch basins and any other appurtenances as may be deemed necessary by the Public Works Authority. All work shall be in accordance with public works specifications.

15.5.6 Blocks

- A. A maximum block length of 800 feet, measured from the nearest street lines of intersecting streets, shall be observed except where, in the opinion of the Planning Board, conditions justify a departure from this standard. In general, block size should be the maximum consistent with the use and shape of the site and the convenience and safety of the occupants.
- B. In blocks exceeding 800 feet in length, measured from the nearest street lines of intersecting streets, the Planning Board may require where feasible the reservation of a 20 foot wide easement to the city through the block to provide for the crossing of underground utilities and pedestrian traffic where needed or desirable and may further

specify, at its discretion, that a four foot wide paved foot path be included.

- C. The length, width and shape of blocks shall be determined on the basis of:
 - 1. Provision of adequate building sites suitable to the special needs of the type of use contemplated;
 - 2. Zoning requirements as to lot sizes, setbacks and dimensions;
 - 3. Needs for convenient access, circulation, control and safety of street traffic;
 - 4. Limitations and opportunities of topography.
- D. Blocks with lots having double frontage on streets shall be avoided.
- E. The foregoing dimensions may be adjusted by the Planning Board where type of use or topography requires such modification.

15.5.7 Lots

- A. Lots shall conform to the provisions of Article 7 and the city health code.
- B. Where easements for public utilities, storm or sanitary sewers are contemplated, the lot lines shall be located in such a manner as to facilitate construction of such facilities and the maintenance thereof.
- C. Lots which are reserved or laid out for business, commercial, or industrial purposes shall have sufficient width and depth to accommodate the off-street parking and loading facilities required for the type of use and development contemplated, as established in Article 19.
- D. Where feasible, side lot lines shall be at right angles to street lines (or radial to curving street lines).

15.5.8 Public open space

- A. In all subdivisions open space may be provided for parks, recreational and other public areas. Where no public open space or recreational areas exist in close proximity to the subdivision, or where a lack of such areas in the subdivision would require its disapproval under Section 15.4, the Planning Board may require provision of land for park or recreational purposes. Such lands may be designated for public or private ownership in accordance with the conditions stated in this subsection, subject to the approval of the Planning Board.
- B. If a tract or parcel is intended for public ownership and is so designated on the subdivision plat, the acceptance of such land shall be first recommended by the various departments and the Planning Board and sent to the City Council for final determination.
- C. If a tract or parcel is designed or intended to be owned and used in common for recreational or other public or semipublic purposes and such intent is so designated on the subdivision plat, appropriate documents in form approved by the Corporation Counsel shall be submitted to the Planning Board. Such documents shall clearly:
 - 1. Set forth the nature of the permanent organization under which common ownership is to be established, including its purpose; how it shall be governed and administered; the provisions made for permanent care and maintenance of the common property for its share of the cost of administering and maintaining such common property;

2. Set forth the extent of common interest held by the owner of each individual parcel in the tract held in common with others.

15.5.9 Access to shoreline

- A. In all subdivisions having shore frontage on the island of Casco Bay, existing legal rights of public access to the shoreline shall be preserved. The proposed street layout and circulation plan shall be suitably integrated with such existing public access in a manner that reasonably promotes the public use of such access. The proposed street layout and circulation plan shall also be designed to preserve any legal rights to any significant water views and scenic vistas from such rights of way.
- B. In all subdivisions having any lots within the shoreland zone, legal rights of private access to waters shall, to the extent reasonably feasible, be established for the benefit of all lots within the subdivision not otherwise having such access.

15.5.10 Additional requirements for non-residential subdivisions

All nonresidential subdivisions must meet the following additional requirements, except as waived by the Planning Board due to the commercial or industrial nature of the development:

- A. Proposed industrial parcels shall be suitable in area and dimensions to the commercial or industrial development anticipated;
- B. Street rights-of-way and pavement shall be adequate to accommodate the type, weight and volume of traffic anticipated to be generated;

- C. The design and installation of public utilities including water, sewers and storm water drainage, shall be adequate to accommodate the anticipated usage; and
- D. Streets carrying truck traffic shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

15.6 WAIVERS

15.6.1 Request for waivers

A waiver of plat requirements or technical standards shall be applied for in writing by the subdivider. The decision of the Planning Board on such request shall be final.

15.6.2 Waiver standards

- A. Except for the requirements set forth Subsection 15.5.4 pertaining to the provision and construction of curbs and sidewalks, the Planning Board, if it finds that extraordinary conditions exist or that undue hardship may result from strict compliance with these regulations may vary the regulations so that substantial justice may be done and the public interest secured, provided that such variation will not have the effect of nullifying the intent and purpose of the Comprehensive Plan and the regulations of this article.
- B. Where the Planning Board or Planning Authority finds that, for each of the requirements listed in (1) Sidewalks and (2) Curbing below, two or more of the conditions exist with respect to compliance with the requirements set forth Subsection 15.5.4 pertaining to the provision and construction of curbs and/or sidewalks, it may waive, in whole or in part, the regulations so that substantial

justice may be done and the public interest secured.

1. Sidewalks:

- a. There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
- b. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.
- c. A safe alternative-walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.
- d. The reconstruction of the street is specifically identified and approved in the first or second year of the current Capital Improvement Program or has been funded through an earlier CIP or through other sources.
- e. The street has been constructed or reconstructed without sidewalks within the last 24 months.
- f. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

2. Curbing:

- a. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.
- b. The reconstruction of the street is specifically identified and approved in

the first or second year of the current Capital Improvement Program or has been funded through an earlier CIP or through other sources.

- c. The street has been rehabilitated without curbing in the last 60 months.
- d. Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.
- e. Runoff from the development site or within the street does not require curbing for stormwater management.

C. In no event shall the waiver have the effect of creating potentially hazardous vehicle and pedestrian conflict or nullifying the intent and purpose and policies of the Comprehensive Plan relating to transportation and pedestrian infrastructure and the regulations of this article.

D. At its discretion, the Planning Authority may refer any petition for a waiver from the curb and sidewalk requirement to the Planning Board for decision.

15.6.3 Modifications for Planned Unit Developments

The standards and requirements of this article may be modified by the Planning Board in the case of a plan and program for a planned unit development which in the judgment of the Planning Board provides adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants

or other legal provisions as will assure conformity to and achievement of the Comprehensive Plan.

15.6.4 Modifications approved by Public Works

If at any time before or during the construction of the required improvements the subdivider demonstrates to the satisfaction of the project engineer and the Public Works Authority that unforeseen conditions make it necessary or preferable to modify the design of the required improvements, the Public Works Authority may authorize modifications provided that the modifications do not amount to a waiver or substantial alteration of the function of any improvements required by the Planning Board.

15.6.5 Conditions

In granting waivers and modifications, the Planning Board and City Council may require such conditions as will, in their judgment, secure substantially the objectives of the standards or requirement so waived or modified.

15.7 GUARANTEES AND ASSOCIATED FEES

15.7.1 Performance guarantee required

Following subdivision approval and prior to the release of the signed recording plat, the subdivider shall post with the City a performance guarantee in the form and amount specified herein, specifying the completion of the required subdivision improvements within two years from the origination date of such guarantee. In no case shall the term of such guarantee be for a period of less than one year, nor shall any performance guarantee expire between October 30 and April 15 of the following year.

15.7.2 Inspection fees

At the same time that the developer posts a performance guarantee, the developer shall also pay to the City an inspection fee as determined by the City Council. If a performance guarantee is extended beyond its original expiration date, then an additional inspection fee in an amount to be determined by the City shall be required.

15.7.3 Establishing the performance guarantee amount

- A. The performance guarantee shall be equal in value to 100% of the estimated cost of the required subdivision improvements as shown on the approved subdivision plat; as a condition of Planning Board approval; as required in the City of Portland Code of Ordinances; and/or as required by the City of Portland *Technical Manual*.
- B. The performance guarantee amount shall be estimated by the applicant or representative on a form provided by the City and shall be submitted for review and approval to the Planning Authority. Costs to be included in the estimate, and which shall be covered by the performance guarantee, include but are not limited to: street and sidewalk improvements including street lights, monuments, curbing, ramps, detectable warning panels, and striping; earth work and grading; utilities infrastructure and connections including sewer, stormwater, and water service; exterior site lighting; erosion control measures as shown on the approved erosion and sedimentation control plan; open space and recreation amenities; and final site stabilization and landscaping.
- C. The Planning Authority may waive all or any portion of this requirement if it determines

that the subdivider has a proven record of satisfactory performance and sufficient financial capability.

15.7.4 Phased projects

If a project is reviewed and approved as a phased project, the corresponding performance guarantee may also be phased. A separate performance guarantee shall be posted for each phase. Each phase of such project shall be independent of subsequent phases and shall conform to all standards of this article in the event that subsequent phases do not go forward.

15.7.5 Advanced site work

On a case-by-case basis, permission for advanced site work may be granted by the Planning Authority. Such permission is solely within the discretion of the Director of Planning and Urban Development and shall be granted only after submission of a written request setting forth the work proposed to be done on the site. Such written permission shall not be required when the only work proposed is the digging of test pits.

15.7.6 Alterations to pending subdivisions

Alterations may be made to a site with a pending subdivision application if:

- A. At minimum, a performance guarantee for the proposed site alterations has been posted and final plans have been submitted to the Planning Authority; and
- B. Written permission has been received from the Planning Authority or his/her designee that such site alterations may proceed pending subdivision approval. Such permission is solely within the discretion of the Planning Authority and shall be granted only after submission of a

written request setting forth the work proposed to be done on the site. All such work shall be done in compliance with information provided with the subdivision application. An erosion control plan shall also be submitted when deemed necessary by the Planning Authority. Such written permission shall not be required when the only work proposed is the digging of test pits.

15.7.7 Acceptable forms for the performance guarantee

The performance guarantee, in the amount approved by the Planning Authority, shall be a letter of credit, an escrow account with a responsible financial institution, or the deposit to the City of Portland Finance Department and shall be in conformance with the templates and forms made available by the City. If the performance guarantee is a deposit to the City, the City shall hold such funds in a noninterest-bearing account until criteria for performance guarantee release have been satisfied. The performance guarantee shall be in the name of the City and shall be approved by the finance director as to financial sufficiency and the Corporation Counsel as to proper form and legal sufficiency.

15.7.8 Reductions of the performance guarantee

- A. Up to three times during the construction of a project, upon request of the subdivider, a performance guarantee may be reduced by the value equal to the estimated cost of the completed improvements. In no case shall any performance guarantee be reduced by any line item on the cost estimate where improvements remain to be completed. Requests shall be



submitted on a form provided by the City for review and approval by the Planning Authority.

- B. In no case shall any performance guarantee be reduced to an amount equal to or less than the required defect guarantee until all criteria set forth for converting to the defect guarantee have been met, as approved by the Planning Authority.

15.7.9 Extension of the performance guarantee

If the Planning Authority and/or the Public Works Authority has reasonable doubt concerning the stability or proper construction of the required site improvements, the developer shall be required to reconstruct or otherwise address the issues to the City's satisfaction. If the performance guarantee is scheduled to expire before the extent or necessity for such further work can be determined, the developer shall be required to extend the performance guarantee covering such improvements, or secure a new guarantee, for a period and amount deemed necessary by the Planning Authority and/or the Public Works Authority.

15.7.10 Release of the performance guarantee

- A. No performance guarantee shall be released until all fees generated by the project are paid to the City, including but not limited to engineering, inspection, and administrative fees. The guarantor shall not be released from the guarantee except and until authorized in writing from the Planning Authority.
- B. For subdivisions, no performance guarantee shall be released until the Public Works Authority has performed a final inspection of the roadway and determined satisfactory completion of the required improvements.

Additionally, no performance guarantee shall be released until the City is in receipt of a petition for street acceptance, deemed complete and satisfactory by Corporation Counsel and/or the Public Works Authority. The petition for street acceptance must include a warranty deed (with metes and bounds description) to the property within each street of the subdivision or roadway extension and any other improvements intended for City maintenance.

- B. Upon the satisfactory completion of the required site improvements and satisfactory compliance with all conditions of approval including the submission of as-built drawings as applicable, the Planning Authority shall authorize, in writing, conversion to the defect guarantee. The defect guarantee shall be 10% of the original performance guarantee amount and shall remain in place for a period of one year. The defect guarantee shall ensure the workmanship and the durability of all materials used in the construction of the required site improvements. The Planning Authority may authorize the defect guarantee to be released at any time within the one-year period, provided all required site improvements have been constructed and in-place for one year or more and the workmanship and the durability of all materials has been inspected and confirmed to be satisfactory.

15.7.11 Improvements required prior to release of guarantee

Prior to the release of the performance guarantee, the subdivider shall have completed the following improvements:

- A. All streets shall be graded in conformity with the requirements set out Section 15.5 and in

accordance with Chapter 25 of the City of Portland Code of Ordinances;

- B. On all streets, side streets, and alleys, a suitable hard surfaced permanent pavement shall be installed meeting the requirements set forth in Chapter 25 of the City of Portland Code of Ordinances;
- C. Water, gas, and sanitary sewer mains and storm drains shall be constructed prior to the installation of paving with all mains being extended from all lots having sufficient stub outs to avoid subsequent breaking of pavement;
- D. Sidewalks and curbs shall be constructed as required in Section 15.5;
- E. Adequate storm drains shall be constructed subject to the provisions of Section 15.5 and in accordance with the Public Works Authority specifications;
- F. A total of two trees per lot, which shall be street trees, shall be planted near the street line in full public view on private property, as directed by the city arborist. Existing healthy trees may be credited toward this requirement, subject to the approval of the city arborist;
- G. Permanent markers shall be set as prescribed by the Public Works Authority;
- H. All utility lines shall be placed underground unless otherwise approved by the Planning Board.
- I. Street lighting shall be installed in accordance with the standards of the Public Works Authority;
- J. A public water supply shall be installed subject to the approval of the Portland Water District; and
- K. Erosion control measures shall be taken both during and after construction in accordance

with the standards of the Public Works Authority.

15.7.12 Acceptable forms for the defect guarantee

The defect guarantee, 10% of the original performance guarantee amount approved by the Planning Authority, shall be a letter of credit, an escrow account with a responsible financial institution, or the deposit to the City of Portland finance department and shall be in conformance with the templates and forms made available by the City. If the defect guarantee is a deposit to the City, the City shall hold such funds in a noninterest-bearing account until criteria for performance guarantee release have been satisfied. The performance guarantee shall be in the name of the City and shall be approved by the finance director as to financial sufficiency and the Corporation Counsel as to proper form and legal sufficiency.

15.7.13 Abandoned site

In the event that a development site is abandoned or the site improvements do not meet City standards as approved in the site plan, the performance guarantee may be utilized to stabilize, secure, complete construction and/or restore the site as may be necessary, including, but not limited to, revegetation of areas, grading and fencing.

15.8 CONSTRUCTION RECORDS AND INSPECTION

15.8.1 Inspection of construction

The project engineer and city engineer shall have the right to enter and inspect the construction site during all phases of the project to ensure compliance with this article.



SUBDIVISIONS

15.8.2 Required construction records

After approval of the subdivision plat and prior to the construction of any of the subdivision's public improvements, the subdivider shall supply the city engineer with a complete set of engineering drawings showing all streets, sanitary sewers and surface water drains, and all appurtenant work within the subdivision.

15.9 TRANSFER OF OWNERSHIP

The purchasing party or other succeeding owner of a subdivision for which a recording plat has received prior approval, but which has not yet been accepted by the City, shall assume full responsibility for completion of the subdivision's improvements until the subdivision street or streets are accepted by the City. The purchaser or other succeeding owner of an unaccepted subdivision shall be required to comply with all the provisions of this article as if he were the original subdivider, and shall become responsible for completing such improvements in the same manner as the original subdivider.

15.10 PLAT AMENDMENTS

The Planning Authority may approve alterations to an approved recording plat when all of the following conditions are met; otherwise, a new subdivision plat must be submitted to the Planning Board:

- A. The rearrangement of lot lines does not increase the number of lots within a block or other subdivision unit or area;
- B. The alteration will not affect any street, alley, utility easement or drainage easement;
- C. The alteration meets all of the minimum requirements of this article, article III of this chapter on zoning and other applicable state and local codes;

- D. The alteration is approved by the Public Works Authority and the fire department.

Such approved alterations shall be properly recorded in the registry within 30 days thereof or they shall be null and void. Recording of approved alterations also shall be in accordance with the requirements of 30 A M.R.S. § 4406.

15.11 VACATION OF PLATS

Any such plat recorded, or any portion thereof, may be vacated with the consent of the City Council as follows:

- A. At any time before the sale of any lot therein, by written instrument, signed by the city and the owners of such subdivision, declaring the same to be vacated and describing therein the part or portion to be so vacated.
- B. At any time after the sale of any lot therein and by written instrument, signed by the city and all owners of record of lots shown on the plat, declaring the same to be vacated and describing therein the part or portion to be so vacated.
- C. Any instrument so executed vacating all or a portion of any plat shall be duly filed and recorded in the Cumberland County Registry of Deeds. The execution and recording of the instrument described in (B) above shall vest fee simple title to the centerline of the street, alley or easement for public passage so vacated in the owners of abutting properties. Title to property located within the vacated streets, alleys or easements for public passage shall pass to abutting property owners free and clear of any rights of the public or other owners of lots shown in the plan, but subject to the rights of the owners of any public utility installations which have been previously erected therein.

15.12 EXEMPTIONS

15.12.1 Subdivisions prior to 1979

This article does not apply to subdivisions approved prior to June 6, 1979, nor to subdivisions in existence prior to June 6, 1979, nor to subdivisions which have been legally recorded in the Registry of Deeds prior to June 6, 1979.

15.12.2 Division by demise, condemnation, order, or gift

A division accomplished by devise, condemnation, order of court, gift to a person related to the donor by blood, marriage or adoption, unless the intent of such gift is to avoid the objectives of this article, or by transfer of any interest in land to the owner abutting thereon shall not be considered to create a lot or lots for purposes of this article.

16 IMPACT FEES

16.1 PURPOSE

The purpose of this article is to ensure that new development in the City of Portland bears a proportional or reasonably-related share of the cost of new, expanded, or replacement infrastructure necessary to service that development through the payment of impact fees dedicated to funding improvements made necessary by development, or the construction of improvements as provided for herein. This ordinance is enacted pursuant to the authority of 30-A M.R.S. § 4354 and 30-A M.R.S. § 3001.

16.2 APPLICABILITY

The following shall be subject to impact fees, with the exception of municipal buildings, which shall be considered exempt:

- A. Any new building or addition to existing buildings which results in net new residential dwelling units, non-residential building square footage, or water/wastewater meters, and
- B. Any change of use which results in a net increase in impact fee per Section 16.3.6.

16.3 CALCULATION OF IMPACT FEE

16.3.1 In general

Impact fees shall be calculated based on the impact fee schedule in effect at the time of submittal of a complete application for a building permit.

16.3.2 Determination of use

The determination of the applicable land use category in the impact fee schedule shall be made by the Department of Permitting and Inspections with reference to the City of Portland's most recent

Impact Fee Study. If the proposed development is of a type not listed in the impact fee schedule, then the impact fees applicable to the most nearly comparable type of land use listed in the impact fee schedule shall be used.

16.3.3 Mixed use development

In the event that there is more than one use within a building, impact fees shall be calculated separately for each use.

16.3.4 Redevelopment

In calculating the impact fee for a new building that involves the full or partial demolition of a building housing an existing, legally established use or uses, such new building shall be credited with an amount equal to the fee that would have been charged to the use or uses which occupied the structure at the time of demolition permit. If the impact fee calculation for the post-development condition is greater than the credit, the applicant shall pay the difference. If the impact fee calculation for the post-development condition is less than the credit, then the applicant shall not be required to pay an impact fee. The City shall not grant credits for demolitions for which a permit was issued more than 10 years prior to the complete application for a building permit.

16.3.5 Building additions

In calculating the impact fee for building additions, each developed property shall be credited with an amount equal to the fee that would have been charged to the existing use at the time of the addition of floor area. If the impact fee calculation for the post-development condition is greater than

the credit, the applicant shall pay the difference. If the impact fee calculation for the post-development condition is less than the credit, then the applicant shall not be required to pay an impact fee.

16.3.6 Changes of use

In calculating the impact fee for changes of use, each developed property shall be credited with an amount equal to the fee for the use in the highest fee category that has existed on the developed property within the previous 10 years. If the impact fee calculation for the proposed use is greater than the credit, the applicant shall pay the difference. If the impact fee calculation for the proposed use is

less than the credit, then the applicant shall not be required to pay an impact fee.

16.4 ANNUAL ADJUSTMENT OF IMPACT FEE

To account for inflation, there shall be an automatic annual increase in the impact fee schedule reflected in this ordinance every January 1 based on the change in the construction cost index as published by *Engineering News Record*. The fee adjustment shall be calculated by dividing the index amount published on January 1 of the current year by the index amount published on January 1, 2018 and multiplying the resulting ratio by each fee amount. Annual adjustments shall be made available for public reference.

TABLE 16-A: PARKS & RECREATION AND TRANSPORTATION IMPACT FEE SCHEDULE¹

Land Use Type	Unit of Measure	Parks/Recreation Impact Fee	Transportation Impact Fee
Single-family/Two-family	per unit	\$1,126	\$2,159
Multi-family	per unit	\$752	\$1,023
Retail/Service	per 1,000 SF GFA	\$534	\$8,248
Office	per 1,000 SF GFA	\$677	\$2,800
Industrial	per 1,000 SF GFA	\$363	\$1,130
Institutional	per 1,000 SF GFA	\$645	\$3,082
Hotel/Motel	per room	\$875	\$2,404

¹ Land use types included impact fee schedule correspond to those in the City's most recent *Impact Fee Study*.

TABLE 16-B: WASTEWATER IMPACT FEE SCHEDULE

Meter Size	Capacity Ratio	Impact Fee
5/8 inch	1.00	\$1,886
3/4 inch	1.50	\$2,829
1 inch	2.50	\$4,715
1 1/2 inches	5.00	\$9,430
2 inches	8.00	\$15,088
3 inches	16.00	\$30,176
6 inches	50.00	\$94,300
8 inches	80.00	\$150,880

16.5 MODIFICATION OF IMPACT FEES

16.5.1 Equivalent improvements

- A.** A required impact fee may be modified, in whole or in part, by formal vote of the Planning Board in cases when an applicant is otherwise before the Planning Board, or by the Planning Authority in all other cases, if the reviewing authority finds that:
1. The developer or property owner who would otherwise be responsible for the payment of the impact fee voluntarily agrees to make infrastructure improvements for which the impact fee would be collected or an equivalent improvement approved by the reviewing authority, or
 2. The developer or property owner is required, as part of a development approval by the City or a state or federal agency, to make or to pay for infrastructure improvements for which the impact fee would be collected or an equivalent improvement.
- B.** Credit amounts shall be determined based on plans, details, and cost estimates for the proposed infrastructure improvements for which the credit is requested. Such plans, details, and cost estimates shall be prepared by a licensed professional engineer and submitted at the time of site plan, subdivision, or building permit application. The applicant shall pay for any third-party review of plans, details, or cost estimates. On-site or immediately adjacent improvements providing direct service to a site as required under subdivision or site plan regulations shall not be considered eligible under this subsection.

16.5.2 Substantially-reduced demand

The Planning Board may by formal vote modify the payment of a required impact fee, in whole or in part, if it finds that documentation is provided to demonstrate that a proposed use will impose no or substantially-reduced demands on capital facilities for which impact fees have been adopted. Such documentation shall be prepared by a licensed professional engineer and include a written analysis of the demand for capital facilities generated by the proposed use based on industry standards and the most recent *Impact Fee Study*. Documentation shall be submitted at the time of site plan, subdivision, or building permit application. The applicant shall pay for any third-party review of plans, details, or cost estimates.

16.6 REDUCTION IN FEES FOR AFFORDABLE HOUSING

Any residential development including low-income or workforce housing units and qualifying as an eligible project under Subsection 18.2.2 shall receive a reduction of fees in accordance with Subsection 18.2.2.

16.7 COLLECTION OF IMPACT FEE

The City of Portland shall not issue any certificate of occupancy required under the Land Use Code until the applicant has paid any impact fees required by this ordinance.

16.8 SEGREGATION OF IMPACT FEES FROM GENERAL REVENUES

Impact fees collected pursuant to this ordinance shall be maintained in separate, non-lapsing impact fee accounts for each of the facilities for which impact fees are assessed, and shall be segregated from the City's general revenues. These accounts

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shall be dedicated for funding of the improvements for which the fee is collected, as determined through the City's most recent *Impact Fee Study*. Funds from these accounts shall be distributed to City departments solely for the purpose of capital projects identified in the City of Portland's most recent *Impact Fee Study*.

16.9 USE OF IMPACT FEES

Impact fees collected by the City pursuant to this ordinance may be used only for financing facility improvements which the City Council, through the City of Portland's most recent *Impact Fee Study*, has determined are made necessary by new development. The City Council has determined that fees imposed by schedules in this ordinance are reasonably related to the demands created by new development. Impact fees collected pursuant to this ordinance shall be used exclusively for capital improvements, and the City of Portland shall expend funds collected from impact fees solely for the purposes for which they were collected.

16.10 REFUND OF UNUSED IMPACT FEES

Impact fees collected pursuant to this ordinance shall be used by the City according to the schedules for the completion of specific capital improvements as specified in the City of Portland's most recent *Impact Fee Study*, but in no event later than ten years after the date upon which the impact fee was collected. Any impact fees which are not so used and any impact fees collected which exceed the City's actual costs of implementing the infrastructure improvements for which such fees were collected shall be refunded. Refunds shall be paid to the owner of record of the property for which the impact fee was collected, determined as of the date the refund is made.

16.11 REVIEW AND REVISION

The impact fees established in this ordinance are based upon the best estimates of the costs of the construction of the facilities for which the fees are collected as determined through the City's most recent *Impact Fee Study*. The Council may, by amendments to this ordinance, change the amounts of the impact fees from time to time as warranted by new information or changed circumstances.

16.12 ADMINISTRATIVE RULES AND REGULATIONS

The Planning Board is hereby authorized to develop rules and regulations governing the administration of impact fees collected pursuant to this ordinance.

16.13 EFFECTIVE DATE

The provisions of this article shall apply to all building permit applications submitted following December 19, 2018, with the exception that any development for whom site plan approval has been granted as of December 19, 2018 shall be considered exempt. Master Development Plan approval prior to the effective date shall not confer exempt status.

REVIEW COMMENTS ON RECODE DRAFT - ITERATION #3 (Articles 1-13)

	Name	Comment #	Article	Section	Comment	Staff Response
Accessory Dwelling Unit (ADU)						
	Larry	1	6. Use Standards	6.6.2.A	If the number of dwelling units changes for a property, is there anything the property owner needs to be aware of?	The addition of either one or two dwelling units to a residential development triggers Minor Site Plan review, which is an administrative review completed by the Planning Authority. For building code purposes, developments of three or more dwelling units have different code requirements than single- or two-family dwellings.
Document Organization	Barbara Vestal	2	10. Waterfront	2.3.10.D	I was heartened by the comment in the staff memo for 2/18 that the waterfront zones were left intact. I think this is the right approach. However in reviewing the first 2 of 3 waterfront zones, I noted over 20 questions, some as minor as typos or use of NMUOZ rather than CSOZ, but other questions pertain to missing language or deviation from the prior organizational hierarchy. I did not double check cross references to the new sections because it is awkward to flip back and forth in this format. I trust staff will double check to make sure all references relate to the correct provisions.	The intent with the Waterfront Zones remains unchanged, and any changes that are included are solely provided so that the Waterfront chapter is cohesive with the rest of the land use code. For example, referenced information may have moved or been eliminated elsewhere, requiring minor amendment to the Waterfront Chapters.
	Barbara Vestal	3	10. Waterfront	10.2.3.C	Why is "except festivals as otherwise governed under section 14-3013 below" missing? Cite in text needs to be fixed too.	Text has been reintroduced, and citation corrected.
	Barbara Vestal	4	10. Waterfront	10.2.4.C	Why were the conditions "subject to the performance standards of the IL zone set forth in Section 14-236 in addition to the performance standards of section 14-304" deleted from existing text without any comparable substance being added?	The reference was eliminated as the I-L performance standards have now been generalized and applied more broadly to other zones. In response, we have added text back into the draft that would subject these uses to the performance standards that apply to the I-L zone.
	Barbara Vestal	5	10. Waterfront	10.2.4.C	Why was the editor's note in current text omitted here?	Editor's note has been reintroduced.
	Barbara Vestal	9	10. Waterfront	10.2.4.C	The hierarchy of headings needs to be reexamined in this conditional use section. The immediately prior comment about whether it sufficiently references all 4 cites was put in the wrong section. It applies to parking for non-marine uses.	Resolved
	Barbara Vestal	11	10. Waterfront	10.2.8.H	Sorry -- why were off-street loading references deleted?	Off-street parking and loading standards have been consolidated into one article, Article 19. References have been reintroduced.
	Barbara Vestal	12	10. Waterfront	10.2.8.H	Why were off-street parking and loading combined into one standard and why were parking references deleted?	
	Barbara Vestal	18	10. Waterfront	10.3.6.D	Why is this new language inserted: "may not be used to exempt portions of structures from the required first-floor setback." The language in the existing ordinance is "may not be used to satisfy this requirement." Reason for this particular change?	Existing language has been reintroduced.

Alternative Energy	Barbara Vestal	17	10. Waterfront	10.3.3.E	Why were "wind energy sysems, as defined and allowed in Article X, Alternative Energy" (or parallel new cite) excluded from this list of other permitted non-marine uses?	Alternative Energy provisions have been simplified as part of ReCode, and the Waterfront Chapter has been edited to account for these changes, with wind and solar energy systems called out as conditional uses.
	Barbara Vestal	7	10. Waterfront	10.2.4.C	Should note that throughout the waterfront sections provisions on wind towers have been condensed.	
Typo	Barbara Vestal	8	10. Waterfront	10.2.4.C	Does this correctly reference the new numbers for all 4 provisions cited in the existing text?	Typographical errors have been resolved where noted
	Barbara Vestal	6	10. Waterfront	10.2.4.C	The hierarchy of numbers is messed up here. Why isn't this "parking for non-marine uses" shown as #5, parallel to #4, public?	
	Barbara Vestal	10	10. Waterfront	10.2.6.B	Double check this to see if change from existing hierarchy in current text is appropriate.	
	Barbara Vestal	13	10. Waterfront	10.3.1.A	typo to be fixed here.	
	Barbara Vestal	14	10. Waterfront	10.3.1.A	typo	
	Barbara Vestal	15	10. Waterfront	10.3.2.C	The punctuation is messed up, changing the meaning. Why isn't It as in existing text: marine products wholesaling, distribution and retailing.	
	Barbara Vestal	16	10. Waterfront	10.3.3.A	typo	
	Barbara Vestal	19	10. Waterfront	10.3.7	This heading is not parallel to others of the same hierarchy. Why?	
	Barbara Vestal	20	10. Waterfront	10.3.7.B	benot should be "be not"	
	Barbara Vestal	21	10. Waterfront	10.3.7.B	typo	
	Barbara Vestal	22	10. Waterfront	10.3.7.B	NMUOZ was replaced in prior amendments. The current text reads and this should read CSOZ, correct?	
	Barbara Vestal	23	10. Waterfront	10.3.9.M	This should be uses not users per existing ordinance, correct?	

REVIEW COMMENTS ON RECODE DRAFT - ITERATION #4 (Articles 1-16)

	Name	Comment #	Article	Section	Comment	Staff Response
	Zachary Barowitz	1	o. Table of Contents	N/A	What would make this document useful is if for every zone (R-1, B2, etc.), all relevant requirements & information (i.e., parking requirements, inclusionary zoning,) about that zone is contained within so that users would not need to constantly flip back and forth between sections. Yes it would make the document longer, BUT it would make it simpler to use (and the added length would only be redundancies not additional language anyway). Staff preparing this document would simply need to embed the information in each section so that it would update automatically.	In recent years, we have steadily moved away from a code organized by zone (ex. Off-street parking turned into its own division of Article III). Reorganization by theme, as completed here, is in line with current best practice, and allows for significant redundancy and overlap to be cut out. There are of course both pros and cons with this approach, but as we continue forward, we are assessing having dynamic links within the code that would allow for easier navigation to relevant sections.
	Zachary Barowitz	2	o. Table of Contents	N/A	How about page numbers in addition to chapter-page numbers. It will be much easier to find things if we have to hunt for chapter 12 before looking for the page.	Chapter and page number combination allows the user to quickly identify which article they are in, which helps with navigation of the document. Additional notation and navigational tools will be explored in the final compiled draft.
	Liz Trice	3	2. Administration	2.3.11	Why does a city like Portland need low density residential zones? It's more appropriate to conserve small chunks of green space and connect with trails, but I think that we could combine R1-R5 meaning that you could allow up to triplexes in all of these zones, and ADUs (both attached and detached) on all lots, and allow smaller lot sizes. Then allow more dense housing along transit corridors and in business zones.	Section cited is existing policy, and no changes are proposed at this time. Will be catalogued for future discussion as part of Phase 2.
	Liz Trice	4	2. Administration	2.3.11	Similarly, the number of B zones could be cut at least in half: Village/neighborhood intersections. Really B2b should be the Standard B Zone in neighborhoods, downtown can be different, and then the mall/grocery store/car dealership type.	
	Liz Trice	5	3. Definitions		This doesn't account for two things - there should be an asset test when providing subsidized housing. Also, it should say who it's affordable to ie "affordable to	
	Liz Trice	6	3. Definitions		Accessory Dwelling Unit definition should go here.	Accessory Dwelling Units (ADU) are effectively defined within the text of 6.6.2.A. The accessory use is impact based, and so long as relevant standards are being met, meet the criteria of being considered an ADU.
	Liz Trice	7	3. Definitions		Should say Dwelling, single Family; A parcel containing one primary dwelling unit and any allowable attached or detached accessory dwelling units. Same for two family and multi family.	The definition of a single-family dwelling does not preclude the addition of an accessory unit.
	Eric Freeman	8	3. Definitions		Existing definitions should include allowable Accessory Dwelling Units	
	Liz Trice	9	3. Definitions		Definition of family changed from 16 to 8 unrelated individuals. I think the term should be "household", and not family. I can imagine 20 unrelated people living together no problem. What is the intention of this? Seems to unnecessarily restrict living arrangements. "One or more individuals related by blood marriage, civil union, adoption, or guardianship and/or up to 20 unrelated individuals living together in a dwelling unit as a single non-profit housekeeping unit."	Definition of family was vetted by Corporation Counsel and with the ReCode committee, and provides significant flexibility in its interpretation, to allow for a variety of different types of family units, and complementing other types of living arrangements allowed within the city, which were also edited to work more seamlessly together.
	Liz Trice	10	3. Definitions		Needs return cursor	Fixed.
	Liz Trice	11	3. Definitions		What's the point of saying it won't be used as a shelter? The definition for hostel and hotel should be the same - both are transient guests, both allow people to rent by the night, week or month. The only difference is that Hostels can assign or allow people of different parties to sleep in the same room. Shared kitchen facilities are not a distinguishing feature.	Definitions of hostel and hotel remain largely unchanged from existing code language, with the exception of redundant language regarding off-premise accommodations.
	Liz Trice	12	3. Definitions		The incomes for people actually living in Portland is lower than the Area Median Incomes, so it's important to make sure that we're promoting housing to be built in lower income tiers (say 40-80%) that actually serves people already living and working in Portland. The goal is to have housing for all income levels.	Section cited is existing policy, and no changes are proposed at this time. Will be catalogued for future discussion as part of Phase 2.
	Liz Trice	13	3. Definitions		It's not clear how this is distinguished from a household with a few housemates, we want to encourage shared households. I would recommend that the unique aspect of a lodging house is that it is non-owner (or lessor) occupied, and that each room is locked (which has fire safety code issues), and each room is leased separately, weekly or biweekly, or monthly.	Principal difference is that a lodging house is operated as a business, where property owner leases out individual rooms for set period of time, as opposed to a shared housing arrangement where one or more individuals rent or contribute to a mortgage.
	Liz Trice	14	3. Definitions		This doesn't belong here.	
	Liz Trice	15	3. Definitions		need to insert add two ore more dwelling units "to a parcel that holds a single family unit" ... adding two units to an empty lot would not be a multifamily.	Existing language retained.
	Liz Trice	16	3. Definitions		PRUDs is a poor use of land, and we should move away from it (or make it allow much more moderate density not high density. For R6 to be high density it would need to	Section cited is existing policy, and no changes are proposed at this time. Will be catalogued for future discussion as part of Phase 2.
	Liz Trice	17	3. Definitions		That has a lock on the door.	Existing language retained.
	Tim Wells	18	5. Zones	Table 5-B	lower density requirements from 725SF/unit to 300SF/unit and also allow 4 stories by right and 5-6 stories with proper approvals on parcels and in situations where it makes sense. Parking requirements also need to be reduced. These added benefits could be an option if the building is built sustainably. Green roof, Solar panels, passivehaus or tight envelope standards, underground parking, etc.	
	Tim Wells	19	5. Zones	Table 5-B	R1 - R5 zones are all very low or low density zones. They should not be described as medium density zones. This is inaccurate and mis-leading. Recommend breaking down into 2 zones. All zones to allow ADUs. Lower lot sizes. R1/2/3 into low density. Delete R4 zone. R5 and some current R3s make into true mid density zones. 600SF to 1000SF/unit range. Less parking requirements or perhaps none.	
	Liz Trice	20	5. Zones	Table 5-B	R-6 can be its own zone, appropriate for peninsula and transit corridors.	
	Liz Trice	21	5. Zones	Table 5-B	combine into one zone that allows triplexes, duplexes & single family with ADUs on site	Section cited is existing policy, and no changes are proposed at this time. Will be catalogued for future discussion as part of Phase 2.
	Zachary Barowitz	22	5. Zones	Table 5-B	R-6 is NOT high density in any real sense of an urban area. The current R-6 is really low-medium density. R-6 should allow much higher density.	
	Zachary Barowitz	23	5. Zones	Table 5-C	Peaks Island has had a high density multi-unit building. The Avenue House, for 100+ years. It is totally contextual and no one complains about it. It is serviced by transit (ferry) and within a short walk to grocery, post office, restaurants, etc. The commercial areas could stand some higher density development especially because there is no need for parking.	
	Zachary Barowitz	24	5. Zones	Table 5-C	This zone could stand much higher housing density (i.e., current R-6). The area is transit oriented and pedestrian oriented (no need for a car). And there already exists a high density residential project on Peaks - the Avenue House - which has been there for 100+ years	
	Liz Trice	25	5. Zones	Table 5-D	Reduce the number of business zones to 3 zones max and have B2b for neighborhood	

Liz Trice	26	5. Zones	Table 5-E	Why would we want to have "office zones" where everyone has to drive and have a huge parking lot? They should just be business zones. We should be creating more	
Liz Trice	27	6. Use Standards	Table 6-A	There should only be two R zones, 3 max, and all more dense. The only one that has appropriate density to the current zoning map is R6.	Section cited is existing policy, and no changes are proposed at this time. Will be catalogued for future discussion as part of Phase 2.
Liz Trice	28	6. Use Standards	Table 6-A	seems to be missing a legend that describes what the full circle vs 1/2 circle means.	On previous page.
Liz Trice	29	6. Use Standards	Table 6-E	I'm guessing conditional use.	
Liz Trice	29	6. Use Standards	E	Grids are good. It would be good to have a grid that includes density, parking, setbacks and height limits for each zone.	Included in Article 7, Dimensional Standards.
Liz Trice	30	6. Use Standards	6.5.5	Still too many pages and words. Reduce by another 50%.	Noted.
Zachary Barowitz	31	6. Use Standards	6.5.5	This section is a jumble. If it MUST exist as its own section each article should also exist in the section of the relevant zone. (So that people planning for the R6 don't need to jump ahead pg. 82 to refer to the office section.)	We will continue to evaluate navigation tools within the code, understanding that most user will interact with this document on a computer, so that there are shortcuts to relevant sections. This will likely not occur until sometime after the Ph. 1 document is adopted
Liz Trice	32	6. Use Standards	6.5.6.C	It doesn't make sense to me to be this prescriptive.	
Liz Trice	33	6. Use Standards	6.5.6.F	These rules seem so random and arbitrary. Why only R2?	
Liz Trice	34	6. Use Standards	6.5.6.G	Too specific. Come up with simpler rules.	
Liz Trice	35	6. Use Standards	6.5.6.G	Why have totally different rules for the island? and for different multifamily? The minimum 1,000 SF and 600SF unit size are too large.	Section cited is existing policy, and no changes are proposed at this time. Will be catalogued for future discussion as part of Phase 2.
Zachary Barowitz	36	6. Use Standards	6.5.6.H	Do these zones need any off-street parking requirements, since everyone has driveways (or just park on their lawn which is a common practice)? On Street parking is extremely under-utilized. The language is very hard to understand.	
Liz Trice	37	6. Use Standards	6.5.6.H	Perhaps we could make a parking requirements grid by zone and simplify this greatly.	Off-street parking requirements are in table form in Article 18.
					The use article includes regulations related to off-street parking where it is permitted as a principal use. (Article 18 includes requirements for off-street parking as an accessory use (i.e. off-street parking associated with another, principal use).) The consolidation of regulations related to off-street parking as a principal use helps to highlight variations which may be further explored in Phase 2.
Liz Trice	38	6. Use Standards	6.5.6.H	I think it would be better if this was in grid form. I've several times found rules that are missing in some zones, but it's unclear whether its intentional or not.	Section cited is existing policy, and no changes are proposed at this time. Will be catalogued for future discussion as part of Phase 2.
Liz Trice	39	6. Use Standards	6.5.6.H	Another good reason would be to provide a pocket park or other green space adjacent if the goal is to create more housing units, there would be nothing wrong with someone purchasing an empty house, adding a ADU as a value add, and selling it. I read this rule as preventing that, which is unfortunate, because it is challenging for many homeowners to consider adding a ADU while living in their house, and many may not take on an ambitious project.	
Liz Trice	40	6. Use Standards	6.6.2.A	This is ill-conceived and impossible to enforce. The owners should not not be required to live on the property that the ADU is being added. This is blatantly anti-tenant, borderline housing discrimination, and counter to the purpose of creating	The City's approach to Accessory Dwelling Units (ADUs) is generally to eliminate administrative and procedural hurdles, to allow a variety of different unit types and allow ADUs on any property with legal use as a single- or two-family dwelling. The proposed regulations have been vetted with the ReCode committee, and are intended to facilitate incremental density increase, while providing sufficient latitude to work seamlessly within Portland's diverse array of neighborhoods. As part of phase 2 of ReCode, housing policy will be comprehensively revisited, particularly in areas proximate to services and public transportation.
Zachary Barowitz	41	6. Use Standards	6.6.2.A	Does this mean that for any building with an ADU has to be owner-occupied forever or just when the ADU is created? It seems excessive.	
Wendy Cherubini	42	6. Use Standards	6.6.2.A	This is way too restrictive and not to say illogical. If a house has a huge lot, or if it is a merely large lot with a huge house (like in the West End), then a one-ADU-fits-all policy pays no regard to context. Think of the carriage houses in the West End, some of which hold 3 units.	
Zachary Barowitz	43	6. Use Standards	6.6.2.A	I think we should allow one ADU in the primary dwelling unit and one detached ADU.	
Wendy Cherubini	44	6. Use Standards	6.6.2.A	It would be better to have up to two: one attached and one detached.	
Liz Trice	45	6. Use Standards	6.6.2.A	"permitted" is used twice in this sentence which makes it confusing and possibly meaningless. what does this mean?	Existing language retained.
Zachary Barowitz	46	6. Use Standards	6.6.1	this should be in the individual zones.	Relocated to Article 6, as the code is no longer organized around zones.
Liz Trice	47	6. Use Standards	6.5.7	Context matters. If there is a ranch house, it would be TOTALLY fine, if the house was lengthened a bit and another entrance was added. It should be subject to design review.	In line with best practice, the recommendation from the City is to limit a home with ADU to having one entrance along the street facing façade. From a design perspective, this is important in maintaining the appearance of a single-family dwelling.
Zachary Barowitz	48	6. Use Standards	6.6.2. A	Maybe if you want readers be able to sort by topic ("heliports") OR by zone ("B5"), maybe there could be a way to create a digital form of the code that could reference by either keyword.	Noted.
Liz Trice	49	6. Use Standards	6.6.2.E	So I could have six drummers banging away?	
Zachary Barowitz	50	6. Use Standards	6.6.2.F	This list is kinda crazy.	
Zachary Barowitz	51	6. Use Standards	6.6.2.F	Computer programming? This is archaic.	
Zachary Barowitz	52	6. Use Standards	6.6.2.F	Computer programming? This is archaic.	
Zachary Barowitz	53	6. Use Standards	6.6.2.F	Welding is OK?	Section cited is existing policy, and no changes are proposed at this time. Will be catalogued for future discussion as part of Phase 2.
Zachary Barowitz	54	6. Use Standards	6.6.2.F	This is a fundamental problem with zoning. Listing what is allowed instead of what isn't allowed is bizarrely restrictive. There are new occupations all the time as our world changes. We should only be listing what is not allowed, and then really only because it's against the law or has some sort of sound pollution or toxins that impede others.	
Liz Trice	55	6. Use Standards	6.6.2.F	Mail order? Ebay store?	
Zachary Barowitz	56	6. Use Standards	6.6.2.F	This list of kinda nuts. How about general office use?	
Zachary Barowitz	57	6. Use Standards	6.6.2.F	Why do you care if someone wants to add another bathroom? Highly restrictive.	Section cited is existing policy, and no changes are proposed at this time. Will be catalogued for future discussion as part of Phase 2.
Liz Trice	58	6. Use Standards	6.6.2.G	This should also say that the applicant shall be present and shall have members of the development team present who are ready, willing and able to answer questions posed by the public, and shall answer questions posed truthfully and fully. The applicant shall have available all plans, elevations, and other submission materials. Failure to meet any of these requirements shall result in the applicant having to hold another neighborhood meeting which does comply with these requirements prior to proceeding with Planning Board review. This should also provide that the time available for the meeting shall be at least 2 hours in duration, that it shall be held in an accessible location, and the meeting shall be scheduled to begin at 5:30 or after.	This topic will be raised for consideration with the Planning Board at the May 19th workshop.
Barbara Vestal	59	14. Site Plan	14.5.5.C	There may also be design standards that are included in locations other than in the City of Portland Design Manual. Those should be referenced or listed here too.	
Barbara Vestal	60	14. Site Plan	14.6.4.1		

Barbara Vestal	61	14. Site Plan	14.6.4.1	What is this word supposed to be?	The section cited here previously contained significant overlap with the City's design manual, which was felt to be unnecessary. Adoption of the design manual by reference within this ordinance places that document into effect and requires projects to adhere with relevant standards that are listed therein. The purpose of this reference, is to direct an applicant to the design manual, where they can determine whether or not their specific project is subject to those review standards. While not currently shown, it is anticipated that additional language around the objective and process of design review will be added to this section in the next iteration of this document, based upon feedback from Corporation Counsel. Ultimately, changes to the design manual must be adopted by the Planning Board and not the City Council, a process shared by the technical manual.
Barbara Vestal	62	14. Site Plan	14.6.4.1	Why is this not a clear statement of which types of development and which zones are subject to design standards? Why not another table making it explicit and clearly referencing the section of the design manual that is applicable?	
Barbara Vestal	63	14. Site Plan	14.6.4.1	Why have you eliminated very clear specification of the type/location of development subject to design standards? The current ordinance says that design standards apply to "all residential development in the R-6 zone." Why is this not specified? How is an applicant supposed to know what is subject to design standards unless it is listed. At a minimum it should communicate that a development proposal shall not be approved unless it meets all of the design standards. The current language says that the Design Manual is included (presumably meaning incorporated) by reference. Why is that not carried over?	
Barbara Vestal	64	14. Site Plan	14.6.4.1	Why is this significantly weakened from what appears now, which is in itself inadequate?	
Barbara Vestal	65	14. Site Plan	14.6.4.1	This needs to be strengthened so that it is clear what the status of the Design Manual is. If the Design Manual is to be kept, it needs to be adopted by the City Council and amendments to it need to go through the City Council. Furthermore this needs to explicitly state that the Design Manual is incorporated by reference into this	



CITY OF PORTLAND
Planning & Urban Development
Development Review and Historic Preservation Fee Schedule

	Fee Type	Fee
Site Plan/Subdivision Applications	Minor Site Plan (Residential)	\$300.00
	Minor Site Plan (Low-Impact Site Development)	\$600.00
	Minor Site Plan	\$800.00
	Major Site Plan (under 50,000 SF)	\$2,750.00
	Major Site Plan (50,000 to 100,000 SF)	\$3,000.00
	Major Site Plan (100,000 to 200,000 SF)	\$4,000.00
	Major Site Plan (200,000 to 300,000 SF)	\$5,000.00
	Major Site Plan (over 300,000 SF)	\$7,000.00
	Parking Lots Over 100 Spaces	\$1,600.00
	Master Development Plan	\$1,000.00
	Site Location of Development	\$3,500.00 or \$200/lot if residential project
	Traffic Movement Permit	\$1,500.00
	Stormwater Quality Permit	\$250.00
	Plan Amendment (Staff Review)	\$250.00
	Plan Amendment (Planning Board Review)	\$1,500.00
	After the Fact Major and/or Minor Site Plan Review	\$2,000 + applicable application fee
Conditional Use Applications	Subdivision	\$500.00 + \$25/lot + applicable site plan fee
	Conditional Use (Planning Board)	\$100.00
	Conditional Use (Inclusionary Zoning)	\$100.00
	Conditional Use (Hotel Inclusionary Zoning)	\$100.00
Zoning Map or Land Use Code Amendment Applications	Zoning Map Amendment	\$7,500.00
	Land Use Code Text Amendment	\$7,500.00
	Zoning Map and Text Amendment Combined	\$10,000.00
	Conditional / Contract Rezoning	\$10,000.00
Other Applications	Street Vacation	\$2,000.00
	Street Extension (Under Subsection 6.4.1)	\$400.00 + \$25/lot
Review Fees	Fee for Development Review Services (Planning Fee)	\$54.00/hour
	Fee for Development Review Services (Legal Services)	\$75.00/hour
	Fee for Development Review Services (Third Party Review)	Billed as invoiced by third party reviewer
Inspection Fees	Minor (Residential)	\$100.00
	Other	2% of the performance guarantee or \$300.00 minimum, with any additional inspection costs to be assessed by Planning or Public Works at \$54.00/hour
Historic Preservation Applications	Administrative Review	\$65.00
	Historic Preservation Board Minor Review	\$125.00
	Historic Preservation Board Major Review ¹	\$750.00
	After the Fact Review	\$1,000 + application fee
	Sign Review for Signs in Historic Districts	\$75.00
Noticing Fees	Legal Ad for Planning Board or Historic Preservation Board Meetings	% of legal ad bill attributable to project
	Notices mailed to neighbors for Planning Board or Historic Preservation Board Workshops and Public Hearings	.75/each

¹ For projects involving new construction or building additions exceeding 1,000 SF or comprehensive rehabilitation or redesign of existing structures.



CITY OF PORTLAND
Planning & Urban Development
Development Review and Historic Preservation Fee Schedule



Permitting and Inspections Department
Michael A. Russell, MS, Director

Building Permits and Inspections Fee Schedule

Please submit the cost of work with your application. If the construction cost submitted is less than indicated by national standards, the City of Portland reserves the right to reevaluate project cost and assess the larger fee per RSMeans.

All fees are due prior to review of the application. Once the application has been received by the Permitting and Inspections Department, an invoice will be issued, requesting payment of all fees. We accept cash, Visa, MasterCard, American Express, and checks payable to the City of Portland.

COST OF WORK FEES

General Building Permit Fees (For all construction work. Additional fees may apply—see below.)

Cost of work fees and amendments to application:

Up to \$1,000 worth of work	\$25.00
Each additional \$1,000 worth of work	\$15.00

Demolition of structure

Up to \$1,000 worth of work	\$30.00
Each additional \$1,000 worth of work	\$10.00

Heating, Ventilating and Air Conditioning (HVAC)

Up to \$1,000 worth of work	\$30.00
Each additional \$1,000 worth of work	\$10.00

Fire Alarm/Sprinkler System

Commercial	
Up to \$1,000 worth of work	\$30.00
Each additional \$1,000 worth of work	\$10.00
One and Two Family	No Fee

ADMINISTRATIVE FEES (in addition to cost of work fees)

Certificate of Occupancy inspection \$100.00

Missed scheduled inspection \$150.00

Stop Work Order Removal

Projects with cost of work up to \$10,000 where:

No work completed during stop work order	\$150.00
Work completed in violation of stop work order	\$300.00

Projects with cost of work greater than \$10,000 where:

No work is completed during stop work order	\$1,000.00
Work is completed in violation of stop work order	\$3,000.00

Reinspections

First	\$150.00
Second	\$300.00
Third and subsequent	\$500.00

City secures building \$500.00

OTHER PERMIT AND REVIEW FEES (in addition to cost of work fee)

Historic Review fee (required for any exterior work in a Historic District) \$65.00

Historic Review fee for signs (required for any exterior sign in a Historic District) \$75.00



Permitting and Inspections Department
Michael A. Russell, MS, Director

Administrative Authorization	\$50.00
Home Occupation	\$150.00
Condo Conversion (per unit)	\$150.00
Legalization of Nonconforming Dwelling Unit	\$300.00 (per unit)
Level 1 Minor Site Plan (Residential) Application (for new one- and two-family homes)	\$300.00
Site inspection fee (for new one- and two-family homes)	\$100.00
Flood Hazard Development Permit	\$50.00
<u>OTHER PERMIT FEES</u> (in lieu of cost of work)	
Signs	\$30.00 + \$2.00/sq ft
Sidewalk signs	\$25.00 + \$0.20/per sq ft
Sign waiver	\$75.00
Tanks – propane gas, gasoline and fuel oil:	
Less than 300 gallons	\$30.00
300 gallons or more	\$35.00
Tank removal	\$30.00
Tent or stage permit (per tent/stage)	\$30.00
Parking lots	\$100.00
<u>PLUMBING PERMIT FEES</u> (in lieu of cost of work)	
Plumbing code fixture fees:	
Minimum fee (up to four fixtures)	\$40.00
Each additional fixture	\$10.00
Hook-up to public sewer	\$10.00
Hook-up to existing subsurface system	\$10.00
Piping relocation with no new fixtures	\$10.00
Permit transfer	\$10.00
Surcharge fee	\$10.00
Septic system fees:	
Complete Disposal System Permits and Variances	
Engineered system	\$200.00 + \$15.00 DEP surcharge
Non-engineered system	\$250.00 + \$15.00 DEP surcharge
Primitive system (includes one alternative toilet)	\$100.00
Separate grew waste disposal field	\$35.00
Seasonal conversion permit	\$50.00
First time system variance	\$20.00
Permits for Separate Parts of Disposal System	
Alternate toilet (only)	\$50.00
Disposal field only (engineered system)	\$150.00
Disposal field only (non-engineered system)	\$150.00
Treatment tank only (non-engineered system)	\$150.00
Treatment tank (engineered system)	\$80.00
Holding tank	\$100.00
Other components	\$30.00



Permitting and Inspections Department
Michael A. Russell, MS, Director

Late permit fee: A party who starts construction without first obtaining a plumbing permit will be subject to double the permit fee.

ELECTRICAL PERMIT FEES (in lieu of cost of work)

Minimum fee (in lieu of individual fees, where greater):

Residential	\$45.00
Commercial	\$55.00

Air conditioners

Central unit (each)	\$10.00
Window units	\$3.00

Alterations to existing wiring

\$5.00

Circuses, carnivals, fairs, etc.

\$25.00

Emergency lighting, battery units (each)

\$1.00

Fire and burglar alarm systems

Residential	\$5.00
Commercial or industrial	\$15.00
Generator	\$20.00

Interior transformers

0-25 kva (each)	\$5.00
25 kva - 200 kva (each)	\$8.00
More than 200 kva (each)	\$10.00

Motors (each)

\$2.00

Outside lighting and signs

\$10.00

Receptacles, switches, fixtures (each)

\$0.20

Repair after fire

\$15.00

Late permit fee: A party who starts construction without first obtaining an electrical permit will be subject to a \$100 belated fee in addition to the permit fee.

1. TRANSPORTATION SYSTEMS AND STREET DESIGN STANDARDS

1.1. TRAFFIC STUDIES

For the purposes of this section, **passenger car equivalents (PCE)** shall be defined as the number of passenger cars or, in the case of non-passenger vehicles, the number of passenger cars that would be displaced by non-passenger vehicles. One tractor trailer combination is the equivalent of two passenger cars.

Developments that generate 100 PCE or more, thus requiring a Traffic Movement Permit (TMP), shall meet the requirements of TMP regulations of State Law, in addition to all applicable transportation site plan standards of the City Code. For more information concerning state TMP requirements, please refer to <http://www.maine.gov/mdot/traffic-counts/traffic-mvmnt-app.php> or contact the Maine Department of Transportation (MDOT). The City of Portland is the delegated reviewing authority for TMP applications.

Developments that generate less than 100 passenger car equivalents (PCE) but require a scoping meeting because they generate 25 PCE or more and are located

(1) on an arterial; and/or

(2) within ½ mile of a high crash location; and/or

(3) within ¼ mile of an intersection that has been identified in a previous traffic study as a failing intersection, with an overall level of service below level of service D,

shall meet the following standards, if a traffic study is required:

1.1.1.1. Traffic studies shall be prepared, stamped and signed by a Professional Engineer licensed in the State of Maine.

1.1.1.2. Scope of Study:

The City Transportation Engineer, in consultation with the applicant's engineer, shall determine the need for and scope of the traffic study. The requirements for the study shall be based on standard transportation engineering practices.

A typical traffic study includes the following major sections:

- A description of the development proposal
- A description of existing conditions.
- Estimated trip generation by the development and design hour volume for affected driveway(s) and study intersections.
- Trip generation will be based upon the latest edition of the ITE *Trip Generation* publication unless suitable documented local data that meets ITE methodology is available.
- Trip distribution
- Capacity analysis for adjacent roadways and for any existing or proposed driveways.
- Traffic crash analysis for adjacent roadways.
- Key findings concerning traffic impacts, problems, and deficiencies.
- Proposed traffic improvements.
- Summary of findings and recommendations for transportation improvements and other impact mitigation measures.

1.2. Reserved**1.3. HORIZONTAL ALIGNMENT OF STREETS**

The horizontal alignment of all proposed streets shall conform to the following standards:

- Horizontal curves shall have centerline radii of not less than 110 feet.
- The alignment centerline shall be straight for at least 100 feet between reverse curves whenever either curve has a centerline radius of less than 200 feet.
- When two streets intersect and one street is an arterial or collector street, or both streets are arterial or collector streets, the angle of intersection shall be 90 degrees. When two streets intersect and neither street is an arterial or collector street, the angle of intersection shall be at least 75 degrees and no greater than 105 degrees.
- When two streets intersect, adjoining right-of-way lines shall be connected by a circular arc with radius of at least ten (10) feet. The connecting arc shall be tangent to the right-of-way lines on both streets. When the angle of intersection is other than 90 degrees, a radius greater than ten (10) feet may be required.
- All dead-end streets shall provide for a turnaround at the end of the street, subject to approval by the reviewing authority. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).
- Street intersections with more than four (4) legs shall be prohibited.

The minimum distance between intersections on any street shall be as follows unless the City Engineer determines that unique conditions of the site necessitate a lesser length. The distance between intersections shall be measured from the intersection of street centerlines at one intersection to the intersection of street centerlines at the other intersection. Streets shall be classified in accordance with the Federal Highway Administration Functional Classification Guidelines.

Local Street and Local Street Intersection	300 feet
Local Street and Collector Street Intersection	300 feet
Local Street and Arterial Street Intersection	500 feet
Collector Street and Collector Street Intersection	500 feet
Collector Street and Arterial Street Intersection	500 feet
Arterial Street and Arterial Street Intersection	500 feet

1.4. STREET GRADES

1.4.1. Street grades shall conform to the following standards:

- The maximum grade for the centerline of all streets shall not exceed eight (8) percent.
- The minimum grade for the centerline of all streets shall not be less than one-half (0.5) percent.
- The cross slope for local streets shall be 0.03. The cross slope for other street classifications shall be 0.02.
- Cross slopes for sidewalks shall be 0.02, sloping down and away from the street line to the top of the curb at the gutter line.
- Street grades at intersections shall not be more than three (3) percent for a distance of one hundred (100) feet from the center of the intersection.

1.5. VERTICAL ALIGNMENT

Where two adjacent street segments are proposed to have different straight line centerline finish grades, vertical curves shall be used to connect the adjacent street segments. Vertical curves shall be parabolic and tangent to each of the adjacent grades. The minimum vertical curve length, "L", shall be calculated based on the following formula

$$L = K \times A$$

where “A” is the absolute value of the algebraic difference between the beginning grade and the ending grade of the vertical curve, with both grades expressed in percent, and “K” is a factor whose value depends on street design speed, which is related to street classification. The design speeds, in miles per hour, for this section’s street classifications are as follows:

Local Street	25 mph
Collector Street	30 mph
Arterial Street	35 mph

The K values corresponding to the minimum vertical curve lengths for the above street classifications and vertical curve types (sag curve or crest curve) are as follows:

Local Streets

Crest Vertical Curves: K = 20

Sag Vertical Curves: K = 30

Collector Streets

Crest Vertical Curves: K = 30

Sag Vertical Curves: K = 40

Arterial Streets

Crest Vertical Curves: K = 50

Sag Vertical Curves: K = 50

1.6. SIGHT DISTANCE

Where driveways or new streets enter an existing street, vehicular sight-distance shall conform to standards established by the Maine DOT as contained in their publication, Chapter 299, Highway Driveway and Entrances Rules and noted below for entrances with standard vehicles. For driveways frequently accessed by large vehicles, greater sight distance will be required according to Maine DOT guidelines.

Speed Limit (mph)	Measured Distance (feet)
25	200
30	250
35	305
40	360
45	425
50	495
55	570
60	645

1.7. DRIVEWAY DESIGN

1.7.1. Residential development with nine (9) parking spaces or less:

Minimum/maximum driveway width: Any site shall have a minimum driveway width of ten (10) feet and a maximum width of twenty (20) feet measured at the property line.

Location of driveway: A driveway shall be located on the lot in a manner to provide a minimum distance of twenty (20) ft spacing between it and adjacent driveways. This spacing shall be measured between edge of driveways at the property line. If the development is a Level III site plan with frontage on an arterial roadway, the standards listed in the table under section 1.6.1.7 shall apply.

No more than one (1) driveway shall be permitted.

1.7.2. Multi-Family Residential with 10 (ten) parking spaces or more, Commercial and Industrial shall meet the following standards:

1.7.2.1. All driveways shall be designed to connect perpendicular to the street, where feasible. In no case shall the angle of intersection be less than 75 degrees or greater than 105 degrees.

1.7.2.2. Minimum driveway width (one-way): Any site with driveway access to a street shall have a minimum 12 foot wide driveway (at the property line) for one-way ingress or egress. Driveways shall permit traffic to enter and leave the site simultaneously without conflict in aisles, parking or maneuvering areas. If parking is adjacent to the property line, then the appropriate aisle width shall apply. Both the entrance and exit drives shall be identified with appropriate signage.

1.7.2.3. Minimum driveway width (two-way): Any site with driveway access to a street shall have a minimum width of 20 feet for two-way ingress and egress, with a preferred width of 24 feet.

1.7.2.4. Maximum driveway width (two-way): The maximum width of a driveway will be based upon site conditions or vehicle characteristics that warrant a wider access (e.g., dedicated turn lanes at exits) and will require approval of the reviewing authority. Maximum widths shall not exceed the following, although confirmation of exact capacity requirements will be necessary:

- Commercial -24 feet
- Industrial – 30 feet

1.7.2.5. Curbing of driveways: Where driveways enter on an existing street, the full radius of the driveway shall be designed and constructed of granite curb. The radius size shall be based upon information in the following tables. The radii listed below are recommended standards. A vehicle template analysis may be submitted for review as an alternative to the use of the following table:

Passenger Car	12 foot or less departure lane	12 to 14 foot departure lane	14 to 16 foot departure lane	16 to 18 foot departure lane
12 foot or less receiving lane	15ft	15ft	15ft	15ft
12 to 14 foot receiving lane	15ft	15ft	15ft	15ft
14 to 16 foot receiving lane	15ft	15ft	15ft	15ft
SU-30 Truck	12 foot or less departure lane	12 to 14 foot departure lane	14 to 16 foot departure lane	16 to 18 foot departure lane
12 foot or less receiving lane	35ft	30ft	30ft	30ft
12 to 14 foot receiving lane	30ft	30ft	30ft	30ft
14 to 16 foot receiving lane	30ft	30ft	30ft	30ft
WB-50 Truck	12 foot or less departure lane	12 to 14 foot departure lane	14 to 16 foot departure lane	16 to 18 foot departure lane
12 foot or less receiving lane	45ft	45ft	45ft	45ft
12 to 14 foot receiving lane	35ft	35ft	35ft	35ft
14 to 16 foot receiving lane	25ft	25ft	25ft	25ft
WB-62 Truck	12 foot or less departure lane	12 to 14 foot departure lane	14 to 16 foot departure lane	16 to 18 foot departure lane
12 foot or less receiving lane	85ft	85ft	85ft	85ft
12 to 14 foot receiving lane	85ft	85ft	85ft	85ft
14 to 16 foot receiving lane	65ft	65ft	65ft	65ft

1.7.2.6. Maneuvering: The area within the site to which a driveway provides access shall be of sufficient size to allow all necessary functions for loading, unloading and parking maneuvers to be carried out on the site and completely off the street right-of-way. Backing out of vehicles from the driveway is prohibited. The design vehicle used in the analysis shall be the predominant vehicle type and shall be approved by the reviewing authority.

1.7.2.7. Location and spacing of driveways: The location and spacing of driveways shall be determined as follows:

- The angle of intersection between an access driveway and the

right of way shall be 90 degrees where feasible and shall in no case be less than 75 degrees or greater than 105 degrees.

- Along local streets, access driveways to corner lots shall be located a minimum of thirty-five (35) feet from the intersection of the projection of right-of-way lines to the center line of the driveway, except as provided hereinafter.
- Along arterial and collector streets, access driveways to corner lots shall be located a minimum of one hundred fifty (150) feet from the intersection of the projection of right-of-way lines to the center line of the driveway except as provided for hereinafter.
- Along arterial, collector and local streets, minimum acceptable spacing between double or multiple driveways for driveways on adjacent lots or on the same parcel shall meet the criteria below:

Speed Limit (mph)	Minimum Separation* (feet)
25 or less	100
30	125
35	150
40	185
45	230
<i>*Spacing of driveways shall be measured from center of driveway to center of driveway and shall include driveways on both sides of the street.</i>	

1.7.2.8. Number of driveways:

No more than two (2) driveways shall be permitted for ingress and egress purposes to any commercial, industrial or residential (with 10 or more parking spaces) site.

A joint access driveway shall be considered as adequate access for any adjacent sites and shall be encouraged. An easement for joint access shall be required.

1.7.2.9. Off-street vehicular circulation:

An off-street facility shall have full internal vehicular circulation and storage.

Vehicle circulation shall be completely contained within the facility, and vehicles located within one portion of the facility shall have access to all other portions without using the adjacent street system.

1.7.3. Auxiliary Lanes:

Ingress left-turn lanes requirements: A left-turn lane with appropriate storage

and transition shall be provided where a submitted engineering analysis indicates a need.

Ingress right-turn lanes: For any site, a right-turn lane with appropriate storage and transition shall be provided where a submitted engineering analysis indicates a need.

1.8. SIDEWALKS AND DRIVEWAY APRONS

1.8.1. Driveway Aprons

Any driveway, or section thereof, located within any public street right-of-way shall be designed and built with a permanent, erosion resistant, surface, such as hot mix asphalt pavement, concrete, or brick, as illustrated in Figures I-10 through I-12. At a minimum, all driveway aprons shall be constructed of the designated sidewalk material within the pedestrian access route.

1.8.2. Sidewalk Construction and Materials.

Sidewalks shall be brick, concrete or hot mix asphalt. The City Sidewalk Materials Policy (Appendix-1 of this manual) shall be consulted to determine the appropriate type of sidewalk and driveway construction to use on various streets and in different areas of the City. Within the city's historic districts, only brick shall be used. Sidewalk and driveway construction details are illustrated in Figures I-10 through I-15.

All new concrete sidewalks and driveway aprons which abut existing concrete sidewalks must be doweled in prior to pouring.

1.8.3. Sidewalk Design for Accessibility.

The minimum sidewalk width shall be five (5) feet, including the pedestrian access route through driveway aprons. Where obstructions, such as utility poles, are located in sidewalks, a minimum clear path width of five (5) feet shall be required between the obstruction and one edge of the sidewalk.

The maximum allowed vertical level change at any point is ¼-inch. A level change of ¼-inch to ½-inch shall be formed with a beveled slope no steeper than 26.6 degrees (2:1). Level changes greater than ½-inch shall be designed as ramps.

Sidewalks shall be designed with a running slope no greater than the adjacent street slope.

Sidewalks shall be designed with a cross slope of 2%, including the pedestrian access route through driveway aprons.

Accessible sidewalk ramps shall be required on all projects involving construction of new streets or new sidewalks and all projects involving major alteration, including repaving, of existing streets and sidewalks.

1.8.4. Sidewalk Ramp Design:

Ramps, flares, landings and approaches shall be designed as follows:

- (1) Maximum ramp running slope shall be 8.33% for new construction. In retrofit situations, ramp slope may be between 8.33% to 10% for a rise of up to six (6) inches and 10% to 12.5% for a rise of up to three (3) inches. Ramp cross slope shall be 2% or less.
- (2) Minimum ramp width shall be four (4) feet in new construction and three (3) feet for retrofits.
- (3) Sidewalk ramps adjacent to all public streets shall be constructed with truncated dome detectable warning surface panels. The detectable warning panel shall be located so that the edge nearest the curb line is 6 inches minimum or 8 inches maximum from the curb line. The panel shall be oriented to the direction of travel as identified by the point of egress. The panel shall extend 24 inches minimum up the ramp in the direction of travel. The panel shall extend the full width of the ramp.
- (4) Detectible warning panels shall be composite wet set (replaceable) as manufactured by ADA Solutions, Inc ([www. Adatile.com](http://www.Adatile.com)), or equivalent.
- (5) Distinct standards for curb ramp construction apply for locations (1) within and immediately adjacent to Historic Districts and/or Historic Landscapes (Figure I-7A) and (2) all other locations within the City (Figure I-7).
 - For locations within Historic Districts and Historic Landscapes and the areas immediately adjacent where detectible warning panels are required, “Dark Gray” (#36118) panels shall be used (Figure I-7A).
 - For all other areas, “Federal Yellow” (#33538) panels shall be used (Figure I-7).
- (6) Flares shall be designed with a maximum slope of 10% provided that a landing area at least 48 inches x 48 inches is provided at the top of the ramp. If the landing area is less than 48 inches x 48 inches, the maximum slope of the flares shall be 8.33%.
- (7) Landings shall be at least 48 inches by 48 inches for new construction and at least 36 inches x 36 inches for retrofits. Landings shall be designed with slopes in both directions that are no greater than 2%.
- (8) Approaches shall be designed with a cross slope no greater than 2% and a running slope that does not exceed the slope requirements for sidewalk ramps.

1.8.5. Sidewalk Ramp Location and Orientation:

Sidewalk ramps shall be designed as perpendicular ramps with the direction of travel on the ramp perpendicular to the curb line and parallel

to the crosswalk. Where existing conditions (such as narrow right of way width) preclude such layouts, parallel ramps or diagonal ramps may be approved.

Diagonal ramps are located in the middle of a section of circular curb at a corner, where the ramp is at an angle of about 45 degrees to one or two marked crosswalks. In such cases, the crosswalks shall be laid out to encompass a 48 inch by 48 inch landing and wheelchair maneuvering area at the base of the ramp in the street.

1.9. Reserved

1.10. SURFACE AND AGGREGATES

Parking lots, except for temporary lots to be used for less than one year, shall be constructed of a permanent and durable hard surface that is not subject to ponding or erosion.

1.10.1. Aggregates used in concrete mixes and in the construction of streets, sidewalks and aprons shall meet the requirements in SECTION 703 - AGGREGATES of the *State of Maine Department of Transportation Standard Specifications Revision of December 2002* with the following additions and modifications:

703.02 Coarse Aggregate for

Concrete: Designated

Aggregate Size

	Percent Passing Sieve				
Sieve Size	2 in.	1½ in.	1 in.	¾ in.	½ in.
2 in.	95-100	100	-	-	-
1-1/2 in.	-	95-100	100	-	-
1 in.	50-70	-	90-100	100	-
3/4 in.	-	50-70	-	90-100	100
1/2 in.	15-30	-	25-60	-	90-100
3/8 in.	-	10-30	-	20-55	-
No. 4	0-5	0-5	0-10	0-10	0-15
F.M. (+0.20)	7.45	7.20	6.95	6.70	6.10

1.10.2. Aggregate used in concrete shall not exceed the following maximum designated sizes:

- 2 inches for mass concrete
- 1-1/2 inch for piles, pile caps, footings, foundation mats, and walls 8 inches or more thick
- 3/4 inch for slabs, beams, and girders.
- 1/2 inch for fireproofing on steel columns and beams
- 1 inch for all other concrete

1.10.3. 703.06 (a) Aggregate Base:

Aggregate base - crushed, type "B" shall not contain ~~particles~~psections of rock which will not pass a two inch (2") square mesh sieve, and shall conform to the type "B" aggregate, as listed in the subsection of the Standard Specifications.

"Crushed" shall be defined as consisting of rock particles with at least 50 per cent of the portion retained on a 1/4 inch square mesh sieve, having a minimum of 2 fracture faces.

1.10.4. 703.06 (b) Aggregate Subbase:

Sand subbase shall not contain particles of rock which will not pass a one inch (1") square mesh sieve, and shall conform to the type "F" Aggregate, as listed in this subsection of the Standard Specifications.

Gravel subbase shall not contain particles of rock which will not pass a three inch (3") square mesh sieve, and shall conform to type "D" Aggregate, as listed in this subsection of the Standard Specifications.

1.10.5. 703.18 Common Borrow:

Common borrow shall not contain any particle of bituminous material.

1.10.6. 703.19 Granular Borrow:

Granular borrow shall contain no particles which will not pass a three inch (3") square mesh sieve.

1.10.7. 703.20 Gravel Borrow:

Gravel borrow shall not contain particles of rock which will not pass a three inch (3") square mesh sieve.

1.10.8. 703.31 Crushed Stone for Pipe Bedding and Underdrain:

"Crushed Stone" shall be defined as rock of uniform quality and shall consist of clean, angular fragments of quarried rock, free from soft disintegrated pieces, vegetable matter, lumps or balls of clay, and other unsuitable substances.

Crushed stone used as a bedding material for pipe and underdrain shall be uniformly graded and shall meet the gradations listed in the tables below.

The stone shall be free from vegetable matter, lumps or balls of clay, and other unsuitable substances.

Sieve Designation	Percentage by Weight Passing
3/4 – inch	100
3/8 – inch	20 - 55
No. 4	0 - 10

For pipe sizes 42 inches and larger	
Sieve Designation (square mesh sieve)	Percentage by Weight Passing
1-1/4 – inch	100
3/8 – inch	20-55
No. 4	0-10

Minimum thicknesses for pavement structure materials:

Street Classification	Minimum Materials Thicknesses (Inches)			
	Wearing Course Pavement	Base Course Pavement	Agg. Base Course	Agg. Subbase Course
Minor Residential	1 ½	2	3	15
Residential	1 ½	2	3	15
Collector	1 ½	2 ½	3	18
Commercial/Industrial	2	3	3	18

Minimum placement temperatures for hot mix asphalt pavement:

Base Temp. °f	Mat Thickness, Inches					
	½	¾	1	1 ½	2	3+
40 - 50*	--	--	--	--	285	275
50 - 60	--	310	300	295	280	270
60 - 70	310	300	290	285	275	265
70 - 80	300	290	285	280	270	265
80 - 90	290	280	275	270	265	260
90+	280	275	270	265	260	255

* Surface course pavement shall not be placed when the air or road base temperature is less than 50 degrees F.

1.11. STREETS ON ISLANDS IN CASCO BAY

Reserved.

1.12. PARKING STUDY

Parking studies shall be produced by a licensed transportation professional engineer.

Where a parking study is required, data shall be determined by values contained in the most up to date version of the Institute of Transportation Engineers (ITE) publication titled Parking Generation, or through local, regional or other pertinent national data. If local or regional data is to be used, the scope and methodology of the parking study shall be coordinated with the City Transportation Engineer.

Where a parking study is required, the applicant's engineer shall have a scoping meeting with the City Transportation Engineer or their designee to determine the need for and required scope of the study. The requirements for the study shall be based on standard transportation engineering practices.

1.13. TRANSPORTATION DEMAND MANAGEMENT (TDM)

All TDM Plans shall include specific provisions for the following:

1.13.1. Transportation Narrative:

Every TDM plan shall describe how the project fits within the multimodal transportation system serving the district in which the development is located. The narrative should address the specifics of the use, occupants, visitors, and location of the development and how it is anticipated to relate to its transportation context.

1.13.2. Identify a TDM Coordinator to administer the TDM plan:

Every TDM Plan needs to identify the plan administrator and establish the roles and responsibilities of the administrator.

1.13.3. Employee and Customer Survey:

The TDM plan shall develop and use an employee and/or customer survey format that:

- Is specifically designed to reflect the use mix within the development.
- Is electronically tabulated.
- Produces comparable data from year to year
- Allows for compilation of data from multiple employers by third party.
- Allows for data use by employees to foster car pooling and ride sharing.
- Identifies barriers to or best practices in public transit, bicycle, and pedestrian transportation.
- Can be conducted periodically (typically annually) and can be used to monitor program effectiveness and provide the basis for periodic plan adjustment (see monitoring section below).

1.13.4. Set Parking and Trip Reduction Target:

The TDM plan shall use ITE trip generation and parking demand projections as the basis to establish a projected transportation demand and/or impact of the development. Alternatively, project-specific parking and trip generation projections may be used in place of ITE standards, if estimated by a licensed professional engineer and approved by the City. A project specific demand analysis may be advantageous to projects that can demonstrate reduced parking demand and trip generation based on approved assumptions in their TDM and Site Plan.

The TDM plan must use the specific use, location, local alternative transportation opportunities, and initial survey results to establish an achievable percentage reduction in transportation demand for the project. The TDM plan will utilize the stated parking and trip reduction targets as the basis for reduced infrastructure and contribution requirements for the Planning Board's evaluation.

1.13.5. Customize Parking and Trip Reduction Strategies:

Every TDM plan must be customized to reflect the specific mix of use proposed for the development. For example, A residential development will utilize a very different approach to reducing project generated parking and trips than an office building. Likewise, the administration of the TDM plan and the role of the TDM Coordinator must adequately respond to the scale of the development, the uses in the development, as well as the ownership framework and management of the facility.

1.13.6. Education:

The TDM plan shall, at a minimum include provisions for the following. All educational information and programs shall be readily accessible to all project occupants.

- Transit maps and schedules. These shall be posted and updated by the TDM Coordinator, as necessary.
- Access to Information concerning transportation providers and guaranteed ride home services such as: car pooling list serves and/or van pool providers.
- Internal information sharing such as posting a "Ride Board" or employee email list-serve to facilitate car pooling and to share the results of employee and customer surveys.
- Educational and promotional materials that describe and identify the advantages and cost saving opportunities of using alternative transportation, including specific incentives offered by the employer.
- Recognition of employees who reduce the traffic impact of the development through newsletter, email, bulletin board, or other announcements.
- Information on bicycling routes, parking infrastructure and locations and

other amenities or incentives that may be available.

1.13.7. Monitoring:

All TDM plans must include provisions for monitoring program effectiveness over time to establish whether trip reduction targets are being met.

Responsibility: TDM Coordinators and/or plan administrators are responsible for monitoring the efficacy of the TDM plan periodically over time and making adjustments to the plan needed to achieve trip reduction targets.

Methods: The methods and scheduling of monitoring shall be outlined in the TDM plan and shall follow accepted transportation engineering. Monitoring methods will typically involve use of the periodic survey combined with direct observation.

Reporting: TDM plan monitoring shall be compiled into a report that compares the results to trip reduction targets and parking demand projections. The monitoring results shall be provided to the Reviewing Authority according to the monitoring schedule established in the TDM plan.

1.13.8. Project Specific Standards:

Individual TDM Plans shall assess the following topics on a site-specific basis tailored to the transportation needs of the development.

1.13.8.1. Infrastructure:

On-site and off-site infrastructure improvements may be incorporated to achieve trip reduction targets and may include the following:

- **Public Transit Access:** The TDM plan shall identify how occupants and/or visitors will access public transit. Pedestrian links to bus routes and other transit links shall be identified and their usability assessed for sidewalk condition, ADA accessibility, street lighting, cross walk facilities, wayfinding, and general safety and attractiveness. The nearest sheltered public transit facility shall be identified. Deficiencies in the links to public transit that constitute barriers to its use shall be addressed in the TDM plan and in the site plan.
- **Bicycle Parking:** Minimum bicycle parking is a site plan requirement according to [Article 14](#)~~Section 14-526~~ of the Land Use Code. The TDM plan may incorporate additional bicycle parking, bicycle wayfinding, and/or covered parking to further encourage bicycle use.
- **On-site Shower and Locker Facilities:** Access to showers and locker facilities may be incorporated into the TDM Plan in order to encourage human powered transportation alternatives.
- **TDM Bulletin Board or Kiosk:** TDM plans shall identify to occupants where information and educational material will be provided within the

development a visible and convenient facility such as a transportation bulletin board and/or kiosk. In multi-tenanted facilities, transportation information shall be provided in the lobby of the structure or other such location that is accessible and frequented by a significant majority of occupants and visitors to the facility. The TDM coordinator shall be responsible for keeping all material current and available, as needed.

1.13.8.2. Incentives: Incentives available to users and/or occupants of the development may be incorporated to achieve trip reduction targets and may include the following:

- Parking “Cash Out”: TDM plans may include “parking cash out” incentives where employees have the choice of receiving monetary payments in lieu of provided parking. The efficacy of these programs will need to be carefully assessed and the method of monitoring must be described in the TDM plan.
- Public Transit Passes/Van Pool vouchers: Free or reduced price bus passes or van pool vouchers may be used as an incentive in the TDM plan. The use of transit options should be incorporated into the employee/customer survey and incorporated into the plan monitoring program. Transit payment options may be combined with parking cash out incentives, where appropriate.
- Preferred parking for car pool: Car pooling employees may be provided with more convenient and attractive parking, if available. If this option is incorporated into the TDM plan, the location of preferred parking shall be identified on the site plan and signed accordingly.
- Car sharing: Residential developments may incorporate shared car services or jointly owned vehicles into the TDM plan. Commercial development TDM plans may identify use of a shared vehicle for use by employees for either commercial or personal trips through the work day as a means to encourage alternative commuting to work.
- Telecommuting, flex time, and other flexible work scheduling mechanisms that promote fewer employee trips to work or promote alternative transportation travel.

*Other incentives infrastructure improvements and/or methods as may also be appropriate to the development.

1.14. PARKING LOT AND PARKING SPACE DESIGN

Refer to ~~Article 19~~~~Division 20~~ of the City Land Use Code (~~Sections 14-331 to 14-350~~) for zoning ordinance requirements concerning the number of parking spaces required for off-street parking.

Parking spaces shall meet the following dimensional requirements:

- Standard parking space: 9 feet wide by 18 feet long.
- Compact parking space: 8 feet wide by 15 feet long.

- Motorcycle/motorized scooter parking space: 4 feet wide by 8 feet long.

Any parking lot with 10 or fewer spaces shall contain standard sized parking spaces. Parking lots with greater than 10 spaces may be comprised of up to 20% compact parking spaces.

Parking lot layout shall conform to Figures I-28 thru I-32.

Vehicular access shall be provided by one or more aisles. Minimum widths of aisles are illustrated in Figures I-28 thru I-31.

1.15. BICYCLE PARKING

Refer to Article 19~~Division 20~~ of the City Land Use Code (~~Sections 14-332.1~~) for zoning ordinance requirements concerning the number of bicycle parking spaces required.

Bicycle parking shall:

- Provide secure, durable racks that maintain bicycles in an upright position and to which bicycles can be affixed with customary lock and cable mechanisms. Fence-type ("wheel bender") racks designed to secure the front wheel only are prohibited.
- Be installed on a hard surface.
- Be separated from car parking by a physical barrier such as curbing, wheel stops, parking bollards or similar features.
- Be adequately illuminated where nighttime use is anticipated.

1.15.1. Bicycle parking intended for long-term use (residential or full-time employee parking) shall be provided under covered areas and/or in secure storage lockers.

1.15.2. Placement of off-street bicycle parking racks shall conform to the Bicycle Parking Rack Placement Criteria (*drawn from the Bicycle Facility Design Guide of the District Department of Transportation, 2006*) as illustrated in Figure I-33.

1.15.3. Commercial, Industrial (requiring more than ten (10) bicycle parking spaces):

- A minimum of ten percent (10%) of required bicycle parking shall be provided within fifty (50) feet of the main egress point of the structure, or shall be no further from such entry than the nearest five (5) non-handicapped parking spaces.
- Where there is more than one structure on a site, or where a structure has more than one main entrance, the parking shall be distributed to adequately serve all structures or main entrances.

1.15.4. Directional Signage: If bicycle parking is not directly visible from the public right of way, directional signage shall be provided indicating the availability and location of bicycle parking facilities.

1.15.5. Approved Bicycle Racks:

Private property: A variety of commercially available racks are acceptable for installation on private property, including but not limited to those catalogue listings identified herein (Figures I-34 and I-35).

In the Public Right-of-Way: Where site conditions cannot reasonably accommodate bicycle parking on private property, it may be located within a public sidewalk area either adjacent to or within reasonable walking distance of the site, if such areas are available that meet the Bicycle Parking Rack Placement Criteria of this chapter (*drawn from the Bicycle Facility Design Guide of the District Department of Transportation, 2006*) – see Figure I-33. If no such location is available, a financial contribution commensurate with the cost for purchase and installation of the required number of bicycle racks shall be made to a City infrastructure account.

The following approved brands, installed according to company specifications, shall be permitted in the public right of way. Equivalent bicycle racks by other manufacturers are acceptable upon approval by the reviewing authority.

- DERO ‘Downtown Rack’ Inverted U-Rack (Figure I-35)
- DERO ‘Bike Hitch’ (Figure I-34)
- Old Port District, including Commercial Street: DERO Bike Hitch only (Figure I-34)

Bicycle racks in the public right of way shall become the property of the City of Portland.

Bicycle racks in the public right of way shall match the designated street furniture color for that location as described in the Municipal Street Lighting Standards in this manual. Where there is no designated street furniture color, bicycle racks in the public right of way shall be black (manufacturer’s specification).

1.16. BICYCLE ROUTES AND LANES

The City has developed a Bike Route Network Map (Figure I-35) to show present and proposed bike routes on City streets. These routes are typically accomplished by providing either dedicated lanes or “Share the Road” methodology. Positive identification of the lanes shall be provided by pavement markings, bike lane symbols, and signage. The following standards shall be applied to the installation of bike lanes on City streets:

- Vehicular travel lanes and bicycle lanes shall be separated by a six (6) inch solid white painted edge line. At intersections the white edge line shall be a dotted line (two (2) foot painted length by four (4) foot opening) across the intersection.
- Bike lanes shall have a minimum width of five (5) feet. Where sufficient

shoulder width is provided, a second edge line shall be painted off the face of the curb at one (1) or two (2) feet. This edge line shall not extend across intersections. See Figure I-36

- When bike lanes are provided on streets with on-street parking, the bike lane shall be a minimum of six (6) feet wide delineated by edge lines on either side of the bike lane. See Figure I-37
- Bicycle lanes shall be marked with appropriate stenciled symbols; see Figure I-38 for two examples.
- Bike routes shall be identified by appropriate signage as found in the FHWA 'Manual of Uniform Traffic Control Devices'. See Figure I-38 for examples.

1.17. Reserved.

1.18. MOTORCYCLE / MOPED PARKING (ON-STREET):

To distinguish motorcycle/moped parking spaces from standard parking spaces the spaces shall be painted and delineated with signage. These painted spaces shall be angled and shall be four (4) feet wide by eight (8) feet long. The dimensions for on-street motorcycle/moped parking are outlined in Figure I-31. On-street motorcycle and moped parking may also be located where standard vehicle parking would be prohibited because of sight restrictions, such as, adjacent to a crosswalk or an approach to a traffic control device. Motorcycles/mopeds do not have the same sight impediment as a standard vehicle.

1.19. TRAFFIC SIGNALS

New or modified traffic signals require the submission of a traffic signal plan including location of all equipment, underground utilities, a phasing and timing plan and a specific list of all traffic signal hardware. For new or modified traffic signal installations, a new plan shall be submitted to the reviewing authority for review and approval before installation can proceed.

Listed below are the traffic signal items required for traffic signal installations. These items or an approved equivalent shall be provided.

1.19.1. Controller Equipment:

- Controllers shall be compatible with existing Naztec Street Wise ATMS Software
- Traffic control cabinets shall be Naztec Model M34 or P44 TS2 Type 1 Series only
- Secondary traffic controllers shall be Naztec Model 980 TS2 Type 1 Series only
- Master controllers shall be Naztec Model 981 Series only

- Malfunction management units shall be Naztec Model MMU-516E only

1.19.2. Video Detection Equipment:

- Video detection units shall be Traficon Model VIP3.1 & VIP3.2 Series only
- Video detection cameras shall be Traficon approved models only

1.19.3. Signal Equipment:

- Signal housings shall be McCain Model MTSTA or MTSTP Series only
- LED modules for vehicle indications shall be GELcore Model DR6 Series only
- LED modules for pedestrian indications shall be GELcore Model PS7 Series only
- Accessible Pedestrian Signals shall be Campbell Advisor Series only

1.19.4. Traffic Structures:

- Mast arms shall be Valmont SM16 or CB16 Series only
- Strain poles shall be Valmont SW56 Series only.

1.20. PUBLIC CROSSWALKS

Public crosswalks shall meet the requirements of The Manual on Uniform Traffic Control Devices (MUTCD), unless City standards specify a stricter measure. Public improvements may include but shall not be limited to any one or combination of the following:

- Crosswalks;
- Curb Bump Outs or Curb Extensions;
- Pedestrian Crossing Signs (curbside, overhead or in the street);
- Pedestrian Activated Yellow Flashing Warning Lights;
- Pedestrian Activated Traffic Control Signal (Red, yellow, green);
- Medians

1.20.1. Critical Physical Factors:

Walking Speed:

- This factor is applicable at signalized intersections and affects the length of the pedestrian clearance (flashing “don’t walk”) interval.
- Average walking speed is generally measured as three and a half (3.5) feet per second. In areas with elderly or young children pedestrians, a rate of three (3) feet per second is appropriate.

Vehicular Sight Distance:

- Sight distance shall be based on the posted speed plus 5 miles per hour or the 85th percentile travel speed as tabulated below.

Table 1 Stopping Sight Distances (1)	
Speed (mph)	Stopping Sight Distance (feet) *
25	155
30	200
35	250
40	305
45	360
50	425

*Assumes level grade

Source: AASHTO Policy reference 1, Exhibit 3-1 of that publication.

- Sight distance shall be based on a driver eye height of 3.5 feet and a pedestrian height of 2.0 feet.
- Parking shall be prohibited within twenty (20) feet from the centerline of a crosswalk and within thirty (30) feet at signalized and STOP sign locations.

1.20.2. General Standards for Crosswalk Installation:

1.20.2.1. The Manual on Uniform Traffic Control Devices (MUTCD) provides guidance for placement of crosswalks. In addition, crosswalks should:

- Occur where substantial pedestrian/vehicle conflicts exist. (See The Federal Highway Administration notebook titled “Traffic Conflict Techniques for Safety and Operations” which provides methods for conflict evaluation.)
- Occur at points of pedestrian concentration that can meet applicable standards or where pedestrians may not recognize the appropriate place to cross (e.g., loading islands, mid-block pedestrian crossings).
- Maintain suitable separation (approximately 300 feet) between non-intersection or mid-block crosswalks.
- Be installed based on an engineering study if located other than at a STOP sign or traffic signal. For mid-block locations, a study shall evaluate factors of need including but not limited to school crossings, age of pedestrians, and nearest alternative crosswalk location as well as safety issues such as traffic speed, volume, and sight lines.
- Consider advance warning signage if installed at uncontrolled locations and allow for restriction of parking for adequate visibility of the advance signage.
- No crosswalk spacing requirements are to be imposed at intersection locations. Other engineering factors are to be reviewed in the determination of suitability of the location.

1.20.2.2. The Crosswalk Installation Guidelines (Figure I-24) provide criteria for guiding evaluations of when crosswalks may be desirable at uncontrolled locations based on pedestrian and vehicular volumes. Crosswalks at uncontrolled locations shall be placed where these criteria are met; or where special requirements and/or plans exist that support the installation of a crosswalk.

1.20.2.3. Crosswalks proposed at signalized intersections shall include pedestrian signal indications for substantial pedestrian crossings.¹ Each proposed location shall be evaluated based on through traffic volumes, turning vehicle volumes and signal phasing to determine which legs of the intersection are most appropriate for pedestrian crossings.

¹ Design and Safety of Pedestrian Facilities, 1998, ITE Technical Committee 5A-5

The default assumption is that crosswalks shall be provided on all intersection approaches and supplemental analysis must be provided that identifies specific engineering conclusions on why this cannot be accomplished.

1.20.2.4. Marked crosswalks across stop controlled intersection approaches shall be considered where vehicular traffic may block pedestrian traffic². This will be assessed based on a visual observation of vehicular and pedestrian traffic flow at the intersection to determine if there is sufficient vehicular traffic to block the pedestrian crossing path for a significant period of time.

1.20.3. Design Criteria:

Street Markings: Crosswalks on public streets shall use a minimum of eight (8) inch wide solid white lines, which should be spaced to provide a minimum overall width of eight (8) feet. Wider line width is required for locations with higher posted speeds as shown in Table 2. Paint, wherever used, shall meet Maine Department of Transportation (Maine DOT) specifications. Additional designs may consist of longitudinal lines. Figure I-21 illustrates these typical crosswalk markings and Table 2 provides dimensions utilized in the City of Portland for various applications.

Table 2 Crosswalk Dimensions			
Type	Overall Width	Line Width	Spacing
Standard Crosswalk Marking (two lines) Posted Speed ≤ 35 mph Posted Speed > 35 mph	8' 8'	8" 12"	N.A.
Crosswalk With Longitudinal Lines (block style) (See Table 4)	8'	24"	Spacing 4' o.c.

The longitudinal or block style striping of crosswalks should be reserved for use at the following locations (see Table 4):

- Uncontrolled locations of special significance, such as school walking routes, trail/shared-use paths and mid-block crossings;
- High volume pedestrian locations with at least 25 pedestrian crossings for each 4 hours or 40 crossings during the peak hour; and

- High vehicle speed (> 35 mph posted speed) crossings.

1.20.3.1. Street Lighting: Crosswalk locations shall be adequately illuminated for night-time use.

² Pedestrian Facilities Users Guide, March 2002, USDOT - FHWA

1.20.3.2. Signage: Select crosswalk locations may need to be accentuated through the use of signage mounted curbside, overhead, or on the road centerline, as described below:

1.20.3.3. Curbside Signs: There are three standard curbside signs consisting of a crosswalk warning sign, a school crossing warning sign, and an advance warning pedestrian crossing sign. The City of Portland also installs “yield for pedestrians” signs at crosswalks, as shown in Figures I-22 and I-23. Crosswalk signs shall be placed directly adjacent to crosswalks and advance warning signs shall be placed in accordance with the MUTCD guidelines as shown on Table 3.

Table 3	
Advance Warning Sign Placement (2)	
85th Percentile Speed* (mph)	Advance Placement (feet)
25	125**
30	125**
35	125**
40	125
45	175

*or the posted speed when a speed study is not available.

**recommended minimum for the City of Portland

Source: Table 2C-4 of the MUTCD.

1.20.4. Standard signs shall be black legend on a yellow background. The MUTCD also allows the use of a yellow-green fluorescent high grade reflective background for increased visibility. These higher grade signs shall be used where locations meet at least one of the following criteria:

- Vehicle 85th percentile speeds or the posted speed is greater than or equal to 35 mph;
- Pedestrian crossing volume of at least 25 per hour for four hours or 40 during the peak hour; or
- School crossing.

1.20.4.1. Overhead Signs and Flashing Warning Lights: Overhead signs supplemented with pedestrian activated flashers may be placed at high volume pedestrian crossing locations or where specific pedestrian safety issues have been identified.

1.20.4.2. Centerline Signs: Centerline signs shall be able to withstand vehicle impact without damage to the vehicle and with minimal damage to the

device and shall be anchored in place. Note that these devices must be removed without damaging the pavement prior to the start of winter season. The City recommends a device with a base anchored to the pavement with epoxy and a flexible upright paddle that is replaceable. The following criteria should be considered for these devices to be utilized:

- Presence of a high crash location (HCL) as defined by Maine DOT:
Both of the following criteria must be met in order to be classified as an HCL:
 - A critical rate factor of 1.00 or more for a three-year period. (A Critical Rate Factor (CRF) compares the actual accident rate to the rate for similar intersections in the State; and
 - A minimum of eight (8) accidents over a three (3) year period.
- Principal or minor arterial, as identified in Figure -24.
- At least 25 pedestrian crossings per hour for four (4) hours or 40 pedestrian crossings for the peak hour.

1.20.5. Traffic Control Signals: The following provides general guidance concerning installation of a pedestrian activated red-yellow-green traffic control signal. The MUTCD should be consulted for specific details:

- The location is a school crossing and a traffic engineering study reveals that there are not adequate gaps in the traffic stream; or
- There are 107 pedestrian crossings for each of four (4) hours or 133 crossings during any one hour and under both conditions for high volume roadways. Higher rates of pedestrian crossings are necessary for lower volume streets. The number of pedestrians may be reduced by 50% where they are predominantly elderly or young children to include crossing locations along school walking routes for elementary and middle school students.

1.20.6. Specific Guidelines for Crosswalk Use: The City of Portland has established the following guidelines for pedestrian street crossing devices (Table 4):

Table 4: Pedestrian Crossing Devices	
Device	Use *
Crosswalk –	
a. 8" lines, 8' total width	Where volume criteria of Figure I-25 are met and speeds are less than 35 mph and at signalized intersections.
b. 12" lines, 8' total width	At all unsignalized locations where volume criteria of Figure I-25 are met and speeds are between 35 and 45 mph.

c. 24" block style lines, 8' width	At mid-block locations where volume criteria of Figure I-25 are met and speeds are between 35 and 45 mph, at all school and trail/shared-use path crossings and as noted in (Design Criteria) above, subsection 1.17 or at uncontrolled locations as determined by the Traffic Engineer.
Curbside signs –	
a. Advance Crossing Signs	For all mid-block crosswalks and other uncontrolled locations as determined by Traffic Engineer.
b. Crossing Signs	
1. Standard Grade	At all locations where crosswalk lines alone are not sufficient to define the crossing location to motorists at the discretion of the Crosswalk Committee.
2. High Grade	Speed greater than or equal to 35 mph; or 25 pedestrians crossing per hour for four hours or 40 pedestrians crossing for the peak hour
3. School	In accordance with MUTCD

Table 4: Pedestrian Crossing Devices (cont.)	
Device	Use *
Overhead Signs/Flashers	On arterial roadways or roadways with at least two lanes of traffic in at least one direction
Centerline Signs	As noted in 1.17.4.2, above.
Traffic Control Signal	Consider at locations meeting MUTCD warrants for school crossings or pedestrian volume crossings.

*All speeds are 85th percentile speeds for off-peak daytime periods or the posted speed.

1.21. PUBLIC TRANSIT FACILITIES

Where required, public transit facilities shall meet the following standards:

1.21.1. Transit Pullout Bays:

- 1.21.1.1. Transit pullout bays shall be located in the City right of way along the property frontage; or
- 1.21.1.2. Where space constraints prevent locating a transit pullout bay along the property frontage, within reasonable walking distance of the site.
- 1.21.1.3. The design of the pullout bay shall provide adequate space for vehicles to maneuver through facilities without causing damage to either the vehicles or facilities, as detailed in Section I of the Technical Manual.

1.21.2. Transit Shelters:

- 1.21.2.1. Transit shelters shall be located within the site, directly adjacent to the right-of-way on which the public transportation route is established; or
- 1.21.2.2. Where site constraints prevent locating a transit shelter on the site, it shall be located within a public sidewalk area along the property frontage. If a transit shelter is to be located within a public sidewalk area, City

sidewalk clearance requirements.

1.21.2.3. Where space constraints prevent locating a transit shelter within a public sidewalk area along the property frontage, it may be located within reasonable walking distance of the site.

1.21.2.4. Installation and ongoing maintenance of transit shelters on private property shall be the responsibility of the property owner. Ongoing maintenance of transit shelters located in the City right of way shall be the responsibility of the City or of the local or regional transit authority serving the facility.

1.21.3. Where necessary, developments shall provide easements to the City, sufficient in size to accommodate public transit infrastructure.

1.22. CONSTRUCTION PERMITTING AND TRAFFIC CONTROL PLANS

1.22.1. Construction activity in the public right-of-way is controlled by Chapter 25 Article VII of the City Code of Ordinances. Required licenses and permits, restrictions on activity, and fees & charges are all outlined in that Chapter. Rules and Regulations for Excavation Activity are available through the Street Opening Clerk at the Department of Public Services.

1.22.2. Sewer and stormwater system connections are controlled by Chapters 24 and 32 of the City Code of Ordinance. Required permits for new connections and/or abandonment of existing connections are available through the Street Opening Clerk at the Department of Public Services. Rules and Regulations for these utility systems are available through the City Engineer's office of the Department of Public Services. See also Section II of the Technical Manual for lateral abandonment requirements associated with demolition permits.

1.22.3. Traffic Control Plans: Construction activity that impacts the existing public street system must be controlled to protect the safety of the construction workers and all modes of the traveling public. Projects that will occur along arterial and/or collector streets are required to submit a satisfactory 'maintenance of traffic' (MOT) plan prior to any site plan, subdivision, or street opening permit approval.

Maintenance of Traffic (MOT) plans shall provide for the safe passage of the public through or along the construction work zone. On a case-by-case basis applicants may be allowed to close a street and/or detour a mode of traffic when absolutely necessary for safety. MOT plans shall employ the appropriate techniques and devices as called for in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). In addition:

- Construction speed signing may be used as needed to slow traffic
- Traffic Control signs shall not be placed where they are an obstruction to bicycles or pedestrians.
- In extreme situations, flaggers may be required to allow for safe pedestrian and bicycle movement

1.22.4. All existing modes of travel in the work zone area shall be accommodated if impacted by the activity. The safe passage of pedestrians, bicyclists, transit providers, and motorists are of equal importance when planning out the work zone; no pre-existing travel mode may be eliminated without the express approval of the Department of Public Services.

- Traffic control for bicycle and pedestrian facilities or routes through work zones shall be maintained until the bicycle and pedestrian facilities or routes are ready for safe operation. Traffic control will not be removed to allow auto travel at the expense of bicycles and pedestrians.
- Barrier systems utilized to separate the construction activity from the public street and/or sidewalk shall not inhibit sight distances, particularly for visibility of pedestrians and bicyclists.

1.22.5. Use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Services.

1.23. INFRASTRUCTURE CONTRIBUTIONS

Projects that generate traffic, which impacts roadways and intersections already operating at substandard levels of service E or F or adds traffic to improvement districts within the City (**as identified on the attached map - Figure I-39**) shall contribute towards future improvements. A contribution is not required when the applicant implements improvements to fully mitigate a project's impact.

The contribution amount shall be based upon the percentage impact of the project during the Weekday PM peak hour. Specifically, a percentage calculation of the trip generation increase as compared to No-Build traffic levels multiplied by the capital cost of implementing an improvement plan. If an improvement plan has not been identified for complex locations, the applicant shall fund a study that identifies required improvements.

2. SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS

2.1. STANDARDS AND SPECIFICATIONS

Sewer and Storm drain systems shall be planned and constructed in accordance with the regulations contained in Chapter 24 of the City Code of Ordinances.

- 2.1.1. The introduction of non-contaminated water such as rain water, non-contact cooling water, groundwater from foundation drains, sump pumps, surface drains or any other sources of inflow shall not be allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer. When no other practical alternatives exist, this condition may be waived by the City Engineer. All Appeals will be considered by the Director of Public Services. (Refer to: Sec. 24-44 of the City Code - Public sewer connection limitations).
- 2.1.2. It is not permissible to backfill any excavation with frozen materials, organic materials or blasted ledge. The maximum size of backfill material shall not exceed 6". (Please refer to Division 2, Street Opening Permits in the City Code).
- 2.1.3. The Department of Public Services shall be responsible for televising all new sewer construction for acceptability as soon as backfilling has been completed and access is available. The permittee will be invoiced for these services. Information on current rates is available through the City of Portland Wastewater Maintenance Division.
- 2.1.4. The information presented below are City of Portland exceptions to the TR-16 or additional required standards
- 2.1.5. Permits to connect to the municipal stormwater and sanitary sewer system are required and may be obtained from the Department of Public Services.

2.2. TECHNICAL REFERENCE

The following technical publications are recognized by the City of Portland for use in the design, construction and testing of sanitary and stormwater sewers:

- Technical Report #16 (TR-16): *Guides for the Design of Wastewater Treatment Works*, Prepared by the New England Interstate Water Pollution Control Commission available for review at the Department of Public Services or online at www.neiwpcc.org/tr16guides.asp
- Maine Department of Transportation (MDOT) Standard Specifications for Highways and Bridges, Current Edition

2.3. MANHOLES

2.3.1. All manholes shall be designed in conformance with City of Portland standards as illustrated in Figure II-01.

2.3.2. When constructing sanitary manhole channels, if the mathematical difference between the invert elevation of the manhole channel and the invert elevation of the sewer pipe connecting to such manhole is two vertical feet (2') or greater, a standard City of Portland drop manhole shall be provided. Such drop manholes shall conform to the engineering specifications illustrated in Figure II-03.

Drop manholes on stormwater collection systems are permitted.

2.3.3. Internal drop connections are prohibited unless site specific constraints warrant an exception. Where exceptional circumstances necessitate a waiver to allow for construction of an internal drop connection, a minimum of two stainless steel pipe anchors shall be used and the manhole diameter shall be five (5) feet minimum. Waiver requests will be evaluated on a case by case basis.

2.3.4. Service laterals shall not connect to either stormwater or sanitary manholes.

2.3.5. Stormwater and sanitary manholes shall include frames and covers as shown in Figure II-5 or an approved equivalent. Both the frame and riser shall be machined to assure a proper fit.

2.3.6. Manhole covers shall be marked "SEWER" or "DRAIN" accordingly.

2.3.7. Riser Rings without tabs as shown in Figure II-06 shall be used to adjust manholes to grade with approval of the Wastewater Maintenance Division.

2.3.8. All new sanitary manholes shall be vacuum tested before backfilling. Refer to TR-16 for testing standards.

2.3.9. All manholes shall have copolymer polypropylene plastic steps with 3/8" grade 60 rebar continuous throughout, spaced at one foot (1') intervals.

2.4. Reserved.

2.5. PIPES

2.5.1. Minimum velocities of surface water drains shall not be less than three (3.0) feet per second.

2.5.2. The types of allowable pipe to be used for purposes of sanitary sewers, storm sewers, catch basin drains, or underdrains shall be:

- Reinforced Concrete Pipe (RCP) with a minimum strength of Class III;
- PVC Ring Type Sewer Pipe (SDR 35 or equivalent, minimum PS-46 rating,
- P.V.C. Ring Type Sewer Pipe meeting ASTM F 789 or equal to SDR 35
- Ductile Iron Pipe (DIP).
- ADS N-12 HP triple-wall pipe meeting a minimum PS- 46.
- ADS SaniTite HP meeting a minimum PS-46.

2.5.3. The classes of pipe indicated shall be minimums, however the actual class of pipe used shall be determined by soil weight and compaction loads applied to such pipe in accordance with standard engineering design criteria and subject to the approval of the City Engineer.

2.5.4. Ribbed corrugated polyethylene pipe material, smooth wall interior, is not permitted except for underdrain installation. Underdrain diameter shall be no larger than six (6) inches.

2.5.5. All PVC connections shall be made with Solid PVC Couplings.

2.6. BUILDING SEWER LATERALS

2.6.1. All building sewer laterals shall have a minimum diameter of 4" and a minimum slope of 1/8 inch per foot installed, as shown in Figure II-12.

2.6.2. Typical Pipe Installation: Where a building sewer lateral is to be installed from the sewer main in the street to a property or building to be served, the lateral shall either extend to the building or to the street line of each lot to be served and the pipe shall be capped air-tight.

2.6.3. An accurate record of each building sewer, its location and its depth at the street line shall be kept by the developer's engineer and a true copy of the same shall be provided the City Engineer.

2.6.4. The location of the building sewer at the street line shall be physically marked by the placement of a 2 x 4 wooden stake placed at the end of the lateral end-cap and extending one foot above finished grade.

2.6.5. Each stake shall be painted with a fluorescent paint and marked as storm or sanitary sewer with the depth indicated from grade to end-cap. A ¼" thick by 6" square ferrous metal plate or equivalent shall be placed horizontally one foot below grade over the end of the storm drain.

2.6.6. Construction of building sewers and drains shall conform to Chapter 24 (Sewers) of the City Code.

2.6.7. Building sewers and drains shall be connected to the main sanitary sewer line by the use of wyes, tee/wyes, Inserta-Tees or similar approved methods as determined by the Department of Public Services. A manhole shall be installed at the sewer main to connect building laterals when the building lateral is eight (*)

inches or larger in diameter. The lateral connections shall be installed from the main toward the lot where possible.

- 2.6.8. Before connecting new pipes into an existing sewer line, the contractor shall obtain a permit from the Department of Public Services.
- 2.6.9. All new laterals connecting to a combined sewer system shall have a Back Water Valve. The valve shall be installed to assure easy access and maintenance. When a Back Water Valve is installed, it is imperative that introduction of rain water, non-contact cooling water, groundwater from foundation drains, sump pumps, surface drains or any other sources of inflow not be allowed on the building side of the valve.
- 2.6.10. All building floor drains shall discharge to the sanitary sewer system.
- 2.6.11. Plugging of Abandoned Sewer Laterals: Prior to abandoning any stormwater or sanitary sewer lateral, the applicant shall acquire a permit from the Department of Public Services. The applicant shall provide a 48 hour notice to the Sewer Maintenance Division stating the date and time the applicant wished to complete the work. The Sewer Maintenance Division will mobilize to the site and allow one hour to assist the applicant to plug the lateral in the following manner. City staff will televise the sewer main in the street to determine the location of the lateral to be plugged.
- The applicant shall excavate and expose the lateral at the property line and install an inflatable plug in the lateral to be positioned where the lateral connects to the street sewer, as determined by City staff.
- The plug shall be secured by a cable or chain and the lateral fill with pumped grout starting at the plug and filling out to the point of excavation.

2.7. CATCH BASINS

- 2.7.1. All catch basins and catch basin inlets shall be designed and constructed in accordance with Figures II-2 and II-8.
- 2.7.2. Catch basin drain pipes of less than ten inches (10") in diameter are not permitted.
- 2.7.3. All catch basin drains shall be supplied, laid and bedded in a minimum of six inches (6") of crushed stone.
- 2.7.4. All catch basins shall have 4' granite headstone of catch basin inlets conforming to City standards as shown in Figure II-11.
- 2.7.5. No radius catch basin stones shall be permitted.
- 2.7.6. All catch basins shall be constructed with a minimum sump of 3'.

2.7.7. Catch basins shall not be located in driveway openings.

2.7.8. No storm drain lines, with the exception of field inlets and underdrains, shall be connected into a catch basin structure.

2.7.9. Catch basin drains and catch basin inlet drain pipe slopes shall be such that minimum flow velocities shall not be less than 3.0 feet per second.

2.7.10. The base material used to support all proposed catch basin drains shall be as shown in Figure II-12.

2.7.11. Bee hive casting shall be used on drainage structures located at low points in grassed off road locations.

2.8. AGGREGATE SPECIFICATIONS

2.8.1. The provisions of Section 703 of the State of Maine Department of Transportation (MDOT) *Standard Specifications for Highways and Bridges* shall apply with the following additions and modifications:

703.02 Coarse Aggregate for Concrete:

Designated Aggregate Size

Sieve Size	Percent Passing Sieve				
	2 in.	1½ in.	1 in.	¾ in.	½ in.
2 in.	95-100	100	-	-	-
1-1/2 in.	-	95-100	100	-	-
1 in.	50-70	-	90-100	100	-
3/4 in.	-	50-70	-	90-100	100
1/2 in.	15-30	-	25-60	-	90-100
3/8 in.	-	10-30	-	20-55	-
No. 4	0-5	0-5	0-10	0-10	0-15
F.M. (+0.20)	7.45	7.20	6.95	6.70	6.10

2.8.1.1. Aggregate used in concrete shall not exceed the following maximum designated sizes:

- 2 inches for mass concrete.
- 1-1/2 inch for piles, pile caps, footings, foundation mats, and walls 8 inches or more thick.
- 3/4 inch for slabs, beams, and girders.
- 1/2 inch for fireproofing on steel columns and beams.
- 1 inch for all other concrete.

2.8.2. 703.06 (a) Aggregate Base:

2.8.2.1. Aggregate base - crushed, type "B" shall not contain particles of rock which will not pass the two inch (2") square mesh sieve, and shall conform to the type "B" aggregate, as listed in the subsection of the Standard Specifications.

2.8.2.2. "Crushed" shall be defined as consisting of rock particles with at least 50 per cent of the portion retained on the 1/4 inch square mesh sieve, having a minimum of 2 fracture faces.

2.8.3. 703.06 (b) Aggregate Subbase:

2.8.3.1. Gravel subbase shall not contain particles of rock which will not pass the three inch (3") square mesh sieve, and shall conform to type "D" Aggregate, as listed in this subsection of the Standard Specifications.

2.8.4. 703.18 Common Borrow:

Common borrow shall not contain any particle of bituminous material.

2.8.5. 703.19 Granular Borrow:

Granular borrow shall contain no particles which will not pass a three inch (3") square mesh sieve.

2.8.6. 703.20 Gravel Borrow:

Gravel borrow shall not contain particles of rock which will not pass three inch (3") square mesh sieve.

2.8.7. 703.31 Crushed Stone for Pipe Bedding and Underdrain:

"Crushed Stone" shall be defined as rock of uniform quality and shall consist of clean, angular fragments of quarried rock, free from soft disintegrated pieces or other objectionable matter.

Crushed stone used as a bedding material for pipe and underdrain shall be uniformly graded and shall meet the follow gradations.

Sieve Designation	Percentage by Weight Passing Square Mesh Sieve
¾ inch	100
3/8 inch	20-55
No. 4	0-10

For pipe sizes 42 inches and larger:

Sieve Designation	Percentage by Weight Passing Square Mesh Sieve
1 ¼ inch	100
3/8 inch	20-55
No. 4	0-10

The stone shall be free from vegetable matter, lumps or balls of clay, and other inappropriate substances.

2.9. RESERVED

2.10. SUBSURFACE WASTEWATER DISPOSAL

- 2.10.1. To ensure that adequate provisions have been made for subsurface wastewater disposal, developers are required to locate, design, and install all septic systems in accordance with the latest version of the Maine Subsurface Wastewater Disposal Rules, 144 CMR minimum 241, as described in Chapter 6, Section 6-18(A) of the City Code.
- 2.10.2. Developers are required to obtain a permit through the City of Portland Inspections Division prior to the installation of any subsurface wastewater disposal system identified on an approved site plan.

4. LANDSCAPING AND LANDSCAPE PRESERVATION STANDARDS

4.1. DEFINITIONS:

Rare tree specimen: A tree that is (1) of a species classified as rare or endangered at either the state or federal level and/or (2) included in the most current version of the Maine Register of Big Trees, published by the Maine Department of Conservation.

4.2. PRESERVATION OF SIGNIFICANT SITE FEATURES

The applicant shall clearly identify all significant natural features on the site, as defined in Section 14-526 of the City Code, on the submitted boundary survey and site plan, and shall clarify the proposed measures for the preservation and protection of all such features both during and after construction.

4.3. PRESERVATION OF EXISTING VEGETATION

4.3.1. The applicant shall provide a tree survey performed by a licensed land surveyor, arborist, forester, or landscape architect. The tree survey shall clearly indicate forest type and the location, size and species of all existing trees 10" DBH or greater on the site. For sites with a high density of existing trees, the survey shall identify all existing shade and ornamental trees that may have been part of a prior landscape scheme for the site and the location, average size and species of groves of trees, and of individual trees greater than 16" DBH.

4.3.2. Trees or groups of trees to be preserved shall be inspected and approved by the City Arborist or their designee and shall be clearly identified on the Site Plan, Subdivision Plat, Landscape Plan and Grading Plan. Where required by the reviewing authority, property deeds shall include language and plans to help ensure that current and future landowners are aware of all preservation requirements tied to the property. The grading plan shall clearly indicate any proposed grade changes within the drip line of trees designated for preservation.

4.3.3. Tree Preservation efforts shall include posting of 'Tree Protection Zones' or 'Limit of Work Zones' in the form of obvious signage.

4.3.4. Fencing or other protective barriers shall be erected outside the drip line of individual, groupings of or perimeter trees to be preserved.

- No storage of construction equipment, digging, trenching or other soil disturbance shall be permitted within the drip-line of trees to be preserved.
- Areas of trees or other vegetation to be preserved shall not be used for temporary stormwater runoff storage during construction.

- Protective barriers and signage shall remain in place until completion of the project.

During the pre-construction meeting and prior to the onset of any construction including site work, the Department of Public Services or their designee shall inspect all installed protective barriers.

4.3.5. Tree preservation locations and measures to protect preserved vegetation shall be identified or noted in detail on the Landscape Plan and cross-referenced on the Site Plan, Subdivision Plat and Grading Plan.

4.3.6. Upon completion of the project, plant material that has been designated for preservation shall be subject to the maintenance and inspection requirements outlined in this section. Preserved vegetation and new plantings that show signs of construction damage within a one year period following construction, including but not limited to bark damage or excessive root damage, grade changes other than those originally indicated in the approved grading plan, soil compaction due to heavy equipment traversing closely, or general decline due to mechanical or natural conditions shall be rejected and must be replaced prior to the release of any defect guarantee. Any rejected tree will be subject to the following replacement requirements:

- For every existing tree rejected that is 16" or more in caliper DBH, two (2) replacement trees listed on the City of Portland approved native species list shall be planted on the site.
- For every existing tree rejected that is between 10" and 15" in caliper DBH, one (1) replacement tree listed on the City of Portland approved native species list shall be planted on the site.

4.3.7. The developer shall be responsible for making all contractors aware of preservation requirements prior to any construction activities. See specification IV-2 for typical tree preservation detail.

4.4. Reserved.

4.5. SITE LANDSCAPING:

4.5.1. All Landscape Design:

Site landscaping should result in attractive, low-maintenance outdoor spaces that incorporate site definition and screening and support biodiversity.

4.5.2. Screening and Buffers:

Where required, buffer areas shall be comprised of existing trees and vegetation, new landscaping or a combination thereof to create a dense, mixed buffer incorporating both understory and tree canopy layers. While primarily of benefit from a ground level pedestrian viewpoint, such screening should also effectively provide screening when viewed from upper floors of surrounding properties,

where applicable. New shrubs shall be approximately three (3) feet in mature height and shall be spaced 6-8 feet apart. Specification IV-3 provides an example of buffering between compatible uses.

Buffers between contrasting land uses may incorporate earthen berms not exceeding 4:1 slope, opaque fencing, masonry wall or a combination thereof, in addition to landscape plantings. Where fencing or masonry wall is proposed as part of a buffer, less landscaping density is acceptable; however, buffers shall still include trees, shrubs and other vegetation.

Landscaped buffers within the site shall complement and enhance structures and site amenities, provide screening between structures, and buffer undesirable views from general public areas, from existing structures and from residents of proposed units. Accessory site elements such as parking and loading areas, utility structures, dumpsters, storage areas and other hardscaped or unvegetated areas, shall be located and screened from view from public areas and adjacent properties. Screening shall be accomplished with opaque fencing of high architectural quality, masonry wall and/or dense evergreen landscaping. Where fencing or masonry wall is proposed as part of a buffer, less landscaping density is acceptable; however, buffers shall still include trees, shrubs and other vegetation. Specification IV-7 provides an example of screening of accessory site elements.

4.5.3. Industrial and Commercial Development:

In addition to other requirements of the City Code and of this section, industrial and commercial developments shall incorporate landscaping that:

- Enhances proposed buildings with foundation plantings in the vicinity of public entrances to all buildings and in areas with uninterrupted or predominantly blank facades (Illustration VI-5 provides an example of interior site landscaping for commercial and industrial sites).
- Defines roadways and driveway entrances.

4.5.4. Planned Residential Unit Development (PRUDs):

Required trees to be planted and/or preserved shall separate and screen proposed buildings and separate and screen proposed recreational uses. Where cul de sacs are provided, landscaping consisting of native or adapted low maintenance vegetation shall be provided. See Illustration VI-4 for typical cul de sac landscaping.

4.5.5. Parking Areas:

Landscaping shall be incorporated into the development of surface parking to reduce adverse environmental and aesthetic impacts, to shade pavement to reduce heat island effect and to screen parking areas from public view. Plant materials shall be selected for appearance, durability, and tolerance to salt. Illustrations VI-6a and

VI-6b provide examples of parking lot screening.

Landscaping that abuts areas of vehicular use shall be adequately protected and separated from vehicles. Protection should be in the form of curb stops, continuous curbing or guardrails. Curbing and guardrails shall be designed with adequate visibility and durability in order to withstand normal snow plowing operations.

Landscaped islands shall be curbed and a minimum of eight feet in width, not including curbing. The incorporation of bioretention into landscaped islands is strongly encouraged.

4.5.6. Snow Storage:

Snow storage areas shall not encroach on areas designated to meet minimum parking requirements but may be located in landscaped areas provided that appropriate landscape materials are selected which can withstand such snow storage. Snow storage shall not be located where it would adversely impact the functionality of bioretention or other stormwater management systems.

4.5.7. Walls and Fences:

Fences and walls within public view must be of high architectural quality. Chain link and wire mesh fences shall be vinyl coated, dark in color, out of direct public view and shall be complimented with landscaping.

- For residential development, chain link fence shall be a minimum of 6-gauge fence fabric.
- For commercial or industrial development chain link fence shall be 9-gauge fence fabric mounted on schedule 40 pipe posts.

Electrified or barbed fencing is not permitted. Masonry walls shall be constructed of stone, brick or other durable and attractive materials. Concrete block walls are not permitted except where variety in color, design and detailing of the materials are of high architectural quality.

4.5.8. Slope Stabilization:

Stabilization of slopes between 5% and 50% shall incorporate installation of a mixture of vegetation, organic mulch and/or erosion control mix.

Stabilization of slopes greater than 50% must incorporate biotechnical and/or structural methods including but not limited to terracing rip rap or retaining walls in addition to vegetation. Retaining walls, if four (4) feet in height or greater from the bottom of the footing to the top of the wall and/or if supporting a surcharge, must be designed by a licensed engineer and require a City of Portland Building Permit.

4.5.9. Low Impact Development (LID) Practices:

It is the City's policy to encourage Low Impact Design (LID) strategies and practices to capture and infiltrate stormwater runoff. LID is the process of developing land to mimic the natural hydrologic regime. It incorporates land planning and design

practices and technologies to achieve this goal. LID is also discussed in Section V of this Technical Manual.

- 4.5.10. LID strategies and practices relating to site landscaping requirements include but are not limited to bioretention, grassed filter strips, green roofs, rain gardens and vegetated swales.

4.6. STREET TREES:

Arrangement and spacing of trees proposed in the City Right of Way shall be coordinated with the Portland City Arborist or their designee. If it is determined by the City Arborist that there is not adequate space or conditions for street trees in the public right of way or if there is a conflict between the location of proposed street trees and the location of existing or proposed underground utilities, the required number of street trees shall be provided on private property within 10 feet of the property line along the street frontage. Tree species shall be selected according to the City of Portland recommended tree list (Figure IV-1). Trees proposed in the sidewalk shall be planted with approved tree grates, as shown in figure IV-6.

4.6.1. Residential Development:

Single-family residential: Single-family residential developments shall provide a minimum of two (2) street trees per unit, planted in the City right of way unless otherwise approved and spaced twenty-five (25) to thirty-five (35) feet on center.

Multi-family residential: Multi-family residential developments shall provide a minimum of one tree per unit, planted in the City right of way unless otherwise approved and spaced thirty (30) to forty five (45) on center.

Single-family residential subdivisions: Single-family residential subdivisions shall provide a minimum of two (2) trees per lot, planted in the City right of way unless otherwise approved and spaced thirty (30) to forty five (45) feet on center.

~~Standards for Manufactured Housing: Where manufactured housing is proposed within traditional single family subdivision or within a manufactured housing park, landscaping for such housing shall comply with the standards as set forth in Section 14-499.5 of the City Code Additional Requirements for Manufactured Housing Parks.~~

~~Where a single family, single component manufactured house is sited in a residential zone, landscaping and street tree requirements shall correspond to the standards for single family residential development of the City Code and of this section.~~

- 4.6.2. Planned Residential Unit Developments (PRUDs): Where a manufactured housing park or subdivision is also a planned residential unit development (PRUD), the development shall provide a minimum of two (2) street trees per unit, planted within 8-10 ft of the City right of way and/or private roadway proposed as part of the development.

- 4.6.3. **Commercial, Industrial and Institutional Development:** Commercial, industrial and institutional developments shall provide street trees thirty (30) to forty five (45) feet apart on center in the City right of way along all street frontages unless otherwise approved.

4.6.4. Fee-in-Lieu Alternative

In the event that the fee-in-lieu alternative is chosen by a developer, The contribution will primarily be for new trees in the neighborhood of the development, but could be put towards maintenance of street trees; and/or

4.6.5. Removal of Heritage or Feature Street Trees

Where the proposed development includes the removal of an existing street tree determined by the City Arborist to be a Heritage or feature tree, the applicant shall be required to contribute to the Tree Fund at the designated rate as specified in this Section, so that the total replacement cost is significantly higher than planting a new street tree/contributing for a new street tree.

4.7. PLANT SELECTION:

- 4.7.1. All trees and shrubs shall comply with the standards set forth by the American Standard for Nursery Stock (ANSI Z60.1 - 2004). These standards are available through the Department of Public Services and at <http://anla.org/index.cfm?area=&page=Content&categoryID=260>
- 4.7.2. All trees and shrubs shall be nursery grown, healthy, free of disease and insect pests, and shall have a well developed and compact root system. Plant material showing signs of a lack of proper nursery care or a lack of pruning or cultivation, or which is not true to name will be classified as collected stock regardless of its source and shall be rejected.
- 4.7.3. Proposed and shrubs installed as part of the landscaping plan shall be comprised of at least 50% native species.
- 4.7.4. The developer shall be responsible for preventing the spread of existing or the introduction of new invasive species on the site, as identified below. If, within one (1) year following construction, invasive species are identified on the site or if such species are pre-existing on the site but are determined to have spread by the City Arborist, the applicant shall be required to implement appropriate control measures prior to the release of the defect guarantee. Accepted mechanical and chemical control methods are provided by the Maine Natural Areas Program (MNAP) of the Maine Department of Conservation in their Invasive Plant Fact Sheets (available through the Department of Public Services and through the MNAP program website: <http://www.maine.gov/doc/nrimc/mnap/features/invasives.htm>).

The following plant species are recognized as invasive species that are characteristically adaptable, aggressive, and have a high reproductive capacity. (1) Asiatic Bittersweet (*Celastrus orbiculata*); (2) Autumn and Russian Olive (*Elaeagnus*

- 4.6.3. Commercial, Industrial and Institutional Development: Commercial, industrial *umbellata* and *Elaeagnus angustifolia*); (3) Black Swallowwort (*Cynanchum louiseae*); (4) Brazilian Waterweed (*Egeria densa*); (5) Common and Glossy Buckthorn (*Rhamnus cathartica* and *Frangula alnus*); (6) Common Reed (*Phragmites australis*); (7) Eurasian Milfoil (*Myriophyllum spicatum*); (8) Fanwort (*Cabomba caroliniana*); (9) Garlic Mustard (*Alliaria petiolata*); (10) Hydrilla (*Hydrilla verticillata*); (11) Japanese Barberry (*Berberis thunbergii*); (12) Japanese Honeysuckle (*Lonicera japonica*); (13) Japanese Knotweed (*Fallopia japonica*); (14) Japanese Stilt Grass (*Microstegium vimineum*); (15) Lesser Celandine (*Ranunculus ficaria*); (16) Mile-a-Minute Weed (*Polygonum perfoliatum*); (17) Morrow and Tartarian Honeysuckle (*Lonicera morrowii* and *Lonicera tartarica*); (18) Multiflora/Rambler Rose (*Rosa multiflora*); (19) Porcelainberry (*Ampelopsis* Milfoil (*Myriophyllum heterophyllum*); (22) Water Chestnut (*Trapa natans*); (21) Norway Maple (*Acer platanoides*) (23) Yellow-flag Iris (*Iris pseudacorus*).
- 4.7.5. Trees selected from the Recommended Tree List of this Section shall conform, at a minimum, to the sizes specified on the list.
- 4.7.6. All upright deciduous and evergreen shrubs shall be a minimum of 3 feet tall at mature height. All spreading evergreen and deciduous shrubs shall be a minimum of 2-2.5 feet in width at maturity.
- 4.7.7. Ground covers planted in lieu of grass shall be planted at a level of coverage equivalent to one complete growing season. Grass areas shall be planted with Kentucky Bluegrass (*Poa pratensis*), Red Fescue (*Festuca rubra*), Tall Fescue (*Festuca arundinacea*) or Perennial Ryegrass (*Lolium perenne* L.). Rolled turf, erosion reducing net or suitable mulch along with landscaping shall be used in swales or other areas subject to erosion. Mulching material shall be a minimum of three (3) inch deep wood chip or bark mulch.
- 4.7.8. Inorganic mulches are not permitted.
- 4.7.9. No plantings used to satisfy City landscaping requirements shall be comprised of inorganic materials.
- 4.7.10. Landscaping, earth moving and grading activities shall be performed according to standards accepted good planting and grading procedures and in accordance with the approved Site Plan, Subdivision Plat, Grading Plan and Landscape Plan.
- 4.7.11. No plant shall be moved after the bud break unless so authorized by the City Arborist or their designee. Planting periods are between April 1st and to July 1st and/or September 1st and November 1st. Landscaping which cannot be installed prior to issuance of a Certificate of Occupancy shall be subject to a performance guarantee according to ~~Article 14~~Section 14-526 of the City Land Use Code.
- 4.7.12. Tree planting and other landscaping for subdivisions that cannot be installed prior to release of the performance guarantee must be insured by a defect bond as described in Section ~~Article 14~~14-50 of the City Land Use Code.
- 4.7.13. All bare soil areas shall be vegetated and/or mulched prior to the issuance of a

Certificate of Occupancy.

5. PORTLAND STORMWATER MANAGEMENT STANDARDS AND MAINE DEP CHAPTER 500 STORMWATER MANAGEMENT

I. INTENTION

The goal of the City of Portland's Stormwater Management Program is to address the effects of development on both the quantity and quality of stormwater runoff in order to protect and improve water quality and meet Clean Water Act requirements. The Technical Manual standards support the review criteria contained in Portland's site plan and subdivision ordinances and with the stormwater management requirements within Chapter 32. Please see Chapter 32 of the City Code of Ordinances for regulations governing stormwater systems, illicit discharges and Post-Construction Stormwater Management Plans in Portland.

II. APPLICABILITY IN PORTLAND

PROJECTS REQUIRING STATE PERMITS:

Projects that require a Stormwater Permit pursuant to 38 M.R.S.A. Sec. 420-D (Stormwater Management Law) and projects that may substantially affect the environment and require a site location of development (Site Law) permit pursuant to 38 M.R.S. A Sec 481-490 shall be reviewed for conformance with Chapter 500 under the City's Delegated Review Authority or by the Maine Department of Environmental Protection.

PROJECTS REQUIRING MUNICIPAL REVIEW IN PORTLAND:

The City of Portland's applicability requirements for all development within Portland, which are specified below, supersede the applicability thresholds specified within the Chapter 500 Rules. The City of Portland conducts reviews under the City's Code of Ordinances, specifically Chapter 32 Stormwater and Chapter 14 Land Use Code. With the intent of improving water quality within Portland's urban environment, the City has adopted codes and regulations that require development proposals of a scale smaller, than the thresholds established under the state laws, to comply with the provisions of Chapter 500.

As outlined in the Section 14-526 of the City of Portland Code of Ordinances, the developments specified below shall comply with the Urban Impaired Stream, Basic, General, and Flooding Standards of the most recent version of the Maine Department of Environmental Protection (Maine DEP) Chapter 500 Rules for Stormwater Management

(<http://www.maine.gov/dep/land/stormwater/storm.html>)

- A. Development within Urban Impaired Stream Watersheds: All development, except single and two-family homes, subject to City of Portland review under the Level I: Minor Residential Application, shall be required to comply with the Urban Impaired Stream Standard pursuant to Maine DEP Chapter 500 Stormwater Management Rules if they are located within the following watersheds:

- Capisic Brook,
- Fall Brook,
- Nasons Brook,
- As listed in the most recent version of the Maine DEP Chapter 502 Rules.

Developments which will result in the creation of up to 1,000 square-feet of new impervious area or up to 10,000 square-feet of new non-impervious developed area, as defined under Definitions in the Maine DEP Chapter 500, are considered de minimis and are exempt from the Urban Impaired Stream Standard.

Development within the Long Creek watershed shall be subject to the requirements set forth by the Long Creek Watershed Management District.

The City of Portland has an approved Compensation Fee Utilization Plan (CFUP) and can therefore receive in-lieu-fee payments to meet the UIS Standard.

- B. Basic Erosion and Sedimentation Control Standards for all Development: All development subject to City of Portland site plan review, including but not limited to Level I: Site Alteration, Level II, and Level III site plans, shall comply with the Basic Standard pursuant to Maine DEP Chapter 500 Stormwater Management Rules; single and two-family homes (Level I: Minor Residential Applications) shall be exempt from the Inspection and Maintenance Documentation Requirements of Appendix B1c.
- C. Stormwater Management Plans for New Development: Except as provided in below, the following development proposals shall submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including General and Flooding standards:
1. Level I: Site Alteration, which will result in the creation of more than 1,000 square-feet of new impervious area or 10,000 square-feet of new non-impervious developed area, as defined under Developed Area and listed under Definitions of Chapter 500.
 2. Level II and Level III Site Plans.
 3. Subdivisions as defined in the Land Use Code Section (Article 15)~~14-493~~ except for those projects, which do not result in the creation of more than 1,000 square-feet of new impervious area or 10,000 square-feet of new non-impervious developed area, as defined under Developed Area and listed under Definitions of Chapter 500.

4. Other projects that the Planning Authority determines that special conditions warrant a stormwater management plan; and
5. Projects that require a Stormwater Permit pursuant to 38 M.R.S.A. Sec. 420-D (Stormwater Management Law), a development that may substantially affect the environment and requires a site location of development (Site Law) permit pursuant to 38 M.R.S.A. Sec 481-490; and certain projects that may be eligible for license by rule for the infiltration of stormwater pursuant to 38 M.R.S.A. Sec 413.

Exemption:

1. ~~Level 1~~ Minor Residential, as defined in the ~~Technical Manual~~ Land Use Code
- Section ~~1614-522-D~~. Redevelopment Projects: All projects not subject to

requirements of an existing

Site Law or Stormwater Management Law Permit that include redevelopment of non-roof impervious area greater than 5,000 square-feet and are subject to City of Portland review shall provide stormwater quality treatment in accordance with the General Standards for no less than 50% of the redeveloped impervious area. The runoff from any upgradient area must be either directed away from the stormwater treatment measure or that measure must be sized to treat the runoff from the upgradient area.

- E. Low Impact Development and Stormwater Quality Treatment: Developments that are not required to comply with the General and Flooding standards are encouraged to incorporate Low Impact Development (LID) and stormwater quality treatment techniques in their design to the maximum extent practicable; however, only projects that meet or exceed the General and Flooding Standards may qualify for a credit from the Stormwater Service Charge in accordance with the Stormwater Credit Manual. A separate application must be completed and submitted to the City for consideration of Stormwater Service Charge credits.

III. STORMWATER MANAGEMENT STANDARDS

Developments as specified under Section II Applicability in Portland must comply with the most recent version of the Maine Department of Environmental Protection (Maine DEP) Chapter 500 Rules for Stormwater Management(<http://www.maine.gov/dep/land/stormwater/storm.html>), including but not limited to the standards for Urban Impaired Stream, Basic, General, and Flooding Standards for the suitability, design, installation, and maintenance of systems to comply with the General and Flooding Standards are provided in Volume III of the Maine Stormwater Best Management Practices Manual.

Developments shall also comply with Chapter 32 Stormwater of the City Code and with the Subdivision and Site Plan Ordinances contained in the Land Use Code,

IV. Submission Requirements

Applicants are required to submit a stormwater management and drainage plan as part of development review application and to provide the following submission items to demonstrate compliance with the applicable stormwater management standards:

- Urban Impaired Stream Standard: Calculations for the Compensation Fee or Mitigation Credit per the tables provided in Chapter 500 Rules and other associated Maine DEP regulations. (Note: The City of Portland has an approved Compensation Fee Utilization Plan (CFUP) and can therefore receive in-lieu-fee payments to meet the UIS Standard.)
- Basic Standard: An Erosion & Sediment Control management plan, notes, and details per the Chapter 500 Rules
- General Standard: Written narrative demonstrating compliance, site plans showing grading and drainage infrastructure, site plan showing water quality treatment area(s) with table showing compliance, BMP sizing calculations, construction details, and a Post-Construction Stormwater Inspection & Maintenance Plan per Maine DEP Chapter 500 Appendix B with reporting requirements per Chapter 32 of City of Portland Code of Ordinances, and a Stormwater Maintenance Agreement.
- Flooding Standard: Subcatchment plans with flow paths, full hydrology computations/model output of pre- and post-development conditions, summary of pre- and post-development flowrates, and a written request for waiver with rationale for waiver as noted in Section 5.II.F. (as applicable)

The following references provide guidance on LID techniques:

- *LID Guidance Manual for Maine Communities*, prepared for the Maine Coastal Program, dated September 21, 2007.
- *Low-Impact Development Design Strategies – An Integrated Design Approach*, prepared by Prince George’s County, Maryland & Department of Environmental Resources, Programs and Planning Division, dated June 1999.

11. SHADOW STANDARDS

11.1. DEFINITIONS

For the purposes of this section, the following definitions shall apply:

- **Shadow:** A shadow is defined as the circumstance in which a built structure blocks the sun from the land.
- **Adverse Shadow Impact:** An adverse shadow impact occurs when the shadow cast by a proposed development falls on publicly accessible open space or other important natural features where such a shadow impact would adversely affects its use and/or the viability of existing landscaping and vegetation. For the purposes of this section, the above locations shall also be referred to as “significant public resources”.
- **Shadow Analysis:** A shadow analysis refers to a document and its supporting graphics, which illustrate how the shadow cast by a proposed development, will impact adjacent properties and land uses.

11.2. APPLICABILITY

All Minor and Major site plan applications~~Level II or Level III~~ proposals, exempting applications defined as Minor Residential or Low-Impact Site Development per Section 16 of the Technical Manual, **outside the B3, B5 B6 and B7 zones** that would result in new shadows long enough to reach significant public resources (except within an hour and a half of sunrise or sunset) are required to submit a preliminary shadow analysis to the Planning Authority for review. If a preliminary analysis indicates the potential for adverse shadow impact, applicants are then required to submit a shadow analysis, as outlined below. In many cases, it may be appropriate to use the services of an architect or other professional skilled in use of computer analysis to perform a shadow analysis; however, this is not a requirement. Anyone undertaking a shadow analysis must use the longitude, latitude and time information for Portland, Maine.

11.3. REQUIRED SUBMITTALS:

Preliminary Shadow Analysis: A preliminary shadow analysis shall be required for all Level II or Level III developments that include new structures or additions to structures greater than 45 ft tall, in order to determine if additional shadow analysis is required.

- a) Shadow Length: The longest shadow that any structure will cast in Portland, Maine during the year (except within an hour of sunrise or sunset) is 4.26 times its height. To conduct a preliminary analysis, multiply this factor by the height of each proposed structure. If no significant public resources, as defined above, are located within that distance from the project site in any direction, no further analysis is required. If a resource is identified, the location of the site in relationship to the resource shall be evaluated to determine the potential for adverse shadow impact

and the need for further analysis.

For example, if a development would result in a 48 ft tall building, its longest shadow would be approximately 192 feet. If there are no significant public resources within 192 feet of the project site, then no further shadow analysis is required.

- b) Evaluate Site Location: Because of the path that the sun travels across the sky, no shadow can be cast in a triangular area to the south of any given project site. Therefore, if the resource in question is located within that triangular area, no further shadow analysis is required. In Portland, Maine that area lies between -122 degrees from true north and 122 degrees from true north. Thus, any significant public resource would have to be at an angle from true north greater than -122 degrees or 122 degrees in order to be shaded at any time by the proposed development.
- c) Evaluate Significant Public Resource: Finally, the preliminary shadow analysis shall consider the sensitivity of the significant public resource(s) to shadow. Open spaces or natural features that require direct sunlight for a portion of the day to sustain existing vegetation or to maintain the viability of its current use (e.g. - sitting or sunning areas, public gathering spaces, turf sports fields or children's play areas) require further analysis.

Some significant open space resources may not be sensitive to sunlight, such as paved areas or landscaped areas with all shade-tolerant species. For these types of conditions, no further shadow analysis is needed.

If the above steps are not able to determine that shadows from a proposed development would not reach a shadow-sensitive significant public resource during any time of the year, a full shadow analysis is required.

11.3.1. SHADOW ANALYSIS:

A shadow analysis shall define the extent and duration of additional shadow that a proposed development would cast on significant public resources in the project vicinity during the year, along with the effect that new shadowing would have on any sun-sensitive aspects of the resource(s). Applicants are encouraged to use professional resources and/or computer analysis to calculate and graphically display shadows; especially if proposed structures are irregularly shaped or if the project site is located in a densely developed area. A shadow analysis shall include the following times of year:

- March 21st or September 21st
- June 21st
- May 6th or August 6th
- December 21st

A shadow analysis should identify the types of significant public resources, types of vegetation and common use(s) of the site, along with discussion of the corresponding sunlight requirements for each. The uses and vegetation of open space areas establish its susceptibility to adverse shadow impact. Uses that rely on sunlight include sitting areas, gardens, and play areas. Vegetation that relies on

sunlight includes tree canopy, shade-intolerant flowering plants and turf. Shadow-sensitive landscapes and uses generally require a minimum of four to six hours of sunlight a day. If necessary, applicants are encouraged to use the professional services of a landscape architect or recreation planner to inventory and assess the sensitivity of various landscape features to shadow.

In presenting the results of a shadow analysis, the following information shall be included for each date:

- Duration of incremental shadow on affected features
- Times of shadow penetration
- Description of affected features (e.g.- landscaping, seating, active uses, historic resource)
- Time of sunrise and sunset for the date being analyzed.

In addition to a narrative description, the analysis shall include clear graphic representations of the following, as applicable:

- Relationship between the project site and significant public resources,
- Calculation of the angles from north for project shadows entering and existing the affected areas of the resource(s)
- A map showing pre-development condition shadows and the incremental shadows from the proposed structure(s) on all significant public resource(s) on each representative date.
- In the case of public open space resources, a site plan of the open space should be used to illustrate the placement of incremental shadows to allow for clear presentation of any impact to sensitive features. The length of time of the project's shadows should be indicated on each map.
- Photographs of the resource(s), focusing on elements sensitive to sunlight loss that may be impacted by new shadows from the development.
- Plan of the significant public resource, showing composite shadows and the location and duration of sunlight.
-

11.4. DETERMINING SIGNIFICANCE OF SHADOW IMPACT

A significant shadow impact occurs if the new shadow added by the development proposal reduces sunlight to a level where it would have an adverse impact on existing sunlight-sensitive uses. This includes but is not limited to the following scenarios:

- Substantial reduction in sunlight where a sensitive use is already subject to substandard sunlight.
- Reduction in sunlight to vegetation resulting in less available sunlight than the minimum necessary for its survival.
- Substantial reduction in the usability of an open space area.

11.5. Reserved.

11.6. ALTERNATIVES AND MITIGATION

Where an adverse shadow impact is identified, mitigation must be assessed. Types of mitigation that may be appropriate include but are not limited to relocating facilities within an open space to avoid sunlight loss, relocating or replanting vegetation, undertaking additional maintenance to reduce the likelihood of species loss, replacement facilities on another nearby site. Where affected open space is a City park, it is appropriate for the applicant to coordinate mitigation options with the Parks Division of the City of Portland Department of Public Services.

Alternatives that may reduce shadow impacts include but are not limited to

- Reorientation of the structure(s) bulk to avoid adverse shadow impacts on sensitive significant public resources.
- Reorientation of the site plan to include replacement facilities.
- Where possible, reorientation of the sun sensitive features of the resource itself.
- Incorporation of architectural design techniques and/or reflective façade materials to increase available light.

12. SITE LIGHTING STANDARDS

12.1. PURPOSE

The requirements set forth in this chapter are intended to promote and protect public health, safety and general welfare, and encourage the preservation of the natural nighttime outdoor environment. Specifically, the intent of this chapter is to limit light trespass, glare and light pollution to safeguard adequate safety, night vision, and comfort of the neighboring properties.

12.2. APPLICABILITY

The following types of development proposals are required to submit a lighting management plan for review and approval:

- All developments subject to site lighting standards of ~~Article 14~~[Section 14-526](#) of the Land Use Code.
- Other projects where the Reviewing Authority determines that special conditions warrant a lighting management plan.

12.3. GENERAL STANDARDS

Outdoor lighting standards listed below apply to all new developments.

1. Uniformity: As measured in foot candles at grade, maximum to minimum illumination levels shall not exceed a ratio of twenty (20) to one (1.)
2. Illumination Levels: Minimum, Maximum, and Average illumination levels for areas intended to be lighted, as measured at grade, shall be:

Minimum	0.2 foot candles (fc)
Maximum	5.0 foot candles (fc)
Average	1.25 foot candles (fc)

Average illuminance levels for exterior areas specified below, measured in foot candles (fc) at ground level unless noted, shall not exceed the following levels:

Uses	Average (Foot candle)	Uniformity Ratio (average-to- minimum)	Maximum (Foot candle)
Automated Teller Machine (ATM) Surrounding Area (10 ft perimeter)	10.0	3:1	20.0
Drive-through Canopy	10.0	3:1	20.0
Minor Gasoline Service Stations:			
• Approaches and Drives	1.5	3:1	3.0
• Service Areas	2.0	3:1	4.0
• Pump Island Areas	10.0	3:1	20.0
Major Gasoline Service Stations:			
• Approaches and Drives	2.0	3:1	6.0
• Service Areas	3.0	3:1	6.0
• Pump Island Areas	10.0	3:1	20.0
Parking Lots:			
• Surface	0.5	3:1	4.0
• Structure	0.8	3:1	2.0

3. Lumens: No fixture shall exceed 20,000 lumens ($\pm$ 3%).

Types of Lighting	Maximum Lumens Allowed
Path lighting	1,500 lumens
Building Entrance	3,500 lumens
Residential/ Commercial Pole at 20'	15,000 Lumens
Industrial Pole at 30'	20,000 lumens
Automated Teller Machine (ATM)	
Drive-Through Canopy	6,000 lumens
Minor Vehicle Service Station	
• Approaches and Drives	4,000 lumens
• Service Areas	6,000 lumens
• Pump Island Areas	8,000 lumens per fuel pump
Major Vehicle Service Station	
• Approaches and Drives	6,000 lumens
• Service Areas	8,000 lumens
• Pump Island Areas	10,000 lumens per fuel pump

4. Light Trespass: The maximum illumination level at a property line shall not exceed 0.1-foot candle, as measured at grade, except where abutting industrial, or other non-sensitive uses. When a commercial or industrial use abuts a public right-of-way, or another commercial or industrial use, lighting must be designed so that the illumination at the property boundary line does not exceed 1.0 foot-candles.

All residential uses and natural resource protection areas are to be considered sensitive to light trespass. In certain instances where a proposed development is adjacent to a sensitive use, house-side shielding (see 12.3.5.1) may be necessary to comply with this standard.

5. Luminaire Types: All fixtures must be LED and shall not exceed 3000K Correlated Color Temperature (CCT). Screw in light fixtures must have LED lamps specified to be maximum of 3000K CCT.
6. Full Cut-off Fixtures and Shielding Required: All outdoor lighting fixtures, including pole mounted and wall mounted luminaires, shall be constructed Full "cut-off" or with full shielding, type where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane.

Where the light source from an outdoor light fixture is visible beyond the property line, shielding shall be required to reduce glare so that the light source is not visible from within any residential dwelling unit.

Light fixtures mounted under a canopy shall be recessed so that the lens cover is recessed into, or flush with, the underside (ceiling) of the canopy.

7. Pedestrian Walkway Lighting: Pedestrian walkway light fixtures can be a combination of freestanding pole, bollard, in-place step or building mounted fixtures. For building mounted fixtures, the proposed fixture type will be in scale with the building elevation on which it is to be installed and meet the fixture height provisions of 12.3.8. Pedestrian lighting (bollards) shall meet the technical manual standards for full cut-off or an exception may be considered under 12.2.11.
8. Fixture Height: Fixtures shall be mounted at the lowest height necessary to meet city standards and the height is measured from grade to the bottom of the lighting fixture.

Type of Lighting	Maximum Fixture Height
Residential (Pedestrian) Uses	20 feet
Commercial/ Office Uses	20 feet
Large Industrial Uses (50,000 sf or more- gross floor area)	30 feet
Building Mounted/ Entrances	below the roof eave and not to exceed 20 feet, whichever is lower
Bollard Fixtures	42 inches (3.5 feet)

9. Lighting Curfew: For surface and structured parking, lighting in vehicle parking areas containing twenty (20) or more parking spaces shall be reduced to 50% of permitted levels from one hour after the business closing to one hour before business opening. If lighting levels are already below 50% of permitted levels, no curfew adjustment is required. Motion sensor activated lighting shall be permitted during closed hours to activate additional lighting above the 50% permitted, for the purposes of public safety.
10. Continued Maintenance: Lighting installations must be maintained in good repair to meet the provision of this ordinance on an on-going basis.
11. General Exceptions: Proposed uses that demonstrate a need to exceed the specific site lighting limits shown below for safe and reasonable exercise of the proposed use must provide a professionally produced lighting plan which adheres to the current Illuminating Engineering Society of North America (IESNA) recommendations for the proposed use. The Planning Authority may grant exceptions to the lighting standards with the finding that the light impacts do not create a public nuisance for abutting residential property. Unless otherwise specified below, exterior lighting shall conform to the recommendations put forth in Lighting for Exterior Environments RP-33-14, or its successor, published by the Illuminating Engineering Society of North America (IESNA). Lighting fixtures other than full cut-off fixtures may be allowed only if acceptable luminaires shall include internal and/or external glare control louvers and installed so as to minimize uplight and offsite light trespass.
12. Historic District, Architectural and Pedestrian Walkway Exception: Sites which are part of an historic district or require specific decorative lighting fixtures as means to achieve compatibility within an existing architectural context must meet the following standards:
 - a. Lighting fixtures other than full cut-off fixtures may be allowed only if acceptable luminaires shall include internal and/or external glare control louvers and installed so as to minimize uplight and offsite light trespass.
 - b. Low pressure sodium and metal halide lamps are prohibited.

12.4. Reserved.

12.5. ARCHITECTURAL AND SPECIALTY LIGHTING AND UPLIGHTING:

1. Lighting shall be designed to minimize lighting of night sky and shall accentuate individual architectural or aesthetic elements, not the entire structure.
2. Lighting shall be directed downward unless the development is located in an area of the city where uplighting is permitted as described in ~~Article 14~~section 14-526 (a) of the ~~Land Use City~~Code. Where permitted, upward aimed lighting (uplighting) shall not exceed 4,000 mean lumens per accent feature, shall be placed as close as possible to the base of the building or feature that is being illuminated, shall be fully shielded from view off-site, and shall use a narrow cone of light for the purpose of confining the light to the object.

3. Building façade lighting. The exterior of a building may be lighted provided the following standards are met:
 - a. The lighting is done to accentuate an architectural or aesthetic element of the building, not the entire building.
 - b. The light must only be directed onto the building façade and not spillover beyond the plane of the building.
 - c. Upward aimed lighting must not exceed 4,000 mean lumens per accent feature, must be fully shielded, and mounted as flush to the wall as possible.
 - d. Lighting exceeding 4,000 mean lumens per accent feature must be aimed downward, fully shielded, and mounted as flush to the wall as possible.
 - e. Stripe Lighting: Stripe lighting along building structures as articulation may be approved as specialty architectural lighting, provided that it does not create nuisance.
4. Flag poles, statues and similar monuments. A flag pole bearing a state flag, a flag of the United States or a flag of a foreign nation may be illuminated, provided the following standards are met:
 - a. The luminaires must be fully shielded.
 - b. Upward aiming luminaires must be placed as close to the base as possible.
 - c. The luminaires must not collectively exceed 20,000 mean lumens. Public statues, memorials or other similar monuments may also be lighted upon approval by the Historic Preservation authority, provided the above standards are met.

12.6. SUBMISSION REQUIREMENTS, PHOTOMETRIC PLANS:

1. The Lighting Plan shall be depicted on a site plan, indicating the location of each current and proposed outdoor lighting fixture with projected hours of use. This plan will need to be stamped and certified by a licensed professional, such as an architect or engineer. The lighting plan must include a KEY to the proposed lighting that provides the following information:
 - a. Type and number of luminaire equipment (fixtures), including the "cut off characteristics", indicating manufacturer and model number(s).
 - b. Lamp source type (bulb type, i.e. LED), lumen output, and wattage.
 - c. Mounting height with distance noted to the nearest property line for each luminaire.
 - d. Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
 - e. Lighting manufacturer-supplied specifications ("cut sheets") that include photographs of the fixtures, indicating the certified "cut off characteristics" of the fixture.
2. A photometric plan shall be provided at 20 scale or larger which shall show the extent of the areas designed and intended for lighting, and within those specific areas show a photometric grid of maximum 10' point spacing, and within those areas provide foot candle calculations of maximum, average, minimum, maximum

to minimum ratio, and average to minimum ratio. On the same or additional plan, a photometric plot shall extend to all lot lines and as necessary to reach illumination levels of 0 (zero) foot candles. Additionally, the applicant shall provide descriptive information, including manufacturers catalog excerpts, for all proposed light fixtures, lamps, and poles.

13. BOUNDARY SURVEY STANDARDS

13.1. ~~LEVEL~~ MINOR RESIDENTIAL GENERAL STANDARDS:

In addition to a standard boundary survey, all applications must also include a Site Plan prepared in accordance with Section 16 of the Technical Manual~~14-527, Content of Site Plan Applications, of the Site Plan Ordinance.~~

The following items and information shall be shown on boundary surveys for minor residential development site plans (as defined in Section 16 of the Technical Manual) to ensure compliance with City of Portland Planning Requirements, Engineering Technical and Design Standards, and accurate documents are on record for future planning, GIS mapping, and engineering needs:

1. Name and address of the property owner, the applicant and name of the proposed development, and with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
2. North arrow
3. Scale of not less than one (1) inch to fifty (50) feet
4. A graphic scale (scale bar)
5. Plan Size: Where possible, it is preferred that plans not exceed a maximum size of 24" x 36".
6. Site Boundaries: The full parcel boundaries must be shown on the survey.
7. Total land area of the site.
8. Flood Zone statement, where applicable, based on FEMA, FIRM Flood Insurance Rate Maps.
9. Existing streets, right-of-way, restrictions or easements on the site.
10. A revision block with a number and date indicating the revision status. The revision block shall be located in the title block or adjacent to it.
11. Property Corners: Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set. Where no property markers exist, the City of Portland requires that the property markers be installed and that a licensed surveyor set and confirm proposed building locations on site prior to the issuance of a building permit.
12. Boundary Survey plans, based on State of Maine Professional Licensing Boards' legal requirements, shall bear the seal of a Professional Land Surveyor licensed to practice in the State of Maine.
13. City Vertical Datum: It shall be stated on all plans that the City of Portland established vertical datum of NGVD 1929 is used or manhole rim elevation data is used for all information shown on the plan.

14. All plans shall state the Official City of Portland Benchmark used as supplied by the Department of Public Services Engineering Division Archivist.
15. It may be required, especially in areas of old subdivision plans and areas not previously subdivided, that the survey show tie bearings and distances to the nearest street line corner, or to the nearest City of Portland survey monument. Survey tie line precision shall be an inverse line with the bearing to the nearest second and the distance to the nearest hundredth of a foot. This requirement is to aid in adding and verifying the property location on the City of Portland digital GIS basemap.
16. All current conveyances of lots, parcels, easements, and other forms of right, title, and/or interest shall be shown on both the survey plan (as submitted and as amended), with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
17. Street Status: The Status of the street shall be shown; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.

13.2. LEVEL I SITE ALTERATION, II AND III GENERAL STANDARDS:

The following items shall be shown on boundary surveys for ~~Minor and Major Level I (site alteration), Level II and Level III~~ site plans to ensure compliance with City of Portland Planning Requirements, Engineering Technical and Design Standards, and accurate documents are on record for future planning, GIS mapping, and engineering needs:

1. Name and address of the property owner, the applicant and name of the proposed development, and with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
2. North arrow
3. Scale of not less than one (1) inch to fifty (50) feet.
4. Graphic scale (scale bar).
5. Plan Size: Where possible, it is preferred that plans not exceed a maximum size of 24" x 36".
6. Site Boundaries: The full parcel boundaries must be shown on the survey.
7. Total land area of the site
8. Zoning district boundaries, if applicable
9. Flood Zone statement, where applicable, based on FEMA, FIRM Flood Insurance Rate Maps

10. Required zoning setbacks for the site
11. Existing and proposed grading contours at intervals of not more than two (2) feet
12. Existing structures or other improvements on the site and the approximate location of structures or improvements on adjoining lots within fifty feet (50') of the site boundary
13. Existing streets, right-of-way, restrictions or easements on the site
14. The location and size of existing utilities servicing the site, including fire hydrants
15. Significant natural features on or directly adjacent to the site, including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features as listed in Section 14-526 (b)1. of the Land Use Code
16. Location of existing street trees and the general location of on-site trees and vegetation
17. Vicinity Map showing the relationship of the project to the surrounding area at a scale no greater than one inch equals 2,000 feet
18. A revision block with a number and date indicating the revision status. The revision block shall be located in the title block or adjacent to it
19. Rim elevations of all catch basin and manhole structures
20. Invert elevations of all pipes entering and/or exiting catch basins and manhole structures
21. The length, material, diameter, and slope of all storm sewer and sanitary sewer piping
22. The location, with dimensions from existing structures, at the main line pipe and at the street property line, of all sanitary sewer and storm drain laterals. The Public Services Department Engineering Archives may have this information available for existing infrastructure
23. Location, size, type of material, and invert elevations of culverts
24. Location of water lines and valves, gas lines and valves, buried electrical lines, buried communication cables, buried TV cables, telephone and electric manholes, utility hand-hold access boxes, transformer pads, utility and light poles
25. All curbing and sidewalks, stating type of material.

26. Property Corners: Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set. Where no property markers exist, the City of Portland requires that the property markers be installed and that a licensed surveyor set and confirm proposed building locations on site prior to the issuance of a building permit.
27. Boundary Survey plans, based on State of Maine Professional Licensing Boards' legal requirements, shall bear the seal of a Professional Land Surveyor licensed to practice in the State of Maine.
28. City Vertical Datum: It shall be stated on all plans that the City of Portland established vertical datum of NGVD 1929 is used or manhole rim elevation data is used for all information shown on the plan.
29. All plans shall state the Official City of Portland Benchmark used as supplied by the Public Services Engineering Division Archivist.
30. Distances, bearings, and angles shall be shown on the survey or subdivision plans, shall tie the property into the nearest accepted street line and be tied into established City of Portland survey monuments or record survey data at the Public Services Engineering Archives. Ties shall be considered as an inverse line with a bearing and distance to the nearest second and hundredth of a foot.
31. All current conveyances of lots, parcels, easements, and other forms of right, title, and/or interest shall be shown on both the survey plan (as submitted and as amended), with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
32. Street Status. The Status of the street shall be shown; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.

13.3. ADDITIONAL BOUNDARY SURVEY STANDARDS FOR LEVEL II AND LEVEL III SITE PLANS:

On ~~Minor and Major~~ Level II and III site plans (excluding Minor Residential development as defined in Section 16 of the Technical Manual ~~not single or two family homes~~), the following items shall be addressed:

1. Prior to starting field surveys and design on a project it is strongly advised to contact the City Engineer's office, Public Services Department, Engineering Division at (207) 874-8846 for information on existing infrastructure, additional requirements, or future projects that may affect the proposed project.
2. Proposed Survey Monument Locations, if required. Granite survey monuments shall be set on one side of the street as directed by the Public Services Engineering Division on the 3 foot offset Lines, as offset towards the

street. Notes describing monuments found by the Project Surveyor shall include information describing the size, condition, and depth below grade to the top of any buried monuments found.

3. All proposed (if required by Planning) and existing survey monuments shall be shown in bold line type on all utility and site plans.
4. Projects shall be tied into the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD1983 Datum and the U.S. Survey Foot as the unit of measure. The survey methods, traverse or GPS observations/methods, geodetic control used, and coordinates of new monuments set shall be stated on the survey and subdivision plans.
5. When State Plane Coordinates are required, the State Plane Coordinates (to the nearest hundredth of a foot) of two survey property corners shall be displayed for any two property corners in the project which are the farthest distance apart. Please contact the Public Services Engineering Division for assistance in providing Survey Control Points or GPS Base Station Support.
6. Bearing Basis. When State Plane Coordinates are required, magnetic bearings may be shown on plans submitted, with a note stating that the project was submitted digitally to the City of Portland on State Plane Coordinates, but that the bearings on the plans are magnetic due to survey and boundary retracement considerations. The plan shall show the magnetic declination if magnetic bearings are shown.
7. All easements and conveyances proposed as part of the project shall be recorded, upon project approval, at the Cumberland County Registry of Deeds. Easement ownership and responsibility must be stated on the survey plans. Revised plans may be requested if deeds are executed during the progression of the project for easements or other conveyances.

13.4. WAIVER OF BOUNDARY SURVEY REQUIREMENTS

13.4.1. Minor and Major Site Plans (excluding Minor Residential development as defined in Section 16 of the Technical Manual)~~Level I Site Alternation, Level II and Level III Site plans~~ – The Reviewing Authority may permit the submission of a partial survey depicting only the to-be- developed portion of the improved lot of record if the development:

1. Is proposed on an already improved lot of record; and
2. Comprises less than one (1) acre of said improved lot of record,

13.4.2. Minor Residential Development~~Level I Minor Residential~~ – The proposed house is to be located on a lot within an existing subdivision, approved no earlier than 1968, the final subdivision recording plat may be used, provided that the applicant sufficiently documents all existing encumbrances, and can show that no new encumbrances have occurred since recording of the final plat.

15. SOLAR ENERGY GENERATION TECHNICAL STANDARDS

15.1 APPLICABILITY

15.1.1 All solar energy generation systems are subject to the standards set out in the Use Standards Article of the Land Use Code, Article 6~~Solar Energy Generation Ordinance section 14-780 (a)~~, whether permitted (and subject to a building permit) or site plan/conditional (requiring site plan review and a building permit). ~~Section 14-779 (a) Permitting of this ordinance outlines the level of review required for solar energy generation systems.~~

15.1.2 Permitted solar energy systems include most small roof mounted and small ground mounted solar energy systems as per Article 6 of the Land Use Code~~14-779 (a) Permitting~~. They must comply with ~~section 14-780 (a) as above as well as~~ technical, safety and maintenance standards as per Building and Fire Code requirements and as determined by the Permitting and Inspections Department when a building permit is submitted. Permitted solar energy systems must obtain a building permit but are not subject to the detailed Technical Standards in 15.2 below.

15.1.3 It should be noted that roof mounted systems potentially present a safety issue for the Fire Department in the event of a fire, and it is recommended that any roof mounted solar energy system be discussed with the Fire Department prior to design.

15.1.4 The following technical standards in 15.2 below apply to any solar energy generation system that requires a Minor or Major~~Level II or Level III~~ site plan approval/Planning Board approval (through the Planning Division) in accordance with Article 14, Site Plan, of the Land Use Code~~the ordinance section 14-779 (a) Permitting~~. These solar energy systems also require a Building Permit and other permits as required by Permitting and Inspections Department. The Permitting and Inspections Department may have additional submittal requirements for solar energy systems.

15.1.5 The following technical standards are referenced in Article 6 of the Land Use Code~~section 14-780 (a) of the Solar Energy Generation Ordinance~~ and aim to complement this ordinance and the existing codes and site plan review standards. Together the aim is to ensure safe, effective and efficient installation of solar energy systems compatible with surrounding uses. Within this aim the overall intent is to encourage the installation of solar energy systems.

15.2 TECHNICAL STANDARDS

15.2.1 Site Layout: Wherever possible solar energy systems should be located on the side or rear (ie least visible) part of the site ~~as specified in Sections 14-780 (b), (c) and (d) of the Ordinance~~. This also applies to associated features such as lighting and infrastructure. Applicants shall take all reasonable efforts to place

utility connections underground, unless making use of existing lines, or as otherwise required by the utility. The proposed placement of new poles for electrical connections shall be included in the site plan and construction management plan.

15.2.2 Site Plan Review Standards: Proposals should address the specific requirements for Solar Energy Systems found in Article 6, as well as the site plan review standards, listed in Article 14 of the Solar Energy Generation ordinance sections 14-780 (b), (c) and (d) and the Site Plan Standards in section 14-526. It is recognized that some of the *Site Plan* standards in ~~14-526~~ may not be relevant, as determined by the Planning Division/Planning Board during the review. It is likely that the review of any solar energy system would focus on how the proposals avoid or minimize impacts on the following:

- Existing vegetation and other natural resources - location on brownfield sites and on areas that are already impervious are encouraged;
- Wetlands and areas subject to flooding - DEP approval may be required;
- Wildlife and wildlife habitats - information may be requested on resources, impacts and potential mitigation eg through specified maintenance regimes;
- Septic systems, leach fields (unless explicitly allowed by the relevant regulator);
- Existing topography - ensure adequate temporary and permanent erosion and sedimentation control;
- Water quality of the stormwater runoff;
- Airport flight paths (FAA approval may be required);
- Other specific or local site characteristics as referenced in ordinance standards.

15.2.3 Security: The siting and design of the solar energy installation shall ensure that unauthorized access is prevented, and shall be in conformance with all applicable electrical code requirements. Knox boxes at gates (or similar arrangements as approved during the review) shall be provided for emergency access. [DC1]

15.2.4 Screening: The ordinance specifies screening from nearby residential/institutional uses and public ways. The proposals should take advantage of existing topography and vegetation where possible to integrate the development (including fencing, infrastructure and connections to the grid) into the landscape, and introduce vegetated buffer areas. Fencing shall be wildlife friendly and as unobtrusive as possible, utilizing measures such as locating the fencing along topographical contours and screening with planting. The selection of new planting would be in accordance with the *Technical Standards* in Section 4 *Site Landscaping*.

15.2.5 Construction Impacts: Proposals should include information regarding the methods of construction and a Construction Management Plan may be requested. Clearing of existing trees and vegetation shall be restricted to the minimum amount needed for construction access and to avoid shading of the solar

development. Construction work should be performed in such a way that erosion and sedimentation is minimized, and measures should be taken to permanently stabilize disturbed areas of the site as soon as possible.

15.2.6 Lighting, signage and materials: Where lighting is necessary it should be at the lowest level to meet functional needs, activated by motion sensors, fully shielded and of cut off design to meet the *Site Lighting* standards in Section 12 of the *Technical Standards*. Similarly, signage should meet functional needs of safety/security and emergency contacts and not include advertising. Materials would ideally be of neutral colors and manufactured with a low “carbon footprint”.

15.2.7 Stormwater Management: A new solar development will be required to comply with the *Technical Standards* in Section 5 *Portland Stormwater Management Standards* and Maine DEP Chapter 500 Stormwater Management.

15.3 SAFETY STANDARDS

15.3.1 Building Permit: All solar energy systems require a building permit prior to installation, whatever level of site plan review. All shall be installed by a qualified solar installer.

15.3.2 Certification: Solar energy systems shall be designed, erected and installed in accordance with all applicable codes, regulations and standards, with equipment approved under a certification program certified by the US Department of energy or similar. Experimental, homebuilt and prototype models would not be permitted.

15.3.3 Hazardous Materials: The city is concerned about the creation of hazardous waste in the future and requires a statement from the applicant regarding the content of toxic materials (eg cadmium) in the proposed system. Where the panels contain potentially toxic materials, the Operations and Maintenance Plan (for medium and large ground mounted or dual use systems - see below) shall address future disposal.

15.4 MAINTENANCE STANDARDS

15.4.1 Maintenance: Maintenance includes, but is not limited to: cleaning, mowing, painting, structural repairs, integrity of security measures, maintenance of site access adequate for emergency and maintenance services, planned maintenance of fencing, stormwater systems and vegetation/ground cover, plans for cleaning panels and any specific mowing or other regimes to support the wildlife habitat value of the site.

15.4.2 Operations and Maintenance Plan: ~~Under 14-782 of the Ordinance-~~
All principal use solar energy systems, as defined in Article 6 of the Land Use Codemedium and large ground-mounted systems, and dual-use systems of an equivalent scale, are are required to provide an *Operations and Maintenance Plan* that is prepared and stamped by a licensed Professional Engineer or

other licensed Professional as appropriate. The *Plan* will vary depending on the site, the method of connecting to the grid, and the number and type of panels- but is expected to address the maintenance items listed in 15.4.1 and any operational time tables as relevant, and include the following:

- Clarification of the responsible party;
- Any maintenance items that are particularly important from a public safety perspective;
- An estimate of the life of the project
- What options/actions are anticipated when it has reached the end of its estimated useful life; and
- How the disposal of any toxic materials will be handled when the system is dismantled.

1613. APPLICATION SUBMISSION REQUIREMENTS

16.1 –SITE DEVELOPMENT:

The applicant shall submit for review a packet of materials and submissions in a form and content as specified by the Department of Planning and Urban Development to demonstrate compliance of the development with the site plan standards listed in Article 14 of the Land Use Code. Such submissions shall contain, at a minimum, the following elements:

A. General Submission Requirements For all Applications

1. Application form;
2. Applicable fees;
3. Project description;
4. Evidence of right, title and interest;
5. Evidence of state and/or federal approvals, if applicable;
6. Written assessment of project compliance with applicable zoning requirements;
7. Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site;
8. Written requests for waivers from the city's site plan or technical standards, if applicable;
9. Evidence of financial and technical capacity;
10. Boundary survey stamped by a professional surveyor licensed to practice in the State of Maine, drawn to scale and tied into the State Plane Coordinates, NAD 1983, Maine West Zone, as specified in Section 13 of the Technical Manual.

B. Written Materials for Site Plan Applications

1. Construction Management Plan;
2. A traffic study and other applicable transportation plans in accordance with Section 1 of the Technical Manual, where applicable;
3. A narrative describing any significant natural features, wildlife and fisheries habitats or archaeological sites subject to the provisions of Section 14-526(a) that are located on or near the project site and a description of the methods

- that will be used to protect such areas or sites during and post construction;
- 4. A narrative describing site layout, on and off-site watershed hydrology, new and existing buildings and facilities, total impervious area, disturbed area and developed area created by the project;
- 5. Stormwater runoff calculations as described in Section 5 of the Technical Manual;
- 6. A narrative describing the development's consistency with applicable City Master Plans;
- 7. Evidence of Utility Capacity to Serve;
- 8. Estimated types and quantities of solid waste to be generated by the development. For new commercial and industrial development, a description of the estimated amount and type of recyclable material to be generated;
- 9. A code summary referencing NFPA 1 and all Fire Department technical standards;
- 10. Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526(a) and/or in the City of Portland Design Manual;
- 11. Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.
- C. Plans Required for Site Plan Applications – Plan based upon a standard stamped boundary survey meeting City of Portland standards, stamped by a professional engineer licensed to practice in the State of Maine, and including the following information:
 - 1. Boundary survey stamped by a professional surveyor licensed to practice in the State of Maine, drawn to scale and tied into the State Plane Coordinates, NAD 1983, Maine West Zone, as specified in section 13 of the Technical Manual. A boundary survey of the site, may be waived by the Planning Authority for a review of Master Development Plan, where an existing conditions plan is available. The Boundary Survey requirement shall be met for each phase of development;
 - 2. Existing and proposed structures, as applicable, and distance from property lines;
 - 3. Approximate location of structures on parcels abutting the site;
 - 4. All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
 - 5. Location, dimensions and materials of all existing and proposed driveways, vehicle

- and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
- 6. Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
- 7. Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
- 8. Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
- 9. Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
- 10. Location of all snow storage areas and/or a snow removal plan;
- 11. A traffic control plan as detailed in Section 1 of the Technical Manual;
- 12. Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
- 13. Location and proposed alteration to any watercourse;
- 14. A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
- 15. Proposed buffers and preservation measures for wetlands;
- 16. Existing soil conditions and location of test pits and test borings;
- 17. Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
- 18. A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
- 19. Grading plan;
- 20. Ground water protection measures;
- 21. Existing and proposed sewer mains and connections;
- 22. Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
- 23. Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;

24. Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
25. Location and size of all on-site solid waste receptacles, including on-site storage containers for recyclable materials for any commercial or industrial property;
26. Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
27. A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
28. A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
29. Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
30. An exterior lighting plan in accordance with Section 12 of the Technical Manual;
31. Signage: A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
32. Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

D. Exceptions for Minor Site Plan Applications

On account of the scope and anticipated level of impact for certain types of Minor Site Plan applications, a complete submission package as detailed under Section 16.1(B) and 16.1(C) is not required for the following types of development, which are defined for the purposes of application fee assignment and submittal requirements:

1. Minor Residential Development:
 - a. Development of a single-family or a two-family building, regardless of its size, excluding building additions, decks, or accessory structures; or
 - b. The addition of one or two dwelling units to a multifamily structure.
2. Low-Impact Site Development
 - a. Alteration of a watercourse or wetland as defined in Article 3 of the Land Use Code;
 - b. Alteration of a site where disturbance of land area is less than one (1) acre

and consisting of either one or more of the following activities; stripping, grading, grubbing, filling or excavation. The Planning Authority shall exempt from review the loam and seeding of lawns and the cumulative placement of less than fifteen (15) cubic yards of fill on any lot provided such loaming or placement does not alter a drainage course, swale, wetland or redirect water onto adjoining property and does not violate any other provision of the Portland City Code or state or federal law. “Disturbed area” does not include routine maintenance, but does include re-development and new impervious areas;

- c. The construction of any temporary or permanent parking area, paving of existing unpaved surface parking areas between 1,000 and 7,500 square feet, or creation of other impervious surface areas between 1,000 and 7,500 square feet;
- d. The rehabilitation or reconstruction, but not new construction, of piers, docks, wharves, bridges, retaining walls, and other structures located within the shoreland zone;
- e. A site alteration in which vehicle access is proposed from more than one (1) street.

3. Submission Requirements for Minor Residential and Low-Impact Site Development, to be provided in addition to the general submission requirements for all site plan applications, listed under Section 16.1(A):

- a. Existing and proposed structures, as applicable, and distance from property lines;
- b. Existing and proposed paved areas, if applicable;
- c. For minor residential only, proposed ground floor area and finish floor or sill elevation;
- d. For minor residential only, exterior building elevation drawings (all sides);
- e. Location of proposed utilities;
- f. Identification and proposed protection measures for any significant natural features, as defined in Section 14-526 (b);
- g. Identification and proposed protection for alterations of watercourses, if applicable;
- h. Identification and, if applicable, proposed impacts and protection measures for wetlands;

- i. For Level I minor residential projects only, soil type;
- j. Existing and proposed grades and contours;
- k. Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed;
- l. Proposed stormwater management control;

E. Master Development Plan. A Master Development Plan is an optional submittal as part as part of the site plan review process. If the applicant elects to submit a Master Development Plan for review, it shall include the following information in addition to general submission requirements listed above:

- 1. A neighborhood context map, at a scale not less than one (1) inch equals one hundred (100) feet, providing a graphic description of the neighborhood in which the tract lies, including roads, utilities and other public facilities, major existing buildings and structures. There shall also be a statement and/or plan as to the general impact of the proposed Master Development Plan upon the area, indicating how the Master Development Plan relates to surrounding properties and what measures will be taken to create appropriate transitions and access from the subject property to abutting public properties (i.e. parks, waterfront, etc.) or other neighboring tracts (if applicable).
- 2. A conceptual site plan drawn to a scale of not less than one (1) inch equaling fifty (50) feet, or series of drawings at the same scale, and any necessary supporting information, showing:
 - a. The approximate boundary lines of existing and proposed lots within and immediately adjacent to the Master Development Plan, with approximate areas and dimensions. With respect to residential areas, the proposed density, lot configuration, circulation and a typical plot plan shall be included in the application.
 - b. An analysis of the natural features of the site, including existing and/or adjacent natural waterways, wetlands, floodplains, topography, soil conditions and other natural features requested or required by the Planning Authority.
 - c. An analysis of the designated view corridors, historic resources, and archeological resource associated with the site.
 - d. Existing/proposed buildings and other significant structures, building groupings, exterior building elevations and entrances, parking areas, and other significant physical features of the site.
 - e. Context drawings, perspective renderings, photographic montages, or computer-generated graphics depicting the proposed development within the

surrounding building and environmental context. Building elevation drawings shall include the following:

- i. Illustrations of all sides of the structures;
- ii. Views of major entries or prominent building features;
- iii. Illustration of building articulation and elements;
- iv. Building finish composition; and
- v. Pedestrian and streetscape

The submission shall include a digital three-dimensional model tied to a specific location that is submitted as a KML, KMZ, DXF, or DWG file on a CD or DVD or such format as approved by the Planning Authority. It is the applicant's responsibility that the model is complete and represents the proposed development accurately using best practice modeling techniques and layering standards.

- f. Major circulation patterns surrounding and serving the site, the existing and proposed lines of streets (including the street width), ways, easements and any public areas within or next to the site.
- g. Major landscaping elements, features, open space, and plans for preservation of natural features.
- h. An analysis of the public safety services needed to support the master plan.
- i. An analysis of the anticipated impacts on the public-school system to support the Master Development Plan.
- j. A generalized drainage plan for the site, indicating drainage ways, flow, points of outfall, and indicating impacts of development on affected drainage basins. The plan shall include contour information at not less than two-foot (2') contour intervals and document anticipated quantities of run-off characteristics. General statements concerning storm water management techniques shall also be submitted with the application.
- k. The plan shall clearly show Master Development Plan boundaries, north arrow, date, scale, legend, the title "Master Development Plan Concept Site Plan" followed by the formal project name, and the name(s) of applicant(s), engineer(s), designer(s) and/or agent(s).
- l. A traffic analysis and recommendations prepared by a registered professional engineer qualified to conduct such studies, including current traffic counts for streets surrounding the project, analysis of the existing capacity of those streets, projections of the amount of traffic that will be generated by the proposed development, and the ability of the street system to absorb the

increased traffic without decreasing the level of service below an acceptable level – said level to be determined by the Planning Authority in concert with the Department of Public Works. In cases where the Master Development Plan is subject to a Traffic Movement Permit (TMP) for all phases, the TMP submissions and review shall supersede these requirements.

m. A utilities analysis and recommendations prepared by a registered professional engineer qualified to conduct such studies. Said analysis shall contain an inventory of existing utilities including, but not limited to, storm sewers and drains, sanitary sewers, electrical lines, fire alarm boxes and lines, gas lines/mains, water mains, lighting, curb and gutter, etc. Said inventory shall illustrate utility locations, sizes, diameters, carrying capacity and present load on the system. The engineer's report shall state if the current system is capable of adequately serving the proposed development. If the current utility system is found to be inadequate for the proposed development, the report shall confirm the deficiencies and make recommendation(s) as to the infrastructure improvements necessary to properly service the proposed development and maintain the existing service. The report shall also present a formal plan for infrastructure improvements, documenting timing, funding mechanisms and coordination with the City; and

n. Any other supportive information the applicant feels may be beneficial in the evaluation of the request.

a-o. The Planning Authority or Planning Board may reduce the level of information required at the Master Development Plan review stage, provided more detailed supportive documentation is provided at final Level III Site Plan Review of the Master Development Plan or phases thereof.

16. 2. SUBDIVISION

The applicant shall submit for review a packet of materials and submissions in a form and content as specified by the Department of Planning and Urban Development to demonstrate compliance of the development with the subdivision standards listed in Article 15 of the Land Use Code. Such submissions shall contain, at a minimum, the following elements:

A. Subdivision Plat. The following information shall be shown on the subdivision plat unless otherwise indicated:

1. Date, north point, title and graphic scale. Scale shall not be more than 60 feet to the inch unless lots are more than an acre, but in no event more than 100 feet to the inch;
2. Based on a recent survey by the subdivider, existing contours at two feet intervals or as otherwise required by the Public Works Authority. Existing structures which are to remain will shall be delineated;

3. Names of proposed streets, width of rights of way, and typical cross section reservation, and depth of construction materials;
4. Locations, widths and purposes of other rights of way or easements to be recorded;
5. All appropriate street curve information, including point of curvature, point of tangency, tangent distance, radii and interior angle, in standard engineering format;
6. Location of those utilities existing on or adjacent to the tract to be subdivided, including size and elevation of buried or underground utilities (may be shown on separate plan);
7. Tract boundary lines and property lines of lots, with accurate dimensions and either bearings or deflection angles. All lots shall be numbered;
8. Names of adjacent property owners with parcels over 25,000 square feet or names of adjacent subdivision;
9. Designation of flood hazard areas, as defined by the National Flood Insurance Program and shown on the city flood hazard boundary map, as well as any other areas in the subdivision subject to inundation by storm water or storm sewer overflow;
10. All potential wetlands within the proposed subdivision, regardless of the size of those wetlands;
11. Any river, stream or brook within or abutting the proposed subdivision. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. § 480 B, Subsection 9.
12. Existing historic sites and structures which either appear on the National Register or are nominated to the National Register by the state historic preservation officer;
13. Proposed private and public utility system including water, gas, telephone, fire hydrants, and any other services which shall supply the area (may be shown on separate plan);
14. Sanitary sewer and storm drain plans and profiles showing size, kind and slope of pipe, proposed manhole rim and invert elevations and catch basin locations and drains (may be shown on separate plan);
15. Lighting plan showing the location, design, height and spacing from each other of the support poles, in accordance with standards and specifications established by the Public Works Authority (may be shown on separate plan);

16. Tree plan showing groups of existing, sizeable trees which the subdivider intends to preserve (may be shown on separate plan);
17. A detailed plan of the entire subdivision and the immediate vicinity showing all existing and proposed drainage both on- and off-site including drainage swales, ditches, etc., with directional flow arrows and approximate slope grades, and showing proposed finished "spot elevations" around the perimeter of the subdivision. Proposed drainage shall be shown as it may affect or restrict development on individual lots and with reference to improvements for which a performance guarantee is required under this article. Where deemed feasible by the Public Works Authority, proposed finished contours at intervals of two feet shall be provided on the drainage plan upon request (may be shown on separate plan);
18. Location and designation of any zoning district boundaries affecting the subdivision;
19. All future phases and sections of the subdivision proposed by the subdivider (may be shown on separate plan);
20. Proposed parks and school sites, or other public open space that the developer proposes to convey to the city;
21. Names, addresses and stamp or certification, if applicable, of registered professional engineer, subdivider, and owner;
22. At the option of the subdivider, any other information that may be necessary for the full and proper consideration of the subdivision shall be submitted in writing;
23. Streets and right of way monuments and property line markers;
24. Vicinity sketch (may be shown on separate plan);
25. Total site data, including total area of the subdivision, total area in streets, total area in recreation or open space and number of house lots;
26. Profiles of each street or way in the subdivision shall be shown on the subdivision plat. They shall be drawn to a longitudinal scale of 40 feet to one foot and a vertical scale of four feet to one inch. Such profiles shall include separate profiles of each side line and center line of the street or way. Any buildings abutting on the street shall be shown in standard engineering format as requested by the Public Works Authority.

B. Supplemental Submission Items. The following submission items shall be provided if required by the Planning Board and insofar as feasible:

1. When private sewage systems are used, the results and supporting data of a

- soil test of each lot in the subdivision conducted by a soil evaluator licensed in the state;
2. When the adequacy of the subdivision's load bearing capacity is in question, the results and supporting data of test borings conducted by a professional engineer registered in the state;
3. When conditions warrant, a program which shall be implemented by the subdivider to control dust, erosion and sedimentation and/or vehicular traffic during construction;
4. Evidence of the applicant's financial capability to carry out all phases of the proposed development;
5. Evidence of technical capacity to undertake the development;
6. Evidence of state and federal approvals, licenses or permits required by law, or the status of applications therefor;
7. Price range of houses that will be built in the subdivision;
8. Traffic impact analysis;
9. High intensity soil survey, if required by the Planning Authority;
10. Types and estimated quantities of solid waste to be generated by the development;
11. Construction plan outlining the anticipated sequence of construction of the major features of the project including without limitation roads, retention basins, sewer lines, seeding and other erosion and sedimentation control measures, and pollution abatement measures and also setting forth the approximate dates for commencement and completion of the project;
12. A narrative and a plan showing all proposed buffer strips, their dimensions, and maintenance plans and responsibilities;
13. A description of any wetlands, wildlife and fisheries habitats, archaeological sites or unusual natural areas located on or near the project site and a description of the methods that will be used to protect such area; and
14. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with final plans.

C. Recording Plat. The Recording plat shall be an original ink drawing on linen or mylar, or as necessary to be acceptable to the Registry of Deeds, and shall be tied to an accepted street or to a proposed street under construction and bonded to insure construction. The plat shall show the following:

1. Title, date, graphic scale, north arrow, name, signature and registration number or seal of a registered land surveyor licensed in the state, name and address of developer and owner;
2. Tract boundary lines and property lines of lots, with accurate dimensions and either bearings or deflection angles. All lots shall be numbered;
3. All appropriate street curve information, including point of tangency, tangent distance, radii and interior angles, in standard engineering form;
4. Street names, width of street rights of way and typical cross section showing only surface dimensions of roadway pavement, esplanade and sidewalk reservation;
5. Street and right of way monuments and property markers. Iron pipes shall be designated by a small circle at the point of installation;
6. Locations, dimensions and purposes of any easement or right of way;
7. Purpose for which sites, other than residential lots, are dedicated or reserved; it being understood that any reservations of areas shall be subject to the proper zoning thereof;
8. Reference to recorded subdivision plats of adjoining platted land by book and page number;
9. Space for the signatures of the Planning Board and date of approval;
10. Where required by 30 A M.R.S. § 4406, the fact that initial approval or subsequent amendment of a subdivision is based in part upon the granting of a variance from any of the applicable subdivision approval standards.

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1 INTRODUCTORY PROVISIONS

1.1 TITLE

The title of this Chapter is the City of Portland Land Use Code and is referred to as the City of Portland Land Use Code or the Land Use Code.

1.2 ZONING MAP

The City of Portland Zoning Map is incorporated by reference.

1.3 PURPOSE

The intent of the Land Use Code is to protect the health, safety, and general welfare of the residents of Portland, consistent with the City's Comprehensive Plan, through standards that govern the orderly and compatible use of land, the form and mass of buildings, and the relationship of development to the public realm, Portland's open spaces, and the environment.

1.4 APPLICABILITY

No building or structure shall be erected, structurally altered, enlarged, repaired, moved, rebuilt, or used, and no land shall be sold, leased, conveyed, used, developed, or altered except in conformity with the provisions of this Land Use Code.

1.5 ENFORCEMENT

1.5.1 Enforcement

The Building Authority and/or a City of Portland Code Enforcement Officer is authorized to institute or cause to be instituted by the Corporation Counsel in the name of the City any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of the Land Use Code.

1.5.2 Violations

Any person being the owner or occupant of, having control of, or having the use of any building or

premises or part thereof, who violates any of the provisions of this Land Use Code, shall be guilty of an offense and subject to the penalties and remedies provided in Section 1-15 of the City of Portland Code of Ordinances and 30-A M.R.S. § 4452.

1.6 RELATIONSHIP WITH OTHER LAWS

1.6.1 Federal and state law

Where conditions, standards, or requirements imposed by any provision of this Land Use Code are found to be inconsistent with a provision listed in the law or regulations of the State of Maine or federal government, the more restrictive provision shall control.

1.6.2 City of Portland Land Use Code

If any provision of this Land Use Code contains an actual, implied, or apparent conflict with another provision of this Code, the more restrictive provision shall control.

1.6.3 Fair Housing accommodation

The City of Portland may make reasonable modifications to the requirements of the Land Use Code to accommodate the needs of persons with disabilities as so defined in Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988.

1.6.4 Comprehensive Plan

The Comprehensive Plan serves as the basic policy guide for this Land Use Code. Amendments to this Land Use Code shall be generally consistent with the current Comprehensive Plan.

1.6.5 Current versions and citations

All references to other regulations or manuals in this Land Use Code refer to the most current version and citation for those regulations or manuals, unless expressly indicated otherwise. When the referenced regulations or documents have been repealed and not

replaced by other regulations or manuals, Land Use Code requirements for compliance are no longer in effect.

1.6.6 Private agreement

This Land Use Code does not nullify any private agreement or covenant. However, where this Code is more restrictive than a private agreement or covenant, this Code controls. The City does not enforce private agreements.

1.7 DELEGATION OF AUTHORITY

Whenever a provision requires the head of a department to perform an act or duty, that provision will be interpreted as authorizing the department head or officer to delegate that responsibility to others over whom he or she has authority.

1.8 RULES OF INTERPRETATION

1.8.1 Meaning of words and terms

All words and terms shall have the meanings shown in Article 3, unless otherwise expressly stated. For words or terms not specifically defined in this Land Use Code, they are interpreted by their common dictionary meaning or customary usage consistent with their context.

1.8.2 Graphics and illustrations

Graphics and illustrations are included to illustrate the intent of the text. In the case of a conflict between the text and any graphic or illustration, the text controls.

1.8.3 Lists and examples

Unless otherwise expressly indicated, lists of items or examples that use “including,” “such as,” or similar terms are intended to provide examples only, and shall not be construed as being limited to the items or examples listed.

1.8.4 Time

When a number of days is specified as a period from a certain day within which or after or before which an act is authorized or required to be completed, time is computed as the number of calendar days excluding the calendar day when the act is authorized or required to be completed. Business days shall be interpreted as days on which the City of Portland is open for business.

1.8.5 Obligatory terms and conjunctions

The terms in the text of the Land Use Code shall be interpreted in accordance with the following rules of construction:

- A. The terms “must”, “shall”, or “will” are mandatory terms that express a requirement or impose an obligation.
- B. The terms “must not”, “shall not”, “will not”, and “may not” express a prohibition.
- C. The term “should” expresses a recommendation or suggestion and does not express a requirement or imposition.
- D. The term “may” is permissive and does not express a requirement or imposition.
- E. The conjunction “and” indicates that all connected words or provisions apply.
- F. The conjunction “or” indicates that the connected words or provisions may apply singly or in any combination.
- G. The conjunction “either [...] or” indicates that the connected words or provisions apply singly, but not in combination.

1.8.6 Gender

Words denoting one gender apply to all genders.

1.8.7 Abbreviations

Building Authority. Either the Director of the Department of Permitting and Inspections or their designee.

Council. The Portland City Council.

Planning Authority. Either the Director of the Department of Planning and Urban Development or their designee.

Public Works Authority. Either the Director of the Department of Public Works or their designee.

1.9 AMENDMENTS

1.9.1 Authority

The City Council may amend this Land Use Code and the Zoning Map incorporated herein.

1.9.2 Procedure

- A. An application for a text or Zoning Map amendment shall be filed with the Planning Authority. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The fee for text or Zoning Map amendment applications may be waived or reduced by the Planning Authority in the case of an application submitted by a governmental body or where an applicant can establish financial hardship. If a text or Zoning map amendment application is withdrawn by an applicant prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of $\frac{1}{2}$ of the amount of the application fee will be made to the applicant by the city provided that all costs incurred by the city have been paid in full by the applicant.
- B. Once it is determined that the application is complete, the Planning Authority shall give a dated receipt to the applicant and, in the case of a map amendment, shall notify, by mail, all property owners within the limits of the proposed zoning map amendment and all property owners 500 feet beyond said area, except that for map

amendments to a site located within industrial zone designations the notice range shall be 1,000 feet. The notice hereunder shall include a brief description of the application, the address or location of the property involved, and contact information where additional information may be obtained. The cost of noticing shall be charged to the applicant.

- C. A private applicant for a map amendment that would permit a development subject to major site plan review shall conduct neighborhood outreach according to the provisions for neighborhood meetings under Article 14.
- D. The Planning Authority shall review the application against the standards of this article and make a recommendation to the Planning Board.
- E. The Planning Board shall hold a public hearing in accordance with the provisions of Article 2 and make a recommendation to adopt, adopt with modifications, or not adopt the proposed map or text amendment, and forward the recommendation to the City Council.
- F. The City Council shall review the proposed amendment and determine whether and how to amend the Land Use Code or Zoning Map.

1.9.3 Review Fees

The applicant shall pay a fee to cover the professional and administrative costs for review and analysis associated with the amendment, including but not limited to planning, legal, engineering or other services. The fee shall be based on the hours of review and processing time and the prevailing hourly rate for reimbursement of city costs. The city shall periodically invoice the applicant for such costs incurred by the city, which invoice shall be paid promptly by the applicant.

1.9.4 Review standards



INTRODUCTORY PROVISIONS

Except as otherwise required by law, amendments to the City's Land Use Code shall be pursuant to and consistent with the Comprehensive Plan.

1.10 TRANSITION RULES

1.10.1 Existing uses

- A. A permitted use established prior to the effective date of the Land Use Code that is now classified as a conditional use shall be deemed a lawful conditional use. Any subsequent addition, enlargement, or expansion of that use shall conform to the procedural and substantive requirements for conditional uses in Article 6.
- B. A permitted or conditional use established prior to the effective date of this Code that is now classified as a prohibited use shall be deemed a nonconforming use and is controlled by the provisions of Article 4.

1.10.2 Continuation

In the event that a use, lot, structure, sign, or site feature, deemed legally conforming prior to the effective date of the Land Use Code no longer meets all standards set forth in the Land Use Code, that use, lot, structure, sign, or site feature shall now be deemed non-conforming and shall be controlled by the provisions of Article 4.

2 ADMINISTRATION

2.1 PLANNING BOARD

2.1.1 Composition

There shall be a Planning Board of seven members. Members of the Planning Board shall be residents of the city and shall not be officers or employees of the city. Members shall serve without compensation.

2.1.2 Appointments

- A. **Terms.** The members of the Planning Board shall be appointed by the City Council for terms of three years. Such members shall serve until their successors are duly appointed and qualified. Such terms shall be staggered so that the terms of not more than three members shall expire in any calendar year; providing, however, such service shall not extend to over 120 days after expiration of their term.
- B. **Vacancies.** Permanent vacancies on the Planning Board shall be filled by the City Council, in the same manner as other appointments hereunder, for the unexpired term of the former member.

2.1.3 Removal of members

Any member of the Planning Board may be removed for cause by the City Council at any time, provided, however, that before any such removal, such member shall be given an opportunity to be heard in their own defense at a public hearing.

2.1.4 Officers

- A. **Chair.** The members of the Planning Board shall annually elect one of their number as chair to preside at all meetings and hearings and to

fulfill the customary functions of that office. The chair may administer oaths.

- B. **Vice chair.** The members of the Planning Board shall annually elect one of their number as vice chair. In the absence of the chair, the vice chair shall act as chair and shall have all the powers of the chair. The vice chair shall have such other powers and duties as may be provided by the rules of the Planning Board.

2.1.5 Committees

The chair of the Planning Board shall assign the members of the Board to such regular and special committees as may be established by the Board. Such committees shall have no final authority but shall assist the Board in the conduct of its business by making recommendations to it concerning such specific items as may be assigned to them for study and report. The Board shall adopt such rules as it shall deem appropriate to govern the organization and operation of its committees. Committee meetings deliberative in nature shall be open to the public in accordance with Title 1 M.R.S. § 401 et seq.

2.1.6 Quorum and necessary vote

As to any matter requiring a hearing, no business shall be transacted by the Planning Board without a quorum, consisting of four members, being present. The vote of at least four members shall be necessary to authorize any action by the Board. If less than a quorum is present, the hearing may be adjourned for a period not exceeding three weeks at any one time. The Planning Authority staff shall notify in writing all members of the date of the adjourned hearing and shall notify such other interested parties as may be directed in the vote of adjournment.

2.1.7 Conflicts

No member of the Planning Board shall participate in the hearing or disposition of any matter in which he or she has an interest. Any question of whether a member has a conflict of interest sufficient for a member to be recused shall be decided by a majority vote of the members present, except the member whose possible conflict is being examined; where such vote results in a tie, the subject member shall be recused from the matter.

2.1.8 Meetings and procedures

A. Meetings. Regular meetings of the Planning Board shall be held at the call of the chair or as provided by rule of the Board. Special meetings may be called by the chair or any four members of the Board or at the request of the City Council.

1. Workshops of the Planning Board or any of its committees may be held at the call of the Board or committee chair, as the case may be, for the presentation of information by the Director of the Department of Planning & Urban Development, their staff, an applicant, or others. These meetings will be open for public comment according to the rules of the Planning Board. Such meetings, unless open to the public as provided in Title 1 M.R.S. § 401 et seq. shall be informational only and shall not result in final decisions on any matter.
2. Public hearings shall be held as required by the various statutes, codes, and ordinances pursuant to which matters are brought before the Planning Board and shall be

conducted in accordance with relevant state law, the Land Use Code, and the rules of the Board.

B. Notice. The Planning Authority shall give notice of the time and place of public workshops and hearings, including a brief description of the application(s) to be considered, as follows:

1. Site plan and subdivision. Notice shall be given to the general public by publication in a newspaper of general circulation in the City of Portland at least two times, the date of the first publication to be at least 10 calendar days prior to the workshop or hearing. Notice shall also be sent by regular United States mail at least 10 calendar days in advance of the workshop or hearing date to the applicant, the owner(s) of the subject property, and all owners of property located within 500 feet of the subject property, except that for subdivisions within industrial zones the notice range shall be 1,000 feet.
2. Land Use Code or Zoning Map amendment. Notice of public hearing shall be publicly posted in the municipal office at least 13 days before the public hearing on such application. In addition, notice of said public hearing must be published at least two times in a newspaper of general circulation in the City of Portland. The date of the first publication must be at least 12 days prior to any public hearing and the date of the second publication must be at least seven days prior to the public hearing. For map amendments, notice

- shall be sent by regular United States mail to at least 10 calendar days in advance of any workshop or hearing date to all property owners within the area proposed for rezoning and all property owners 500 feet beyond said area, except that rezoning to industrial zone designations the notice range shall be 1,000 feet.
3. **Contract or conditional zoning.** Notice of public hearing shall be posted in the City Clerk's office at least 13 days prior to the public hearing and shall be published in a newspaper of general circulation within the city at least two times, the date of the first publication to be at least seven days prior to the hearing. Notice shall also be sent to the owners of all property abutting the property to be rezoned at their last known address. This notice shall contain a copy of the proposed conditions and restrictions, with a map indicating the property to be rezoned.

The cost of noticing shall be charged to the applicant.

- C. **Procedures.** The Planning Board shall adopt its own rules for the conduct of its business not inconsistent with the statutes of the state and this article. Such rules shall be filed with the Planning Authority and with the City Clerk. Any and all rule changes shall be placed on a City Council public agenda as a communication requiring a public hearing. Any rule may be vetoed, in whole or in part, by order of the Council within 45 days of the date of filing with the City Clerk. No rules change shall take effect until that time period has

elapsed. If a part of a rule is vetoed, the remainder shall continue in effect. Any rule so adopted, which is not required by the statutes of the state or by this article, may be waived by the chair upon good cause being shown. Except as otherwise provided in subsection 2.1.8.A.1, all meetings, hearings, and deliberations of the Planning Board and its committees shall be open to the public in accordance with Title 1 M.R.S. § 401 et seq. Testimony at any hearing may be required by the Planning Board to be given under oath.

- D. **Keeping of records.** The Director of the Department of Planning & Urban Development shall designate a member of their staff who shall attend all Planning Board proceedings. The staff shall provide for the keeping of minutes of the proceedings of the Board, showing the vote of each member on every question, or their absence or failure to vote, and shall maintain the permanent records and decisions of all Board meetings, hearings, and proceedings and all correspondence of the Board, as required by statute. Such records shall be public records open to inspection during working hours upon reasonable notice.

2.1.9 Record and decisions

- A. **Record.** The minutes of the staff, and the transcript if one is made, and all exhibits, papers, applications, and requests filed in any proceeding before the Planning Board and the decision of the Board shall constitute the record.
- B. **Decision.** Every final decision of the Planning Board and every recommendation of the

Planning Board to the City Council shall include written findings of fact, and shall specify the reason or reasons for such decision or recommendation. The Planning Authority shall mail notice of any decision of the Planning Board to the applicant.

2.1.10 Jurisdiction and authority

In addition to the jurisdiction conferred on it by other provisions of state law and the ordinances of the city and in accordance therewith, the Planning Board shall have the following jurisdiction and authority:

- A.** To prepare and recommend a Comprehensive Plan to the City Council;
- B.** To prepare and recommend to the City Council changes in and amendments to the Comprehensive Plan;
- C.** To aid and assist the City Council and departments and agencies of the city in implementing general plans and in planning, developing, and completing specific projects;
- D.** To hear, review and approve, conditionally approve, or deny master development plans and major site plans;
- E.** To hear, review and approve, conditionally approve, or deny applications for subdivision approval;
- F.** To hear, review, and approve or deny applications for conditional uses listed in Article 6;
- G.** To hear, review, and offer its recommendations to the City Council on applications for amendments to, or revisions of, this Land Use Code;
- H.** To review and offer its recommendations to the City Council on certain public projects;
- I.** To review and approve, conditionally approve, or disapprove site plans for regulated projects in shoreland areas;
- J.** To prepare and offer its recommendations to the City Council with regard to the city's annual Capital Improvement Program;
- K.** Upon reasonable request, to make its special knowledge and expertise available to any official, department, Board, or agency of the city, county, state, or federal governments to aid them in the performance of their respective duties relating to the planning and development of the city and its region, including request from the City Council to review proposed developments in which the developer does not have the right, title, or interest in all the property necessary for the proposed development because some or all of that property is owned by the City;
- L.** To make such investigations, maps and reports, and recommendations in connection therewith, relating to the planning and development of the city as seem desirable;
- M.** To employ or contract with such experts and other assistants as may be necessary or convenient to carry out its duties hereunder and to pay for their services and for such other expenses as may be necessary and proper; provided, however, that such expenditures shall not exceed such funds as may be appropriated for such purposes by the City Council;
- N.** To hear, review, and offer its recommendations to the City Council on petitions for street vacations and discontinuances;

- O. To hear, review, and decide appeals where it is alleged there is an error in any decision, requirement, or determination made by the Planning Authority; and
- P. To approve, following a public hearing and at the recommendation of the Public Works Authority and the Planning Authority, technical and design standards, provided that such standards shall be additional to and consistent with the provisions of this Land Use Code, necessary and reasonable, and in accordance with sound engineering and urban design practice.

2.1.11 Administrative appeal procedures

- A. **Notice of appeal.** An appeal may be taken to the Planning Board by any person affected by a decision of the Planning Authority. Such appeal shall be taken within 30 days of the action complained of by filing with the Planning Authority a notice of appeal specifying the grounds thereof. The notice shall be in such form as specified by the Planning Authority. A payment of a nonrefundable filing fee, as established by the City Council to cover administrative costs and costs of hearing, shall accompany notice of appeal. The Planning Authority shall forthwith transmit to the Planning Board all of the papers constituting the record upon which the action appealed from was taken.
- B. **Public hearing.** A public hearing shall be set, advertised and conducted by the Planning Board in accordance with the provisions of this article.
- C. **Action.** Within 30 days following the close of the public hearing, the Planning Board shall render a decision on the appeal in the manner and form specified in the provisions of this article and the

statutes of the state. The failure of the Board to act within 30 days shall be deemed an approval of the appeal unless mutually extended in writing by the appellant and the Board. Within five days of such decision or failure to act notice thereof shall be mailed to each party.

- D. **Conditions and limitations.** Any right granted by the reviewing Board on appeal shall be subject to the same conditions and limitations as if secured without the necessity of an appeal.

2.1.12 Appeals

An appeal from any final decision of the Planning Board as to any matter over which it has final authority may be taken by any party or by any authorized officer or agent of the city to the superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure. No appeal shall lie concerning any matter as to which the power of the Board is limited to the making of a recommendation.

2.2 HISTORIC PRESERVATION BOARD

2.2.1 Composition

The Historic Preservation Board shall consist of seven voting members who shall serve without compensation. Members shall not be officers or employees of the city. Members shall have demonstrated interest, knowledge, ability, experience or expertise in restoration, rehabilitation, or neighborhood conservation or revitalization and shall be residents of the city.

2.2.2 Appointments

- A. **Terms.** Members shall be appointed by the Council for terms of three years. Appointments shall be staggered so that the terms of not

more than three members expire in any calendar year. Members may serve for three consecutive three-year terms.

- B. Vacancies.** Vacancies on the Historic Preservation Board shall be filled within 60 days. However, every member shall continue in office after expiration of the term until a successor has been appointed. Vacancies on the Historic Preservation Board shall be filled for the unexpired term of the former member.

2.2.3 Removal of members

Members may be removed for cause by the Council. Cause shall include, but is not limited to, the failure to attend meetings without good cause. Any member proposed to be removed shall be given written notice and an opportunity to be heard prior to final action.

2.2.4 Officers

- A. Election and terms.** Officers of the Historic Preservation Board shall consist of a chair and vice chair. Officers shall be elected by the Historic Preservation Board and shall serve a term of one year and shall be eligible for re-election.
- B. Chair.** The chair shall preside at all meetings and hearings and fulfill the customary functions of that office.
- C. Vice chair.** In the absence of the chair, the vice chair shall act as chair and shall have all the powers of the chair. The vice chair shall have such other powers and duties as may be provided by the rules of the Historic Preservation Board.

2.2.5 Conflicts

No member of the Historic Preservation Board shall participate in the hearing or disposition of any matter in which he or she has an interest.

2.2.6 Meetings and procedures

- A. Meetings.** Regular meetings of the Historic Preservation Board shall be held no less frequently than monthly. Special meetings may be called by the chair or any four members or at the request of the chair of the Planning Board.

- B. Notice.** The Planning Authority shall give notice of the time and place of Historic Preservation Board public workshops and hearings, including a brief description of the application(s) to be considered, as follows:

1. Landmark or district nomination. Notice shall be given to the general public by publication in a newspaper of general circulation in the City of Portland at least two times, the date of the first publication to be at least 10 calendar days prior to the workshop or hearing. Notice shall be sent by regular United States mail at least 10 calendar days in advance of the workshop or hearing date to the applicant and to the owner(s) of the subject property or properties.
2. Certificate of appropriateness review. Notice shall be given to all property owners within 100 feet of the property at least seven days prior to the date of the workshop or public hearing.
3. Major site plan review. For alteration or new construction that is classified as a

major site plan under Article 14, notice shall be given to all property owners within 500 feet of the property at least seven days prior to the date of the workshop or hearing.

The cost of noticing shall be charged to the applicant.

- C. Procedures.** The Historic Preservation Board may adopt procedural rules for the conduct of its business not inconsistent with this article, including the creation of a subcommittee structure to enhance efficiency in consideration of Historic Preservation Board business. Such rules shall be filed with the Planning Authority and with the City Clerk. All such rules shall be subject to veto, in whole or in part, by the Council within 45 days of such filing. The initial rules shall take effect when filed, subject to veto as provided above. Amendments to the rules shall take effect upon expiration of said veto period. Any rule may be waived by the chair upon good cause being shown.

2.2.7 Record and decisions

- A.** The Director of the Department of Planning & Urban Development or their designated staff representative shall attend all its meetings. The staff shall provide for the keeping of tape recordings or minutes of the proceedings of the Historic Preservation Board, showing the vote of each member on every question or their absence or failure to vote, and shall maintain the records and decisions of all meetings, hearings, and proceedings and all correspondence of the Historic Preservation Board. Copies of permanent records shall be

filed with the City Clerk. Staff shall publish and distribute copies of the records, reports, and decisions of the Historic Preservation Board to Historic Preservation Board members and to others upon approval of the Historic Preservation Board.

- B.** No final action shall be taken by the Historic Preservation Board which could in any manner deprive or restrict the owner of a property in its use, alteration, maintenance, disposition or demolition, until such owner either has knowledge of the proceeding or is sent notice offering opportunity to be heard. This paragraph shall not affect the interim protection provisions of Section 17.5.
- C.** Every recommendation or recommended decision of the Historic Preservation Board shall include written findings of fact and shall specify the reason or reasons for such action.
- D.** Staff shall mail notice of any final determination or recommendation of the Historic Preservation Board to the applicant and property owner(s).

2.2.8 Responsibilities

The Historic Preservation Board shall have the following responsibilities:

- A.** To conduct or administer an ongoing survey to identify historically, culturally, architecturally and archaeologically significant areas, sites, structures and objects;
- B.** To review all areas, sites, structures, and objects listed in the National Register of Historic Places, including the boundaries of areas so listed, and make recommendations to the Planning Board and Council for the

- designation of those areas, sites, structures and objects as local landmarks or districts;
- C. To investigate and recommend to the Planning Board and Council the designation of areas, sites, structures, and objects not listed in the National Register of Historic Places as local landmarks and districts and to make recommendations to the Planning Board concerning sites, structures, and objects that have contributing significance or are intrusions within nominated or designated districts;
- D. To keep and make available to the public a register of all areas, sites, structures, and objects that have been designated as landmarks or districts, including all information required as part of each designation;
- E. Upon request, to advise and assist owners of landmarks and property, sites, structures or objects within districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse and for procedures for inclusion on other registers of significant areas, sites, structures and objects, including the National Register of Historic Places;
- F. To recommend to the Planning Board the nomination of areas, sites, structures, and objects to the National Register of Historic Places or to any State of Maine Register of Historic Places that may be established;
- G. To participate in the Certified Local Government Program of the National Historic Preservation Act Amendments of 1980 and the Maine Historic Preservation Commission; and carry out any responsibilities delegated to it under that program, including review and comment on any National Register nominations submitted to the Historic Preservation Board.
- H. To seek funding for which the City of Portland is eligible through the Certified Local Government Program to assist in local preservation projects, including projects undertaken by local non-profit organizations;
- I. To, upon request by the Council, participate in any review of federal actions or undertakings pursuant to Section 106 of the National Historic Preservation Act; attend informational and educational programs sponsored by the Maine Historic Preservation Commission; and prepare an annual report of the activities of the Historic Preservation Board;
- J. To inform and educate the citizens of Portland concerning the cultural, historic, architectural and archeological heritage of the city by publishing appropriate maps, newsletters, brochures and pamphlets and by sponsoring programs and seminars;
- K. To hold meetings and public hearings to review applications for certificates of appropriateness affecting proposed or designated landmarks and districts; to recommend approval or disapproval of certificates of appropriateness;
- L. To provide testimony to the Board of Appeals in connection with any application for a certificate of economic hardship;
- M. To develop design guidelines affecting landmarks or districts for review and approval by the Planning Board;
- N. To advise the Planning Board as to recommendations on any preservation or conservation easements that the City of

Portland may have or be offered as a gift or otherwise;

- O. To advise the Planning Board as to the administration of such gifts, grants and money as may be appropriated for the purposes of this article upon authorization and approval by the Council;
- P. To provide comment, as appropriate, to the Planning Board and/or City Council on matters pertaining to historic preservation in Portland;
- Q. To confer recognition upon the owners of landmarks or properties, sites, structures or objects within districts by means of certificates, plaques or markers;
- R. To assist the Planning Board in the development of a preservation component in the Comprehensive Plan of the City of Portland; and
- S. To periodically review the Land Use Code and to make recommendations to the Planning Board concerning any amendments appropriate for the protection and continued use of landmarks or properties, sites, structures or objects within districts.

2.3 ZONING BOARD OF APPEALS

2.3.1 Composition

There shall be a Board of Appeals of seven members. Members of the Board shall be residents of the city and shall not be officers or employees of the city or any of its agencies or departments. Members shall serve without compensation.

2.3.2 Appointments

- A. **Terms.** The members of the Board of Appeals shall be appointed by the City Council for terms of three years. Terms shall be staggered so that

the terms of no more than three members shall expire in any calendar year. Such members shall serve until their successors are duly elected and qualified provided, however, that such service shall not extend to over one hundred 120 days after expiration of their term.

- B. **Vacancies.** Permanent vacancies on the Board of Appeals shall be filled by the City Council, in the same manner as other appointments under this article, for the unexpired term of a former member whose place has become vacant.

2.3.3 Removal of members

Any member of the Board of Appeals may be removed for cause by the City Council at any time; provided, however, that before any such removal, such member shall be given an opportunity to be heard in their own defense at a public hearing.

2.3.4 Officers

- A. **Chair.** The members of the Board of Appeals shall annually elect one of their number as chair to preside at all meetings and hearings and to fulfill the customary functions of that office.
- B. **Secretary.** The members of the Board of Appeals shall annually elect one of their number as secretary. In the absence of the chair, the secretary shall act as chair and shall have all the powers of the chair. The secretary shall fulfill the duties provided by statute and this article and have such other duties as may be provided by the rules of the Board.
- C. **Pro tempore officers.** In the absence of both the chair and the secretary, the Board shall elect a chair pro tempore from among its number and the chair pro tempore shall have all the powers of the chair during the chair's

and the secretary's absence. In the absence of the secretary, or when the secretary is serving as chair, the Board shall elect a secretary pro tempore from among its number and the secretary pro tempore shall have all the powers of the secretary during the secretary's absence or service as chair.

2.3.5 Quorum and necessary vote

No business shall be transacted by the Board of Appeals without a quorum, consisting of four members, being present. The concurring vote of at least four members of the Board shall be necessary to grant any request or application or to sustain any appeal. Any matter that receives fewer than four votes shall be deemed to have been denied.

2.3.6 Conflicts

No member of the Board of Appeals shall participate in the hearing or disposition of any matter in which he or she has an interest. Any question of whether a member has a conflict of interest sufficient to disqualify him shall be decided by a majority vote of the members, except the member who is being challenged; where such a vote results in a tie, the challenged member shall be deemed disqualified.

2.3.7 Meetings and procedures

- A. Staff.** The Building Authority or their designee shall serve as staff to the Board of Appeals.
- B. Meetings.** Regular meetings of the Board of Appeals shall be held at the call of the chair or as provided by the rules of the Board. Special meetings shall be called by the chair at the request of any two members of the Board or at

the request of the City Council. All meetings and hearings of the Board shall be open to the public. For all matters properly brought before the Board of Appeals, the Board shall select a reasonable time and place for a public hearing following the submission of the subject application.

- C. Notice.** The Building Authority shall give notice of public hearings in the form and manner and to the persons herein specified. The notice shall include the time and place of such hearing, a description of the contents of the matter to be heard and the address or location of the property involved. Where notice by mail is required, it shall be mailed at least seven days in advance of the hearing date by regular United States mail. Notices shall be given to each of the following as specified:

1. In all cases, to the petitioner;
2. In all cases, to all residents of the city by publication in a newspaper of general circulation in the city at least once, not more than 30 nor less than five days before the date of the hearing, and by mail to the applicant;
3. In the case of hearings relating to zoning appeals, a variance, or a conditional use, to the Planning Board and City Council by reasonable means;
4. In the case of hearings relating to a variance request from the provisions of Article 11, the application and all supporting information supplied by the applicant shall be forwarded to the State of Maine Commission of the Department of

Environmental Protection at least 20 days prior to action by the Board;

5. In the case of hearings related to a variance or conditional use, by mail to the owners of all the property within 500 feet of such parcel or tract;
6. In the case of hearings related to all other appeals, by mail to the owners of property directly abutting, and directly across a street or alley from the subject property;
7. For purpose of this section, the owners of property shall be considered to be the parties listed by the Assessor's Department as those against whom taxes are assessed. Failure of any property owner to receive a notice of public hearing shall not necessitate another hearing and shall not invalidate any action of the Board. The cost of noticing shall be charged to the applicant.

D. Procedures. The Board of Appeals shall adopt its own rules of procedure for the conduct of its business not inconsistent with the statutes of the state and this article. Such rules shall be filed with the City Clerk. Any rule so adopted which relates solely to the conduct of hearings, and which is not required by the statutes of the state or by this article, may be waived by the Board upon good cause being shown.

1. Conduct of hearings:
 - a. Any person may appear and testify at a public hearing, either in person or by a duly authorized agent or attorney, and may submit documentary evidence, provided, however, that the Board shall exclude irrelevant,

immaterial and unduly repetitious evidence.

- b. The applicant and any abutter or similarly interested party shall in addition have the right to present witnesses on their own behalf and offer rebuttal evidence, to cross examine all witnesses testifying in opposition to their position through the chair, and to examine and introduce any documents produced at the hearing.
2. All other matters pertaining to the conduct of hearings shall be governed by the provisions of the relevant state statutes, this article, and the rules promulgated by the Board of Appeals.

2.3.8 Records and decisions

- A. Record.** The recording of testimony, if any, and all exhibits, papers, applications and requests filed in any proceeding before the Board of Appeals and the decision of the Board shall constitute the record.
- B. Decision.** Every decision of the Board of Appeals shall include findings of the fact, shall refer to the evidence in the record and the exhibits, plans or specifications upon which such decision is based, shall specify the reason or reasons for such decision, and shall contain a conclusion or statement separate from the findings of fact setting forth the specific relief granted or denying relief. The Building Authority shall deliver or mail a copy of the decision to the applicant, the Planning Board, and City Council and shall file the decision with the City Clerk within five days of such decision.

2.3.9 Jurisdiction and authority

The Board of Appeals shall have the following jurisdiction and authority:

- A. To hear and decide appeals from, and review orders, decisions, or the failure to act by the Building Authority pursuant to this Land Use Code, except that decisions relating to enforcement of the shoreland zoning provisions of this Chapter are not appealable to the Board of Appeals and may only be appealed directly to Superior Court in accordance with M.R. Civ. P. 80B;
- B. To hear and grant or deny applications for variances from the terms of this Land Use Code, including but not limited to use variance; dwelling unit conversion; space and bulk such as lot size, density, and side yard; parking; loading; and signs; and
- C. To hear and grant or deny applications for conditional uses, as specified in Article 6.

2.3.10 Administrative appeal procedures

- A. **Application procedures.** Application for any appeal to the Board shall be submitted to the Building Authority. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form as prescribed by the Building Authority.
- B. **Public hearing.** A public hearing shall be set, advertised and conducted by the Board of Appeals in accordance with Section 2.3.7.
- C. **Standard of review.** The standard of review for orders, decisions, or the failure to act by the

Building Authority pursuant to this Land Use Code shall be de novo. The appellant shall bear the burden of proof.

2.3.11 Variances

A. Application procedures

- 1. Application for a variance shall be submitted to the Building Authority. A payment of a nonrefundable application fee, as established from time to time by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form as prescribed by the Building Authority.
- 2. A public hearing shall be set, advertised and conducted by the Board of Appeals in accordance with Section 2.3.7.
- 3. All decisions by the Board shall be rendered in a manner and form not inconsistent with the statutes of this state.

- B. **Undue hardship variance.** An undue hardship variance may be granted by the Board only where strict application of the ordinance, or a provision thereof, to the petitioner and his property would cause undue hardship. The words “undue hardship” as used in this subsection mean:

- 1. That the land in question cannot yield a reasonable return unless a variance is granted;
- 2. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

3. That the granting of a variance will not alter the essential character of the locality; and
4. That the hardship is not the result of action taken by the applicant or prior owner.

C. Disability variance

1. By the Board of Appeals. Notwithstanding the provisions of subsection (B) above, the Board may grant a variance to an owner of a residential dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The Board shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The Board may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. The term “structures necessary for access to or egress from the dwelling” shall include railing, wall or roof systems necessary for the safety or effectiveness of the structure. For the purpose of this subsection, a disability has the same meaning as a physical or mental handicap under 5 M.R.S. § 4553.
2. By the Building Authority. Notwithstanding the provisions of subsections (B) and (C.1) above, the Building Authority may issue a permit to the owner of a dwelling for the purpose of making a dwelling accessible to a person

with a disability who resides in or regularly uses the dwelling. If the permit requires a variance, the permit is deemed to include that variance solely for the installation of equipment or the construction of structures necessary for access to egress from the dwelling for the person with a disability.

D. Practical difficulty variance. Notwithstanding the provisions of subsections (B) and (C) above, the Board of Appeals may grant a variance from the dimensional standards of this Land Use Code that relate to lot area, lot coverage, frontage, and setback requirements when strict application of these standards would both preclude a permitted use of the property and result in significant economic injury to the applicant. Significant economic injury shall mean that the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land. In granting a practical difficulty variance, all of the following conditions must be found to exist:

1. The need for a variance is due to the unique circumstances of the property, and not to the general conditions in the neighborhood;
2. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties;

3. The practical difficulty is not the result of action taken by the applicant or a prior owner;
4. No other feasible alternative is available to the applicant, except a variance;
5. The granting of a variance will not have an unreasonably adverse effect on the natural environment; and
6. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S. § 435, nor within a shoreland zone or flood hazard zone, as defined in this article.

E. Specified variances prohibited

1. No use permitted in medium- and high-density residential zones shall be permitted in low-density residential zones. No use permitted in mixed-use or office zones shall be permitted in any residential zone. No use permitted in industrial zones shall be permitted in any mixed-use, office, or residential zone. No use permitted in residential zones shall be permitted in any industrial zone. The general use categories are listed below:
 - a. Low-density residential: IR-1, IR-2, IR-3, R-1, R-2, R-3.
 - b. Medium- and high-density residential: R-4, R-5, R-6.
 - c. Mixed-use/Office: B-1, B-2/B-2b/B-2c, B-3/B-3b/B-3c, B-4, B-5/B-5b, B-6, B-7, I-B, R-P, O-P.
 - d. Industrial: I-L/I-Lb, I-M/I-Ma/I-Mb, I-H/I-Hb, A-B
2. No variance shall be granted which would permit the creation of a lot or parcel that cannot be developed in compliance with the zoning, subdivision, and other regulations applicable thereto.
3. No variance shall be granted which would result in a use or development of the lot or parcel in question which would not be in harmony with the general purpose and intent of this Land Use Code or the Comprehensive Plan; which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, or development of property or improvement permitted in the vicinity; or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase congestion in the public streets, increase the danger of flood or fire, or endanger the public safety.
4. No variance shall be granted which would be greater than the minimum variance necessary to relieve the undue hardship or the hardship of the applicant.
5. No variance shall be granted from the minimum lot sizes set forth in Section 4.3.1 for lots in the IR-1 and IR-2 zones.
6. No variance shall be granted from the requirements in Section 6.4.11.

F. Conditions on variances; variances less than requested.

Reasonable conditions and safeguards relating to construction, character, location, landscaping, screening and other matters may be imposed upon the premises benefited by a variance as considered necessary to prevent injurious effects upon other property and improvements in the

vicinity or upon public facilities and services. Such conditions shall be expressly set forth in the resolution granting the variance and in the notice informing the applicant thereof. Violation of such conditions and safeguards shall be a violation of this article. A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

- G. Limitations on variances.** No variance permitting the erection or alteration of a building shall be valid for a period longer than six months, or such other time as may be fixed at the time granted not to exceed two years, unless a building permit for such erection or alteration is issued and construction is actually begun within that period and is thereafter diligently pursued to completion. One or more extensions of said expiration dates may be granted if the facts constituting the basis of the decision have not materially changed and the two year period is not exceeded thereby. No variance relating to the establishment or maintenance of a use not involving a building or structure shall be valid for a period longer than six months, or such other time as may be fixed at the time granted not to exceed two years, unless an occupancy permit is issued and a use commenced within such period; provided, however, that one or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two year period is not exceeded thereby.
- H. Recording of variances.** No variance shall be valid unless, within 90 days of final approval of

the variance, a certificate describing the variance has been recorded by the applicant for the variance in the registry of deeds as required by 30 M.R.S. § 4353(5).

2.3.12 Successive applications

Whenever any application, appeal, or other request filed pursuant to section 2.3 has been finally denied on its merits, a second application, appeal or other request seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought within one year of such denial unless, in the opinion of the officer or Board before which it is brought, substantial new evidence is available or a mistake of law or fact significantly affected the prior denial.

2.3.13 Violations

In addition to any other remedies available, the Board of Appeals after notice and hearing may revoke any variance or other relief granted under this section when the provisions of this section or the conditions under which the relief was granted have not been complied with.

2.3.14 Appeals

An appeal from any final decision of the Board of Appeals may be taken by any aggrieved party to the superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure.



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3 DEFINITIONS

Adult business establishment. Any business, including but not limited to any bookstore, newsstand, novelty store, nightclub, bar, cabaret, amusement arcade, or theater, which:

- A. Keeps for public patronage or permits or allows the operation of any adult amusement device as defined in Chapter 4 of the City of Portland Code of Ordinances; or
- B. Customarily, meaning more often than an average of one calendar week during any calendar month of operation, exhibits motion pictures or displays any other visual representation described or advertised as being “X rated” or “for adults only,” or which customarily excludes persons from any portion of the premises by reason of immaturity of age by the use of such, or similar, phrases; or
- C. Is adjudged to be in violation of 17 M.R.S. §§ 2911, 2912.

Affordable housing. Housing for which the percentage of income a household is charged in rent and other housing expenses or must pay in monthly mortgage payments (including condominium/HOA fees, mortgage insurance, other insurance and real estate taxes), does not exceed 30% of a household’s income, or other amount established in city regulations that does not vary significantly from this amount.

After-hours entertainment license. Any of the music, dancing, and special entertainment licenses required or authorized by Chapter 4, Article III of the City of Portland Code of Ordinances.

Agriculture. The practice of farming, including the cultivation of the soil for the growing of crops and rearing of animals to provide food and other products. Agriculture may include nurseries, greenhouses, and truck gardens, provided that there is no sale of products not produced on the premises.

Airport restricted access areas. Runways, taxiways and other areas of the Jetport accessible to aircraft, whether access is restricted by the Federal Aviation Administration or not.

Alley. Any way designed primarily for vehicular and pedestrian or utility access to the back or side of premises otherwise abutting on a street, except driveways unless officially designated otherwise.

Animal-related services. Establishments principally for the training or boarding of animals. Such uses shall not include veterinary services.

Approval. An affirmative decision on an application, including an approval with conditions.

Appurtenance. A device or structure not designed for human occupancy and attached to the exterior of a building.

Auto service station. A business selling gasoline, diesel, or propane fuel or providing motor vehicle repairs including, but not limited to, tune-ups, engine repair, brake work, muffler replacement, tire repair or similar activities. Such businesses may also include car-washes and/or vacuums.

Back office use. An office-related use with minimal public visitation and minimal direct service to the general public, primarily to provide support services to larger organizations such as educational institutions, social service agencies, or business headquarters.

Bar. Any establishment required to be licensed to sell alcoholic beverages for on-premises consumption, which is not regularly used for the purpose of providing full-course meals, as defined in Title 28-A of the Maine Revised Statutes, on the premises.

Bed and breakfast. A building that contains between two and nine guest rooms; is used to provide or offer overnight accommodations for transient guests; has an owner, manager, or operator living in the building as a permanent resident; does not provide cooking facilities in any of the guest rooms; and does not provide meals other than breakfast, which shall be offered only to overnight guests.

Blasting operations. The use of explosives for purposes of breaking up and removing soil, rock and ledge, related to construction and development of real estate within the City.

Blasting permit. A permit issued by the City Fire Department to allow blasting operations within the City.

Blasting plan. The plan for conduct of any blasting operation where over 300 cubic yards of material shall be removed.

Blasting submittal. The plan for conduct of any blasting operation where between 50 and three 300 cubic yards of material shall be removed.

Building. A roofed and walled structure built for permanent use.

Building, accessory. A detached roofed and walled structure that is incidental and subordinate in area and extent, and/or use to the principal building(s) on the property. A lot may have more than one accessory building.

Building addition. Any increase to footprint, floor area, or volume of an existing building.

Building alteration. A change or rearrangement in the structural supports, exterior appearance, or removing from or otherwise affecting the exterior appearance of a building.

Buildings, attached. Two or more independent buildings that share at least one common party wall but have full building separation and independent principal entries; not free-standing. Attached buildings may or may not have common ownership.

Building, principal. The main roofed and walled structure on a lot having the predominant area, extent, and/or use. A lot may have more than one principal building. When a garage is attached to the principal building in a substantial manner as by an enclosed area with roof or common wall, it shall be considered as a part of the principal building.

Clinics. Any establishment where patients are examined and treated by one or more health care providers, such as, but not limited to, physicians,

dentists, psychologists or social workers. Clinics may include laboratory services and facilities for ambulatory or outpatient surgical procedures.

Coastal wetland. All tidal and subtidal lands; all lands with vegetation present that is tolerant of salt water and that occurs primarily in a salt water or estuarine habitat; and/or any swamp, marsh, bog, beach, flat or other contiguous low land that is subject to tidal action during the highest tide level for the year in which an activity is proposed as identified in tide tables published by the National Ocean Service. Coastal wetlands may include portions of coastal sand dunes.

Commercial vessel. Any watercraft used principally in a business or trade, including common carriers of passenger or freight, whether for governmental, nonprofit or emergency purposes; but not including pleasure craft used principally for recreational purposes.

Common areas. Portions of a lodging house which are available for use by all residents of the lodging house. Common areas shall include, but are not limited to, one or more of the following: kitchens, living rooms, recreation rooms, improved basements, and finished porches. Bathrooms, stairways, hallways, and storage areas shall not be counted as common areas.

Communication studio. A commercial or public communication facility, including radio and television broadcasting and receiving stations and studios.

Community hall. A building or portion of a building used for social, recreational, artistic, civic, or

educational community functions. Such a facility would be open to the public for such functions, which, for example, could include but not be limited to performances, dance, exhibitions, cultural exchange, training programs and workshops, neighborhood meetings, or gatherings. As part of these functions and activities, it shall be permissible to serve food, subject to other applicable codes and ordinances.

Condominium. Any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S. § 560 et seq., or its equivalent, as it may from time to time be amended.

Congregate care facility. A residential development which provides individual living or dwelling units with support services which provide assistance to residents. Services to be provided shall include:

- A. Transportation for essential support activities. This service shall be included in the base rent;
- B. Provision of at least one meal per day;
- C. Programmed social activities which are facilitated by staff. This service shall be included in the base rent;
- D. Provision of personal care services including, but not limited to, housekeeping, laundry, and minimal health monitoring; and
- E. Installation of emergency call buttons or systems in each congregate care living unit.

The population of a congregate care facility shall consist of persons 55 years of age or older and their spouses and/or disabled persons and their spouses.

Correctional pre-release facility. A facility housing up to 12 persons, plus staff, serving a primary clientele of persons in correctional pre-release programs.

Development fees. Site plan review and inspection fees; subdivision review and inspection fees; administrative fees; impact fees, and construction and permit fees as described in Chapter 6 of the City of Portland Code of Ordinances. Development fees does not include any fees charged for reviews conducted by a party other than the city.

Drive-through. A facility which provides a service directly to a motor vehicle occupant and where the customer drives a motor vehicle onto the premises and to a window or mechanical device through or by which the customer is served with or without exiting the vehicle. Drive-throughs do not include major or minor auto service stations.

Drive-through features. Features associated with drive-throughs including but not limited to designated travel or stacking lanes, intercom systems, menu boards, service windows, kiosks, mechanical devices, etc.

Dwelling unit. One or more rooms forming a single unit for habitation by one family, including food preparation, living, sanitary, and sleeping facilities.

Dwelling, multi-family. A building or portion thereof containing three or more dwelling units.

Dwelling, single-family. A building containing one dwelling unit.

Dwelling, two-family. A single building containing two dwelling units.

Earth-moving activity. Any removal or placement, excavation, filling, stockpiling or grading of soil,

earth, loam, sand, gravel, rock and other mineral deposits.

Easement. A right, privilege or liberty which one has in land owned by another for some special and definite purpose.

Emergency operations. Operations conducted for the public health, safety or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings and livestock from the threat of destruction or injury.

Emergency shelter. A facility providing temporary overnight shelter to homeless individuals in a dormitory-style or per-bed arrangement.

Entrance, principal. The main point of access for pedestrians into a building. A building may have more than one principal entrance.

Esplanade. That portion of a street which is located between the curblin and the edge of the sidewalk closest to the street.

Essential services. The construction, alteration, or maintenance of gas, electrical or communication facilities; steam, fuel, electric power or water transmission or distribution lines, towers and related equipment; telephone cables or lines, poles and related equipment; gas, oil, water, slurry or other similar pipelines; municipal sewage lines, collection or supply systems; and associated storage tanks. Such systems may include towers, poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic signals, hydrants and similar accessories, but shall not include service

drops or buildings which are necessary for the furnishing of such services.

Explosives. Any material or container containing a chemical compound or mixture that is commonly used or intended for the purpose of producing an explosion and that contains any oxidizing and combustible materials or other ingredients in such proportions, quantities, or packaging that an ignition by fire, by friction, by compound or mixture may cause such a sudden generation of highly heated gasses that the resultant gaseous pressures are capable of producing destructive effects on contiguous objects, but shall not mean the components for handloading rifle, pistol and shotgun ammunition, or fireworks.

Family. One or more individuals related by blood, marriage, civil union, adoption, or guardianship and/or up to eight unrelated individuals living together in a dwelling unit as a single nonprofit housekeeping unit.

Fill. Soil, earth, loam, sand, gravel, rock and other mineral deposits.

Filling. The placement of soil, earth, loam, sand, gravel, rock and other mineral deposits. Filling shall include stockpiling.

Fixture, fully shielded. A light fixture or luminous tube constructed and mounted such that all light emitted by the fixture or tube, either directly from the lamp, tube, or a diffusing element, or indirectly by reflection or refraction from any part of the light fixture, is projected below the horizontal. If the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or

directly from the side, from any angle around the fixture or tube, the fixture or tube is not fully shielded.

Flag. A fabric sheet of square, rectangular, or triangular shape having no enclosing or supporting framework that is typically mounted on a pole.

Foundation. The supporting substructure of a building or other structure, excluding wooden sills and post supports, but including basements, slabs, frost walls, or other base consisting of concrete, block, brick, or similar material.

Freshwater wetland. Freshwater swamps, marshes, bogs and/or similar areas which are:

- A. Of ten or more contiguous acres or of less than ten contiguous acres and adjacent to a surface water body except for any river, stream or brook such that, in a natural state, the combined surface area is in excess of ten acres or of less than ten acres that is depicted on the Shoreland Zoning Map; and
- B. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

General office. An office for the conducting or managing of a business or the practice of a profession, including that of a licensed health care provider, so long as such office does not include

laboratory services and facilities for ambulatory surgical procedures.

General services. Establishment primarily engaged in rendering services to persons or business on a fee basis, including but not limited to banks, health clubs, laundries, employment services, management services, personnel services, or maintenance services.

Handicapped family unit. A dwelling unit which provides living facilities for handicapped persons. A handicapped family unit may also provide counseling and support services. Staff members may also be included in the population. **Helistop.** An area used for the landing of helicopters at any location other than an airport. Such area shall include a landing area or pad, and may include parking required for access to the landing area or pad, a loading and unloading area for emergency vehicles, and other related facilities other than maintenance and repair facilities.

Hospital. An institution providing health services, primarily on an inpatient basis, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, outpatient departments, training facilities, central service facilities, and staff offices.

Hostel. An overnight lodging facility for transient guests that provides sleeping rooms and common areas for cooking. A hostel shall not be used as an emergency shelter.

Hotel. A building used for more or less temporary occupancy of individuals who are lodged with or without meals.

Impervious surface. Area covered with low-permeability material that is highly resistant to infiltration by water, such as asphalt, concrete, or rooftop, and areas such as gravel roads and unpaved parking areas that will be compacted through design or use to reduce their permeability.

Industrial, high-impact. Industrial activity involving the manufacturing, packaging, assembly, or distribution of finished products from either raw materials or previously prepared material which are generally incompatible with residential, commercial and lower impact industrial uses and sensitive natural areas due to their high generation of traffic, noise levels, emissions, lighting, and odors.

Industrial, low-impact. Industrial activity involving the manufacturing, packaging, assembly, or distribution of finished products from previously prepared material, including but not limited to the following: bakeries; breweries; distilleries; bottling; coffee roasters; commercial kitchens; pharmaceuticals; machine shops; watchmakers; makers of precision instruments, musical instruments, toys and sporting goods, pottery and ceramics using only previously pulverized clay, wood products, jewelry; assembly of electrical components; canteen services; tool and die shops; plant and tree nurseries; and the packaging of foods. Low impact industrial uses do not include the processing of raw materials or salvaging operations. Low impact industrial uses are generally compatible, due to their size and nature of impact, with residential, commercial and other low impact industrial uses.

Intermediate care facility. A facility which provides, on a regular basis, health-related care and services

for more than 13 individuals who do not require the degree of care and treatment which a hospital or extended care facility is designed to provide but who, because of their mental or physical condition, require such care and services above the level of room and board. Said facility must be licensed as a board care, residential care facility or equivalent pursuant to the regulations promulgated by the State of Maine Department of Health and Human Services.

Kitchen facilities. Facilities used for the preparation of meals, including refrigerators and devices used for the cooking and preparation of food.

Lodging house. A house, building or portion thereof containing two or more rooming units and providing such units, as well as common areas, to individuals on not less than a monthly basis for compensation.

Long-term or extended care facility. An institution or a distinct part of an institution that is licensed or approved to provide full-time convalescent or chronic care, or health care under medical supervision for 24 or more consecutive hours, to nine or more individuals who, by reason of advanced age, illness, or infirmity are unable to care for themselves, and who are not related to the governing authority by marriage, blood, or adoption.

Lot. A parcel or area of land that is designated as an individual unit for use, development, or ownership that is either a) a parcel or area of land that is separately described in a deed or on a plan ~~lot of record,~~ recorded in the Cumberland County Registry of Deeds ~~which at the time of record complied with applicable ordinances;~~ or b) a

contiguous combination of such lots ~~of record~~ under common ownership and designated as one unit for development; or c) a newly established parcel meeting all the dimensional requirements of the zone in which it is located.

Lot of record. A nonconforming parcel or area of land that a) is separately described in a deed or on a plan recorded in the Cumberland County Registry of Deeds as of the date designated in the relevant provision of this Chapter; b) conformed to the requirements of this Chapter as of the date designated in the relevant provision of this Chapter; and c) has never been developed with any structure.

Low-income household. A household having an income not exceeding 80% of median income for area of residence as set forth in regulations promulgated from time to time by the United States Department of Housing and Urban Development pursuant to 42 U.S.C. sections 1437 et seq.

Low-income housing unit for rent. A dwelling unit for which:

- A. The rent is affordable to a household earning 80% or less of Area Median Income (AMI) as defined by the United States Department of Housing and Urban Development (HUD);
- B. The unit is rented to a household earning 80% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance.

Low-income housing unit for sale. A dwelling unit for which:

- A. The sale price is affordable to a household earning 100% or less of Area Median Income (AMI);
- B. The unit is sold to a household earning 100% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for future sales for the applicable length of time in this ordinance.

Manufactured housing. A structural unit or units designed for residential occupancy and constructed in a manufacturing facility and then transported by the use of its own chassis or placement on an independent chassis to a building site. The term includes any type of building which is constructed at a manufacturing facility and then transported to a building site where it is utilized for housing and may be purchased or sold by a dealer in the interim. For purposes of this article, two types of manufactured housing are included. They are:

- A. Those units constructed after June 15, 1976, which the manufacturer certifies are constructed in compliance with the standards required by the United States Government Department of Housing and Urban Development, as such standards are from time to time revised or amended, meaning structures, transportable in one or more sections, which in the traveling mode are 14 body feet or more in width and are 750 or more square feet, and which are built on a permanent chassis and designed to be used as dwellings, with or without permanent foundations, when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. This term also includes any structure

which meets all the requirements of this subparagraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Section 5401 et seq.; and

- B. Those units constructed after June 15, 1976, which the manufacturer certifies are constructed in compliance with the state's Manufactured Housing Act and regulations, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air conditioning or electrical systems contained therein.

Any unit which does not fall within the definitions of this section and which is legally sited within the city on December 18, 1989, may be relocated to any location in the city in which manufactured housing is allowed.

Manufactured housing park. A parcel of land under unified ownership approved by the Planning Board under 30-A M.R.S. § 4358 for the placement of single-component manufactured housing.

Marijuana cultivation facility. A cultivation facility required to be licensed pursuant to 22 M.R.S. § 201 or any other facility engaged primarily in the business of planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of marijuana, including mature

marijuana plants, immature marijuana plants, seedlings and marijuana seeds, for use or sale.

Marijuana manufacturing facility. A manufacturing facility required to be licensed pursuant to 22 M.R.S. § 2423-F or 28-B M.R.S. § 201.

Marijuana product. As defined by 22 M.R.S. § 2422 or 28-B M.R.S. § 102.

Marijuana retail store. A retail establishment licensed to sell marijuana, marijuana products, immature marijuana plants and seedlings to adult use or medical marijuana customers. A marijuana retail store is only authorized as a principal use, and is not permitted as an accessory use. A marijuana retail store may not exceed a maximum gross floor area of 2,000 square feet. A marijuana retail store shall not include a registered dispensary.

Marijuana testing facility. A facility licensed to develop, research and test marijuana, marijuana products and other substances as defined by 22 M.R.S. § 2422 or 28-B M.R.S. § 102.

Marina. A commercial operation providing floats, slips and piers intended primarily for berthing of noncommercial vessels and the provision of related services such as supplies, fuel, equipment and repairs, which may be provided both to tenants and non-tenants.

Military personnel berthing. A building, or portion thereof, which is primarily used as, and intended for, temporary living quarters for military personnel.

Moderate-income household. A household having an income not exceeding 120% of median income for area of residence as set forth in regulations

promulgated from time to time by the United States Department of Housing and Urban Development pursuant to 42 U.S.C. sections 1437 et seq.

Multi-family development. The construction or creation of three or more dwelling units on any parcel of land or the addition of two or more dwelling units cumulatively within a three-year period.

Multiplex. A residential development consisting of three or more horizontally or vertically attached dwelling units, or a series of such attached dwelling units and the construction of at least one building.

Neighborhood center. A building or portion of a building used for recreational, artistic, social, educational, health, culture, or similar activities and services, usually owned and operated by a public or nonprofit group or agency.

One nit is equivalent to one candela (i.e. the light output of a common wax candle) per square meter.

Non-commercial vessel berthing. The use of berthing space for berthing of watercraft other than commercial vessels. Berthing space used in the following manner shall not be included in the calculation of the number of linear feet under this use category:

- A. Space used principally for sale or repair of vessels.
- B. Commercial vessel tenant space used by a noncommercial vessel for a period not exceeding ten consecutive days while the primary commercial vessel tenant is conducting its business or trade.

Normal high-water line (non-tidal waters). That line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. Areas contiguous with rivers that support non-forested wetland vegetation and hydric soils and that are at the same or lower elevation as the water level of the river during the period of normal high-water are considered part of the river.

Office park. Separate office buildings planned, constructed, or managed on an integrated coordinated basis.

Off-peninsula. All land located north of I-295.

On-peninsula. All land located south of I-295.

Open space. Any park and any other area outside of a building open to the public.

Owner. Any person that has any interest, legal or beneficial, in any parcel or lot.

Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high-water line or within a wetland, temporary. Structures which remain in or over the water for less than seven months in any period of 12 consecutive months.

Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high-water line or within a wetland, permanent. Structures which remain in or over the

water for seven months or more in any period of 12 consecutive months.

Place of assembly. A building or portion of a building used as a community hall, neighborhood center, private club or fraternal organization, or place of religious assembly. This definition shall not include buildings or portions of buildings used as a community hall, neighborhood center, private and fraternal organization or place of religious assembly where 15 or fewer people, not including the permanent residents of a single-family dwelling, assemble.

Place of religious assembly. A building or portion of a building used for religious worship or instruction including, but not limited to, churches, synagogues, masjids, mosques and other places of worship.

Planned residential unit development (PRUD). A residential subdivision consisting of attached or detached dwellings intended for separate ownership, with open spaces, recreational areas, access ways and buildings which are designed, built, and managed in accordance with a unified development plan.

Planned unit development (PUD). A development consisting of either detached or attached single-family dwelling units and commercial or other uses, on substantially-sized properties of greater than 20 acres and designed to be compatible with the surrounding built and natural environment.

Plant canopy. As defined by 28-B M.R.S. § 102.

Preschool. School for children generally younger than those attending elementary school, which may also encompass daycare facilities providing care and protection for children.

Private club or non-profit social and recreational facility. A private club or nonprofit social and recreational facility is open exclusively to members and to their bona fide guests accompanying them, in order to promote fellowship, social living, proper recreation, civic responsibility, neighborhood responsibility, community welfare, or other endeavors. It shall be permissible to serve food and meals on such premises provided adequate dining room space and kitchen facility are available and are provided within all regulations of this Land Use Code and other applicable codes and ordinances.

Raceway. A sign mounting structure used to enclose electrical components (such as transformers and wiring) for signs.

Recent flood plain soils. Recent flood plain soils include the following soil series as described and identified by the National Cooperative Soil Survey: Alluvial, Charles, Cornish, Fryeburg, Hadley, Limerick, Lovewell, Medomak, Ondawa, Podunk, Rumney, Saco, Suncook, Winooski

Recording plat. The completed subdivision plat in form for approval and recording.

Recreation and amusement centers. Facilities equipped for the conduct of sports or indoor leisure time recreation activities, including games of skill or games of chance licensed either by the City of Portland or by the State of Maine. Such facilities may limit admission either to members or to persons paying an entrance fee.

Registered dispensary. A registered medical marijuana dispensary as defined by 22 M.R.S. § 2422.

Registered patient. As defined by 22 M.R.S. § 2422.

Repair services. Establishments primarily engaged in rendering services related to the maintenance or repair of goods. In industrial zones only, repair services shall include motor vehicle repair services.

Restaurant. Any food service establishment with indoor seating capacity for ten or more patrons.

Retail. Any shop or store offering goods or merchandise to the general public for direct consumption and not for resale, or food service establishment with indoor seating capacity for nine or fewer patrons. Retail shall not include gasoline, diesel, or propane fuel sales.

Roadway. That portion of a street between the regularly established curblines, or that part of a street or alley devoted to vehicular traffic.

Rooming unit. One or more rooms forming a single unit used, or intended to be used, for living and sleeping purposes by an individual or a family, but not designed for food preparation. In a suite of rooms, each room that provides sleeping accommodations shall be counted as one rooming unit for the purpose of this Chapter.

Self-storage facility. A fully enclosed building with individual, secured units (accessed with or without supervision) used for the exclusive purpose of storage of non-hazardous business or personal materials.

Sexually explicit. The display or depiction of sex organs during actual or simulated sexual intercourse or sexual acts as defined in 17 A M.R.S. § 251.

Sheltered care group home. A facility which, in addition to providing food and shelter to a defined population of up to 12 individuals, provides guidance or counseling services as a primary function of the facility.

Shore frontage. The length of a lot bordering on a water body or wetland measured in a straight line between the intersections of the lot lines with the shoreline.

Sidewalk. That portion of a street not included in the roadway, and devoted in whole or part to pedestrian traffic.

Site. All contiguous land under the same ownership or control, whether proposed for development or not, except where development is limited to a lot or lots within a subdivision.

Small-scale marijuana caregiver. A registered caregiver who sells or dispenses marijuana to no more than five individual registered patients in any one calendar month; does not process or manufacture marijuana using chemicals or solvents; and cultivates no more than 1) 250 square feet of plant canopy where located in a single-family dwelling or commercial space; or 2) 125 square feet of plant canopy where located in a dwelling unit within a two-family or multi-family building.

Solar access. Space open to the sun and clear of overhangs or shade, including orientation of buildings and lots to the sun, so as to permit the use

of active and/or passive solar energy systems on individual properties.

Solar energy system. A complete assembly consisting of one or more solar collectors and associated mounting hardware or equipment, intended to provide for the collection, storage, and distribution of solar energy for heating or cooling, electricity generation, or solar/thermal hot water systems. Solar energy systems shall include the following:

- A. Accessory solar energy system. A system as defined above where power generation is incidental to a principal use, which may take the form of either a building integrated or roof-mounted solar array of any size, or a ground-mounted array occupying less than 1,000 square feet of air-space over ground area.
- B. Minor solar energy system. A system as defined above where power generation is considered a principal use, which may take the form of either a building- or roof-mounted solar array of any size, or a ground-mounted system occupying between 1,000 and 9,999 square feet of ground area.
- C. Major solar energy system. A system as defined above where power generation is considered a principal use, which may take the form of either a building or roof-mounted solar array of any size, or a ground-mounted system occupying greater than 10,000 square feet of ground area.

Solar energy system, building-integrated. A solar energy system that is an integral part of a principal or accessory building and include, but are not limited to, photovoltaic or hot water systems that

are contained within roofing materials, windows, walls, skylights and awnings.

Solar energy system, ground-mounted. Also known as free-standing solar energy systems, a solar energy system that is structurally mounted to the ground. The panels may be stationary or revolving and of any size.

Solar energy system, roof-mounted. A solar energy system in which solar panels are mounted on top of the structure of a roof either as a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.

Solar energy system, size. The physical size of the panels based on total airspace occupied over the ground, or the grid area for ground mounted arrays. Calculation of physical size may differ from calculation of impervious surface area.

Sounds, impulse. Sound events characterized by brief excursions of sound pressure, each with a duration of less than 1 second.

Sounds, tonal. Sound waves usually perceived as a hum or whine because their instantaneous sound pressure varies essentially as a simple sinusoidal function of time.

Special needs independent dwelling unit. A dwelling unit developed and managed by a nonprofit organization for habitation by persons with special social, physical or mental needs beyond strictly economic needs. Such persons shall be provided required levels of supervision, care and/or counseling services appropriate to their special

needs, and the services shall be provided by either the sponsoring nonprofit agency or through another entity with which the agency has entered into a contractual arrangement.

Sports complex. One or more facilities located on the same parcel of land where athletic events are held and with a combined seating capacity of at least 6,000 seats.

Stockpiling. Any placement or creation of piles or loads of soil, loam, sand, gravel, rock or other mineral deposits upon a site for the purpose of storage, warehousing or reserving for future use.

Stormwater retention area. A pond or basin used for the permanent storage of stormwater runoff.

Stormwater detention area. A storage area for the temporary storage of stormwater runoff which does not contain water during non-storm conditions.

Stream. A free-flowing body of water from the outlet of the confluence of two perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5-minute series topographic map, or if not available, a 15-minute series topographic map, to the point where the body of water becomes a river or flows to another water body or wetland within a shoreland area, or any stream designated within a Stream Protection Zone.

Street. A public way established by or maintained under public authority, or a way dedicated to the use of the public and appearing on the official map of the city.

Street line. The line of demarcation between private property and a street.

Street, cul-de-sac or dead end. A street with only one outlet.

Structure. Anything constructed or erected of more than one member having a permanent or semi-permanent location on another structure or in or on the ground, including without limitation buildings, fences, gazebos, signs, antennas, satellite sending or receiving dishes, and swimming pools. Stockpiles shall be considered structures for the purposes of dimensional requirements.

Studios for artists and craftspeople. A facility for the production of arts and crafts products such as paintings, sculpture or other arts, or the practice of arts such as music or dance, or the production of custom handcrafted, or limited production of products such as furniture, wood, clay and metal products, publications and similar low impact arts and crafts activities.

Subdivider. Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for himself, herself, or for another.

Subdivision. ~~The division of a lot, tract or parcel of land into three or more lots, including lots of forty acres or more, within any 5 year period whether accomplished by sale, lease, development, buildings or otherwise and as further As defined in 30 A M.R.S. § 4401 and 4402. The term subdivision shall also include the division of a new structure or structures on a tract or parcel of land into three or~~

~~more dwelling units within a 5 year period and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5 year period. The area included in the expansion of an existing structure is deemed to be a new structure for the purposes of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single family and multi-family housing condominiums, time share units and apartments.~~

Subdivision, non-residential. A subdivision which is not intended for human habitation, such as a commercial or industrial subdivision.

Subdivision plat. A plan of the proposed subdivision for presentation to the Planning Board and the public.

Tasting room. A facility for the sampling of beer, wine, spirits, other alcoholic or non-alcoholic beverages, or food.

Telecommunication tower. Radio masts or tower structures built primarily to hold telecommunication antennas.

Tenant. Any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

Theater or performance hall. Any establishment devoted to showing motion pictures, or for dramatic, musical, or live performances.

Tract (or parcel) of land. All contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be

~~considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof.~~

Transient guest. A person who occupies a facility offering accommodations on an overnight basis for compensation and whose actual occupancy is limited to no more than 15 days out of any 60-day period.

Tributary stream. A channel between defined banks created by the action of surface water, which is characterized by the lack of terrestrial vegetation or by the presence of a bed, devoid of topsoil, containing waterborne deposits or exposed soil, parent material or bedrock; and which is connected hydrologically with other water bodies. Tributary stream does not include rills or gullies forming because of accelerated erosion in disturbed soils where the natural vegetation cover has been removed by human activity.

Upland edge of a wetland. The boundary between upland and wetland. For purposes of a coastal wetland, this boundary is the line formed by the landward limits of the salt tolerant vegetation and/or the highest annual tide level, including all areas affected by tidal action. For purposes of a freshwater wetland, the upland edge is formed where the soils are not saturated for a duration sufficient to support wetland vegetation, or where the soils support the growth of wetland vegetation but such vegetation is dominated by woody stems that are six meters or taller.

Use. The purpose for which land or structures thereon is designed, arranged, or intended to be

occupied, or for which it is occupied, maintained, rented, or leased.

Utility substation. Any sewage or water pumping station, electric power substation, transformer station, telephone equipment enclosures, or other similar structures owned or operated by a utility.

Vegetation. All live trees, shrubs, ground cover, and other plants including, without limitation, trees both over and under four inches in diameter, measured at four and one-half feet above ground level.

Very low-income household. A household having an income not exceeding 50% of median income for area of residence as set forth in regulations promulgated from time to time by the United States Department of Housing and Urban Development pursuant to 42 U.S.C. section 1437 et seq.

Vicinity sketch. A sketch of the proposed location of a development project or subdivision, not necessarily drawn to scale, showing the proximity of the project to surrounding streets and highways.

Warehousing, storage, and distribution. The storage of goods, wares, and merchandise in a warehouse from which distribution occurs. May include wholesale use, but not retail or direct sales to consumers.

Watercourse. Any natural or artificial stream, river, creek, ditch, channel, swale, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently, or which has a definite channel, bed, and banks, and includes any



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area adjacent thereto subject to inundation by reason of overflow or floodwater.

Water-dependent uses. Those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal or inland waters and which cannot be located away from these waters.

Wetlands (outside of shoreland zones). Those areas which have two or more of the following:

- A. A water table at or near the surface during the growing season;
- B. Very poorly drained soils, including Sebago mucky peat; or
- C. Obligate wetland vegetation.

Very poorly drained soils and obligate wetland vegetation shall be as defined and illustrated in the United States Department of Interior, Fish and Wildlife Service publication of Wetland Plants of the State of Maine (1986).

Wind energy system. A wind energy generator and all associated facilities.

Wind energy system, useful life. The period for which the system has been designed by the manufacturer to operate in a safe manner, including the period during which new parts and refurbishment allow it to continue operating safely.

Wholesale. Sale for resale, not for direct consumption.

Workforce housing unit for rent. A dwelling unit which:

- A. The rent is affordable to a household earning 100% or less than of AMI
- B. The unit is rented to a household earning 100% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance.

Workforce housing unit for sale. A dwelling unit for which:

- A. The purchase price is affordable to a household earning 120% or less of AMI;
- B. The unit is sold to a household earning 120% or less of AMI; and
- C. The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance.

4 NONCONFORMING USES, STRUCTURES, & LOTS

4.1 CONTINUATION

Any building, structure, lots, or use, that was legally existing at the time of its creation and made nonconforming by the provisions of this ordinance or any amendment thereto may be continued although such building, structure, lot, or use does not conform with the provisions of this ordinance.

4.2 NONCONFORMING USES

4.2.1 Increase in nonconforming use

- A.** A structure whose use is wholly nonconforming shall not be altered so as to increase the cubical content or the extent of nonconformity, except as provided for in (C), below.
- B.** A nonconforming use on premises outside of a building shall not be extended or allowed to occupy additional land area.
- C.** No alterations, modifications, or additions shall be made so as to increase the cubical content or the degree of nonconforming use, nor shall a nonconforming use be extended to any other part of a structure, unless such extension of a nonconforming use is solely for the purpose of bringing the use into compliance with health or safety codes, or to correct a condition which is determined by the Board of Appeals to constitute a health or safety problem. In either case, the expansion shall be limited to the minimum necessary to accomplish that purpose.
- D.** Except as expressly provided herein, any alteration, modification, or addition permitted under this subsection shall be in compliance with all other applicable sections of this Land Use Code. Nothing within this subsection shall

be construed to permit an increase in the number of units in a building which is nonconforming as to the number of dwelling units or will become nonconforming as a result of such alteration, modification, or addition.

4.2.2 Change of nonconforming use

When a nonconforming use has been changed to a permitted use, it shall not thereafter be changed back to any non-permitted use. For purposes of this subsection, a use shall be deemed to have been so changed when an existing nonconforming use is terminated and a permitted use is commenced and continued for a period of seven days. Any change of use in violation of this article shall be deemed to be an abandonment of the lawfully existing nonconforming use. A lawful nonconforming use shall not be changed to any use other than a use permitted in the zone in which the use is located or to any use other than a nonconforming use of a more restricted zone, as set forth in the following schedule, provided that in no such case shall any structural alterations be made in any building except those required by law, ordinance or other regulations:

- A.** In a business zone, from any use permitted in an industrial zone to any use permitted in a business zone.
- B.** In a B-1 zone, from any use permitted in a B-3 zone to any use permitted in a B-2 zone.
- C.** In a residential zone, from any use permitted in a B-2 zone to any use permitted in a B-1 zone.
- D.** In a residential zone, from any use permitted in any other residential zone to any use permitted in a more restrictive residence zone. For the purpose of this subsection, an R-6 zone shall be deemed the least restrictive and an R-2 zone shall be deemed the most restrictive, with the

intervening zones restricted in order of zone number.

4.2.3 Discontinuance of use of land

A nonconforming use of land where no buildings or only incidental or accessory buildings are employed together with such use shall not be changed to any other nonconforming use, and if such use is discontinued for a period of 90 days, it shall not be reestablished.

4.2.4 Discontinuance of use of property

If a legally nonconforming non-residential use is discontinued for a period of 12 months or if a legally nonconforming residential use is discontinued for a period of 24 months, such discontinuance shall constitute an abandonment of the use and the property shall not thereafter be occupied or used except in conformity with the provisions of this article. A nonconforming use of land which is incidental or accessory to such nonconforming use shall be considered as being discontinued at the same time as the nonconforming use of the structure. In cases of foreclosure or similar situations involving a legally nonconforming use, the Planning Authority shall be authorized to extend the aforementioned period up to an additional five years provided that the extension is for good cause and the minimum length considered necessary to resume the legally nonconforming use of the structure. If the Planning Authority extends the period for resuming the nonconforming use, any associated existing nonconformities of structures and land shall also be extended. For buildings in Shoreland zones, state regulations may also govern and provide for a shorter period of time for nonconforming properties.

4.3 NONCONFORMING LOTS

4.3.1 Lots of record

A lot of record shall be considered a buildable lot if it meets the minimum standards provided below:

- A.** A lot of record as of June 5, 1957 may be considered a buildable lot in the R-1, R-2, R-3, R-4, R-5, R-5A, or R-6 zones provided that a) the applicable setback dimensions can be met; b) the lot has a minimum street frontage of 40 feet or the applicable street frontage of the zone, whichever is less; and c) the lot has a minimum lot size of 5,000 square feet or the applicable minimum lot size of the zone, whichever is less.
- B.** A lot of record as of June 5, 1984 may be considered a buildable lot in the R-1, R-2, R-3, R-4, R-5, R-5A, or R-6 zones provided that the applicable setback dimensions can be met.
- C.** A lot of record as of July 15, 1985 that has been held under separate and distinct ownership from adjacent lots since that date may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable setback dimensions can be met and provided further that a lot in the IR-1 zone has a minimum lot area of 10,000 SF and a lot in the IR-2 zone has a minimum lot area of 6,500 SF unless the lot is served by both public sewer and public water, in which case the lot has a minimum area of 5,000 SF.
- D.** Contiguous lots of record under common ownership shall be deemed to be separate lots for the purposes of this section, provided that none of the lots are in the shoreland zone and either a) none of the lots have been developed; or b) if one or more of the lots have been developed, the developed lot(s) and any structure shall not be made nonconforming or

more nonconforming if an undeveloped lot is deemed a separate buildable lot under this subsection.

- E. Any nonconformities of structures and buildings, existing prior to June 5, 1957, on developed lots of record shall be considered lawfully existing nonconformities.

4.4 NONCONFORMING BUILDINGS/STRUCTURES

4.4.1 Restoration or reconstruction

- A. A lawful nonconforming non-residential structure may be maintained, repaired, or reconstructed in kind within a one-year period or within a two-year period for a lawful nonconforming residential structure, but no alterations, modifications or additions shall be made to it, except as provided in subsections 4.4.2 and 4.4.3.
- B. A nonconforming structure damaged by fire, explosion, flood, riot, act of the public enemy, accident of any kind, decay or otherwise may be maintained, repaired, reconstructed, restored or rebuilt only where:
 1. The restoration or reconstruction is of a building which is lawfully nonconforming only as to lot area, setbacks, or any other dimensional requirements; and
 2. Where the restoration or reconstruction will occur entirely within the existing footprint and previous shell of the building and where no alterations, modifications, or additions will be made except as provided in this article and as permitted in subsections 4.4.2 and 4.4.3; and
 3. Restoration or reconstruction is commenced within one year for a nonconforming non-residential structure,

or two years for a nonconforming residential structure, of the initial damage where such damage is sudden and accidental and is diligently pursued to completion without expiration of permits. For buildings in Shoreland zones, state regulations may also govern and provide for a shorter period for restoration or reconstruction of non-conforming structures; and

4. Restoration or reconstruction necessitated by decay must be commenced within one year of the demolition of the building and diligently pursued to completion without expiration of permits; and
5. Any reconstruction, under this provision, in the R-6 zone on a lot with 10,000 square feet or less, other than the exact restoration of a previously existing building on the site, shall comply with the applicable standards contained within the *City of Portland Design Manual*.

4.4.2 Alteration or modification

Alteration or modification may be made to a building which is lawfully nonconforming as to any dimensional requirement where the proposed changes in existing exterior walls and/or roofs would be within the space occupied by the existing shell of the building, and would not create any new nonconformity nor increase any existing nonconformity, except as provided elsewhere in this article, and as permitted under 4.4.3. This subsection shall not apply to buildings located within shoreland zones and existing on June 15, 1992, which are nonconforming only as to setbacks from wetlands, tributary streams or other water bodies,

which shall be regulated in accordance with Subsection 4.4.4.

4.4.3 Building extensions

Existing principal buildings which are lawfully nonconforming as to dimensional requirements may be enlarged subject to the following provisions:

- A.** No modification to an existing nonconforming building shall increase any existing nonconformity of a lot, use or structure, except as provided in (D) below.
- B.** No modification to an existing nonconforming building shall create new noncompliance with any provision of this Land Use Code.
- C.** Existing buildings that are lawfully nonconforming as to required minimum setbacks may be vertically or horizontally expanded provided that the area of expansion meets all current dimensional requirements, except as provided in (D) below.
- D.** A vertical expansion above a portion of a building that is lawfully nonconforming as to minimum setbacks may be permitted a one-time increase of one additional story provided that:
 - 1. No portion of the expansion horizontally extends beyond the nonconforming portion of the first story of the structure.
 - 2. Any portion of a vertical expansion above the permitted one additional story shall meet the required minimum setback.

4.4.4 Expansions in the Shoreland zone

A non-conforming structure may be added to or expanded if such addition or expansion does not increase the nonconformity of the structure and is in accordance with the following provisions:

- A.** After January 1, 1989, if any portion of a structure is less than the required setback from the normal high water line of a water body or tributary stream or the upland edge of a wetland that portion of the structure shall not be expanded, as measured in floor area or volume, by 30% or more, during the lifetime of the structure. If a replacement structure conforms with the requirements of Subsection 4.2.1, and is less than the required setback from a water body, tributary stream or wetland, the replacement structure may not be expanded if the original structure existing on January 1, 1989 had been expanded by 30% in floor area and volume since that date.
- B.** Whenever a new, enlarged, or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by Building Authority, basing its decision the criteria specified in subsection (C) below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with subsection (A) above, and the foundation does not cause the structure to be elevated by more than three additional feet as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it shall not be considered to be an expansion of the structure.
- C.** A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located, provided that the site of the relocation conforms to all setback requirements to the greatest practical extent as

determined by the Building Authority, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of state law, the State of Maine Subsurface Wastewater Disposal Rules, or that a new system can be installed in compliance with state law, such rules, and all applicable sections of the City of Portland Code of Ordinances. In no event shall a structure be relocated in a manner that causes the structure to be more nonconforming. In determining whether the building relocation meets the setback requirements to the greatest practical extent, the Building Authority shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of septic system and other on site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation. When it is necessary to remove vegetation within the water or wetland setback are in order to relocate a structure, the Building Authority shall require replanting of native vegetation to compensate for the destroyed vegetation. In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

1. Trees removed in order to relocate a structure must be replanted with at least one native tree, three feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water

or wetland than the trees that were removed.

2. Other woody and herbaceous vegetation, and ground cover, that are removed or destroyed in order to relocate a structure must be re-established within the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.
 3. Where feasible, when a structure is relocated on a parcel the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.
- D.** Buildings in existence on January 1, 1989, and located in Shoreland zones may be expanded once during the lifetime of the structure up to 25 feet toward a freshwater wetland or tributary stream, provided that a minimum setback of 40 feet is maintained and that the existing floor area or volume is not increased by more than 30%, and shall not create any undue environmental impact or flood prone condition.

4.4.5 Nonconformity as to number of dwelling units

- A. Purpose.** The purpose of this provision is to establish a process whereby certain dwellings which contain more dwelling units than the number permitted by the applicable provisions of the Land Use Code may be recognized as legal, nonconforming uses.
- B. Application.** Application for validation of such nonconforming dwelling units shall be on a form provided by the Building Authority , and will be accompanied by:

1. An application fee as established by the City Council to cover administrative costs;
2. A plan, drawn to scale, which shows the location of the building(s) on the lot, parking, easements, dumpsters, fencing, public ways and any other significant feature; and
3. A floor plan for each unit in the dwelling, whether or not it is the subject of the application.

C. Eligibility. In order for a nonconforming dwelling unit to be validated by administrative action of the Building Authority as authorized herein, the Building Authority must find, based on competent evidence, supported by public records, that:

1. The nonconforming dwelling units were either in existence April 1, 2005, or the structure in which they are located was originally designed to accommodate more than the number of such units presently in use;
2. The applicant neither constructed nor established the non-conforming dwelling units;
3. The nonconforming dwelling units comply with or can be made to comply with current standards of Chapter 10 of the City of Portland Code of Ordinances, including the National Fire Protection Association Life Safety Code and the National Fire Protection Association 1: Fire Prevention Code, as amended;
4. Each of the nonconforming dwelling units complies with, or can be made to comply with, provisions of the Chapter 6 of the City of Portland Code of Ordinances, as amended, including, but not limited to, the

minimum standards for space and occupancy, the minimum plumbing standards, and the minimum ventilation standards.

5. The structure containing the nonconforming dwelling units is located in the R-3, R-4, R-5/R-5A, R-6/R-6A, R-7, B-1, B-2/B-2b/B-2c, and IS-FBC zones.

In the absence of legally competent evidence, supported by records, (such as, but not limited to, Assessor's records, purchase and sale agreements, affidavits, deeds, mortgages, as well as reliable secondary sources)), that the conditions of subsections C(1), C(2), c(3), C(4), or C(5) can be met, the Building Authority may not approve the application, but shall advise the applicant that the matter may be appealed to the Board of Appeals.

D. Notice to abutters. Upon receipt of a completed application, the Building Authority will provide the owners of abutting properties and the owners of property situated within 300 feet of the structure notice of the application, along with a notice that they may object to the Building Authority's acting on the application and require the applicant to appeal to the Board of Appeals. The notice shall advise the abutters and owners of property within 300 feet that any objection must be submitted in writing to the Building Authority within 10 days of the date of the notice sent to them. The failure of any property owner to receive the notice described above shall not invalidate any action by the Building Authority. The Building Authority shall promptly notify the applicant of receipt of the objection, that the Building Authority is without authority to proceed, and advise the applicant that, within 30 days from

receipt of the letter, an application may be filed to have the matter reviewed by the Board of Appeals as a conditional use.

- E. Approval of application.** The Building Authority may approve the application, provided that the evidence presented satisfies all of the requirements of this section and provided that no abutter nor person entitled to notice has requested that the application be referred to the Board of Appeals, instead of the Building Authority. Upon approval of the application, final inspection by the Building Authority certifying the units as in compliance with all applicable codes, and receipt of an inspection fee for each nonconforming dwelling unit which has been recognized as a lawful, nonconforming use, the Building Authority will issue a certificate of occupancy.
- F. Disapproval of application.** In the event the application is not approved by the Building Authority or in the event of a timely objection filed by a person qualified herein to file such an objection, the applicant, within 30 days from the decision of the Building Authority or objection, may appeal the matter to the Board of Appeals as a conditional use.
- G. Action by Board of Appeals.** The Board of Appeals shall treat applications filed under this subsection as an application for a conditional use, applying the standards applicable to conditional uses as well as the requirements of this subsection.
- H. Dimensional and parking requirements.** In making decisions under this subsection, neither the Building Authority nor the Board of Appeals shall apply the dimensional or parking requirements which would otherwise apply in

the zones where the nonconforming dwelling units are situated.

- I. Exclusions.** The provisions of this subsection shall not apply to rooming units, but shall apply to efficiency apartments under Chapter 6 of the City of Portland Code of Ordinances. The Board of Appeals is without jurisdiction to grant any relief (including, but not limited to, variances) which would recognize the particular dwelling units which are the subject of this subsection as legal, nonconforming uses, except in strict compliance with each requirement of this subsection.
- J. Prior judicial and administrative action.** Decisions of any court or administrative body, including but not limited to, the Building Authority, the Planning Board, or the Board of Appeals, made prior to the effective date of this subsection and which addressed the number of nonconforming dwelling units in a particular structure, will not bar relief under this subsection.

4.4.6 Enclosure of porches in required setbacks

Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any setback required by this article may be enclosed if the major portion of the enclosure is of glass.



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5 ZONES

5.1 ESTABLISHMENT OF ZONES

In order to carry out the provisions of this Land Use Code, the city of Portland shall be divided into the zones in Table 5-A.

5.2 ZONING MAP

The zones in Table 5-A are shown upon a map filed in the Department of Planning and Urban Development, City of Portland, Maine. Such zoning map, with amendments, is hereby adopted as the official zoning map of the City of Portland and as part of this Land Use Code.

5.2.1 Zone boundaries when uncertain

Where uncertainty exists with respect to the boundaries of the various zones, as shown on the zoning maps, the following rules shall apply:

- A. Unless otherwise indicated, zone boundary lines are the center lines of streets, alleys, parkways, waterways, or rights-of-way of public utilities and railroads or such lines extended.
- B. Unless otherwise shown, lines within blocks less than 200 feet wide are median lines between their sides, and lines within blocks 200 feet or more wide are 100 feet distant from the less restricted side of the block.
- C. The depictions of the Shoreland zone and Stream Protection zone on the shoreland zoning maps are illustrative of the general location of such zones. The actual boundaries of these zones shall be determined by measurement of the distance indicated on the maps and in this Land Use Code from the normal high-water line of the water body or the upland edge of wetlands. Where such measurement is not the same as the location of

TABLE 5-A: ZONES

Residential	R-1, R-2, R-3, R-4, R-5, R-5a, R-6, R-6a
Island	IR-1, IR-2, IR-3 I-B Island Business
Mixed-Use	B-1 Neighborhood Business B-2, B-2b, and B-2c Community Business B-3, B-3b, and B-3c Downtown Business B-4 Commercial Corridor B-5 and B-5b Urban Commercial B-6 Eastern Waterfront B-7 Mixed Development
Office	O-P Office Park R-P Residence Professional
Industrial & Airport	I-L and I-Lb Low-Impact I-M, I-Ma, and I-Mb Moderate Impact I-H and I-Hb High Impact A-B Airport Business
Open Space	R-OS Recreation and Open Space
Waterfront	EWPZ Eastern Waterfront Port WCZ Waterfront Central WPDZ Waterfront Port Development
Overlay Zones	Compact Urban Residential (R-7) Downtown Entertainment Overlay Fort Sumner Park Height Overlay Helistop Overlay Institutional Overlay (IOZ) Munjoy Hill Neighborhood Conservation Island Transfer Station Overlay Pedestrian Activities District Overlay Stream Protection Overlay University of Southern Maine Overlay Waynflete School Overlay
Form-Based	IS-FBC India Street Form-Based Code
Other	Shoreland Zone Floodplain Management RPZ Resource Protection

the boundary on the zoning map, the measurement shall control, unless the zoning map indicates that the zone boundary shall follow an existing property line.

5.2.2 Extension of zone lines

Where a zone boundary line divides a lot in single or joint ownership of record at the time such line is established, the provisions of this Land Use Code for the less restricted portion of such lot shall extend not more than 30 feet into the more restricted portion, provided that the lot has at least 20 feet of street frontage in the less restrictive zone when taken together with adjacent premises which are under the same or equivalent ownership or control. If such boundary line divides a business or industrial zone from a residential zone, no frontage on a street other than the principal business street in the less restrictive zone may be taken into consideration in connection with the right herein granted. This section shall not apply to differing dimensional requirements, including height, within a zoning district.

5.3 CONDITIONAL OR CONTRACT ZONING

5.3.1 Authority and purpose

Pursuant to 30-A M.R.S. § 4503(9), conditional or contract zoning is hereby authorized for rezoning of property where, for reasons such as the unusual nature or unique location of the development proposed, the City Council finds it necessary or appropriate to impose, by agreement with the property owner or otherwise, certain conditions or restrictions in order to ensure that the rezoning is consistent with the city's comprehensive plan. Conditional or contract zoning shall be limited to where a rezoning is requested by the owner of the property to be rezoned. Nothing in

this section shall authorize either an agreement to change or retain a zone or a rezoning which is inconsistent with the city's comprehensive plan.

5.3.2 In the I-H zone

A conditional or contract rezoning shall only be approved in the I-H or I-Hb zones if, after public hearing and opportunity for public comment, the reviewing body finds that the applicant has carried the burden of proof to show that the proposed development meets the following standards:

- A. The proposed development is consistent with the comprehensive plan.
- B. The proposed development is consistent with the purposes of the underlying zone.
- C. The proposed development is designed and operated so that it will prevent undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of neighboring residents by controlling noise levels, emissions, traffic, lighting, odors, and any other potential negative impacts of the proposal.
- D. All plans must include complete information of processes, materials or methods of storage to be used by the development and shall specify how hazardous impacts to neighboring properties will be prevented.

5.3.3 Hearing

The Planning Board shall conduct a public hearing in accordance with Article 2 prior to any property being rezoned under this section.

5.3.4 Conditions and restrictions

Conditions and restrictions imposed under the authority of this section shall relate only to the

physical development and operation of the property and may include, by way of example:

- A. Limitations on the number and types of uses permitted;
- B. Restrictions on the scale and density of development;
- C. Specifications for the design and layout of buildings and other improvements;
- D. Schedules for commencement and completion of construction;
- E. Performance guarantees securing completion and maintenance of improvements, and guarantees against defects;
- F. Preservation of open space and buffers, and protection of natural areas and historic sites;
- G. Contributions toward the provision of municipal services required by the development; and
- H. Provisions for enforcement and remedies for breach of any condition or restriction.

5.3.5 Amendments

Except as expressly modified in any contract or conditional rezoning agreement, the use and occupancy of any property within the City of Portland used or occupied pursuant to a contract or conditional rezoning agreement otherwise shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

5.3.6 Enforcement

Notwithstanding language in any contract or conditional zoning to the contrary, any violation of a conditional or contract zone shall be enforced pursuant to 30-A M.R.S. § 4452, as may be amended from time to time, or in any other manner available

by law. No alleged violation of a contract or conditional rezoning may be prosecuted until the City has delivered written notice of the alleged violation(s) to the owner or operator of the property that is subject to the contract or conditional rezoning and given the owner or operator an opportunity to cure the violation(s) within 30 days of receipt of the notice. In addition, if such an enforcement action should result in a finding that the terms of the conditional or contract zone have been violated, then the City may act to modify or rescind the conditional or contract zone and to rezone the property.

5.4 BASE ZONE PURPOSE STATEMENTS

TABLE 5-B: RESIDENTIAL ZONE PURPOSE STATEMENTS

R-1	To provide for lower density residential development characterized by single-family homes on individual lots in outlying areas of the city and along traffic corridors with limited additional traffic capacity.
R-2	To provide for low-density residential development characterized by single-family homes on individual lots in outlying areas of the city and along traffic corridors with limited additional traffic capacity.
R-3	To provide for medium-density residential development characterized by single-family homes on individual lots and also to provide for planned residential unit developments on substantially sized parcels.
R-4	To preserve the unique character of the Western Promenade area of the city by controlling residential conversions and by allowing the continued mix of single-family, two-family, and low-rise multi-family dwellings and other compatible development at medium densities.
R-5	To provide appropriate areas of the city for medium-density residential development characterized by single-family, two-family and low-intensity multifamily dwellings on individual lots; to ensure the stability of established medium-density neighborhoods by controlling residential conversions; and to provide for planned residential unit development on substantially-sized parcels.
R-5A	To provide for moderate-density residential development in off-peninsula locations that can provide a unique residential living experience with a high degree of natural site amenities; and to provide areas of the city in the general proximity of the peninsula that have the capability for adequate municipal services, including traffic corridors with adequate traffic capacity, that can appropriately accommodate a more intensive use of land than other lower-density zoned land and be compatible with surrounding neighborhoods; and to increase affordable housing opportunities in off-peninsula locations by providing a moderate-density zone.
R-6	To set aside areas on the peninsula for housing characterized primarily by multi-family dwellings at a high density providing a wide range of housing for differing types of households; to conserve the existing housing stock and residential character of neighborhoods by controlling the scale and external impacts of professional offices and other nonresidential uses; and to encourage new housing development consistent with the compact lot development pattern typically found on the peninsula.
R-6A	To encourage neighborhood livability with higher density multi-family housing on large parcels located off the peninsula along major public transportation routes, near service areas, and in redevelopment (underutilized) or infill areas.



TABLE 5-C: ISLAND ZONE PURPOSE STATEMENTS

IR-1	To provide for low-intensity residential, recreational, and rural uses in the less developed areas of the islands in order to preserve the rustic character of the islands, to protect groundwater resources and natural and scenic areas, and to permit only appropriate low-intensity development in areas lacking adequate public facilities and services.
IR-2	To protect the character of existing developed residential neighborhoods on the islands and to allow infill where there are adequate public services. Expansion or extension of an existing IR-2 zone should be strictly limited, generally focused toward areas adjacent to existing village IR-2 areas, and restricted by such factors as adequacy of access, whether adequate water will be available for private use and for fire protection, and whether soils in the area are adequate for subsurface water disposal or whether public sewers are available. IR-2 rezoning on substantially sized parcels should not be considered for those sites that should be more appropriately zoned otherwise.
IR-3	To allow for a planned unit development in a manner compatible with both the natural and built environment, which provides for adequate circulation and waterfront access, adequate water supply for private use and fire protection, and safe and clean disposal of solid and septic wastes. The following guidelines shall be considered, among others, in establishing an IR-3 zone: A. An IR-3 zone should have a minimum land area of 20 acres; B. A site for an IR-3 zone should be able to accommodate higher density development by providing buffers from surrounding areas on a substantially-sized parcel for which natural amenities are capable of being conserved in a development plan for the site; C. IR-3 zones should not be established unless issues of municipal services, including infrastructure, education, and police and fire services and other municipal services can be appropriately and adequately addressed; D. The differences in scale and intensity of uses between existing development and the IR-3 zone, and the cumulative impact on the overall density of the island, should be mitigated by appropriate open space and buffer areas; and E. The development plan should have the capability of meeting the development review standards of the zone.
I-B	To provide limited areas on the islands for retail and service establishments that primarily serve the needs of the local island market area.

TABLE 5-D: MIXED-USE ZONE PURPOSE STATEMENTS

B-1	To provide limited areas for the location of small-scale commercial establishments intended to serve a local market. Uses that are complimentary, quiet, and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment are encouraged, and should be designed for the pedestrian scale and to provide convenient access for nearby residents and workers to walk in to purchase goods and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. This zone encourages mixed-use buildings, such as commercial first floor with residential uses above or combined retail/office uses in a multi-story structure. The zone also provides the opportunity for high residential density. Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.
B-2	To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses, housing, and services serving the adjoining neighborhoods and the larger community. The variety, sites, and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 zone. The zone provides a broad range of goods and services with a mixture of large and small buildings, such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile, by pedestrians and by bicycle. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns. The zone should provide locations for moderate to high-density housing in urban neighborhoods along arterials.
B-2b	To provide neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The B-2b zone is appropriate in areas where a more compact urban development pattern exists or where a neighborhood-compatible commercial district is established which exhibits a pedestrian scale and character. Such locations may include the peninsula and other arterials and intersections with an existing urban or neighborhood-oriented building pattern. The B-2b should provide locations for moderate to high-density housing in urban neighborhoods along arterials.
B-2c	To protect and enhance the quiet enjoyment of adjoining residential neighborhoods from the impacts of businesses that serve liquor and from other uses that are incompatible with adjoining neighborhoods due to noise.
B-3 & B-3b	To maintain and enhance the role of the downtown as the business and commercial center of the region; to enhance and promote the orderly expansion of retail and service businesses downtown, satisfying the related needs of the city's resident, working, and visitor populations; to encourage increased housing opportunity downtown for a diverse residential population; to enhance the pedestrian environment through the encouragement of intensive mixed-use activities, through the enhancement and maintenance of public and private open space, and through the enlivenment and increased attractiveness of the street environment; to encourage excellence in urban design; to preserve and capitalize on the unique character and historic fabric of the downtown through the encouragement of reuse of significant existing structures; to provide opportunity for an enhanced presence and integration of the arts and cultural activities; to reinforce the role of the downtown as a meeting place for community residents and visitors alike from all walks of life and all socio- economic groups; to provide adequate parking and transportation facilities which promote accessibility, enhance and encourage development opportunity, and enhance and protect the pedestrian environment; In the Pedestrian Activities District (PAD) Overlay Zone, to create continuity of pedestrian-oriented uses along streets where such uses predominate and along streets which, over time, will establish and maintain a strong retail and pedestrian-oriented use pattern; and to provide for the relocation of residents who are displaced by development.



TABLE 5-D (CONT.): MIXED-USE ZONE PURPOSE STATEMENTS

B-3c	In addition to the purpose of the B-3 and B-3b zone, to promote the safety, quiet enjoyment, and general welfare of citizens residing in a dense urban neighborhood by decreasing the conflicts between residential uses and loud late-night activities. The B-3c zone recognizes that the business uses appropriate in this zone are constrained by the proximity of multi-unit elderly housing.
B-4	To provide appropriate locations in the city for the development and operation of businesses catering primarily to highway-oriented trade along major arterials (uses which have market areas which are primarily dependent on the regional highway network or serve a regional or larger market), as well as to provide appropriate locations for large-scale commercial uses that require larger land areas to accommodate their operations.
B-5 & B-5b	To provide areas of the peninsula near the downtown where a mixture of uses, including marine, industrial, commercial, and residential, is encouraged. The B- 5 and B-5b zones are characterized by larger underdeveloped lots with great potential for denser, clustered, urban mixed-use development and more efficient reuse of existing land and buildings. It is anticipated that the dense, mixed-uses of the B-5 and B-5b zones will rely on a shared infrastructure system, including service alleys, parking lots, public transportation facilities, stormwater management, and driveways.
B-6	To establish a zoning district for the upland portion of the Eastern Waterfront area. The B-6 zone encourages this district to acquire a distinctly urban form through development that emphasizes a quality pedestrian experience, promotes public transit, and demonstrates exemplary urban design. The zone promotes a range of uses to achieve twenty-four hour urban vitality and shared use of parking infrastructure as recommended in the Eastern Waterfront Master Plan for redevelopment. The B-6 zone promotes a mixed-use development pattern envisioned for urban land on Portland's peninsula.
B-7	To establish a zoning district for urban areas in which the City has adopted master plans for redevelopment. Certain areas, including but not limited to Bayside, lie at the perimeter of the established downtown and contain significant redevelopment opportunities. The B-7 zone encourages these districts to acquire a distinctly urban form through dense development featuring a mix of uses such as housing, retail, offices, research and development, and artisan studios and that emphasizes a quality pedestrian experience, promotes public transit, and demonstrates exemplary urban design. Use of multi-modal transportation is strongly encouraged and is advanced by the installation of bicycle amenities, such as bicycle racks and storage areas. The zone promotes a wide range of uses in high quality structures and public open spaces to achieve 24-hour urban vitality and shared parking infrastructure. The B-7 zone promotes a mixed-use development pattern envisioned on Portland's peninsula.

TABLE 5-E: OFFICE ZONE PURPOSE STATEMENTS

O-P	To provide substantial areas for integrated development of offices in a park- or campus-like setting which are of the highest quality, are well-designed and maintained, and are compatible with their natural surroundings.
R-P	To provide appropriate location for the development and operation of low-intensity business uses, including offices on or near major arterials, that are compatible in scale, density and use with surrounding and adjacent residential neighborhoods; or to serve as a transition or buffer zone between residential and more intensive nonresidential zones.

TABLE 5-F: INDUSTRIAL AND AIRPORT ZONE PURPOSE STATEMENTS

I-L & I-Lb	To provide areas in which low-impact industrial uses, and limited other uses serving employees and residents of the surrounding neighborhood, will be compatible with adjacent residential uses, will provide a buffer between residential neighborhoods and higher impact industrial zones, or will stand alone as a smaller scale industrial district. The I-L zone is located adjacent to residential neighborhoods, business uses and other industrial uses where the low-intensity nature of the uses, as well as their strict performance standards, will ensure the compatibility of the uses with other adjacent industrial and nonindustrial uses. Performance standards for uses in the I-L zone are designed to maintain compatibility between low impact industrial uses and neighboring nonindustrial and industrial uses.
I-M, I-Ma, & I-Mb	To provide zones in areas of the city in which low and moderate impact industries and transportation-related uses will coexist. I-M and I-Ma zones are located on arterials or collectors. The I-Mb zone is similarly located on the peninsula. These locations provide for direct access onto arterials, thereby protecting residential neighborhoods from drive-through traffic. The purpose of the I-M, I-Ma and I-Mb industrial zones is also to provide for larger industrial buildings and for the limited or controlled use of areas outside of structures for storage of materials and machinery. These facilities often require large volumes of imported materials and products which result in large volumes of shipping and receiving. Often uses may be highway-oriented and transportation-related, thus relying on citywide and regional transportation infrastructure. Industrial uses in these moderate impact industrial zones may require separation from higher-impact uses.
I-H & I-Hb	To provide areas suitable for higher impact industrial uses than are permitted in other industrial zones and other uses that are capable of demonstrating, through design, layout and topography, their compatibility with, or non-intrusion on, existing or future higher impact industrial uses on adjacent or neighboring I-H zoned properties. Due to the intensity of use, the I-H zones are intended for uses which may require extensive outdoor storage and usage and may utilize heavy equipment. Processes may require separation from residential or sensitive environmental areas. The I-H zones are separated from other nonindustrial uses as well as natural or constructed features. High impact industrial uses will be of a higher intensity, with a greater lot coverage, than the other zones.
A-B	To provide an area for the development of airport-related enterprises. Appropriate uses permitted in this zone are those customarily associated with the operation of the airport terminal and individual airlines and accessory uses to provide for the comfort and convenience of the airport's patrons and employees.

TABLE 5-G: OPEN SPACE ZONE PURPOSE STATEMENT

R-OS	To preserve and protect open space as a limited and valuable resource; to permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to assure its continued availability for public use as scenic, recreation, and conservation or natural resource area, and for the containment and structuring of urban development; to provide a suitable location for large-scale regional sports and athletic facilities; and to develop an open space system throughout the City, which provides the highest quality parks, plazas, and pedestrian environment. The Recreation Open Space zone may include parcels of public property and private property legally restricted from intensive use or development through deed, covenant, or otherwise.
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6 USE STANDARDS

6.1 APPLICABILITY

The use of buildings, structures, and land are governed by this article, except when superseded by other applicable laws or ordinances. It is the intent that, when in doubt, this article should be interpreted to accommodate the goals of the City's Comprehensive Plan and other plans.

6.2 DETERMINATION OF USE

6.2.1 Use tables

Tables 6-A to 6-F shall determine if a use is permitted (●), conditional (◐), or not permitted (◑), as a principal use within a zone. Unless otherwise noted, where a use is listed in terms of square footage, square footage figures shall correspond to the total floor area of the use.

6.2.2 Unlisted uses

- A. Uses not expressly listed as permitted or conditional in Tables 6-1 to 6-6 are prohibited as principal uses except that a use may be permitted subject to meeting the following performance-based standards:
 1. The proposed use is consistent with the purposes of the zone;
 2. The proposed use is closely related to a permitted use in terms of character, scale, and external impacts; and
 3. The buildings and structures associated with the proposed use are designed and operated so that it will prevent undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of neighboring residents by controlling noise

levels, emissions, traffic, lighting, odor, and any other potential negative impacts.

- B. The Planning Authority shall determine whether the uses not listed as permitted or conditional uses meet the above standards. If it is determined that the use does not meet the above criteria, it shall not be permitted.
- C. The Planning Authority may impose reasonable conditions of approval on the proposed use to ensure that it is similar in character and impact to a permitted or conditional use.

6.2.3 Multiple uses

A site may contain more than one principal use, so long as each principal use is allowed within the zone.

6.3 CHANGE OF USE

A change of use from one use in these tables to another is governed by the requirements of the new use. The use of any part of any building, structure, or property shall not be changed to any other use, whether principal or accessory and whether alterations in the building, structure, or property are involved or not, until a permit and certificate of occupancy authorizing such change of use has first been secured from the Building Authority in accordance with Chapter 6 of the City of Portland Code of Ordinances.

TABLE 6-A: PERMITTED AND CONDITIONAL USES IN RESIDENTIAL ZONES

		R-1	R-2	R-3	R-4	R-5/R-5A	R-6/R-6A	Use Standards
Residential	Single-family dwellings	●	●	●	●	●	●	
	Two-family dwellings				●	●	●	
	Multi-family dwellings			○		○ ¹ /● ²	●	6.5.6.G
	Multiplex				○	● ¹		6.4.12
	Handicapped family units	●	●	●	●	●	●	
	Planned Residential Unit Developments			● ⁴		● ⁴		
	Special needs independent dwelling units				●	● ¹	●	
	Lodging houses					○ ^{1,3}	●	6.4.9
Institutional	Sheltered care group homes	○	○	○	○	○	○	6.5.6.K
	Congregate care facilities					● ²		6.5.6.F
	Elementary, middle, and secondary schools	○	○	○	○	○ ¹	○	
	Governmental uses	●	●	●	●	●	●	
	Hospitals			○		○ ¹	○	
	Intermediate care facilities	○	○	○		○ ¹ /● ²	○	
	Long-term and extended care facilities	○	○	○		○ ¹ /● ²	○	6.5.6.F
	Places of assembly (<10,000 SF)	○	○	○	○	○ ¹	○	
	Places of assembly (>10,000 SF)	○	○	○	○	○ ¹	○	
	Preschool facilities	○	○	○	○	○	○	6.5.6.I
	Post-secondary schools		○			○ ¹	○	6.5.6.F
	Bed and breakfasts						●/○ ⁵	6.4.4
Comm.	General offices (<5,000 SF)						○	6.5.6.C
	Hostels						●/○ ⁶	6.4.8
	Agriculture	●	●					
Other	Cemeteries	○	○		●		●	
	Off-street parking			○	○	○ ¹	○	6.5.6.H
	Parks and open spaces	●	●	●	●	●	●	
	Raising of domesticated animals	○						6.5.6.J
	Solar energy system (minor)	●	●	●	●	●	●	6.4.16
	Utility substations	○	○	○	○	○	○	6.5.6.L

¹ In R-5 zone only.

² In R-5A zone only.

³ Conversions of existing two-family or multiplex structures into lodging houses are permitted as a conditional use, provided that the lodging house shall not be located within 500 ft. of another as measured along street lines.

⁴ Must consist of horizontally attached dwelling units or a series of such units in the R-3 zone and horizontally or vertically attached dwelling units in the R-5/R-5A zone, or a series of such dwelling units, with all land owned and used in common. PRUDs shall be subject to review and approval by the Planning Board under Article 15.

⁵ Permitted if a conversion of a structure existing as of 3/3/97 to up to four guest rooms and conditional if a conversion of the same to five to nine rooms.

⁶ Permitted if for no more than 10 overnight transient guests and conditional if for between 11 and 20 overnight transient guests. An owner, manager, or operator shall be a permanent resident of the building.

TABLE 6-B: PERMITTED AND CONDITIONAL USES IN ISLAND ZONES

		IR-1	IR-2	IR-3 ¹	I-B	Use Standards
Residential	Single-family dwellings	●	●	● ²	●	
	Two-family dwellings				○	6.5.6.G
	Multi-family dwellings				○	
	Handicapped family unit	●	●	●	●	
	Planned Residential Unit Developments	●	●			
Institutional	Lodging houses		○ ³	● ³	● ³	
	Elementary, middle, and secondary schools	○	○	●	○	
	Educational facilities (including seasonal camps)	○	○			
	Governmental uses	○	○	●	○	6.5.6.F ⁶
	Places of assembly (<10,000 SF)	○	○	●	○	
	Places of assembly (>10,000 SF)	○	○		○	
	Preschool facilities	○	○	●	○	6.5.6.I
Commercial/Service	Auto service stations				○	6.5.6.A
	Bed and breakfasts				● ⁴	
	General services (<5,000 SF)				●	
	Hotels			● ⁵	○ ⁵	
	Restaurants			●	●	
	Retail (<10,000 SF)			●	●	
	Studios for artists and craftspeople				●	
Other	Agriculture	●				
	Boathouses and storehouses for fishing equipment	●	●	●	●	
	Campgrounds	○		●		6.4.5
	Cemeteries	○	○			
	Marinas and yacht clubs			●	●	
	Off-street parking				●	
	Parks and open spaces	●	●	●	●	
	Raising of domesticated animals	○				6.5.6.J
	Solar energy system (minor)	●	●	●	●	6.4.16
	Utility substations	○	○	●		6.5.6.L
	Wharves, piers, docks, and landing ramps	○	○	●	●	

¹ All uses within the IR-3 permitted only within a PUD with a minimum total area of 20 acres of contiguous land subject to the standards of 6.4.14.

² Single-family attached permitted provided that new construction shall be limited to no more than six attached dwellings per building.

³ With greater than two but no more than nine rooming units.

⁴ Permitted on Peaks Island only.

⁵ Maximum 50 rooms.

⁶ The standards of 6.5.6.F shall not apply to institutional uses within the I-B zone. In the IR-1 and IR-2 ones, institutional uses are subject to the standards of 6.5.6.F only if the total land area of the use is two acres or more.

TABLE 6-C: PERMITTED AND CONDITIONAL USES IN MIXED-USE ZONES

		B-1	B-2/B-2b/B-2c	B-3/B-3-b/B-3c ¹	B-4	B-5/B-5b	B-6	B-7	Use Standards
Residential	Single-family dwellings	●	●	●		●	●	●	
	Two-family dwellings	●	●	●		●	●	●	
	Multi-family dwellings	●	●	●		●	●	●	
	Handicapped family units			●		●	●	●	
	Combined living/working spaces	●	●	●		●	●	●	
Institutional	Lodging houses	●	●	●	●	●		●	6.4.9
	Clinics	●	●	●		●		●	
	Cultural facilities			●		●	●	●	
	Elementary, middle, and secondary schools	●	●	●		●	●	●	
	Emergency shelters			○	○	○			6.5.6.B
	Governmental uses	●	●	●	●	●		●	
	Intermediate care facilities		●						
	Long-term and extended care facilities		●						
	Places of assembly (< 10,000 SF)	●	●	●	●	●	●	●	
	Places of assembly (> 10,000 SF)		●	●	●	●	●	●	
	Preschool facilities	●	●	●	●	●	●	●	
	Post-secondary schools		●	●	●	●	●	●	
	Adult business establishments		● ²	● ²					6.4.2
	Auto, boat, and related dealerships		○		●				6.5.6.A
	Auto service stations		○ ³		●	●			6.5.6.A
Commercial/Service	Bars		● ⁴	● ⁴	●	●	●	●	6.4.3
	Bed and breakfasts	●	●	●				●	6.4.4
	Exhibition, meeting, and convention halls			●		●	○	●	
	Funeral homes		●		●				
	General offices (<5,000 SF)	●	●	●	●	●	●	●	6.4.6
	General offices (>5,000 SF)		●	●	●	●	●	●	
	General services (<5,000 SF)	●	●	●	●	●	●	●	6.4.6
	General services (>5,000 SF)		●	●	●	●	●	●	
	Hostels	●		●		●		●	6.4.6, 6.4.8
	Hotels		●	●	●	●	● ⁵	●	
	Marijuana retail store		●/○ ⁶	●	●			●	6.4.10
	Recreation and amusement centers				●	●		●	
	Registered marijuana dispensary		●/○ ⁶	●	●			●	6.4.10
	Restaurants	●	●	●	●	●	●	●	6.4.3, 6.4.6
	Retail (< 5,000 SF)	●	●	●	●	●	●	●	6.4.6, 6.4.15
	Retail (5,000 – 25,000 SF)		●	●	●	●	●	●	6.4.15
	Retail (>25,000 SF)		●	●	●	●	●	●	6.4.15

TABLE 6-C (CONT.): PERMITTED AND CONDITIONAL USES IN MIXED USE ZONES

	B-1	B-2/B-2b/B-2c	B-3/B-3b/B-3c ¹	B-4	B-5/B-5b	B-6	B-7	Use Standards
Industrial	Small-scale marijuana caregiver	●	●	●			●	6.4.10
	Theaters and performance halls	●	●	●	●	●	●	
	Veterinary services	●		●				
	Communication studios	●	●	●	●	●	●	
	Dairies	● ⁷		●				
	High-tech manufacturing						○	6.5.6.D
	Intermodal transportation facilities				●	●	●	
	Laboratory and research facilities	○		●		○	●	6.5.6.E
	Low impact industrial (<10,000 SF)	● ⁸	○	●	●	●	●	6.5.6.E
	Low impact industrial (>10,000 SF)	● ⁸		●	○			
	Marijuana testing facilities			●				
	Marijuana manufacturing facilities			●				6.4.10
	Marijuana cultivation facilities (<7,000 SF plant canopy)			●				
	Printing and publishing	○ ⁹	●	●	●	●	○	
	Repair services	●	●	●	●	●	●	
	Studios for artists and craftspeople	●	●	●	●	●	●	
	Tow lots			●				6.4.17
	Warehousing, storage, and distribution	○ ¹⁰		●	● ¹⁰	○ ^{10, 11}	○ ^{10, 11}	6.5.6.E
	Marine uses				●	●		6.4.11
	Correctional pre-release facilities			●				6.4.7
	Off-street parking		●/○ ¹²		●	○	○	6.5.6.H
	Parks and open spaces	●	●	●	●	●	●	
	Solar energy system (minor)	●	●	●	●	●	●	
	Solar energy system (major)			○				6.4.16
Other	Utility substations	●	○	●	●	●	○	6.5.6.L
	Wind energy system (minor)		○	○	○	○	○	6.4.18

¹ See PAD Overlay for additional use regulations.

² Permitted in the B-2 and B-3 only.

³ Permitted as a conditional use in the B-2 only. Expansion of auto service stations in existence as of 11/15/99 permitted as a conditional use in the B-2b and B-2c zones.

⁴ Not permitted in the B-2c and B-3c zones.

⁵ Hotels shall be limited to no more than 150 rooms.

⁶ Permitted in the B-2 zone. Conditional in the B-2b and B-2c.

⁷ Permitted only if an expansion of an existing dairy.

⁸ Permitted with a retail component only. Low-impact industrial uses greater than 10,000 SF are permitted in the B-2 only.

⁹ Printing and publishing of 10,000 SF or less, or expansion of printing and publishing establishments greater than 10,000 SF in existence as of 4/4/88, shall be treated as a conditional use.

¹⁰ Permitted in the B-2/B-2b/B-2c as a conditional use if 10,000 SF or less. Self-storage permitted in the B-4 zone. Self-storage permitted as a conditional use in the B-5 zone (on-peninsula locations only) in buildings existing as of 12/16/15. Self-storage not permitted in the B-2/B-2b/B-2c, B-6, and B-7 zones.

¹¹ Wholesale is allowed as conditional use, providing the wholesale operation is associated with an onsite retail establishment and occupies less than 15,000 SF.

¹² Structured parking shall be permitted. Surface parking shall be treated as a conditional use.

TABLE 6-D: PERMITTED AND CONDITIONAL USES IN OFFICE PARK & RESIDENCE PROFESSIONAL ZONES

		OP ¹	RP ²	Use Standards
	Any residential use permitted in the nearest residential zone		●	
	Preschool facilities	●	①	6.5.6.I
	Funeral homes		●	
	General offices	●	●	
	High tech manufacturing	①		6.5.6.D
Industrial	Laboratory and research facilities	●		
	Printing and publishing	●		
	Studios for artists and craftspeople		●	
	Parks and open space	●	●	
	Solar energy system (minor)	●	●	6.4.16
Other	Utility substations		●	
	Wind energy system (minor)	①		6.4.18

¹ All permitted and conditional uses in the O-P zone, with the exception of parks and open spaces, solar energy systems, and wind energy systems, shall be allowed only within an office park of at least three acres of contiguous land subject to the standards of Subsection 6.4.13.

² Any conditional use that is permitted as a conditional use in the nearest residential zone shall be permitted as a conditional use in the R-P zone. All conditional use standards of the residential zone shall apply.

TABLE 6-E: PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

		I-L/I-Lb	I-M/I-Mb	I-H/I-Hb	A-B ¹	Use Standards
Institutional	Airports				● ²	
	Preschool facilities	●	●			
	Emergency shelters	○	○	○		6.5.6.B
	Intermediate care facilities		● ³			
	Places of assembly (<10,000 SF)	●				
Commercial/Services	Bars				●	
	General offices (<5,000 SF)	● ⁴	●			
	General offices (>5,000 SF)	● ⁴	●			
	General services (<5,000 SF)				●	
	General services (>5,000 SF)				●	
	Hotels				●	
	Recreation and amusement centers	●	●			
	Repair services	●	●	●		
	Restaurants				●	
	Animal-related services	● ⁵				
	Construction & engineering services	●	●	●		
	Dairies	●	●	●		
	Fish waste processing			●		
	Food & seafood processing, packing, and distribution		●	●		
	High-impact industrial uses			●		
	Intermodal transportation facilities	●	●	●		
	Laboratory and research facilities	●	●	●		
	Low-impact industrial	●	●	●		
	Lumber yards	●	●	●		
	Marijuana cultivation facility (<2,000 SF plant canopy)	●	●	●		
	Marijuana cultivation facility (2,000-7,000 SF plant canopy)		●	●		
	Marijuana cultivation facility (>7,000 SF plant canopy)			●		6.4.10
	Marijuana manufacturing facility	●	●	●		
	Marijuana testing facility	●	●	●		
	Printing and publishing	●	●	●		
	Recycling and solid waste disposal facilities		● ⁶	● ⁶		
	Studios for artists and craftspeople	●	●			
	Telecommunication towers (ground-mounted)		●	●		
Industrial	Tow lots		●	●		6.4.17
	Warehousing, storage, and distribution facilities	● ⁷	●	●		
	Correctional pre-release facilities		● ⁸	● ⁸		6.4.7
	Marinas	●				

TABLE 6-E (CONT.): PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

		I-L/I-Lb	I-M/I-Mb	I-H/I-Hb	A-B ¹	Use Standards
Other	Off-street parking				●	
	Solar energy system (minor)	●	●	●	●	6.4.16
	Solar energy system (major)		●	●	①	
	Utility substations	●	●	●		
	Wind energy system (minor)	①	●	●	●	6.4.18
	Wind energy system (major)		●	●	①	

¹ Permitted uses on lots within airport restricted access areas shall be limited to those which do not require or encourage access or visits by the public and which provide technical administrative or other support to airport operations.

² Including airport administration, terminals, carrier operations, concessions, reservations and ticket sales, freight, repair and storage, fueling services, flying schools, car rental operations, and other associated uses.

³ Permitted in existing structures not designed for industrial, amusement, warehouse or manufacturing uses as of 9/15/14 or later. Such structures may be reused or expanded to establish a facility of no more than 30 persons plus staff.

⁴ Only back office uses permitted.

⁵ Not including kennel or boarding facilities.

⁶ Permitted within an enclosed structure only.

⁷ Must be less than 10,000 SF in floor area. No outdoor storage permitted. Self-storage not permitted in the I-L/I-Lb zone.

⁸ Not permitted in the I-Ma, I-Mb, or I-Hb zones.

TABLE 6-F: PERMITTED AND CONDITIONAL USES IN RECREATION OPEN SPACE ZONE

	R-OS ¹	Use Standards
Cemeteries	●	
Marinas	●	
Parks and open space	● ²	
Solar energy system (minor)	ⓘ	6.4.16
Solar energy system (major)	ⓘ	
Utility substations	●/ⓘ ³	6.5.6.L, 6.5.7.A
Wharves, piers, docks, and landing ramps	●	
Wind energy system (minor)	ⓘ	6.4.18
Wind energy system (major)	ⓘ	

¹ Accessory uses within structures of 2,500 SF or more shall be treated as a conditional use under Section 6.5.7.

² Including active recreational uses, such as playgrounds, golf courses, fields, pools, courts, community gardens, marinas, and sports complexes and passive uses, such as arboretums and picnic areas.

³ Including sewage pumping and treatment facilities only. Water pumping stations shall be treated as a conditional use under Section 6.5.7.

6.4 SUPPLEMENTAL USE STANDARDS

The following standards shall apply to the following uses, whether permitted or conditional.

6.4.1 In general

- A. No building intended for use as a habitation shall be erected on a lot which has its only street frontage on a street less than 35 feet wide. No building shall be erected on a lot, except on the islands in Casco Bay, which does not abut a street meeting the minimum requirements for street improvements set forth in this subsection. For purposes of this subsection, street shall be as defined in Article 3, except that a dedicated street which may no longer be accepted due to lapse of time and an accepted street which may have been discontinued by abandonment shall also be deemed to be streets, provided that an applicant for a building permit respecting any lot abutting such street shall, without

compensation or claim for damages, and at his own cost and expense, first submit to the Building Authority:

1. A deed from the owner of such lot conveying to the city all his or her right, title and interest in and to such street or any portion thereof; and
 2. An agreement by such owner forever releasing the city from any and all claims for damages for the laying out and taking of such street and indemnifying the city against any and all other such claims, both such instruments to be executed and in recordable form acceptable to the Corporation Counsel and to encumber and run with the land.
- B. For a lot abutting any portion of a street which is unimproved or improved but not permanently paved, that portion which abuts the lot, and any like portion between such portion and the nearest permanently paved

street or portion which is the principal access to such lot, shall be improved, including sewers, storm drains, pavement, curbs and, if located on a designated school walking route, sidewalks, in accordance with the *City of Portland Technical Manual*. Where the nearest permanently paved street does not have granite curbing, the Public Works Authority may waive the requirement of curbing under this subsection, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur:

1. A plan of the street improvements required by this subsection shall be submitted to the Public Works Authority; and
2. Upon determination by the Public Works Authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the city as set forth under Articles 14 and 15. Also as set forth in Articles 14 and 15, a one-year defect bond shall be tendered to the city prior to release of the performance guarantee required hereby. The provisions of this subsection (2) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her

intention under oath to make the structure his or her personal residence.

- C. The requirements of this subsection shall not apply to the following city streets upon their construction by the Public Works Authority to such standards as are determined by the authority to be the most feasible:
 1. Dingley Court and
 2. Morgan Court.

6.4.2 Adult business establishments

- A. Adult business establishments shall be located at least 1,000 feet from any other adult business establishment, and at least 500 feet from any residential zone, as measured in a straight line, without regard to intervening structures or objects; and
- B. No sexually explicit materials, entertainment, or activity shall be visible from the exterior of the premises.

6.4.3 Bars and restaurants in the B-6 zone

- A. No bars located east of Waterville Street shall be permitted within 50 feet of Fore Street; and
- B. Restaurants located east of Waterville Street within 50 feet of Fore Street shall be limited in hours of operation to between 5 am and 11 pm each day and food service and consumption shall be the primary function of the restaurant.

6.4.4 Bed and breakfasts

- A. In the R-6 and R-6A zones, the minimum gross floor area for bed and breakfasts shall be 2,000 SF for the first three guest rooms and 500 SF for each additional guest room;
- B. In all mixed-use zones except the B-1 zone, bed and breakfasts may include a meeting facility limited to use for private parties, business

meetings, weddings, receptions, seminars, or business and educational conferences, provided that:

1. In the B-2/B-2b/B-2c zones, the meeting facility must be less than 4,000 SF; and
2. In the B-3/B-3b/B-3c zones, the building in which the bed and breakfast and meeting facility will be located must have existed on March 3, 1997 and have been greater than 4,000 SF in floor area on that date.

6.4.5 Campgrounds

- A. Campgrounds shall not include recreational vehicles;
- B. Campgrounds shall be licensed by the State of Maine Department of Human Services;
- C. No tent shall be located within 75 feet of the perimeter of site; and
- D. The land area of the campground shall not be less than the equivalent of 5,000 SF of land area per tent site exclusive of the roadway network.

6.4.6 Commercial uses in the B-1 zone

- A. Commercial uses shall be permitted provided that such uses generate less than 100 peak hour vehicle trips per 2,000 SF of floor area and less than 100 peak hour vehicle trips in total.
- B. Retail and restaurant uses shall not operate between the hours of 11 p.m. and 6 a.m., and shall not accept deliveries or services between the hours of 10 p.m. and 7 a.m. For restaurants, food service and consumption shall be the primary function.
- C. No beverage container redemption centers shall be permitted. Beverage dealers shall be permitted as a retail use provided that the

maximum total floor area for redemptions as an accessory use, including the storage of spent containers, shall be no greater than 500 SF or 10% of the total floor area of the facility, whichever is less.

6.4.7 Correctional pre-release facilities

- A. No correctional prerelease facility shall be located within 1,000 feet of another, as measured in a radius from the center of the lot.
- B. If a facility requires state or federal licensing, staffing of the facility shall be as required by such license. If a facility does not require state or federal licenses, there shall be a minimum of one staff person for every 10 residents or fraction thereof. The facility shall provide 24-hour supervision of program participants.

6.4.8 Hostels

- A. An operations plan must be submitted demonstrating that:
- B. No unaccompanied minors under the age of 18 shall be permitted in the facility;
- C. The length of stay for transient guests shall not exceed 15 days within any 60-day period;
- D. In the R-6 zone, for hostels greater than 10 guests, a minimum of 250 SF of land area shall be required per hostel guest; and
- E. In the B-1 zone, no more than 20 overnight transient guests shall be permitted.

6.4.9 Lodging houses

- A. Lodging houses, except for lodging houses located in the IR-2, IR-3, and I-B zones, shall contain common areas for use by all residents, including a kitchen. A kitchen need not be available as a part of the common areas where all meals are provided on a daily basis.

6.4.10 Marijuana-related uses

A. The following standards apply to the following marijuana-related uses:

1. Marijuana cultivation facilities,
2. Marijuana manufacturing facilities,
3. Marijuana products,
4. Marijuana retail stores,
5. Marijuana testing facilities,
6. Small-scale marijuana caregivers, and
7. Registered dispensaries.

B. Location criteria

1. No marijuana cultivation facility, marijuana manufacturing facility, marijuana testing facility, small-scale marijuana caregiver, marijuana store or registered dispensary may be located within 500 feet of a pre-existing public school, private school, or a public preschool program, as defined by 20-A M.R.S. § 1. Distance shall be measured from nearest property line of the respective marijuana-related use and the property line of the lot containing the public school, private school, or public preschool program.
2. No marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility may be located within 300 feet of the following residential zones: R-1, R-2, R-3, R-4, R-5/R-5A, R-6/R-6A, or R-7. Distance shall be measured from the nearest outer wall of the building housing the marijuana cultivation, manufacturing, or testing facility to the nearest applicable residential zone boundary. If the marijuana related facility leases a room or suite of rooms within a building, including, without limitation, individual units within a shopping plaza or shopping mall, the

nearest outer wall of the room or suite of rooms within which the facility is located shall constitute the nearest outer wall of the building housing that facility.

C. Supplemental standards

1. Marijuana-related uses may only be permitted within a fully enclosed building.
2. No outside storage of marijuana, marijuana products, or related supplies is permitted.
3. No drive-through service is permitted for marijuana-related uses.
4. No marijuana or marijuana product shall be smoked, eaten or otherwise consumed or ingested on the premises where sold.
5. An operating plan for marijuana cultivation facilities and marijuana manufacturing facilities shall be provided that at a minimum addresses the following:
 - a. wastewater;
 - b. disposal of waste; and
 - c. security at the premises.
6. A ventilation plan shall be included for marijuana cultivation facilities, marijuana manufacturing facilities, and small-scale marijuana caregivers that provides for adequate ventilation so as to prevent pesticides, insecticides or other chemicals used in the cultivation or processing of marijuana or marijuana related products from being dispersed or released outside the premises. The plan shall further provide for resulting smoke, vapor, fumes, gases and particulate matter from marijuana or its processing or cultivation to be effectively confined to the premises.
7. Marijuana-related uses shall provide odor control measures so that odor generated on site is mitigated at the property line of

the lot containing the marijuana-related use. Applications must demonstrate appropriate measures, such as carbon filtration, ventilation and exhaust systems, facility plans or other additional practices adequate to mitigate odors for the scale of operations for the uses proposed.

- D. For purposes of this ordinance, any approval issued for a marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility operated pursuant to 22 M.R.S. § 2421 et seq. shall be deemed to constitute approval for the same corresponding marijuana cultivating, manufacturing, or testing facility use operating under 28 M.R.S. § 101 et seq. Notwithstanding the above, no marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility may operate without the applicable state and City license.

6.4.11 Marine uses

- A. In the B-5/B-5b and B-6 zones, marine uses shall include marine products wholesaling and retailing; harbor and marine supplies and services;
- B. In the B-5/B-5b zones, marine uses shall include marine repair services and machine shops; shipbuilding and facilities for the construction, maintenance, and repair of vessels; marine museums and aquariums; boat repair yards; boat storage; and seafood processing, packing, and distribution for human consumption; and
- C. In the B-6 zone, marine uses shall include underground marine fuel storage provided that such storage shall be used solely for the purpose of fueling vessels.

6.4.12 Multiplexes

- A. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below aboveground units.
- B. In the R-5 zone, the maximum number of units in a multiplex building shall be six.
- C. No dwelling unit shall have less than 600 SF of floor area, exclusive of common hallways and storage in basement and attic;

6.4.13 Office parks in the O-P zone

An office park shall be approved only if the development meets the following development standards:

- A. Office parks shall have a minimum gross area of three acres of contiguous land, consisting of either an Office Park Planned Unit Development (OPPUD) on one lot with one or more buildings and with driveways and open areas to be owned and maintained in common, or an office park subdivision (OPS) on one parcel with two or more lots intended for separate ownership.
- B. Development proposals shall include a master plan of the office park. The master plan shall include the following:
 - 1. For an OPPUD proposal: The location of the building(s) on the site; infrastructure of the site; identification of common areas; traffic circulation, architectural character and treatment of the building(s); proposed building envelopes; phasing and timing of the development; private development restrictions; and such other information necessary and sufficient to ensure compliance with the standards in this section; and

2. For an OPS proposal: Delineation of the subdivision of land; infrastructure of the site; identification of common areas, if any; traffic circulation; desired architectural character, including private development restrictions to ensure compatibility of architectural character of future buildings with each other; phasing and timing of the development; private development restrictions; and such other information as necessary and sufficient to ensure compliance with the standards in this section.
- C. Development proposals shall demonstrate a reasonably unified design of the site, including the architecture, the layout of the buildings, pedestrian and vehicular circulation plan, open space, drainage, and the topography, soil conditions, vegetation and other natural features of the site. Integration of open spaces and natural features shall be achieved by incorporation of outdoor amenities for the benefit of users of the site, such as jogging and walking trails, gardens and benches.
 - D. Development proposals shall include a landscape program. All land areas not covered by structures, parking areas or circulation facilities shall be landscaped and maintained. In order to soften the visual impact of large expanses of pavement in parking lots, vegetation shall be planted or retained in islands or planting strips where required by the site plan or subdivision ordinance.
 - E. Parking may not be located in the required front yard setback. If parking is provided in the area between the building and minimum setback line, the parking area must be adequately screened with landscaping materials and permanently maintained.
 - F. Development proposals shall include internal sidewalks, illustrating the manner in which the developer will provide this amenity to take advantage of the topography and natural features of the site.
 - G. Development proposals shall include buffering yard areas abutting a residential zone or residential use and to screen parking lots and driveways from public view, identifying the location, composition and maintenance of the buffer. The buffer and screening shall be of a dense and continuous nature and shall incorporate trees, shrubs, fencing, berms and related elements deemed necessary.
 - H. Development proposals shall identify the extent to which the developer shall preserve natural features including, but not limited to, existing vegetation, flood plains, rock outcroppings, surface water bodies, drainage swales and courses, and wetlands; provided any such program shall consider and be sensitive to the need to preserve such natural features.
 - I. Development proposals shall identify all proposed traffic controls, parking areas, interior traffic circulation, and demonstrate that additional traffic generated by the project itself can be reasonably accommodated on existing public streets.
 - J. All buildings shall be designed or approved by a registered architect in the State of Maine and shall be in conformance with the proposed master plan. The scale, texture, color and massing of the buildings shall be coordinated. The full range of high quality, permanent, and traditional or contemporary building materials and technology may be incorporated in a

manner so that the development as a whole embodies distinguishing attributes that achieve the developer's desired degree of excellence and are in conformance with the architectural guidelines provided in the private development restrictions. Particular emphasis shall be placed on the appearance of building facades from public streets, from driveway and parking areas, and from other nearby buildings. Building elevation drawings shall be submitted which indicate architectural style, exterior finishes and color, building height and scale, and location and scale of window and door openings. Samples of exterior building materials shall also be submitted.

- K. Development proposals shall identify the location and style of lighting to be used in the development. All light fixtures shall be hooded or shielded so that the light shines downward.
- L. Development proposals shall identify all proposed signage. Signs shall be designed in proportion and character with the building facades. All signs shall be constructed of permanent materials and shall be coordinated with the building and landscaping design through the use of appropriate materials and finishes.

6.4.14 Planned unit development in the IR-3 zone

In addition to other applicable reviews, no development shall occur nor shall any new use be established in the IR-3 zone unless the Planning Board finds that the final development plan for the site is in compliance with the following standards:

- A. The development shall demonstrate a reasonably unified response to the design possibilities of the site, by virtue of such

elements as the design and layout of buildings and lots, circulation plan, open space, drainage, and orientation to achieve energy conservation or solar access, to form a functionally integrated whole.

- B. The design and layout of the development and buildings shall be reasonably compatible with the surrounding neighborhood by virtue of such features as architectural style, exterior finish, scale, circulation, open space, landscaping, and preservation of natural site amenities.
- C. All open spaces on the site shall be functionally integrated into the development plan by virtue of such features as accessibility to residents, recreation, conservation of existing public rights of access to shoreland areas and scenic natural areas, orientation to achieve energy conservation or solar access, preservation of natural site amenities, and use as a buffer between the development and the surrounding neighborhood.
- D. The development shall be designed primarily with a pedestrian orientation to minimize the use of and dependency on private motor vehicles. Appropriate areas on the site shall be designated, as necessary, for parking of common service vehicles, golf carts or bicycles to serve the transportation needs of residents and visitors. The internal circulation plan shall also be coordinated with the existing island street network to ensure adequate access for emergency and service vehicles.
- E. A project construction plan shall be developed indicating the anticipated number and types of vehicles such as construction equipment, supply delivery and service vehicles needed for undertaking the construction of the project.

Documentation shall be provided as to the proposed transportation route such as roads, piers, beaches, sand bars and the impact of construction related activities on the routes.

- F. The development shall not have a substantial adverse impact on the capacity of existing island docking facilities. The developer shall demonstrate that an adequate water transportation system, including docking facilities, exists or will be provided.
- G. Adequate provision for off island solid waste disposal shall be demonstrated such that the impact on municipal solid waste disposal is minimized. A development shall incorporate methods such as the following to reduce the amount of solid waste generated by the project: compaction and reduction in waste volume, recycling, incineration or baler system, and private collection and transfer to an off-island location. It shall be demonstrated that there will be no significant environmental impacts from the solid waste disposal system.
- H. All sanitary waste from the development shall be disposed of by a public sewer, private community sewer system providing at least secondary treatment, or subsurface sewerage system, in compliance with federal, state and local regulations. The developer shall demonstrate that the project will comply with all applicable federal, state and local water quality and groundwater standards.
- I. The proposed development shall have sufficient water for the reasonably foreseeable needs of the development and shall not cause an unreasonable burden on existing water supply nor adversely affect groundwater resources. Unless the development is to be served entirely by public water and secondary

treatment sewer systems, the determination of compliance with this provision shall be based upon one (1) or more comprehensive groundwater analyses and reports prepared by qualified professionals and including assessment of current groundwater aquifer conditions, the impact of the proposed development on the groundwater aquifer, and recommendations for mitigation of potential impacts caused by the development.

- J. The development shall preserve the natural features of the shoreland area by minimizing the disturbance of existing vegetation and slopes, avoiding development in areas subject to erosion and sedimentation, and conserving scenic views and vistas to and from the site.
- K. The development plan shall preserve significant resources of the site by integrating open space into the development plan and by conserving such features as scenic vistas, historic man made or natural features, existing vegetation, wetland areas, shoreland areas, ground water, natural wildlife habitat, and recommended or registered State of Maine Critical Land Areas, as well as other environmentally sensitive areas.
- L. All open spaces on the site shall be functionally integrated into the development plan by virtue of such features as passive and active recreational opportunities, accessibility to residents, preservation of natural site amenities and resources, orientation to achieve energy conservation or solar access, use as a buffer between housing clusters and to screen the development from surrounding areas.
- M. The applicant shall demonstrate sufficient financial and technical capability for undertaking the proposed project. Financial capability shall include a cost estimate of the

proposed improvements, proposed construction and permanent financing, and terms of sale or lease of dwellings and commercial space. Technical capacity shall include the experience and expertise of the developer in implementing projects of similar scope.

- N. The applicant shall develop an environmental impact analysis including an inventory of existing environmental conditions at the project site and in the surrounding area with an assessment of the development's probable impact upon the environment. The inventory shall include such resources as air, water quality, water supply, surface water and shoreline, geology, soils, topography, wildlife, botanical and aquatic, including rare and endangered species, historic, archeological and aesthetic. The analysis shall include the direct and cumulative adverse impacts of the project on these resources. The analysis shall also include what steps the applicant proposes to take to identify and minimize adverse environmental impacts during construction, management and use of the property and whether there are alternatives for the project which would decrease the impact of the development.
- O. If the project is to be completed in phases, the applicant shall indicate the schedule for completing and implementing infrastructure improvements as well as other improvements, agreements or services required for compliance with the development standards of this section, planned unit development standards, and site plan and subdivision review requirements.

- P. The development shall not place an unreasonable burden on the ability of the city to provide police, fire and other emergency services.

6.4.15 Retail in the B-3/B-3b/B-3c and B-5/B-5b zones

Retail shall not include wholesale and bulk purchase lumber and construction supply sales.

6.4.16 Solar energy systems

- A. All solar energy systems shall meet the technical, safety, and maintenance standards in the *City of Portland Technical Manual*.
- B. Solar panel placement should minimize or negate any solar glare impacting nearby properties or roadways, without unduly impacting the functionality or efficiency of the solar energy system.
- C. All applicants are encouraged to ensure the maximum solar energy generation from their system by obtaining solar access easements. Solar access easements may be filed consistent with Maine State law.
- D. Solar energy systems shall be located away from and screened from public ways and nearby residential/institutional uses to the extent possible and shall be designed so as to minimize impacts on significant scenic views.
- E. Layout and fencing shall be integrated with existing landscape and minimize removal of vegetation to the extent possible.
- F. Where any part of the proposed solar energy system (including associated facilities) is within an historic district, such development shall be reviewed and approved by the Planning Authority in accordance with Article 17. Where any part of the proposed solar energy system

(including support structures and associated facilities) is within 100 feet of any designated landmark, historic district, or historic landscape district, such development shall meet the standards of Article 14, regarding compatibility with the landmark or historic district.

- G. Solar energy systems shall minimize impacts resulting from construction and maintenance of the solar energy system, including lighting, security measures, traffic, and grid connections.
- H. Solar energy systems shall be located away and screened from public ways and nearby residential/institutional uses to the extent possible.
- I. Where permitted in residential zones, and in the B-1, B-2, B-3, B-7 and waterfront zones, all solar energy systems shall be co-located with other land uses.
- J. Major solar energy systems shall be located on areas already paved or built upon, or where other development is documented to be unlikely due to local conditions.

6.4.17 Tow lots

Tow lots must be at least 300 ft. from any residential zone or conforming residential use.

6.4.18 Wind energy systems

- A. All wind energy generation equipment shall be approved under a certification program approved by the U.S. Department of Energy such as the Underwriters Laboratories, Germanischer Lloyd Wind Energies, or other similar certifying organizations. Experimental, homebuilt, and prototype models shall not be permitted.
- B. Wind energy systems and associated facilities, including foundations and support structures, electrical connections and control equipment, associated site improvements, and construction techniques, shall be designed, engineered, and installed to comply with all applicable local, state, and federal construction and electrical regulations and Federal Aviation Administration regulations. Applicable state and local approvals shall be obtained prior to installation of any wind energy system.
- C. The support structure (e.g. tower, pole) for freestanding wind generating systems shall not be climbable for a minimum height of 12 feet above the surrounding ground level or accessible surface. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- D. All moving components of a wind energy system shall be a minimum of 12 feet from ground level or accessible surface.
- E. All on-site electrical wiring associated with the proposed wind energy system shall be located within the tower/pole/supporting structure and underground. Above ground on-site connections near substations or to the electric grid shall be allowed.
- F. The use of guy wires is discouraged. If required, they shall be located away from pedestrian routes/access points and marked with visible, reflective, colored objects, such as flags, reflectors, or tape, which shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten feet from the ground.
- G. No wind energy system shall be located within 250 feet of any significant wildlife habitat, as defined by Maine Department of Environmental Protection/Maine Department of Inland

Fisheries and Wildlife under provisions of the Natural Resources Protection Act (38 M.R.S. § 480 et seq.) including wildlife habitat for species appearing on the official state and federal list of endangered or threatened animal species.

- H. For all wind energy systems over 45 feet in height above the ground or over 100kW, evidence shall be provided that the Environmental Coordinator of the Maine Department of Inland Fisheries and Wildlife, and the Maine Natural Area Program, have been notified of the location, height and design of the proposed wind energy system at least 3 weeks prior to any final determination under this provision. Any comments received therefrom shall be addressed to the satisfaction of these state authorities prior to any final determination under this provision.
- I. Wind energy systems shall be designed to avoid electromagnetic interference with the transmission or reception of radio, telephone, television, microwave, navigational or similar signals to neighboring areas.
- J. Wind energy systems and associated facilities shall use non-reflective materials and neutral colors and textures that blend in with the surrounding environment. Ground-mounted systems and associated facilities shall be landscaped to integrate the proposed wind energy system into the existing landscape/streetscape.
- K. No part of the system may be illuminated, except as required by the Federal Aviation Administration (FAA) or other authorities for safety and security purposes. Where lighting is required, it shall be at the lowest intensity

allowable with fixtures shielded and directed to minimize glare and visibility from the ground.

- L. There shall be no signs, advertisements, flags, or decorative items on a wind energy system or any associated facilities, except for the manufacturer's/installer's/owner's identification (not exceeding one SF in size), appropriate warning signs, or lights if required by the FAA.
- M. Wind energy systems shall be prohibited within any historic landscape district, any historic cemetery, any historic district, except the Congress Street Historic District where it coincides with the B-3 zone, or within 1,000 feet of any designated historic landmark, which shall include Portland Observatory, Cathedral of Immaculate Conception, St. Dominic's Cathedral, St. Luke's Cathedral, State Street Church, and City Hall.
- N. Wind energy systems within ROS zones are allowed only where they are co-located within public industrial or utility facilities.
- O. Systems shall be screened with a vegetated buffer from public areas and residential buildings.

6.5 CONDITIONAL USES

6.5.1 Conditional use review procedure

- A. **Review authority.** The Zoning Board of Appeals shall review all conditional use applications, with the exception that the Planning Board shall review:
 1. All conditional use applications in the B-3/B-3b/B-3c, B-5/B-5b, B-6, and B-7 zones;
 2. All conditional use applications associated with projects that are otherwise before the Planning Board; and
 3. Conditional use applications for specific uses for which the Planning Board is

identified as the review authority under Subsection 6.5.6.

- B. **Application.** Applications for conditional use review shall be submitted to the Building Authority for all Zoning Board of Appeals reviews and the Planning Authority for all Planning Board reviews. A nonrefundable application fee, as established from time to time by the City Council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form and shall contain such information and documentation as shall be prescribed from time to time by the review authority.
- C. **Public hearing.** A public hearing shall be set, advertised and conducted by the review authority in accordance with Article 2 of this chapter.
- D. **Action.** Within 30 days following the close of the public hearing, the review authority shall render its decision, in a manner and form specified by Article 2 of this chapter, approving the conditional use, approving the conditional use subject to conditions as specified in Subsection 6.5.3, or denying it. The failure of the review authority to act within 30 days shall be deemed an approval of the conditional use, unless such time period is mutually extended in writing by the applicant and the review authority. Within five days of such decision or the expiration of such period, the Building Authority or Planning Authority shall mail notice of such decision or failure to act to the applicant and, if a conditional use is authorized, list therein any and all conditions imposed by the review authority.

6.5.2 General conditional use standards

The review authority shall, after review of the application, approve a conditional use upon a finding that the proposed conditional use, at the size and intensity contemplated at the proposed location, will not have substantially greater negative impacts than would normally occur from surrounding uses or other allowable uses in the same zone. The review authority shall find that this standard is satisfied if it finds that:

- A. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
- B. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
- C. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.
- D. The proposed use will meet any additional zone or use-specific standards identified in this article.

6.5.3 Conditions on conditional use approvals

The review authority may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other

property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use. Violation of such conditions shall be a violation of this article.

6.5.4 Effect of issuance of a conditional use approval

The approval of a conditional use shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals which may be required by the City of Portland Code of Ordinances, including but not limited to a building permit, a certificate of occupancy, subdivision approval, and site plan approval.

6.5.5 Limitations on conditional use approvals

No conditional use approval shall be valid for a period longer than six months from the date of approval, or such other time, not to exceed two years, as may be fixed at the time granted, unless the conditional use has been commenced or a building permit is issued and construction has begun within that period and is thereafter diligently pursued to completion; provided, however, that one or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two year period is not exceeded thereby. A conditional use approval shall be deemed to authorize only the particular use for which it was issued and such approval shall automatically expire and cease to be of any force or effect if such use shall for any reason be discontinued for a period of 12 consecutive months or more.

6.5.6 Supplemental use-specific conditional use standards

In addition to the general conditional use standards, the following standards shall apply to specific conditional uses:

A. Automobile, boat, and related dealerships and auto service stations

1. The Planning Board shall be the reviewing authority;
2. Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed, and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises;
3. No ingress and egress driveways shall be located within 30 ft. from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public; and
4. A landscaped buffer, no less than five feet wide, shall be located along street frontages (excluding driveways). The buffer shall consist of a variety of plantings in accordance with the City of Portland *Technical Manual*; and
5. Car washes shall be designed to avoid the tracking of residual waters into the street.

B. Emergency shelters

1. The facility shall provide adequate space for conducting security searches and other assessments;
2. The facility shall be designed with a centralized shelter operations office on

each level providing sight lines to sleeping areas;

3. A management plan adequately outlining the following areas shall be provided: management responsibilities; process for resolving neighborhood concerns; staffing; access restrictions; on-site surveillance; safety measures; controls for resident behavior and noise levels; and monitoring reports.
4. Adequate access to and from METRO service shall be provided. The facility shall be within a ¼ mile of a METRO line, or shall be within ½ mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;
5. The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs;
6. Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site; and
7. An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.

C. General office in the R-6 & R-6A zones

1. Offices shall serve a member of a recognized profession and be maintained for the conduct of that profession. Professional office uses do not include veterinary offices.
2. For the use of any building designed or constructed for residential use, which was

in use as a residence on April 18, 1984, or thereafter:

- a. A professional office shall not be located within 500 ft. of another as measured along the street line to the respective property lines.
 - b. A building with one or more professional offices shall have at least 50% of the total floor area of the building devoted to residential uses.
 - c. The total number of individuals working in a building of professional offices shall not exceed the equivalent of four full time employees.
 - d. Any additions or exterior alterations shall be compatible with the architecture of the building and maintain the residential appearance of the building. Construction of a new building shall be compatible with the architectural character of the surrounding area.
3. The scale and surface area of parking, driveways, and paved areas shall be arranged and landscaped to be compatible in size and scale with neighboring properties in the area and to properly screen vehicles from adjacent properties and streets.

D. High-tech manufacturing

1. A minimum of one-third of the total square footage devoted to manufacturing shall be conducted in a laboratory environment, in a controlled environment with specialized air handling systems that exceed levels for pressurization and filtration found in office environments and traditional manufacturing facilities;

2. Rooftop equipment shall be integrated into the overall building design and shall be screened as necessary;
3. In the B-7, accessory warehousing is permitted. Where warehousing cannot be located on the same lot because the land area is too small to accommodate the warehousing on the same lot, one remote warehouse may be located within 600 feet of the principal use referenced above;
4. In the O-P zone, truck traffic serving a single manufacturing business or institution shall not exceed, on a regular basis, more than two tractor-trailer truck deliveries per week and provided that no deliveries are accepted between 7:00 p.m. and 7:00 a.m.

E. Industrial uses

1. In the B-2/B-2b/B-2c zones:
 - a. The Planning Board shall be the reviewing authority;
 - b. The site shall have an adequate traffic circulation pattern designed to avoid hazards to vehicular circulation on adjoining streets. All stacking of motor vehicles shall be on site, and loading facilities shall be located to the rear of the building and shall not be visible from the street; and
 - c. The exterior design of the structures, including architectural style, facade materials, roof pitch, building form, established setbacks and height, shall be of a commercial rather than industrial character. The site shall contain screening and landscaping which shall meet the requirements of the site plan ordinance for screening

between land uses and the *City of Portland Technical Manual*.

2. In the B-3/B-3b/B-3c zones:
 - a. The floor area devoted to industrial use shall not exceed 10,000 square feet; for a building in existence on March 11, 1991, the floor area shall not exceed 10,000 square feet or 50 percent of the total floor area, whichever is greater;
 - b. The associated vehicular loading, unloading, parking, circulation and traffic volumes on the site and on adjacent public streets will not have a more intensive impact than any use on the site within the last 5 years;
 - c. Any buildings located in a PAD overlay zone shall be subject to the requirements of that zone in addition to the requirements of this subsection; and
 - d. For buildings that either were not in existence on March 11, 1991, or were in existence on that date but were either in use for any permitted use in the B-3 zone or were designed or constructed for any such use:
 - i. No tractor trailer trucks or longer vehicles shall be associated with the proposal;
 - ii. The proposal shall exclude warehousing and storage as a principal use;
 - iii. The use shall not generate more than six delivery or service trips per day between 7:00 a.m. and 7:00 p.m.

3. In the B-5/B-5b zones:

- a. Truck loading and access and vehicle parking shall be located in the rear or side yard of the site where possible;
- b. Street frontage shall be designed for pedestrian scale or interest; and
- c. Shared infrastructure to the extent practicable, including, but not limited to, service alleys, parking areas, stormwater treatment, public transportation facilities and driveways, shall be utilized.

4. In the B-6 zone: No brew pubs or microbreweries east of Waterville Street shall be permitted within 50 ft. of Fore Street.

F. Institutional uses (excluding preschools)

- 1. The Planning Board shall be the reviewing authority;
- 2. In the case of expansion of existing institutional uses onto land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established residential areas; and
- 3. The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or July 15, 1985 in the IR-1 and IR-2 zones, or thereafter;
- 4. In the case of a use or use expansion which constitutes a combination of the conditional institutional uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative;

5. In the case of community halls:

- a. The structure was in existence as of January 4, 2010;
- b. The structure was built for institutional or other non-residential uses;
- c. The structure is operated by, or operated subject to the control of, a not-for-profit entity in accordance with its not-for-profit purposes; and
- d. A parking management plan shall be submitted for review and approval by the Planning Board; and

6. In the case of private club or fraternal organizations, any such establishment serving alcoholic beverages or in possession of a license for serving alcoholic beverages shall meet the minimum lot size requirement for places of assembly greater than 10,000 SF;

7. Post-secondary schools in the R-2 zone shall only be permitted on a collector or arterial road.

8. In the case of a post-secondary school within the R-5 zone and not including the USM Overlay Zone, such school may build principal structures to a height of 55 feet if the following standards can be met:

- a. Minimum lot size: 10 acres which may include adjacent land owned by the institution on both sides of a public street.
- b. Minimum setback between buildings on-site: 20 feet.
- c. Minimum setback from external property boundary: 30 feet, except that parking garages over 35 feet in height must be located 50 feet from

external property boundaries when adjacent to an adjoining residential use.

- d. The area between the structure and adjoining residential uses must be adequately screened with appropriate landscaping or other features to buffer the building and effects thereof (i.e. noise, light, etc.) from abutting properties.
9. In the IR-1 and IR-2 zones, institutional uses shall be subject to the above conditional use standards if the total land area of the site is two acres or more.

G. Multi-family

1. In the I-B zone:
 - a. Multi-family buildings shall have a maximum of four units;
 - b. No open outside stairways or fire escapes above ground floor shall be constructed or have been constructed in the immediately preceding five years;
 - c. A below grade dwelling unit shall be permitted only if access is provided directly to the outside of the building;
 - d. Density shall be determined by the most restrictive abutting residential zone, except for those lots which are served by public water and sewer, where density shall be determined by the least restrictive abutting residential zone. If no residential zone is abutting, density shall be determined by the nearest residential zone. Residential uses shall meet the requirements of such abutting or nearest residential zone;
 - e. Any additions or exterior alterations shall be compatible with the original architecture of the building. The exterior design of new construction, including the architectural style, facade materials, roof pitch, building form, and height shall be compatible with neighboring properties;
 - f. No existing dwelling unit shall be decreased to less than 1,000 square feet of floor area;
 - g. No additional dwelling unit shall have less than 600 square feet of floor area, exclusive of common hallways and storage in basement and attic;
 - h. All sanitary waste shall be disposed of by a public sewer, subsurface sewerage system or other method in compliance with all applicable federal, state and local regulations; and
 - i. The proposed conversion has sufficient water for the needs of the dwellings and will not cause an unreasonable burden on an existing water supply nor adversely affect groundwater resources.
2. In the R-3 and R-5 zones. Alteration of a structure existing and not in residential use as of January 1, 1984 to three or more dwelling units shall be permitted as a conditional use in the R-3 and R-5 zones, provided that:
 - a. No open outside stairways or fire escapes above the ground floor shall be constructed or have been constructed in the immediately preceding five years;

- b. 3,000 SF of land area per dwelling unit shall be required;
- c. A lower level dwelling unit shall have a minimum of one-half of its floor-to-ceiling height above the average adjoining ground level;
- d. Any addition or exterior alteration, such as change in façade materials, building form, or roof pitch, shall be designed to be compatible with the architectural style of the structure;
- e. In the R-3 zone, any addition or exterior alteration shall be limited to a gross floor area equal to or less than 25% of the total existing floor area as of June 13, 2018; and
- f. Paved areas shall be designed to be compatible in size and scale with neighboring properties in the area and properly screened from adjacent streets.

H. Off-street parking

- 1. In the R-3, R-4, and R-5 zones:
 - a. Off-street parking must be designed to satisfy the parking requirement of a use located in and conforming with the provisions of a nearby business or industrial zone.
 - b. The lot on which the parking is proposed must be located wholly within 300 feet, measured along lines of public access, from the use which requires the off-street parking;
 - c. The lot where the off-street parking is proposed shall be under the control of the owner of the use which requires the off-street parking. Evidence of such control by deed or

lease shall be required before the certificate of occupancy is issued. If such control should be abrogated, the parking use thus allowed shall automatically revert to a nonconforming use in violation of this article and shall be terminated forthwith.

- d. Conditions may be imposed to insure development compatible with that of the immediate neighborhood notwithstanding the provisions of any other section of this article. Such conditions may include limits on the period of such use.
- 2. In the R-6 zone: Off-street parking shall be for passenger cars for uses permitted in the R-6 zone.
- 3. Structured parking the B-6 and B-7 zones:
 - a. Parking garages shall incorporate first floor retail space or other non-parking and active use along all street frontages.
 - b. The Planning Board may waive the requirement for first floor mixed use =upon demonstration that the project meets one or more of the following criteria:
 - i. The applicant demonstrates that steepness of grade or the character of the adjacent street will not support retail or first-floor mixed use in the foreseeable future.
 - ii. The first floor of the garage is set back a minimum of 35 feet from the street right-of-way and its design does not provide an

impediment for development of such space for mixed-use in the future. Such space (between the garage and the street) shall, in the interim, not be used for surface parking.

- iii. The applicant can demonstrate to the satisfaction of the Planning Board that a market for first floor mixed uses currently does not exist, provided that the structure of the garage is designed to accommodate retail and or mixed uses in the future. In these cases, the Planning Board will need to find that, on the street-level deck of a proposed parking garage, a minimum of 20 feet horizontal distance of depth from the street and nine feet finished floor-to-finished ceiling clearance could house future retail and or mixed use. The applicant will further need to demonstrate that the garage design anticipates the future development of utilities and circulation necessary for non-parking uses. Where a parking garage fronts on more than one public street and where there is an existing change in grade elevation of over 5% across the footprint of the garage, the nine-foot floor-to-ceiling requirement of this section only applies to the street with higher traffic volumes.
- c. Where the Board allows a waiver of first floor mixed use, garages shall

display architecture that enhances the pedestrian experience and disguises the parking use to the extent possible. Use of traditional storefront design concepts and traditional building materials is encouraged.

4. Surface parking in the B-3, B-6, and B-7 zones:
 - a. Surface lots shall be laid out in a manner conducive to development of future buildings, and/or structured parking.
 - b. Surface parking, including parking aisles, shall be located at least 35 feet from a street. The 35-foot setback need not apply in the case of a property in which 80% of the street frontage has a building within 10 feet of the street frontage and shall not apply to driveways perpendicular to the street providing access to the site.
 - c. In the B-7 zone, surface parking that does not meet the 35-foot parking setback shall be permitted as a conditional use, provided that:
 - i. All or a portion of the 35-foot setback area had a gravel surface on September 29, 2015;
 - ii. The total gravel surface area on the lot and any contiguous lots did not exceed 15,000 square feet on September 29, 2015;
 - iii. The parking spaces provide parking to a principal building on the same lot and or a principal building on a contiguous lot;
 - iv. One of the buildings described in (iii) above meets the minimum

height requirements of the Bayside Height Overlay Map and/or a building on the site has a floor area of 25,000 square feet or greater;

- v. The total number of spaces within 35-foot setback in combination with other spaces on the lot does not exceed the minimum parking spaces required;
- vi. The proposed parking spaces meet the landscape and buffer requirements of 6.8.8; and
- vii. Parking spaces within the 35-foot setback shall provide stormwater quality treatment if required by the City of Portland Stormwater Management Standards and the Maine DEP Chapter 500 Stormwater Management Standards. If not required, an alternative low impact development treatment system approved by the Planning Board shall be provided.

I. Preschool facilities

1. The facility shall be located in a structure in which there is one or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five years immediately preceding the application for a preschool use, or in a nonresidential structure accessory to the principal nonresidential use;
 2. The maximum capacity shall be 12 children for facilities located in residential or existing structures accessory thereto, unless the additional standards in subsection (5) below are met. There shall be no maximum limit on the number of children in a facility located in a principal structure that has not been used as a residence in whole or in part within the five years immediately preceding the application for a preschool use, or in a nonresidential structure accessory thereto;
 3. Outdoor play areas shall be screened and buffered from surrounding residences with landscaping and/or fencing to minimize visual and noise impacts;
 4. Solid waste shall be stored in covered containers. Such containers shall be screened on all sides;
 5. Preschool facilities located either in structures that have been in residential use within the past five years or in existing accessory structures and that serve between 13 and 24 children shall meet the following additional standards:
 - a. The facility shall provide a minimum of 75 square feet of outdoor play area per child;
 - b. The play area shall be located in the side and rear yards only and shall not be located in front yards;
 - c. Outside play areas shall be separated from abutting properties by a fence at least 48 inches in height;
 - d. A 10-foot-wide landscaped buffer shall be required outside of the fenced play area, and shall be established in accordance with the landscaping

standards of the City's Technical Standards and Guidelines;

- e. The minimum lot size for a preschool located in a residential or existing accessory structure and serving more than 12 children shall be 20,000 square feet;
 - f. The maximum number of children in a preschool facility located in a residential or existing accessory structure shall be 24; and
 - g. Any additions or exterior alterations such as facade materials, building form, roof pitch, and exterior doors shall be designed to be compatible with the architectural style of the building and preserve the residential appearance of the building.
- J. Raising of domesticated animals for non-commercial purposes**
1. No animals may be kept on any lot less than three acres or closer than 100 feet to any street or lot line, except domesticated chickens as regulated in Chapter 5.
 2. This use may not create any odor, noise, health or safety hazards, or other nuisance to neighboring properties.
 3. Raising of pigs or reptiles is not permitted.
- K. Sheltered care group homes**
1. A sheltered care group home shall not be located within 500 ft. of another, as measured along street lines to the respective property lines;
 2. The facility shall make provision for adequate on-site staffing and supervision in accordance with applicable state licensing requirements. If a facility is not licensed by the state, there shall be a minimum of 1 staff person for every 10 residents or fraction thereof.
- L. Utility substations**
3. The Board of Appeals or Planning Board may impose conditions upon a conditional use permit concerning the creation or operation of a sheltered care group home including but not limited to the following: site and building maintenance; lighting, fencing, and other appropriate security measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; compatibility of new structures with the architectural character of the surrounding area; and limitation on the duration of a sheltered care group home permit.
 1. Utility substations shall be as small in size as practicable.
 2. Substations shall be suitably screened and landscaped so as to ensure compatibility with the surrounding neighborhood. The remainder of the lot not consumed by the utility substation and its related access; and shall be designed and designated for future development;
 3. If greater than 100 SF in the B-7 zone, the structure shall be set back at least 35 feet from the street right-of-way except in the case of a lot having frontage on Marginal Way and I-295 provided the minimum 35-foot setback is met along Marginal Way; and
 4. In the B-7 zone, the substation equipment shall be fully enclosed within a structure.

6.5.7 Supplemental zone-specific conditional use standards

In addition to the general conditional use standards and supplemental use-specific conditional use standards, the following standards shall apply to conditional uses within certain zones:

A. R-OS Zone

1. The use shall be in conformity with or satisfy a deficiency identified in a federal, state, regional, or city recreation and open space plan, including but not limited to the state comprehensive outdoor recreation plan, as such plans may from time to time be created or revised.
2. Buildings and structures shall not obstruct significant scenic views presently enjoyed by nearby residents, passersby, or users of the site.
3. Indoor recreation or nonrecreational uses shall serve a significant public purpose that cannot reasonably be accommodated outside of the recreation and open space zone.

6.6 ACCESSORY USES

6.6.1 In general

- A. Accessory uses shall be permitted in conjunction with permitted or conditional principal uses. Accessory uses must be:
1. Customarily found in association with the principal uses;
 2. Generally consistent with the impacts of the primary use;
 3. Secondary in nature, clearly incidental and subordinate to the principal uses in terms of area and function;
 4. Located on the same lot as the principal use unless otherwise permitted; and

5. Consistent with the intent of the zone.

- B. No accessory use or uses within a building shall occupy more than a combined total of 25 per cent of the floor area of the principal building, with the exception of required off-street parking, unless otherwise provided in Subsection 6.6.2 below.

- C. No accessory use or uses not within a building shall occupy more than a combined total of 25 per cent of the unbuilt lot area, or of the required rear yard area, with the exception of off-street parking or as otherwise provided in Subsection 6.6.2.

6.6.2 Standards for specific accessory uses

A. Accessory Dwelling Units (ADUs)

1. Accessory Dwelling Units (ADUs) shall be permitted on all lawfully conforming and non-conforming lots with legal use identified as either single- or two-family dwellings. ADUs shall comply with all dimensional standards of the underlying zone unless otherwise provided below.
2. One ADU shall be permitted per qualifying property.
3. The owner(s) of the residence in which the accessory dwelling unit is created must occupy at least one of the dwelling units, with the exception of legally non-conforming lots on Peaks Island.
4. On Peaks Island, neither the accessory unit or principal unit shall be used for short-term rentals as defined under Section 6-150.1 of the City of Portland Code of Ordinances.
5. The appearance of the principal structure as either a single- or two-family structure shall not be significantly altered to reflect

the addition of a new dwelling unit. When an ADU is significantly visible from public ways, the building design shall:

- a. Be clearly subordinate to the principal structure(s) in scale and position in relationship with the street and principal structure(s).
 - b. Not include a separate entrance along the front façade of an existing single- or two-family structure; or outside stairways or fire escapes above the ground floor.
6. Under circumstances where an existing non-conforming structure is converted to an ADU, the design of the ADU shall take into consideration to the extent practicable the privacy of adjacent properties.
 7. The developer of an ADU shall record a deed restriction requiring that the ADU and at least one other unit on-site remain under common ownership.
 8. ADUs shall comply with all dimensional requirements of the underlying zone except:
 - a. Lot coverage and lot area per dwelling unit requirements.
 - b. Within the IR-1 Island Residential zone, the minimum lot area shall be 70,000 SF, except on Peaks Island where this standard shall not apply.
 - c. Within the IR-2 Island Residential zone, the minimum lot area shall be 30,000 SF, except on Peaks Island where this standard shall not apply.
 9. An ADU shall be limited to a gross floor area of 800 SF or $\frac{2}{3}$ of the gross floor

area of the principal unit(s), whichever is the lesser amount.

- B. **Amusement devices.** Except where the principal use consists of the sale of alcoholic beverages for consumption on premises or where the principal structure is an airline terminal, pinball machines or amusement devices shall not be considered to be accessory uses whenever there are more than a total of two such machines or devices on the premises.
- C. **Antennas, discs, transmitting and receiving equipment.** Building-mounted antennas, discs, and other transmitting and receiving equipment shall be:
 1. No taller than 15 feet above the highest structural steel of the building roof;
 - a. Setback no less than 15 feet from the building perimeter; and
 - b. Integrated into the architecture of the building in placement, form, color, and material so as to screen or camouflage such equipment from public view.
- D. **Drive-throughs.** Drive-throughs shall be permitted as an accessory use in the B-4 zone. Drive-throughs shall be reviewed as conditional accessory uses in the B-2/B-2b/B-2c zones, B-3/B-3b/B-3c zones, B-6 zone, and B-7 zone. In all other zones, drive-throughs shall be prohibited. Where a conditional use, drive-throughs shall be subject to the provisions of Subsection 6.5.2 and the following additional review standards:
 1. In general:
 - a. The Planning Board shall be the reviewing authority.
 - b. Features such as windows, vacuum cleaners, menu/order boards, and stacking lanes must be placed, where

- practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than 40 feet from any adjoining property located in a residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to such property line. In addition, drive-through features shall not extend nearer than 25 feet from the right-of-way;
- c. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets;
 - d. Any speakers, intercom systems, or other audible means of communication shall not play pre-recorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater;
 - e. Site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in the City of Portland *Technical Manual*;
 - f. Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, and noise. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts;
 - g. Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access; and
 - h. The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.
2. In the B-2/B-2b/B-2c zones, drive-throughs shall only be permitted when accessory to a pharmacy or banking facility use. Drive-throughs shall not be permitted for restaurant, bakery, or other food or beverage service uses. Drive-throughs are only permitted in buildings of three or more stories where a majority of the upper stories is devoted to three or more dwelling units. The drive-through shall be screened as much as practical from the front of the building and shall be no closer

- than 40 feet from abutting residential zones and 25 feet from the street line.
3. In the B-3/B-3b/B-3c zones, drive-throughs shall only be permitted when accessory to a bank. Drive-throughs shall be subject to the Downtown Urban Design Guidelines.
 4. In the B-6 zone, drive-throughs shall only be permitted when accessory to a bank and located in the interior of parking structures. Drive-up vehicle circulation shall not create an impediment for retail or mixed-use development for the first floor of the subject garages along any adjacent public streets.
 5. In the B-7 zone:
 - a. The drive-through must be accessory to a banking service occupying a minimum floor area of 4,000 SF;
 - b. The drive-through must be attached to or included within a building with a minimum floor area of 20,000 SF, except that for lots of less than 20,000 SF and in existence as of March 9, 2005, a drive-up may be included in a building of less than 20,000 SF; and
 - c. The drive-up facility must be attached or included within a building and/or addition meeting the minimum height of four stories in the Bayside Height District A and three stories in the Bayside Height Districts B and C. For the purposes of this conditional use, the minimum height exceptions for the B-7 zone shall not apply;
 - d. The first floor of the building must include banking or other retail storefront uses with storefront windows, entries, and interior public space oriented to and visible from the street, with front entry access facing the street and directly accessible from the public sidewalk;
 - e. Drive-up vehicle circulation shall not be located between the building and any adjacent public streets;
 - f. The drive-up shall be limited to two vehicle drive-through lanes; and
 - g. The location of any drive-up shall be limited to the geographic area between Somerset/Kennebec Streets/I-295/Franklin Street/Forest Avenue.
- E. Heliports.** Heliports shall meet the following minimum specifications:
1. Roof heliport:
 - a. Take-off area (min.): 200 feet x 250 feet
 - b. Parking area (min.): 30 feet x 90 feet
 2. Ground heliport:
 - a. Take-off area (min.): 300 feet x 700 feet
 - b. Parking area and station building shall be located out of flight area.
 3. Elevation of operational area above street (max.): 100 feet
 4. Clearance from lateral obstruction (min.): 100 feet
 5. Width of approach and departure path (min.): 500 feet at landing area, tapering outward 15 degrees on each side to a width of 1,000 feet
 6. Slope with emergency landing areas: 1:8

7. Slope without emergency landing areas:
1:20
8. Curved approach: Minimum radius to turn,
650 feet
9. Approach zone transition area slope:
Slope, 1:2

F. Home occupations

1. The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood.
2. Home occupations must be conducted entirely within the dwelling unit by one or more persons residing within the dwelling unit.
3. In connection with the operation of a home occupation, the following requirements shall be met:
 - a. A home occupation shall not occupy more than 500 SF of floor area or more than 25 % of the total floor area of such a dwelling unit, whichever is less, or in the case of licensed family day care homes, or home babysitting services, to accommodate not more than six children plus two children after school and having no nonresidential employees;
 - b. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside;
 - c. Storage of materials related to the home occupation shall count as a part of the occupancy limitations above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited;
 - d. Exterior signs shall be limited to one non-illuminated sign not exceeding a total area of two SF, affixed to the building and not projecting more than one foot beyond the building;
 - e. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs;
 - f. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects;
 - g. There shall be no more than one nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees;
 - h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
 - i. No motor vehicle exceeding a gross vehicle weight of 6,000 pounds shall be stored on the property in connection with the home occupation.

4. No residence shall be occupied, altered or used for any home occupation except the following:
- a. Accountants and auditors;
 - b. Answering services (telephone);
 - c. Architects;
 - d. Artists and sculptors;
 - e. Authors and composers;
 - f. Computer programming;
 - g. Custodial services;
 - h. Custom furniture repair and upholstery;
 - i. Dentists, doctors, therapists, and health care practitioners;
 - j. Direct mail services;
 - k. Dressmakers, seamstresses and tailors;
 - l. Engineers;
 - m. Family planning services;
 - n. Hairstylists (limited to no more than two hair dryers);
 - o. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
 - p. Interior designers;
 - q. Lawyers, justices of the peace, and notary publics;
 - r. Licensed family day care home or babysitting services;
 - s. Musicians or music teachers, including group instruction not to exceed six students at any time but not including performances or band rehearsals, which shall meet the following additional requirements:
 - i. Electronic amplification is prohibited;
 - ii. The applicant shall demonstrate that noise attenuation is provided which minimizes perception of sound at property lines at all times during the use. Noise attenuation measures may include, but are not limited to, insulation, double-pane windows, air conditioners or any combination of these or similar noise attenuation measures;
 - iii. Hours of operation shall be limited to 8:30 a.m. to 9:30 p.m.
 - t. Office facility of a minister, rabbi, or priest;
 - u. Photographic studios;
 - v. Professional counseling and consulting services;
 - w. Professional research services;
 - x. Sales persons provided that no retail or wholesale transactions are made on the premises;
 - y. Small appliance repair;
 - z. Snow plowing provided that only one snow plow vehicle is stored on or generated from the site;
 - aa. Special tutoring or instruction (not to exceed three pupils at any given time);
 - bb. Clerical services;
 - cc. Small-scale marijuana caregiver, except that no more than one small-scale caregiver may operate out of any one dwelling unit.
5. A home occupation that is not listed in subsection (3) but is similar to and no more objectionable than those home occupations listed, shall be permitted as a conditional use subject to the

requirements of Section 6.5 of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

G. Letting of rooms. The letting of rooms within an existing dwelling unit in any residential zone shall be permitted as an accessory use provided that:

1. There shall be no more than two persons occupying such room or rooms;
2. There shall be not more than two rooms per dwelling unit occupied for such use; and
3. There shall be no increase in the bathroom and/or kitchen facilities in the dwelling, and no such facility shall have been constructed in the immediately preceding two years.

H. Makers' markets in the IL-b zone. Makers' markets, including periodic or seasonal sale of handcrafted and limited production products for final consumption, which may include prepared or raw foods, shall be permitted as an accessory use in the IL-b zone, provided that:

1. Such sales are located within a lawfully conforming principal permitted use;
2. Such sales occupy an area no larger than 45% of the floor area devoted to the principal use;
3. Such sales by any single vendor or group of vendors shall occur for no more than a total of 28 hours a week collectively;
4. Such products are produced or permitted to be produced in the IL zone; and

5. Such products are sold by the producer of the product or their designee.

I. Tasting rooms in industrial zones. Tasting rooms shall be permitted as accessory uses on the premises of facilities where beer, wine, spirits, other alcoholic or non-alcoholic beverages, or food are produced, provided that:

1. Service of food in the facility is limited to that which does not constitute a full course meal.
2. No more than 10% of the beverage menu in tasting rooms accessory to beverage production or 10% of the food menu in tasting rooms accessory to food production is produced or manufactured off-site.

J. Solar energy generation. Roof-mounted, building-integrated, or small-scale ground-mounted solar energy systems shall be permitted as accessory uses within all zones except the Stream Protection zone and within cemeteries. Accessory solar energy systems are only permitted within the Recreation Open Space zone where co-located with public industrial or utility infrastructure and are subject to historic preservation review when such systems are either located within or less than 100 feet from an identified historic district or historic landscape district. All accessory solar energy systems are subject to the following conditions:

1. Accessory solar energy systems shall comply with all general use standards for solar energy systems as stated under Section 6.4.15 of this article and with the dimensional requirements as stated under article 7.5.6.A.

2. Small-scale ground-mounted solar arrays shall occupy less than 1,000 square feet of ground area.

K. Wind energy generation. Freestanding and roof-mounted wind energy systems shall be permitted as accessory uses within all zones except the Stream Protection zone, within historic districts except where the Congress Street Historic District coincides with the B-3 zone, within historic cemeteries or historic landscape districts, or within 1,000 feet of any designated historic landmark (Portland Observatory, Cathedral of Immaculate Conception, St. Dominic's Cathedral, St. Luke's Cathedral, State Street Church, and City Hall), subject to the following conditions:

1. Accessory wind energy systems shall comply with all general use standards for wind energy systems as stated under Subsection 6.4.17 of this article.
2. Freestanding wind energy systems shall measure no higher than 45' feet in height, except within the downtown historic district, where the height maximum of the underlying zoning shall supersede.
3. Roof-mounted wind energy systems shall measure no higher than 10' feet above the highest part of the roof.
4. Properties shall be limited to one free-standing wind energy system and/or three roof or building mounted wind energy systems.
5. Accessory wind energy systems shall either be located on the rear half of a building or structure, or within the rear yard and shall be sited to maximize existing vegetative or other screening from nearby residential buildings and public ways. The location

shall minimize changes to existing topography and natural vegetation which would result from construction or maintenance of the system.

6.7 TEMPORARY USES

6.7.1 In general

Temporary uses may be permitted from time to time as determined by the Planning Authority. In addition to regulations pertaining to temporary uses contained elsewhere in the City of Portland Code of Ordinances, the following standards shall apply for specific temporary uses.

6.7.2 Standards for specific temporary uses

- A. Temporary parking.** Parking of vehicles may be permitted by a temporary certificate of occupancy for a limited period of time not to exceed one year in anticipation of future development.
- B. Temporary private tenting.** Temporary private tenting with one tent accessory to a principal residential use is permitted in the IR-1 and IR-2 zones provided that adequate water supplies and sanitation facilities are available in connection with the principal residential use.
- C. Temporary sales.** No "garage sale," "lawn sale," "attic sale," "rummage sale," or other similar casual sale of tangible personal property which is advertised by any means whatsoever whereby the public at large is or can be made aware of such sale, shall be deemed to be accessory or temporary if such sale occurs after sales have been conducted on the same premises for six or more days previously during the calendar year.
- D. Temporary stands**

1. No premises shall be used for business purposes consisting of temporary stands, booths, platforms or vehicles intended for the sale of merchandise or other mercantile purposes, if any part of such stand, booth, platform or vehicle is proposed to be located nearer than 125 ft. to any residential zone, except that a single stand with no more than 200 SF of floor area for the sale of agricultural products produced on the premises shall be permitted as accessory to a permitted agricultural use.
 2. A single produce stand shall be permitted on the premises of a community garden for the sale of flowers, vegetables, herbs, or fruit produced on the premises, provided that the stand is no more than 100 SF in floor area or open table area and is located a minimum of five feet from any property line; that sales are limited to two days per week between the hours of 9:00 a.m. and 6:30 p.m. during the growing season from May 25 through October 31; and that the stand has received all necessary permits. The use of produce stands shall be seasonal and temporary. Any properly permitted structure may remain on the premises year round. If the community garden is owned or operated by a non-profit organization, sales of flowers, vegetables, herbs or fruit produced in other gardens or farms in Maine owned or operated by said organization shall be permitted within the same limitations listed above. For purposes of this section, community garden means a parcel of open land used for the cultivation of flowers, vegetables, herbs, or fruit by a group of city residents either jointly as a single plot or through individual garden plots or beds.
 3. A single produce stand shall be permitted on the premises of a non-profit organization incorporated pursuant to the laws of the State of Maine with the permission of the owner and on the premise of public schools with the permission of the school department; provided that the stand is for the sale of local fruit, vegetables, flowers, seedlings and plants produced by the seller; that the stand is no more than one hundred (100) square feet in floor area or open table area and is located a minimum of five feet from any property line; that sales on the premises are limited to two days per week between the hours of 9:00 a.m. and 6:30 p.m. during the growing season from May 25 through October 31; and that the stand has received all necessary permits. The use of produce stands shall be seasonal and temporary. Any properly permitted structure may remain on the premises year-round.
 4. In the IR-1 and IR-2 zones, a single stand with no more than 200 SF of floor area for the sale of agricultural products produced on the premises or the sale of fish or shellfish caught by the occupant of the premises shall be permitted as a temporary use.
- E. Truck load sales.** Truck load sales shall not extend beyond three consecutive days nor occur more frequently than three times a calendar year.

6.8 PERFORMANCE STANDARDS

6.8.1 Design

- A. In the B-3 zone, all development, all building and site alterations, and all provision of landscaping or other pedestrian amenities shall be consistent with the Downtown Urban Design Guidelines.
- B. In the B-7 zone, all buildings shall have a minimum of one operable public pedestrian entrance facing the street frontage of the lot. Such building entrances shall comply with the B-7 Design Standards.

6.8.2 Development in the R-OS zone

All development in the Recreation and Open Space zone shall comply with the following development standards:

- C. All ground areas not used for parking, loading, vehicular or pedestrian areas and not left in their natural state shall be suitably landscaped and designed with quality materials that are consistent with adopted city policy or master plans, and which provide a comfortable, durable, accessible, readily maintainable, and aesthetically pleasing environment.
- D. Natural features, such as mature trees and natural surface drainageways, shall be preserved to the greatest possible extent consistent with the uses of the property.
- E. Loading areas shall be screened and parking areas shall be screened and landscaped so as to avoid a large continuous expanse of paved area.
- F. Buildings and structures shall be sited to avoid obstructing significant scenic views presently enjoyed by nearby residents, passersby, and users of the site.

- G. Storage of commodities and equipment shall be completely enclosed within buildings or provided with screening by a fence, wall, or landscaping.
- H. The outer perimeter of playfields, play lots, and other active recreational areas shall be screened, or shall be located a reasonable distance from any residential use.

6.8.3 Discharges

No discharge shall be permitted at any point into any private sewage disposal system, or stream, or into the ground, of any materials in such a way or of such nature or temperature as to contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accordance with standards approved by the health authority or by the Public Works Authority. No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the Department of Public Works in accordance with Chapter 24 of the City of Portland Code of Ordinances. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24.

6.8.4 Electromagnetic interference

In any industrial zone, there shall be no electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference.

6.8.5 Exterior lighting

All exterior lighting shall be designed and installed with cut-off fixtures to direct illumination onto the

site and to prevent illumination from such fixtures on neighboring properties.

6.8.6 Heat, glare, radiation

Heat, glare, or radiation shall be imperceptible without instruments at lot boundaries and shall not present a safety hazard.

6.8.7 Historic resources

The exterior design of proposed or renovated structures located within historic districts shall be subject to the historic preservation provisions of Article 17. The exterior design of proposed or renovated structures located adjacent to historic districts or historic resources shall be subject to historic preservation requirements of Article 14.

6.8.8 Landscaping and screening

- A. In all mixed-use zones, the O-P zone, and the R-P zone, and the A-B zone outside of restricted access areas, sites shall be landscaped to screen parking and accessory site elements, including storage and solid waste receptacles, from the right-of-way, public open space, or abutting residential zones.
- B. In the I-H and I-Hb zones, where a front yard abuts an arterial or a major collector street, it shall be landscaped. Rear yards, side yards and the perimeter of any parking area for greater than 15 vehicles shall be landscaped if visible from a right-of-way, public open space or residential zone.

6.8.9 Noise

- A. The maximum permissible sound level of any continuous, regular, or frequent source of sound produced by an activity shall be as shown in Table 6-G.

- B. For any noise generated by a use in the B-5/B-5b, B-6, B-7, I-L/I-Lb, I-M/I-Mb, and I-H zones, sound shall be measured at or within the boundaries of any residential zone. For any noise generated by a use in the B-1, B-2/B-2b/B-2c, I-B, R-P, O-P, A-B, and IS-FBC zones, sound shall be measured at lot boundaries. For any noise generated by a use in the B-3/B-3b/B-3c, sound shall be measured at lot boundaries or within publicly accessible pedestrian open space. And for any noise generated by a use in the B-4 zone, sound shall be measured off premises at the source of complaint.
- C. In addition to the sound level standards established in Table 6-G, all uses shall employ best practicable sound abatement techniques to prevent tonal sounds, or sound waves usually perceived as a hum or whine because their instantaneous sound pressure varies essentially as a simple sinusoidal function of time, and impulse sounds, or sound events characterized by brief excursions of sound pressure, each with a duration of less than one second. If such tonal and impulse sounds cannot be prevented, uses shall employ best practicable sound abatement techniques to minimize the impact of such sounds in residential zones.
- D. Sound levels shall be measured with a sound level meter with a frequency weighting network manufactured according to standards prescribed by the American National Standards Institute (ANSI) or its successor body. Measurements shall be made at all major lot lines of the site, at a height of at least 4 feet above the ground surface. In measuring sound levels under this subsection, sounds with a continuous duration of less than 60 seconds

shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ1).

E. Wind energy systems

1. Where the underlying zone is residential and does not specify sound requirements, or where the system will be within 100 feet of a residential building, the audible sound levels generated by the wind energy system* shall not exceed forty-five (45) decibels on the A scale between the hours of 9:00 p.m. and 7:00 a.m., and fifty (50) decibels on the A scale between 7:00 a.m. and 9:00 p.m., as measured at the nearest property line in accordance with this provision and technical standards set out in the City of Portland Technical Manual.
2. For any system over 45 feet in total height not in the recreation open space, resource protection or island transfer station zones, the maximum sound levels allowed by this ordinance shall not be exceeded at the nearest property boundary and at the nearest point vertically above the property line that coincides with the maximum building height allowed in the abutting zone.
3. Any system located within the recreation open space, resource protection or island transfer station zones and more than 100 feet from a residential building shall not exceed fifty-five (55) decibels on the A scale as measured 50 feet from the base of the tower.

TABLE 6-G: NOISE STANDARDS

	Daytime/Evening (7 am-9 pm)	Nighttime (9 pm-7 am)
I-B	60 dBA	55 dBA
R-P	55 dBA	55 dBA
O-P	60 dBA	60 dBA
B-1	55 dBA	55 dBA
B-2/B-2b/B-2c	60 dBA	55 dBA
B-3/B-3b/B-3c	60 dBA	55 dBA
B-4	65 dBA	60 dBA
B-5, B-6, B-7¹	60 dBA	50 dBA
I-L/I-Lb¹	60 dBA	50 dBA
I-M/I-Mb¹	70 dBA	55 dBA
I-H/I-Hb¹	75 dBA	55 dBA
A-B	60 db	60 dBA
IS-FBC	60 dBA	55 dBA

¹ Daytime/evening noise regulations shall extend until 10 pm, after which time nighttime noise regulations shall apply.

4. Audible sound levels of wind energy systems shall include sounds generated in all conditions including low and high winds (furling, yawing, and flutter) and power outages (freewheeling). If after installation, the system is determined to be operating at levels above these limits (as measured at the property lines in accordance with this provision and applicable technical standards, the owner shall take (at the owner's cost) remedial action to ensure compliance with these limits. Required action may include relocation or removal of the system.

F. Exemptions

1. Noises created by construction and maintenance activities between 7:00 a.m. and 10:00 p.m. are exempt from the maximum permissible sound levels set forth above of this section. Construction

activities on a site abutting any residential use between the hours of 10:00 p.m. and 7:00 a.m. shall not exceed 50 dBA.

2. The following uses and activities shall also be exempt from the requirements of Table 6-G:
 - a. The noises of safety signals, warning devices, emergency pressure relief valves, and any other emergency devices.
 - b. Traffic noise on public roads or noise created by aircraft and railroads.
 - c. Noise created by refuse and solid waste collection, provided that the activity is conducted between 6:00 a.m. and 7:00 p.m.
 - d. Emergency construction or repair work by public utilities, at any hour.
 - e. Noise created by any recreational activities which are permitted by law and for which a license or permit has been granted by the city, including but not limited to concerts, parades, sporting events, and fireworks displays.

6.8.10 Odor

- A. It shall be a violation of this article to create an odor nuisance.
 1. An odor nuisance shall be considered to exist when 10 confirmed complaints occur in an area within two separate 24-hour periods. The 10 confirmed complaints must originate from 10 different households in an area zoned residential or from 10 different individuals in a commercial or industrial facility. The Permitting & Inspections Director shall

only respond to a complainant who confirms that the odor is detectable at the time of the actual complaint. In order to confirm a complaint, the Permitting & Inspections Director or its designee shall first determine that an odor is detectable in the area of the complaint. The Building Authority or its designee shall interview the complainant to verify that the detectable odor is in fact the odor that resulted in the complaint. If the complainant verifies the odor as the source of the complaint, then the Permitting & Inspections Director shall notify the owner or operator of the alleged odor source either in person or by telephone within 1 working day, with a written confirmation within 7 working days of the complaint. In the event that the Permitting & Inspections Director is unable to contact the owner or operator of the alleged odor source in person or by telephone within 1 working day, then the Permitting & Inspections Director shall send written notice to the operator within 7 working days of the complaint.

2. In the event that 10 complaints are confirmed as set forth in subsection 1. in two separate 24 hour periods within a 90-day period, the Permitting & Inspections Director shall cause a certified odor inspector to investigate any odor complaints received in the next 30 days following the receipt of the tenth confirmed complaint from the second 24 hour period. If the odors remain under the ambient intensity standard as established in this subsection for the next 30 days,

then a new odor nuisance must be established after that time in accordance with the requirements of this section. The certified odor inspector shall do the following in response to a complaint under this subsection:

- a. Verify that an odor is detectable in the area of the complaint and confirm that it is the odor that resulted in the complaint;
 - b. Quantify the intensity of the odor on the eight point in butanol intensity scale as defined in regulations promulgated by the Planning & Urban Development Director to establish training and technical standards to support this subsection; and
 - c. Track the odor to its source.
- B.** When the certified odor inspector determines that a violation has occurred because an odor has exceeded the maximum ambient odor levels set forth in this section, the Permitting & Inspections Director shall notify the owner or operator either by telephone or in person of the violation within 1 working day of the violation. The Permitting & Inspections Director shall confirm this notification in writing within 7 working days of this initial notice. In the event that the Permitting & Inspections Director is unable to contact the owner or operator by telephone or in person within the required time period, then it will send written notification within 7 working days of the violation.
- C.** Upon receipt of the written notice of violation, the owner or operator of the odor source shall do the following:
1. Implement odor reduction procedures immediately upon notification by the

Permitting & Inspections Director that the facility has violated this section wherever odor reduction can be achieved by operational or procedural changes at the facility;

2. Submit to the Permitting & Inspections Director, within 30 days of the written notice of violation, an odor reduction plan which is designed to reduce ambient odors attributable to emissions from that source to the maximum allowable intensity for that zone. The plan shall include a detailed summary of the measures that the owner or operator will take to mitigate the community annoyance and estimated dates for completion of those measures. In the event that it will take longer than 30 days to develop the odor reduction plan, the owner or operator of the facility shall submit within the thirty-day time period a schedule for the development of the odor reduction plan. The Permitting & Inspections Director shall review this plan to determine whether it will be adequate to resolve the odor nuisance in a reasonable time period; and
 3. Implement the plan in accordance with the schedule approved by the Permitting & Inspections Director.
- D.** The maximum ambient intensity standard for odors generated by uses located in the industrial zones shall not exceed the following levels when the odor is measured in the zone indicated:
1. 4.0 in any industrial or mixed-use zone for odors resulting from uses in industrial or mixed-use zones.

2. 3.0 in any residential zone for odors resulting from uses in industrial or mixed-use zones.

6.8.11 Outdoor effects

- A. In all mixed-use, office, and industrial zones and the IS-FBC zone, uses shall be operated within a completely enclosed structure, except for those customarily operated in open air.
- B. In the mixed-use and IS-FBC zones, open air activities shall be those licensed by the city. There shall be no outdoor kennels.
- C. No open exterior stairways or fire escapes shall be constructed above the ground floor, except that the Building Authority may permit the installation of an exterior egress stair or an upgrade of an existing exterior fire escape for a conforming or lawfully nonconforming dwelling unit existing as of January 5, 1998, if such egress is required to meet current fire or other life safety codes, provided that the owner demonstrates to the Building Authority that:
 1. There is no practical and economically reasonable way to provide such egress within the interior of the building, as demonstrated by the submission of detailed floor plans showing the projected cost of and the impact on the existing dwelling from an interior stair; and
 2. The stairway and associated landings and other building fixtures are designed and will be constructed to have a minimal visual impact upon the building, especially as viewed from any public way or public open space, as demonstrated by photographs of the front and any other affected facades of the building and plans or drawings of the proposed egress stairs.

6.8.12 Outdoor storage

Outdoor storage shall comply with the requirements of Table 6-H.

TABLE 6-H: OUTDOOR STORAGE STANDARDS

B-1, B-2/B-2b/B-2c, B-3/B-3b/B-3c, O-P, R-P, A-B', and IS-FBC	There shall be no exterior storage with the exception of fully enclosed receptacles for solid waste disposal. In the B-3 zones, such receptacles shall be screened from public streets.
B-4, B-5/B-5b, B-6, B-7, and Industrial	Outdoor storage of materials shall be done in such a manner as to prevent the breeding and harboring of insects or vermin, to prevent the transfer of such materials from the site by natural causes or forces and to contain fumes, dust, or other materials which constitute a fire hazard. This storage shall be accomplished within enclosed containers or by raising materials above ground, separating materials, preventing stagnant water, or by some other means. In the B-4, B-5/B-5b, B-6, and B-7 zones, no outdoor storage shall be permitted in the front setback, except for storage for plant and tree nurseries or lumber yards if listed as a permitted use. In the B-4, B-5/B-5b, B-6, and B-7 zones, any storage of new materials, finished products, or related equipment must be suitably screened from the public way and abutting properties by a landscaped buffer or solid fence at least five feet in height.
B-1 and B-2/B-2b/B-2c	Vehicles or truck trailers with or without wheels shall not be used for on-site storage. In the B-2/B-2b/B-2c zone, there shall be an exception where such storage is located in a designated loading zone identified on

	an approved site plan; or such storage is not visible from the street or adjacent residences during winter.
B-5	Outdoor storage of rental and moving equipment shall be located on the site and not within a public right-of-way or sidewalk. A curb, guard rail or other barrier shall be provided to contain such equipment and storage on the site as well as out of landscape buffer areas. A landscape buffer shall be provided. Outdoor storage of rental and moving equipment must be accessory to a building in existence as of the date of this ordinance. Exterior lighting shall not exceed that which is necessary for security purposes.

¹ Does not apply to airports.

6.8.13 Relocation of displaced residents

In the B-3, B-3b, and B-3c zones, any development which results in the displacement of residents of dwelling units currently located on the development site shall meet the requirements of Article 18.5.

6.8.14 Smoke

Smoke shall not be emitted at a density in excess of the opacity level designated in Table 6-I, as classified in Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency.

TABLE 6-I: SMOKE STANDARDS

Zone	Opacity level
R-P	20%
O-P	
B-1	
B-2/B-2b/B-2c	
B-3/B-3b/B-3c	
B-4	30%
B-5/B-5b	40%

B-6	
B-7	
Industrial and A-B zones	
IS-FBC	20%

6.8.15 Storage and repair of vehicles

- A.** In all residential zones, all island zones, the R-P zone, and the B-3 zone, only one unregistered motor vehicle may be stored outside for a period not exceeding 30 days.
- B.** In other mixed-use zones, storage of unregistered motor vehicles for more than 10 days and outdoor storage of used automobile tires shall be prohibited.
- C.** No building in any zone shall be erected, altered or used as a garage for the storage of more than three motor vehicles or for the business of repairing motor vehicles, if any part of either old or new building when completed would be closer than five feet to any part of any church, public or private hospital or school; or if any part of either old or new building when completed would be less than 15 feet from the boundary line of any lot upon which any part of any church, public or private hospital or school is located. No existing garage used for the storage of more than three motor vehicles or for the business of repairing motor vehicles shall be deemed to become a nonconforming use through the subsequent erection of such church, hospital or school closer than the aforesaid distance to such a garage.

6.8.16 Traffic

Development in the I-M, I-Ma and I-Mb zones shall utilize streets classified as arterials by the Maine Department of Transportation to the greatest extent possible.

6.8.17 Waste disposal

- A. All solid waste disposal, including materials which might cause fumes or dust, or constitute a fire hazard if stored out-of-doors, shall be only in fully enclosed, covered containers or receptacles. In all non-residential zones with the exception of the industrial zones, such containers or receptacles shall be within designated, screened areas. In industrial zones and the B-4 zone, outdoor storage of refuse, debris, or previously used materials awaiting reuse shall either be in an appropriate container or located within a designated, screened area. Containers or receptacles shall not leak or otherwise permit liquids or solids to escape from the container or be transferred beyond lot boundaries by natural causes or forces. Areas attracting large numbers of insects or vermin are prohibited.
- B. Where food processing is permitted, all food processing waste shall be stored within a completely enclosed structure and if not refrigerated shall be removed from the site in an enclosed container within 48 hours of its generation. All enclosed and exterior food processing waste storage areas shall be cleaned and sanitized on a regular basis.

6.8.18 Vibration

- A. In any mixed-use zone, the O-P, and the R-P zones, vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile-supported pier.

- B. In all industrial zones, any use creating earthshaking vibrations, with the exception of airports, shall be controlled in such a manner as to prevent transmission beyond lot lines of vibrations causing a displacement of .003 or greater on one inch, as measured by a vibrograph or similar instrument at the property boundaries.

7 DIMENSIONAL STANDARDS

7.1 APPLICABILITY

Construction, alterations, and additions to structures and buildings are governed by this article, except when superseded by other applicable laws or ordinances. It is the intent that, when in doubt, this article should be interpreted to accommodate the goals of the City's Comprehensive Plan and other plans.

7.2 RULES OF MEASUREMENT

Building footprint. The lot area contained within the outermost perimeter of the building envelope including cantilevered portions of the building, projections, and porches, decks, and similar attached structures integral to the building and contributing to its mass, but excluding roof overhangs.

Floor area. The total floor space enclosed by exterior or standard fire walls of a building, exclusive of vent shafts and courts.

Grade, pre-development. Average grade, existing on October 1, 2000, at the corners of the foundation of the proposed structure.

Height. The vertical measurement from grade, or the pre-development grade on the islands, to the highest point of a structure. For buildings, height shall be measured to the roof beams in flat roofs; to the highest point of the roof beams or the highest point on the deck of mansard roofs; to a level midway between the level of the eaves and highest point of pitched roofs or hip roofs; or to a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs. For this

purpose the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves.

Impervious surface ratio. The proportion of a site covered by impervious surfaces, calculated by dividing the total impervious surface area by the lot area. For the purposes of this measurement, impervious surface shall be as defined by the Maine Department of Environmental Protection.

Landscaped open space ratio. The proportion of lot area covered by landscaped open space, calculated by dividing the total landscaped open space area by the lot area. For the purposes of this measurement, landscaped open space shall not include rooftop gardens or structured or engineered surfaces.

Lot area. The area of a lot enclosed within the boundary lines of a lot.

Lot coverage. The proportion of lot area covered by building footprint and the footprint of accessory detached structures.

Lot width. The distance measured between side lot lines through that part of the principal building where the lot is narrowest.

Net land area. The land area arrived at by subtracting from lot area the square footage of the following: (a) existing watercourses measured by the area between the top of the banks at the normal high-water mark; (b) Wetlands; and (c) slopes of 25% or greater. Where a slope of 25% or greater was altered to less than 25% within the two years immediately preceding

a development proposal, such slope shall also be subtracted from the lot area.

Setback. A space on a lot which is required by this article to be maintained open, unoccupied, and unobstructed between lot lines and any structure, except as otherwise permitted in this code of ordinances. A setback shall be measured from a line parallel to the lot line drawn through the point of a structure nearest to such lot line. This measurement shall be taken at right angles from such parallel line. When measuring setbacks, setbacks shall be interpreted to include setbacks of structures from property lines and setbacks of principal structures from one another. No principal structure shall occupy the minimum setback of another principal structure. Setbacks shall not apply to fences, flagpoles, raised garden beds, and other similar structures. When setbacks are established in relationship to height, the height in stories or feet of that part of the principal structure adjoining a yard shall be used in determining the required setback.

Setback, front. A setback along the front lot line, extending between side lot lines, the depth of which shall be the shortest horizontal distance between the front lot line and any structure. In the case of lots with frontages on two or more streets, the orientation of the principal entry to the principal building shall prevail. In the case of lots without frontage on a street, the property line that parallels the nearest developed street shall be considered the front.

Setback, rear. A setback along the rear lot line, extending between side lot lines, the depth of which shall be the shortest horizontal distance between

the rear lot line and any structure.

Setback, side. A setback along a side lot line extending from the front lot line to the rear lot line, the width of which shall be the shortest horizontal distance between the side lot line and any structure.

Stepback. A space on a lot which is required by this article to be maintained open, unoccupied, and unobstructed between lot lines and any structure that occurs at a prescribed height above the ground. Stepbacks shall apply to all attached accessory structures, including the minimum necessary housing of elevators, stairways, tanks fans, or other building operating equipment not intended for human occupancy.

Story. That portion of a building included between the surface of any floor and the surface of the floor, or the roof, next above. A half story is a story situated under a sloping roof, the area which at a height four feet above the floor does not exceed two-thirds of the floor area of the story immediately below it. A story which exceeds 18 feet in height shall be counted as two stories. A basement shall be counted as a story for the purpose of height measurement where more than one-half of its height is above the average level of the adjoining ground.

Street frontage. The distance for which a lot line adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

7.3 DIMENSIONAL STANDARDS

Tables 7-A to 7-H shall establish the dimensional standards for each zone.

TABLE 7-A: RESIDENTIAL ZONE DIMENSIONAL STANDARDS

		R-1	R-2	R-3 ²	R-4	R-5 ²	R-5A ⁵	R-6 ^{7,8}	R-6A ¹
Lot Area (min.)	Governmental	15,000 SF	10,000 SF	6,500 SF	6,000 SF	6,000 SF			
	Hospital			10 ac.		5 ac.		2 ac.	
	Intermediate or long-term, extended care facility	3 ac.	3 ac.	2 ac.		2 ac.	1.5 ac.	1 ac. ⁹	
	Lodging house					9,000 SF		2,000 SF	
	Multiplex				9,000 SF	9,000 SF			
	Place of assembly	<10,000 SF	1 ac.	1 ac.	1 ac.	15,000 SF	.5 ac.	10,000 SF	
		>10,000 SF	2 ac.	2 ac.	2 ac.	30,000 SF	1 ac.	15,000 SF	
	Post-secondary school		2 ac.			2 ac.		2,000 SF	
	Elementary, middle, and secondary school	2 ac.	2 ac.	2 ac.	30,000 SF	30,000 SF		30,000 SF	
	Raising of animals	3 ac.							
	Residential	15,000 SF	10,000 SF	6,500 SF	6,000 SF	6,000 SF ³	6,000 SF / 2 ac. max ⁶	2,000 SF	4 ac.
	All other uses	15,000 SF	10,000 SF	6,500 SF	6,000 SF	6,000 SF		2,000 SF	
	Lot Area per Dwelling Unit (min.)	15,000 SF	10,000 SF	6,500 SF	3,000 SF	3,000 SF	1,600 SF	725 SF	
	Lot Area per Rooming Unit (min.)					1,000 SF		250 SF	
	Lot Area per Multiplex Unit (min.)				3,000 SF for first 3, 6,000 SF thereafter	4,500 SF			
	Lot Area per SNIDU (min.)				2,400 SF	3,600 SF			
	Street Frontage (min.)	75 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	20 ft.	
	Lot Width (min.)	100 ft.	80 ft.	65 ft.	60 ft.	60 ft. 90 ft. for multiplex	60 ft.	20 ft.	
	Front Setback (min.)	25 ft.	25 ft.	25 ft.	25 ft.	20 ft.	25 ft.	5 ft.	
		Or average depth of adjacent front yards							
	Rear Setback (min.)	25 ft.	25 ft.	25 ft.	25 ft.	20 ft.	25 ft.	10 ft..	
		Detached Accessory <250 SF	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
	Side Setback (min.)	<1.5 stories to 1.5 stories	12 ft.	12 ft.	8 ft.	10 ft.	8 ft.	10 ft.	<45 ft. in height: 10 ft.
		2 stories	14 ft.	14 ft.	14 ft.	14 ft.	12 ft.	14 ft.	
		2.5 stories	16 ft.	16 ft.	16 ft.	16 ft.	14 ft.	16 ft.	
		Detached Accessory <250 SF	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.		>45 ft. in height: 15 ft.
		On Side Street (min.)	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	None
		Or depth of front yard directly abutting the lot.							

DIMENSIONAL STANDARDS

TABLE 7-A (CONT.): RESIDENTIAL ZONE DIMENSIONAL STANDARDS

	R-1	R-2	R-3 ²	R-4	R-5 ²	R-5A ⁵	R-6 ¹	R-6A ¹
Stepbacks (above 35 ft. when property line abuts a residential zone)(min.)							10 ft. from side property line and 15 ft. from rear property line ¹¹	
Structure Height (max.)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft. ¹²	65 ft.
Detached Accessory	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	
Lot Coverage (max.)	20%	20%	35%	30%	40%	30%	60%	
Landscaped Open Space Ratio (min.)							20%	
Width of garage opening on front façade (max.)							9 ft. or 40% of the front façade, whichever is greater, and in no case more than 20 ft.	

¹ All R-6 dimensional standards apply in the R-6A unless otherwise indicated.

² See separate table for PRUD standards.

³ Single family homes may be built on small lots in the R-5 under small residential lot dimensional requirements under certain conditions. See separate table for R-5 Small Residential Lot dimensional requirements.

⁵ For R-5A, PRUD standards shall apply to PRUDs, multi-family development of 4 or more units, congregate care, and intermediate, extended, or long-term care facilities, unless noted otherwise in the table above. See PRUD table for additional standards that apply to these uses.

⁶ Applies to 1-, 2-, and 3-family dwellings only.

⁷ Alterations to single-family, two-family, and multi-family dwellings in existence as of 6/15/15 shall not result in the creation of any additional dwelling unit of less than 600 square feet of floor area, exclusive of common hallways and storage in basement and attic; and shall not result in any existing dwelling unit being reduced in size to less than 1,000 square feet of floor area, exclusive of common areas and storage in basement and attic.

⁸ Subdivisions consisting of horizontally attached dwellings on individual lots are not required to have side yards between such dwellings where a party wall condition will exist. Horizontally attached dwellings located within a single lot shall be required to meet the applicable side setback requirements at the external lot boundaries of the subdivision and internal lot boundaries between such dwellings that are not attached to each other. No minimum lot size width shall be required for individual lots underlying townhouse (horizontally attached) dwelling types. The applicable minimum lot area per dwelling shall apply to each lot.

⁹ Except for long-term and extended care facilities: 10,000 SF for the first 9 residents plus 750 SF for each additional resident, up to a total of 2 ac.

¹⁰ Except that a side setback in the R-6 zone may be reduced to zero, provided that the cumulative side yards are not less than 10 ft. A permanent maintenance easement a minimum of 5 ft. in width shall be provided on the parcel adjacent to the lot line with the reduced side setback.

¹¹ Does not apply on side streets.

¹² Except as provided under the Fort Sumner Park Height Overlay and Munjoy Hill Conservation Overlay.

TABLE 7-B: PRUD DIMENSIONAL STANDARDS

	R-3	R-5	R-5A ³
Gross Lot Area (min.)	3 ac.	2 ac.	2 ac. ⁴
Net Land Area per Dwelling Unit (min.)	6,500 SF	3,000 SF	1,600 SF ^{4,5}
Units/Building (max.)	PRUD < 5 ac.: 2 PRUD > 5 ac.: 6	12	
Average Number of Units/Building (max.)	PRUD > 5 ac.: 5		
Structure Height (max.)	35 ft.	35 ft.	55 ft.
Building Length (max.)	Without garages: 100 ft. With integral garages: 140 ft.	140 ft.	
Length of Accessory Garage Structure (max.)		60 ft.	
Building Setback from External Subdivision Property Lines (min.)	3 or fewer D.U. in building: 25 ft. 4 or more D.U. in building: 35 ft.	Bldg. Length 100 ft. or less: 25 ft. Bldg. Length >100 ft.: 35 ft.	Bldg. Length 100 ft. or less: 25 ft. Bldg. Length >100 ft.: 35 ft.
Distance between detached PRUD Dwelling Units (min.)	16 ft.		
Common Recreation Open Space Area (min.)²	300 SF/D.U.	300 SF/D.U.	200 SF/D.U. ⁴
Habitable Space Elevation	No habitable space in a PRUD shall be below grade, except basements that are a part of and below above-ground unit		

² Recreation open space area shall be designated on the site for recreation purposes. Such recreation areas shall be usable, level graded, dry, accessible and properly drained. At a minimum, a contiguous area of 6,000 SF with a minimum dimension of 50 ft. shall be provided which shall at least be usable as a multi-purpose field. Such recreation areas shall be located at least 25 ft. from dwelling units.

³ In the R-5A zone, PRUD standards shall apply to PRUDs, multi-family development of 4 or more units, congregate care, and intermediate, extended, or long-term care facilities unless otherwise noted.

⁴ Does not apply to intermediate, extended, or long-term care facilities but does apply to PRUDs, congregate care, and 3+-family buildings.

⁵ Minimum land area per intermediate care facility resident: 8,000 SF gross land area for first 35 residents, plus 350 SF for each additional resident. For PRUD standards in island zones, see Table 7-D.

TABLE 7-C: R-5 SMALL RESIDENTIAL LOT DEVELOPMENT DIMENSIONAL STANDARDS¹

	Lot Area (min.)	5,000 SF
		7 ft. ²
Side Setback (min.)	Detached Accessory Ground Coverage < 250 SF	5 ft.
	Side Yard on Side Street	10 ft.
	Lot Width (min.)	40 ft.
	Street Frontage (min.)	40 ft.
	Lot Coverage (max.)	50%

¹ Single family homes may be built on small lots in the R-5 under small residential lot development dimensional requirements if the lot is: vacant; or used exclusively for parking; or contains structure(s) not used for residential purposes; or is created from a single lot division of a developed lot and results in a lot meeting the small residential lot dimensional requirements with the remaining developed portion meeting the standard dimensional requirements of the R-5 zone.

² The width of one side setback may be reduced 1 ft. for every foot that the other side yard is correspondingly increased, but no side yard shall be less than 4 ft. in width.

TABLE 7-D: ISLAND ZONE DIMENSIONAL STANDARDS

					I-B ¹⁰	
					<i>Served by Public Water & Sewer</i>	<i>Not Served by Public Water & Sewer</i>
Lot Area (min.) ¹¹		IR-1	IR-2	IR-3		
	Bed and Breakfast				5,000 SF for 3 guest rooms plus 5,000 SF/additional room	10,000 SF/guest room
	Campgrounds	10 ac.		5,000 SF/campsite, but not less than 10 ac.		
	Hotels			10,000 SF/guest room	5,000 SF for 3 guest rooms plus 5,000 SF/additional room	10,000 SF/guest room
	Lodging House		10,000 SF/rooming unit	10,000 SF/rooming unit	5,000 SF for 3 rooming units, plus 5,000 SF/additional rooming unit	10,000 SF/lodging room
	Place of Assembly	>10,000 SF	30,000 SF	30,000 SF	20,000 SF	
		<10,000 SF	15,000 SF	15,000 SF		
	PRUD/PUD (gross lot area)	5 ac. ¹	5 ac. ¹	20 ac.		
	Raising of Animals	3 ac.				
	Residential	40,000 SF _{2,3}	20,000 SF ³	42,500 SF ⁶	20,000 SF	20,000 SF
	Restaurant			35,000 SF	10,000 SF	20,000 SF
	Retail			35,000	None	20,000 SF
	Seasonal Camps	10 ac.		35,000 SF		
	Schools/Educational Facilities	40,000 SF	20,000 SF	35,000	20,000 SF	
	All other uses			35,000 SF	20,000 SF	
	Lot Area per Dwelling Unit (min.)	None ⁴	None ⁴	42,500 SF ⁷		
	Street Frontage (min.)	100 ft. ⁵	70 ft. ⁵	70 ft. ⁸	40 ft.	
	Lot Width (min.)	100 ft. ⁵	80 ft. ⁵	80 ft.	40 ft.	
	Front Setback (min.)	30 ft. ⁵	25 ft. or the average of adjacent front yards ⁵	25 ft. ⁹	20 ft. or avg. depth of adjacent front yards	
Rear Setback (min.)		30 ft. ⁵	25 ft. ⁵	25 ft. ⁹	10 ft.	
	Detached Accessory Ground Coverage < 250 SF	10 ft. ⁵	10 ft. ⁵	10 ft. ⁹		

TABLE 7-D (CONT.): ISLAND ZONE DIMENSIONAL STANDARDS

					I-B ¹⁰	
					<i>Served by Public Water & Sewer</i>	<i>Not Served by Public Water & Sewer</i>
		IR-1	IR-2	IR-3		
Side Setback (min.)		20 ft. ⁵	20 ft. ⁵	20 ft. ⁹	10 ft.	
	Detached Accessory Ground Coverage < 250 SF	15 ft. ⁵	15 ft. ⁵	15 ft. ⁹	10 ft.	
	On Side Street	20 ft. ⁵	20 ft. ⁵	20 ft. ⁹	10 ft.	
Structure Height (max.)		35 ft.	35 ft.; For Little Diamond Island: 27 ft.	35 ft.	35 ft.	
	Accessory Detached	18 ft.	18 ft.	18 ft.	18 ft.	
	Lot Coverage (max.)	20%	20%	20%	50%	

¹ PRUDs shall consist of detached dwellings.

² 60,000 SF if not served by public water.

³ For PRUDs, minimum lot area shall be reduced up to 50% provided there is an equivalent corresponding increase in common or public open space that is usable for passive or active recreational opportunities or that serves as a buffer between buildings or between the development and the surrounding neighborhood.

⁴ Except 1 dwelling unit per 40,000 SF of net land area for PRUDs in IR-1 and 20,000 SF of net land area in for PRUDs IR-2.

⁵ For PRUDs, standard shall be reduced up to 50%.

⁶ Except that the minimum lot size per dwelling unit shall be reduced by the amounts specified below, to a minimum lot size of 35,000 SF per dwelling unit, provided that the Planning Board finds that the development meets the following criteria: a. The minimum lot size per dwelling unit shall be reduced by 5,000 SF if a public off-island water source provides 75% of the water needs of the development. b. The minimum lot size per dwelling unit shall be reduced by 2,500 SF if the development provides appropriate permanent restrictions or other agreements precluding the use, maintenance and parking of all private motor vehicles exclusive of construction and common service vehicles.

⁷ The maximum density for a PUD shall be based on the applicable minimum lot size for each use as measured in terms of net area. For purposes of calculating density, if separately described lots exceed the applicable minimum lot size, the excess area shall not be credited toward the minimum lot size for any other use.

⁸ Except where the Planning Board finds that the development has an adequate street network to permit access for pedestrians and emergency service vehicles.

⁹ When adjoining any external property boundary.

¹⁰ All I-B standards apply for lots served by public water and sewer and lots not served by public water and sewer unless otherwise indicated.

¹¹ In the IR-3, the minimum lot area for buildings containing both residential and nonresidential uses shall be cumulative. Where there are two or more residential uses contained in a building, the minimum lot area shall be the larger of the applicable minimum lot sizes.

DIMENSIONAL STANDARDS

TABLE 7-E: MIXED-USE ZONE DIMENSIONAL STANDARDS

		B-1	B-2/B-2b/B-2c	B-3/B-3b/B-3c	B-4	B-5/B-5b	B-6	B-7
Lot Area (min.)	School	20,000 SF						
	Place of Assembly	10,000 SF			10,000 SF			
Lot Area per Dwelling Unit (min.)	On-Peninsula	435 SF	435 SF					
	Off-Peninsula	1,000 SF	1,000 SF, except 435 SF if active street frontage ³					
Street Frontage (min.)		20 ft.	20 ft.	15 ft.	60 ft.			
Front Setback (from all street frontages) (max.)		10 ft., or the average front yard depth of nearest developed lots if < 10 ft.	10 ft.	5 ft.	20 ft.	None, except 10 ft. in B-5b	10 ft. ⁷	10 ft.
Rear Setback (min.)	Principal	None, except 10 ft. if abutting a residential zone	10 ft.		20 ft.			
	Accessory	None, except 5 ft. if abutting a residential zone	5 ft.		7 ft.			
Side Setback (min.)	Principal	None, except 5 ft. if abutting residential zone	None		10 ft.			
	Accessory		5 ft.		5 ft.			
Stepbacks (above 35 ft. when property line abuts a residential zone) (min.)		Side: 10 ft. Rear: 15 ft.	Side: 5 ft. Rear: 15 ft.					
Length of Building Wall at Maximum Setback (min.)						70% of street frontage or 25% of building perimeter ⁸	75% of street frontage or 25% of building perimeter	
Length of Undifferentiated Blank Wall Along Publicly Accessible Way (max.)				30 ft., except 15 ft. within PAD Overlay				
Structure Height (max.)		On-Peninsula: 45 ft., except 50 ft. along Congress Street if commercial first floor and residential above ¹ Off-Peninsula: 35 ft.	45 ft., except: 50 ft. if first floor is in commercial use and 65 ft. in B-2 and B-2c on lots >5 ac. if required side and rear setbacks are increased by 1 foot for each foot of height over 45 ft.	See Downtown Height Overlay Map	65 ft.	65 ft., except in B-5b along W. Commercial St. south of Danforth St. ⁵ and 120 ft. on Thompson's Point ⁶	65 ft. or See B-6 Building Height Overlay Map	See Bayside Height Overlay Map

TABLE 7-E (CONT.): MIXED-USE ZONE DIMENSIONAL STANDARDS

	B-1	B-2/B-2b/B-2c	B-3/B-3b/B-3c	B-4	B-5/B-5b	B-6	B-7
Floor Area (max.)	Non-residential uses on first floor: 10,000 SF total ² Restaurants (public area): 2,000 SF Clinics: 3,000 SF	Laboratory and research facilities, warehousing, 10,000 SF	None, except 15,000 SF for each floor above 125 ft.			Laboratory and research facilities and warehousing: 15,000 SF Exhibition and meeting halls: 20,000 SF	
Lot Coverage (max.)			25% of site area for portions of structures exceeding 125 ft. in height ⁴				
Impervious Surface Ratio (max.)	90%	Residential: None Other uses in B-2 and B-2c: 80% Other uses in B-2b: 90%		80%			

¹ The commercial first floor uses shall utilize at least 75 % of the first-floor frontage along Congress Street and shall have an average depth of at least 20 ft.

² Uses in structures which existed prior to the date of enactment of the B-1 zone are exempt.

³ A building will be determined to have an active street frontage upon meeting the following guidelines to the greatest extent practicable: the primary building façade shall be within 10 ft. feet of the front lot line; there shall be no parking on the lot within 35 ft. of the front lot line; no more than 25% of the first floor primary façade shall consist of access to garages, unutilized space, service entrances, storage or mechanicals and the remaining minimum 75% shall have an average depth of a minimum of 20 ft. for residential or commercial uses; and all primary ground floor entries to multi-family buildings must orient to street, not to interior blocks or parking lots.

⁴ Except that no floor area shall be required to be less than 10,000 SF.

⁵ For parcels of land in the B-5b zone located along W. Commercial St. south of Danforth St.: West of the projection of the centerline of the Fletcher St. right-of-way, the maximum building height shall be 45 ft.; and, east of the projection of the centerline of the Fletcher St. right-of-way and west of the projection of the centerline of the Emery St. right-of-way, the maximum building height shall be 55 ft. A projection of the centerline of a street is defined by extending the centerline of the referenced street right-of-way along its most southerly block to the centerline of W. Commercial St. Furthermore, notwithstanding Subsection 7.5.1, no rooftop structure located between the projections of the centerlines of Emery St. and Fletcher St., as described above, shall exceed a height of 62 ft as measured from average grade of the building at its foundation.

⁶ Thompson's Point is defined as the contiguous parcels of upland occupying the peninsula bounded on the east by Route 295, on the north by the Mountain Division Rail right-of-way, and on the south and west by the Fore River and its associated wetlands. Nearby lands accessed from Hobart and Osgood Streets are not included.

⁷ Does not apply to parking garages and public transportation facilities.. Notwithstanding required setbacks, new structures located in the blocks located south of Fore Street and north of Commercial Street and its extension shall build to the key building envelopes shown on the B6 Building Height Overlay & Building Envelopes map. Buildings located in the area east of the Fore Street Connector shall not have a maximum front setback and shall not be required to build to the key building envelope perimeter. Parking structures and the buildings for public transportation facilities may, however, be set back beyond the key building envelopes (toward the interior of blocks), but may not occupy the land between the key building envelope and the street right-of-way.

⁸ For buildings fronting on two or more streets, the minimum building wall on one street may be decreased so long as the frontage is proportionally increased on other streets in so far that the building wall on the secondary street is not reduced to less than 25 ft. Buildings in the area east of the Fore Street Connector shall not be subject to this requirement.

DIMENSIONAL STANDARDS

TABLE 7-F: OFFICE PARK & RESIDENCE PROFESSIONAL ZONE DIMENSIONAL STANDARDS

	O-P	R-P ¹
Lot Area (min.)	1.5 ac.	6,000 SF
Street Frontage (min.)	100 ft.	60 ft.
Lot Width (min.)	150 ft.	60 ft.
Front Setback (min.)	50 ft.	20 ft., or avg. depth of adjacent front yards ²
Rear Setback (min.)	Principal	20 ft.
	Accessory	7 ft.
Side Setback (min.)	Principal	1 story: 10 ft.
		2 stories: 12 ft.
		3+ stories: 14 ft.
	Accessory	7 ft.
	On Side Street	1-2 stories: 15 ft.
		3+ stories: 18 ft.
Structure Height (max.)	55 ft., except 75 ft., including rooftop appurtenances, on lots within office park subdivisions which are > 50 ac. if each minimum setback is increased by 1 ft. for each 1 ft. of height above 55 ft.	45 ft.
Floor Area (max)	High-tech manufacturing: 20,000 SF	
Impervious Surface Ratio (max.)	60%	70%
Pavement Setback (min.)	15 ft.	

¹ Residential uses shall meet the dimensional requirements of the nearest residential zone.

² The front yard of a lot existing as of April 4, 1988, which lot is less than 100 ft. deep, need not be deeper than 10% of the depth of the lot.

TABLE 7-G: INDUSTRIAL & AIRPORT ZONE DIMENSIONAL STANDARDS

	I-L/I-Lb		I-M/I-Ma/I-Mb		I-H/I-Hb		A-B
Lot Area (min.)							20,000 SF
Street Frontage (min.)	60 ft.		60 ft.		60 ft.		50 ft. ¹
Lot Width (min.)							50 ft.
Front Setback (min.)	I-L:	25 ft.	I-M/I-Ma:	1 ft. for each ft. of building height	I-H:	25 ft.	None, except 20 ft. if property has frontage on Westbrook St.
	I-Lb:	None	I-Mb:	None	I-Hb:	None	
Rear Setback (min.)	I-L:	25 ft., except 40 ft. when abutting residential zone	I-M/I-Ma:	1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone	I-H:	35 ft.	None., except 50 ft. if abutting residential zone or use ²
	I-Lb:	None, except 25 ft. when abutting residential zone	I-Mb:	None, except 25 ft. when abutting residential zone	I-Hb:		
Side Setback (min.)	I-L:	25 ft., except 40 ft. when abutting residential zone	I-M/I-Ma:	1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone	I-H:	35 ft.	None, except 25 ft. if abutting residential zone or use ²
	I-Lb:	None, except 25 ft. when abutting residential zone	I-Mb:	None, except 25 ft. when abutting residential zone	I-Hb:		
Structure Height (max.)	45 ft.		I-M/I-Mb:	75 ft.	75 ft.		75 ft., except 45 ft. within 100 ft. of a residential zone
			I-Ma:	45 ft.			
Impervious Surface Ratio (max.)	I-L:	65%	I-M/I-Ma:	75%	I-H:	85%	70% ¹
	I-Lb:	100%	I-Mb:	100%	I-Hb:	100%	
Pavement Setback (min.) ³	15 ft.		10 ft.		10 ft.		

¹ Except for lots in airport restricted access areas, which shall not be subject to this provision.

² No structure may extend beyond the building line established for any runway or taxiway. If provided, rear and side yards must not be less than 5 ft. in width.

³ Shall not apply to entrance drives.

TABLE 7-H: RECREATION OPEN SPACE ZONE DIMENSIONAL STANDARDS

R-OS ¹	
Lot Area (min.)	
Lot Frontage on Street or Shoreline (min.)	
Lot Width (min.)	
Shoreline Setback (min.)	
Front Setback (min.)	25 ft.
Rear Setback (min.)	25 ft.
Side Setback (min.)	Principal
	Accessory
	On Side Street
Structure Height (max.)	Principal
	Accessory
Floor Area Ratio (max.)	.5
Impervious Surface Ratio (max.)	25% ²

¹ Public open spaces less than 2 ac. and on the peninsula are not required to meet the R-OS dimensional standards.

² Except 75% for sports complexes and 100% for sewage treatment facilities.

7.4 SUPPLEMENTAL DIMENSIONAL STANDARDS

7.4.1 Corner clearance

No shrub, wall, fence, sign, or pile of material higher than 3 1/2 feet above the lowest elevation at the curblines shall be permitted on a corner lot within the area of a triangle formed by a line connecting the curblines of the intersecting streets at points 25 feet from the corner, unless said obstruction is reviewed by the Public Works Authority and found not to be a traffic or public safety hazard.

7.4.2 Fences

In residential zones, no wall or fence within 15 feet of the street shall be more than four feet in height.

7.4.3 Solar energy systems

A. Setbacks

- Solar energy systems shall be located in side or rear yards, wherever possible.
- Minor solar energy systems shall be setback 50 feet from residential, R-P, B-1 and B-2 zones.
- Major solar energy systems shall be setback 75 feet from residential, RP, B-1 and B-2 zones.

B. Height

- Ground-mounted solar energy systems. Where the total height of the support structure plus the solar energy system is equal to or below the zone-based height maximum, the absolute height of the solar energy system shall be 20 feet above the ground as measured from the base of the support.

2. Roof-mounted solar energy systems. The maximum height for all solar energy systems shall be as specified in the dimensional requirements of the underlying zone. Where the total height of the support structure/building plus the solar energy system is equal to or below the zone-based height maximum, the absolute height of the solar energy system shall be:
 - a. For all residential and R-P zones: 5 feet above the roof and set back from the edge of the roof by 1 foot for every 1 foot of solar energy system height.
 - b. For B-4 and Industrial zones: No limit
 - c. For all other zones: 8 feet above the roof and set back from the edge of the roof by 1 foot for every 1 foot of solar energy system height.

7.4.4 Swimming pools

Outdoor swimming pools as accessory uses shall be subject to the following dimensional standards:

- A. No swimming pool shall be sited in the front yard.
- B. No part of any swimming pool shall be located closer than ten feet from the principal structure, nor closer than ten feet from side or rear lot lines.

7.4.5 Wind energy systems

A. Setbacks

1. Wind energy systems and associated facilities shall meet all setbacks for principal structures for the zone in which the system is located. Where setbacks vary, the largest setback shall apply. All

parts of the wind energy system, including associated facilities and guy wires, shall be at least 10 feet from the property line (except where connecting to the grid), any utility line (in any direction) or other easement/right-of-way. The setback from utility lines, easements and right-of-way lines may be reduced where the owner/benefitted party provides written permission.

2. Roof-mounted wind energy systems shall be set back from property boundaries and street right-of-way lines by a distance equal to or greater than four times the height of the system as measured from the roof surface at the point of attachment. For systems in and adjacent to waterfront zones, business zones (except B-1 and I-B), office park zone, industrial zones, island transfer station zone, and ROS zone, the setback from property boundaries and street right-of-way lines may be reduced to a minimum distance of 1.0 times the height of the system, where the system is incorporated into the architecture of the building and a certified engineer confirms that it would not present a public safety risk. The setback shall be measured to the center of the wind generator base.
3. Freestanding wind energy systems with a total height of less than 85 feet shall be set back from property boundaries and street right-of-way lines by a distance equal to or greater than 1.1 times the total height of the system, and from residential buildings and hospitals on other properties by a distance equal to or greater than twice the

total height of the system. The setback distance shall be measured to the center of wind generator base.

4. Freestanding wind energy systems with a total height of greater than 85 feet shall be set back away from property boundaries and street right-of-way lines by a distance equal to or greater than twice the total height of the system, and from residential buildings and hospitals on other properties by a distance equal to or greater than four times the total height of the system.
5. For freestanding wind energy systems in and adjacent to waterfront zones, business zones (except B-1 and I-B), office park zone, industrial zones, island transfer station zone, and ROS zone, the setback from property boundaries and street right-of-way lines may be reduced to a minimum distance of 1.0 times the total height of the system where determined that the minimum required setback would be contrary to the public interest.
6. In Residential zones, the B-1 zone, I-B zone and R-P zone, where the lot is less than 0.5 acres, any vertical element of the wind energy system (tower/pole) shall be located in the rear yard or on the rear half of the existing building. Wind energy systems and associated facilities shall be sited to maximize existing vegetative or other screening from nearby residential buildings and public ways. The location shall minimize changes to existing topography and existing natural vegetation

which would result from construction or maintenance of the system.

B. Height

1. Maximum height above grade. Wind energy systems, permitted as either freestanding or roof-mounted structures shall be permitted conditionally with structure heights as follows:

Zone	Height
RPZ	10 ft.
Residential Zones ¹ , R-P, B-1 and I-B	25 ft.
Historic Districts ² and within 1,000 ft of designated landmarks	45 ft
EWPZ, WPDZ, WCZ, B-2, B-5 and B-6	65 ft.
B-3, B-4, B-7, and O-P	85 ft.
ROS, I-M, I-Mb, I-H and A-B	160 ft.

1. Permitted up to 65 ft within USM Overlay Zone or on other sites with institutional uses measuring over 5 acres.

2. Permitted up to 85 ft in B-3 part of Downtown Historic District

2. Roof-mounted wind energy systems shall measure no higher than 10' feet above the highest part of the roof.

7.5 SPACE AND BULK EXCEPTIONS

7.5.1 Height

- A. In the B-3/B-3b/B-3c zones. Minimum height provisions as depicted on the Downtown Height Overlay Map shall not apply to:

1. Accessory building components and structures such as truck loading docks covered parking, mechanical equipment enclosures and refrigeration units;
2. Information kiosks and ticketing booths;

3. Public transportation facilities of less than 10,000 square feet, or additions of less than 5000 square feet to existing public transportation facilities provided that the cumulative additions as of June 4, 2007 do not exceed 10,000 SF;
 4. Additions to buildings existing as of June 4, 2007 provided that the cumulative additions since June 4, 2007 do not exceed 10% of the building footprint on June 4, 2007, except building additions on those portions of the lot located closer to the street line than the building footprint existing as of June 4, 2007 shall not be included in this 10% limitation;
 5. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures;
 6. Additions to and/or relocation of designated historic structures or structures determined by the historic preservation committee to be eligible for such designation;
 7. Parking attendant booths or bank remote teller facilities;
 8. Structures accessory to parks and plazas; and
 9. Buildings or building additions of less than 2,500 SF footprint, on lots or available building sites of less than 3,000 SF.
- B. In the B-6 zone.** Minimum height provisions as depicted on the B-6 Building Height Overlay and Building Envelopes map shall not apply to:
1. Buildings located in the area east of the Fore Street Connector;
 2. Parking attendant booths;
 3. Information kiosks and ticketing booths;
 4. Parking garages;
 5. Public transportation facilities;
 6. Additions to buildings existing as of December 8, 2004 provided that the cumulative additions since December 8, 2004 does not exceed 25% of the building footprint on December 8, 2004 except that such restriction shall not apply to those portions of the building addition that are constructed closer to the street line than the building footprint existing as of December 8, 2004;
 7. Buildings or building additions of less than 2,000 SF footprint, on lots or available building sites of less than 2,000 SF;
 8. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures; and
 9. Additions to and/or relocations of designated historic structures.
- C. In the B-7 zone.** Minimum floor provisions as depicted on the Bayside Height Overlay Map shall not apply to:
1. Accessory building components such as truck loading docks, mechanical equipment enclosures and refrigeration units;
 2. Information kiosks and ticketing booths;
 3. Parking garages;
 4. Public transportation facilities;
 5. Additions to buildings existing as of March 9, 2005 provided that the cumulative

additions since March 9, 2005 do not exceed 50% of the ground floor building footprint on March 9, 2005 except that such restriction shall not apply to those portions of the building addition(s) that are constructed closer to the street line than the building footprint existing as of March 9, 2005;

6. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures;
7. Additions to and/or relocation of designated historic structures or structures determined by the historic preservation committee to be eligible for such designation; and
8. Portions of buildings more than 50 feet from the street line.

D. In the Bayside Gateway Urban Height District

A. Buildings in the Bayside Gateway Urban Height District A as depicted on the Bayside Height Overlay Map may be greater than 125 feet but no more than 165 feet in height provided that:

1. Such buildings shall be reviewed by the Planning Board as conditional uses under Section 6.5 of this Land Use Code.
2. Such buildings shall be sited to minimize encroachment into designated view corridors and visual landmarks to and from the downtown or that do not substantially further obstruct such corridors blocked by existing development as referenced in the

Bayside Height Study Map and the B-7 design standards; and

3. Portions of such buildings higher than 125 feet shall be stepped back at upper levels to provide light and air to adjacent streets, trails, and open spaces, with a ratio of no less than a ratio of building height to width of adjacent streets, trails and open spaces equivalent to 1.5 to 1, except that the Planning Board may modify this requirement for master development plans or major site plans provided that the following conditions are met:
 - a. Each building exceeding 125 feet shall contain at least 20 dwelling units per building.
 - b. Building wall stepback requirement along public street frontage for buildings with frontage on one street: Minimum 10 foot stepback between third and fifth stories and a minimum 10 foot stepback between the 125 and 145 foot level.
 - c. Building wall stepback requirement along public street frontage for buildings with frontage on multiple streets: Above paragraph (b) requirement along longest building façade street wall, and of the remaining street walls the same requirement as paragraph (b) or a 15 foot wide streetscape improvements area containing a public sidewalk, landscaping and other streetscape improvements within the abutting street right-of-way and/or private

property along the remaining street frontage. A building with frontage on four streets shall meet the above requirement except that two of the streets shall have the stepback requirement.

- d. The Planning Board shall have the authority to waive one or more of the required stepbacks provided the following is met:
 - i. The depth of the building lot precludes a building having an average minimum lot depth dimension of 170 feet; or
 - ii. The proposed building has an architecturally significant design that is articulated to avoid a monolithic appearance and emphasizes slender, vertically-oriented proportions while employing a variety of scales, materials, fenestration, and massing to assure a rich visually interesting experience as viewed within the context of the downtown skyline and provide visual interest and human scale at the pedestrian level;
- e. In the event such a waiver is granted the Planning Board may require the applicant to mitigate the impacts of the waiver by requiring the following:
 - i. Along all public street frontages and public open spaces, all buildings (regardless of height) shall maintain a pedestrian scale through the use of building elements at the street level as listed in this standard along no less than 60% of the building's horizontal length.
 - ii. Along all public street frontages and public open space for the building(s) over 125 feet, a canopy, awning or similar permanent architectural feature to provide pedestrian protection and wind mitigation shall be provided within the first 35 feet of height.
 - iii. In order to preserve view corridors and to maintain a varied skyline, all buildings above 125 feet within a single development site should be separated to avoid the appearance of a tall, solid block massing. In accordance with this policy, development sites of 500 feet or greater as measured parallel to Marginal Way, the aggregate building façade widths above 85 feet shall not exceed 50% of the total development site distance parallel to Marginal Way. Buildings over 125 feet in height that are being reviewed as separate phases of a Master Development Plan shall be entitled to meet the 50% building requirement in aggregate for all such buildings over 125 feet in height in the Master Development Plan, provided that view corridors are retained as each phase is built.
 - iv. The applicant shall demonstrate building design elements and location will reasonably mitigate downdraft effects of the proposed building or buildings.

4. Such buildings provide publicly accessible and usable open space, meeting the B-7 urban design standards, of at least 10% of the building lot area; and
5. If located on lots including or adjacent to planned or proposed street or pedestrian way connections, land dedication to such street or connection shall be credited toward the 10% open space requirement. Buildings over 125 feet in height that are being reviewed as separate phases of a Master Development plan shall be entitled to meet the 10% percent open space requirement of in aggregate for all such buildings over 125 feet in height, provided that the open space shall not fall below 10% percent at any built phase or combination of built phases; and
6. Such development shall comply with all other requirements and design standards as required by this article.

E. Roof-mounted solar energy systems.

Photovoltaic panels and thermal water heating panels, whether parallel or angled to a pitched or gable roof, may be erected above the height limitation for principal or accessory buildings as follows:

1. In all residential zones: Up to three feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to five feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.
2. In B-4 and Industrial zones: Up to four feet above the maximum height allowed in the underlying zone. In the case of flat roofs, there are no height limits.
3. In all other zones: Up to three feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to eight feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.

F. Wind energy systems. Wind energy systems may be erected above the height limitation within the underlying zone, except where wind energy systems are permitted in historic districts, where the height limitations set by the underlying zoning shall supersede.

G. Public art. Except in residential zones, public art that has been individually accepted by the City Council for inclusion within the public art collection, pursuant to Article 21, shall not be subject to the height limitations within the underlying zone.

H. Rooftop appurtenances. Unless otherwise noted, rooftop appurtenances for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, deck railings, skylights, steeples, flag poles, chimneys, smokestacks, radio or television masts, water tanks, or silos may be erected above the height limitations herein prescribed.

I. Telecommunication towers. Where permitted, ground-mounted

telecommunication towers may be erected above the height limitations within the underlying zone.

7.5.2 Length of building wall at maximum setback

- A. **In the B-6 zone.** Buildings located in the easternmost key building envelope shall not be subject to the building wall requirement.
- B. **In the B-7 zone.** Additions to and relocations of designated historic structures or structures determined to be eligible under Article 17 shall be exempt from the building wall requirement.

7.5.3 Lot area

- A. **Institutional uses in residential zones.** No minimum lot area shall be required for institutional uses in residential uses in the following cases:
 - 1. Uses existing as of June 1, 1983;
 - 2. Expansion on to land abutting the lot on which the principal use is located;
 - 3. Expansion onto land other than the lot on which the principal use is located to the extent that such expansion consists of the reuse of surface parking area or nonresidential structures existing and in nonresidential use as of June 1, 1983, provided that such reuse is contained within the lot of such structure or parking area as of June 1, 1983; or
 - 4. Expansion onto land other than the lot on which the principal use is located of no more than 15% of the total contiguous land area of the existing use, or one acre, whichever is less, within any five-year period.

- B. **In island zones.** In issuing any permit for new development in island zones:
 - 1. The Building or Planning Authority shall require that any lot located in the IR-1 zone shall be at least 40,000 SF in area and in the IR-2, IR-3, and I-B zones be at least 20,000 SF in area when the lot is to be serviced by a subsurface wastewater disposal system, except those lots which are located in a subdivision approved by the Planning Board after June 8, 1968 and excluding Peaks Island.
 - 2. Excluding Peaks Island from this subsection (2), any property owner whose lot does not meet the minimum lot size requirements outlined in (1) above may, for purposes of this subsection only, merge two or more separate lots on the same island in order to meet these requirements. Where the lots so merged are not contiguous, the property owner shall grant to the city as holder a conservation easement upon the lot or lots which will not contain the principal structure. The conservation easement shall contain both an existing legal description and a city assessor's chart, block and lot description. The Planning Authority shall be authorized to accept such conservation easements on behalf of the city. Said easement shall be recorded by the applicant in the registry of deeds. A copy of the recorded easement and copies of the

deeds for both lots shall be submitted to the Planning Authority prior to issuance of a building permit. The property over which the conservation easement has been granted shall be used for passive recreational and conservation purposes only, and shall be subject to the following restrictions:

- a. No structure shall be permitted on this property;
 - b. No parking or storage of vehicles or machinery shall be permitted on this property at any time;
 - c. No area of this property shall be paved.
 - d. No exterior storage for commercial use shall be permitted on this property; and
 - e. The easement deed shall reference the lot which is benefited by this conservation easement. No conservation easement shall be used to benefit more than one lot.
5. Conservation easements shall only be granted over lots which conform either to the provisions of Section 4.3.1 or to the minimum lot sizes set forth in Table 7-D. Conservation easements shall not be granted over any lot which is encumbered by any other easement which prohibits all construction on that lot. A conservation easement may also name as a holder or grant a third-party right

of enforcement to a nonprofit corporation or charitable trust, the purposes or powers of which include retaining or protecting the natural, scenic or open space values of real property; assuring the availability of real property for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining or enhancing air or water quality of real property. Nothing in this subsection shall be construed to allow an owner of a currently existing and developed lot to convey or permit a portion of that lot to be used to fulfill the requirements of this subsection if such conveyance would render the existing lot nonconforming under the terms of this Land Use Code. The lot upon which a building is to be constructed shall meet the minimum lot size requirements of Section 4.3.1.

6. Where an existing subsurface wastewater disposal system serving an existing structure requires replacement, the replacement system shall meet the applicable state requirements. The land area requirements in subsection (1) of this section shall not apply to such a replacement system.
3. For purposes of this subsection, the mean high tide mark shall be considered to be the shoreline lot line.

7.5.4 Lot coverage

- A. Lot surrounded by streets or alleys.** Where a lot containing ten thousand 10,000 SF or less is completely surrounded by streets or alleys, the lot coverage may be increased 20%.

7.5.5 Setbacks

- A. Setbacks in residential and R-P zones.** In any residential zone and the R-P zone, the width of one side setback may be reduced one foot for every foot that the other side setback is correspondingly increased, but no side setback shall be less than the minimum required for a one-story building.
- B. Setbacks in the O-P zone.** The Planning Board may reduce by up to 50 % the minimum setback if another yard within the lot is correspondingly increased so that the combined minimum yards on all four sides equal 150 ft. If two or more buildings are located on one lot, only the requirements of the front, rear or side setbacks that adjoin any external property boundary must be met, provided a sufficient fire line is provided.
- C. Projections in required setback areas.** Any setback may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed 50 SF nor the projection from the building exceed six feet. A basement bulkhead of similar size, but not more than 24 inches in height, is also permitted. A cornice eave, sill, canopy, chimney, bay window, balcony, or other similar architectural feature may project into any required setback a distance of not more than two feet.
- D. Pavement setbacks.** Pavement setbacks shall not apply to entrance drives.
- E. Corner lot setbacks.** In case a principal residential structure has its front yard upon the long side of a corner lot, the rear setback may be reduced to a depth not less than the required side setback on the lot, provided that the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all setbacks if the front yard were faced on the short side of the lot.
- F. Maximum front setback exceptions.**
1. Maximum front setbacks shall not apply to utility substations and secondary building components.
 2. In the B-1 zone, building additions are encouraged but not required to meet front setbacks.
 3. In the B-2/B-2b/B-2c zones:
 - a. Building additions do not have to meet maximum front setback requirements.
 - b. The Planning Board or Planning Authority may approve a different front setback for irregularly shaped lots or lots with frontage greater than 40 ft. in width provided the front setback is met to the maximum extent practicable.
 - c. If a lot has less than 40 ft. of frontage and is more than 100 ft. deep, then no maximum setback is required.
 - d. If existing structures are within 20 ft. of the street or meet the front setback maximum and the remainder of the lot has less than 40 ft. of

frontage, then no maximum setback is required.

- e. The Planning Board or Planning Authority may waive the maximum front setback for utility substations and alternative energy installations.

Where setbacks exceed 10 feet, a continuous, attractive, and pedestrian-scaled edge treatment shall be constructed along the street, consisting of street trees spaced at no more than 15 feet on center, approved by the City arborist, and a combination of landscaping no less than four ft. deep, ornamental brick or stone walls, or ornamental fencing.

- 4. In the B-3/B-3b/B-3c zones: The Planning Board may require or approve an additional setback to comply with the design standards of Article 14 and the City of Portland *Design Manual*.
- 5. In the B-6 zone: For lots fronting on more than one street in the B-6 zone, the front setback can be increased more than 10 feet if all of the following conditions are met:
 - a. The increased setback occurs at the intersection of the streets;
 - a. The increased setback area is the primary pedestrian entrance to the building;
 - b. 75 % of the total building wall length facing the abutting streets shall be setback no greater than 10 feet. All building wall segments which make up the increased setback shall be

included in the calculation of the total building wall length; and

- c. For new construction on a lot abutting three or more streets, the maximum setback shall apply only to the two streets with the highest traffic volume.

6. In the B-7 zone:

- a. Parking structures, public transportation facilities, utility substations, secondary building components such as truck loading docks, mechanical equipment enclosures, and refrigeration units are not subject to the maximum front setbacks.
- b. The maximum front setback may be increased to more than 10 feet if all of the following conditions met:
 - i. 75% of the total building wall length of an individual building facing the abutting streets is setback no greater than 10 feet; and
 - ii. The increased setback area shall include a functional and accessible public pedestrian entrance into the building that faces the street, unless a public pedestrian entrance already exists along the same street; and
 - iii. The increased setback shall not be used for surface parking.
- c. For a corner lot having frontage on two streets, the maximum setback shall apply to both streets. In the case of a lot having frontage on two or

- more street corners, newly constructed buildings shall be sited at street corners and meet the maximum setback requirement prior to other freestanding buildings being constructed on the lot which shall also meet the maximum street setback. In the case of a corner lot having frontage on a third street (but not a corner) the maximum setback need not apply to the third street.
- d. In the case of a lot having frontage on two streets but not on a corner, the maximum setback shall apply to all streets but in the case of a lot having frontage on three streets but not on a corner, the maximum setback shall apply to only two streets. For purposes of this subsection only, the first building on a lot shall meet the maximum setback on at least one street with future buildings required to meet the maximum setback on the remaining street(s).
 - e. In the case of a lot in which a minimum 75% of the total lot frontage has a building within ten feet of the street, other buildings may be located on the lot more than 10 feet from the street. In the case of a lot having frontage on Marginal Way and I-295, the property edge along I-295 shall not be considered street frontage.
 - f. The maximum building setback shall not apply to vertical building expansions in the following cases:
 - i. The upper floors of a building in which the lower floors meet the maximum setback and the minimum height requirement.
 - ii. The building existed as of March 9, 2005 and meets the minimum height requirement.
 - iii. A building not meeting the maximum street setback and the minimum height requirement may vertically expand a total of one floor from March 9, 2005.
 - iv. In the case of a building in which at least 50% of the building wall(s) abutting street(s) is within 20 ft. of the street.
 - v. Additions to parking garages existing as of March 9, 2005.
 - g. Additions to buildings existing as of March 9, 2005 that are nonconforming as to the maximum setback need not conform to the maximum street setback provided the cumulative building footprint since March 9, 2005 does not exceed 50% of the existing building footprint. Such restriction shall not apply to those portions of the building addition that are constructed closer to the street line than the building footprint existing as of March 9, 2005 and to vertical expansions as provided for in subsection (f).
 - h. Lots having frontage on streets in which the curve of the street frontage precludes a rectangular-shaped building along the street line, for

purposes of calculating the setback, the average setback of the building from the street line may be used, but in no event shall the average setback along the length of the building edge exceed an average setback of 15 ft. nor shall the maximum setback exceed 20 ft. The increased setback shall not be used for surface parking, vehicular loading or vehicular circulation.

- i. Additions to and relocations of designated historic structures or structures determined to be eligible by the historic preservation committee shall be exempt from the maximum setback requirement.

G. Minimum setback exceptions for lots of record.

1. In the case of a lot of record existing as of June 5, 1957 in the R-1, R-2, R-3, R-4, R-5, R-5A, and R-6 zones and less than 100 ft. deep, the front setback need not be deeper than 20% of the depth of the lot.
2. In the case of a lot of record existing as of June 5, 1957 in a residential zone, the required side setback for principal structures may be reduced in order to provide a buildable width of up to 24 feet, but in no case shall the resulting side yards be less than the following:

R-1, R-2 12 ft.

R-3, R-5 8 ft.

R-4, R-5A 10 ft.

7.5.6 Stepbacks

A cornice eave, sill, canopy, chimney, bay window, balcony, or other similar architectural feature may project into any required stepback a distance of not more than two feet.

7.5.7 Street frontage

In the IR-1 and IR-2 zones, a lot of record that is buildable pursuant to subsection 4.3.1 and lots created after July 15, 1985, which are not part of a subdivision need not provide street frontage if access is available by means of a permanent easement or right-of-way which existed as of July 15, 1985. Such easement or right-of-way shall have a minimum width of 16 feet and a minimum travel width of eight feet except that an easement or right-of-way providing access for three or more lots or providing the only means of access to a parcel or parcels of three acres or more, shall meet the construction requirements of Chapter 25, Article III of the City of Portland Code of Ordinances. In the IR-1 zone, such easement or right-of-way shall conform to the requirements contained within the City of Portland Technical Manual. In the IR-2 zone, such easement or right-of-way shall be a minimum of 32 feet wide. Such easement or right-of-way shall be sufficient to permit municipal service delivery.

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8 OVERLAY ZONES

8.1 COMPACT URBAN RESIDENTIAL OVERLAY (R-7)

8.1.1 Purpose

The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the *New Vision for Bayside* and housing plans of the City of Portland. Suitable sites should be within walking distance of downtown or other work places, shopping and community facilities, and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the *New Vision for Bayside* plan, and other peninsula R-6 locations characterized by moderate- to high- density multi-family housing in a form and density exceeding that allowed in the R-6 zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to apply the R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

8.1.2 Permitted Uses

Permitted uses in the R-7 Compact Urban Residential Overlay Zone shall be the uses permitted in the R-6 zone.

8.1.3 Dimensional standards

Residential uses shall comply with the dimensional requirements in Table 8-A. All other uses in the R-7 Zone shall observe the dimensional requirements of the R-6 Zone.

TABLE 8-A: R-7 DIMENSIONAL STANDARDS

Lot area (min.)		None
Street frontage (min.)		None
Front		None
Setbacks (min.)	Rear and side	5 ft.
	Side yard on side street	None
Lot coverage (max.)		100%
Lot area per dwelling unit (min.)		435 SF
Structure height (max.)		50 ft.
Dwelling unit size (min.)		400 SF

8.1.4 Design Standards

Development shall comply with the *City of Portland Design Manual*.

8.2 DOWNTOWN ENTERTAINMENT OVERLAY

8.2.1 Purpose

The purpose of the Downtown Entertainment Overlay Zone is to regulate the location of businesses with entertainment licenses in order to maintain and improve public safety and the quality of life of Portland residents by preventing an over concentration of businesses with entertainment licenses, particularly those which also have liquor licenses, and the public safety problems that have

and will be experienced when too many of these businesses are located too close to each other. These problems include large late-night crowds within which fights and assaults, disorderly conduct and other breaches of the peace occur and that are difficult to effectively police and that expose not only innocent bystanders but also police officers to danger and personal injury.

8.2.2 Applicability

For the purposes of this section, the Downtown Entertainment Overlay Zone includes and is defined by the boundaries of the following zones as shown on the Downtown Entertainment Overlay Zone map: B-3, B-3(c), and WCZ zones. Any property that lies partly within the Downtown Entertainment Overlay Zone shall be subject to the regulations of the overlay.

8.2.3 Dispersal requirement

A business with an entertainment license as required or authorized by Section 4-51(a) of the City of Portland Code of Ordinances within the Downtown Entertainment Overlay Zone may not be located within 100 feet of another business with an entertainment license, as measured along or across public ways from the main entrance or entrances of each.

8.2.4 Exemption

A. A business with an entertainment license located in the Downtown Entertainment Overlay Zone on or before January 3, 2006 shall not have to comply with the requirements of this section and if located within 100 feet of another licensee shall be considered a non-conforming use controlled by Article 4. Such a business is considered an entertainment

business for the purpose of calculating dispersion requirements under Subsection 8.2.3 for a new or relocating entertainment business in the Downtown Entertainment Overlay Zone.

B. A business with an entertainment license that does not allow amplified entertainment shall not have to comply with the dispersal requirement of Subsection 8.2.3.

8.2.5 Separate business entities

Where two or more entertainment businesses operate on one site, and where each business entity requires or has a separate business license, or displays in a manner visible from public property separate business trademarks, logos, service marks or other mutually identifying names or symbols, each business entity shall be counted as a separate entertainment business for the purpose of this section.

8.2.6 Conditions

Following a hearing held pursuant to Chapter 15, Section 15-10 of the City of Portland Code of Ordinances, the clerk may impose conditions to maintain or improve public safety on the food service license of any business in the Downtown Entertainment Overlay Zone that operates between 1:00 a.m. and 4:00 a.m., following a written recommendation from the Portland Police Department that such conditions are necessary. The clerk's decision may be appealed to the City Manager pursuant to Section 15-9 of the City of Portland Code of Ordinances. Nothing in this section shall be construed to limit the clerk's authority in Chapter 15 to deny, suspend, or revoke any license pursuant to the standards and process in that chapter.

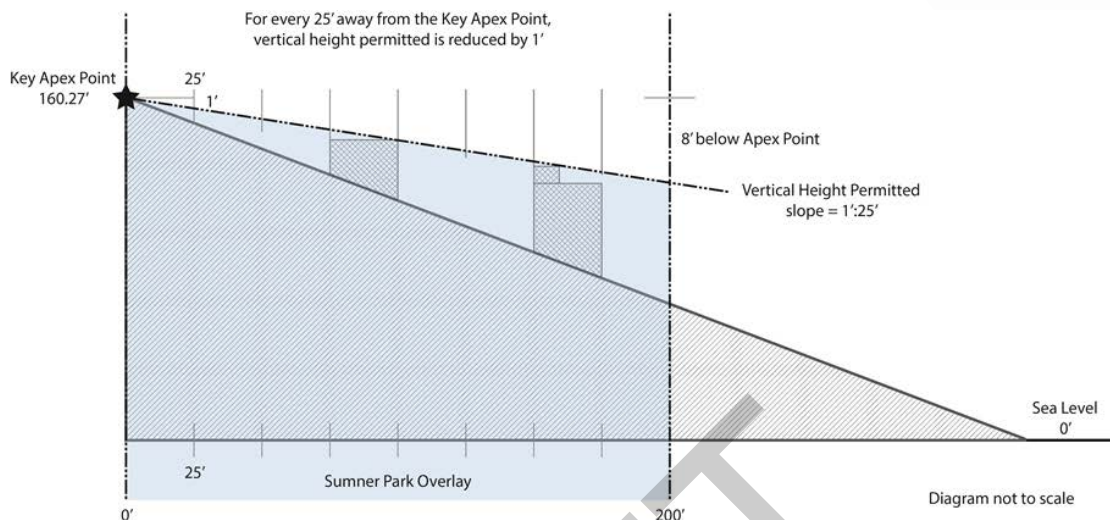


FIGURE 8-A: FORT SUMNER PARK OVERLAY PERMISSIBLE HEIGHT

8.3 FORT SUMNER PARK HEIGHT OVERLAY

8.3.1 Applicability

The Fort Sumner Park Height Overlay is established to protect the public interest by limiting the impact of development on the quintessential views of natural resources and the changing Portland skyline from Fort Sumner Park. There is established a key apex point in Fort Sumner Park at 43° 40' 2.3359"N. 70° 15' 4.3687"W. The Fort Sumner Park Height Overlay includes all land within 200 feet, or the R-6 zone boundary, whichever is closer, of this key apex point that is located closer to the middle line of Sheridan Street than said apex point.

8.3.2 Standards

Notwithstanding any other section of this Land Use Code, development in the Fort Sumner Park Height Overlay shall be subject to the following additional provisions:

- A. The top of structures, including rooftop appurtenances, within the overlay shall not exceed the baseline vertical height of the apex point (160.27' City of Portland Datum (Mean

Tide)). For each 25' radially away from the apex point, the vertical height permitted in the overlay is reduced by 1 foot (see Figure 8-A); and

- B. The minimum building setback from the park property shall be 15 feet.

8.3.3 Review process

Any project within the Fort Sumner Park Overlay shall go before the Parks Commission for a recommendation to the Planning Board regarding potential impacts on Fort Sumner Park.

8.4 HELISTOP OVERLAY

8.4.1 Purpose

The intent of the Helistop Overlay is to allow for helicopter landing areas on individual sites in addition to those uses permitted in the underlying zone. The purpose of this zone is to protect the public health and safety by allowing helicopters serving medical needs to land in certain areas, while protecting surrounding areas from any negative effects associated with such a use.

8.4.2 Helistop standards

A. High volume helistops (more than five landings per month)

1. All take-off, landing, and parking areas shall be surfaced with grass or with a dust-proof material.
2. Each landing pad shall be set back at least 200 feet from any residence, school or church. Each landing pad shall be set back at least 50 feet from any commercial or industrial structure. All setbacks shall be measured from the edge of the landing pad.
3. The area in which a landing pad is located shall be enclosed by a fence or other barrier of not less than three feet in height or shall be secured by a locked gate, as approved by the Fire Department.
4. All high-volume helistops shall be subject to review under the site plan ordinance.

B. Low-volume helistops (five or fewer landings per month)

1. All low volume helistops shall be subject to approval by the Building Authority and the Fire Department.

regional community, and in order to sustain that role, these institutions need flexibility to change and grow;

- B. Encourage proactive planning for institutional change and growth which identifies and addresses likely long-term institutional needs and cumulative impacts while leveraging potential benefits at the neighborhood, city, and regional level;
- C. Ensure that institutional change and growth both complements and, as appropriate, integrates adjacent or surrounding neighborhoods through carefully planned transitions;
- D. Support the formation and continuation of mutually beneficial public-private cooperation;
- E. Support an ongoing public engagement process that benefits both the institutions and nearby neighborhoods;
- F. Reflect Comprehensive Plan and other policy objectives; and
- G. Provide a consistent regulatory approach to all major institutions which allows unique regulatory requirements that balance the particular needs of institutions with the needs of the surrounding neighborhood and wider community.

8.5 INSTITUTIONAL OVERLAY (IOZ)

8.5.1 Purpose

The Institutional Overlay Zone (IOZ) designation provides a regulatory mechanism available to the city's four major medical and higher education campuses where an improved regulatory structure is needed to facilitate a consistent, predictable, and clear growth management process. The purposes of the Institutional Overlay Zone are to:

- A. Acknowledge that the city's major academic and medical institutions play a prominent role in the health and well-being of the local and

8.5.2 Location and applicability

The city's four primary medical and higher education institutions are eligible to apply for designation as Institutional Overlay Zones. The Eligible Institutions are the two major hospital institutions of Maine Medical Center and Mercy Hospital and the two major academic institutions of University of Southern Maine and University of New England, their successors and assigns. Designation as an IOZ is the preferred mechanism where the

Eligible Institution's proposed development is inconsistent with the existing zoning.

8.5.3 Establishment

A. Application for an Institutional Overlay Zone.

Where the Eligible Institution seeks designation as an IOZ, they shall submit a zone change application consisting of two components:

1. An Institutional Development Plan (IDP) in accordance with Subsection 8.5.4.
2. A Regulatory Framework in accordance with Subsection 8.5.5 that would, when and if adopted, be the text and map amendment to the City's Land Use Code and Zoning Map.

B. Required public involvement. At least two neighborhood meetings shall be required. The first shall be held prior to the formal submission of a zone change application for an Institutional Overlay Zone and the second shall be held during the City's review. Meetings shall identify the concerns, if any, of affected residents and property owners, and inform the development of the Institutional Development Plan (IDP) and Regulatory Framework. Meetings shall be held in a convenient location proximate to the institution. The applicant shall provide written notification to property owners of record within 500 feet of the proposed IOZ boundary at least ten days prior to the meeting dates and maintain written records of the meetings.

C. Required scoping meeting. The Eligible Institution shall meet with the Planning Authority after the first required neighborhood meeting and prior to submission of the zone change application to confirm the focus of the Institutional Development Plan (IDP) and

Regulatory Framework, including associated study areas that may be outside of the proposed IOZ boundary. The IDP and Regulatory Framework will vary in detail and focus depending on the Eligible Institution and its particular context. The content requirements in Subsections 8.5.4 and 8.5.5 and the comments from neighborhood meeting(s) shall provide direction for the content of the IDP. The Planning Authority or Planning Board may require additional information or modify content requirements as is relevant to the Eligible Institution.

D. Reviewing authority. The Planning Board shall review the zone change application, including the IDP and Regulatory Framework. At least one public workshop and a public hearing before the Planning Board are required. Upon recommendation of the Planning Board, the City Council shall review and consider adoption of the Institutional Overlay Zone and the accompanying Regulatory Framework as an amendment to the city's code of ordinances.

E. Future institutional development. All new development by the Eligible Institution within the boundary of the IOZ shall be compliant with the IOZ and accompanying Regulatory Framework, consistent with the IDP, consistent with the Comprehensive Plan, and meet applicable site plan standards, unless such standards are superseded by the Regulatory Framework. Any use/development proposed by the Eligible Institution outside the IOZ boundary that complies with the zoning for permitted uses in that location shall be reviewed under the standards of that zone. Any use/development proposed by an Eligible Institution outside of the IOZ boundary

that is proposed in a residential zone and is functionally related to the operations within the IOZ shall be addressed by the IDP and require an amendment to the IDP.

8.5.4 Institutional Development Plan (IDP)

- A. Purpose.** Any use conducted by an Eligible Institution and any construction by an Eligible Institution in an Institutional Overlay Zone shall be consistent with an Institutional Development Plan (IDP) approved by the Planning Board in accordance with this ordinance. The purpose of the IDP is to establish baseline data about institutional land uses, facilities, and services and measure, analyze, and address the anticipated or potential impacts of planned institutional growth and change. The IDP shall serve as a background document that supports the proposed Regulatory Framework and frames subsequent site plan review(s).
- B. Planning horizon.** An IDP shall provide the city and abutting neighborhoods with a clear outline of the anticipated or potential growth and change of the Eligible Institution for the short- to medium-term (e.g. 1-5 and 5-10 years respectively), as well as a conceptual growth plan for the long-term (e.g. 10 years or more); however, the specific planning horizons for each institution will be determined as part of the IDP approval process.
- C. Content.** The IDP submission shall address the following elements unless specifically modified by the Planning Authority or Planning Board, with the scope and level of detail to be clarified at the required Scoping Meeting:
1. Context information, including:

- a. The institution's adopted mission, vision, or purpose statement;
- b. A summary of relevant baseline data on the institution, including:
 - i. A neighborhood context plan;
 - ii. An inventory of current programs and services;
 - iii. A current census of the number of people using the institution (e.g., employees, enrollment, patients), with an indication of maximums and minimums over time;
 - iv. An inventory and/or plan of all existing property holdings within the main campus and within the City of Portland, including an indication of functional land use links between off-campus properties and the main campus (e.g. remote parking); and
 - v. An inventory and/or plan of existing facilities, including data on use, floor area, and any existing functional connections between facilities; and
- c. A summary of the baseline characteristics of the existing campus and context of the institution, based on identified study areas, including:
 - i. A summary of existing resources, such as historic, open space, and natural resources;
 - ii. A summary of the existing transportation system, including vehicular, pedestrian, transit, bicycle, and parking supply, demand, and utilization;



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- iii. A summary of existing public infrastructure supporting the institution, including demand, utilization and any capacity issues; and
- iv. Relevant municipal plans, projects, and studies that may influence the IDP study area and opportunities for integrating institutional growth; and
- d. A summary of public involvement in the development of the IDP, including major areas of public concern.
- 2. Assessment of future institutional growth and change, including:
 - a. A description of institutional needs and areas of future institutional growth and change, with;
 - i. A projected census of users (e.g., enrollment /employment/patient/ visitor figures and anticipated variations over time);
 - ii. Institutional objectives for property both within and outside the IOZ boundary (e.g. acquisition and/or disposition), including an indication of any functional land use connection for sites outside the IOZ boundary to the main campus; and
 - iii. A Development Plan addressing anticipated or potential institutional needs and physical improvements, including the proposed boundary of the IOZ and any phasing of the development; and
 - b. Analysis and associated plans that address the following elements in terms of anticipated growth or potential impacts within the identified study area, and support the development parameters as set out in the Regulatory Framework, including:
 - i. Transportation and access, with;
 - a. An analysis of the projected changes in parking demand, supply, and impacts to the off-street and on-street parking capacity, including an explanation of the proposed parking plan;
 - b. An analysis of the projected changes in vehicular, pedestrian, transit, and bicycle access routes and facilities, their capacity, and safety; and
 - c. A transportation, access, and circulation plan, representing the synthesis of the analysis, and including a program of potential improvements or set of guidelines to address access deficiencies to and within the IOZ. The plan should outline proposed mechanisms and potential strategies to meet transportation objectives, including transportation demand management, phasing, and when a Traffic Movement Permit (TMP) may be required; and

- ii. Environment, with;
 - a. An analysis of potential cumulative impacts on natural resources and open spaces;
 - b. An analysis of projected energy consumption, hazardous materials generation, noise generation, and similar issues as relevant; and
 - c. An environmental plan, representing the synthesis of the analysis and including a proposed program or set of guidelines for future preservation, enhancement, conservation, and/or mitigation; and
- iii. Infrastructure, with;
 - a. An analysis of projected public utility demand and the capacity of associated infrastructure;
 - b. An analysis of projected public safety needs and projected impacts to the capacity of these services; and
 - c. An infrastructure plan, representing the synthesis of the analysis and including a proposed program or set of guidelines to support sustainable growth; and
- iv. Design, with;
 - a. An analysis of projected impacts to neighboring properties and public spaces, including potential shadow, wind, and lighting impacts, impacts of height and massing, and impacts to historic resources;
 - b. An analysis of transition areas between the institution and adjoining neighborhoods, including identification of key character defining components of the surrounding context;
 - c. An analysis of existing Crime Prevention Through Environmental Design issues and identification of how these principles would be addressed as part of the proposed campus development; and
 - d. A conceptual built environment/public realm plan, representing the synthesis of the analysis and including a set of guidelines for urban design, landscape, open space, and streetscape treatments, with particular attention to the treatment of edges (both within and abutting the IOZ boundary) to achieve compatible transitions; and
- v. Neighborhood Engagement, with;
 - a. A plan for ongoing community engagement that represents best practices, promotes collaborative problem solving around community concerns, fosters transparency, and identifies mechanisms for neighborhood feedback and institutional accountability;

- b. A property management framework that identifies the institution's process for handling operational property issues with neighbors;
- c. Strategies for assuring communication pertaining to property acquisition and disposition in surrounding neighborhoods; and
- d. A set of construction management principles to apply to all institutional construction, that represent best practice, aim to minimize short- and long-term construction impacts on surrounding residents and businesses, and ensure a clear communication strategy is in place in advance of construction.

D. Standards of review. The IDP shall:

1. Address all content requirements, unless explicitly modified by the Planning Authority or Planning Board;
2. Reflect the issues/topics identified in the required public process;
3. Demonstrate consistency with the city's Comprehensive Plan and the purpose of this ordinance;
4. Demonstrate how the property ownership, proposed growth, and requested Regulatory Framework relate to the institution's mission;
5. Demonstrate that traffic and parking impacts have been anticipated and that the proposed parking provision is justified as based on an assessment of options for reducing traffic and parking demands;
6. Outline an approach to open space, natural, and historic resources that supports preservation and enhancement.
7. Demonstrate that potential cumulative environmental impacts have been anticipated and can be minimized or satisfactorily mitigated;
8. Demonstrate that utility impacts have been anticipated and can be minimized or satisfactorily mitigated;
9. Reflect a comprehensive design approach that ensures appropriate transitions with the existing or future scale and character of the neighboring urban fabric;
10. Promote compatibility with existing or future uses in adjacent neighborhoods, maintain housing, and support local amenities;
11. Anticipate future off-site improvements that would support the integration of the institution into the community and city-wide infrastructure;
12. Conform with Portland's Historic Preservation Ordinance standards for designated landmarks or for properties within designated historic districts or designated historic landscapes, if applicable. When proposed adjacent to or within 100 feet of designated landmarks, historic districts, or historic landscapes, the IDP shall be generally compatible with the major character-defining elements of the landmark or portion of the district in the immediate vicinity; and
13. Incorporate strategies to support clear communication and ongoing public

engagement between institutions and nearby neighbors.

- E. **Approval.** Upon finding that an Eligible Institution's IDP meets the standards of review, the Planning Board shall approve, approve with conditions, or deny an IDP.
- F. **Monitoring.** The IDP shall establish a schedule for reporting on IDP implementation at regular intervals of not more than ten years from the date of approval of the initial or amended IDP, and identify thresholds for IDP amendments;
- G. **Amendments.** An approved IDP shall guide campus development unless and until amended. If at any time the Eligible Institutions request minor amendments to an approved IDP, the Planning Authority may approve such minor amendments, provided that they do not constitute a substantial alteration of the IDP and do not affect any condition or requirement of the Planning Board. The applicant shall apply with a written statement of the proposed amendment and proposed amended IDP to the Planning Authority, whose decision as to whether the amendment is minor shall be final. Major amendments shall be reviewed by the Planning Board. When the IDP is amended, the baseline data in the IDP shall be updated as appropriate.

8.5.5 Regulatory Framework

- A. **Purpose.** The Regulatory Framework translates the IDP into a set of clear and specific zoning requirements for the IOZ that constitute the text and map amendments to the City's Land Use Code and Zoning Map. The zoning requirements are anticipated to include parameters that guide the growth and change of the institution as well as broad strategies to

address potential impacts, with plans and details to be developed under site plan review.

- B. **Applicability.** The Regulatory Framework shall apply only to properties that are within the IOZ boundary and to which the Eligible Institution holds right, title, or interest. For these properties, the Institutional Overlay Zone shall supersede the underlying zoning, and all new institutional development shall be conducted in compliance with the Regulatory Framework and the approved Institutional Development Plan. Properties located within the Institutional Overlay Zone not subject to right, title, or interest of the Eligible Institution shall continue to be governed by the regulations of the underlying zoning designation.
- C. **Uses.** Institutional uses, including hospitals and higher education facilities, shall be permitted, as shall uses that are functionally integrated with, ancillary to, and/or substantively related to supporting the primary institutional use, consistent with the applicable approved IDP.
- D. **Content.** The Regulatory Framework shall reflect the information and analysis of the IDP. The content shall be tailored to address the particular issues associated with the institution and its neighborhoods. The Regulatory Framework should be succinct and use tables and graphics as possible to address the following, if applicable:
 1. Zoning boundary of the IOZ: The area to which the regulations apply, as shown on the zoning map, subject to other provisions of this ordinance (i.e. the map amendment to the City's Zoning Map);
 2. Phasing and schedules: Requirements that relate to particular proposed phases; a chart showing the schedule or thresholds

- for submitting an amended IDP (or elements of an IDP, such as a Transportation Demand Management (TDM) Plan);
3. Uses: Clarification, as necessary, on permitted uses;
 4. Dimensional Requirements: Graphics, sketches, or standards, including details for transition zones within the IOZ boundary;
 5. Transportation: Elements such as Transportation Demand Management Plan (TDM) trip reduction targets or contribution to area-wide TDM measures; broad parameters for ensuring pedestrian, vehicular, bicycle and transit access and safety; parking ratios and management strategies; thresholds for access improvements;
 6. Environment: The approach to the inclusion of open space and preservation of environmentally-sensitive areas;
 7. Mitigation measures: The broad approach to identified mitigation measures, which would be addressed in greater detail in the site plan review process; thresholds for addressing deficiencies; goals for preservation/protection;
 8. Design: Graphics and standards to clarify building placement and envelope (height and massing); guidelines for integration of site features; required treatments for transition zones and treatment for all edges (both within and abutting the IOZ boundary); guidelines for establishing campus identity;
 9. Neighborhood Integration: Thresholds and strategies for neighborhood engagement; mitigation of impacts on neighboring properties, including construction impacts; buffering requirements; objectives for pedestrian linkages and safety; other requirements that address community concerns; and
 10. Monitoring: A schedule for regular monitoring reports on IDP implementation in accordance with the IDP.
- E. Standards of review:** The Regulatory Framework shall:
1. Be consistent with the Comprehensive Plan and the Institutional Development Plan;
 2. Provide a clear zoning framework, using graphics and tables as appropriate, to apply to future site plan reviews;
 3. Provide specific regulatory statements as appropriate that respond to concerns raised during the required public involvement; and
 4. Outline measurable goals and thresholds for improvements or other actions identified in the IDP to be advanced in subsequent site plan applications.
- F. Approval/adoption.** The Planning Board shall review the proposed Regulatory Framework against the standards of review and make a recommendation on the institution's IOZ designation and Regulatory Framework to the City Council for adoption as part of this zoning ordinance.
- G. Amendments.** A Regulatory Framework and IOZ boundary as adopted by the City Council shall remain in force unless and until amended. Amendments to a Regulatory Framework and/or IOZ boundary may be brought forth by the city or Eligible Institution. Proposed amendments to the IOZ boundary or

Regulatory Framework shall be reviewed by the Planning Board and adopted by the City Council subject to the provisions of this ordinance.

8.5.6 Maine Medical Center Institutional Overlay Zone Regulatory Framework

A. Applicability. All development proposed by Maine Medical Center (MMC) within the boundary of the MMC Institutional Overlay Zone (IOZ) shall be consistent with the approved Institutional Development Plan (IDP), consistent with the Comprehensive Plan, and meet applicable standards of the Land Use Code, unless such standards are superseded by the following Regulatory Framework. This Regulatory Framework shall govern future development by MMC within the IOZ unless amended by the Portland City Council upon formal application of MMC. The MMC Institutional Overlay Zone shall have the boundaries depicted in Figure 8-B, below, and shall include the properties listed in Table 8-B.

B. Updates and amendments

1. It is intended that the IDP will be updated on a regular basis to ensure that the data is current and that the document remains accurate. Accordingly, monitoring reports will be filed every three years and shall include a summary of progress on IDP implementation and of acquisitions and divestment since the date of IDP approval. At the time of the submission of the monitoring report, MMC shall identify any updates to the IDP which may result from updated master planning, changes in baseline information, or changes in the adjacent neighborhoods which affect MMC, to allow the IDP to remain current.

Updates and minor amendments not described below shall be reviewed administratively by the Planning Authority. Minor amendments that impact phasing of the long-term development blocks or change the approach to parking, transportation, neighborhood engagement or design shall be reviewed by the Planning Board for consistency with the objectives of the IDP. In addition to consistency with the objectives of the IDP, review of phasing and development program amendments shall focus on integration with the campus and impacts on transportation or infrastructure. This review may occur simultaneously with the site plan review of an anticipated project.

2. Major amendments shall be reviewed by the Planning Board and are required under the following circumstances:
 - a. A change to the Regulatory Framework is required;
 - b. The IDP is no longer representative of the institutional mission or approach to community as a result of redevelopment in the area or City upgrades to neighborhood planning (such as roadway changes, infrastructure upgrades, community design, lighting); or
 - c. Development proposed by MMC is inconsistent with the master facility plan, transportation plan intent, design plan intent, or environment and infrastructure plan intent identified in the IDP.
3. Annual monitoring reports will be submitted for MMC's Transportation

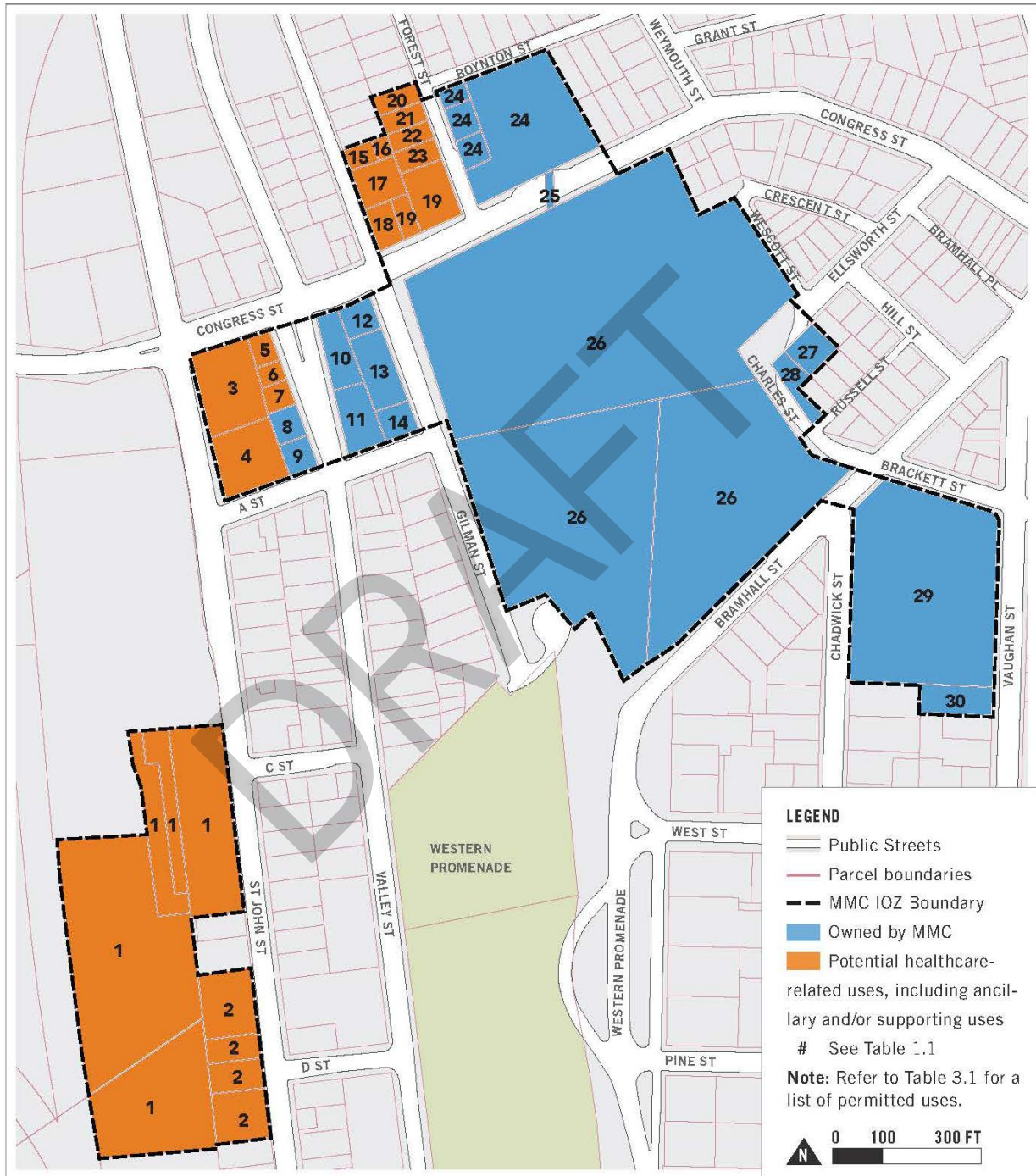


FIGURE 8-B: MMC IOZ BOUNDARY

TABLE 8-B: LIST OF PROPERTIES INCLUDED IN THE MMC IOZ

Map#	Legal Description	Address	Acreage	Ownership
1	64-A-2-8-9-11 74-A-7 / 75-A-6	222 St John St	4.6516	Owned by others
2	68-D-1-3-13-14-16	180 St John St	0.9494	Owned by others
3	65-G-1	950 Congress St	0.4628	Owned by others
4	64-B-1	275 St John St	0.4163	Owned by others
5	65-G-2	942 Congress St	0.0659	Owned by others
6	65-G-3	940 Congress St	0.0482	Owned by others
7	65-G-4	274 Valley St	0.0667	Owned by others
8	65-G-5	268-270 Valley St	0.0978	MMC
9	64-B-2	262-266 Valley St	0.0895	MMC
10	65-H-1	932 Congress St	0.1864	MMC
11	65-H-9	261 Valley St	0.2185	MMC
12	65-H-2	930 Congress St	0.1040	MMC
13	65-H-5	52 Gilman St	0.2384	MMC
14	65-H-8	44 Gilman St	0.1128	MMC
15	65-E-22	85 Gilman St	0.0565	Owned by others
16	65-E-32	85 Gilman St	0.0282	Owned by others
17	65-E-24	81 Gilman St	0.1653	Owned by others
18	65-E-28	919 Congress St	0.1059	Owned by others
19	65-E-29-30	909 Congress St	0.3233	Owned by others
20	65-E-19	22 Forest St	0.0826	Owned by others
21	65-E-21	18 Forest St	0.0831	Owned by others
22	65-E-23	14 Forest St	0.0826	Owned by others
23	65-E-25	12 Forest St	0.0883	Owned by others
24	53-I-1-2-3-12	887 Congress St	1.3400	MMC
25	53-X-1	Congress St Pedestrian Walkway	---	MMC
26	53-D-7 54-H-1 64-C-1	22 Bramhall St	12.563	MMC
27	54-C-6	34 Ellsworth St	0.1341	MMC
28	54-C-10	40 Ellsworth St	0.1155	MMC
29	54-I-1	308 Brackett St	2.5200	MMC
30	63-B-8	214 Vaughan St	0.1983	MMC

Notes:

Properties owned by MMC are listed under MMC or MMC Realty Corp.

MMC will not extend its functionally-related Bramhall campus hospital operations beyond the boundary of the IOZ within the City of Portland without further amendment to the IDP. This includes any expansion of functionally-related operations that displace residential uses outside of the IOZ boundary. A functional relationship is defined as uses or activities that are traditionally or customarily linked to the day-to-day operations of the MMC Bramhall Campus that would relocate a significant proportion of the total employee population or activities.



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4. Demand Management (TDM) Plan. TDM monitoring reports shall include a summary of progress toward targets established in the TDM Plan.
- C. Uses.** In addition to the uses permitted in the underlying zone, the uses in Table 8-C are permitted as a matter of right. In recognition that MMC is part of a mixed-use area of the City, with important existing services and businesses that serve the local and wider community, healthcare facility development fronting onto Congress Street and St. John Street shall activate the public realm, to the extent able, with uses such as service and retail/restaurant, landscaping, active building entrances, pocket parks, etc., on the ground or other publicly accessible level, consistent with the design intent contained in the approved IDP. In areas identified in the IDP as “Priority zone for commercially oriented/retail uses,” usable ground floor retail, restaurant, or comparable community-oriented use that provides services to local residents and employees both during the day and evening hours is required. In areas labeled “Street activation through location of windows, entrances, etc.,” usable ground floor retail, restaurant, or community-oriented use is encouraged to the extent practicable. Such uses, where constructed or facilitated as part of a healthcare related development, are expressly permitted whether ancillary or supporting the healthcare facility or not, and shall be open and welcoming to the general public in addition to employees or visitors of MMC.
- D. Dimensional requirements.** The MMC Institutional Overlay Zone shall have the

TABLE 8-C: PERMITTED USES

Healthcare facilities, including but not limited to the following ancillary and/or supporting uses:

- Hospital
- Medical Office/Clinic
- Laboratory Center / Services
- Research and Development (R&D) Laboratory or Facility
- Educational Facility / Conference Center
- Administrative / Business Office
- Accessory Service or Trade Uses
- Guest House
- Multi-family Housing for Healthcare Staff and Students
- Rehab / Skilled Nursing Facility
- Retail
- Restaurant/Cafe
- Employee Service Amenities
- Day Care Center
- Fitness Center or Gymnasium
- Parking Lot or Garage
- Bicycle Storage
- Heliport
- Antenna Station
- Outdoor use areas, such as green areas, parks, gardens, art installations, and other active and passive non-commercial recreation spaces

dimensional requirements listed in Table 8-D and depicted in Figures 8-C and 8-D.

- E. Design.** New buildings within the IOZ shall adhere to the Design Guidelines set forth in Chapter 5: Design of the IDP and the site plan standards of the City of Portland.
- F. Signs**
1. At the time of first site plan review following IDP approval, a unified campus-wide Signage Plan shall be submitted for review and approval by the Planning

Authority. Any update to such plan due to a change in name or logo shall not require amendment to the IDP.

2. Signs shall be designed in accordance with the campus-wide Signage Plan. All signs shall be designed in proportion and character with building facades and adjacent street typology. All signs shall be coordinated with the building and landscaping design and be constructed of appropriate permanent, high quality materials and finishes.

G. Transportation

1. Transportation Demand Management (TDM):
 - a. At the time of the first site plan review following IDP approval, MMC shall submit a campus- wide TDM Plan substantially in accordance with those TDM objectives and strategies identified in the approved Institutional Development Plan. The TDM Plan may be phased into short-,mid-, and long-term actions to allow for progressive implementation over time.
 - b. The TDM Plan shall be designed to provide transportation choice with the goal of reducing parking demand and single-occupancy vehicle trips to and from MMC by employees and visitors.
 - c. The TDM Plan shall establish parking and trip reduction targets associated with the short-term (0-2 years), mid-

term (2-5 years), and the long-term (5+ years), as well as a data collection plan.

2. Parking:
 - a. Parking requirements in the IOZ shall be established at the time of site plan review based on a parking study that includes a campus-wide analysis of demand and supply. The parking demand study shall determine parking requirements and shall be sufficient to alleviate parking pressure on surrounding neighborhoods.
 - b. Parking studies developed by MMC shall integrate parking and trip reduction achievements and data contained in the TDM Plan.

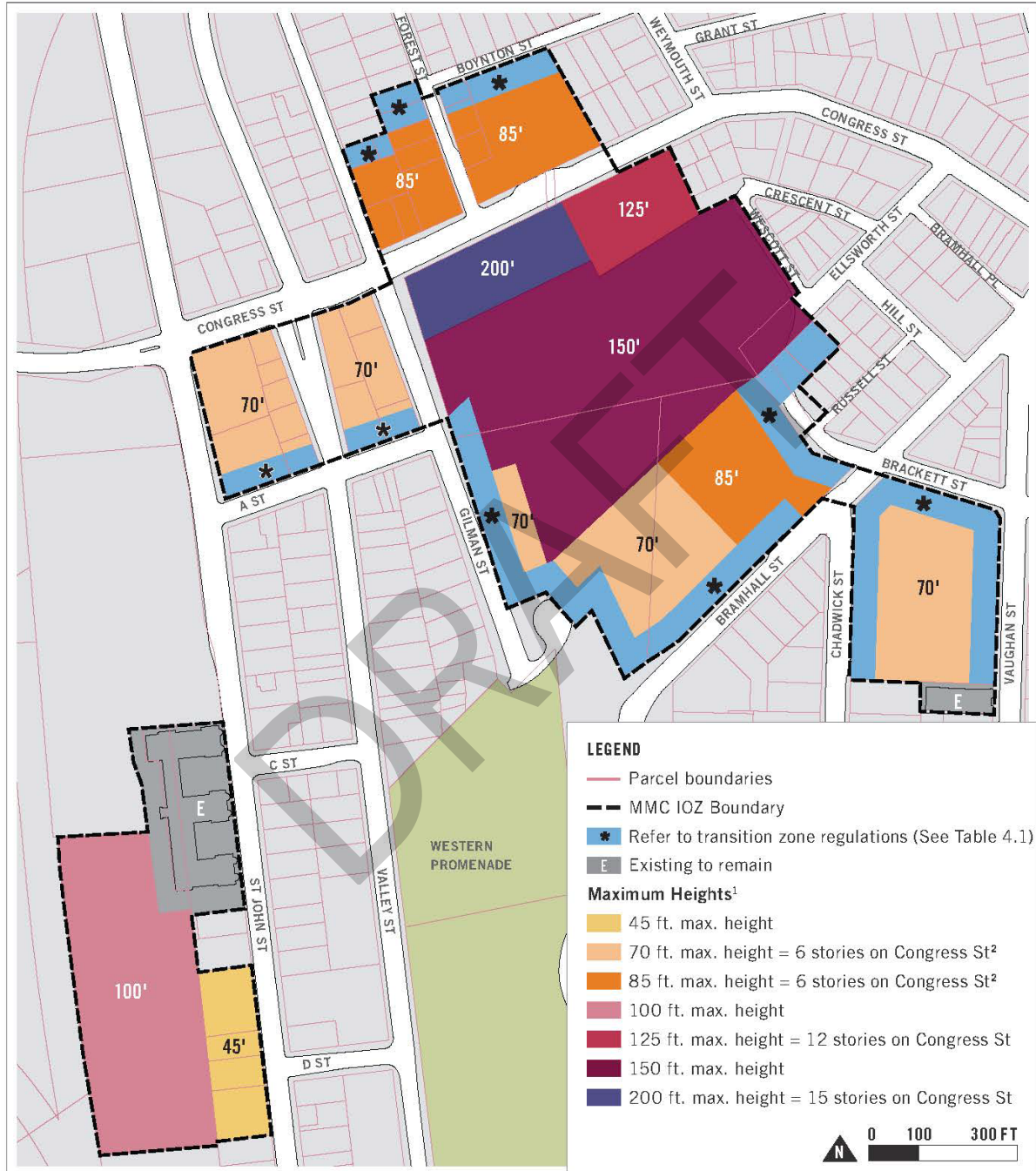
H. Environment. Development proposed by MMC shall be designed to integrate with the surrounding context, including open space and pedestrian networks and infrastructure.

I. Mitigation measures. MMC shall mitigate site plan impacts to off-premise infrastructure in a manner proportionate to those impacts. Mitigation may include financial or in-kind contributions to existing or planned City projects focused on mitigating the impacts of MMC development. Mitigation contribution shall be determined based on the City's standard procedure in effect at the time of site plan review.

TABLE 8-D: DIMENSIONAL REQUIREMENTS

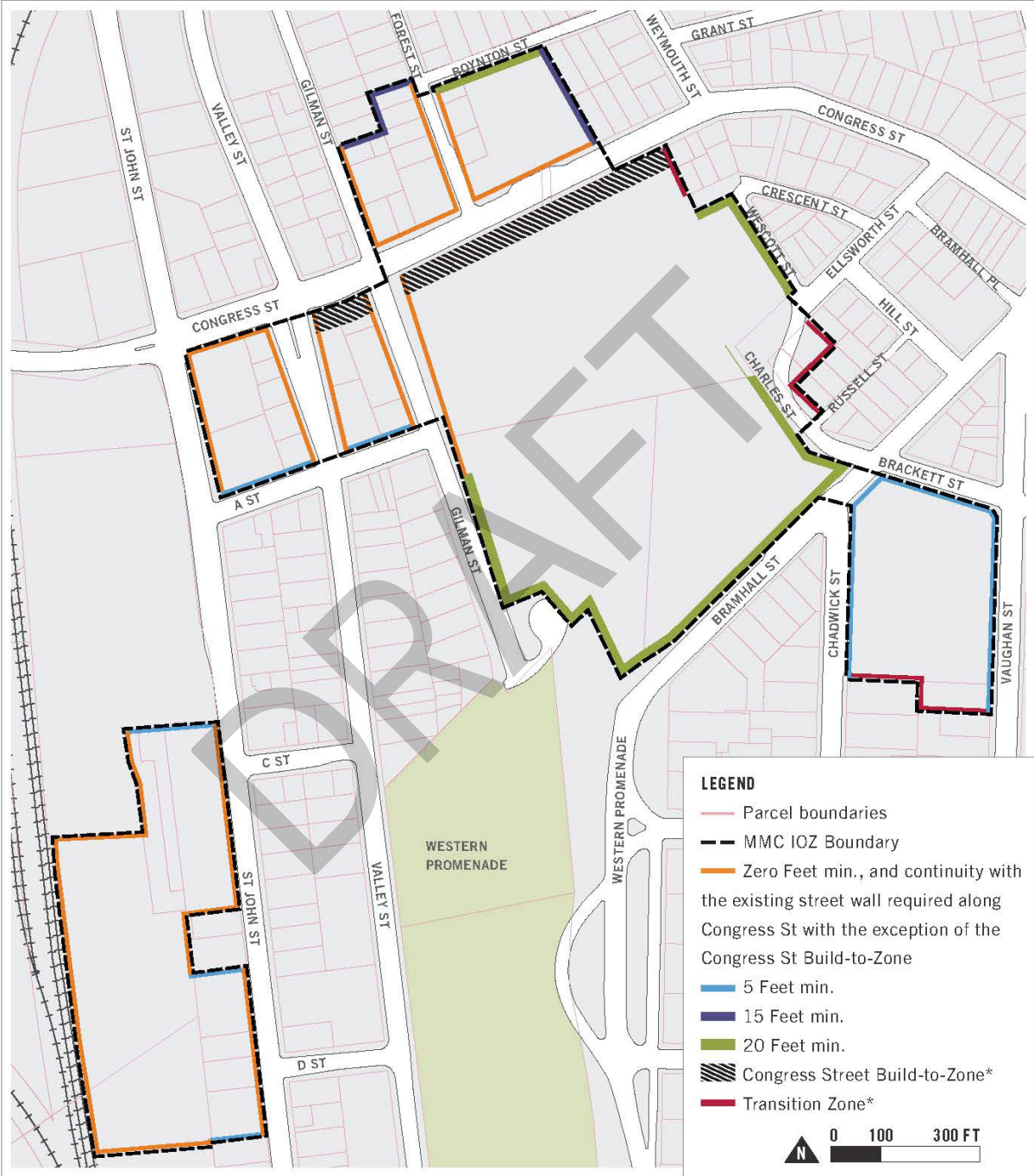
Max. Building Heights	Max. building heights for new buildings within the IOZ shall be governed by the Maximum Building Heights Map, or by the Transition Zones clause of this table (see below) for those buildings located in Transition Zones. Refer to IDP “Chapter 5. Design” for methodology on determining heights.
Minimum Building Heights	Three stories, except in transition zones, where the minimum building height shall be two stories. Minimum building heights shall not apply to building awnings, associated kiosks, pavilions or similar building components.
Maximum Building Length	Length of proposed parking garage at 222 St John St shall not exceed 500 feet as measured roughly parallel to St John St.
Minimum Building Setbacks	Minimum building setbacks shall be governed by the Minimum Setbacks Map. Additional requirements are listed in the Transition Zones and Congress Street Build-to-Zone sections of this table.
Congress Street Build-to-Zone¹	A Build-to-Zone is identified for some properties that abut Congress Street. See Minimum Setbacks Map for the location of Build-to-Zone. i. The Congress Street Build-to-Zone extends between 0 to 40 feet from the right-of-way boundary. ii. Buildings located in these parcels must have a minimum of 70% of the façade facing Congress Street located within the Build-to-Zone.
Transition Zones	Transition zones are identified inside the IOZ boundary in areas where the IOZ abuts or is located across a public right-of-way from a residential zone or a historic-designated district. See Maximum Building Heights Map for location of transition zones. iii. Transition zones shall extend 50 feet into the parcel from the parcel boundary. iv. Transition zones that abut a Residential zone with or without an intervening public right-of-way shall have a maximum height limit that matches the maximum height permitted within that Residential zone. v. In areas where the IOZ abuts a Residential zone without an intervening public right of way, minimum side and rear yard requirements of the abutting Residential zone apply within the IOZ boundary, unless noted otherwise in Minimum Setbacks Map.

¹A “build-to zone” is the area on the lot where all or a portion of the street-facing building facade must be located, measured as a minimum and max. yard (setback) range from the public right-of-way boundary.



- Notes:**
1. Minimum building heights also apply. Refer to Table 8-D.
 2. For buildings with residential use above the ground floor, the following height maximums apply:
70 ft. maximum height = 7 stories, and 85 ft. maximum height = 8 stories.

FIGURE 8-C: MAXIMUM BUILDING HEIGHTS



* Refer to Table 8-D Dimensional Requirements.

FIGURE 8-D: MINIMUM SETBACKS

J. Neighborhood Integration and engagement.

1. For the purpose of keeping surrounding residential areas apprised of its future development plans, and to address any neighborhood issues related to the operations of the MMC Bramhall campus, MMC shall adhere to the ongoing community engagement principles identified in the approved Institutional Development Plan.
2. MMC shall conduct ongoing community engagement, including the formation of a Neighborhood Advisory Committee comprised of representatives of MMC, the Parkside neighborhood, the West End neighborhood, the Western Promenade Neighborhood Association, the St. John Valley neighborhood, the Libbytown neighborhood, and the City.

K. Construction management

1. At the time of site plan review, MMC shall submit a Construction Management Plan substantially in accordance with those construction management principles identified in the approved Institutional Development Plan for review and approval by the Planning Authority.
2. The Construction Management Plan shall include a construction schedule, as well as strategies for managing neighborhood communication and noise, air quality, traffic, and parking impacts associated with the construction as set forth on the Construction Management Template developed by the City and attached and incorporated to the IDP as Appendix A.

L. Other requirements.

1. Helipad. MMC shall be governed by the provisions of the Helistop Overlay Zone with the following exceptions:
 - a. Setback requirements of Subsection 8.4.2.A.2; and
 - b. Fencing requirements of Subsection 8.4.2.A.3.
2. Snow Ban Parking. When the City of Portland declares a Snow Parking Ban, MMC shall make parking available to neighbors in a designated parking area on or near its campus upon the following condition:
 - a. Hours: Due to the patterns of patient flow in the hospital, the hours of snow ban parking for registered vehicles during an announced City of Portland Snow Parking Bans are 6:00 p.m. until 6:00 p.m. Vehicles that are not moved out of these parking areas by the applicable time each morning are subject to towing at the owner's expense.
3. Healthy Communities. Recognizing that a stable residential and commercial environment is key to the health of any neighborhood, MMC commits to supporting its existing and future neighbors in the St. John Valley, Parkside, West End, Western Prom and Libbytown neighborhoods. Accordingly, MMC shall implement and participate in the healthy communities programs as described below.



OVERLAY ZONES

- a. Caring Community Grants- MMC shall develop an annual grant program with available funds of up to \$30,000. Goals, priorities, eligibility requirements, program guidelines and allocation approach will be developed by the MMC Neighborhood Council, as described in Chapter 6 of the IDP approved on September 26, 2017. Neighborhood associations or other entities located or operating in the St. John Valley, Parkside, West End, Western Promenade and Libbytown neighborhoods may apply for grant funding relating to the following initiatives:
 - i. Neighborhood investment and Infrastructure: Focused on creating strong, safe, accessible and vibrant neighborhoods;
 - ii. Quality of life: Focused on improving access to recreation, arts or cultural experiences in the neighborhoods;
 - iii. Diversity and inclusion: Focused on fostering the building of relationships and understanding among diverse groups, including capacity building and outreach activities;
 - iv. Public Safety: Focused on supporting public safety programs through training programs, equipment or other means in the neighborhoods; and
 - v. Environmental sustainability: Focused on preventing waste, increasing recycling or supporting other programs that work to improve the environment.
- b. Healthy Neighborhoods Program. MMC shall initiate and adopt a memorandum of understanding (MOU) by and between the MMC, the City of Portland, an identified Community Housing Development Organization and any other community partners that may be identified later establishing a Healthy Neighborhoods program. Such a program shall be designed to fund and execute housing and community improvement and development programs in St. John Valley and the other neighborhoods surrounding MMC's Bramhall Campus.

8.6 ISLAND TRANSFER STATION OVERLAY

8.6.1 Purpose

The purpose of the Island Transfer Station Overlay Zone is to establish a location for a transfer station for municipal solid waste and municipal public works activities. This zone shall be established through a conditional rezoning process in order to ensure the imposition of appropriate conditions for the protection of neighboring properties.

8.6.2 Permitted uses

- A. Municipal solid waste facilities, including compactors and storage bins, provided that the compactor shall be located within a fully enclosed structure.
- B. Recycling facilities, provided that all recycling areas shall be buffered and screened from neighboring properties.

- C. Municipal garages, material storage, and parking for vehicles.
- D. Maintenance of municipal vehicles and equipment.
- E. Minor wind energy systems co-located with public industrial or utility facilities, subject to the standards of Section 6.4.

8.6.3 Conditions

Requirements for setbacks and any operational limitations shall be established as part of the conditional rezoning process.

8.7 MUNJOY HILL NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

The residential neighborhoods on Munjoy Hill are experiencing specific development pressures related to its location and the nature of the existing building stock, further documented in work by the City's Planning & Urban Development Department in the winter of 2018. In order to address the negative impacts of these pressures and create a positive framework for investment in the area, there shall be a Munjoy Hill Neighborhood Conservation Overlay District (the "District").

8.7.1 Area of effect

This District will apply in the highlighted area depicted on the map (Figure 8-E) and includes all properties in the R-6 zoning district in an area east of Washington Avenue and Mountfort Street, north of Fore Street, and west of the Eastern Promenade.

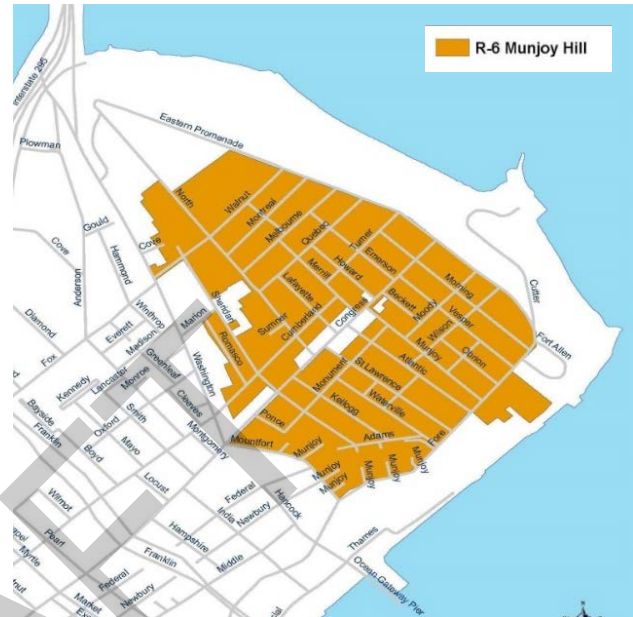


FIGURE 8-E: MUNJOY HILL NEIGHBORHOOD CONSERVATION DISTRICT BOUNDARIES

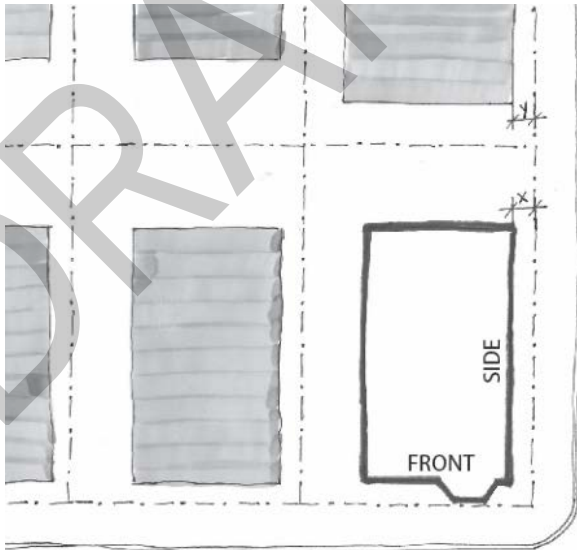
8.7.2 Effect of the district

In addition to the standards contained in this Land Use Code that are applicable to properties in the R-6 zone, all properties within this District shall meet the standards of Section 8.7. Where this section imposes a standard that differs from the standards contained in Articles 6, 7, 14, and 15 of this Land Use Code, the *City of Portland Design Manual* or *City of Portland Technical Manual*, the standards in this section shall control.

8.7.3 Dimensional standards

Within the District, the dimensional requirements in Table 8-E supersede those dimensional standards outlined elsewhere in this Land Use Code.

TABLE 8-E: MUNJOY HILL NEIGHBORHOOD CONSERVATION DISTRICT DIMENSIONAL REQUIREMENTS

height (max.)¹	35 ft. 45 ft. for buildings with 3 or more units on lots over 2,000 SF that include at least one workforce housing unit²
Rear	Buildings up to 35 ft. in height: 10 ft. Buildings over 35 ft. in height: 15 ft. As measured from rear decks, porches, or similar unenclosed space: 7.5 ft. As measured from accessory structures with a ground coverage of 250 SF or less: 5 ft.
Side	Buildings up to 35 ft. in height: As per underlying zone Buildings over 35 ft. in height: 10 ft. for all side yards, except that a side yard no less than 5 ft. is permitted when used to continue a documented built pattern of the surrounding streetscape, in which case a proportional increase in another side yard must be provided.
Setbacks (min.)	5 ft. or the minimum depth of the immediately abutting street-facing yard, whichever is less. None when demonstrated that reduced setbacks are necessary to facilitate the provision of underground parking.
Side yard on side street	 Min. setback $x = 5'$ or $x = y$ whichever is less
Stepbacks (min.)	None

¹ Rooftop appurtenances other than chimneys shall not exceed permitted heights, except that HVAC equipment is permitted for up to 5' above these maximum heights if (a) out of view from public rights-of-way, screened adequately, and integrated with the building design and (b) set back at least 5' from the building edge. In addition, height limits and placement of alternative energy equipment is permitted as specified in Articles 6 and 7.

² Unit can be for sale or rent, as defined in Article 3. Workforce units shall be no smaller than 50% of the average size of the other units in the development, must meet the definition for such units and only be sold or rented to a household at or below the applicable income levels. These requirements shall be deed restricted for affordability for the longest term possible under state and federal law.

8.7.4 Design review

A. **Design standards.** In addition, the following design standards shall apply in the Munjoy Hill Neighborhood Conservation District and shall supersede any conflicting design standards:

1. All buildings shall use simple, traditional roof forms as illustrated in Figure 8-F, except that flat roofs are permitted in buildings of three or more units. This requirement may also be modified through Subsection 8.7.4.B below. Dormers and cross gables are allowed but where readily visible from the public right-of-way shall be clearly subsidiary to the primary roof form (see Figure 8-G);

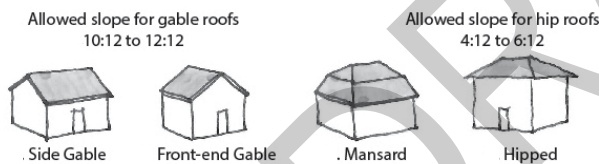


FIGURE 8-F: ROOF FORMS

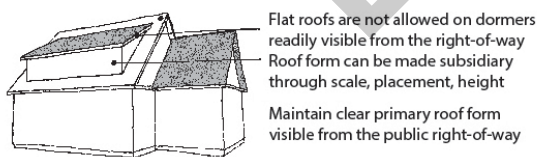


FIGURE 8-G: DORMERS AND SUBSIDIARY ROOFS

2. The first floor shall contain active living space, such as a living room or bedroom, with windows for at least 50% of the width of the front façade in total (see Figure 8-H). Active living space does not include space intended primarily for circulation or storage;

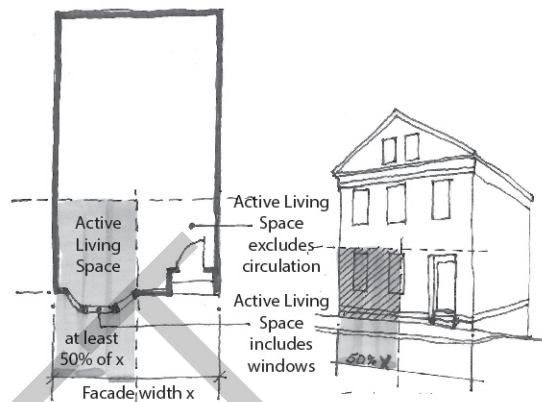


FIGURE 8-H: FRONT FACADE - ACTIVE LIVING SPACE

3. Use of tandem spaces to meet desired parking levels, consistent with the built pattern of the neighborhood, is strongly preferred. Parking shall be located on the side or in the rear of a building, and not within the front 10 feet of depth of the building. The only exception shall be for lots smaller than 2,000 SF, which shall be permitted one garage door on the front façade no wider than 30% of the building width, but no less than nine feet. In that case, the garage door shall:
 - a. Be of high quality design, consistent with the character and pattern of the

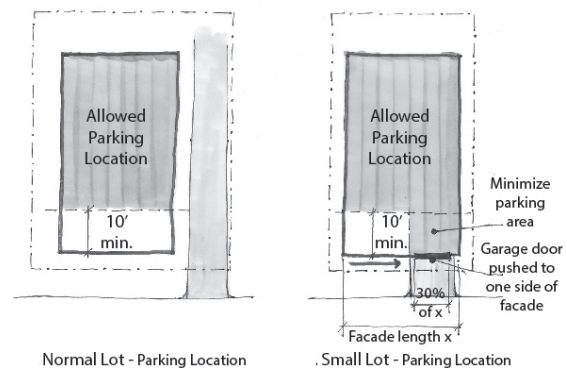


FIGURE 8-I: PARKING LOCATIONS

rest of the façade, including windows as appropriate; and

- b. Be located on one side of the façade (see Figure 8-1).

B. Alternative Design Review. Within the District, developments are only eligible for the R-6 “Alternative Design Review” as outlined by the following process, which shall supersede the process in the *City of Portland Design Manual* in cases of conflict:

1. Any use of Alternative Design Review must be approved by a majority of the Historic Preservation Board after a required public hearing;
2. Alternative Design Review does not permit waivers of the additional design requirements in Subsection 8.7.4.A above except as explicitly stated; and
3. Alternative Design Review is a privilege and is granted at the discretion of the Historic Preservation Board. The applicant has the burden of demonstrating that their proposal meets the criteria for Alternative Design Review Design Certificate.

8.7.5 Demolition Review

A. Purpose. The purpose of this subsection is to preserve and protect buildings within the District that contribute significantly to one’s understanding and appreciation of the architectural, cultural, and/or social history and development pattern of Munjoy Hill and which are outside any designated historic district (“Preferably Preserved Buildings”), encouraging owners of such Preferably Preserved Buildings to explore alternatives to demolition. To achieve this purpose, the issuance of demolition permits for Preferably Preserved

Buildings is regulated and may be delayed as provided below.

B. Definitions. For the purposes of this subsection, the following words and phrases shall have the meanings set forth below:

1. **Demolition:** Removal of more than 10% of the front façade of any building, removal of the primary roof line, or removal of 50% or more of the building surface, determined cumulatively over a three-year period. In kind replacement or similar replacement (such as new windows or siding that may differ from the original) is not considered demolition.
2. **Preferably Preserved Building:** Any building which is determined to be in the public interest to be preserved or rehabilitated rather than demolished based on findings that the building meets the following criteria:
 - a. It was constructed prior to 1930;
 - b. It is representative of a building type and/or architectural style that contributes to the identifiable historic visual character of Munjoy Hill; and
 - c. It retains sufficient integrity of design, materials, condition and craftsmanship that adaptive reuse is a viable option.
3. **Voluntarily Demolished:** Any act(s) done by design or intention, which is proposed, intended, or not accidental, that result in demolition. Results of weather events or natural hazards are not considered voluntary demolition. For the purposes of this subsection, the destruction of a preferably preserved building for failure to

properly secure it or by neglect shall be considered voluntary demolition.

C. Exclusions. This subsection shall not apply to:

1. Any building either individually designated as a local landmark or located within the boundaries of any designated historic district;
2. Accessory structures with a ground coverage of 250 SF or less;
3. Buildings that the Building Authority has determined are dangerous to life or property due to fire, accidental catastrophic damage, or a natural disaster; and
4. Buildings that have received a previous determination that they are not Preferably Preserved.

D. Procedure. When the Building Authority receives a demolition permit application for a building within the District, the Building Authority shall, within three business days, notify the Planning Authority in writing that a demolition permit application has been received.

1. Initial Determination: The Planning Authority shall make an initial written determination as to whether the building that is the subject of the demolition permit application is a Preferably Preserved Building within thirty days of receiving a copy of the application. In making this determination, the Planning Authority may request additional information from the applicant, including photos of the existing building and the surrounding context or other data that may be relevant to making an initial determination. If the Planning Authority determines that the building is

not Preferably Preserved, this determination shall be transmitted to the Building Authority and the applicant of record. The applicant will not be required to take any further steps and the permit may be reviewed by the Building Authority under the standards in Chapter 6 of the City of Portland Code of Ordinances.

2. If the Planning Authority makes an initial determination that the building is Preferably Preserved, it shall notify the Building Authority and the applicant.
3. If the Planning Authority fails to act in accordance with this subsection or within the prescribed time periods, the Building Authority may grant the demolition permit, provided that the applicant has met all other required by Chapter 6 for a permit, and shall notify the Planning Authority that the permit has been granted.
4. Right to Appeal Planning Authority Determination: After the Planning Authority's initial determination that a demolition permit application involves a Preferably Preserved Building, the applicant for a demolition permit may appeal the determination to the Historic Preservation Board with any background information regarding the structure and its context that may be deemed relevant to or appropriate for that review. Such material shall include plans for any replacement use of the parcel that may assist in making a determination. Such appeal must be made within thirty days of the initial determination.
5. Public Hearing: The Historic Preservation Board shall conduct a hearing on the

- appeal and the initial determination within forty-five days of the Planning Authority's initial determination. The Board shall give the public notice of the hearing at least fourteen days prior to the hearing. The Board shall also mail a notice of the public hearing to the applicant, the building owner and all property owners within 100 feet of the subject property at least ten days prior to the hearing.
6. Final Determination of Preferably Preserved Building: Within 21 days following the date of the public hearing, the Historic Preservation Board shall file a final determination with the Building Authority. If the Board determines that the demolition of the building would be detrimental to the architectural, cultural, or social heritage of Munjoy Hill, it must uphold the initial determination of the Planning Authority of a Preferably Preserved Building. In a case where the initial determination of the Planning Authority is not appealed, that determination shall be considered a final determination upon lapse of the appeal period in Subsection 8.7.5.D.4., above, in which case the Planning Authority shall forward a final determination to the Building Authority.
- E. Upon the final determination of Preferably Preserved status, the Building Authority shall not issue a demolition permit for a period of up to 12 months except as specified in (2) below. During this period, the applicant and the owner should actively pursue alternatives to demolition of the Preferably Preserved Building. Should the Historic Preservation Board determine that the building is of sufficient historic and/or architectural significance that it should be designated a landmark or otherwise gain historic designation, that process will proceed as it would for any other building.
1. Upon a determination of Preferably Preserved status, the owner shall be responsible for properly securing the building.
 2. Notwithstanding the preceding, the Building Authority may issue a demolition permit for all or any portion of subject building at any time upon authorization from the Planning Authority in the event the Historic Preservation Board approves a development for the site as consistent with the Historic Resource Design Standards as applied to a new building prior to the conclusion of the 12-month delay period. Examples of such proposals may include but are not limited to:
 - a. Demolition of a portion of the building while maintaining the principal structure and/or most architecturally significant portion of the building;
 - b. Demolition of the Preferably Preserved Building but with a replacement proposal that is acceptably contextual in the surrounding neighborhood. In this case, the Board may condition demolition on construction of a project substantively consistent with the approved replacement proposal, and any substantive variation from that plan would be treated as a violation under (G) below; or

- c. Notwithstanding the initial determination, demonstration by the applicant, substantiated by the written opinion of a licensed engineer with experience in renovation, restoration or rehabilitation and confirmed by the Building Authority, that the structural condition of the building is so severe as to make it infeasible to rehabilitate.

F. Emergency demolition. Nothing in this article shall interfere with the ability of the Building Authority to permit demolition of buildings determined dangerous to life or property due to a condition that pre-dates the effective date of this section or is the result of fire, accidental catastrophic damage, or a natural disaster.

G. Enforcement.

1. The Planning Authority and Building Authority are each specifically authorized to institute any and all actions and proceedings, in law or in equity, as they deem necessary and appropriate to obtain compliance with the requirements of this section, or to prevent a threatened violation thereof.
2. No building permit shall issue for a new building on any premises where a significant building is voluntarily demolished in violation of this ordinance for a period of two years after the date of demolition.

H. Reporting. A demolition review shall be reported to the City Council annually as a communication.

8.8 PEDESTRIAN ACTIVITIES DISTRICT (PAD) OVERLAY

The following restrictions shall apply in the Pedestrian Activities District (PAD) Overlay Zone, which shall include street frontages as delineated on the PAD Overlay Zone map.

8.8.1 Permitted uses

At least 75% of the street level frontage of a building on a street located within the PAD Overlay Zone must be occupied, and, at minimum, the floor area to be occupied shall be 75% of the street level frontage multiplied by a 20 foot depth, by:

- A. Retail as permitted in the B-3 zone;
- B. General services;
- C. Hotels;
- D. Restaurants as permitted in the B-3 zone;
- E. Bars;
- F. Theaters and performance halls, provided that only ticket and refreshment sales, lobbies, lounges and entrances shall be located within this area;
- ~~A-G.~~ Cultural facilities;
- ~~B-H.~~ Governmental uses;
- ~~C-I.~~ Studios for artists and craftspeople including, but not limited to, carpenters, cabinetmakers and silk screeners;
- ~~D-J.~~ Other uses where the applicant can demonstrate to the Building Authority that the proposed use will not differ substantially from a required ground floor retail use in its effect on the continuity of pedestrian-oriented use and that the proposal establishes a ground floor use that generates pedestrian interest and activity.

For those buildings which have frontage on more than one street located within the PAD overlay

zone, the street level area of each such frontage shall meet the above requirements.

8.8.2 Conditional uses

Any use permitted in the B-3 and B-3b zone may be authorized as a conditional use subject to the floor area requirements of Subsection 8.8.1, provided that the Planning Authority shall be substituted for the Board of Appeals as the reviewing authority. Such uses shall meet the following conditions and standards:

- A. The applicant can prove by competent evidence (including but not limited to reliable documentation of advertising, real estate brokerage efforts, and other sales mechanisms) that the space has been actively marketed, and, in the case of new construction, available for permitted uses in the PAD Overlay Zone for a period of six months and that it has been unable to market the space for a permitted use in accordance with Subsection 8.8.1; and
- B. The approval of any conditional use under this subsection shall be for the specific tenant proposed for the conditional use approval and shall not run with the space to subsequent tenants. A conditional use approval shall expire at the end of each tenant's use, and a new approval shall be required for new tenants. However, where a conditional use has been approved under this subsection and the term of the effected tenancy is five years or less, the tenant may sublet the area for the approved conditional use which approval may run with said lease but may not be extended without review by the Planning Authority; and
- C. The Planning Authority may impose reasonable conditions concerning the design, appearance, use and extent of use of the space along the

street frontage to ensure maximum pedestrian compatibility and interest; and

- D. Notwithstanding the above, the Planning Authority may authorize a reduction in the percentage of required ground floor pedestrian-oriented uses where the physical limitations of an existing building so require. Any such reduction shall be the least necessary to provide relief and shall include mitigating design factors.
- E. The Planning Board shall adopt rules and regulations governing the Planning Authority's review of an applicant's marketing efforts under this subsection.

8.8.3 Prohibited uses

In no event shall any required retail frontage area be used for any of the following:

- A. Storage;
- B. Service entrances, including loading docks, dumpsters and compactors, except as provided in Subsection 8.8.4; or
- C. Food preparation areas, unless such preparation areas are visually oriented toward pedestrians on streets located within a PAD Overlay Zone.

8.8.4 Exceptions

For those buildings which have 40 feet or less of frontage on a street within the PAD Overlay Zone, the ground floor area requirements for permitted uses under Subsection 8.8.1 shall be reduced to 50% of the frontage where required to accommodate a service entrance. For buildings which have frontage on more than one street located within a PAD Overlay Zone, only one such frontage shall be permitted to reduce the required retail area to 50% of the frontage.

8.9 STREAM PROTECTION OVERLAY

8.9.1 Purpose

The purpose of the S-P Stream Protection Overlay Zone is to preserve and protect significant streams outside of the Shoreland Zone by providing a buffer from land development activities in order to conserve stream channel capacity and to minimize siltation and stream bank erosion.

8.9.2 Applicability

The S-P Stream Protection Overlay Zone includes all land areas within 75 feet, horizontal distance, of the normal high-water line of a stream as shown on the City of Portland Zoning Map. These standards apply only to areas within the S-P Stream Protection Overlay Zone. Streams within the Shoreland Zone are subject to the provisions of Article 12.

8.9.3 Development Standards

A. Minimum building setback from normal high-water line of stream: 75 feet. Notwithstanding this requirement, when a lot is a lot of record under 4.3.1 or cannot otherwise meet the setback requirement of this subsection due to physical limitations of the site, the Planning Board may approve a reduction of the setback requirement for a principal structure to the least amount necessary to achieve a building dimension of 28 feet, provided that the setback is not reduced to less than 40 feet. Structures in existence on June 15, 1992 may be expanded once during the lifetime of the structure up to 25 feet toward a stream or tributary stream, provided that the setback is not reduced to less than forty 40 feet and the floor area or volume is not increased by more than 30%.

B. Filling of material. Filling of material within a stream protection zone shall require site plan review under the provisions of Article 12.

C. Minimum parking setback from normal high-water line of stream: 75 feet. Notwithstanding this requirement, the Planning Board may reduce the parking setback where the required setback cannot be met to the least extent necessary, provided that such setback shall not be less than the setback of the principal structure from the stream.

8.10 UNIVERSITY OF SOUTHERN MAINE OVERLAY

8.10.1 Purpose

The intention of the University of Southern Maine Overlay Zone is to establish an overlay zone in which an existing university campus can be continued and reasonably expanded within defined boundaries, in addition to those uses permitted in the underlying zone or zones. The purpose of this section is to recognize the unique qualities of a university campus while at the same time protecting the value and integrity of established neighborhoods.

8.10.2 Location and applicability

The University of Southern Maine Overlay Zone is intended to encompass and define the University of Southern Maine campus west of Forest Avenue. Properties in the University of Southern Maine Overlay Zone shall continue to be governed by the regulations applicable to the underlying zone except as specifically modified by this section.

8.10.3 Permitted uses

A. In addition to the permitted uses allowed in the underlying zones and notwithstanding anything

to the contrary in the use regulations for the underlying zones, post-secondary schools and university uses are permitted in the University of Southern Maine Overlay Zone, including, but not limited to:

1. Classrooms;
2. Laboratory and research facilities;
3. Student unions;
4. Dining halls;
5. Bookstores;
6. Auditoriums;
7. Concert and lecture halls;
8. Gymnasiums;
9. Libraries;
10. Outdoor use areas, such as “quads”, greens, parks, gardens, art installations, and other active and passive noncommercial recreation spaces;
11. Faculty and student housing;
12. Parking lots and garages;
13. Community meeting spaces;
14. Administrative and faculty offices;
15. Transportation facilities;
16. Maintenance facilities;
17. Utility buildings;
18. Student health services;
19. Daycare facilities, nursery schools and kindergartens operated in conjunction with university programs or serving students, faculty or employees of the university and their families, with associated outside play areas; and
20. Other buildings, structures and uses customarily incidental to a university.

- B.** On lots fronting on Chamberlain Avenue and Exeter Street, university uses shall be limited to faculty housing, graduate student housing, faculty offices and administrative offices, and

buildings containing such uses shall be designed and maintained so as to complement the residential character of the street. as required in Subsection 8.10.9

- C.** No change of use permit shall be required for any of the above uses in actual existence as of the date of enactment of the University of Southern Maine Overlay Zone.

8.10.4 Conditional uses

The following uses are permitted as provided in Subsection 6.5.1:

- A.** Minor wind energy systems, subject to the standards of Subsection 6.4.17.

8.10.5 Dimensional requirements

University buildings and structures shall be subject to the dimensional requirements of the underlying zone, except as follows:

- A. Minimum setbacks.** Minimum setbacks shall be the same as in the underlying zone, except as shown on the University Campus Overlay Setback Map, incorporated herein by reference. Side and rear setbacks shall not be required between buildings on contiguous lots owned by the university on the condition that such contiguous lots shall be considered merged and shall not be separately conveyed unless required setbacks in the underlying zones are provided.
- B. Maximum building height.** Maximum building height shall be the same as in the underlying zone, except as shown on the University Campus Overlay Height Map, incorporated herein by reference.
- C. Minimum building height.** All new freestanding buildings in height zone B and height zone C must be built to a height of at

least 35 feet or designed and constructed so that they can be expanded to 35 feet or higher. As used in this paragraph, the term “new freestanding building” means any building which is not an addition to or expansion of a building which existed on the date of enactment of the University of Southern Maine Overlay Zone.

- D. **Maximum impervious surface ratio.** A maximum of 66% of the total land area within the University of Southern Maine Overlay Zone, exclusive of public streets, shall be impervious.
- E. **Maximum coverage by buildings.** 40% of the total land area within the University of Southern Maine Overlay Zone, exclusive of public streets, shall be covered by building footprint.

8.10.6 Parking

The amount of parking required for any university building or building addition shall be determined by the Planning Board during site plan review, based on an analysis of campus-wide parking demand and supply, pursuant to a comprehensive university parking management plan, and treating all contiguous land (including land on opposite sides of the street) owned by the university as one lot. In determining the amount of parking required for any university building, the Planning Board may take into account such factors as:

- A. The availability of off-campus parking and shuttle transportation to and from such off-campus facilities;
- B. The ratio of commuter students to resident students;
- C. The use of centrally located on-campus parking facilities so situated that students, faculty, staff and visitors arriving on campus can reasonably

be expected to park in the central facilities and walk to their various on-campus destinations during the course of a school day;

- D. Shared use of a single parking facility by two or more buildings when the peak parking demand period for such buildings do not overlap;
- E. Development and implementation of a parking management plan which discourages on-street parking. On-street parking shall not be used to satisfy the university’s parking demand; and
- F. Development and implementation of programs designed to reduce the number of automobiles parking on campus, such as ride share programs and incentives for use of bicycles and public transportation.

8.10.7 Loading

The amount of loading area required for any university building shall be determined by the Planning Board during site plan review, based on a campus-wide analysis, treating all contiguous lots owned by the university as one lot. In determining the amount of loading space required for any university building, the Planning Board may take into account such factors as:

- A. The use of centrally located on-campus loading facilities so situated that vehicles making deliveries can load and unload in the central facilities, provided no single location is overburdened with loading facilities;
- B. Shared use of a single loading facility by two or more buildings; and
- C. Impacts of the loading area on adjacent uses outside the University of Southern Maine Overlay Zone.

8.10.8 Signage

Signs shall comply with the requirements of Article 20, except as those regulations are modified or augmented below:

- A. Signs shall be designed in accordance with signage standards promulgated by the university, providing for a unified and ADA-compliant campus-wide system for identification, orientation, and regulatory signage.
- B. Banners are allowed as follows:
 - 1. Generic banners containing the logo and colors of the university, used for decorative purposes.
 - 2. Banners used for advertising university events, which can be displayed for a maximum of four weeks prior to and one week following the event.

8.10.9 Design principles and standards

All development in the University of Southern Maine Overlay Zone is subject to the requirements contained within the *City of Portland Design Manual*.

8.10.10 Campus housing

For any development requiring major site plan review, the university shall submit to the Planning Board a campus housing analysis. The analysis shall include a description of housing demand and supply at the time of the application, a projection of housing demand expected to arise from the proposed development and/or as a result of program changes anticipated to occur concurrently with the proposed development, and a description of how the university intends to meet any increased housing demand through on-campus housing, off-

campus housing developed by the university, and/or off-campus housing developed by others.

8.10.11 Required review for change of use, additions, and renovations

In the case of properties fronting Chamberlain Avenue, Exeter Street, and the northerly side of Bedford Street from Surrender Street to Deering Avenue, minor site plan review shall be required of all changes of use and all building additions and renovations affecting an area equivalent to 25% or more of the existing floor area of a structure, unless major site plan review is otherwise required under Article 14.

8.11 WAYNFLETE SCHOOL OVERLAY

8.11.1 Purpose

The intent of this section is to establish a Waynflete School Overlay Zone which protects the value and integrity of established residential neighborhoods, establishes clearly defined boundaries beyond which residential conversions cannot occur and results in no net loss of dwelling units, while allowing Waynflete School an existing private day school, to continue and reasonably augment its existing uses and programs, thereby maintaining compatible development at medium densities appropriate to the existing neighborhood patterns. As used in this section, the term “Waynflete School” includes any successor institution that operates as a private day school.

8.11.2 Location and applicability

The Waynflete School Overlay Zone, as shown on the zoning map, is intended to encompass and define Waynflete School’s principal campus on the Portland peninsula. Properties in the Waynflete School Overlay Zone shall continue to be governed

by the regulations applicable to the underlying zone except as specifically modified by this section.

8.11.3 Sub-districts

The Waynflete School Overlay Zone consists of two sub-districts. Except where otherwise specified in this Section 8.11, all provisions of this Waynflete School Overlay Zone apply in both sub-districts. The sub-districts, as shown on the Waynflete School Overlay Zone sub-district map, incorporated herein by reference, are as follows:

- A. The Campus Core sub-district defines the interior core of the campus and is intended to allow compact development of school uses, with specific space and bulk regulations designed to accommodate school uses.
- B. The Campus Edge sub-district is intended to preserve residential character along the streets bordering the campus, by limiting the amount of residential space which can be converted to school uses, by maintaining a number of dwelling units within the sub-district which equals the number of dwelling units existing in the sub-district at the time of enactment of this Overlay Zone and by encouraging mixed use buildings along the street frontages. The space and bulk regulations of the R-4 zone continue to apply within the Campus Edge sub-district.

8.11.4 Permitted uses

In addition to the permitted uses allowed in the underlying zones and notwithstanding anything to the contrary in the use regulations for the underlying zones, the following uses are permitted in the Waynflete School Overlay Zone:

- A. **School uses.** Elementary, middle and secondary school uses including, but not limited to, the following:

1. Classrooms;
2. Laboratory facilities;
3. Dining halls;
4. Auditoriums;
5. Concert and lecture halls;
6. Gymnasiums;
7. Libraries;
8. Outdoor use areas, such as “quads”, greens, parks, gardens, art installations, and other active and passive recreation spaces;
9. Parking lots and structures;
10. Community meeting spaces;
11. Administrative and faculty offices;
12. Transportation facilities;
13. Maintenance facilities;
14. Utility buildings;
15. Student health services;
16. Bookstores; and
17. Accessory uses which are customarily incidental and subordinate to the location, function and operation of a private day school.

- B. **Residential uses.** Faculty or staff housing, which shall be considered a residential use, and not a school use, for all purposes under this overlay zone.

8.11.5 Prohibited uses

- A. Boarding schools
- B. Dormitories

8.11.6 Residential conversions prohibited

- A. Conversions of existing residential buildings within the Waynflete School Overlay zone shall be prohibited.
- B. The existing houses at 11 Fletcher Street, 3 Storer Street, 305 Danforth Street, and 299 Danforth Street shall not be relocated from

their locations existing as of January 20, 2010.
This provision shall not apply to garages.

- C. At no time shall the number of dwelling units within the Waynflete School Overlay Zone be reduced below four (the number existing at the time of enactment of this Overlay Zone).

8.11.7 Dimensional requirements

Buildings and structures in the Waynflete School Overlay Zone shall be subject to the applicable dimensional requirements of the underlying zones, except as follows:

- A. Minimum setbacks shall be the same as in the underlying zone, except that side and rear setbacks shall not be required between buildings on contiguous lots owned or occupied by Waynflete School on the condition that such contiguous lots shall be considered merged and shall not be separately conveyed unless required yard dimensions in the underlying zones are provided.
- B. Minimum street frontage shall be the same as in the underlying zone, except that all the land within the Waynflete School Overlay Zone owned or occupied by Waynflete School shall be considered a single lot for the purpose of complying with minimum street frontage.
- C. Maximum coverage by buildings shall be the same as in the underlying zone, except that in the Campus Core sub-district the maximum coverage by buildings shall be 40% and all the land within the Campus Core sub-district owned or occupied by Waynflete School shall be considered a single lot for the purpose of calculating maximum coverage by buildings.

8.11.8 Parking

The amount of parking required for any change of use, new building, or building addition within the zone shall be determined during site plan review, based on an analysis of school-wide demand and supply, pursuant to a comprehensive school-wide Transportation Demand Management Plan (TDM), and treating all land owned by Waynflete School within the Waynflete School Overlay Zone as one lot. Any existing parking management or TDM plan approved as part of a previous approval shall remain in effect until revised or updated pursuant to this section. In determining the amount of parking required for any building within the Waynflete School Overlay Zone, the Planning Authority or the Planning Board may take into account such factors as:

- A. The use of centrally located on-campus parking facilities so situated that students, faculty, staff and visitors arriving on campus can reasonably be expected to park in the central facilities and walk to their various on-campus destinations during the course of a school day;
- B. Shared use of a single parking facility by two or more buildings when the peak parking demand periods for such buildings do not overlap;
- C. Development and implementation of a parking management plan which discourages on-street parking;
- D. Development and implementation of a TDM plan subject to the review and approval of the Planning Authority or the Planning Board. The TDM plan shall include elements such as public transit initiatives, parking cash-out, car sharing, car and van pooling incentives, provision of bicycle and pedestrian commuting accommodations, guaranteed ride home programs, employee surveys, newsletters and alternative transportation information sharing

and other such strategies that reduce single occupancy vehicle trips to and from Waynflete school. Waynflete School shall follow the standards and guidelines for developing a TDM plan found in the TDM section of the City of Portland Technical and Design Standards and Guidelines.

8.11.9 Loading

The amount of loading area required for any building within the Waynflete School Overlay Zone shall be determined by the Planning Board during site plan review, based on a campus-wide analysis, treating all land owned by Waynflete School within the Waynflete School Overlay Zone as one lot. In determining the amount of loading space required for any building within the Waynflete School Overlay zone, the Planning Board may take into account such factors as:

- A.** The use of centrally located on-campus loading facilities so situated that vehicles making deliveries can load and unload in central facilities, provided no single location is overburdened with loading facilities;
- B.** Shared use of a single loading facility by two or more buildings; and
- C.** Impacts of the loading area on adjacent uses outside the Waynflete School Overlay Zone.

8.11.10 Signage

Signs shall comply with the requirements of Article 20.

8.11.11 Restrictions

Notwithstanding the conditional use provisions for institutional uses within the R-4 or R-6 zones, Waynflete School cannot locate a school use listed in Subsection 8.11.4 on any lot in the R-4 or R-6

Districts outside the boundaries of the Waynflete School Overlay Zone that was occupied by a residential use or structure on or after January 20, 2010. This restriction does not prevent Waynflete School from seeking a conditional use permit for a school use, where otherwise allowed by the zoning regulations, on lots outside the Waynflete School Overlay Zone that were not occupied by a residential use or structure on or after January 20, 2010.

9 FORM-BASED ZONES

9.1 INDIA STREET FORM-BASED ZONE

9.1.1 Purpose

The India Street Form-based Code is different than traditional zoning, placing the primary emphasis on a building's physical form and its relationship to the street, and de-emphasizing land use. The intent of the India Street Form-Based Code Zone is to establish a zone that encourages a vibrant, walkable, mixed-use urban district, preserves and values the existing historic neighborhood fabric, and fosters and supports local businesses and residential areas. The goal of the India Street Form-Based Code is the creation and preservation of an active and human-scale public realm and the reinforcement of existing neighborhood character through good street space design. The components of the form-based code include the Guiding Principles, REGULATING PLAN, Subdistricts, General Development Standards, Dimensional Requirements, BUILDING DESIGN STANDARDS, Diagrams, and Definitions.

9.1.2 General guiding principles

The General Guiding Principles set forth here shall be applicable to all subdistricts within the India Street Form-based Code Zone:

- A. The street is a coherent space, with consistent building and streetscape character on both sides of the street. This agreement of buildings and streetscape across the street contributes to a clear public space and district identity.
- B. The street wall is visually well defined. Land should be clearly public or private. Buildings contribute to the vital and safe public space while providing a clear boundary to the private, protected realm.

- C. Street walls are engaged with the street environment. Buildings are inviting places that interact with and contribute to the street vitality. Inactive edges, vehicle storage, garbage, and mechanical equipment should be kept away from the street. Shared infrastructure, to the extent practicable, including, but not limited to, service alleys, parking areas, stormwater treatment, public transportation facilities, and driveways, shall be utilized.
- D. Buildings are designed for the urban environment. Buildings must be designed for the urban situation within the subdistrict which often includes mixed-uses. Buildings are positioned near the street and FACADES are oriented to the street.
- E. Respect historic character. If a property is within the India Street Historic District, Article 17 is applicable. New construction, BUILDING ADDITIONS, or alterations in the India Street Historic District shall reflect and complement the character-defining features and elements of the existing historic development to which it is visually related.

9.1.3 Applicability

- A. The requirements set forth in this Section 9.1 shall apply to all new development, primary and accessory structures, including BUILDING ADDITIONS within the India Street Form-based Code Zone as designated on the India Street REGULATING PLAN.
- B. A partial waiver of the requirements listed below may be granted if it can be demonstrated to the satisfaction of the

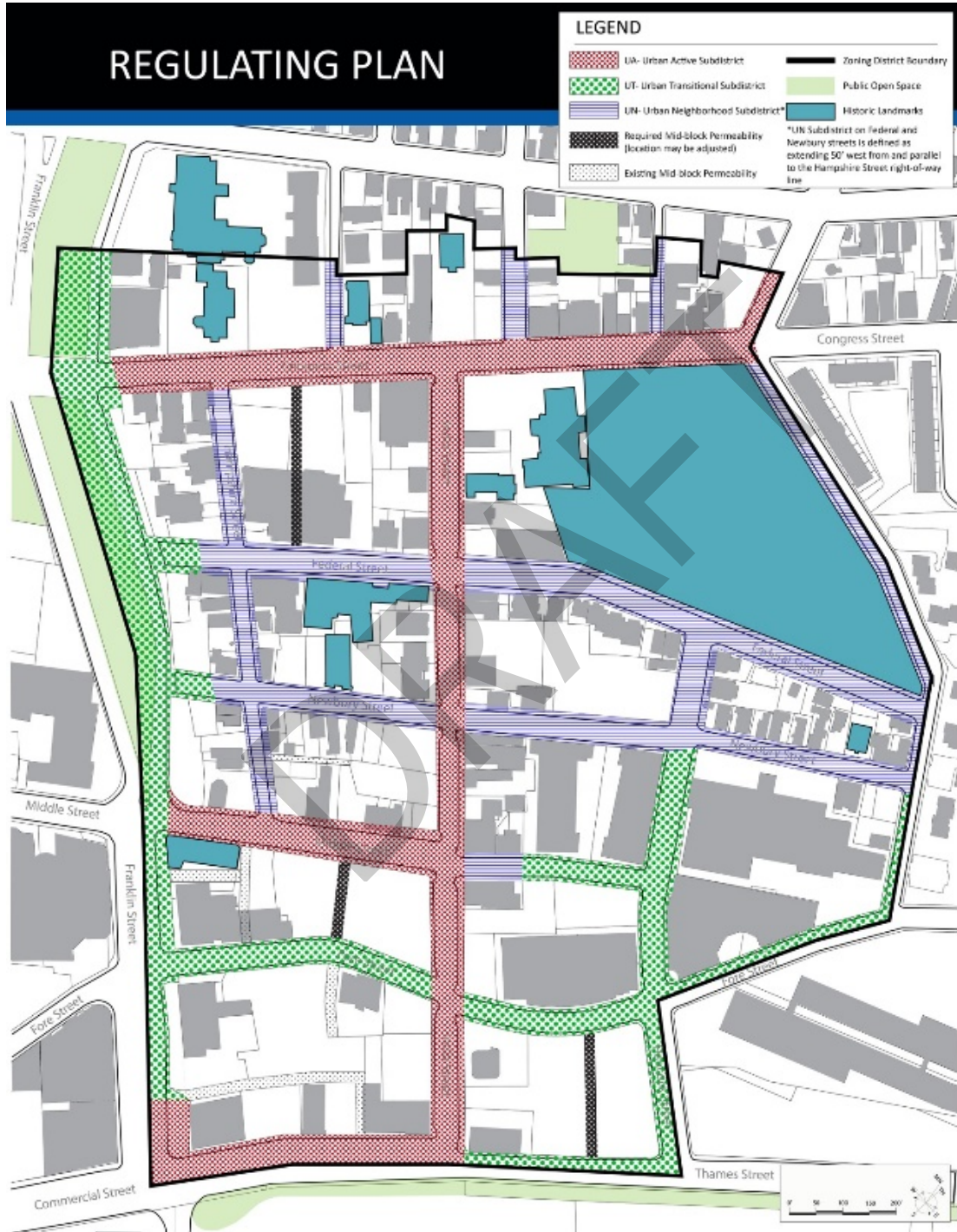


FIGURE 9-A: IS-FBC REGULATING PLAN

Planning Authority that the requirements in 9.1.3.C below have been met:

1. Building orientation;
2. BLANK FAÇADE length (max.);
3. Fenestration, ground floor facade area;
4. Building entry frequency, orientation, or elevation;
5. Garage door setback or width; and/or
6. Additional Building Length – ground floor partition or module requirements.

C. A partial waiver request must meet the following requirements:

1. The intent of the ISFBC zone as stated in Subsection 9.1.1 and Subsection 9.1.8;
2. Be the least adjustment necessary to satisfy the practical, programmatic, or functional needs of the proposed development; and
3. At least one of the following applies:
 - a. The proposed zoning alternative better achieves the zone and subdistrict intent;
 - b. The zone or subdistrict intent will not be met by applying the requirement in this particular circumstance;
 - c. There is a legal or practical necessity or unique conditions; or
 - d. Unique site factors make the zoning requirement impractical or cost prohibitive.

9.1.4 Establishment of subdistricts

The India Street Form-based Code Zone as shown on the REGULATING PLAN is divided into three subdistricts:

- A. Urban Neighborhood (UN) Subdistrict;
- B. Urban Transitional (UT) Subdistrict; and
- C. Urban Active (UA) Subdistrict.

9.1.5 Regulating Plan

The REGULATING PLAN shows the location of the zone boundary and subdistricts subject to regulation by the IS-FBC zone.

9.1.6 Definitions

Terms used throughout this India Street Form-based Code Zone may be defined in Article 3 or in Article 7. Terms not so defined shall be accorded their commonly accepted meanings. In the event of any conflict between the definitions in this section and those in Article 3, or any sections of Article 7, Article 15, or any other local land use ordinances, rules, or regulations, those of this India Street Form-based Code Zone shall take precedence. For reference, terms are illustrated in Figure 9-B.

Building, accessory. A detached structure that is incidental and subordinate in area and extent, and/or use to the principal building(s) on the property. A lot may have more than one accessory building.

Building addition. Any increase to footprint or volume of an existing structure.

Building, principal. The main structure(s) on a lot having the predominant area and extent, and/or use. A lot may have more than one principal building.

Buildings, attached. Two or more independent buildings that share at least one common party wall but have full building separation and independent principal entries; not free-standing. Attached buildings may or may not have common ownership.

Building Design Standard (BDS). The basic design parameters governing building form, including

intent, guidelines, and standards for architectural elements such as proportion, articulation, fenestration, entries, roof lines, and materials.

Elevation. An exterior wall of a building not along a frontage line.

Entrance, principal. The main point of access for pedestrians into a building. A building may have more than one principal entrance.

Façade. Any exterior wall of a structure exposed to public view from a public right-of-way.

Façade, blank. A building façade that contains expanses of wall area with no windows, no entrances, no articulation, and no other elements or features, or is otherwise undifferentiated.

Green roof. A roof of a building that is partially or completely covered with vegetation and designed to meet the Maine Stormwater Best Management Practices Manual standards and recommendations. A green roof installation must serve the purpose of reducing stormwater runoff through retention or slowing and consist of an assembly that at a minimum includes a root repellent system, a drainage system, a filtering layer, a growing medium and plants, and shall be installed on a waterproof membrane. The vegetated area of a green roof may be considered pervious for zoning impervious calculations.

Mid-block permeability. A continuous, open-air corridor at least 20' in width that connects two streets or public rights-of-way and physically

provides a break in the street wall. The corridor must be unobstructed and open to the sky for the majority of its length.

Party wall. Any partition wall common to two adjacent or attached buildings.

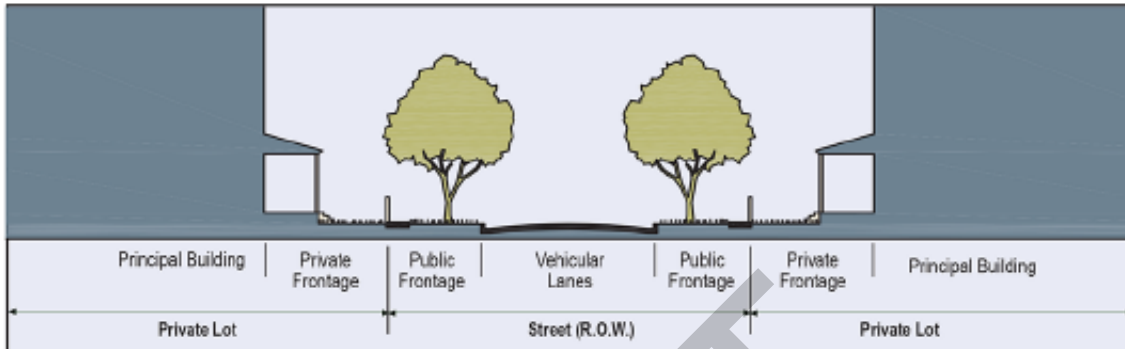
Regulating plan. A zoning map that shows the boundary of the area and subdistricts subject to regulation by the India Street Form-based Code.

Stepback. A building setback of a specified distance measured from the ground floor building face that occurs at a prescribed number of stories or height above the ground and excludes the minimum necessary housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy.

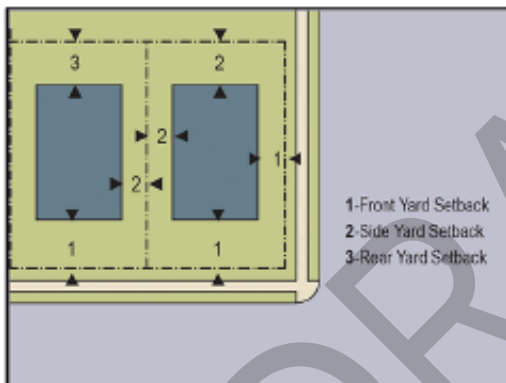
Yard, side. A yard adjoining a side lot line extending from the front yard to the rear yard, the width of which shall be the shortest horizontal distance between the side lot line and any structure. On corner lots, non-frontage yards shall be considered side yards.

Zero lot line. The location of a structure on a lot such that one or more of the structure sides rests directly on a lot line.

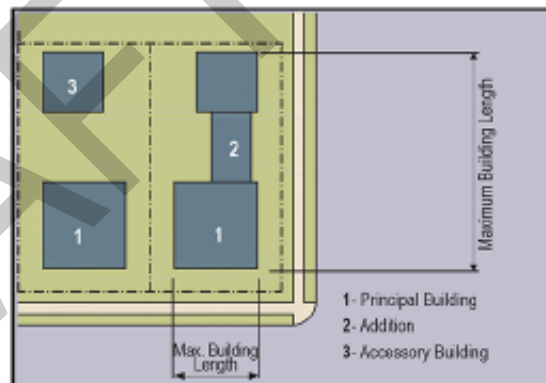
a. STREETS & FRONTAGES



b. SETBACK DESIGNATIONS



c. BUILDING - PRINCIPAL & ACCESSORY



d. FRONTAGE & LOT LINES

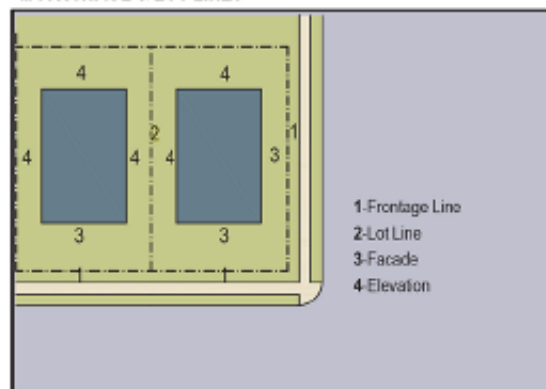


FIGURE 9-B: IS-FBC TERMS ILLUSTRATED

9.1.7 General development standards

A. Prohibited uses

1. Correctional pre-release facilities;
2. Funeral homes;
3. Drive-through facilities;
4. High-impact industrial uses;
5. Auto service stations;
6. Truck terminals;
7. Recycling and solid waste disposal services; and
8. Storage and parking facilities for Class 1 flammable and combustible liquids (having an aggregate total of more than 100 gallons) but excluding storage that is part of a motorized vehicle or pleasure craft facility.

B. Siting standards

1. MID-BLOCK PERMEABILITY
 - a. Lots with frontage on two streets roughly parallel to Commercial/Thames Street, for each and every 200 feet in street line length of lot, a full break between structures of at least 20 feet in width shall be provided roughly perpendicular to Commercial/Thames Street and within the middle third of the applicable street frontage. (See Figure 9-G.)
2. Frontage requirements
 - a. Minimum street frontage: 30 feet
 - b. Building length measurement shall not include porches, decks, or balconies that are appended to the principal structure.
 - c. In the case of a corner lot or lot bounded by at least three streets, maximum building lengths may not be exceeded in order to meet front yard setbacks.
 - a. Additional building length is allowed beyond the maximum building length under the following circumstances and according to Table 9-A.

TABLE 9-A: ADDITIONAL BUILDING LENGTH

Subdistrict	ATTACHED BUILDINGS	Ground Floor Partitions	Massing Variation	Structured Parking Exception
UN	unlimited run	Not allowed	Not allowed	Not allowed
UT	unlimited run	200' max. length; 2 modules	200' max. length	200' max. length
UA	unlimited run	150' max. length; 3 modules	Not allowed	150' max. length

- i. **ATTACHED BUILDINGS:** An unlimited number of ATTACHED BUILDINGS having up to 30 feet of street-facing building length is allowed. A PARTY WALL condition is required at least every 30 feet and for the entire height of each building (see Table 9-A Additional Building Length – ATTACHED BUILDINGS).
 - ii. **Ground Floor Partitions:** Additional building length is permitted with the provision of ground floor partitions where the following conditions are met (see Table 9-A Additional Building Length – Ground Floor Partitions):
 - a) Partitions must extend from the FACADE at least 2/3rds of the building depth.
 - b) Partitions must be architecturally expressed on the building exterior.
 - c) Each module created by partition must have at least one functional, street-facing entry.
 - d) Modules created by partition shall be sized to have reasonable function and proportion in relation to overall building length.
 - e) In the UA subdistrict, number of modules are required based on building length. In a building with a length greater than 50 feet but less than 100 feet, at least two modules are required. In a building with a length greater than 100 feet but less than or equal to 150 feet, at least three modules are required.
 - f) **Massing Variation:** Additional building length is permitted where at least 30% and up to 40% of the total FACADE building length is set back at least 20' feet (see Table 9-A Additional Building Length – Massing Variation).
 - g) **Structured Parking Exception:** Additional building length for one FACADE without partition walls is allowed for the use of ground-level structured parking.
3. **Setbacks**
- a. Lots with a street frontage of less than 35 feet are exempt from providing side yards but only where required yard is perpendicular to the frontage that is less than 35 feet.
 - b. Where new construction or BUILDING ADDITIONS creates a side yard of less than five feet, a maintenance easement is required where a combination of the side yard and easement must be at least five feet. PARTY WALL conditions are exempt from providing a maintenance

- easement. Corner lots may only apply the side yard reduction to one required side yard.
- c. Building FACADES within 10 feet of a corner are exempt from setback requirements in order to allow special corner architectural treatments.
- d. Subdivision developments consisting of horizontally attached buildings on individual lots are not required to have side yards between buildings where a PARTY WALL condition will exist, but shall be required to meet the applicable side setbacks at the external and internal subdivision lot boundaries between buildings that are not attached to each other.
- 4. Landscaping and screening
 - a. Surface parking areas shall be screened from view from sidewalks, public rights-of-way, and public open spaces using landscaping, walls, fencing, or a combination thereof.
 - b. Walls and fences shall meet the dimensional requirements in Table 9-B.

TABLE 9-B: WALL/FENCE DIMENSIONAL REQUIREMENTS

Location	Height	Visual Permeability
Within front yard	6' max.	Required above 2' from sidewalk grade
Side or rear yard	8' max.	n/a

- 1. BUILDING ADDITIONS
 - a. BUILDING ADDITIONS which exceed the footprint of the existing building to which it is an addition or which exceeds 50,000 SF shall be subject to major site plan review.
 - b. Exemptions
 - i. A BUILDING ADDITION may not cause the building to exceed the maximum building length requirement except in the case that the BUILDING ADDITION is located between a street frontage and an existing building with a legally non-conforming length. In such an instance, a BUILDING ADDITION length may match but not exceed the legally non-conforming length of the existing building to which it is an addition (see Figure 9-G).
 - ii. BUILDING ADDITIONS are exempt from story minimums or maximums in order to match existing building in number of stories. All other Subdistrict Height Standards shall apply including height minimum and maximums in feet.

TABLE 9-C: HEIGHT BONUSES

Sub-district	Max. Pre-bonus Height	MID-BLOCK PERMEABILITY ¹	Res. Density	GREEN ROOF	Afford. Housing	Max. Height w/ Bonus	Min. Bonus Floor Stepback ²
UN	45' and 4 stories	n/a	n/a	n/a	1 story up to 12'	57' up to 5 stories	15'
UT	65' and 6 stories	1 story up to 12'	1 story up to 12'	1 story up to 12'	1 story up to 12'	77' up to 7 stories	15'
UA (Congress Street only)	50' and 4 stories	1 story up to 12'	1 story up to 12'	1 story up to 12'	1 story up to 12'	62' up to 5 stories	15'

¹ Must be publicly accessible.

² Measured from the ground floor building edge facing any public right-of-way

C. Height standards

1. Height bonus applicability
 - a. If a frontage faces a UT street, UN street, or Congress Street, then the portion of the building facing that street is eligible for a height bonus. For lots with multiple frontages where a frontage faces an ineligible street, bonus story must be stepped back at least 35 feet from ineligible street line (see Subsection 9.1.8.D).
 - b. Only one height bonus may be applied per structure.
2. One additional story of up to 12 feet in height is allowed if one of the following provisions is met:
 - a. For residential development with residential density equal to or greater than 150 dwelling units per acre (density may be achieved with the bonus floor);
 - b. For any development providing a GREEN ROOF, where:
 - i. At least 50% of the cumulative lot area is pervious; and
 - ii. At least 50% of the cumulative roof area is a GREEN ROOF.

GREEN ROOF area may be applied towards the 50% lot area requirement.

- c. For residential development where 20% of the units meet the definition of either “Workforce Housing Unit for Sale” or “Low-income Housing Unit for Rent” as per Article 3.

D. Parking standards

1. Parking shall be provided as per Article 19.
2. Structured parking must meet the Building Design Standard for Structured Parking (see *City of Portland Design Manual*).
3. In the case of a BUILDING ADDITION, non-conforming existing surface parking may remain. In the case of new construction, surface parking must be brought into conformance with IS-FBC standards.

9.1.8 Subdistrict dimensional requirements

A. Urban Neighborhood (UN) subdistrict

The intent of this subdistrict is to maintain and promote a small-scale, less active urban fabric. Buildings may be more private in character and have smaller footprints with building types including, but not limited to, single-family, rowhouses, duplexes,

triple-deckers, and double-triples. Building frontages may be less transparent and entries may be raised above sidewalk level with frontage types including raised, recessed doorways, porches, and stoops. The streetscape has variable setbacks and landscaping with many buildings within one block and streets tend to be narrow.

UN

SITING STANDARDS

Orientation - Principal Frontage	determined by applicant
Lot Coverage	90% max

FRONTAGE REQUIREMENTS

Building Length - Principal facade	50' max.
Building Length - Secondary fac.	50' max.
BLANK FACADE length (max)	15'
Additional Building Length	(see also Table 9-A)
ATTACHED BUILDINGS	unlimited run
Ground Floor Partitions	not allowed
Massing Variation	not allowed
Structured Parking Exception	not allowed

SETBACKS

Principal Building	
(a) Front Yard	5' max.
Setback Applicability (see Table 9-G)	75% of total building length must meet front yard setback
(b) Side Yard*	5' min. - May be reduced provided that the cumulative side yards are not less than 10'
(c) Rear Yard	10' min.
Accessory Building Front Yard	5' min.
Side Yard	5' min.
Rear Yard	5' min.

BUILDING ENTRIES (SEE ALSO BDS)

Frequency at frontage	at least 35'
Principal Entries	
Orientation	any orientation allowed
Elevated Stoop (> 1 step)	allowed

HEIGHT STANDARDS

Principal Building	
Building Height Min.	25', at least 2 stories
Building Height Max.	45', up to 4 stories
Accessory Building	
Building Height Max.	25'

PARKING STANDARDS

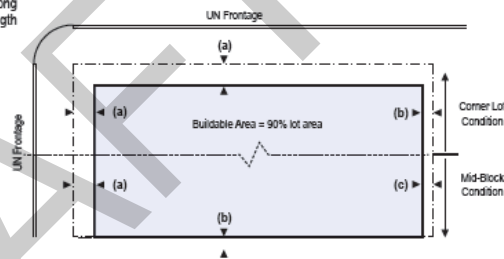
Surface Parking Location	35' min. setback from street
Within Side Yard	20' max in width per lot; may not exceed 50% of frontage length
Garage at frontage (attached or detached)	
Garage Door Setback (min)	5'
Garage Door Opening (max)	9' up to 40% of facade length
	20' max. limit

Notes and Exceptions

* Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 9.1.7.C.3 Setbacks)

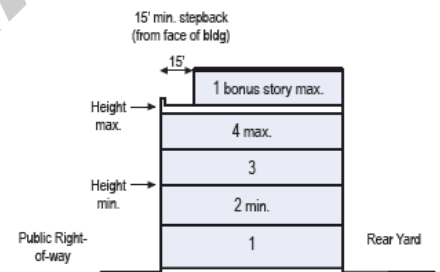
SITING STANDARDS

- The FACADES and ELEVATIONS of Principal Buildings shall be distanced from the lot lines as shown.
- FACADES shall be built along the frontage lines to the length specified in the table.



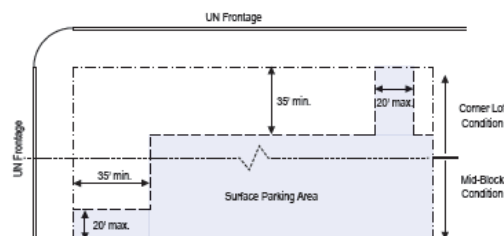
HEIGHT STANDARDS

- Height shall be measured as specified in Article 7, Dimensional Standards - Rules of Measurement.
- Number of Stories excludes attics and raised basements.



PARKING STANDARDS

- Surface parking areas may be provided within the shaded area shown.



B. Urban Transitional (UT) subdistrict

The intent of this subdistrict is to encourage higher density, mixed-use building types that accommodate any use. Building frontages are a mix of activity level, have larger footprints, and the most flexibility of height and scale. Building ground floor spaces tend to accommodate flexible and changing

uses with frontage types including doorways, forecourts, arcades, and storefronts. The streetscape may be less active than the UA subdistrict with wide sidewalks, street trees, and setbacks and stepbacks providing relief from large building masses.

UT

SITING STANDARDS

Orientation - Principal Frontage	determined by applicant
Lot Coverage	90% max
FRONTAGE REQUIREMENTS	
Building Length	100' max.
BLANK FACADE length (max)	30'
Additional Building Length	(see also Table 9-A)
ATTACHED BUILDINGS	unlimited run
Ground Floor Partitions	200' max., 2 modules
Massing Variation	200' max.
Structured Parking Exception	200' max.

SETBACKS

Principal Building	
(a) Front Yard	10' max.
Setback Applicability (see Table 9-G)	75% of total building length must meet front yard setback
(b) Side Yard*	10' min. - May be reduced provided that the cumulative side yards are not less than 20'
(c) Rear Yard	10' min.
(d) STEPBACk (adjacent to UN)	10' min. stepback after 45' height
Accessory Building Front Yard	
Side Yard	5' min.
Rear Yard	5' min.

BUILDING ENTRIES (SEE ALSO BDS)

Frequency at frontage	at least 95'
Principal Entries	
Orientation	any allowed
Elevated Stoop (>1 step)	allowed

HEIGHT STANDARDS

Principal Building	
Building Height Min.	3 stories
Building Height Max.	65', up to 6 stories
Ground Story Height	n/a
Accessory Building	
Building Height Max.	25'

PARKING STANDARDS

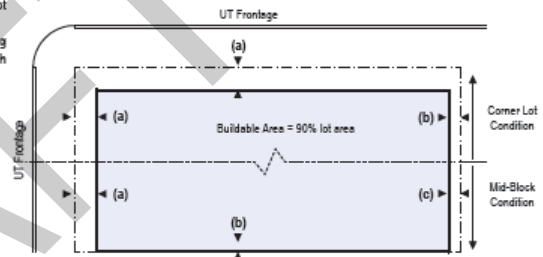
Surface Parking Location	35' min. setback from street
Garage at frontage (attached or detached)	
Garage Door Setback (min)	10'
Garage Door Opening (max)	9' up to 40% of facade length
	20' max. limit

Notes and Exceptions

* Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 9.1.7.C.3 Setbacks)

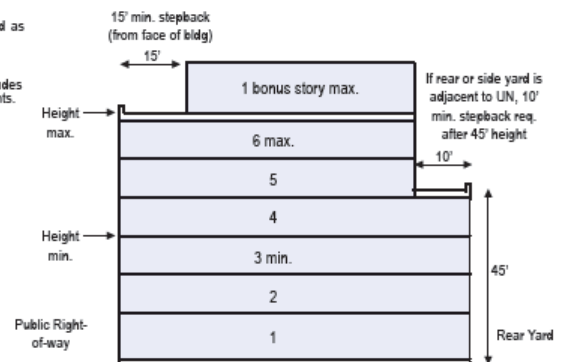
SITING STANDARDS

- The FACADES and ELEVATIONS of Principal Structures shall be distanced from the lot lines as shown.
- FACADES shall be built along the frontage lines to the length specified in the table.



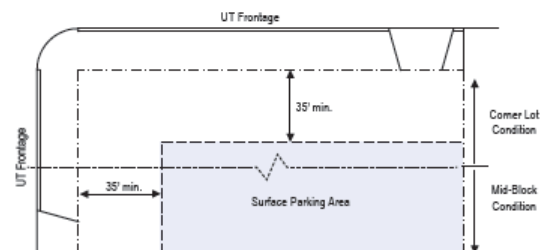
HEIGHT STANDARDS

- Height shall be measured as specified in Article 7 Dimensional Standards.
- Number of Stories excludes attics and raised basements.



PARKING STANDARDS

- Surface parking areas may be provided within the shaded area as shown.



C. Urban Active (UA) subdistrict

The intent of this subdistrict is to maintain and promote a moderate-scale, diverse, mixed-use neighborhood with vibrant streets and active ground floor spaces. Buildings are more active and engage the street at the ground level. Building

frontages are transparent and entries are at sidewalk level with frontage types including storefronts and recessed doorways. The streetscape has steady street planting, and buildings set close to the street providing a consistent street wall.

UA

SITING STANDARDS

Orientation - Principal Frontage	face a UA street
Lot Coverage	90% max

FRONTAGE REQUIREMENTS

Building Length	50' max.
BLANK FACADE length (max)	15'
Additional Building Length	(see also Table 9-A)
ATTACHED BUILDINGS	unlimited run
Ground Floor Partitions	150' max., up to 3 modules
Massing Variation	not allowed
Structured Parking Exception	150' max.
Fenestration, ground floor	60-90% (see BDS) facade area

SETBACKS

Principal Building	
(a) Front Yard*	5' max.
Setback Applicability (see Table 9-G)	75% of total building length must meet front yard setback
(b) Side Yard**	5' min. - May be reduced provided that the cumulative side yards are not less than 10'
(c) Rear Yard	10' min.
Accessory Building Front Yard	5' min.
Side Yard	5' min.
Rear Yard	5' min.

BUILDING ENTRIES (SEE ALSO BDS)

Frequency at frontage	at least 40'
Principal Entries	
Orientation	at least 1 facing UA street or corner
Elevated Stoop (>1 step)	not allowed

HEIGHT STANDARDS

Principal Building	
Building Height Min.	3 stories
Building Height Max.	50', up to 4 stories
Accessory Building	
Building Height Max.	25'

PARKING STANDARDS

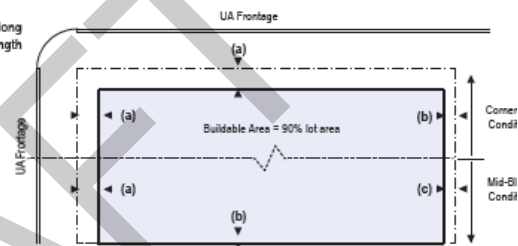
Surface Parking Location	35' from street
Garage at frontage (attached or detached)	
Garage Door Setback	20' min. from street
Garage Door Opening (max)	n/a
Notes and Exceptions	

* Up to 10'0" max. front yard setback is allowed if ground plane at frontage is a continuation of the accessible public right-of-way

** Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 9.1.7.C.3 Setbacks)

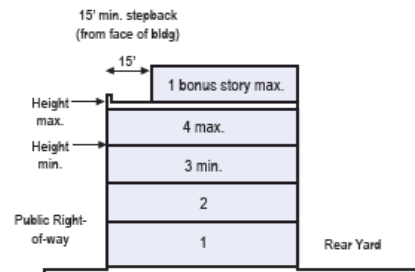
SITING STANDARDS

- The FACADES and ELEVATIONS of Principal Buildings shall be distanced from the lot lines as shown.
- FACADES shall be built along the frontage lines to the length specified in the table.



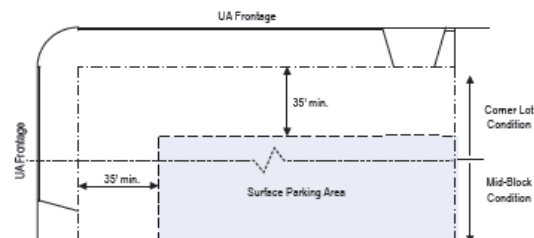
HEIGHT STANDARDS

- Height shall be measured as specified in Sec. 14-47 Definitions "Building height of."
- Number of Stories excludes attics and raised basements.



PARKING STANDARDS

- Surface parking areas may be provided within the shaded area as shown.



D. Corner conditions

For corner lots where two subdistricts intersect at a street corner, the Dimensional Requirements and Building Design Standards of the “dominant” subdistrict shall apply 35 feet deep into the lot

measured from the dominant lot line along its associated street frontage or public ways including required mid-block permeability. Otherwise, Dimensional Requirements shall be according to the subdistrict onto which the building FAÇADE faces.

CORNER

ORIENTATION

- Corner lots shall be treated as having street frontage on all streets regardless of building orientation
- Principal Building shall designate a Principal Frontage and Secondary Frontage*
- In the case of a corner lot having UA frontage, the Principal Frontage must face a UA street*

SETBACKS

(a) Front Yard	according to subdistrict
(b) Side Yard	according to subdistrict
Building facades within 10' of a corner are exempt from setback requirements in order to allow special architectural treatments.	

UA INTERSECTS UT

Dominant Subdistrict (35' deep)	UA
Orientation - Principal Frontage	UA street
Dominant Building Design Standards (applicable 35' deep)	
Entry, Frequency at frontage	at least 40'
Entry, Orientation	at least 1 facing UA street or corner
Entry, Elevated Stoop (>1 step)	not allowed on principal UA entry
BLANK FACADE, max. length	15'
Fenestration, ground floor	60-90% (see BDS) facade area
(measured as a percentage of the FACADE that is 2' above sidewalk grade)	

UA INTERSECTS UN

Dominant Subdistrict (35' deep)	UA
Orientation - Principal Frontage	UA street
Building Length - UN FACADES	100' max.
Dominant Building Design Standards (applicable 35' deep)	
Entry, Frequency at frontage	at least 40'
Entry, Orientation	at least 1 facing UA street or corner
Entry, Elevated Stoop (>1 step)	not allowed on principal UA entry
BLANK FACADE, max. length	15'
Fenestration, ground floor	60-90% (see BDS) facade area
(measured as a percentage of the FACADE that is 2' above sidewalk grade)	

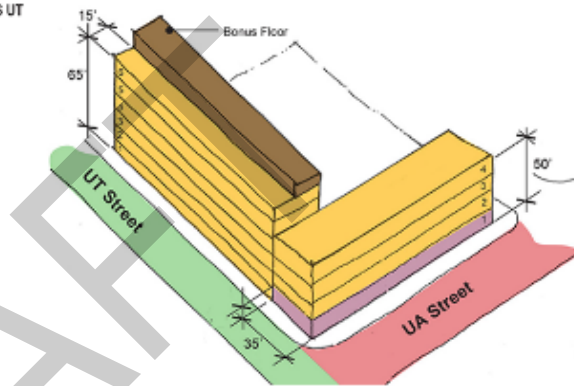
UT INTERSECTS UN

Dominant Subdistrict (35' deep)	UN
Orientation - Principal Frontage	determined by applicant
• Corner lots shall be treated as having street frontage on all streets regardless of building orientation	

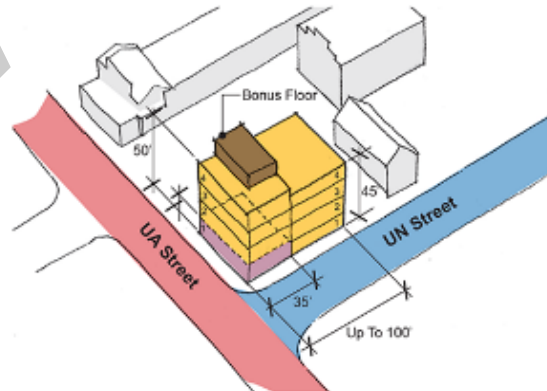
Notes and Exceptions

- * Does not have to correspond to legal building address

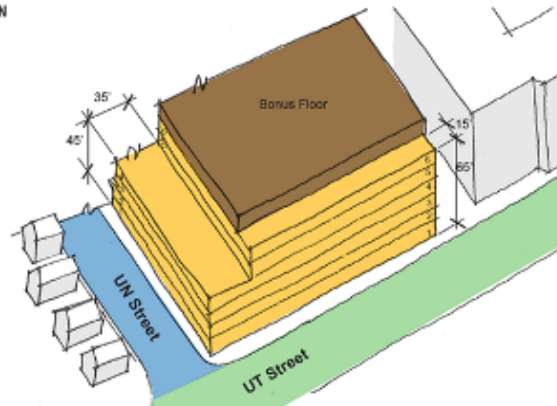
UA INTERSECTS UT
(example only)



UA INTERSECTS UN
(example only)



UT INTERSECTS UN
(example only)



a. MID-BLOCK PERMEABILITY

The diagram illustrates a 3D perspective view of a rectangular wellbore. A thick orange line, representing a mid-block break, runs horizontally through the center of the wellbore. The wellbore is divided into three equal vertical sections by this break, with each section labeled '1/3'. The length of the wellbore is labeled 'Frontage: 200' or More in Length'. The width of the wellbore is labeled '20' Wide Mid Block Break'. A large 'X' is drawn over the right side of the diagram.

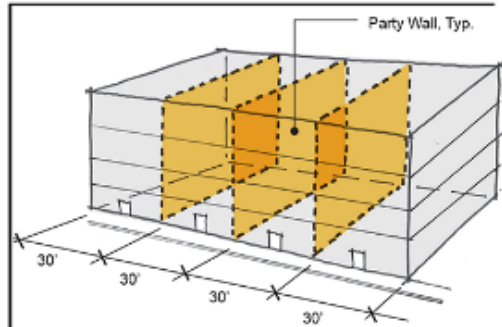
Maximum Building Length dimensional requirement applies

b - Building Height in Stories: BUILDING ADDITIONS are exempt from story minimums or maximums in order to match existing building in number of stories. All other Subdistrict Height Standards shall apply including height minimum and maximums in feet.

The diagram shows a 3D perspective of a building with a yellow front facade and a grey side/rear facade. The building is positioned on a lot. A dashed line represents the 'Property Line'. The distance from the front facade to the property line is labeled 'Front Yard Setback (max)'. The total length of the building is labeled 'Total Building Length X'. A dimension line indicates that the setback is '75% of X'.

FIGURE 9-G: DIMENSIONAL REQUIREMENTS ILLUSTRATED

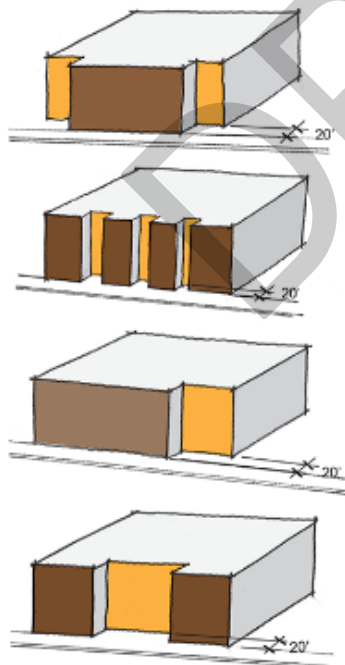
d. ADDITIONAL BUILDING LENGTH - ATTACHED BUILDINGS



An unlimited number of ATTACHED BUILDINGS having up to 30' street-facing building length is allowed.

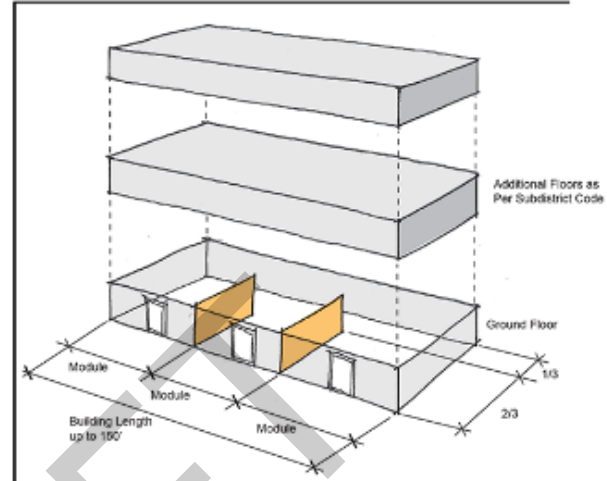
A PARTY WALL condition is required at least every 30' and for the entire height of each building.

e. ADDITIONAL BUILDING LENGTH - MASSING VARIATION (UT)



Additional building length is permitted where at least 30% and up to 40% of the total building length is setback at least 20'.

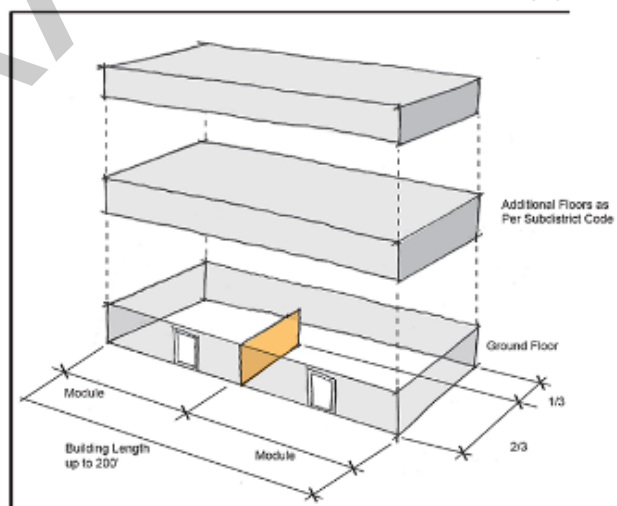
f.1. ADDITIONAL BUILDING LENGTH - GROUND FLOOR PARTITIONS (UA)



Additional Building Length is permitted up to 150' with the provision of a least two Ground Floor Partitions

See General Development Standards and BDS for additional requirements.

f.2. ADDITIONAL BUILDING LENGTH - GROUND FLOOR PARTITIONS (UT)



Additional Building Length is permitted up to 200' with the provision of at least one Ground Floor Partition.

See General Development Standards and the BDS for additional requirements.

FIGURE 9-G (CONT.): DIMENSIONAL REQUIREMENTS ILLUSTRATED



DRAFT

10 WATERFRONT ZONES

10.1 IN GENERAL

Portland's waterfront zones were developed to support a wide range of industries unique to the City's maritime environment that rely upon access to the working waterfront. Competing demands for limited access require a more exhaustive use list, specialized performance standards, and a unique set of dimensional restrictions that are unlike those of other zones. Given this high degree of specialization, Article 10 should generally be viewed in isolation from other articles within the Land Use Code, with the exception of waterfront-specific definitions, listed within Article 3. Uses specific to Article 10 may feature some degree of overlap with other defined uses allowed elsewhere within the City. However, in such instances, the use as referenced within this article shall control.

10.2 EASTERN WATERFRONT PORT ZONE

10.2.1 Purpose

- A. The Eastern Waterfront Port Zone is created to nurture deepwater dependent activity within the context of the established waterfront. The transport of goods and passengers by water is an important component of both the local and regional economies and this transport and other forms of marine industry are dependent upon land and piers with direct access to Portland Harbor. Given the existing pier infrastructure, proximity to deep water, and urban context, Portland's Eastern Waterfront is uniquely situated to support a wide range of water-dependent industry and commerce through a variety of marine activities.
- B. The support and expansion of Portland's marine industry requires piers, uplands, and

circulation consistent with the transportation purpose and use of marine facilities. The growth of Portland's marine passenger industry also requires supporting services and activities to provide a safe, convenient, and enjoyable travel experience for users of marine passenger facilities. Non-marine uses that complement the marine passenger industry, are compatible with existing and future water-dependent uses, and provide opportunities for residents and visitors alike to enjoy the Eastern Waterfront throughout the year, are encouraged.

- C. The primary use of the deep-water resources must be for the berthing and support of large vessels. Non-marine uses that complement and support the deepwater infrastructure and do not conflict or compete for limited space with existing or anticipated deepwater-dependent uses are encouraged. Existing and future pier infrastructure and upland support areas should be designed and maintained to support a variety of marine uses and be responsive to future technologies and trends in the marine industry.
- D. Given the need to nurture and support deepwater-dependent uses and the need for non-deepwater dependent uses to complement the marine passenger industry and to support the maintenance and repair of pier infrastructure, the Eastern Waterfront Port Zone recognizes the following hierarchy of uses:
 1. The first priority of this zone is to protect and nurture existing and potential deepwater dependent uses (those uses requiring a minimum of 15 feet of water depth);

2. The second priority is to allow shallow water-dependent and other permitted marine uses, so long as they do not interfere with deepwater dependent uses, either directly by displacement or indirectly by placing incompatible demands on the zone's infrastructure; and
3. Other uses specified herein are allowed only if they do not interfere with and are not incompatible with higher priority uses.

10.2.2 No adverse impact on marine uses

No use shall be permitted, approved or established in this zone if it will have an impermissible adverse impact on future marine development opportunities. A proposed non-water dependent component of a development will have an impermissible adverse impact if it will result in any one or more of the following:

- A. The proposed use will displace an existing water-dependent use;
- B. The proposed use will reduce existing commercial vessel berthing space;
- C. The proposed use, structure or activities, including but not limited to access, circulation, parking, dumpsters, exterior storage or loading facilities, and other structures, will unreasonably interfere with the activities and operation of existing water-dependent uses or significantly impede access to vessel berthing or other access to the water by water-dependent uses; or
- D. The siting of a proposed use will substantially reduce or inhibit existing public access to marine or tidal waters.

10.2.3 Permitted uses

Subject to a determination that the proposed use meets the standards of Subsection 10.2.2, the following uses are permitted in the Eastern Waterfront Port Zone:

A. Marine passenger

1. Intermodal marine passenger facilities;
2. Cruise ship home port and port-of-call berthing and support;
3. International and domestic ferries

B. Marine commercial

1. Transient and long-term commercial berthing;
2. Marine-related warehousing;
3. Marine related construction, manufacturing, fabrication, salvage and repair;
4. Storage and repair of fishing equipment;
5. Ship and other marine vessel construction, building, servicing, and repair;
6. Boat and marine equipment storage;
7. Harbor and marine supplies and services, chandlery, and ship supply such as fueling and bunkering of vessels;
8. Public, non-profit, or commercial marine transportation and excursion services, including captained charter services, sport fishing and water taxis;
9. Ship and off-shore support services, including but not limited to tug boats, pilot boats, and chandlery;
10. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices;
11. Marinas located east of the eastern boundary of the parcel of land owned by the City of Portland pursuant to a deed from the State of Maine dated February



WATERFRONT ZONES

1982 and recorded in the Cumberland County Registry of Deeds at Book 4916, Page 26;

12. Marine office, including but not limited to offices of owners of marinas, wharves or their agents, and naval architects, and seafood brokers.

C. Commercial

1. Professional, business, government, and general office located in upper floors of structures existing as of September 18, 2006.

***Editor's Note**—On-site parking for non-marine commercial uses are permitted as conditional uses subject to the provisions of Subsection 10.2.4 below.

2. Temporary events, except festivals as otherwise governed under subsection (3) subject to the conditions listed below. Buildings, piers and lands within the EWPZ may be used for temporary public and private events including but not limited to exhibitions, conferences, meetings, and trade shows under the following conditions:
 - a. Temporary events occupying more than 10,000 SF of building or outdoor space shall not exceed a combined total of 60 days between May 1st to October 31st;
 - b. No temporary event may continue for more than 14 days of continuous operation;
 - c. Any temporary event that anticipates more than 5,000 people in attendance on any single day must provide and be subject to a parking management plan. The parking management plan must

be submitted for the review and approval of the public works authority at least 60 days prior to the first day of the event.

3. Festivals subject to City license.
4. Street vendors licensed pursuant to Chapter 19 of the City of Portland Code of Ordinances.

D. Public

1. Fire, police and emergency services;
2. Governmental agency emergency operations/crisis centers;
3. Research, military and visiting attraction vessel berthing;
4. Landscaped pedestrian parks, plazas and other similar outdoor pedestrian spaces, including without limitation pedestrian and/or bicycle trails.

E. Other

1. A facility for non-profit organizations whose facility may include offices, classrooms, equipment, equipment rentals, storage, and bathrooms for the public.

10.2.4 Conditional uses

- A. The following uses shall be permitted as conditional uses in the Eastern Waterfront Port Zone, provided that, notwithstanding Subsection 6.5.1, or any other provision of this code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority, and provided further that in addition to the provision of Subsection 6.5.2, such uses will not impede or preclude existing or potential water-dependent development within the zone, will allow for adequate right-of-way access to the water, are compatible with

marine uses, and meet all additional standards set forth below:

B. Conditional use standards

1. Marine compatibility: The proposed use shall be compatible with existing and potential marine uses in the vicinity, as required by Subsection 10.2.8 (N) and (O); and
2. Parking and traffic circulation:
 - a. Parking and traffic circulation plan: All applications for conditional use in the EWPZ shall submit a parking and circulation plan for review and approval by the planning board. The parking and circulation plan shall show the location of all existing and proposed structures, travel ways and parking under the common ownership and/or control of the subject pier or property. The plan shall demonstrate that the parking and circulation of the conditional use does not interfere with the functional marine utility of the property and otherwise meets the standards and conditions of the EWPZ.
- f. Seafood processing for human consumption, subject to the performance standards applicable to the I-L zone as listed in Article 6;
- g. Commercial marinas serving commercial and recreation boats located west of the eastern boundary of the parcel of land owned by the City of Portland pursuant to a deed from the State of Maine dated February 1982 and recorded in the Cumberland County Registry of Deeds at Book 4916, Page 26, provided that such facilities are located in areas that do not conflict with the navigation and handling of deepwater dependent vessels accessing existing or potential deepwater berthing;
- h. Fish byproducts processing, provided that:
 - (1) Any fish byproducts processing facility has a valid rendering facility license under chapter 12 of the Portland city code; and
 - (2) Any fish byproducts facility shall employ current and appropriate odor control technology to eliminate or minimize detectable odors from such a process, and in no case shall odors exceed the odor limitation performance standards of the IM zone (Subsection 6.8.9); and
 - (3) The processing other material wastes or byproducts shall not be deemed a lawful accessory use permitted herein.

C. Conditional uses

1. Marine:
 - a. Marine products, wholesaling and retailing;
 - b. Ice-making services;
 - c. Marine freight facilities providing service for, and/or intermodal transfer of, container and breakbulk freight;
 - d. Marine educational facilities;
 - e. Seafood retailing, wholesaling, packaging and shipping;
2. Commercial:

- a. Structured parking available to the general public;
- b. Professional, business, government and general offices uses in upper floors of structures constructed after September 18, 2006;
- c. Passenger support services supporting a marine passenger use listed under Subsection 10.2.3.A. The total ground floor area occupied by any combination of the following uses (regardless of ownership) shall not exceed 35% of the gross floor area of the principle associated marine passenger use and no more than 35,000 SF cumulative within the EWPZ:
- d. Retail;
- e. Restaurants/food service other than street vendors;
- f. Retail service;
- g. Passenger information services.
- 3. Industrial: The following industrial uses are permitted provided that such uses shall conform to the IM zone performance standards set forth in Subsection 6.8 in addition to the performance standards of Subsection 10.2.8. Where redundant or contradictory performance standards exist, the more restrictive standard applies.
 - a. Non-marine related warehousing in structures existing as of September 18, 2006;
 - b. Facilities for combined marine and general construction;
 - c. Low impact industrial uses as permitted in the IL zone in structures existing as of September 18, 2006, excluding all auto repair service facilities.
- 4. Public:
 - a. Utility substations: Public utility substations, including but not limited to electrical transformers, sewage and stormwater pumps and telecommunication switching stations, are permitted under the following conditions:
 - (1) The facility is located more than 100 feet from the water's edge;
 - (2) The facility occupies no more than 50 SF of structure above ground;
 - (3) The facility provides no dedicated on-site parking and all subsurface elements of the facility are installed and operated such that land occupied by the facility is otherwise useable and made available for marine related uses, including but not limited to parking, travel ways, and/or storage; and
 - (4) The facility shall be sized, sited and screened to minimize visual impact and prominence from public ways.
 - b. Maritime museums, limited to 5,000 SF of ground floor footprint.
- * Editor's Note-On-site parking for non-marine commercial and industrial uses are permitted as conditional uses subject to the following provisions.
- 5. Parking for non-marine uses: Notwithstanding Subsection 19.1.6 and Article 14 of this Land Use Code, no

parking shall be allowed in this zone for non-marine uses unless the applicant can demonstrate that the number of parking spaces on-site exceeds the number of parking spaces needed to accommodate the demand for marine and water-dependent uses that are permitted by Subsection 10.2.3 and 10.2.4 which are or may be located on the subject property (see editor's note below). The remainder of parking required, if any, for such non-marine uses shall be provided off-site.

***Editor's Note**—Vacant ground floor space should be considered to have a parking demand similar to other space housing an existing water-dependent use elsewhere on the subject property or on a comparable property.

D. The following use shall be permitted only upon the issuance of a conditional use permit subject to the provisions of Subsection 6.5 (conditional uses), and any special provisions, standards or requirements specified below:

1. ~~Minor-w~~Wind energy systems.
2. ~~Minor-s~~Solar energy systems.

10.2.5 Prohibited uses

Uses, whether floating or fixed to land, which are not enumerated in either Subsection 10.2.3 or 10.2.4. as permitted or conditional uses are prohibited. Those uses that are specifically prohibited shall include, without limitation:

- A.** Residential uses;
- B.** Amusement/theme parks;
- C.** Bulk freight facilities;
- D.** On-site gambling casinos not accessory to and located aboard either a ferry or inter-port cruise ship.

10.2.6 Contract or conditional rezoning.

In addition to those marine and non-marine uses authorized in Subsection 10.2.3 and 10.2.4 an applicant may apply to locate a non-marine use not otherwise permitted, if the reviewing body finds the applicant has met the standards of Subsection 10.2.2 (no adverse impact), the performance standards of Subsection 10.2.8(A-O), and the applicable standards of contract/conditional rezoning contained in Subsection 5.3 and conforms to the following requirements:

A. Standards for contract or conditional rezoning:

1. All non-marine uses are either permitted or conditionally permitted in the B-5 zone, and are not specifically prohibited in Subsection 10.2.5 (prohibited uses) above. Any hotel, inn, or other similar transient lodging establishment proposed must be located landward of the spring tide line and westerly of the extension of the India Street right-of-way; and
2. The aggregate ground floor area of any development permitted hereunder located within 100 feet of the pier edge or working edge of the hardened shoreline shall be occupied by at least 50% of one or more marine uses set forth in Subsections 10.2.3 (permitted, marine uses) and 10.2.4 (conditional marine uses). Note: the circulation areas and areas occupied for accessory parking serving marine uses shall not be used as the basis for calculating the 50% provision above; and
3. The development is consistent with the Comprehensive Plan and without the non-marine use component authorized herein, the site could not otherwise support an

- economically viable water-dependent use; and
4. The project's public benefits outweigh its potential negative impacts, provided that such public benefits include one or more of the following: protection of existing water-dependent uses, preservation of future water-dependent use development opportunities, contribution to the development of and/or on-going maintenance of the marine infrastructure for commercial vessels, and visual and physical access to the waterfront for the general public; and
 5. The non-marine portion of the development will not significantly restrict air or light for marine uses located in the immediate vicinity; will not create significant adverse local climatic effects on marine uses such as an undue increase of winds or shadowing; and will not adversely affect the efficient operation of marine uses, such as by producing less efficient traffic, parking or circulation patterns; and
 6. The rezoning contains adequate provisions and/or conditions to ensure that on-site water-dependent infrastructure remains occupied by commercial marine use(s) listed in Subsections 10.2.3 (permitted uses) and 10.2.4 (conditional uses) and that said use is not abandoned after the project is developed; and
- B.** Notwithstanding Subsection 10.2.8(H) (performance standard "Parking") and off-street parking standards of Article 14 (Site Plan), all on-site parking constructed or used for non-marine uses allowed only by contract or conditional rezoning shall be subject to the

conditional use provisions Subsection 10.2.43 (CE) (parking for non-marine uses).

Additionally, the total amount of parking shall be established by the city council in the conditional or contract rezoning agreement after consideration of the planning board's recommendation on the same.

10.2.7 Dimensional requirements.

In addition to the provisions of Section 7.5 of this Land Use Code, lots in the EWPZ shall be subject to the following requirements:

- A.** Minimum lot size: None
- B.** Minimum frontage: None
- C.** Minimum yard dimensions:
 1. Front setback: None
 2. Side setback: None
 3. Rear setback: None
 4. Setback from pier line: Notwithstanding the above requirements, a minimum setback of 25 feet from the edge of any pier, wharf or working edge of the hardened shoreline shall be required for any structure, provided that marine offices, as defined in Section 10.2.3(B)(12), may be located up to five feet from the edge of any pier, wharf or working edge of the hardened shoreline. The setback area may be utilized for water-dependent uses and public uses and activities, subject to the provisions of Subsections 10.2.2 (no adverse impact) and 10.2.4 (conditional use provisions), and shall not be utilized for restaurant, drinking, or other non water-dependent uses or for off-street parking. The edge of any pier, wharf or bulkhead shall include any attached apron(s).
- D.** Maximum impervious surface: 100%

E. Maximum building height: 45 feet, except as follows:

1. For purposes of this section only, moveable elements such as cranes and gantries, connection devices such as conveyors or bridges, and floating vessels shall not be subject to the space and bulk requirements, but shall be subject to a determination by the Federal Aviation Administration that the location of such equipment will not create a hazard to air traffic.
2. Rooftop appurtenances may exceed the maximum height limits of 45 feet providing that their design and placement is either fully screened or integrated into the architecture of the structure on which they sit.
3. The applicant must provide a determination from the Federal Aviation Administration that structures and equipment in excess of 45 feet will not exceed the applicable height guidelines for the runway approach and will not create a conclusive evidence that the proposed development will not create a hazard.

10.2.8 Performance standards

Development in the Eastern Waterfront Port Zone shall comply with the following standards:

A. Outdoor storage of materials. Outdoor storage of commodities and materials accessory to normal conduct of business shall be entirely contained, including runoff contaminants and residual material, within a designated area.

B. Noise.

1. The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently generated within the EWPZ between the hours of 7:00 p.m. and 7:00 a.m. from facilities or operations commenced on or after July 1, 1988, shall not exceed 55 decibels on the A scale at or within the boundaries of any residential zone, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices, and maritime navigation signals.
2. In measuring sound levels under this section, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ₁).
3. In addition to the sound level standards otherwise established, facilities or operations established or built in the EWPZ on or after July 1, 1988, shall employ best practicable sound abatement techniques to prevent tonal sounds and impulse sounds or, if such tonal and impulse sounds cannot be prevented, to minimize the impact of such sounds in

- residential zones. Tonal sound is defined as a sound wave usually perceived as a hum or which because its instantaneous sound pressure varies essentially as a simple sinusoidal function of time. Impulse sounds are defined as sound events characterized by brief excursions of sound pressure, each with a duration of less than one second.
- C. Vibration.** Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile-supported pier.
- D. Federal and state environmental regulations.** All uses shall comply with federal and state environmental statutes and regulations regarding emissions into the air, except where provisions of this code are more stringent.
- E. Discharges into harbor areas.** No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the Department of Public Works in accordance with Chapter 24, Article III of the City of Portland Code of Ordinances. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24, Article II of the City of Portland Code of Ordinances and federal and state environmental statutes and regulations regarding wastewater discharges.
- F. Storage of vehicles.** Storage of any unregistered automotive vehicle on the premises for more than 10 days shall not be permitted.
- G. Landfill of docking and berthing areas.** Landfill of docking and berthing areas shall be governed by 38 M.R.S. § 471-478, and permitted only if the landfill does not reduce the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the department of public works and shall be accomplished in accordance with the provisions of Article 7, Section 7.5 (space and bulk exceptions) and in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.
- H. Off-street parking and loading.** Off-street parking and loading is subject to provisions required as provided in Article 19.
- I. Shoreland and flood plain management regulations.** Any lot or a portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of Articles 11 and 12.
- J. Lighting.** All lighting on the site shall be shielded such that direct light sources shall not interfere with vessels transiting the harbor, nor have an unreasonable adverse impact on adjacent residential zones, and shall be compliant with the Site Lighting Standards of the City of Portland Technical Manual.
- K. Signs.** Signs shall be permitted as set forth in Article 20.

- L. Storage of pollutants and oily wastes.** On-premises storage of pollutants and oily wastes shall not be permitted for more than 45 days.
- M. Compatibility of non-marine uses with marine uses.** Non-marine uses, structures and activities, including but not limited to access, circulation, parking, dumpsters, exterior storage and loading facilities or other structures shall neither unreasonably interfere with the existence or operation of marine uses nor significantly impede access to vessel berthing or other access to the water by existing or potential marine uses.
- N. Functional utility of piers and access to the water's edge.** All development, whether for marine or non-marine uses, must anticipate current and future needs of water-dependent uses to functionally access the water's edge for the transfer of goods, materials, and passengers between berthed vessels and land bound vehicles. Provisions for the storage and movement of goods, materials, and passengers must be designed into all waterside development and internal circulation routes must be maintained or otherwise provided as an element of any development.

10.3 WATERFRONT CENTRAL ZONE

10.3.1 Purpose

- A.** The Waterfront Central Zone was created to protect and nurture water-dependent and marine-related support uses so that they may grow and prosper in the present and into the future in an environment and area dedicated to this purpose. The following priority of uses is recognized:
 - 1. The first priority of this zone is to protect and nurture existing and potential

water-dependent uses in a setting that enforces their continued economic viability;

- 2. The second priority is to encourage other marine and marine-related support uses so long as they do not interfere with water-dependent uses, either directly by displacement or indirectly by placing incompatible demands on the zone's infrastructure;
- 3. Non-marine uses are encouraged provided that they do not interfere with and are not incompatible with first and second priority uses. Non-marine uses are beneficial to the waterfront economy because they provide the financial return to property owners necessary for the maintenance and improvement of the marine infrastructure.
- B.** Water-dependent and marine-related support uses by their nature have activities and operational needs that are unique to this area and are not shared by other commercial and industrial uses in the city. These first and second priority uses and related activities may result in noise, odor, dust, hours of operation, parking and traffic patterns and traffic control needs that are necessary for the convenient and successful conduct of such uses. Other uses may not be compatible with these types of effects. Other specified uses are permitted in the Waterfront Central Zone, provided that they do not significantly interfere with the activities and operation of water-dependent and marine-related support uses. Such uses must be, and are assumed to be, aware of the impacts associated with marine uses and therefore must accept and be tolerant of them. Other specified uses in the zone shall

accommodate to those patterns and needs of the higher priority uses so long as those higher priority uses are not detrimental to public health and safety and the higher priority activities are conducted in accordance with sound practices or practices customary in the trade.

- C. Commercial Street is recognized as an important economic center for the city and region. Marine compatible uses are encouraged to locate and grow along Commercial Street while higher priority marine uses are protected on the waterfront.

10.3.2 Definitions

For the purposes of the Waterfront Central Zone only, the following terms shall have the following definitions:

- A. **Common circulation drives.** Private driveways, roadways and circulation areas accessible to all on-site tenants and/or occupants of a lot within the Waterfront Central Zone providing access from/to the public street network.
- B. **Lot.** Any abutting property under common ownership.
- C. **Commercial Street Overlay Zone (CSOZ).** The Commercial Street Overlay Zone (CSOZ) is a portion of the Waterfront Central Zone, as described below, where new and existing development may be occupied with 100% non-marine use tenants listed under Subsection 10.3.3(B), subject to the standards and use limitations provided in Subsection 10.3.7(B). The geographic limits of the CSOZ are defined by parcels of land and piers within the Waterfront Central Zone located on the landward side of a line established 125 feet south of the southerly sideline of Commercial

Street and modified as follows: the seaward limit of the CSOZ extends to a line 300 feet south of the southerly sideline of Commercial Street in the area between the easterly and westerly sideline of Long Wharf. Additionally, all areas subject to this provision are set back landward at least 25 feet from the average high tide line of Portland Harbor and associated coastal wetlands. Where the 125 foot offset intersects with the footprint of a building existing as of May 2019 and such intersection leaves 75% or more of the building within the CSOZ, the entire building shall be considered included in the CSOZ. All offset distances are measured horizontally. All applicants for development within the CSOZ are responsible for demonstrating their location within CSOZ according to the findings of a site specific land survey conducted by a professional land surveyor licensed by the State of Maine. The limits of the CSOZ shall be shown on all site plans and subdivision plats for proposed development within the CSOZ.

- D. **On-site.** That portion of any lot included within or directly impacted by a proposed development.

10.3.3 Permitted uses

Subject to a determination that the proposed use meets the standards of Subsection 10.3.7, as applicable, the following uses listed under Subsection 10.3.3 (A), (B), (C) and (D) are permitted anywhere in the Waterfront Central Zone. Uses listed under Subsection 10.3.3 (E) are only permitted in the CSOZ.

- A. **Marine.**
 - 1. Marine products; wholesaling, distribution and retailing;

2. Marine repair services and machine shops;
3. Tugboat, fireboat, pilot boat and similar services;
4. Harbor and marine supplies and services, chandlery, and ship supply such as fueling and bunkering of vessels;
5. Marine industrial welding and fabricating;
6. Shipbuilding and facilities for construction, maintenance and repair of vessels;
7. Commercial marine transport and excursion services, including ferries, captained charter services, sport fishing and water taxis;
8. Cargo handling facilities, including docking, loading and related storage;
9. Boat repair yards;
10. Boat storage facilities, excluding rack storage facilities; (Boat rack storage facilities are included as a conditional use);
11. Seafood processing and retailing;
12. Seafood packing and packaging;
13. Seafood loading and seafood distribution;
14. Fabrication, storage and repair of fishing equipment;
15. Ice-making services;
16. Facilities for marine construction and salvage;
17. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices;
18. Fabrication of marine-related goods;
19. Fishing and commercial vessel berthing;
20. Non-commercial berthing of a maximum of 50 linear feet per pier. A non-commercial berth may not displace a commercial berth. Parking for any non-commercial berthing is subject to the provisions of Subsection 10.3.7(D)8.

21. Marine office, including but not limited to offices of owners of wharves or their agents, and naval architects, and seafood brokers;
22. Public landings;
23. Marine research, education, and laboratory facilities;
24. Bait sales and processing;
25. Harbor security and emergency response services including but not limited to Harbor Master, Marine Patrol and Coast Guard.
26. Commercial parking for water-dependent use business owners and employees.

B. Non-marine commercial and industrial uses.

Non-marine uses permitted by this section are subject to the standards listed in Subsection 10.3.7.

1. Professional, business, government, and general offices, except for offices for health care practitioners or health clinics which are only permitted in the CSOZ;
2. Cabinet and carpentry shops, studios for artists and crafts people;
3. Intermodal transportation facilities;
4. Cold storage facilities;
5. Commercial kitchens; and
6. Outside accessory activities.

C. Public

1. Landscaped pedestrian parks, plazas and other similar outdoor pedestrian spaces, including without limitation pedestrian and/or bicycle trails;

D. Other

1. Accessory uses:
 - a. Interior accessory uses customarily incidental and subordinate to the location, function and operation of

permitted uses. Food service establishments, newsstands and other similar retail and service support uses shall only be permitted as accessory uses if they are part of and located within the lot lines of a use set forth in Subsection 10.3.3 (A)(1), (A)(7), (A)(11) or (A)(22); that such uses do not exceed 2,000 SF in total floor area of the building, or 25% of the total floor area of the building, whichever is less, and that each individual accessory use does not exceed 1,000 SF in total floor area of the building; and further provided that such accessory uses provide goods or services that are supportive of the principal use and its clientele. Exterior accessory uses shall be otherwise subject to the provision of Subsection 10.3.7(A); and

- b. Interior meeting or classroom space accessory to uses permitted in Subsection 10.3.3(A)(23) (marine research, education, and laboratory facilities) may be rented out for meeting use by marine-related or non-marine related groups or organizations, or the general public, and such accessory uses shall not be subject to the limitations contained in paragraph b, but shall only be permitted as accessory uses if the total of all support uses, including interior meeting or classroom space, does not exceed 3,000 SF in total floor area per building, or 15% of the total floor area per building, whichever is less.

E. Uses permitted only within the Commercial Street Overlay Zone. Uses permitted by this section are subject to the standards listed in Subsection 10.3.7(B).

1. Retail and service establishments, including craft and specialty shops;
2. Restaurants provided that full course meal food service and consumption shall be the primary function of the restaurant, and full course meal service shall be continued up until the hours of closing;
3. Banking services without drive-up services;
4. Museums and art galleries;
5. Street vendors licensed pursuant to chapter 19.
6. Offices of health care practitioners or health care clinics.
7. Personal service establishments.

10.3.4 Conditional use

The uses listed herein shall be permitted as conditional uses in the Waterfront Central Zone, provided that, notwithstanding Section 6.5, or any other provision of this code, the planning board shall be substituted for the Board of Appeals as the reviewing authority, and further provided that in addition to the provisions of Subsection 6.5.2, they shall also meet the applicable Waterfront Central Zone development standards in section 10.3.7:

A. Commercial marine conditional uses

1. Fish by-products processing, provided that:
 - a. Any fish by-products processing facility has a valid rendering facility license under Chapter 12 of the City of Portland Code of Ordinances;
 - b. Any existing fish by-products facility shall employ current and appropriate odor control technology (and any new

- fish by-product use shall employ current, available odor control technology) to eliminate or minimize detectable odors from such a process, and in no case shall odors exceed the odor limitation performance standards of the I-M zone; and
- c. The processing of other material wastes or by-products shall not be deemed a lawful accessory use under any other provision of this article.
- 2. Boat rack storage facilities, provided that:
 - a. Parking shall be provided for 100% of the demand generated by the use (notwithstanding Subsection 6.5.7(D)(8), performance standard for parking), and such parking shall be provided off-site, in another zone permitting such use.
 - b. Boat rack structures shall not exceed 10,000 SF of building footprint.
- B. Utility substations.** Public utility substations, including but not limited to electrical transformers, sewage, and stormwater pumps, and telecommunication switching stations, are permitted under the following conditions:
 - 1. The facility is located more than 100 feet from the water's edge;
 - 2. The facility occupies no more than 50 SF of structure above ground;
 - 3. The facility provides no dedicated on-site parking and all subsurface elements of the facility are installed and operated such that land occupied by the facility is otherwise usable and made available for marine uses, including but not limited to parking, travel ways, and/or storage; and

- 4. The facility shall be sized, sited and screened to minimize visual impact and prominence from public ways.
- C. ~~Minor wind energy systems; and~~
~~Minor solar energy systems.~~

10.3.5 Prohibited uses

Uses which are not enumerated in either Subsection 10.3.3 or 10.3.4 as permitted or conditional uses are prohibited. Uses enumerated in Subsection 10.3.3 (E) shall be considered prohibited uses outside of the CSOZ. Those uses that are prohibited shall include, without limitation:

- A. Residential uses;
- B. Hotels, motels, hostels, bed and breakfasts, inns, lodging houses, tourist homes, short-term rentals or boatels;
- C. Auditoriums, civic centers, convention centers or other meeting facilities not accessory to an otherwise permitted use;
- D. Drinking establishments, private clubs, or non-profit social and recreational clubs;
- E. Ground mounted telecommunication towers, antennas, and/or disks; and
- F. Drive-up services for any use other than a permitted use listed under Subsection 10.3.3(A) or 10.3.4(A)(1).
- G. Major and minor auto service stations;
- H. Laundry and dry-cleaning services;
- I. Convenience stores with gas pumps;
- J. Commercial parking for non-marine uses.

10.3.6 Dimensional requirements

In addition to the provisions of Section 7.5 of this Land Use Code, lots in the Waterfront Central Zone shall be subject to the following requirements:



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- A. Minimum lot size: None
- B. Minimum frontage along Commercial Street: 75 feet
- C. Minimum lot width within the CSOZ: 50 feet measured parallel with Commercial Street and such lot width shall be continuous for the full depth of the lot located within the CSOZ.
- D. Minimum yard dimensions:
 - 1. Front setback: None
 - 2. Side setback: None
 - 3. Rear setback: None
 - 4. Setback from pier edge: Notwithstanding the above requirements, a minimum first-floor setback of 10 feet from the edge of any pier, wharf or bulkhead shall be required for any structure, exclusive of structurally necessary posts supporting upper floors, and deck mounted equipment for loading and unloading vessels. The edge of any pier, wharf or bulkhead shall include any attached apron(s). Floats, rafts, and/or barges not structurally integral to the pier, wharf or bulkhead may not be used to ~~satisfy this requirement~~exempt portions of structures from the required first floor setback. Parking for non-marine uses shall not occupy the 10-foot setback.
- E. Maximum lot coverage: 100%
- F. Maximum building height: 50 feet. Except as provided in (H) below, a structure in the Waterfront Central Zone shall provide no more than three habitable floors; however, typical rooftop appurtenances and/or enclosed or open mechanical installations shall be allowed over the third floor.
- G. Minimum ground floor clearance: Any new building proposed to be larger than 300 SF, and

located more than 35 feet from the southerly sideline of Commercial Street, shall provide no less than 15 feet of first floor to ceiling vertical clearance to promote marine industrial use potential. New buildings less than 300 SF or additions to existing multistory buildings are exempt from this provision but shall provide the maximum ground floor clearance practicable.

- H. New non-marine use building exception for usable floors and minimum ground floor clearance: Notwithstanding provisions (F) and (G) above, for new non-marine use buildings permitted within the CSOZ, four usable floors are allowed and ground floor clearance minimums do not apply.

10.3.7 Development standards

- A. **Standards for non-marine uses located outside of the CSOZ.** Non-marine uses listed above in Subsection 10.3.3(B) and 10.3.4(B) that are located outside of the CSOZ shall be subject to the performance standards listed in Subsection 10.3.7(D) as well as the following standards:

- 1. 55% marine use required on ground floors: At least 55% of the leasable ground floor area of all buildings on a lot (defined in Subsection 10.3.2 above) , shall be occupied by marine uses, as listed under Subsection 10.3.3(a) or 10.3.4(a)(1).
- 2. 55% marine use required for all open areas: After subtracting areas used for common circulation drives (defined in Subsection 10.3.2 above), at least 55% of un-built area (meaning area not occupied by a building) on the lot, when calculated using the aggregate of all such un-built areas, shall be

occupied by marine uses, as listed under Subsection 10.3.3(a) or 10.3.4 (a)1.

3. Ground floor vacancies and change of occupancy offered to water dependent/marine uses: Ground floor vacant space and areas proposed for a change of occupant outside of the CSOZ shall not be filled with any non-marine use without adequate opportunity for marine uses to occupy the space.
 - a. Ground floor vacancy and change of occupant outside of the CSOZ advertised to marine users: In any lot or portion of lot outside of the CSOZ, each time a ground floor occupant departs or gives notice to depart from the lot, the space, along with any associated parking spaces to be vacated, must be made available to new marine occupants. Prior to renting to a non-marine user the property owner shall advertise for a new marine occupant for not less than a 180 day period in targeted media and by other means reasonably calculated to reach marine users (e.g. local marine trade publications, marine trade websites, waterfront bulletins.) Should one or more marine users apply, the property owner shall make the space available to a marine occupant, in accordance with terms and rates generally consistent with comparable space in the 55% marine use portion of the zone (outside of the CSOZ.) The property owner may stop advertising sooner than the end of the 180-day period if a lease is

signed with a marine user. Should no marine user apply by the end of the 180-day period, the owner may fill the space with a non-marine user provided that the new non-marine occupant will not cause the lot to exceed the non-marine use occupancy maximum of 45% of the ground floor area or open area.

- b. Uses inventoried: To demonstrate adherence to the 55% marine use requirement, the applicant shall submit to the Planning Authority, upon request, an inventory which lists each occupant (tenant or otherwise), as well as a map which depicts the location of each occupant. The map shall show all ground level space, including buildings, parking, open areas and submerged lands associated with the subject lot. For each occupant, the property owner must indicate the square footage of area occupied and whether the occupant is a marine use as defined herein. For vacant space, the last previous occupant shall be listed, along with the date of departure.
 - c. Prior to changes of occupancy and/or as part of applications for new development outside of the CSOZ, the property owner or applicant shall provide proof of compliance with the requirements of this section as a condition of approval.
4. Pier or bulkhead edge reserved for marine uses: Notwithstanding any provision of this ordinance to the contrary, excepting

only the portion of any pier which might be used for non-commercial berthing pursuant to Subsection 10.3.3(a)(20), all berthing and/or dockage space and associated floats plus the entire linear edge of that portion of every pier or bulkhead which is adjacent to greater than zero feet of water depth at mean low water, to a minimum setback line of at least 10 feet from the edge of the pier, bulkhead, or engineered shoreline may only be used or occupied by one or more marine uses as defined in Subsection 10.3.3(A)) or 10.3.4(B). Said edge shall be the seaward extent of any engineered shoreline or working deck of any pier or wharf.

B. CSOZ standards. Non-marine uses listed under Subsection 10.3.3(B), 10.3.3 (E) and 10.3.4 located within the CSOZNMUOZ, as defined in Subsection 10.3.2, shall be subject to the performance standards listed in Subsection 10.3.7(D) as well as the following standards:

1. Vessel access: Non-marine uses allowed under this provision shall not disrupt or block access to vessel berthing and shall otherwise adhere to the performance standards of this zone described in Subsection 10.3.7(D).
2. Maximum setback for new development on lots with 75 or more feet of Commercial Street frontage: Any new non-marine development constructed subject to this provision which is located on a lot with 75 or more feet of frontage along the Commercial Street right of way shall be located with its front façade no further than 35 from the southerly sideline of the Commercial Street right-of-way.

Furthermore, any such development shall orient its front façade and its primary pedestrian entrance toward Commercial Street and no vehicular circulation or parking may occupy the land or pier area between the front façade of the building and Commercial Street. Non-marine development subject to this provision on lots with fewer than 75 feet of frontage along the Commercial Street right-of-way, changes of use within existing buildings, and/or building additions of less than 5,000 SF of new development to existing buildings are exempt from the maximum setback provisions established herein.

3. Investment in marine infrastructure: All applicants for site plan review or a change of use permit for non-marine development in the CSOZ are required to invest in marine infrastructure as a condition of development, provided that the total project costs exceed \$250,000. The value of the investment shall be not less than 5% of total project costs over \$250,000 for constructing non-marine space and associated site improvements in the CSOZ. Required investment may occur by one or both the following methods:
 - a. Direct investment in marine infrastructure located on the same lot: Investment shall be for the benefit of marine uses listed in Subsection 10.3.3(A) within the same lot as the proposed non-marine development. Investment may include dredging, pile replacement, new or replaced structural decking (but not pavement resurfacing), new or replaced

fendering systems, new or replaced floats, pier expansions, permanent conversions of recreational berthing to commercial berthing, bulkhead or seawall repair or improvements, or any combination of similar improvements. Plans for the marine infrastructure investment shall be submitted to the Planning Authority with the application for site plan review or change of use permit and shall include details and a commitment as to how the marine infrastructure will be utilized by marine users. The marine infrastructure improvements shall be completed prior to the issuance of a certificate of occupancy for the non-marine development project.

- b. Financial contribution: If direct investment in marine infrastructure is not made, the developer shall make a financial contribution to the city's waterfront loan and investment fund.

10.3.8 No contract or conditional rezoning permitted

- A. This section is intended to accomplish goals from Portland's Plan 2030. Specifically, these changes will:
 1. Prioritize and promote Portland's unique mix of water-dependent, marine-related and compatible non-marine uses.
 2. Recognize and reinforce the respective roles of the Eastern, Central and Western waterfronts; and
 3. Celebrate, promote and protect Portland's lobster and fishing industry as a foundation

of the region's economy and a feature of civic pride.

- B. In light of these goals and the significance of the central waterfront to the City's future, no contract or conditional rezoning applications may be approved in the Waterfront Central Zone.

10.3.9 Performance standards

All uses in the Waterfront Central Zone shall comply with the following standards:

- A. **Outdoor storage of materials.** Outdoor storage of commodities and materials accessory to normal conduct of business, except pilings and/or cranes, shall be permitted to a maximum height of 45 feet, and such materials shall be entirely contained, including runoff contaminants and residual material, within a designated area within the lot boundaries.
- B. **Noise.** The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently generated within the Waterfront Central Zone shall not exceed 75 decibels on the A scale at the boundaries of any lot, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, and sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices. In measuring sound levels under this section, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter

response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ₁).

- C. **Vibration.** Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile supported pier.
- D. **Discharges into harbor areas.** No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the department of public works in accordance with Chapter 24, Article III of the City of Portland Code of Ordinances. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24, Article II of the City of Portland Code of Ordinances and federal and state environmental statutes and regulations regarding wastewater discharges.
- E. **Storage of vehicles.** Storage of any unregistered automotive vehicle on the premises for more than 60 days shall not be permitted.
- F. **Landfill of docking and berthing areas.** Landfill of docking and berthing areas shall be governed by 38 M.R.S. § 480-A through 480-HH, and permitted only if the landfill does not reduce the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the Department of

Public Works and shall be accomplished in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.

- G. **Off-street parking and loading.** No off-street parking or loading shall be required under Article 19.
- H. **Lighting.** All lighting on the site shall be shielded such that direct light sources shall not unreasonably interfere with vessels transiting the harbor nor have an unreasonable adverse impact on adjacent residential zones.
- I. **Storage of pollutants and oily wastes.** On-premises storage of pollutants and oily wastes shall not be permitted for more than 45 days.
- J. **Urban design.** Construction of new structures located within 35 feet of the southerly edge of Commercial Street between Maine Wharf and the easterly property line of the city fish pier shall conform to the guidelines set forth in the downtown urban design guidelines, unless such structures are also located within 100 feet of the water. Such structures that are also located within 100 feet of the water shall conform to the extent practicable to the Downtown Urban Design Guidelines.
- K. **Pier and wharf expansions.** In addition to meeting Harbor Commission and Coast Guard requirements for navigation, any expansion or extension of a pier and or wharf in the Waterfront Central Zone shall demonstrate its compatibility with fixed route ferry service and emergency vessel operations.
- L. **Public view protection.** Any new development in the Waterfront Central Zone shall perform a

public view impact analysis for review and approval by the planning board or Planning Authority as a condition of site plan approval. The analysis shall: (a) demonstrate the project's adherence to the Portland View Corridor Protection Plan (City of Portland Comprehensive Plan, 2002) to the extent practicable; and (b) promote the public's visual access to the water through sensitive building placement. The planning board or Planning Authority shall find at a minimum that the proposed development (a) retains street corridor views as extended across Commercial Street from the Portland peninsula; (b) retains panoramic views of the water from Commercial Street to the extent practicable; and (c) where loss of existing public views to the water is shown to be necessary for the reasonable development of the site, the developer provides alternative public views to the water through newly established view corridors or publicly accessible pedestrian ways. Such pedestrian ways shall not interfere with existing or potential water-dependent uses, nor shall they endanger the public through uncontrolled proximity to industrial activity.

M. Operations and Access Management Plan.

Any new development, including changes of use or expansion of uses in the Waterfront Central Zone shall submit a scaled plan and accompanying narrative that demonstrates waterfront access and functional accommodation for water-dependent uses. In accordance with Portland's Plan 2030, the plan shall demonstrate consistency with the hierarchy of waterfront uses, as further detailed in Subsection. 10.3.1 (Purpose), with non-marine and marine-related uses being

subordinate in placement and disposition to water-dependent uses, and designed so as not to impede access to the pier edge and vessel berthing nor interfere with marine operations.

1. Submission Requirements. The plan shall, at a minimum, illustrate the following information:
 - a. Location of all existing and proposed structures, rights-of-way, common circulation drives as defined in Subsection 10.3.2, access-ways, sidewalks, pier edges, floats and docks, showing the entire lot in the context of its respective pier.
 - b. Existing and proposed off-street parking, labeled with associated uses.
 - c. Facilities for the loading and unloading of goods and materials.
 - d. Regularly occurring exterior activities including but not limited to the storage of material, equipment and vehicles, yard area, outdoor seating and on-site waste management.
 - e. Signage showing parking use, wayfinding, and posted operational restrictions.
 - f. Plan narrative detailing how the standards listed below are achieved, tenant/landlord communication protocols, private enforcement actions to be employed to ensure plan compliance, and the responsible parties representing the property owner.
2. The Operations and Access Management Plan shall be reviewed by the Planning Authority.

3. Review Standards. In addition to the information above, the plan shall demonstrate compliance with the following standards:
 - a. Off-street parking is subject to the limitations described in Subsection 10.3.7 (A) (“55% Rule”). Off-street parking spaces intended for use by water-dependent uses shall be sited as close as reasonably possible to associated vessels and/or ground-floor lease area.
 - b. Proposals for new non-marine parking, accessory to an otherwise permitted use in the WCZ, shall submit a parking analysis for all uses on the subject lot, justifying the number of non-marine spaces based upon the proposed use and demonstrating sufficient parking supply for marine uses. If sufficient parking is not available to marine uses, off-street parking for non-marine uses shall not be permitted.
 - c. Off-street parking, loading facilities and access ways designated for water-dependent uses shall be exclusive to such uses, except that, if not being occupied by water-dependent tenants, such parking may be made available to non-marine uses between the hours of 5:00 p.m. and 2:00 a.m. Any such shared parking arrangements shall be documented in the Operations and Access Management narrative described above, and clearly signed on-site.
 - d. All properties providing commercial berthing shall demonstrate reasonable opportunities to load and unload vessels from the subject lot.
 - e. Facilities for the loading and unloading of goods shall account for the frequency of use and vehicle type and, to the extent possible, minimize impacts to pedestrian and vehicle circulation patterns.
 - f. Provisions for the storage and movement of goods and materials shall be designed into all pier edge development. Circulation routes must be maintained or otherwise provided as an element of all development. The siting, design, and circulation of non-marine uses, particularly those allowed on first floors, shall accommodate reasonable access for pedestrians, vehicles, and freight transfer to and from berthed vessels.
 - g. Non-marine uses shall provide a dedicated pedestrian route between the proposed use and Commercial Street, and shall seek to minimize conflict with vehicle traffic.

10.4 WATERFRONT PORT DEVELOPMENT ZONE

10.4.1 Purpose

Transport of goods by water to and from Portland is an important component of both the local and regional economy. This commerce is dependent upon land with direct access to the dredged deep-water channel of the Fore River and Portland Harbor. The Port of Portland is integral to the city’s economic, cultural and fiscal health. This zone exists to ensure the continued viability of the Port of

Portland. Uses in the port development zone, while governed by the similar performance standards as other industrial zones, are primarily limited to those uses which are dependent upon deep water and which contribute to port activity. Nonmarine activity may be allowed to the extent it will not have any adverse impact on marine uses.

10.4.2 No adverse impact on marine uses

No use shall be permitted, approved or established in this zone if it will have an impermissible adverse impact on future marine development. A proposed development will have an impermissible adverse impact if it will result in any one or more of the following:

- A. The proposed non water-dependent use will displace an existing water-dependent use;
- B. The proposed use will reduce existing commercial vessel berthing space;
- C. The proposed nonwater-dependent use, structure or activities, including but not limited to access, circulation, parking, dumpsters, exterior storage or loading facilities, and other structures, will unreasonably interfere with the activities and operation of existing water-dependent uses or significantly impede access to vessel berthing or other access to the water by water-dependent uses; or
- D. The siting of a proposed nonwater-dependent use will substantially reduce or inhibit existing public access to marine or tidal waters.

10.4.3 Permitted uses

Subject to a determination that the proposed use meets the standards of Subsection 10.4.2 (no adverse impact on marine uses), the uses in Table 10-A are permitted in the Waterfront Port Development Zone.

10.4.4 Conditional use standards

Conditional uses shall be permitted in the Waterfront Port Development Zone, provided that, notwithstanding Subsection 6.5.2 or any other provision of this Code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority. In addition to the provisions of Section 6.5.2 such uses will:

- A. Not impede or preclude existing or potential water-dependent development on other lots;
- B. Allow for adequate access to the water;
- C. Be compatible with water dependent and marine uses;
- D. Operationally support one or more water dependent use(s), or be located in a building or structure that is physically adaptable or relocatable to make way for future development of water-dependent uses; and
- E. Meet any additional performance and dimensional standards set forth below.

10.4.5 Prohibited uses

Uses which are not enumerated in Table 10-A as permitted or conditional uses are prohibited. Those uses that are prohibited shall include, without limitation:

- A. Residential uses;
- B. Hotels, motels, or boatels;
- C. Auditoriums, civic centers, convention centers or other meeting facilities;
- D. Restaurants and drinking establishments;
- E. Marinas, including marina associated boat storage facilities; and
- F. Truck terminals.

10.4.6 Dimensional requirements

In addition to the provisions of Article 7 of this Land Use Code, lots in the Waterfront Port Development

Zone shall be subject to the requirements of Table 10-B.

TABLE 10-A: WPDZ PERMITTED AND CONDITIONAL USES

Marine	Marine repair services and machine shops	●
	Tugboat, fireboat, pilot boat, and similar services	●
	Harbor and marine supplies and services and ship supply, such as fueling and bunkering of vessels	●
	Shipbuilding and facilities for construction, maintenance, and repair of vessels	●/○ ¹
	Marine cargo handling facilities, including docking, loading and related storage	●/○ ¹
	Boat repair yards	●/○ ¹
	Facilities for marine construction and salvage	●/○ ¹
	Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices	●
	Marine retail and wholesale sales, including yacht brokerage	○
	Boat storage facilities	●/○ ¹
	Seafood processing	○
	Seafood packing and packaging	○
	Fabrication, storage, and repair of fishing equipment	○
	Ice-making services	○
	Fabrication of marine-related goods	○
	Fish by-products processing, provided that: i. Any fish by-product processing facility has a valid rendering facility license under chapter 12; and ii. The processing of other material wastes or by-products shall not be deemed a lawful accessory use under any other provision of this article.	○
	Commercial berthing	●
	Intermodal transportation facilities principally for vessels with regularly scheduled destination service or for railroad transportation service	●/○ ¹
	Marine cargo container and chassis maintenance and repair	●
	Facilities for combined marine and general construction	○ ¹
Industrial	Cold storage facility, warehousing, and storage of goods which are awaiting shipment via cargo carriers	○ ¹
	Low impact industrial uses, including but not limited to bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, manufacture of products, assembly of electrical components, tool and die shops, and the packaging of food, provided that such uses shall be subject to the performance standards of the I-M zone	○
Public	Public uses including pedestrian and bicycle trails	●
	Utility substations, including sewage collection and pumping stations, water pumping stations, transfer stations, telephone electronic equipment enclosures and other similar structures, provided that such structures are located more than 100 feet from the water.	○
Other	Off-street parking lots, excluding parking structures	○
	Accessory uses customarily incidental and subordinate to the location, function and operation of permitted uses ²	●
	Minor solar energy systems	●
	Minor wind energy systems	○

● = Permitted ○ = Conditional

¹ Uses that may be located in buildings that exceed the maximum permitted height. Uses marked ●/○ will be considered permitted uses when occupying buildings with a maximum height equal to or less than the maximum applicable height allowable under the permitted use dimensional standards, and conditional Uses when above that height.

2 Food service establishments, including food trucks and other similar retail and service support uses shall only be permitted as accessory uses if all such uses do not exceed 2,000 SF in total floor area of the building and each individual use does not exceed 1,000 SF in total floor area of the building; and further provided that such accessory uses provide goods or services that are supportive of the principal use and its clientele.

TABLE 10-B: WPDZ DIMENSIONAL REQUIREMENTS

	Permitted Use Dimensional Standards	Conditional Use Dimensional Standards
Setbacks (min.)	N/A	N/A
Lot Size (min.)	N/A	5 acres, limited to 1 building greater than the maximum applicable height allowed under the permitted use dimensional standards.
Setback from Pier Line, wharf, or bulkhead, including any attached aprons (min.)¹	5 ft.	5 ft.
Lot Coverage (max.)	50% east of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive. 100% west of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive.	50% east of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive. 100% west of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive.
Building Height (Inclusive of Roof Forms and Rooftop Appurtenances)(max.)²	55 ft. east of a line projected due south from the centerline intersections of West Commercial Street and the easterly most Cassidy Point Drive and west of Casco Bay Bridge. 60 ft. west of a line projected due south from the centerline intersections of West Commercial Street and the easterly most Cassidy Point Drive. In no case may any permitted heights exceed 50ft within 100ft of W.Commercial Street and all area of the WPDZ east of the Casco Bay Bridge. ⁵	60 ft. west of the Casco Bay Bridge ⁷ , except as follows: 75 ft. in the area east of a line projected due south from the centerline intersections of W. Commercial Street and the easterly most Cassidy Point Drive and west of Casco Bay Bridge, on lots 5 contiguous acres or larger. ⁴ 130 ft. for bulk storage ³ facilities west of the projection of the westerly most Cassidy Point Drive segment. In no case may any conditionally permitted heights exceed 50ft within 100ft of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge. ⁵
Building Length (max.)⁶	450 ft. 300 ft. within 100 ft. of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge.	450 ft. 300 ft. within 100ft of W. Commercial Street and all area of the WPDZ east of the Casco Bay Bridge. 300 ft. for buildings or portions of buildings exceeding the maximum applicable height allowed under the permitted use dimensional standards.

¹The setback area may be used for activities related to the principal uses in the structure, but shall not be used for off-street parking.

²Buildings and/or structures shall be limited to an absolute height measured from average grade with no portion of the structural roof system or roof top appurtenances exceeding the limits set forth under Table 10-B with the exception of moveable elements or connection devices as listed under Subsection 10.4.7

³Bulk storage dedicated to materials delivered or awaiting transportation to a site by waterborne transportation.

⁴A projection of the street centerline shall consist of an extension of the centerline to the water side boundary of the WPDZ.

⁵Height limitations east of the Casco Bay Bridge are intended to protect vistas of the harbor from public open space.

⁶As measured by a line parallel with the southern edge of the West Commercial Street right-of-way.

⁷Only those conditional uses so designated in Note 1 of the Waterfront Port Development Zone Use Table 10-A may be located in buildings taller than 60 feet.

10.4.7 Additional bulk, height, and location standards.

A. For structures exceeding the maximum applicable height allowed under the permitted use dimensional standards:

1. Moveable elements such as cranes and gantries, and connection devices such as conveyors or bridges shall not be subject to the space and bulk requirements, but

- shall be subject to a determination by the Federal Aviation Administration that the location of such equipment will not create a hazard to navigation.
2. The applicant must provide a determination from the Federal Aviation Administration that structures and equipment will not exceed the applicable height guidelines for the runway approach and will not create a hazard to navigable airspace. Such a determination shall be accepted as conclusive evidence that the proposed development will not create a hazard.
 3. For each lot, at least one view corridor of at least 90 feet in width shall be left unbuilt to preserve a clear line of sight between West Commercial Street and the water.

10.4.8 Performance standards

Proposals in the Waterfront Port Development Zone that qualify for Site Plan review shall submit, in addition to site plan submission requirements (if applicable), an impact mitigation narrative summarizing how the project intends to meet the applicable performance standards. All uses in the Waterfront Port Development Zone shall comply with the following standards:

- A. **Outdoor storage of materials.** Outdoor storage of commodities and materials accessory to normal conduct of business, except pilings and/or cranes, shall be permitted to a maximum height of 45 feet, and such materials shall be entirely contained, including runoff contaminants and residual material, within a designated area within the lot boundaries.
- B. **Noise.**

1. The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently generated within the Waterfront Port Development Zone between the hours of 7:00 p.m. and 7:00 a.m. from industrial facilities or operation commenced on or after July 1, 1988, shall not exceed 55 decibels on the A scale at or within the boundaries of any residential zone, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, and sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices.
2. In measuring sound levels under this section, sounds with a continuous duration of less than 60 seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of 60 seconds or more shall be measured on the basis of the energy average sound level over a period of 60 seconds (LEQ₁).
3. In addition to the sound level standards otherwise established, facilities or operations established or built in the Waterfront Port Development Zone on or after July 1, 1988, shall employ best practicable sound abatement techniques to prevent tonal sounds and impulse sounds or, if such tonal and impulse sounds cannot be prevented, to minimize

the impact of such sounds in residential zones. Tonal sound is defined as a sound wave usually perceived as a hum or which because its instantaneous sound pressure varies essentially as a simple sinusoidal function of time. Impulse sounds are defined as sound events characterized by brief excursions of sound pressure, each with a duration of less than one second.

- C. **Vibration.** Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile supported pier.
- D. **Federal and state environmental regulations.** All uses shall comply with federal and state environmental statutes and regulations regarding emissions into the air, except where provisions of this Code are more stringent.
- E. **Discharges into harbor areas.** No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the department of parks and public works in accordance with Chapter 24, Article III of this Code. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of Chapter 24, Article II of this Code and federal and state environmental statutes and regulations regarding wastewater discharges.
- F. **Storage of vehicles.** Storage of any unregistered automotive vehicle on the premises for more than 60 days shall not be permitted.
- G. **Landfill of docking and berthing areas.** Landfill of docking and berthing areas shall be governed by 38 M.R.S. § 471 through 478, and permitted only if the landfill does not reduce the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the department of parks and public works and shall be accomplished in accordance with the provisions of division 25 of this article and in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.
- H. **Off-street parking.** Off-street parking is required as provided in Article 19.
- I. **Shoreland and flood plain management regulations.** Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of Articles 11 and 12.
- J. **Lighting.** All lighting on the site shall be shielded such that direct light sources shall not unreasonably interfere with vessels transiting the harbor nor have an unreasonable adverse impact on adjacent residential zones.
- K. **Signs.** Signs shall be permitted as set forth in Article 20.
- L. **Storage of pollutants and oily wastes.** On-premises storage of pollutants and oily wastes shall not be permitted for more than forty-five (45) days.
- M. **Compatibility of nonmarine uses with marine uses.** Nonmarine uses, structures and activities, including but not limited to access, circulation, parking, dumpsters, exterior storage and



loading facilities or other structures shall neither unreasonably interfere with the existence or operation of marine uses nor significantly impede access to vessel berthing or other access to the water by existing or potential marine uses.

N. Design. Design and visual character shall:

1. In building design, including placement and screening of mechanical equipment, take into consideration long views to minimize negative visual impact and provide visual interest, and architecturally integrate exposed industrial systems and equipment where practical;
2. Organize massing to emphasize certain parts of the building such as entries, corners, or different uses;
3. Treat all facades, including the roof, with equal level of detail, and articulation;
4. Vary and articulate building facades to add scale and avoid large monotonous walls. Treatments such as texture, color, material changes, or shadow lines or murals must be used to add visual interest and avoid dull, flat, repetitive facades; and
5. Use a scaling or articulation element such as stepback, canopy, or fenestration, as required for any street-facing façade within 50 feet of West Commercial Street.



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11 SHORELAND ZONE

11.1 PURPOSE

The purpose of this article is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect fish spawning grounds, aquatic life, bird and other wildlife habitat; protect buildings and lands from flooding and accelerated erosion; protect archaeological and historic resources; protect commercial fishing and maritime industries; protect freshwater and coastal wetlands; control building sites, placement of structures and land uses; conserve shore cover and visual as well as actual points of access to inland and coastal waters and natural beauty, as appropriate in an urbanized environment; and to anticipate and respond to the impact of development in shoreland areas.

11.2 APPLICABILITY

- A. This article applies to all land areas, uses, structures, and land use activities within:
1. 250 feet, horizontal distance, of the normal high-water line of any river;
 2. 250 feet, horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal actions;
 3. 250 feet, horizontal distance, of the upland edge of a freshwater wetland; or
 4. 75 feet, horizontal distance, of the normal high-water line of a stream.
- B. This article also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending beyond the normal high-water line of a water body, meaning for the purposes of this article any river or stream, or within a wetland.

- C. For the purposes of this article, wetlands shall include coastal and freshwater wetlands as defined in Article 3.
- D. The regulations and controls of this article apply to all land areas, uses, structures, and land use activities cited within this subsection in all zones of the city.

11.3 REVIEW PROCEDURE

Development activities within the Shoreland Zone are reviewed by the Building Authority for compliance with the requirements of Section 11.4. Submission of plans for such development activity shall be prepared by qualified professionals, based upon a boundary survey.

11.4 USE-SPECIFIC LAND USE STANDARDS

11.4.1 Principal and accessory structures

- A. All principal and accessory structures shall be set back at least 75 feet horizontal distance from the normal high-water line of water bodies, the upland edge of a wetland, or associated tributary streams within a Shoreland Zone, except that in the following zones the setback shall be as indicated below:
1. B 3, B-5, B-5b, I-L on-peninsula, and I-M on-peninsula: 25 feet.
 2. WCZ, WPDZ, I-B, EWPZ: No setback required. However, pier edge setbacks apply in the EWPZ, the WCZ, and the WPDZ.
- B. For principal structures, setback measurements shall be taken from the top of a coastal bluff that has been identified on Coastal Bluff maps as being “highly unstable” or “unstable” by the Maine Geological Survey, as adopted on the City of Portland Zoning Map.

- C. Notwithstanding this requirement, when a lot is a lot of record as defined in Subsection 4.3.1 or cannot otherwise meet the setback requirement of this section due to physical limitations of the site, the Planning Board may approve a reduction of the setback requirement for a principal structure to the least amount necessary to achieve a building dimension of 28 feet, provided that the setback is not reduced to less than 40 feet. Structures in existence on June 15, 1992, may be expanded once during the lifetime of the structure up to 25 feet toward a freshwater wetland, stream or tributary stream, provided that the setback is not reduced to less than 40 feet and the floor area or volume is not increased by more than 30%. In no event shall the setback from a coastal wetland be reduced to less than 75 feet, except as set forth in Subsection 11.4.1.A, above.
- D. In all cases, accessory detached structures of less than 100 square feet of floor area shall be permitted with no setback, provided that such structures shall be used only for the storage of fish, bait, and related equipment. No setback shall be required for piers, docks, retaining walls, or any other structures which require direct access to the water as an operational necessity.
- E. The lowest floor elevation or openings of all buildings and structures including basements shall be elevated at least one foot above the elevation of the 100-year flood, the flood of record, or in the absence of these, the flood as defined by soil types identified as recent flood plain soils.
- F. Notwithstanding the requirements of this section, stairways or similar structures may be allowed with a permit from the Building

Authority to provide shoreline access in areas of steep slopes or unstable soils, provided that:

1. The structure is limited to a maximum of four feet in width;
2. The structure does not extend below or over the normal high-water line of a water body or upland edge of a wetland, unless permitted by the Department of Environmental Protection pursuant to 38 M.R.S. § 480 C; and
3. The applicant demonstrates that no reasonable access alternative exists on the property.

11.4.2 Piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line of a water body or within a wetland

- A. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion;
- B. The location shall not interfere with existing developed or natural beach areas;
- C. The facility shall be located so as to minimize adverse effects on fisheries;
- D. The facility shall be no larger in dimension than necessary to carry on the activity and shall be consistent with surrounding character and uses;
- E. New permanent structures, and expansions thereof, projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the National Resources Protection Act, 38 M.R.S. § 480-C. Permits may also be required from the Army Corps of Engineers and Board of Harbor Commissioners if located in navigable waters.

- F. Except in the WCZ, EWPZ, WPDZ, and I-B zones, no new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity;
- G. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any zone.

11.4.3 Clearing or removal of vegetation

- A. In all shoreland areas in Resource Protection zones, the cutting or removal of vegetation shall be limited to that which is necessary for uses expressly authorized in that zone.
- B. The clearing or removal of vegetation standards of this subsection shall not apply to the following zones: EWPZ, WCZ, WPDZ, B-3, B-5, B-5b, B-6, B-7, I-L (on-peninsula) and I-M zones (on-peninsula).
- C. The clearing or removal of vegetation standards of this subsection shall not apply to those portions of public recreational facilities adjacent to public swimming areas. Cleared areas in these locations shall be limited to the minimum amount necessary.
- D. Other than cutting or removal of vegetation as provided for in this subsection, timber harvesting shall not be permitted. For purposes of this section, timber harvesting is defined as the cutting and removal of timber for the primary purpose of selling or processing forest products. The cutting or removal of trees in the Shoreland Zone on a lot that has less than two acres within the Shoreland Zone

shall not be considered timber harvesting. Cutting or removal of such trees shall be regulated pursuant to this section.

- E. For purposes of this subsection, vegetation is defined as all live trees, shrubs and other plants including without limitation, trees both over and under 4 inches in diameter, measured at 4 ½ feet above ground level.
- F. In all areas other than Resource Protection zones, a buffer strip of vegetation shall be preserved, except where clearance is required for development of permitted uses, within a strip of land extending 75 feet, horizontal distance, from the normal high-water or upland edge of a coastal wetland, river, stream or tributary stream within a Shoreland Zone, in accordance with the following:
 - 4. There shall be no cleared opening greater than 250 square feet in the forest canopy or other existing vegetation if a forested canopy is not presented as measured from the outer limits of the tree or shrub crown. Notwithstanding this limitation, a footpath not to exceed six feet in width as measured between tree trunks and/or shrub stems is allowed provided that a cleared line of sight to the water through the buffer strip is not created.
 - 5. Selective cutting of trees within the buffer strip is allowed provided that a well distributed stand of trees and other vegetation is maintained. For the purposes

of this subsection, a “well distributed stand of trees” adjacent to a water body, tributary stream or wetland shall be defined as maintaining a minimum rating score of 16 or more in any 25-foot by 50-foot rectangle area as determined by the rating system in Table 11-A. The following shall govern in applying the point system in Table 11-A:

- a. The 25-foot by 50-foot rectangular plots must be established where the landowner or lessee proposes clearing within the required buffer;
- b. Each successive plot must be adjacent to, but not overlap a previous plot;
- c. Any plot not containing the required points must have no vegetation removed except as otherwise allowed by this ordinance;
- d. Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by this ordinance;
- e. Where conditions permit, no more than 50% of the points on any 25-foot by 50-foot rectangular area may consist of trees greater than 12 inches in diameter. For the purposes of this subsection, “other natural vegetation” is defined as retaining existing vegetation under three feet in height and other ground cover and retaining at least five saplings less than two inches in diameter at 4 ½ feet above ground level for each 25-foot by 50-foot rectangular area. If five samplings do not exist, no woody stems less than two inches in diameter can be removed until five samplings have been recruited into the plot. Notwithstanding the above

provisions, no more than 40% of the total volume of trees four inches or more in diameter, measured at 4 ½ feet above ground level may be removed in any ten-year period.

3. In order to protect water quality and wildlife habitat, existing vegetation under three feet in height and other groundcover, including leaf litter and the forest duff layer, shall not be cut, covered, or removed, except to provide a footpath or other permitted uses as described in this section.
 4. Pruning of tree branches on the bottom one third of the tree is allowed.
 5. In order to maintain a buffer strip of vegetation when the removal of storm damaged, diseased, unsafe or dead trees results in the creation of cleared openings, these openings shall be replanted with native tree species unless existing new tree growth is present.
- G. Selective cutting of not more than 40% of the volume of trees four inches or more in diameter, measured at 4 ½ feet above ground level, shall be allowed within any ten-year period at distances greater than 75 feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted

TABLE 11-A: SHORELAND TREE STAND RATING SYSTEM

Diameter at 4½ ft. above ground level	Points
2 in. ≤ 4 in.	1
4 in. ≤ 8 in.	2
8 in. – 12 in.	4
12 in. or greater	8

uses. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculation. For the purposes of these standards, volume may be considered to be equivalent to basal area. In no event shall cleared openings for any purpose, including but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed in the aggregate 25% percent of the lot area within the Shoreland Zone, including land previously cleared.

- H. Legally existing nonconforming cleared openings may be maintained but shall not be enlarged, except as allowed by this article.
- I. Fields and other cleared openings which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of this section.

11.4.4 Erosion and sedimentation control

- A. All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan in accordance with Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, published by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection and the City of Portland Technical Manual. The plan shall be submitted to the Building Authority for approval and shall include, where applicable, provisions for:
 1. Mulching and revegetation of disturbed soil.
 2. Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
 3. Permanent stabilization structures such as retaining walls or riprap.

- B. In order to create the least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.
- C. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance and shall be in operation during all stages of the activity. The amount of exposed ground area at every phase of construction shall be minimized to reduce the potential for erosion.
- D. Any exposed ground area shall be temporarily or permanently stabilized within one week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases, permanent stabilization shall occur within nine months of initial exposure. The following standards shall also be met:
 1. Where mulch is used, it shall be applied at a rate of at least one bale per 500 square feet and shall be maintained until a catch of vegetation is established.
 2. Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
 3. Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.

- E. Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainage ways shall be designed and constructed in accordance with the City of Portland Technical Manual.

11.4.5 Soils

All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, either during or after construction. Proposed uses requiring subsurface wastewater disposal and commercial or industrial development or other similar intensive land uses shall require a soils report based on an on-site investigation and prepared by state certified professionals. Certified persons may include Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified Geologists and other persons who have training and experience in the recognition and evaluation of soil properties. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The soils report shall include recommendations for a proposed use to counteract soil limitations where they exist.

11.4.6 Water quality

No activity shall deposit on or into the ground or discharge to the waters of the state any pollutant that by itself or in combination with other activities or substances will impair designated uses or the

water classification of the water body, tributary stream or wetland.

11.4.7 Archaeological sites

Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on, the National Register of Historic Places, as determined by the Department of Planning and Urban Development, shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment at least 20 days prior to action being taken by the Planning Authority. The Planning Authority shall consider comments received from the commission prior to rendering a decision on the application. Such sites shall also comply with all applicable provisions of Article 17 of this chapter.

11.4.8 Installation of public utility service

No public utility of any kind shall install services to any new structure located in the Shoreland Zone unless written authorization attesting to the validity and currency of all local permits required under this Code has been issued by the appropriate municipal authorities. Following installation of service, the public utility shall forward the written authorization to the appropriate municipal authorities, indicating that installation has been completed.

11.4.9 Essential services

Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors. The installation of essential services, other than road-side distribution lines and within existing service corridors, is not allowed in a Resource Protection or Stream Protection zone, except where the applicant demonstrates that no reasonable alternative exists. Damaged or

destroyed public utility transmission and distribution lines, towers and related equipment may be replaced or reconstructed without a permit.

11.4.10 Roads and driveways

- A.** Roads and driveways shall be setback a minimum of 75 feet from the normal high-water or upland edge of a coastal wetland, freshwater wetland, river or tributary stream within a Shoreland Zone, except:
 1. In the EWPZ, WCZ, WPDZ, B-3, B-5, B-5b, I-L (on-peninsula) and I-M (on-peninsula) roads and driveways shall be setback as established for structures in those zones; as specified in Subsection 11.4.1.A.
 2. If no other reasonable alternative exists, the Planning Board may reduce the road and/or driveway setback requirement to no less than 50 feet, horizontal distance, upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body, tributary stream or wetland. Such techniques may include, but are not limited to, the installation of settling basins, and/or effective use of additional ditch relief culverts and turnouts place so as to avoid sedimentation of the water body, tributary stream or wetland.
- B.** Existing public roads may be expanded within the legal road right of way regardless of their setback from a waterbody, tributary stream or wetland.
- C.** New roads and driveways are prohibited in a Resource Protection zone except that the Planning Board may grant a permit to construct a road or driveway to provide access to permitted uses within the district. A road or driveway may also be approved by the planning board in a Resource Protection zone, upon a finding that no reasonable alternative route or location is available outside the district. When a roadway or driveway is permitted in a Resource Protection zone the road and/or driveway shall be setback as far as practicable from the normal high-water line of a water body, tributary stream, or upland edge of wetland.
- D.** Road and driveways banks shall be no steeper than slope of two horizontal to one vertical and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control contained in Subsection 11.4.4.
- E.** Road and driveway grades shall be no greater than 10% except segments of less than 200 feet.
- F.** In order to prevent road and driveway surface drainage from directly entering water bodies, tributary streams or wetlands, roads and driveways shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least 50 feet plus two times the average slope, in width between the outflow point of the ditch or culver and the normal high-water line of a water body, tributary stream or upland edge of a wetland. Surface drainage which is directed to an unscarified buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.
- G.** Ditch relief (cross drainage) culverts, drainage dips and water turnout shall be installed in a manner effective in directing drainage onto unscarified buffer strips before the flow gains sufficient volume or head to erode the road,

TABLE 11-B: DRAINAGE SPACING

Grade (%)	Spacing
0-2	250 ft.
3-5	200-135 ft.
6-10	100-80 ft.
11-15	80-60 ft.
16-20	60-45 ft.
21+	40 ft.

driveway, or ditch. To accomplish this, the following shall apply:

1. Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road, or driveway at intervals no greater than indicated in Table 11-B.
2. Drainage dips may be used in place of ditch relief culverts only where the grade is 10% or less.
3. On sections having slopes greater than ten 10%, ditch relief culverts shall be placed at approximately a 30 degree angle downslope from a line perpendicular to the centerline of the road or driveway.
4. Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials.
5. Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads and driveways shall be maintained on a regular basis to assure effective functioning.

11.4.11 Parking areas

Parking areas shall be set back a minimum of 75 feet from the normal high-water or upland edge of a

coastal wetland, freshwater wetland, river or tributary stream within a Shoreland Zone except:

- A. In the EWPZ, WCZ, WPDZ, B-3, B-5, B-5b, I-L and I-M zones, parking setbacks shall be as established for structures in those zones, as specified in Subsection 11.4.1.A.
- B. Where the Planning Board finds that no other reasonable alternative exists further from the shoreline or tributary stream, the board may reduce the parking setback requirement to no less than 50 feet in the R-OS, and I-B zones to the least amount necessary for construction, provided that the applicant proves by a preponderance of the evidence that appropriate techniques will be used to prevent sedimentation of the water body.

11.4.12 Septic waste disposal

All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules and the following:

- A. Clearing or removal of woody vegetation necessary to site a new system and any associated fill extensions, shall not extend closer than 75 feet, horizontal distance, from the normal high-water line of a water body or the upland edge of a wetland;
- B. A holding tank is not allowed for a first-time residential use in the Shoreland Zone.

11.4.13 Stormwater runoff

All new construction and development shall be designed to be in compliance with the City of Portland Technical Manual to minimize stormwater runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as

berms, swales, terraces and wooded areas shall be retained in order to reduce runoff and encourage infiltration of stormwater. Stormwater runoff control systems shall be maintained as necessary to ensure proper functioning.

11.4.14 Agriculture

- A. All spreading or disposal of manure shall be accomplished in conformance with the Manure Utilization Guidelines published by the Maine Department of Agriculture on November 1, 2001, and the Nutrient Management Law (7 M.R.S. §§ 4201-4209).
- B. Manure shall not be stored or stockpiled within 75 feet, horizontal distance, of water bodies, tributary streams, or wetlands. All manure storage areas within the Shoreland Zone must be constructed or modified such that the facility produces no discharge of effluent or contaminated stormwater.
- C. Agricultural activities involving tillage of soil greater than 40,000 square feet in surface area within the Shoreland Zone shall require a conservation plan to be filed with the Planning Authority.
- D. There shall be no new tilling of soil within 75 feet, horizontal distance, from water bodies and coastal wetlands or within 25 feet, horizontal distance, of tributary streams and freshwater wetlands when such new tilling, by itself or combined with all other contiguous tillage, shall exceed 40,000 square feet in surface area. Operations in existence on the effective date of this section and not in conformance with these provisions may be maintained but shall not be expanded. When the new tilling, by itself or combined with all other contiguous tillage, shall total 40,000

square feet or less, the tillage shall be set back a minimum of 25 feet from all water bodies, tributary streams or wetlands.

- E. Newly established livestock grazing areas shall not be permitted within 75 feet, horizontal distance, of water bodies and coastal wetlands or within 25 feet, horizontal distance, of tributary streams and wetlands. Livestock grazing associated with ongoing farm activities and which are not in conformance with the above setback provisions may continue, provided such grazing is conducted in accordance with a soil and water conservation plan filed with the Planning Authority.

11.5 SUPPLEMENTAL SITE PLAN STANDARDS

11.5.1 Site plan standards

The Planning Board or Planning Authority shall approve a site plan located within a Shoreland Zone if it finds that the following standards, in addition to the standards set forth in the site plan ordinance, are met:

- A. The proposal will maintain safe and healthful conditions;
- B. The proposal will not result in water pollution, erosion, or sedimentation to surface waters;
- C. The proposal will adequately provide for the disposal of all wastewater;
- D. The proposal will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- E. The proposal will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
- F. The proposal will protect archaeological and historic resources;
- G. The proposal will not adversely affect existing commercial fishing or maritime activities;

SHORELAND ZONE

- H. The proposal will avoid problems associated with flood plain development and use; and
- I. The proposal is in conformance with the standards set forth in this article.

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12 FLOOD PLAIN MANAGEMENT

12.1 PURPOSE

The City of Portland, Maine, elects to comply with the 42 USC Section 4001 et seq. requirements of the National Flood Insurance Act of 1968, as amended from time to time. The National Flood Insurance Program, established in the aforesaid act, provides that areas of the city having a special flood hazard be identified by the Federal Emergency Management Agency and that flood plain management measures be applied in such flood hazard areas. This article establishes a flood hazard development permit system and review procedure for development activities in the designated flood hazard areas of the city. The purposes of this article are to reduce future flood risks and losses, protect against financial and human loss resulting from flood disasters, and to control the placement of structures, construction materials, and methods used to minimize potential property damage due to flooding.

12.2 APPLICABILITY

This article applies to all land areas, uses, structures, and land use activities lying in the special flood hazard areas as identified by the Federal Emergency Management Agency in a report entitled “Flood Insurance Study — City of Portland, Maine, County of Cumberland,” with accompanying “flood insurance rate map” and “flood boundary and floodway map,” dated July 17, 1986. This Flood Insurance Study with accompanying maps, and any subsequent amendments thereto, is hereby adopted by reference and declared to be a part of this Land Use Code.

12.3 DEFINITIONS

Area of special flood hazard. The land in the flood plain having a 1% or greater chance of flooding in any given year as specifically identified in the most recently adopted FEMA Flood Insurance Study for the City of Portland.

Base flood. The flood having a 1% chance of being hereof or exceeded in any given year (i.e., a 100-year storm).

Coastal high hazard area. The area subject to high velocity waters, including but not limited to, hurricane wave wash or tsunamis. The area is designated on the flood insurance rate map as zone V1 30.

Development. Any man-made change to improved or unimproved real estate, including but not limited to, the construction of, alteration to, or addition to any buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

Flood boundary and floodway map. The official map issued by the Federal Emergency Management Agency (FEMA) on which the boundaries of the flood have been designated. This may alternatively be referred to as a flood hazard boundary map.

Flood insurance rate map. The official map (FIRM) on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones applicable to the city.

Floodproofing. Any combination of structural or nonstructural additions, changes or adjustments to

structures which reduce or eliminate flood damage to real estate or improved real estate, to water and sanitary facilities, structures and their contents.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot as designated on the flood boundary and floodway map. When not designated on the flood boundary and floodway map, it is considered to be the channel of a river or other watercourse and the adjacent land areas to a distance of $\frac{1}{2}$ the width of the flood plain, as measured from the normal high-water mark to the upland limit of the flood plain.

Gross area. Square footage of land area excluding areas of special flood hazard as defined in this article.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this division.

Mean high tide. The mean height of tidal high waters at a particular point or station over a period of time to such length that increasing its length does not appreciably change this mean. For tidal waters, the cycle of change covers a period of 19 years, and mean high tide is defined as the average of the high waters over a 19 period.

Mean sea level. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on the city's FIRM are referenced.

Structure. A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, or manufactured housing. "Principally above ground," as used above, means either that at least $\frac{2}{3}$ of its floor to ceiling height is above the average adjoining ground level, or at least 51% of the actual cash value of the structure, less land value, is above ground.

Substantial improvement. Any repair, reconstruction, addition to or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or for any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

12.4 FLOOD HAZARD AREA DEVELOPMENT PERMIT

12.4.1 Permit required

Before any development begins within any areas of special flood hazard, a flood hazard area development permit shall be obtained from the Building Authority. This permit shall be required prior to issuance of a building permit, if one is required, and shall be in addition to any other permit, site plan, and subdivision review which may be required pursuant to the codes and ordinances of the city. If only a site plan is required for a development, the flood hazard area development permit shall be obtained prior to approval of the site plan.

12.4.2 Filing of application

The application for a flood hazard area development permit shall be submitted in writing to the Building Authority and shall include the following:

- A.** A final site plan, where applicable, showing information as required by Article 14;
- B.** A final subdivision plat, where applicable, providing information as required in Article 15;
- C.** For any development which does not meet the minimum threshold as a development requiring site plan review, the following information shall be provided:
 1. The name, address and phone number of the applicant, owner and contractor;
 2. A map with address indicating the location of the development site;
 3. A site plan showing the location of existing and proposed development, including but not limited to specific dimensions of existing and proposed structure(s), wastewater disposal facilities, water supply facilities, areas to be developed, and the dimensions of the lot;
 4. A statement of the intended use of any structure and/or other development;
 5. A statement of the cost of the development including all materials and labor; and
 6. A statement of the type of wastewater disposal system proposed.
- D.** The elevation in relation to the National Geodetic Vertical Datum (NGVD), or to a locally established datum for Zone A only, of the:
 1. Base flood at the proposed site of all new or substantially improved structures, which is determined in Zones A1-30, AE, AO, AH, V1-30, and VE from data contained in the “Flood Insurance Study — City of Portland, Maine”; or in Zone A, to be the elevation of the ground at the intersection of the flood plain boundary and a line perpendicular to the shoreline which passes along the ground through the site of the proposed building;
 2. Highest and lowest grades at the site adjacent to the walls of the proposed building;
 3. Lowest floor, including basement; and whether or not such structures contain a basement; and
 4. Level, in the case of nonresidential structures only, to which the structure will be floodproofed
- E.** A description of an elevation reference point established on the site of all new or substantially improved structures;
- F.** Either an elevation certificate (FEMA Form 81 31, 03/97, as amended) completed by a professional land surveyor, registered

professional engineer or architect; or, for nonresidential structures to be floodproofed, a floodproofing certificate (FEMA Form 81 65, 05/93, as amended) completed by a registered professional engineer or architect. These certificates verify that the elevations shown on the application are accurate;

- G. Certifications by a registered professional engineer or architect that structures meet the review standards of Subsection 12.4.5.
- H. A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;
- I. A statement of construction plans describing in detail how each applicable development standard in Subsection 12.4.5 will be met; and
- J. Cross section(s) of the site acceptable to the Public Works Authority.

12.4.3 Fee

A nonrefundable flood hazard area development permit fee as established by the City Council shall be paid to the Building Authority, and a copy of a receipt for the same shall accompany the application.

12.4.4 Review procedure

- A. Upon determination by the Building Authority that an application is complete, the Building Authority shall coordinate review of the application by the city. No permit shall be issued until the Building Authority finds that the development proposal is in compliance with the standards of this article. Compliance with the provisions of this article shall be required prior to beginning any development as defined herein.

- B. The Building Authority shall, when reviewing subdivisions and other proposed developments that require review under federal law, state law, or local ordinances or regulations and all projects on five or more acres, or in the case of manufactured home parks divided into two or more lots, assure that:

1. All such proposals are consistent with the need to minimize flood damage.
2. All public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damages.
3. Adequate drainage is provided so as to reduce exposure to flood hazards.
4. All proposals include base flood elevations, flood boundaries and, in a ravine flood plain, floodway data. These determinations shall be based on engineering practices recognized by the Federal Emergency Management Agency.
5. Any proposed development plan must include a condition of plan approval requiring that structures on lots in the development be constructed in accordance with Subsection 12.4.5 of this article. The condition shall clearly articulate that the municipality may enforce any violation of the construction requirement. The construction requirement shall also be clearly stated on any map, plat, or plan as part of the approval process.

- C. In the review of all flood hazard development permit applications for compliance with the standards herein:

1. The Building Authority shall utilize the base flood data contained in the Flood

- Insurance Study, Portland, Maine, Cumberland County, as described in Section 12.2. In special flood hazard areas where base flood elevation data are not provided in the above cited study, the Planning Authority, or Planning Board as appropriate, shall obtain, review and reasonably utilize any base flood elevation data available from federal, state or other reasonably reliable sources in order to administer this section;
2. Prior to approval of issuance of the flood hazard area development permit, the Building Authority as appropriate, shall determine that all necessary permits have been obtained from those federal, state, and local authorities from which prior approval is required by federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972 (33 U.S.C. 1334 as may be amended from time to time); provided, however, that conditional approval may be granted pending proof of receipt of any required permits, but no flood hazard area development permit shall be finally issued until proof of issuance of all such other permits is received by the Building Authority; and
 3. The Building Authority shall notify adjacent municipalities, the Maine Department of Environmental Protection and the Maine Flood Plain Management Program, prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Emergency Management Agency.
 4. The Building Authority shall maintain, as a permanent record, copies of all flood hazard development permit applications, corresponding permits issued, and data relevant thereto, including reports of the Board of Appeals on variances granted under the provisions of Section 12.6 of this article, and copies of elevation certificates, floodproofing certificates, certificates of compliance and certifications of design standards required under the provisions of Sections 12.4 and 12.5.
- 12.4.5 Review standards**
- A. **All development.** All development shall:
 1. Be designed or modified and adequately anchored to prevent flotation (excluding piers and docks), collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 2. Use construction materials that are resistant to flood damage;
 3. Use construction methods and practices that will minimize flood damage; and
 4. Use electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding conditions.
 - B. **Water supply.** All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.
 - C. **Sanitary sewage systems.** All new and replacement sanitary sewage systems shall be

designed and located to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters.

D. On-site waste disposal systems. On site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during floods.

E. Altered or relocated watercourses. All development associated with altered or relocated portions of a watercourse shall be constructed and maintained in such a manner that no reduction occurs in the flood carrying capacity of the watercourse.

F. Residential. New construction or substantial improvement of any residential structure located within:

1. Zones A1-30, AE, and AH shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation.
2. Zones AO and AH shall have adequate drainage paths around structures on slopes, to guide flood water away from the proposed structures.
3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
 - a. At least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or
 - b. At least three feet if no depth number is specified.
4. Zone A shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation utilizing information obtained pursuant to

Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1.

5. Zones V1-30 and VE shall meet the requirements of Subsection 12.4.5.P.

G. Nonresidential. New construction or substantial improvement of any nonresidential structure located within:

1. Zones A1-30, AE, and AH shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation, or together with attendant utility and sanitary facilities shall:
 - a. Be floodproofed to at least two feet above the base flood elevation so that below that elevation the structure is watertight with walls substantially impermeable to the passage of water;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
 - c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a flood hazard development permit, as required by Subsection 12.4.2.G and shall include a record of the elevation above mean sea level to which the structure is floodproofed.
2. Zones AO and AH shall have adequate drainage paths around structures on slopes, to guide flood water away from the proposed structures.

3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
 - a. At least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or
 - b. At least three feet if no depth number is specified; or
 - c. Together with attendant utility and sanitary facilities be floodproofed to meet the elevation requirements of this section and floodproofing standards of Subsection 12.4.5.G.
4. Zone A shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1.
5. Zones V1-30 and VE shall meet the requirements of Subsection 12.4.5.P.

H. Manufactured homes. New or substantially improved manufactured homes located within:

1. Zones A1-30, AE, and AH shall:
 - a. Be elevated on a permanent foundation such that the lowest floor is at least two feet above the base flood elevation; and
 - b. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to:
 - i. Over the top ties anchored to the ground at the four corners of the manufactured home, plus two additional ties per side at intermediate points (manufactured homes less than 50 feet long require one additional tie per side); or by
 - ii. Frame ties at each corner of the home, plus five additional ties along each side at intermediate points (manufactured homes less than 50 feet long require four additional ties per side).
 - iii. All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.
2. Zones AO and AH shall have adequate drainage paths around structures on slopes, to guide flood water away from the proposed structures.
3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
 - a. At least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or
 - b. At least three feet if no depth number is specified; and
 - c. Meet the requirements of Subsection 12.4.5H.1.b.
4. Zone A shall:
 - a. Be elevated on a permanent foundation such that the lowest floor is at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1; and

- b. Meet the requirements of Subsection 12.4.4.B.2.
- 5. Zones V1-30 and VE shall meet the requirements of Subsection 12.4.5.P.

I. Recreational vehicles. Recreational vehicles located within:

- 1. Zones A1-30, AH and AE shall either:
 - a. Be on the site for fewer than 180 consecutive days;
 - b. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only be quick disconnect type utilities and security devices, and has no permanently attached additions; or
- 2. Zones V1-30 and VE shall meet the requirements of either Subsection 12.4.5.I.1.a or 12.4.5.I.1.b or Subsection 12.4.5.P.

J. Accessory structures. Accessory structures located within Zones A1-30, AE, AO, AH and A, shall be exempt from the elevation criteria required in Subsection 12.4.5.F and 12.4.5.G if all other requirements of Subsection 12.4.5 and all the following requirements are met. Accessory structures shall:

- 1. Be 500 SF or less and have a value less than \$3,000.00;
- 2. Have unfinished interiors and not be used for human habitation;
- 3. Have hydraulic openings, as specified in Subsection 12.4.5.L, in at least two different walls of the accessory structure;
- 4. Be located outside the floodway;
- 5. When possible be constructed and placed on the building site so as to offer the

minimum resistance to the flow of flood waters and be placed further from the source of flooding than is the primary structure; and

- 6. Have only ground fault interrupt electrical outlets. The electric service disconnect shall be located above the base flood elevation and when possible outside the special flood hazard area.

K. Floodways.

- 1. In Zones A1-30 and AE, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in ravine areas, for which a regulatory floodway is designated on the community's Flood Insurance Rate Map or Flood Boundary and Floodway Map, unless a technical evaluation certified by a registered professional engineer is provided demonstrating that such encroachments will not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- 2. In Zones A1-30 and AE riverine areas, for which no regulatory floodway is designated, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in the floodway as determined in Subsection 12.4.5.K.3. unless a technical evaluation certified by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing development and anticipated development:

- a. Will not increase the water surface elevation of the base flood more than one foot at any point within the community; and
 - b. Is consistent with the technical criteria contained in chapter 5 entitled “Hydraulic Analyses,” Flood Insurance Study — Guidelines and Specifications for Study Contractors, (FEMA 37/January 1995, as amended).
 3. In Zones A1-30, AE, and A riverine areas for which no regulatory floodway is designated, the regulatory floodway is determined to be the channel of the river or other watercourse and the adjacent land areas to a distance of 1/2 the width of the flood plain as measured from the normal high-water mark to the upland limit of the flood plain. Encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted unless a technical evaluation certified by a registered professional engineer is provided meeting the requirements of Subsection 12.4.5.K.2.
- L. Enclosed areas below the lowest floor.** New construction or substantial improvement of any structure in Zones A1-30, AE, AO, AH and A that meets the development standards of Subsection 12.4.5, including the elevation requirements of Subsection 12.4.5.F, 12.4.5.G, or 12.4.5.H and is elevated on posts, columns, piers, piles, “stilts,” or crawl spaces may be enclosed below the base flood elevation requirements provided all the following criteria are met or exceeded:
1. Enclosed areas are not basements;
 2. Enclosed areas shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement must either:
 - a. Be engineered and certified by a registered professional engineer or architect; or
 - b. Meet or exceed the following minimum criteria:
 - i. A minimum of two openings having a total net area of not less than one square inch for every square foot of the enclosed area;
 - ii. The bottom of all openings shall be no higher than one foot above the lowest grade; and
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the entry and exit of flood waters automatically without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means.
 3. The enclosed area shall not be used for human habitation; and
 4. The enclosed areas are usable solely for building access, parking vehicles, or storing of articles and equipment used for maintenance of the building.
- M. Bridges.** New construction or substantial improvement of any bridge in Zones A1-30, AE, AO, AH, A, V1-30 and VE shall be designed such that:

1. When possible, the lowest horizontal member (excluding the pilings, or columns) is elevated to at least two feet above the base flood elevation; and
2. A registered professional engineer shall certify that:
 - a. The structural design and methods of construction shall meet the elevation requirements of this section and the floodway standards of Subsections 12.4.5.K; and
 - b. The foundation and superstructure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all structural components. Water loading values used shall be those associated with the base flood.
3. hazard development permit, as required by Subsection 12.4.2.
2. Zones AO and AH shall have adequate drainage paths around containment walls on slopes, to guide flood water away from the proposed walls.
3. Zone AO shall have the top of the containment wall elevated above the highest adjacent grade at least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or at least three feet if no depth number is specified.
4. Zone A shall have the containment wall elevated to at least two feet above the base flood elevation utilizing information obtained pursuant to Subsection 12.4.2.D.2; Subsection 12.4.4.B.4; or Subsection 12.4.4.C.1.

N. Containment walls. New construction or substantial improvement of any containment wall shall meet the following requirements by zone:

1. Zones A1-30, AE, AH, V1-30 and VE shall have the containment wall elevated to at least two feet above the base flood elevation; have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a flood

O. Wharves, piers and docks. New construction or substantial improvement of wharves, piers, and docks are permitted in Zones A, A1-30, AE, AO, AH, V1-30, and VE, in and over water and seaward of the mean high tide if the following requirements are met:

1. Wharves, piers, and docks shall comply with all applicable local, state and federal regulations; and
2. Commercial wharves, piers, and docks involving fill shall adhere to the design and construction standards contained in the U.S. Army Corps of Engineers' Shore Protection Manual.

P. Coastal flood plains.

1. All new construction located within Zones A1-30, AE, A, V1-30 and VE shall comply with all applicable local, state and federal regulations.

2. New construction or substantial improvement of any structure located within Zones V1-30 or VE shall be elevated on posts or columns such that:
 - a. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to two feet above the base flood elevation;
 - b. The pile or column foundation and the elevated portion of the structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components; and
 - c. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state and local building standards.
3. New construction or substantial improvement of any structure located within Zones V1-30 or VE shall have the space below the lowest floor:
 - a. Free of obstructions; or
 - b. Constructed with open wood lattice work, or insect screening intended to collapse under wind and water without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting piles or columns; or
 - c. Constructed with non-supporting breakaway walls which have a design safe loading resistance of not less than 10 or more than 20 pounds per square foot.
4. A registered professional engineer or architect shall develop or review the structural design, specifications, and plans for the construction, which must meet or exceed the technical criteria contained in the Coastal Construction Manual, (FEMA 55/February, 1986).
5. A registered professional engineer or architect shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the criteria of Subsection 12.4.5.P.2.
6. The use of fill for structural support in Zones V1-30 and VE is prohibited.
7. Human alteration of sand dunes within Zones V1-30 and VE is prohibited unless it can be demonstrated that such alterations will not increase potential flood damage.
8. The enclosed areas may be used solely for parking vehicles, building access, and storage.
9. Lobster sheds and fishing sheds located seaward of mean high tide shall be exempt from the elevation requirement in Section 12.4.5.G only upon review and approval by the Planning Authority or Planning Board and if all the following requirements of Subsection 12.4.5.A, 12.4.5.K, and 12.4.5.L are met:
 - a. The conditional use shall be limited to low value structures such as metal or wood sheds 200 SF or less and shall not exceed more than one story.
 - b. The structure shall be securely anchored to the wharf or pier to resist

flotation, collapse and lateral movement due to the effect of wind and water loads acting simultaneously on all building components.

- c. The structure will not adversely increase wave or debris impact forces affecting nearby buildings.
- d. The structure shall have unfinished interiors and shall not be used for human habitation.
- e. Any mechanical, utility equipment and fuel storage tanks must be anchored and either elevated or floodproofed to two-feet above the base flood elevation.

All electrical outlets shall be ground fault interrupt type. The electrical service disconnect shall be located on shore above the base flood elevation and when possible outside the special flood hazard area. If a flood hazard permit application is granted, the applicant shall be notified in writing that flood insurance is not available for structures located entirely over water or seaward of mean high tide.

12.4.6 Permit

Upon determination that the development or substantial improvement plan is in compliance with this article, the Building Authority shall issue one of the following Flood Hazard Area Development Permits based on the type of development:

- A. Two-part Flood Hazard Development Permit for Elevated Structures.** Part I shall authorize the applicant to build a structure to and including the first horizontal floor only above the base flood level. At that time the applicant shall provide the code enforcement officer with

a second elevation certificate completed by a professional land surveyor, registered professional engineer or architect based on the Part I permit construction, “as built,” for verifying compliance with the elevation requirements of Subsection 12.4.5.F, 12.4.5.G, 12.4.5.H, or 12.4.5.P. Following review of the elevation certificate data, which shall take place within 72 hours of receipt of the application, or as soon as practicable thereafter, the code enforcement officer shall issue Part II of the Flood Hazard Development Permit. Part II shall authorize the applicant to complete the construction project; or

- B. Flood Hazard Development Permit for Floodproofing of Nonresidential Structures.**

This permit shall apply for non-residential structures that are new construction or substantially improved nonresidential structures that are not being elevated but that meet the floodproofing standards of Subsection 12.4.5.G.1. The application for this permit shall include a floodproofing certificate signed by a registered professional engineer or architect; or

- C. Flood Hazard Development Permit.** This permit shall apply for all other developments and building permits that are not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. This includes, but is not limited to: accessory structures as provided for in Subsection 12.4.5.J, mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or

water supply facilities that do not involve structures; and nonstructural projects such as bridges, dams, towers, fencing, pipelines, wharves, and piers.

12.5 CERTIFICATE OF COMPLIANCE

No land in an area of special flood hazard shall be occupied or used in violation of this article, and no structure in such an area which is developed or substantially improved shall be occupied until a Certificate of Compliance is issued by the Building Authority. Said Certificate of Compliance shall be issued only after the Building Authority has received all permits and certificates from the applicant as required by this article. For structures in Zones V1-30 and VE and for floodproofed structures, a written certification by a registered professional engineer or architect shall be provided to the Building Authority stating that the design and methods of construction used are in compliance with the applicable provisions of Subsection 12.4.5. Within 30 working days, the Building Authority shall review the elevation certificate and the applicant's written notification and, upon determination that the development conforms with the provisions of this article, shall issue a certificate of compliance.

12.6 VARIANCES

12.6.1 Authority

The Board of Appeals may authorize variances from the provisions of this article as authorized in Subsection 2.3.11 except:

- A.** As otherwise expressly provided in Subsection 2.3.11.E; or
- B.** Variances shall not be granted within any designated regulatory floodway if any increase

in flood levels during the base flood discharge would result.

12.6.2 Standards

Subsection 2.3.11 notwithstanding, variances from the requirements of this article shall be granted only upon:

- A.** A showing of good and sufficient cause; and
- B.** A determination that should a flood comparable to the base flood occur, the granting of a variance will not result in increased flood heights, additional threats to public safety, public expense, or create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances; and
- C.** A showing that the issuance of the variance will not conflict with other state, federal or local laws or ordinances; and
- D.** A determination that failure to grant the variance would result in "undue hardship," which in this subsection means:
 - 1. That the land in question cannot yield a reasonable return unless a variance is granted; and
 - 2. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood; and
 - 3. That the granting of a variance will not alter the essential character of the locality; and
 - 4. That the hardship is not the result of action taken by the applicant or a prior owner.
- E.** Variances shall only be issued upon a determination that the variance is the minimum

necessary, considering the flood hazard, to afford relief.

12.6.3 Standards for specific variances

- A.** Variances may be issued for the repair, reconstruction, rehabilitation, or restoration of

historic structures upon the determination that:

1. The development meets the criteria of Subsection 12.6.2; and
2. The proposed repair, reconstruction, rehabilitation, or restoration will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

- B.** Variances may be issued for new construction, substantial improvements, or other development for the conduct of a functionally dependent use provided that:

1. The criteria of Section 12.6 and Subsection 12.4.5 are met; and
2. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

12.6.4 Notice to applicants

- A.** Any applicant who meets the criteria of this section shall be notified by the Board of Appeals in writing with the signature of the Chair of the Board of Appeals that:

1. The issuance of a variance to construct a structure below the base flood level will result in greatly increased premium rates for flood insurance up to amounts as high

as \$25.00 per \$100.00 of insurance coverage;

2. Such construction below the base flood level increases risks to life and property; and
3. The applicant agrees in writing that the applicant is fully aware of all the risks inherent in the use of land subject to flooding, assumes those risks and agrees to indemnify and defend the municipality against any claims filed against it that are related to the applicant's decision to use land located in a flood plain and that the applicant individually releases the municipality from any claims the applicant may have against the municipality that are related to the use of land located in a flood plain.

- B.** The above Subsections 12.6.4.A.1, 2, and 3 shall be included with or on all applications for a variance hereunder, as well as the following statements:

1. The applicant understands and is fully aware of all of the risks inherent in the use of land subject to flooding and understands and agrees that they are fully assuming any potential or actual liability resulting therefrom. Applicant agrees to indemnify and defend the municipality against any claims filed against it that are related to the applicant's decision to use the land located in a flood plain and that the applicant individually releases the municipality from any claims the applicant may have against the municipality that are related to the use of land located in a flood plain. Applicant further understands and agrees that the city has no responsibility

therefore, and in the event a variance is granted to applicant, applicant agrees to inform any purchaser, assignee or other transferee of applicant of the existence of said variance and of this agreement.

2. Applicant shall signify in writing that they have read, understands and agrees to all of the stipulations in this Subsections 12.6.4.A and B.

12.6.5 Record of variances

The Board of Appeals shall submit to the Building Authority a report of all variance actions, including justification for the granting of the variance and an authorization for the Building Authority to issue a flood hazard development permit, which includes any conditions to be attached to said permit.

12.7 RECORDS & REPORTING

- A. The Building Authority shall maintain, as a permanent record, copies of all flood hazard area development permits issued, certificates of compliance and data relevant thereto, including reports of the Board of Appeals on variances granted hereunder.
- B. The Building Authority shall be responsible for filing such annual reports regarding participation in the National Flood Insurance Program as may be required by FEMA. Said annual reports shall include, but not be limited to, a report on implementation of this article and on any variances granted hereunder. A copy of such annual reports shall also be sent to the Maine Flood Plain Management Program.
- C. In addition to any other actions, the Building Authority, upon determination that a violation of this article exists, shall submit a declaration to the Administrator of the Federal Insurance

Administration requesting a denial of flood insurance. The valid declaration shall consist of:

1. The name of the property owner and address or legal description of the property sufficient to confirm its identity and location;
2. A declaration that the property is in violation of a cited state or local law, regulation, or ordinance;
3. A clear statement that the public body making the declaration has authority to do so and a citation to that authority;
4. Evidence that the property owner has been provided notice of the violation and the prospective denial of insurance; and
5. A clear statement that the declaration is being submitted pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.



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13 RESOURCE PROTECTION ZONE

13.1 USE

No building shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used, in a Resource Protection zone except for the following uses:

- A. Non-intensive recreational uses not requiring structures, such as fishing and hiking;
- B. Motorized and non-motorized vehicular traffic on existing roads, trails, and rails, as appropriate;
- C. Bikeways, pedestrian trails, and walkways;
- D. Fire prevention activities;
- E. Wildlife management activities;
- F. Soil and water conservation activities;
- G. Surveying and natural resource analysis;
- H. Emergency operations as defined in Article 3;
- I. Harvesting of wild crops;
- J. Nonresidential structures for educational, scientific, or nature interpretation purposes, containing a maximum floor area of not more than 10,000 SF;
- K. Public and private parks and recreational areas, including one or more structures containing a total maximum floor area of not more than 10,000 SF;
- L. Permanent and temporary piers, docks, wharves, bridges and uses projecting into water bodies, as allowed in Subsection 11.4.2;
- M. Storehouses for fishermen's gear;
- N. Essential services as defined in Article 3 accessory to the uses permitted herein;
- O. Signs, as allowed in Article 20;
- P. Road construction, in accordance with the provisions of Section 11.4;
- Q. Parking facilities for uses permitted under this section; and

Landfill and other earth-moving activity, as allowed in Subsection 11.4.4.

13.2 DIMENSIONAL REQUIREMENTS

No building or structure shall be erected, altered, enlarged, rebuilt, or used in a Resource Protection zone which does not comply with the following requirements:

- A. **Minimum lot area:** 20,000 SF
- A. **Minimum width of lot:** 100 ft.
- B. **Minimum lot frontage on street or shoreline:** 100 ft.
- C. **Minimum front setbacks:**
 - 1. Principal building or structure: 25 ft.
 - 2. Accessory building or structure: 25 ft.
- A. **Minimum rear setbacks:** Principal building or structure, other than a boathouse or storehouse for fishermen's gear: 75 ft.
- B. **Minimum side setbacks:**
 - 1. Principal building or structure: 15 ft.
 - 2. Accessory building or structure: 5 ft.
- C. **Minimum side setbacks on side streets:**
 - 1. Principal building or structure: 20 ft.
 - 2. Accessory building or structure: 20 ft.
- D. **Minimum shoreline setback:** All principal structures other than permitted piers, docks, wharves, breakwaters, causeways, bridges, boathouses and storehouses for fishermen's gear: 75 ft.
- E. **Maximum height:**
 - 1. Principal building or structure: Two stories or 25 ft.
 - 2. Accessory building or structure: One story or 15 ft.
- F. **Maximum building area:** Principal building or group of buildings: 10% of lot area.



RESOURCE PROTECTION ZONE

13.3 OFF-STREET PARKING

Any off-street parking in a Resource Protection zone is required as provided in Article 19.

13.4 SHORELAND AND FLOOD PLAIN MANAGEMENT REGULATIONS

Any lot or portion of a lot located in a Shoreland Zone as identified on the city zoning map or in a Flood Hazard Zone shall be subject to the requirements of Articles 11 and 12.

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14 SITE PLAN

14.1 PURPOSE

Pursuant to Portland's Comprehensive Plan, this article advances the vision for a sustainable city with shared goals for the environment, community, and economy. This article complements the zoning and subdivision regulations of this Land Use Code.

14.2 APPLICABILITY

14.2.1 Site plan approval required

All development meeting the thresholds of Table 14-A shall require site plan approval prior to commencing any work or undertaking any alteration or improvement of the site. A final, approved site plan is a prerequisite to issuance of building, street opening, or certificate of occupancy permits for development subject to the provisions of this article. No such permit shall be issued until such permit is determined to be consistent with the final, approved site plan and any conditions of approval. In the event of any inconsistency between the approved site plan and any permit issued, the approved site plan shall control; provided, however, site plan approval shall not excuse failure to meet any independent requirement of any other law or ordinance. . Neither the acceptance of any application nor any determination or approval hereunder shall authorize the issuance of a permit under Chapter 6 of the City of Portland Code of Ordinances for any use which would violate the provisions of Articles 6 and 7 of this Land Use Code.

14.2.2 Exceptions

The Planning Authority may grant written authorization for the release of a demolition or interior building permit for a development subject to this article upon written request of the applicant

describing the extent of proposed work. Any exterior demolition requires a performance guarantee for site stabilization.

14.3 PROJECT CLASSIFICATION

14.3.1 Site plan classifications

The Planning Authority shall classify each development proposal as a major or minor site plan application according to the classifications in Table 14-A. The Planning Authority may, due to the scope or anticipated impacts of a project, classify any project a review level higher than otherwise indicated in Table 14-A.

14.3.2 Master development plan

An applicant may elect to submit a master development plan application for a large, multi-phase development program consisting of multiple buildings and site improvements on a site of one acre or more of total land area which is designed as a cohesive and integrated whole. The master development plan option shall not apply in residential zones, except for institutional, multi-family, congregate care, and intermediate, extended, and long-term care uses in the R-5A and R-6A zones.

A master development plan approval, including an approval of waivers, establishes the general parameters for the development, including the general development program, massing, open space plan, and infrastructure plan. A master development plan approval shall not be construed as final authorization of the development. Approval shall confer pending proceeding status upon the development with the effect of maintaining the applicability of regulations in effect at the time of approval for as long as the master development plan approval remains valid, including permissible

SITE PLAN
TABLE 14-A: SITE PLAN CLASSIFICATIONS

	Minor ¹	Major
New construction or additions²	Single or two-family structures 250 – 10,000 SF 250 – 20,000 SF Industrial 250-50,000 SF IS-FBC	Multi-family development of 3 or more units ^{3,4} > 10,000 SF > 20,000 SF industrial >50,000 SF ISFBC
Stripping, grading, grubbing, filling, or excavation	1,000 SF - 3 ac.	> 3 ac.
Site alterations	Alteration of watercourse or wetland ⁵	
Creation of impervious surface	1,000SF – 1 ac.	> 1 ac.
Construction or paving of existing parking	5 – 75 parking spaces	> 75 vehicles
Construction of structures⁵ in the shoreland zone	Rehabilitation, reconstruction or new construction ⁵	
Change of use⁶	10,000 – 20,000 SF	> 20,000 SF
Other	Auto service station ⁵	Development with drive-through facilities

¹ For purposes of fee assignment and submission requirements, the Minor application includes two exceptions; ‘Minor Residential’ and ‘Low-Impact Site Development’. Please see Section 16 of the Technical Manual for more information.

² Expansion of building floor area within a three-year period.

³ Any division of a new or existing structure into 3 or more dwelling units whether the division is accomplished by sale, lease, development, or otherwise.

⁴ Addition of one or two units to any residential development shall trigger Minor Site Plan review.

⁵ Includes piers, docks, wharves, bridges, retaining walls, and other structures

⁶ Any change in use of an existing building, whether or not alterations are involved, from any use in the following list to any other uses on the list:

- A. Manufacturing or processing, storage and warehouse, and other industrial
- B. Residential
- C. Transportation
- D. Institutional
- E. Commercial
- F. Water-dependent use and marine use
- G. Office

extensions if granted. Subsequent site plan approvals shall be required.

14.4 REVIEW AND APPROVAL AUTHORITY

The review and approval authority for site plans and master development plans shall be determined based on the classification of the project as shown

TABLE 14-B: REVIEW AND APPROVAL AUTHORITY

Plan classification	Review authority
Minor	Planning Authority
Major	Planning Board
Master Development Plan	
Plan	Planning Board

TABLE 14-C: SITE PLAN REVIEW PROCEDURES

	Minor	Major	Master Development Plan	Public Notice Requirement
Pre-Application Meeting	○	○	○	
Site Plan, Application, Plans, and Submittals	●	●	●	
Staff Completion Check	●	●	●	●
Staff Review	●	●	●	
Neighborhood Outreach		●	●	●
Planning Board Workshop		○	●	●
Revised Plans and Submittals	●			
Final Staff Review & Recommendation	●*	●	●	
Planning Board Public Hearing		●*	●*	●

● Required; ○ Recommended; * Decision point: Approve/Approve with Conditions/Deny

in Table 14-B. At any point in the review process, the applicant may request that Planning Authority reclassify the application to the next highest review level.

14.5 REVIEW PROCEDURES

14.5.1 Pre-application meeting

Applicants for site plan or master development plan review are encouraged to schedule a pre-application meeting. The purpose of this meeting is to familiarize the applicant with the City of Portland,

site plan submittal requirements, review procedures, and applicable review standards. A pre-application meeting shall not confer pending proceeding status under Title 1 MRSA 302. No decisions relative to the plan shall be made at the pre-application meeting; nor shall any advice or information provided by the city be construed as a decision.

14.5.2 Application, plans, and submittals

All applicants shall submit a site plan or master development plan application to the Planning Authority in such form as prescribed by the Planning Authority. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application.

14.5.3 Staff completion check

The Planning Authority shall determine whether the application, plans, and submittals meet the submittal requirements of the Technical Manual. If the application is deemed incomplete or not in compliance with Articles 6 or 7, the Planning Authority shall inform the applicant in writing of the finding and the additional plans or submittals required to complete the application. A review of the application will not be conducted until the application is found complete.

Once the application is determined to be complete, receipt of application notices shall be sent to all property owners within 500 feet of the subject property lines or within 1,000 feet if it is a subdivision within an industrial zone, unless the Planning Authority, in its discretion, chooses to notice a larger area and incur the additional expense for the expanded notification. Notices shall be sent

to all others, including neighborhood organizations, as may be required by the Planning Authority.

14.5.4 Staff review

When the application is determined to be complete, the plans and submittals shall be reviewed by the Planning Authority and other departments of the City of Portland as appropriate against the review standards of this article. Written comments from reviewers shall be provided to the applicant and shall include a planning staff recommendation to either provide a revised plan and submittals, schedule a Planning Board workshop, or schedule a public hearing.

14.5.5 Neighborhood meeting

Applicants for major site plan and master development plan review shall conduct at least one neighborhood meeting in accordance with the following:

- A. Timing and location.** The meeting shall be conducted within 30 calendar days of an application being deemed complete and no less than seven calendar days before a public hearing. The meeting shall be held at a convenient location within the City of Portland neighborhood surrounding the proposed site. All costs associated with the neighborhood outreach shall be borne by the applicant.
- B. Notice.** The applicant shall mail notice to all property owners within 500 feet of the subject property lines or within 1,000 feet if it is a subdivision within an industrial zone, and to all others, including neighborhood organizations, as may be required by the Planning Authority at least 10 calendar days prior to the neighborhood meeting or event. The notice shall contain a brief description of the proposal

and the date, time, and place of the neighborhood meeting or event. A digital copy of the neighborhood notice shall be sent to the Planning Authority, which shall be distributed to the City's list of interested citizens.

C. Meeting procedures.

1. Record of participants. The applicant shall keep a record of neighborhood participants in the outreach. A copy of this record shall be submitted to the Planning Authority prior to final review.
2. Content. The neighborhood outreach shall include an explanation of the proposal and provide an opportunity for public questions and comment.
3. Record of feedback. The applicant shall keep a record of feedback generated through the neighborhood outreach. A copy of this record shall be submitted to the Planning Authority prior to final review. Any other individual or entity also may submit comments on the neighborhood meeting to the Planning Authority.

14.5.6 Review Costs

- A. Applicants shall pay a fee to cover the review costs and administrative costs incurred by the city. The fee shall be based upon the actual hours of review time and prevailing hourly rate for reimbursement of city costs, and shall be invoiced periodically by the city.
- B. No land use permits or applications of any kind shall be processed, reviewed or issued, and no building permits of any kind shall be issued, for any project whose permit fee is governed by this ordinance unless all charges due under this ordinance have been paid and the developer is otherwise in compliance with the City code.

14.5.7 Planning Board workshop

Applicants for major site plan and master development plan review may request a workshop with the Planning Board. The workshop will be scheduled on a date that follows the neighborhood meeting and initial staff review.

The workshop shall be informational and shall not result in any formal approval or disapproval of the project. At the workshop, the Planning Board shall discuss the plans and submittals, consider the staff review with respect to the review standards of this article, hear public comments and questions, and provide direction to the applicant regarding issues to be addressed.

14.5.8 Revised plans and submittals

All applicants shall provide revised plans and submittals to the Planning Authority. The Planning Authority shall determine whether the revised plans and submittals meet the submittal requirements of the City of Portland Technical Manual.

14.5.9 Final staff review and recommendation

When determined to be complete, the revised plans and submittals shall be reviewed by the Planning Authority and other city departments as appropriate against the review standards of this article. Written comments from reviewers shall be provided to the applicant. In the case of a major site plan or master development plan review, comments shall include a planning staff recommendation to either approve, approve with conditions, or deny the revised site plan and submittals. In the case of a minor site plan application, following staff review, the Planning Authority shall approve, approve with conditions, or

deny the revised site plan application based on the review standards of this article.

14.5.10 Planning Board public hearing

Applicants for major site plan or master development plan review must appear before the Planning Board for a public hearing. The hearing shall be scheduled on a date that meets all public noticing requirements contained in Article 2. At the hearing, the Planning Board shall approve, approve with conditions, or deny an application, based upon the review standards of this article.

14.5.11 Lapse in application

A site plan or master development plan application must be diligently pursued from the date of submission. Notwithstanding the submission of a complete application, any applicant shall provide additional information, studies, or reports from qualified professionals when determined by the Planning Board or the Planning Authority to be reasonably necessary to make any of the determinations required by this article. Failure to submit required information within 120 days of the date upon which the written request was made shall cause the application to expire and be deemed null and void.

14.6 SITE PLAN REVIEW STANDARDS

The reviewing authority shall not approve a site plan application unless the development proposal meets applicable standards of the City of Portland Technical Manual and the City of Portland Design Manual and the criteria below.

14.6.1 Transportation standards

A. Impact on surrounding street systems. The provisions for vehicular loading and unloading,

parking, and vehicular and pedestrian circulation on the site and onto adjacent public streets and ways and the incremental volume of traffic will not:

1. Create or aggravate any significant hazard to safety on the surrounding street network.
2. Substantially increase congestion on any street which is already at a level of service below Level "D" without mitigation proportionate to the level of impact.

B. Access and circulation

1. In general
 - a. All development subject to this article shall provide safe and reasonable access and internal circulation for all users of the site and shall comply with the Transportation Systems and Street Design standards of the Technical Manual.
 - b. Continuous internal walkways shall be provided between existing or planned public sidewalks adjacent to the site, transit stops and street crossings, and building entrances on the site.
 - c. Points of access and egress shall be located to avoid conflicts with turning movements and traffic flows.
 - d. The site must have stacking capacity for vehicles waiting to use these service features without impeding on-site vehicular circulation or creating hazards to vehicular circulation on adjoining streets.
2. Loading and servicing. All developments served by delivery or other service vehicles shall provide access that permits safe turning and backing for all vehicles that

would service the development. Loading and servicing access shall not impede vehicle circulation, bicycle or pedestrian movements, or parking.

3. Curb and sidewalks.

- a. All development shall provide curb and sidewalks along all frontages, installed to specifications as described in the Transportation Systems and Street Design standards of the Technical Manual.
- b. Where sidewalks already exist but are in substandard condition, they shall be repaired or replaced in conformance with Chapter 25 of the City of Portland Code of Ordinances and the Transportation Systems and Street Design standards of the Technical Manual
- c. Waiver: An applicant may request a waiver from curb and sidewalk installation requirements if they meet two or more applicable waiver criteria as listed below:
 1. Sidewalk waiver:
 - a. There is no reasonable expectation for pedestrian usage coming from, going to, and traversing the site.
 - b. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of pedestrian-oriented infrastructure.
 - c. A safe alternative walking route is reasonably available,

for example, by way of a sidewalk on the other side of the street that is lightly traveled.

- d. The reconstruction of the street is specifically identified and approved in the first or second year of the current Capital Improvement Program (CIP) or has been funded through an earlier CIP or through other sources.
 - e. The street has been constructed or reconstructed without sidewalks within the last 24 months.
 - f. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.
2. Curbing waiver:
- a. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.
 - b. The reconstruction of the street is specifically identified and approved in the first or second year of the current CIP or has been funded through an earlier CIP or through other sources.

- c. The street has been rehabilitated without curbing in the last 60 months.
- d. Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.
- e. Runoff from the development site or within the street does not require curbing for stormwater management.

C. Public transit access

- 1. All residential development consisting of 20 or more dwelling units and all commercial and institutional developments of at least 20,000 square feet gross floor area shall provide a transit shelter adjacent to or within the public right-of-way along its frontage when the following criteria are met:
 - a. The development is proposed along an existing public transit route on a principal or minor arterial roadway, as shown in the Federal Street Classification Map.
 - b. The nearest existing transit shelter on the route is more than $\frac{1}{4}$ mile from the site, measured along rights-of-way.
- 2. Transit facilities shall be connected to the public sidewalk system.
- 3. Waiver: All or some of this standard may be waived if the review authority determines one or more of the following:

- a. That some or all of the required improvements cannot reasonably be made due to site constraints and/or insufficient right of way width; or
- b. That the development is not anticipated to generate public transit usage due to particular characteristics of the development or proposed use.

D. Parking

- 1. Vehicular parking:
 - a. All developments shall provide off-street parking in accordance with the parking requirements of this Land Use Code.
 - b. Where a parking study is required, the City encourages Transportation Demand Management (TDM) strategies to be employed.
 - c. Developments proposing to exceed minimum parking requirements by 10% or more must demonstrate through a parking study that the amount of parking is appropriate for the proposed use of the site.
 - d. Parking spaces and aisles shall meet applicable dimensional standards as detailed in the Transportation Systems and Street Design standards of the Technical Manual.
- 2. Bicycle Parking
 - a. All development shall provide secure bicycle parking in accordance with the parking requirements of this Land Use Code and the Transportation Systems and Street Design standards of the Technical Manual.

compromises development of the site as otherwise permitted by zoning, the review authority may reduce the requirement to accommodate development provided that the applicant demonstrates compliance with applicable state and federal regulations and implements preservation measures to the extent practicable.

B. Landscape preservation

1. Site development shall be designed to incorporate, limit disturbance to, and limit removal of existing trees.
2. The site plan shall include adequate measures to protect vegetation to be preserved from construction impacts, in accordance with the Landscaping and Landscape Preservation standards of the Technical Manual.
3. All development subject to zoning setbacks shall preserve a minimum of 30% of existing trees 10 inches DBH or greater within the required setback area unless trees are non-native invasive species, as identified in the Landscaping and Landscape Preservation standards of the Technical Manual, or are deemed unsalvageable by the Portland City Arborist or their designee.
4. Waiver: Where the applicant can demonstrate that preservation of existing vegetation would compromise development of the site, the review authority may permit the substitution of landscaping in other areas of the site as described in Table 14-D and/or a financial contribution to the City of Portland Tree Fund for an amount proportionate to the cost of trees removed. Replacement trees

shall be of a species identified on the City of Portland Recommended Tree List as described in the Landscaping and Landscape Preservation standards of the Technical Manual.

1. Where the planting of replacement trees on the site is not feasible, the applicant shall contribute an amount proportionate to the cost of required replacement trees to the City of Portland Tree Fund, as described in the Landscaping and Landscape Preservation standards of the Technical Manual.

C. Site landscaping and buffers

1. Landscaping. All development subject to required zoning setbacks shall include a minimum of one shade tree or six plantings per 30 linear feet of all frontages as measured along the property line. A planting shall be defined as one shrub, one ornamental grass, and/or three perennials. Required plantings may be installed anywhere on the site, including a green roof, if proposed, and may be planted in any arrangement. Existing vegetation to be preserved on the site may be counted towards this requirement as described in the Landscaping and Landscape Preservation standards of the Technical Manual.
2. Buffers
 - a. Loading and servicing areas, trash and recycling areas, storage areas, and roof- and ground-mounted utility structures, except for renewable energy systems, shall be screened from view from public sidewalks, streets and adjacent properties by



- dense evergreen landscaping, fencing, architectural screening products, masonry walls, building walls, or a combination thereof.
- b. For non-residential development abutting a residential zone, an evergreen, densely landscaped buffer of not less than 10 feet wide and six feet tall is required along the side abutting the residential zone. Where site constraints prevent such a buffer from being established, the width of the landscaped buffer may be reduced but shall include architectural fencing of not less than six feet tall and a mix of evergreen and deciduous trees spaced no further than 20 feet apart abutting the residential zone.
- c. All residential development shall provide and/or preserve evergreen vegetated buffers where necessary to buffer the development from detrimental impacts of existing surrounding development.
3. Parking and vehicle display Lot landscaping
- a. Developments shall include at least two trees (or one tree and three shrubs) per five parking spaces planted in landscaped islands to screen, shade, and break up parking. Trees and shrubs in parking lots may be in informal groups, straight rows, or concentrated in clusters as described in the Landscaping and Landscape Preservation standards of the Technical Manual
- b. Landscaped islands shall be distributed so that uninterrupted pavement does not exceed forty parking spaces.
- c. Waiver: Where site constraints prevent implementation of all or a portion of required parking lot landscaping, as determined by the review authority, the requirements may be all or partially waived and the applicant shall contribute an amount proportionate to the cost of required parking lot trees to the City of Portland Tree Fund.
4. Street trees
- a. All development shall include street trees in numbers and locations as specified in the Landscaping and Landscape Preservation standards of the Technical Manual. Street trees are intended to benefit public spaces by providing green and natural elements that contribute to the streetscape and the urban forest ecosystem, provide health benefits, and increase the tree canopy to maximize shade and reduce energy use. Street trees shall be of a species identified on the City of Portland Recommended Tree List, unless otherwise approved by the City Arborist or his/her designee. The provision of measures to enhance tree survival (such as raised planters, irrigation, and structural soils as recommended by the City Arborist) shall be required.

TABLE 14-D: TREE REPLACEMENT REQUIREMENTS

Size of tree removed	Replacement requirement
10 – 16" DBH	1 tree
> 16" DBH	2 trees

- b. Where the applicant can demonstrate that site constraints prevent the planting of required street trees in the City right-of-way, the review authority may permit the following to be counted towards the street tree requirement, subject to the standards set out in the Technical Manual:
 - i. The preservation of existing healthy trees that are six inches or more DBH, on the site within twenty feet of the property line, and visible from the right-of-way;
 - ii. The planting of street trees on the site within 20 feet of the property line where visible from the right-of-way;
 - iii. The installation of other planted features in the right-of-way or within 10 feet of the right-of-way and visible from the right-of-way, which are documented to the satisfaction of the City Arborist and Planning Authority to meet the objectives of the street tree requirement;
 - iv. The planting of new street trees on public land or public facilities in the neighborhood where a reasonable chance of good health and longevity is documented;
 - v. Where other alternatives are not feasible, a contribution for each required street tree made to the City of Portland's Tree Fund. The contribution would primarily be for new trees in the neighborhood of the development, but would include an element of maintenance; and/or
 - vi. Where the proposed development includes the removal of an existing street tree determined by the City Arborist to be a Heritage or feature tree, the applicant shall be required to contribute to the Tree Fund at the designated rate in the Technical Manual so that the total replacement cost is significantly higher than planting a new street tree/contributing for a new street tree.
- D. Water quality, stormwater management and erosion control**
- 1. All development shall be designed to minimize total area of impervious surface on the site and both the volume and rate of runoff from the lot. Provisions for stormwater management shall demonstrate the following:
 - a. Any stormwater draining onto or across the lot in its pre-improvement state will not be impeded or re-directed so as to create ponding on, or flooding of, adjacent lots;
 - b. Any increase in volume or rate of stormwater draining from the lot onto an adjacent lot or City property following the improvement can be handled on the adjacent lot or City property without creating ponding, flooding or other drainage problems and that the owner of the lot being improved has the legal right to

increase the flow of stormwater onto the adjacent lot or City property;

- c. Any increase in volume or rate of stormwater draining from the lot into the City's separated storm sewer system can be accommodated in the system without creating downstream problems or exceeding the capacity of the storm sewer system.
2. All development shall comply with the Stormwater Management standards of the Technical Manual.
3. Development shall not pose a risk of groundwater contamination either during or post-construction, as described in the stormwater management and water supply standards of the Technical Manual.

14.6.3 Public infrastructure and community safety standards

1. Consistency with City master plans

1. All developments shall be designed so as to be consistent with City Council approved master plans and facilities plans and with off-premises infrastructure.
2. The site plan shall include suitable easements, rights, and improvements to connect or continue off-premises public infrastructure as may be required by the review authority.

2. Public safety and fire prevention

2. All development shall incorporate the following public safety principles for Crime Prevention through Environmental Design (CPTED) into site design to enhance the security of public and private spaces and to reduce the potential for crime:

- a. Natural surveillance that promotes visibility of public spaces and areas.
- b. Access control that promotes authorized and/or appropriate access to the site.
- c. Territorial reinforcement that promotes a sense of ownership and responsibility through environmental design.

2. All developments shall be designed to provide adequate emergency vehicle access to the site and comply with the Public Safety standards of the Technical Manual,

3. Public utilities

1. The development shall not overburden sanitary sewers and storm drains, water lines or supply, or other public infrastructure and utilities. Development shall provide adequate utility infrastructure on-site and in connection to surrounding locations and facilities.
2. Electrical service shall be underground unless otherwise specified for industrial uses, or if it is determined to be unfeasible due to extreme cost, the need to retrofit properties not owned by the applicant or complexity of revising existing overhead facilities.
3. All sanitary sewer lines, storm drains, water lines, and other utilities proposed as part of the development shall be designed to conform with the Sanitary Sewer and Storm Drain and Water Supply standards of the Technical Manual.
4. All development within 200 feet of a public sanitary collection and treatment system shall connect sanitary sewer lines into the

nearest available public sewer. If a public sanitary collection and treatment system is not available, a private wastewater system may be used according to the requirements of Chapter 24 of the City Code and the Sanitary Sewer and Storm Drain standards of the Technical Manual.

5. All residential development of 20 units or more, commercial development and industrial development shall provide for the temporary storage and timely removal of all trash and recyclable materials including, at a minimum, paper, corrugated cardboard, plastics and metals. Storage containers for recyclable materials shall be separated from trash containers. All exterior storage of trash and recyclables shall be screened from view from public sidewalks, streets and adjacent properties.

14.6.4 Site design standards

A. Massing, Ventilation and Wind Impact

1. The bulk, location, or height of proposed buildings and structures shall not result in health or safety problems from a reduction in ventilation to abutting structures or changes to the existing wind climate that would result in unsafe wind conditions for users of the site and/or adjacent public spaces.
2. The bulk, location, or height of proposed buildings and structure shall minimize, to the extent feasible, any substantial diminution in the value or utility to neighboring structures under different ownership and not subject to a legal servitude in favor of the site being developed.

3. Development shall locate all HVAC venting mechanisms to direct exhaust away from public spaces and residential properties directly adjacent to the site.

- B. **Shadow.** All development outside the B3, B5, B6 and B7 zones shall be designed to avoid and/or mitigate the adverse impacts of shadows cast by new structures or building additions from falling on publicly accessible open space in accordance with the Shadow Standards of the Technical Manual.

- C. **Snow and ice loading.** All development shall be designed to prevent significant amounts of accumulated snow and ice from loading or falling onto adjacent properties or public ways.

- D. **View corridors.** The massing, location, and height of development shall not substantially obstruct public view corridors identified in the Downtown Vision View Corridor Protection Plan.

E. Historic resources

1. When developments affect designated landmarks or lie within designated historic districts or historic landscape districts, such development shall be required to obtain a certificate of appropriateness under Article 17.
2. When any part of a proposed development is within 100 feet of any designated landmark, historic district, except the India Street Historic District, or historic landscape district, such development shall be generally compatible with the major character-defining elements of the landmark or portion of the district in the immediate vicinity of the proposed development. Character-defining elements of landmarks and historic districts are

- identified in the historic resources inventory and respective historic district designation reports. For the purposes of this provision, “compatible” design shall be defined as design which respects the established building patterns and visual characteristics that exist in a given setting and, at the same time, is a distinct product of its own time.
3. All development shall document and protect state or local archaeological resources known to exist or discovered on the site.
 - a. Protection shall include leaving archaeological resources untouched beneath a new development through adaptation of foundation design or architectural layout.
 - b. Where the applicant can demonstrate that complete protection is not feasible, the applicant shall excavate and document archeological resources. Such measures shall be conducted in consultation with the City Historic Preservation Program and Maine Historic Preservation Commission. For resources of state significance, excavation and documentation shall be conducted by a qualified professional, in coordination with Maine Historic Preservation Commission. Local archeological resources may or may not be recognized by the Maine Historic Preservation Commission as significant and shall include the following:
 - i. Original seawall structure located landward of Commercial Street.
 - ii. Inactive historic family cemetery plots.
 - iii. Historic railroad beds including but not limited to the Portland-Lewiston interurban railroad.
 - iv. Original structure and/or landforms associated with the Cumberland and Oxford Canal.
 - v. Buried portions of colonial and post-colonial period structures or built features located on the Portland Peninsula predating the Great Fire of 1866.
 - vi. Pre-colonial occupation sites identified by shell middens or other evidence.
 - vii. Sites listed or eligible for listing on the National Register of Historic Places.
 - d. Waiver: In order to preserve archeological resources, the review authority may waive standards listed in the City of Portland Technical Manual where necessary if it is determined that such a waiver would not jeopardize the health, safety or welfare of the development’s occupants, the public, or the natural environment.
- F. Exterior lighting**
1. Site lighting.
 - a. All exterior site lighting shall be full cutoff with no light emitted above the horizontal plane or spilled onto adjacent properties and streets. Illumination levels shall be adequate but not excessive for the safety,

- comfort and convenience of occupants and users of the site, and shall conform to the Lighting standards of the Technical Manual.
- b. Where light from a proposed development may adversely impact adjacent residential properties, exterior lighting shall employ house-side shielding.
 2. Architectural and specialty lighting.
 - a. Architectural and specialty lighting of such features as architectural details, monuments, public art, or other site features shall be designed to illuminate specific details or attributes only and shall meet the Lighting standards of the Technical Manual.
 - b. Up-lighting by any method is prohibited except for public buildings and parklands, clock towers and steeples, landscape features, designated historic landmarks, flags of state, federal or national jurisdictions, and public art. Such light fixtures, brackets, conduits and all other components shall be designed by a lighting professional and shall be scaled and placed to minimize their visibility and installed in accordance with the Lighting standards of the Technical Manual.
 3. Street lighting. All development shall provide municipal street lighting adequate for the safety and comfort of pedestrians and motorists and, where applicable, conforming to specific lighting district requirements as specified in the Street

Lighting standards of the Technical Manual.

G. Noise and vibration

1. HVAC and mechanical equipment. All heating, ventilation and air conditioning equipment (HVAC), air handling units (AHU), emergency generators, and similar equipment shall meet applicable state and federal emissions requirements and shall be located to the interior of the site, away from abutting residential properties

H. Signage and wayfinding:

1. Commercial signage and directional traffic signage: The size, scale, proportions, design, materials, placement and source and intensity of illumination of all permanent building or freestanding signs shall be designed to complement the subject building and its immediate context, as follows:
 - a. Signage shall not conceal architectural features such as window sills, lintels or cornices from view.
 - b. Signs shall be designed and sized to fit the scale and proportions of the building and the feature or area of the building to which it is affixed.
 - c. Freestanding signs shall not adversely affect visibility at intersections or access drives.
 - d. Sign lighting shall be downwardly directed, internally illuminated and/or shielded to avoid glare and light spillover towards the sky.
 - e. Signs shall not be affixed to rooftop mechanicals, mechanical penthouses or other rooftop appurtenances

- unless those appurtenances have been screened and integrated into the architecture of the development.
- 2. On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site. Directional signage shall not adversely affect visibility at intersections on or off the site.
- 3. Waiver: An applicant for site plan review that was either denied for failure to comply with the requirements of or is seeking a waiver as part of their site plan application from Article 20 shall meet the following standards for approval:
 - a. Signs shall meet the requirements of this - Signage and Wayfinding;
 - b. The size, scale, proportions, design, materials, placement, quantity and source and intensity of illumination of any approved signage shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attached or to which they are visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which it is located and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed, and mode of travel of the viewing public;
 - c. The signage shall either be of special design merit or shall respond to unique circumstances or

characteristics associated with the subject property;

- d. The provisions of this subsection shall be limited to commercial uses in business or industrial zones, industrial uses or institutional uses.

I. **Design standards**

- 1. Development of certain types and/or proposed in certain zone sis subject to the design standards of the City of Portland Design Manual.

14.7 MASTER DEVELOPMENT PLAN REVIEW STANDARDS

The Planning Board shall not approve a master development plan unless the development proposal meets the review standards below.

14.7.1 In general

- A. Integration with the surrounding context.** A master development plan shall be designed to integrate with the surrounding context with respect to land use, architecture, open space and pedestrian networks, vehicular access and circulation, off-site public facilities and all other infrastructure;
- B. Consistency with city plans.** A master development plan shall be consistent with the objectives of this ordinance; consistent with the City's Comprehensive Plan; and consistent with City Council-approved master plans and facility plans for off-premise infrastructure.

14.7.2 Natural features and open space

- A. Preservation of natural features.** A master development plan shall locate buildings and improvements in a manner that considers the existing topography, provides usable open

space, preserves significant natural features as defined in Subsection 14.6.7.A, and preserves existing trees to the maximum extent possible.

- B. Provisions for open space.** A master plan shall include provisions for the ownership and maintenance of usable open space as appropriate

14.7.3 Historic Preservation

- H. A master development plan shall be developed so as to conform with standards for designated landmarks or for properties within designated historic districts or historic landscape districts as found in the city's Historic Preservation ordinance.
- I. When proposed adjacent to or within 100 feet of a designated landmark, historic district, or historic landscape, the master development plan shall be developed so as to be generally compatible with the major character-defining elements of the landmark or portion of the district in the immediate vicinity of the proposed development;

14.7.4 Infrastructure

- A. Adequacy of infrastructure capacity.** A master development plan shall be designed with sizing of street and other infrastructure systems to accommodate the overall service demand of the plan;
- B. Continuation of street grid.** A master development plan shall be designed to create a street grid pattern that reflects average city block sizes of the surrounding neighborhood;

14.7.5 Design

- A. Creation of a cohesive identity.** A master development plan shall be designed to create a

cohesive identity through building scale, massing, and articulation; use of quality exterior materials, architectural detailing at pedestrian scale; consistency of design and materials for streetscape and pedestrian amenities; framing of outdoor open space and linkages; a clear conveyance of the function and significance of various buildings, entrances, and features; and to generally comply with design and development standards of the zone in which it is located;

14.8 WAIVERS

14.8.1 Waiver requests

An applicant may request a waiver with respect to the submittal requirements or review standards of this article. If a waiver is requested, the applicant shall document the rationale for the waiver request within the application.

14.8.2 Waiver criteria

Except for where waiver criteria are provided for individual review standards, the review authority, if it finds that extraordinary conditions exist or that undue hardship may result from strict compliance with the submittal requirements or review standards of this article, may vary these regulations so that substantial justice may be done and the public interest secured, provided that such variation will not have the effect of nullifying the intent of this article.

14.9 PHASING

14.9.1 Site plan

A major site plan may be divided into up to three phases. Each section must be at least 20 percent of the total development and in addition, show the entire tract or parcel. Each phase of such project

shall be independent of subsequent phases and shall conform to all standards of this article in the event that subsequent phases do not go forward.

14.9.2 Master development plan

An applicant proposing a master development plan is seeking approval for an overall concept of development that may subsequently be brought for site plan approval in two or more phases and in a phase sequence that extends beyond the timeframes allowed for site plan approvals. Site plans for each phase of a master development plan shall generally conform with the master development plan. For areas proposed as future development phases, the proposed interim conditions shall be managed and maintained to ensure stable, safe, and attractive site conditions. One or more phases of the master development plan may be reviewed as a site plan concurrently with the review and approval of the master development plan.

14.10 CONDITIONS OF APPROVAL

Notwithstanding the review standards of this article, the review authority may impose any condition upon its approval of any site plan or master development plan to minimize or abate any adverse impact of the proposed development on the value or utility of other private property, or on public property or facilities, to the extent feasible; to bring the development into compliance with the review standards of this article; or to minimize any other adverse environmental effects of the proposed development.

14.11 POST-APPROVAL PROCEDURES

14.11.1 Advanced site work

No alterations shall be made to a site with a pending or approved site plan until:

- A.** The performance guarantee has been posted and final site plans have been submitted to the Planning Authority.
- B.** Written permission has been received from the Planning Authority. Such permission shall be granted only after submission of a written request describing the proposed scope of work to be conducted on the site and a determination by the Planning Authority that the request is reasonable, time is imperative, and the work will not compromise any aspect of the ensuing review process. All such work shall be done in compliance with information provided with the site plan application including, but not limited to, an erosion control plan. Such written permission shall not be required if the only work proposed is the digging of test pits.

14.11.2 Final plans

Following final site plan approval and prior to issuance of any building permit, the developer shall submit final plans meeting all the conditions of the site plan approval, including without limitation all streets, sewers, drainage structures, and landscaping. Thereafter, limited and minor departures from the approved site plan shall be approved by the Public Works Authority and/or Planning Authority as field changes pursuant to Section 14.14. Amendments or revisions to the approved site plan shall be reviewed by the Planning Authority pursuant to Section 14.14.

14.11.3 Performance and defect guarantees

The following performance and defect guarantee requirements shall apply:

- A. Performance guarantee required.** Following approval of site plan applications and prior to the issuance of a building permit, the developer shall post with the City a performance guarantee in the form and amount specified herein, specifying the completion of the required site plan improvements within two (2) years from the origination date of such guarantee. In no case shall the term of such guarantee be for a period of less than one (1) year, nor shall any performance guarantee expire between October 20 and April 15 of the following year.
- B. Inspection Fees.** At the same time that the developer posts a performance guarantee, the developer shall also pay to the City an inspection fee as determined by the City Council. If a performance guarantee is extended beyond its original expiration date, then an additional inspection fee in an amount to be determined by the City shall be required.
- C. Minor residential development.** All minor residential development, which for the purposes of this section shall be defined as single- or two-family development and any associated site improvements, is exempt from performance guarantee requirements except when those projects complete construction in the winter, and site work is incomplete due to weather conditions. A performance guarantee will then be required that is sufficient to complete the remaining site work as approved on the site plan. The performance guarantee must be reviewed and approved by the Planning Authority prior to the release of a certificate of occupancy. All minor residential development is subject to inspection fees, as specified herein.
- D. Performance guarantee amount.**
1. The performance guarantee shall be equal in value to one hundred percent (100%) of the estimated cost of the required site improvements as shown on the approved site plans; as a condition of planning approval; as required in the City of Portland Code of Ordinances; and/or as required by the City of Portland Technical Manual.
 2. The performance guarantee amount shall be estimated by the applicant or representative using the cost estimate spreadsheet provided by the City and shall be submitted for review and approval to the planning authority. Costs to be included in the estimate, and which shall be covered by the performance guarantee, include but are not limited to: street and sidewalk improvements including street lights, monuments, curbing, ramps and detectable warning panels, and striping; earth work and grading; utilities infrastructure and connections including sewer, stormwater, and water service; exterior site lighting; erosion control measures as shown on the approved erosion and sedimentation control plan; open space and recreation amenities; and final site stabilization and landscaping.
 3. The planning authority may waive all or any portion of this requirement if it determines that the developer has a proven record of satisfactory performance and sufficient financial capability.
- E. Phased projects.** If a project is reviewed and approved as a phased project, the

corresponding performance guarantee may also be phased. A separate performance guarantee shall be posted for each phase. Each phase of such project shall be independent of subsequent phases and shall conform to all standards of this article in the event that subsequent phases do not go forward.

F. Advanced site work.

1. No public utility, water district, sanitary district or any utility company of any kind shall install services to any lot in a subdivision which has not received Planning Board approval.
2. On a case-by-case basis, permission for advanced site work may be granted by the Director of Planning and Urban Development. Such permission is solely within the discretion of the Director of Planning and Urban Development and shall be granted only after submission of a written request setting forth the work proposed to be done on the site. Such written permission shall not be required when the only work proposed is the digging of test pits.

G. Acceptable forms of performance guarantee.

The performance guarantee, in the amount approved by the Planning Department, shall be a letter of credit, an escrow account with a responsible financial institution, or the deposit to the City of Portland finance department and shall be in conformance with the templates and forms made available by the City. If the performance guarantee is a deposit to the City, the City shall hold such funds in a noninterest bearing account until criteria for performance guarantee release have been satisfied. The performance guarantee shall be in the name of

the City and shall be approved by the finance director as to financial sufficiency and the corporation counsel as to proper form and legal sufficiency.

H. Performance guarantee reductions.

1. Up to three (3) times during the construction of a project, upon request of the developer, a performance guarantee may be reduced by the value equal to the estimated cost of the completed improvements. In no case shall any performance guarantee be reduced by any line item on the cost estimate spreadsheet where improvements remain to be completed. Requests shall be submitted on the cost estimate spreadsheet for review and approval by the planning authority.
2. In no case shall any performance guarantee be reduced to an amount equal to or less than the required defect guarantee until all criteria set forth for converting to the defect guarantee have been met, as approved by the planning authority.

- I. **Extension of the performance guarantee.** If the planning authority and/or the public works authority has reasonable doubt concerning the stability or proper construction of the required site improvements, the developer shall be required to reconstruct or otherwise address the issues to the City's satisfaction. If the performance guarantee is scheduled to expire before the extent or necessity for such further work can be determined, the developer shall be required to extend the performance guarantee covering such improvements, or secure a new guarantee, for a period and amount deemed

necessary by the planning authority and/or the public works authority.

J. Performance guarantee release/conversion to defect guarantee.

1. No performance guarantee shall be released until all fees generated by the project are paid to the City, including but not limited to engineering, inspection, and administrative fees. The guarantor shall not be released from the guarantee except and until authorized in writing by the planning authority.
2. For roadway extension projects, no performance guarantee shall be released until the Department of Public Works has performed a final inspection of the roadway and determined satisfactory completion of the required improvements. Additionally, no performance guarantee shall be released until the City in receipt of a petition for street acceptance, deemed complete and satisfactory by Corporation Counsel and/or the Department of Public Works. The petition for street acceptance must include a warranty deed (with metes and bounds description) to the property within each street of the subdivision or roadway extension and any other improvements intended for City maintenance.
3. Upon the satisfactory completion of the required site improvements and compliance with all conditions of approval including the submission of as-built drawings as applicable, the planning authority will authorize in writing, conversion to the defect guarantee. The defect guarantee shall be 10% of the

original performance guarantee amount and shall remain in place for a period of one (1) year. The defect guarantee shall ensure the workmanship and the durability of all materials used in the construction of the required site improvements. The planning authority may authorize the defect guarantee to be released at any time within the one-year period, provided all required site improvements have been constructed and in-place for one year or more and the workmanship and the durability of all materials has been inspected and confirmed to be satisfactory.

K. Acceptable forms of defect guarantee. The defect guarantee, 10% of the original performance guarantee amount approved by the Planning Department, shall be a letter of credit, an escrow account with a responsible financial institution, or the deposit to the City of Portland finance department and shall be in conformance with the templates and forms made available by the City. If the defect guarantee is a deposit to the City, the City shall hold such funds in a noninterest bearing account until the criteria for performance guarantee release have been satisfied. The performance guarantee shall be in the name of the City and shall be approved by the finance director as to financial sufficiency and the corporation counsel as to proper form and legal sufficiency.

L. Abandoned site. In the event that a development site is abandoned or the site improvements do not meet City standards as approved in the site plan, the performance guarantee may be utilized to stabilize, secure,

complete construction and/or restore the site as may be necessary, including, but not limited to, revegetation of areas, grading and fencing.

14.11.4 Inspection fee

At the same time that the developer posts a performance guarantee, the developer shall also pay to the City a site plan improvement inspection fee equal to two percent of the estimated costs of required site improvements for which a performance guarantee is to be posted. At the conclusion of the project, and before a temporary or permanent certificate of occupancy is issued, the developer shall pay to the City the balance of any inspection fees actually incurred by the City in its review of the project.

14.11.5 As-built plans

Upon completion of a development (excluding minor residential and low-impact site development as specified in Section 16 of the Technical Manual), the applicant shall submit the as-built plans as specified in the Technical Manual.

14.11.6 Certificates of occupancy

No certificate of occupancy shall be issued to any portion of development where, in the opinion of the Planning Authority, the site conditions or work required to complete the development will endanger the health or safety of persons visiting or inhabiting the completed portion. Certificates of occupancy may be granted as follows:

A. Temporary certificates of occupancy.

Notwithstanding any other provision of the Land Use Code, a certificate of occupancy may be issued for a development or portion of a development which has otherwise been completed in accordance with final site plan

approval and all applicable provisions of this Land Use Code where the applicant submits a written request to the Planning Authority stating those improvements which remain to be completed, the reasons why such improvements have not been completed, and the cost and time to complete the remaining work. In no event shall any temporary or permanent certificate of occupancy be issued where:

1. Conditions exist which would justify denial of a certificate of occupancy under Chapter 6 of the City of Portland Code of Ordinances; or
2. Required improvements to the City right-of-way remain to be completed by the developer; or
3. All access roads and any other roads and driveways required for the building or building(s) for which the certificate(s) are requested have not been improved to a passable condition; or
4. A remaining balance for fees incurred by the City exists; or
5. The developer otherwise is in violation of the City Code.

Where a temporary certificate of occupancy is sought for a portion of any development prior to the completion of the entire development, the following standards shall be met, in addition to all applicable requirements set forth above, prior to the issuance of any certificate of occupancy:

1. Those parking areas required for the portion of the development for which a certificate of occupancy is sought shall be available for use. Alternative arrangements must be made on-site for parking for any

periods during which such parking areas will not be available for use;

2. All foundation plantings and other landscaping required for the portion of a development for which a certificate of occupancy is sought shall be installed prior to the issuance of a certificate of occupancy. This requirement may only be waived where, in the opinion of the public works authority, landscaping improvements cannot practically be completed due to seasonal weather conditions; and
3. A performance guarantee shall be in place and in an amount sufficient to cover all remaining required improvements and not less than 10% of the initial performance guarantee amount.

- B. **Final certificate of occupancy.** All improvements which are not completed prior to the issuance of any temporary certificate of occupancy must be completed prior to the completion date specified in the performance guarantee or in the temporary certificate of occupancy, whichever occurs first, in order for a final certificate of occupancy to be issued by the City. Where any person accepts a temporary certificate of occupancy and does not complete the improvements as specified in the certificate, the City is authorized to enter upon such property itself or through its agents or contractors to complete such improvements with no liability therefore and may recover the costs thereof through the mechanic's lien procedure for the improvement of real property to the extent that the performance guarantee may be inadequate.

14.12 EXPIRATION OF APPROVALS

14.12.1 Site plan

Site plans approved under this article shall expire 12 months from the date of approval unless development has been undertaken in accordance with the approved site plan and site work or building construction is ongoing. Any lapse in construction for a period in excess of 12 months shall result in an expiration of the site plan.

14.12.2 Master development plan

Master development plans approved under this article shall expire six years from the date of approval if no site work or building construction has commenced.

14.13 EXTENSION OF APPROVALS

14.13.1 In general

Extension requests must be made in writing by the applicant prior to the expiration of the approval. An extension may not be granted if changes to the City's zoning, subdivision, or site plan ordinance, the Technical Manual or the Design Standards would render the development nonconforming in any respect or significantly impact the approved site plan or master development plan as determined by the Planning Authority.

14.13.2 In case of appeal

Where the approval or any related land use approval granted to the same applicant by any agency of the City with respect to the same development is appealed to any court by an opponent of the development, the applicant shall be granted extensions, beyond the expiration of said approval, where the applicant has exercised due diligence with respect to defending such appeal,

which extensions shall not last beyond one year from entry of final judgment.

14.13.3 Site plan

Site plan approvals may be extended by the Planning Authority for up to three years from the date of approval.

14.13.4 Master development plan

Master development plan approvals may be extended by the Planning Authority up to two times, for up to two years from the date of expiration of the original master development plan approval.

14.14 AMENDMENTS TO APPROVED PLANS

14.14.1 Field changes

Changes associated with unforeseen difficulties that arise during the course of construction and involving such technical detail as utility location and substitution of equivalent plantings shall be approved by the Public Works Authority and/or the Planning Authority. Field changes shall not involve substantial alteration of the approved plan or conditions imposed by the review authority.

14.14.2 Minor amendments

The Planning Authority is authorized to approve minor amendments to site plans and master development plans. An applicant may request a minor amendment to an approved site plan or master development plan by submitting a written statement of the proposed amendments and proposed amended plans to the Planning Authority. Minor amendments:

- A. Are generally consistent with the approved plan;
- B. Do not impact the layout of buildings and open space,

- C. Do not propose new uses;
- D. Do not increase building ground coverage, floor area ratio or residential density;
- E. Do not substantially change access, circulation, or infrastructure on or adjacent to the site;
- F. Do not involve new waiver requests; and
- G. Do not affect any condition or requirement of the Planning Board.

14.14.3 Major amendments

An applicant may request approval by the review authority of a major amendment to an approved site plan or master development plan by submitting an application for the amendment to the Planning Authority. Major amendments include changes that exceed the limited criteria for a minor amendment under Subsection 13.14.2. Review procedures shall follow those for major site plan review.

14.15 CONSISTENCY WITH APPROVED SITE PLANS

- A. Sites shall be developed and maintained as depicted in the approved final site plan and the written submission of the applicant. Any deviations from an approved site plan, including, but not limited to, changes in topography, vegetation and impervious surfaces as shown on the final site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site

plan including, but not limited to, topography, vegetation, and impervious surfaces shown on the site plan.

- B. All construction or alterations to the site performed under authorization of building permits or certificates of occupancy issued for development within the scope of this Land Use Code shall be in conformance with the approved final site plan or an amendment thereto under Section 13.14. The Planning Authority shall institute or cause to be instituted any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of this article.
- C. Where work is required pursuant to the terms of Chapters 24 or 25 as part of an approval granted under this article, such work shall be accomplished in the sequence established by the Public Works Authority. Where the Public Works Authority determines that work has been completed prior to the receipt of all approvals required by this article or which is out of sequence or is not in compliance with the standards of Chapters 24 and 25 of this Land Use Code, a stop work order may be issued. Work shall recommence only after such order has been lifted by the Department of Public Works or the Building Authority on the basis of an approved mitigation plan or action by the developer.
- D. Where construction, alteration, or modification to a site is performed without a valid site plan approval, an after-the-fact review shall be performed by the Planning Board or Planning Authority, as applicable.

When the Planning Authority has approved, approved with conditions, or disapproved a minor site plan, any person aggrieved may appeal the decision to the Planning Board.

When the Planning Board has approved, approved with conditions, or disapproved a major site plan, any person aggrieved or the City may appeal the decision to the Superior Court, pursuant to Rule 80B of the Maine Rules of Civil Procedure within 30 days of the original decision.

14.16.2 Master development plan

When the Planning Authority has approved, approved with conditions, or denied a Site Plan, or has approved a request to extend the expiration date of a Master Development Plan, any person aggrieved may appeal the decision to the Planning

Board within thirty (30) calendar days of the date of the written decision of the Planning Authority. Upon the taking of such an appeal, the application or request for an extension shall be reviewed as a new application or request.

14.16 APPEALS

14.16.1 Site plan

15 SUBDIVISIONS

15.1 PURPOSE

This article is adopted pursuant to the terms and provisions of 30-A M.R.S. § 3001 and 4403, as amended. The purpose of this article is to provide for the harmonious and economic development of the city; for the orderly subdivision of land and its development; for the orderly development of the general area surrounding such subdivision; for the coordination of streets within the general area; for adequate provisions for drainage, flood control, light, air and other public purposes; for the adequate and proper installation of streets, drainage, sanitary sewers, water and other utilities and facilities; for the dedication to the city of land for streets, alleys or other public purposes or the transfer to the city of easements or other rights or privileges; for the reservation for the city of land to be acquired for public facilities; and to protect public safety.

15.2 APPLICABILITY

15.2.1 Jurisdiction

- A. This article shall govern each and every subdivision of land as defined under 30-A M.R.S. § 4401 and 4402 within the limits of the city unless specifically exempted under this article.
- B. When application is made for the resubdividing of a previously recorded subdivision under the provisions of these regulations, it shall be treated as a new subdivision provided the applicant is the owner of rights in the recorded subdivision.

15.2.2 Enforcement, conveyance, markers, and recording

- A. No person may sell, lease, develop or build upon or convey for consideration, offer or agree to sell, lease, develop or build upon or convey for consideration any land in a subdivision unless the subdivision has been approved by the Planning Board, and unless a recording plat showing permanent marker locations at all lot corners has been recorded in the county registry of deeds.
- B. No subdivision plan shall be recorded by the registry of deeds which has not been approved as required by this article. Approval for the purpose of recording shall appear in writing on the recording plat.
- C. No public utility, water district, sanitary district or any utility company of any kind shall install services to any lot in a subdivision which has not received Planning Board approval.
- D. Any person who sells, leases, develops or builds upon or conveys for consideration any land in a subdivision which has not been approved as required by this article shall be punished by a fine of not more than \$500.00 for each such occurrence. The city may institute proceedings to enjoin any violation of this section.

15.3 REVIEW PROCEDURE

15.3.1 Application

To obtain approval of a proposed subdivision the subdivider or applicant shall submit an application to the Planning Authority in such form as prescribed by the Planning Authority. The application shall meet the submission requirements of the City of Portland *Technical Manual*, including a subdivision plat, all engineering data and plans necessary for the completion of the required improvements,

supplemental submission items, a recording plat, and written submittals demonstrating compliance with the review criteria of this article. A payment of a nonrefundable application fee, as established by the City Council to cover administrative costs and costs of a hearing, shall accompany each application.

15.3.2 Receipt of application notice

When an application for subdivision is received or generated by the Planning Authority, it shall give a dated receipt to the applicant and shall notify, by mail, the following, where applicable.

- A.** All property owners within 500 feet of the proposed subdivision, except that for subdivisions within industrial zones, the notice range shall be 1,000 feet;
- B.** The clerk and the reviewing authority of municipalities that abut or include any portion of a proposed subdivision; and
- C.** A public drinking water supplier if the subdivision is within its source water protection area;

The notice hereunder shall include a brief description of the application, the address or location of the property involved and a telephone number at the City where additional information may be obtained. The cost of noticing shall be charged to the applicant.

15.3.3 Neighborhood meeting

An applicant for the subdivision of five or more units or lots shall conduct a neighborhood meeting according to the provisions of Subsection 14.5.6.

15.3.4 Review costs

- A.** The subdivider shall pay a fee to cover the engineering review costs and administrative

costs to be incurred by the city. The fee shall be based upon the actual hours of review time and prevailing hourly rate for reimbursement of city costs, and shall be invoiced periodically by the city.

- B.** No land use permits or applications of any kind shall be processed, reviewed, or issued, no signed subdivision plats shall be released or recorded, and no building permits of any kind shall be issued, for any project whose permit fee is governed by this article unless all charges due have been paid and the developer is otherwise in compliance with the City of Portland Code of Ordinances. No performance guarantee shall be released until all fees generated by the project are paid to the City.

15.3.5 Timing of subdivision review

A public hearing shall be commenced within 30 days following the receipt of a complete subdivision application by the review authority. The staff shall notify the applicant in writing either that the application is complete or, if it is determined to be incomplete, the specific additional materials needed to make it a complete application. The Planning Board shall render its decision on any application submitted to it within 60 days following receipt of a complete application, or such other time as may be mutually agreed to by the Planning Board and the applicant.

15.3.6 Subdivision approval

The Planning Board shall approve, approve conditionally, or disapprove such subdivision application at a public hearing. If approved conditionally, the conditions and reasons shall be stated and given in writing to the subdivider and, if necessary, the Planning Board may require the

subdivider to submit a revised subdivision plat. If the Planning Board should disapprove the subdivision plat, the reasons for such action shall be stated and given in writing to the subdivider, and the board may state the conditions under which the proposed subdivision would be approved.

15.3.7 Effect of subdivision approval

Receipt of the approved copy of the subdivision plat of the subdivider is not authorization that the developer may proceed with the construction of any improvements. No construction will proceed until the recording plat has been approved by the Planning Board and has been properly recorded as required in Subsection 15.3.8.

15.3.8 Recording plat approval

Consideration of the recording plat shall not take place until the subdivision plat is approved.

15.3.9 Recording

- A. When the recording plat is approved, the subdivider shall pay the actual cost of recording and reproduction.
- B. The recording plat shall be recorded in the office of the Cumberland County Registry of Deeds by the subdivider.
- C. The registry book and page numbers shall be transcribed on one mylar copy of the recording plat to be sent to the Public Works Authority. Unless the subdivider shall record his or her approved recording plat within three years after the Planning Board has approved the subdivision plat, the recording plat approval shall become null and void. The preceding sentence notwithstanding, if the Planning Board's initial approval of a subdivision is based in part upon the granting of a waiver from any

of the applicable subdivision approval standards, no such waiver shall be valid unless that fact shall be expressly noted on the face of the recording plat and shall be noted in a certificate, each of which shall conform to 30-A M.R.S. § 4406, and such recording plat or such certificate or both of them are recorded in the Cumberland County Registry of Deeds within two years of final subdivision approval.

15.3.10 Sectional recordings

Following subdivision plat approval, the Planning Board may permit the subdivision to be divided into two or more sections for recording purposes subject to any conditions that the board deems necessary in order to insure the orderly development of the plan. The applicant may seek approval of and record a sectional recording plat with the Cumberland County Registry of Deeds only if the section constitutes at least 20% of the total number of lots contained in the approval plat and, in addition, shows the entire tract or parcel. For the purposes of this article, tract or parcel shall mean all contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof. In these circumstances, if the first section of the plat has been recorded within three years after Planning Board approval, subdivision plat approval of the remaining sections of the plat shall remain in effect for five years after Planning Board approval.

15.4 REVIEW STANDARDS

Before granting approval, the Planning Board shall determine that the proposed subdivision:

- A. Will not result in undue water or air pollution.
In making this determination the Planning Board shall at least consider the elevation of land above sea level and its relation to the flood plains, the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the availability of streams for disposal of effluents; the conformity to the applicable state and local health and water resources regulations;
- B. Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- C. Will not cause unreasonable burden on an existing water supply;
- D. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- E. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highway or public roads existing or proposed;
- F. Will provide for adequate sanitary waste and storm water disposal and will not cause an unreasonable burden on municipal services if they are utilized;
- G. Will not cause an unreasonable burden on the ability of the city to dispose of solid waste and sewage if municipal services are to be utilized;
- H. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or by the City, rare and irreplaceable natural areas, or any public rights for physical or visual access to the shoreline.
For subdivisions within local historic districts, the Planning Board shall apply the standards of Subsection 17.7.2. The Planning Board may request that the Historic Preservation Board prepare an evaluation of the proposed subdivision based upon the standards of Subsection 17.7.2;
- I. Is in conformance with the Comprehensive Plan or its successor;
- J. The subdivider has adequate financial and technical capacity to meet the standards of this subsection;
- K. Whenever situated, in whole or in part, within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter I, Article 2B, will not adversely affect the quality of such body of water or unreasonably affect the shoreline of such body of water;
- L. Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater; and
- M. Is or is not in a flood prone area, based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100 -year flood elevation.

15.5 TECHNICAL AND DEVELOPMENT STANDARDS

15.5.1 Technical standards

All subdivisions and associated improvements, excluding subdivisions exempted under Section 15.12 of this article, shall, in addition to the criteria listed herein, adhere to all applicable standards of the City of Portland *Technical Manual*, unless formally waived by the Planning Board.

15.5.2 Timing of subdivision improvements

The Department of Public Works shall establish the sequence in which work is to be accomplished. Where it is determined by the Public Works Authority that work has been completed prior to the receipt of all approvals required by this article or which is out of sequence or is not in compliance with the standards of this section and of Chapter 25, the Director of Public Works or an inspector from the Public Works Authority may issue a stop work order. Work shall recommence only after the stop work order has been lifted by the Director of Public Works or an inspector from the Public Works Authority. Violation of the stop work order shall be considered an offense.

15.5.3 Subdivision names

Subdivision names for plats shall be subject to approval by the Planning Board and not duplicate the name of any plat already recorded.

15.5.4 Streets

A. All streets shall be platted along contour elevations which result in minimum grades and greatest visibility whenever practicable, with consideration given for anticipated use of the land. Street grades in all proposed subdivisions

shall be subject to the approval of the Public Works Authority.

- B. The proposed street layout shall be coordinated with the street system of the surrounding areas. All streets must provide for the continuation or appropriate projection of streets in surrounding areas and provide means of ingress and egress for surrounding tracts.
- C. When connecting streets within residential neighborhoods, new streets shall contribute to a neighborhood street system characterized by a network of interconnected streets, which minimizes through-traffic in residential neighborhoods. The layout of subdivision lots, streets, and pedestrian ways shall promote multiple paths of travel to get to destinations within and between neighborhoods by foot and bicycle, as well as auto.
- D. The interconnection of new and existing streets is further subject to the following provisions to minimize and mitigate through-traffic in residential neighborhoods:
 - 1. Where a determination is made that a proposed street connection will result in substantial increases in traffic volume and speed on the effected public streets, the Planning Board may require appropriate traffic calming solutions as set forth in Chapter 28 of the City of Portland Code of Ordinances. The Public Works Authority may by regulation and amendment to the *Technical Manual* establish standards for determining what is a “substantial increase in traffic volume and speed”; and
 - 2. In any circumstances where a street connection is allowed, the Planning Board may condition subdivision approval to require the developer to monitor future

- traffic patterns to determine whether, using existing traffic calming standards, new or additional traffic calming measures should be employed. The extent and design of traffic calming shall be determined by the Public Works Authority to mitigate the post development impact of connecting new and existing streets.
3. In cases where post-development monitoring shows that increased traffic volume and speed is such that further traffic calming would be insufficient to mitigate traffic negative impacts of through-traffic, the DPW may require that the connection be modified to exclude regular vehicular traffic, while retaining bicycle, pedestrian, and where needed, emergency vehicle connections. The DPW shall develop typical standards and specifications for bicycle, pedestrian, and emergency vehicle connections and/or turnarounds.
 4. Where a determination is made by the DPW that a proposed street connection will result in substantial increases in traffic volume and speed on the affected public streets, the Planning Board may disallow a proposed street connection for vehicular purposes in favor of a connection for non-vehicular purposes in situations where a proposed residential street connection meets all of the following criteria:
 - a. The new street would result in the connection of two arterials; and
 - b. The street would be located in a neighborhood where there is no existing public through-street network connecting the same arterials; and
 - c. There is no likelihood that other public street connections will be developed in the future that would connect the arterials, whether because of topography limitations, existing development patterns, or other similar reason.
 5. In circumstances where vehicular connections are disallowed, the Planning Board shall require that adequate right-of-way is reserved to permit the extension of the street for pedestrian, bicycle, emergency use, and potential vehicle connections as may develop in the future.
 - E. Reserve strips or spite strips for unspecified or unacceptable purposes are prohibited.
 - F. Street right-of-way widths shall be as provided in Chapter 25 of the City of Portland Code of Ordinances and the City of Portland *Technical Manual*. However, private streets within PRUDs shall be exempt from the street right-of-way and roadway width requirements established in the City's *Technical Manual*, provided that no such street shall be accepted by the City unless it is first improved to City standards at the expense of those persons requesting the street acceptance. Private streets within a PRUD or a shall meet specifications established by the Public Works Authority. All private streets shall be designed by a professional engineer and shall be built according to accepted engineering standards.
 - G. Proposed subdivisions along existing, or dedicated, or platted streets where rights-of-way are inadequate shall provide additional land to meet the minimum standards.
 - H. Streets shall not occupy more land than needed to provide access nor create

unnecessary fragmentation of the subdivision into small blocks. Streets will be designed to discourage outside traffic from traversing the development.

- I. All dead-end streets shall provide for a cul-de-sac or, in the case of a dead-end street which will be extended, a temporary turn around at the end of the street, subject to the approval of the Public Works Authority.
- J. Sidewalks shall be constructed on each side of each street in accordance with Chapter 25 of the City of Portland Code of Ordinances. Sidewalks to be used by pedestrians are to be so located as to minimize contacts with normal automotive traffic, with preference given to interior walks away from streets in common open space in block interiors.
- K. Curbs shall be constructed on each side of each street. The curbing shall be constructed as provided in Chapter 25 of the City of Portland Code of Ordinances.
- L. Street names for all subdivisions shall appear on the subdivision plat and be subject to approval by the Planning Board.

15.5.5 Sewers and storm drains

- A. All subdivisions shall be provided with adequate storm drain systems within the subdivision separate from any sanitary sewer system required in Chapter 25 of the City of Portland Code of Ordinances. The design of all sewers and storm drains shall be subject to approval by the Public Works Authority.
- B. Any natural or manmade areas, systems or facilities designated for stormwater control purposes and intended for city maintenance shall, except for detention or retention ponds or basins and regularly free flowing

watercourses, be structurally enclosed in accordance with the standards of the Public Works Authority, and shall be dedicated with sufficient land for maintenance purposes. Warranty deeds to such areas shall be submitted for acceptance by the City Council at the same time as the acceptance of streets. All such areas as are not intended for city maintenance shall be permanently protected and maintained by private agreement, deed covenant or restriction, as appropriate, in form approved by the Corporation Counsel.

- C. The subdivider shall be responsible for the construction of all sewers and storm drains including manholes, catch basins and any other appurtenances as may be deemed necessary by the Public Works Authority. All work shall be in accordance with public works specifications.

15.5.6 Blocks

- A. A maximum block length of 800 feet, measured from the nearest street lines of intersecting streets, shall be observed except where, in the opinion of the Planning Board, conditions justify a departure from this standard. In general, block size should be the maximum consistent with the use and shape of the site and the convenience and safety of the occupants.
- B. In blocks exceeding 800 feet in length, measured from the nearest street lines of intersecting streets, the Planning Board may require where feasible the reservation of a 20 foot wide easement to the city through the block to provide for the crossing of underground utilities and pedestrian traffic where needed or desirable and may further

specify, at its discretion, that a four foot wide paved foot path be included.

- C. The length, width and shape of blocks shall be determined on the basis of:
 - 1. Provision of adequate building sites suitable to the special needs of the type of use contemplated;
 - 2. Zoning requirements as to lot sizes, setbacks and dimensions;
 - 3. Needs for convenient access, circulation, control and safety of street traffic;
 - 4. Limitations and opportunities of topography.
- D. Blocks with lots having double frontage on streets shall be avoided.
- E. The foregoing dimensions may be adjusted by the Planning Board where type of use or topography requires such modification.

15.5.7 Lots

- A. Lots shall conform to the provisions of Article 7 and the city health code.
- B. Where easements for public utilities, storm or sanitary sewers are contemplated, the lot lines shall be located in such a manner as to facilitate construction of such facilities and the maintenance thereof.
- C. Lots which are reserved or laid out for business, commercial, or industrial purposes shall have sufficient width and depth to accommodate the off-street parking and loading facilities required for the type of use and development contemplated, as established in Article 19.
- D. Where feasible, side lot lines shall be at right angles to street lines (or radial to curving street lines).

15.5.8 Public open space

- A. In all subdivisions open space may be provided for parks, recreational and other public areas. Where no public open space or recreational areas exist in close proximity to the subdivision, or where a lack of such areas in the subdivision would require its disapproval under Section 15.4, the Planning Board may require provision of land for park or recreational purposes. Such lands may be designated for public or private ownership in accordance with the conditions stated in this subsection, subject to the approval of the Planning Board.
- B. If a tract or parcel is intended for public ownership and is so designated on the subdivision plat, the acceptance of such land shall be first recommended by the various departments and the Planning Board and sent to the City Council for final determination.
- C. If a tract or parcel is designed or intended to be owned and used in common for recreational or other public or semipublic purposes and such intent is so designated on the subdivision plat, appropriate documents in form approved by the Corporation Counsel shall be submitted to the Planning Board. Such documents shall clearly:
 - 1. Set forth the nature of the permanent organization under which common ownership is to be established, including its purpose; how it shall be governed and administered; the provisions made for permanent care and maintenance of the common property for its share of the cost of administering and maintaining such common property;

2. Set forth the extent of common interest held by the owner of each individual parcel in the tract held in common with others.

15.5.9 Access to shoreline

- A.** In all subdivisions having shore frontage on the island of Casco Bay, existing legal rights of public access to the shoreline shall be preserved. The proposed street layout and circulation plan shall be suitably integrated with such existing public access in a manner that reasonably promotes the public use of such access. The proposed street layout and circulation plan shall also be designed to preserve any legal rights to any significant water views and scenic vistas from such rights of way.
- B.** In all subdivisions having any lots within the shoreland zone, legal rights of private access to waters shall, to the extent reasonably feasible, be established for the benefit of all lots within the subdivision not otherwise having such access.

15.5.10 Additional requirements for non-residential subdivisions

All nonresidential subdivisions must meet the following additional requirements, except as waived by the Planning Board due to the commercial or industrial nature of the development:

- A.** Proposed industrial parcels shall be suitable in area and dimensions to the commercial or industrial development anticipated;
- B.** Street rights-of-way and pavement shall be adequate to accommodate the type, weight and volume of traffic anticipated to be generated;

- C.** The design and installation of public utilities including water, sewers and storm water drainage, shall be adequate to accommodate the anticipated usage; and
- D.** Streets carrying truck traffic shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

15.6 WAIVERS

15.6.1 Request for waivers

A waiver of plat requirements or technical standards shall be applied for in writing by the subdivider. The decision of the Planning Board on such request shall be final.

15.6.2 Waiver standards

- A.** Except for the requirements set forth Subsection 15.5.4 pertaining to the provision and construction of curbs and sidewalks, the Planning Board, if it finds that extraordinary conditions exist or that undue hardship may result from strict compliance with these regulations may vary the regulations so that substantial justice may be done and the public interest secured, provided that such variation will not have the effect of nullifying the intent and purpose of the Comprehensive Plan and the regulations of this article.
- B.** Where the Planning Board or Planning Authority finds that, for each of the requirements listed in (1) Sidewalks and (2) Curbing below, two or more of the conditions exist with respect to compliance with the requirements set forth Subsection 15.5.4 pertaining to the provision and construction of curbs and/or sidewalks, it may waive, in whole or in part, the regulations so that substantial

justice may be done and the public interest secured.

1. Sidewalks:

- a. There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
- b. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.
- c. A safe alternative-walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.
- d. The reconstruction of the street is specifically identified and approved in the first or second year of the current Capital Improvement Program or has been funded through an earlier CIP or through other sources.
- e. The street has been constructed or reconstructed without sidewalks within the last 24 months.
- f. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

2. Curbing:

- a. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.
- b. The reconstruction of the street is specifically identified and approved in

the first or second year of the current Capital Improvement Program or has been funded through an earlier CIP or through other sources.

- c. The street has been rehabilitated without curbing in the last 60 months.
- d. Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.
- e. Runoff from the development site or within the street does not require curbing for stormwater management.

C. In no event shall the waiver have the effect of creating potentially hazardous vehicle and pedestrian conflict or nullifying the intent and purpose and policies of the Comprehensive Plan relating to transportation and pedestrian infrastructure and the regulations of this article.

D. At its discretion, the Planning Authority may refer any petition for a waiver from the curb and sidewalk requirement to the Planning Board for decision.

15.6.3 Modifications for Planned Unit Developments

The standards and requirements of this article may be modified by the Planning Board in the case of a plan and program for a planned unit development which in the judgment of the Planning Board provides adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants

or other legal provisions as will assure conformity to and achievement of the Comprehensive Plan.

15.6.4 Modifications approved by Public Works

If at any time before or during the construction of the required improvements the subdivider demonstrates to the satisfaction of the project engineer and the Public Works Authority that unforeseen conditions make it necessary or preferable to modify the design of the required improvements, the Public Works Authority may authorize modifications provided that the modifications do not amount to a waiver or substantial alteration of the function of any improvements required by the Planning Board.

15.6.5 Conditions

In granting waivers and modifications, the Planning Board and City Council may require such conditions as will, in their judgment, secure substantially the objectives of the standards or requirement so waived or modified.

15.7 GUARANTEES AND ASSOCIATED FEES

15.7.1 Performance guarantee required

Following subdivision approval and prior to the release of the signed recording plat, the subdivider shall post with the City a performance guarantee in the form and amount specified herein, specifying the completion of the required subdivision improvements within two years from the origination date of such guarantee. In no case shall the term of such guarantee be for a period of less than one year, nor shall any performance guarantee expire between October 30 and April 15 of the following year.

15.7.2 Inspection fees

At the same time that the developer posts a performance guarantee, the developer shall also pay to the City an inspection fee as determined by the City Council. If a performance guarantee is extended beyond its original expiration date, then an additional inspection fee in an amount to be determined by the City shall be required.

15.7.3 Establishing the performance guarantee amount

- A. The performance guarantee shall be equal in value to 100% of the estimated cost of the required subdivision improvements as shown on the approved subdivision plat; as a condition of Planning Board approval; as required in the City of Portland Code of Ordinances; and/or as required by the City of Portland *Technical Manual*.
- B. The performance guarantee amount shall be estimated by the applicant or representative on a form provided by the City and shall be submitted for review and approval to the Planning Authority. Costs to be included in the estimate, and which shall be covered by the performance guarantee, include but are not limited to: street and sidewalk improvements including street lights, monuments, curbing, ramps, detectable warning panels, and striping; earth work and grading; utilities infrastructure and connections including sewer, stormwater, and water service; exterior site lighting; erosion control measures as shown on the approved erosion and sedimentation control plan; open space and recreation amenities; and final site stabilization and landscaping.
- C. The Planning Authority may waive all or any portion of this requirement if it determines

that the subdivider has a proven record of satisfactory performance and sufficient financial capability.

15.7.4 Phased projects

If a project is reviewed and approved as a phased project, the corresponding performance guarantee may also be phased. A separate performance guarantee shall be posted for each phase. Each phase of such project shall be independent of subsequent phases and shall conform to all standards of this article in the event that subsequent phases do not go forward.

15.7.5 Advanced site work

On a case-by-case basis, permission for advanced site work may be granted by the Planning Authority. Such permission is solely within the discretion of the Director of Planning and Urban Development and shall be granted only after submission of a written request setting forth the work proposed to be done on the site. Such written permission shall not be required when the only work proposed is the digging of test pits.

15.7.6 Alterations to pending subdivisions

Alterations may be made to a site with a pending subdivision application if:

- A. At minimum, a performance guarantee for the proposed site alterations has been posted and final plans have been submitted to the Planning Authority; and
- B. Written permission has been received from the Planning Authority or his/her designee that such site alterations may proceed pending subdivision approval. Such permission is solely within the discretion of the Planning Authority and shall be granted only after submission of a

written request setting forth the work proposed to be done on the site. All such work shall be done in compliance with information provided with the subdivision application. An erosion control plan shall also be submitted when deemed necessary by the Planning Authority. Such written permission shall not be required when the only work proposed is the digging of test pits.

15.7.7 Acceptable forms for the performance guarantee

The performance guarantee, in the amount approved by the Planning Authority, shall be a letter of credit, an escrow account with a responsible financial institution, or the deposit to the City of Portland Finance Department and shall be in conformance with the templates and forms made available by the City. If the performance guarantee is a deposit to the City, the City shall hold such funds in a noninterest-bearing account until criteria for performance guarantee release have been satisfied. The performance guarantee shall be in the name of the City and shall be approved by the finance director as to financial sufficiency and the Corporation Counsel as to proper form and legal sufficiency.

15.7.8 Reductions of the performance guarantee

- A. Up to three times during the construction of a project, upon request of the subdivider, a performance guarantee may be reduced by the value equal to the estimated cost of the completed improvements. In no case shall any performance guarantee be reduced by any line item on the cost estimate where improvements remain to be completed. Requests shall be



SUBDIVISIONS

submitted on a form provided by the City for review and approval by the Planning Authority.

- B. In no case shall any performance guarantee be reduced to an amount equal to or less than the required defect guarantee until all criteria set forth for converting to the defect guarantee have been met, as approved by the Planning Authority.

15.7.9 Extension of the performance guarantee

If the Planning Authority and/or the Public Works Authority has reasonable doubt concerning the stability or proper construction of the required site improvements, the developer shall be required to reconstruct or otherwise address the issues to the City's satisfaction. If the performance guarantee is scheduled to expire before the extent or necessity for such further work can be determined, the developer shall be required to extend the performance guarantee covering such improvements, or secure a new guarantee, for a period and amount deemed necessary by the Planning Authority and/or the Public Works Authority.

15.7.10 Release of the performance guarantee

- A. No performance guarantee shall be released until all fees generated by the project are paid to the City, including but not limited to engineering, inspection, and administrative fees. The guarantor shall not be released from the guarantee except and until authorized in writing from the Planning Authority.
- B. For subdivisions, no performance guarantee shall be released until the Public Works Authority has performed a final inspection of the roadway and determined satisfactory completion of the required improvements.

Additionally, no performance guarantee shall be released until the City is in receipt of a petition for street acceptance, deemed complete and satisfactory by Corporation Counsel and/or the Public Works Authority. The petition for street acceptance must include a warranty deed (with metes and bounds description) to the property within each street of the subdivision or roadway extension and any other improvements intended for City maintenance.

- B. Upon the satisfactory completion of the required site improvements and satisfactory compliance with all conditions of approval including the submission of as-built drawings as applicable, the Planning Authority shall authorize, in writing, conversion to the defect guarantee. The defect guarantee shall be 10% of the original performance guarantee amount and shall remain in place for a period of one year. The defect guarantee shall ensure the workmanship and the durability of all materials used in the construction of the required site improvements. The Planning Authority may authorize the defect guarantee to be released at any time within the one-year period, provided all required site improvements have been constructed and in-place for one year or more and the workmanship and the durability of all materials has been inspected and confirmed to be satisfactory.

15.7.11 Improvements required prior to release of guarantee

Prior to the release of the performance guarantee, the subdivider shall have completed the following improvements:

- A. All streets shall be graded in conformity with the requirements set out Section 15.5 and in

accordance with Chapter 25 of the City of Portland Code of Ordinances;

- B. On all streets, side streets, and alleys, a suitable hard surfaced permanent pavement shall be installed meeting the requirements set forth in Chapter 25 of the City of Portland Code of Ordinances;
- C. Water, gas, and sanitary sewer mains and storm drains shall be constructed prior to the installation of paving with all mains being extended from all lots having sufficient stub outs to avoid subsequent breaking of pavement;
- D. Sidewalks and curbs shall be constructed as required in Section 15.5;
- E. Adequate storm drains shall be constructed subject to the provisions of Section 15.5 and in accordance with the Public Works Authority specifications;
- F. A total of two trees per lot, which shall be street trees, shall be planted near the street line in full public view on private property, as directed by the city arborist. Existing healthy trees may be credited toward this requirement, subject to the approval of the city arborist;
- G. Permanent markers shall be set as prescribed by the Public Works Authority;
- H. All utility lines shall be placed underground unless otherwise approved by the Planning Board.
- I. Street lighting shall be installed in accordance with the standards of the Public Works Authority;
- J. A public water supply shall be installed subject to the approval of the Portland Water District; and
- K. Erosion control measures shall be taken both during and after construction in accordance

with the standards of the Public Works Authority.

15.7.12 Acceptable forms for the defect guarantee

The defect guarantee, 10% of the original performance guarantee amount approved by the Planning Authority, shall be a letter of credit, an escrow account with a responsible financial institution, or the deposit to the City of Portland finance department and shall be in conformance with the templates and forms made available by the City. If the defect guarantee is a deposit to the City, the City shall hold such funds in a noninterest-bearing account until criteria for performance guarantee release have been satisfied. The performance guarantee shall be in the name of the City and shall be approved by the finance director as to financial sufficiency and the Corporation Counsel as to proper form and legal sufficiency.

15.7.13 Abandoned site

In the event that a development site is abandoned or the site improvements do not meet City standards as approved in the site plan, the performance guarantee may be utilized to stabilize, secure, complete construction and/or restore the site as may be necessary, including, but not limited to, revegetation of areas, grading and fencing.

15.8 CONSTRUCTION RECORDS AND INSPECTION

15.8.1 Inspection of construction

The project engineer and city engineer shall have the right to enter and inspect the construction site during all phases of the project to ensure compliance with this article.

15.8.2 Required construction records

After approval of the subdivision plat and prior to the construction of any of the subdivision's public improvements, the subdivider shall supply the city engineer with a complete set of engineering drawings showing all streets, sanitary sewers and surface water drains, and all appurtenant work within the subdivision.

15.9 TRANSFER OF OWNERSHIP

The purchasing party or other succeeding owner of a subdivision for which a recording plat has received prior approval, but which has not yet been accepted by the City, shall assume full responsibility for completion of the subdivision's improvements until the subdivision street or streets are accepted by the City. The purchaser or other succeeding owner of an unaccepted subdivision shall be required to comply with all the provisions of this article as if he were the original subdivider, and shall become responsible for completing such improvements in the same manner as the original subdivider.

15.10 PLAT AMENDMENTS

The Planning Authority may approve alterations to an approved recording plat when all of the following conditions are met; otherwise, a new subdivision plat must be submitted to the Planning Board:

- A. The rearrangement of lot lines does not increase the number of lots within a block or other subdivision unit or area;
- B. The alteration will not affect any street, alley, utility easement or drainage easement;
- C. The alteration meets all of the minimum requirements of this article, article III of this chapter on zoning and other applicable state and local codes;

- D. The alteration is approved by the Public Works Authority and the fire department.

Such approved alterations shall be properly recorded in the registry within 30 days thereof or they shall be null and void. Recording of approved alterations also shall be in accordance with the requirements of 30 A M.R.S. § 4406.

15.11 VACATION OF PLATS

Any such plat recorded, or any portion thereof, may be vacated with the consent of the City Council as follows:

- A. At any time before the sale of any lot therein, by written instrument, signed by the city and the owners of such subdivision, declaring the same to be vacated and describing therein the part or portion to be so vacated.
- B. At any time after the sale of any lot therein and by written instrument, signed by the city and all owners of record of lots shown on the plat, declaring the same to be vacated and describing therein the part or portion to be so vacated.
- C. Any instrument so executed vacating all or a portion of any plat shall be duly filed and recorded in the Cumberland County Registry of Deeds. The execution and recording of the instrument described in (B) above shall vest fee simple title to the centerline of the street, alley or easement for public passage so vacated in the owners of abutting properties. Title to property located within the vacated streets, alleys or easements for public passage shall pass to abutting property owners free and clear of any rights of the public or other owners of lots shown in the plan, but subject to the rights of the owners of any public utility installations which have been previously erected therein.

15.12 EXEMPTIONS

15.12.1 Subdivisions prior to 1979

This article does not apply to subdivisions approved prior to June 6, 1979, nor to subdivisions in existence prior to June 6, 1979, nor to subdivisions which have been legally recorded in the Registry of Deeds prior to June 6, 1979.

15.12.2 Division by demise, condemnation, order, or gift

A division accomplished by devise, condemnation, order of court, gift to a person related to the donor by blood, marriage or adoption, unless the intent of such gift is to avoid the objectives of this article, or by transfer of any interest in land to the owner abutting thereon shall not be considered to create a lot or lots for purposes of this article.

16 IMPACT FEES

16.1 PURPOSE

The purpose of this article is to ensure that new development in the City of Portland bears a proportional or reasonably-related share of the cost of new, expanded, or replacement infrastructure necessary to service that development through the payment of impact fees dedicated to funding improvements made necessary by development, or the construction of improvements as provided for herein. This ordinance is enacted pursuant to the authority of 30-A M.R.S. § 4354 and 30-A M.R.S. § 3001.

16.2 APPLICABILITY

The following shall be subject to impact fees, with the exception of municipal buildings, which shall be considered exempt:

- A. Any new building or addition to existing buildings which results in net new residential dwelling units, non-residential building square footage, or water/wastewater meters, and
- B. Any change of use which results in a net increase in impact fee per Section 16.3.6.

16.3 CALCULATION OF IMPACT FEE

16.3.1 In general

Impact fees shall be calculated based on the impact fee schedule in effect at the time of submittal of a complete application for a building permit.

16.3.2 Determination of use

The determination of the applicable land use category in the impact fee schedule shall be made by the Department of Permitting and Inspections with reference to the City of Portland's most recent

Impact Fee Study. If the proposed development is of a type not listed in the impact fee schedule, then the impact fees applicable to the most nearly comparable type of land use listed in the impact fee schedule shall be used.

16.3.3 Mixed use development

In the event that there is more than one use within a building, impact fees shall be calculated separately for each use.

16.3.4 Redevelopment

In calculating the impact fee for a new building that involves the full or partial demolition of a building housing an existing, legally established use or uses, such new building shall be credited with an amount equal to the fee that would have been charged to the use or uses which occupied the structure at the time of demolition permit. If the impact fee calculation for the post-development condition is greater than the credit, the applicant shall pay the difference. If the impact fee calculation for the post-development condition is less than the credit, then the applicant shall not be required to pay an impact fee. The City shall not grant credits for demolitions for which a permit was issued more than 10 years prior to the complete application for a building permit.

16.3.5 Building additions

In calculating the impact fee for building additions, each developed property shall be credited with an amount equal to the fee that would have been charged to the existing use at the time of the addition of floor area. If the impact fee calculation for the post-development condition is greater than

the credit, the applicant shall pay the difference. If the impact fee calculation for the post-development condition is less than the credit, then the applicant shall not be required to pay an impact fee.

16.3.6 Changes of use

In calculating the impact fee for changes of use, each developed property shall be credited with an amount equal to the fee for the use in the highest fee category that has existed on the developed property within the previous 10 years. If the impact fee calculation for the proposed use is greater than the credit, the applicant shall pay the difference. If the impact fee calculation for the proposed use is

less than the credit, then the applicant shall not be required to pay an impact fee.

16.4 ANNUAL ADJUSTMENT OF IMPACT FEE

To account for inflation, there shall be an automatic annual increase in the impact fee schedule reflected in this ordinance every January 1 based on the change in the construction cost index as published by *Engineering News Record*. The fee adjustment shall be calculated by dividing the index amount published on January 1 of the current year by the index amount published on January 1, 2018 and multiplying the resulting ratio by each fee amount. Annual adjustments shall be made available for public reference.

TABLE 16-A: PARKS & RECREATION AND TRANSPORTATION IMPACT FEE SCHEDULE¹

Land Use Type	Unit of Measure	Parks/Recreation Impact Fee	Transportation Impact Fee
Single-family/Two-family	per unit	\$1,126	\$2,159
Multi-family	per unit	\$752	\$1,023
Retail/Service	per 1,000 SF GFA	\$534	\$8,248
Office	per 1,000 SF GFA	\$677	\$2,800
Industrial	per 1,000 SF GFA	\$363	\$1,130
Institutional	per 1,000 SF GFA	\$645	\$3,082
Hotel/Motel	per room	\$875	\$2,404

¹ Land use types included impact fee schedule correspond to those in the City's most recent *Impact Fee Study*.

TABLE 16-B: WASTEWATER IMPACT FEE SCHEDULE

Meter Size	Capacity Ratio	Impact Fee
5/8 inch	1.00	\$1,886
3/4 inch	1.50	\$2,829
1 inch	2.50	\$4,715
1 1/2 inches	5.00	\$9,430
2 inches	8.00	\$15,088
3 inches	16.00	\$30,176
6 inches	50.00	\$94,300
8 inches	80.00	\$150,880

16.5 MODIFICATION OF IMPACT FEES

16.5.1 Equivalent improvements

- A. A required impact fee may be modified, in whole or in part, by formal vote of the Planning Board in cases when an applicant is otherwise before the Planning Board, or by the Planning Authority in all other cases, if the reviewing authority finds that:
1. The developer or property owner who would otherwise be responsible for the payment of the impact fee voluntarily agrees to make infrastructure improvements for which the impact fee would be collected or an equivalent improvement approved by the reviewing authority, or
 2. The developer or property owner is required, as part of a development approval by the City or a state or federal agency, to make or to pay for infrastructure improvements for which the impact fee would be collected or an equivalent improvement.
- B. Credit amounts shall be determined based on plans, details, and cost estimates for the proposed infrastructure improvements for which the credit is requested. Such plans, details, and cost estimates shall be prepared by a licensed professional engineer and submitted at the time of site plan, subdivision, or building permit application. The applicant shall pay for any third-party review of plans, details, or cost estimates. On-site or immediately adjacent improvements providing direct service to a site as required under subdivision or site plan regulations shall not be considered eligible under this subsection.

16.5.2 Substantially-reduced demand

The Planning Board may by formal vote modify the payment of a required impact fee, in whole or in part, if it finds that documentation is provided to demonstrate that a proposed use will impose no or substantially-reduced demands on capital facilities for which impact fees have been adopted. Such documentation shall be prepared by a licensed professional engineer and include a written analysis of the demand for capital facilities generated by the proposed use based on industry standards and the most recent *Impact Fee Study*. Documentation shall be submitted at the time of site plan, subdivision, or building permit application. The applicant shall pay for any third-party review of plans, details, or cost estimates.

16.6 REDUCTION IN FEES FOR AFFORDABLE HOUSING

Any residential development including low-income or workforce housing units and qualifying as an eligible project under Subsection 18.2.2 shall receive a reduction of fees in accordance with Subsection 18.2.2.

16.7 COLLECTION OF IMPACT FEE

The City of Portland shall not issue any certificate of occupancy required under the Land Use Code until the applicant has paid any impact fees required by this ordinance.

16.8 SEGREGATION OF IMPACT FEES FROM GENERAL REVENUES

Impact fees collected pursuant to this ordinance shall be maintained in separate, non-lapsing impact fee accounts for each of the facilities for which impact fees are assessed, and shall be segregated from the City's general revenues. These accounts

shall be dedicated for funding of the improvements for which the fee is collected, as determined through the City's most recent *Impact Fee Study*. Funds from these accounts shall be distributed to City departments solely for the purpose of capital projects identified in the City of Portland's most recent *Impact Fee Study*.

16.9 USE OF IMPACT FEES

Impact fees collected by the City pursuant to this ordinance may be used only for financing facility improvements which the City Council, through the City of Portland's most recent *Impact Fee Study*, has determined are made necessary by new development. The City Council has determined that fees imposed by schedules in this ordinance are reasonably related to the demands created by new development. Impact fees collected pursuant to this ordinance shall be used exclusively for capital improvements, and the City of Portland shall expend funds collected from impact fees solely for the purposes for which they were collected.

16.10 REFUND OF UNUSED IMPACT FEES

Impact fees collected pursuant to this ordinance shall be used by the City according to the schedules for the completion of specific capital improvements as specified in the City of Portland's most recent *Impact Fee Study*, but in no event later than ten years after the date upon which the impact fee was collected. Any impact fees which are not so used and any impact fees collected which exceed the City's actual costs of implementing the infrastructure improvements for which such fees were collected shall be refunded. Refunds shall be paid to the owner of record of the property for which the impact fee was collected, determined as of the date the refund is made.

16.11 REVIEW AND REVISION

The impact fees established in this ordinance are based upon the best estimates of the costs of the construction of the facilities for which the fees are collected as determined through the City's most recent *Impact Fee Study*. The Council may, by amendments to this ordinance, change the amounts of the impact fees from time to time as warranted by new information or changed circumstances.

16.12 ADMINISTRATIVE RULES AND REGULATIONS

The Planning Board is hereby authorized to develop rules and regulations governing the administration of impact fees collected pursuant to this ordinance.

16.13 EFFECTIVE DATE

The provisions of this article shall apply to all building permit applications submitted following December 19, 2018, with the exception that any development for whom site plan approval has been granted as of December 19, 2018 shall be considered exempt. Master Development Plan approval prior to the effective date shall not confer exempt status.

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17 HISTORIC PRESERVATION

17.1 PURPOSE

The purpose of this article is to promote the educational, cultural, economic and general welfare of the City of Portland by:

- A.** Creating a mechanism to identify, preserve and enhance distinctive areas, sites, structures and objects that have historic, cultural, architectural and archeological significance;
- B.** Providing a resource of information and expertise to help those interested in rehabilitation or new construction in a district or restoring a landmark;
- C.** Applying review standards in a reasonable and flexible manner to prevent the unnecessary loss of the community's historical features and to ensure compatible new construction and rehabilitation in historic districts while not stifling change and development or forcing modern recreations of historic styles;
- D.** Fostering civic pride in the city's history and development patterns as represented in such distinctive areas, sites, structures and objects;
- E.** Protecting and enhancing neighborhood character;
- F.** Stabilizing and improving the values of designated properties and areas;
- G.** Protecting and enhancing the attractiveness of the city to its home buyers, home owners, residents, tourists, visitors, businesses and shoppers;
- H.** Fostering and encouraging preservation, restoration and rehabilitation that respects the historic, cultural, architectural and archeological significance of distinctive areas, sites, structures and objects.

17.2 DEFINITIONS

Alteration. Any act or process requiring a building permit and any other act or process not requiring a building permit but specifically listed in this article as a reviewable action, including without limitation the repair, reconstruction, demolition or relocation of any structure or object, or any part of a structure or object.

Certificate of appropriateness. A certificate issued by the Planning Authority evidencing approval of specific plans for alteration of a structure, site or designated historic landscape or new construction on a site in accordance with this Article.

Certificate of economic hardship. A certificate issued by the Planning Authority evidencing a hardship variance approved by the Zoning Board of Appeals in accordance with Article 2.

Certificate of non-applicability. A certificate issued by the Planning Authority evidencing a determination that specific plans for alteration of a structure, site or designated historic landscape or new construction on a site do not require approval under this Article.

Contributing. A classification applied to a site, structure, or object within a historic district signifying that it contributes generally to the qualities that give the historic district cultural, historic, architectural, or archeological significance as embodied in the criteria for designating a historic district.

Demolition. Any act or process that partially or totally destroys a structure or object.

District. A historic district or historic landscape district.

Historic district. A geographically definable area, that possesses a significant

concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Historic landscape district. A landscape designed or laid out by a landscape architect, civil engineer or other design professional according to design principles or in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture.

Historic Resources Design Manual: A manual including guidelines for meeting historic preservation ordinance review standards and other information.

Landmark. Any property, site, structure or object of particular historic, architectural or archaeological significance to the municipality (Portland?) relating to its cultural, social, economic, political or architectural heritage, or which is associated with historic persons, important events or themes in local, state or national history.

New construction. The adding to a structure by an addition; the erection or placement of any new structure on a lot or property; or the comprehensive redesign/renovation of an existing structure.

Noncontributing. A classification applied to a site, structure, object, or portion thereof, within a historic district signifying that 1) it does not contribute generally to the qualities that give the historic district cultural, historic, architectural or archaeological significance as embodied in the criteria for designating a historic district; 2) was built within 50 years of the date of district designation unless otherwise designated in the historic resources inventory; or 3)

where the location, design, setting, materials, workmanship and association have been so altered or have so deteriorated that the overall integrity of the site, structure or object has been irretrievably lost. A portion of an otherwise contributing or landmark structure may be determined by the historic preservation board to be non-contributing if it meets one or more of the above conditions.

Object. Anything constructed, fabricated or created, the use of which does not require permanent or semi-permanent location on or in the ground.

Ordinary maintenance. Acts of maintenance or repair which do not include a change in the design, material or outer appearance of a structure, including without limitation repainting, replacement of materials or windows of the same scale, texture and color, and landscaping other than within an historic landscape district.

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than the extensive replacement and new construction.

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.

Relocation. Any removal or relocation of a structure on its site or to another site.

Restoration. The act or process of accurately depicting the form, features, and character of the property as it appeared at a particular period of time by means of the removal of features from other period in its history and reconstruction of missing features from the restoration period.

Site: The location of a significant event; and archaeological site; a landscape or traditional cultural property; or a building or structure, whether standing, ruined or vanished, where the location itself maintains historical or archeological value regardless of the value of any existing structure.

17.3 ADMINISTRATIVE PROCEDURES

17.3.1 Costs

- A. Any project may be subject to fees as established by the City Council to cover administrative costs and the costs of Historic Preservation Board review. Applicants shall also pay a fee to cover the professional and administrative costs for analysis associated with project review, including but not limited to planning, legal, or other services. The fee shall be based on the hours of review and processing time and prevailing hourly rate for reimbursement of city costs. The city shall periodically invoice the applicant for such costs incurred by the city, which invoice shall be paid promptly by the applicant.
- B. Every applicant shall bear the entire expense of giving notice by mail and publication in accordance with this article.
- C. No Certificate of Appropriateness, building, demolition, or other permit shall issue until all current charges due under this article have been paid. The balance of any remaining review and administrative costs invoiced or incurred after a permit has been issued shall be paid in full by the developer

prior the issuance of any temporary or permanent certificate of occupancy.

17.3.2 Notices and public comment

- A. Except as provided in Sections 17.7.5, notice of proceedings upon any application for a Certificate of Appropriateness shall be given only when the proposed activity otherwise constitutes major site plan. Notice of such proceedings also shall be furnished to any persons interested in historic preservation who have registered with the Department, and to the Historic Preservation Board and/or the Planning Board when the proceeding is pending before a different body. The failure to give any notice required by this article shall not affect the validity of any action taken.
- B. The Historic Preservation Board, the Planning Board, the Board of Appeals and the Council shall each invite public comment at a public meeting in accordance with their respective rules, prior to any final action being taken under this article.
- C. The Department shall advise the Historic Preservation Board and the Planning Board of any demolition permit application received by the Department as to structures or objects that have been classified as noncontributing within nominated or designated districts, but there shall be no Historic Preservation Board review of such permit applications.

17.4 CATEGORIES AND CRITERIA FOR DESIGNATION

17.4.1 Minimum criteria for designation

- A. The Historic Preservation Board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure or

object for designation by ordinance as a landmark or district:

1. Its value as a significant example of the cultural, historic, architectural, archeological or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States;
 2. Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property;
 3. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archeological or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States;
 4. Its exemplification of a significant architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
 5. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States; or
 6. Its representation of a significant cultural, historic, architectural, archeological or related theme expressed through distinctive areas, sites, structures or objects that may or may not be contiguous.
- B.** In the case of a nominated historic district, the Historic Preservation Board shall also determine whether a substantial number of the properties, sites, structures or objects within the district have a high degree of cultural, historic, architectural or archeological significance and integrity. , The district may also have within its boundaries other properties, sites, structures or objects which, while not of such cultural, historic, architectural or archeological significance to qualify as landmarks, nevertheless contribute to the overall visual characteristics of the significant properties, sites, structures or objects located within it.
- C.** In the case of a nominated historic landscape district, the Historic Preservation Board shall also consider its significance as a man-made or designed landscape associated with the development, heritage or culture of the City of Portland, State of Maine, New England region, or the United States.
- D.** The Planning Board and City Council shall apply the criteria of subsections a), b) and c) as well as historic preservation goals included in the comprehensive plan, but shall also consider the effect of such designation on other aspects of the comprehensive plan of the city.

17.4.2 Integrity of landmarks and historic districts

Any area, structure or object that meets the criteria in Section 17.4.1 must also have sufficient integrity of location, design, condition, materials and workmanship to make it worthy of preservation or restoration.

17.4.3 Designation of historic landscape districts

An historic landscape district may be nominated and considered for designation only if the entire area of the district is owned by a unit of federal, state or local government, or any combination of such ownership.

17.5 NOMINATION, CONSIDERATION AND DESIGNATION

17.5.1 Procedure

The provisions of this section shall govern the nomination, consideration and designation of landmarks and districts.

17.5.2 Initiation of nomination

- A.** Nomination of an area, site, structure, or object for consideration of designation as a landmark, historic district, or historic landscape district shall be submitted to the Planning Authority by any of the following:
 1. Any two members of the Historic Preservation Board on their own initiative, by written notice to the Department; or
 2. By written petition of any owner, in the case of a landmark; or
 3. By written petition of one or more owners of affected property in the case of a district; provided two members of the Historic Preservation Board must sponsor the petition.
- B.** A nomination shall be completed and filed with the Department with all required signatures for the nomination to be pending.
- C.** Upon nomination, the Department shall notify the owner or owners of the nomination and shall transmit the nomination to the Historic Preservation Board for its preliminary consideration at a scheduled meeting, which in no event shall be held later than 60 days following nomination.
- D.** If documentation and analysis that is necessary for the consideration of a given designation has not been provided at the time of nomination, such documentation shall be completed prior to further consideration by the Historic Preservation

Board of the nominated landmark, district, or historic landscape.

- E.** At any time after a complete nomination is filed for an historic district, the owner of a structure who seeks a permit for demolition may apply to the Historic Preservation Board for a determination that the structure to be demolished is noncontributing and eligible for a demolition permit. The determination of the Historic Preservation Board that the structure is eligible for a permit shall be conclusive.

17.5.3 Notification of nomination and public hearing

- A.** A public hearing on the nomination shall be held by the Historic Preservation Board following one or more preliminary workshops of the Historic Preservation Board.
- B.** The hearing shall be conducted in accordance with procedures adopted by the Historic Preservation Board. The Historic Preservation Board shall consider all testimony or evidence relating to the designation criteria in Section 17.4 from any person who makes written submissions or appears at the public hearing. The owner of a nominated landmark or of property within a nominated district shall be allowed reasonable opportunity to present testimony or evidence concerning the applicability of the designation criteria in Section 17.4.

17.5.4 Recommendation by Historic Preservation Board

- A.** Within 45 days following the close of the public hearing, the Historic Preservation Board shall make recommendation to the Council in the case of a landmark, or to the Planning Board in the case of a district, upon

the evidence as to whether the nominated landmark or district meets the criteria for designation in Section 17.4. Such recommendation shall be approved by at least four members of the Historic Preservation Board and shall be accompanied by a report to the Council and/or Planning Board containing the following information:

1. Explanation of the significance or lack of significance of the nominated landmark or district as it relates to the criteria for designation.
 2. Explanation of the integrity or lack of integrity of a nominated landmark or historic district.
 3. Where applicable, proposed design guidelines for review of alteration or construction. The specific design guidelines may provide explanation by text and/or schematic examples of visual compatibility for purposes of Section 17.8.
 4. Relationship of the nominated landmark or district to the ongoing effort by the Historic Preservation Board to identify and nominate areas, sites, structures and objects that meet the criteria for designation.
 5. A map showing the location of the nominated landmark and/or the boundaries of the nominated district.
 6. A list, including the address, of every site, structure and object in each nominated historic district indicating their degree of cultural, historic, architectural or archeological significance by classification as in landmark, contributing or noncontributing,
- B.** Where a motion either in favor of a recommendation or in opposition to a

recommendation results in a vote of fewer than four members, the item shall automatically be tabled to the next regularly scheduled meeting.

17.5.5 Notification of Historic Preservation Board recommendation

- A.** The recommendation of the Historic Preservation Board, including a copy of the report, shall be transmitted to the City Council in the case of a landmark and to the Planning Board in the case of a district. Notice of the recommendation shall be sent by mail to the owner of a nominated landmark and to all owners within a nominated district within 14 days following adoption of the recommendation and report.
- B.** If the recommendation of the Historic Preservation Board is that the property or district not be designated, the nomination process shall terminate and no new nomination shall be submitted for the identical property or area for a period of one year from the date of termination, except upon a showing of substantial and material newly discovered information.

17.5.6 Determination by Planning Board

- A.** The Planning Board, upon receipt of a recommendation and a report from the Historic Preservation Board concerning nomination of a district, may hold one or more workshops pursuant to the provisions of Article 2. After review of the Historic Preservation Board recommendation and report, the Planning Board shall hold a public hearing.
- B.** All meetings, hearings, and deliberations of the Planning Board to consider the recommendation and report of the Historic

Preservation Board shall be held in conformity with Article 2.

- C. The Planning Board may request the chair of the Historic Preservation Board, or a member designated by the chair, to appear at any meeting, hearing or deliberation to explain any recommendation or report.
- D. A public hearing shall be scheduled within 30 days of the Planning Board's final workshop. At the conclusion of the public hearing, the Planning Board shall make its final determination including written findings as to whether the nominated district meets the criteria for designation in Section 17.4. A copy of the determination of the Planning Board shall be sent by regular mail to all owners within a nominated district within 14 days following the determination.

17.5.7 Planning Board recommendation to City Council

The recommendation of the Planning Board regarding a nominated district shall be filed with the City Clerk within 14 days. It shall be accompanied by a copy of the report and recommendation of the Historic Preservation Board, including any specific proposed design guidelines applicable to the nominated landmark or district. The recommendation of the Planning Board may include proposed changes in other city ordinances, policies, infrastructure, or recommendations with respect to the comprehensive plan of the city relating to the proposed designation.

17.5.8 Action by City Council

- A. Within 60 days after the filing of a Planning Board recommendation on the nomination with the City Clerk pursuant to Section 17.5.6, the Council shall designate the landmark or district or reject designation. Any designation may include specific design guidelines for the designated landmark or district.

- B. Designation of a district shall be accompanied by a list, including the address, of every site, structure and object in the district. Every site, structure or object shall be assigned a classification of landmark, contributing, or noncontributing, indicating their degree of cultural, historic, architectural or archeological significance. This list may be amended thereafter by the Council upon recommendation from the Historic Preservation Board and Planning Board under the same procedures as set forth above. Where there are no express findings by the Council in the designation ordinance, there shall be a presumption that the Council found that all requirements of Section 17.4 were met.
- C. Notice of the proposed action of the Council shall be provided by mail to the nominator and the owner of the nominated landmark and/or of all properties adjacent thereto prior to Council action.
- D. Notice of Council action to the same persons shall be sent within fourteen (14) days following the Council action. A copy of each designation and any design guidelines shall be sent to the Planning Board, the Historic Preservation Board and the Department.
- E. A complete schedule of all landmarks and districts, including design guidelines and a listing of landmark and contributing structures, shall be maintained by the Planning Authority and shall be available on line or for public inspection and copying during ordinary business hours.

17.5.9 Amendment or rescission of designation

Amendment or rescission of any designation shall be upon the request of a person or persons authorized to nominate the property or properties affected, or upon request of the Council, and shall follow the

procedure set forth in Section 17.4 for designation. The Council may rescind or amend a designation only after all of these procedures have been followed. The standards for rescission or amendment applied by the Historic Preservation Board, Planning Board, and Council shall be limited to those provided in Section 17.4.1.A and section 17.4.2. Amendments may include reclassification of a portion of a contributing property to noncontributing status, refinement or correction of design guidelines, maps, and other parts of any designation

17.5.10 Time limits

- A. If any time limit in the nomination and designation process as provided in Sections 17.4 or 17.5 is not met, the validity of any designation and the interim protection provided by Section 17.6 shall not be affected, provided the Historic Preservation Board, Planning Board or Council announce the delay in a public meeting prior to the applicable deadline, as well as the date to which the matter will be rescheduled.

17.6 INTERIM PROTECTION FOR NOMINATIONS

17.6.1 Nominated landmarks and districts

- A. From the time of nomination until the Historic Preservation Board acts upon such nomination, a site, structure, object or area nominated but not yet designated as a landmark or district shall be subject to all of the provisions of Sections 17.9 and 17.10 governing demolition and minimum maintenance, to the same extent as if designated. Upon final action of the Historic Preservation Board recommending designation, the site, structure, object or area nominated shall be subject to all of the protections of this article until a final decision on designation by the Council becomes effective. If the Council rejects

designation or fails to designate a property, that property shall no longer be subject to the provisions of Sections 17.9 and 17.10 of this article.

- B. Alteration or new construction commenced pursuant to a building permit issued prior to nomination shall not require a Certificate of Appropriateness, unless such permit has expired, been canceled or revoked. No project for which any application is pending and which has received substantive review by the Planning Board prior to nomination, shall be affected by nomination. Substantive review, as used in this paragraph, shall include workshop review of any completed application under Article 14 (Site Plan) and Article 15 (Subdivision) of the Land Use Code.

17.6.2 National Register of Historic Places

- A. Upon notice to the city that a property or area has been listed in the National Register after the adoption of this article, a nomination shall be deemed submitted to the Historic Preservation Board for designation of such property or area as a landmark, historic district or historic landscape district under this article, and the procedures of Section 17.6 shall be applicable thereto.

17.6.3 Properties eligible for listing on National Register or for local designation

A Certificate of Economic Hardship shall be obtained prior to demolition of any structure which has not been designated in accordance with this article but which has been determined by the Maine Historic Preservation Commission as eligible for listing in the National Register of Historic Places under the criteria established by 16 U.S.C. Section 470(a) or its successor statute and/or regulations made thereunder or which has been determined to be eligible for local

listing under the criteria for designation of this article. The determination of eligibility for listing shall be made by the Planning Authority, which may refer such a determination to the Historic Preservation Board, and by the Board of Appeals if an appeal is taken. Upon determination of eligibility, the structure so determined shall also be subject to the provisions of Section 17.10 until a final decision by the Council on designation becomes effective. If the Council rejects designation or fails to designate a structure which has been determined to be eligible under the terms of this section, that structure shall no longer be subject to the provisions of Sections 17.9 and 17.10 of this article.

17.7 CERTIFICATES OF APPROPRIATENESS AND NONAPPLICABILITY

17.7.1 Certificate of appropriateness

A. Except as provided in Sections 17.7.2 and 17.7.3, a Certificate of Appropriateness shall be required before the following actions affecting any landmark, contributing or noncontributing structures, objects, sites or property in a district may be undertaken and shall be a condition precedent to the issuance of any permit authorizing such work:

1. Any exterior alteration or new construction requiring a building permit from the City of Portland, including, but not limited to the following:
 - a. Removal and replacement of architectural detailing including, but not limited to, porch spindles and columns, railings, window moldings and cornices;
 - b. Moving of structures or objects on the same site or to another site;
 - c. Construction of rooftop additions or decks;
 - d. Alteration of accessory structures such as garages;

- e. Porch replacement or new construction of porches;
 - f. Installation of exterior access stairs;
 - g. Window or door replacement requiring enlargement of openings;
 - h. Installation of antennas and satellite receiving dishes;
 - i. Installation of solar collectors.
2. Any exterior alteration that does not require a building permit but which involves any one of the following activities:
 - a. Installation or replacement of either roofing or gutters where the roofing or gutters are a significant and integral feature of the structure including, but not limited to, mansard roofs, cupola roofs, ornamental slate roof features, and built in gutter systems and the installation or replacement of siding;
 - b. Window and door replacement whether or not it requires enlargement of openings;
 - c. Masonry work including, without limitation, tuckpointing, sandblasting, chemical cleaning;
 - d. Site features other than vegetation including, without limitation, fencing, walls, paving and grading. However, required review for alterations to cemeteries designated under this article shall not include review of alterations to headstones made for the purpose of recognition of additional decedents or installation of grave markers and/or tombs;
 - e. Streetscape and pedestrian improvements within historic districts, including but not limited to

installation of pedestrian lighting, alteration to road or intersection alignment, installation of public signage (other than public-safety-related signage).

- f. Landscaping within an historic landscape district;
 - g. Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings, or architectural lighting
 - h. Exterior utilities including mechanical, HVAC, plumbing and electrical, where placed on elevations readily visible from a public way.
- 3. Installation or alteration of any exterior sign.
 - 4. Any relocation of a landmark or contributing structure within a district.
- B.** There shall be a rebuttable presumption that all structures within a district shall be contributing unless the designation report and Historic Resources Inventory expressly identifies otherwise. Where the Department or the owner believes that the identification is erroneous, the Historic Preservation Board shall determine whether the structure is noncontributing.

17.7.2 Exceptions to requirement of Certificate of Appropriateness

A Certificate of Appropriateness is not required:

- A.** Where a certificate of non-applicability has been issued within the previous 12 months;
- B.** Where the work consists solely of ordinary maintenance and/or restoration, provided that there is no substitution of materials or alteration of architectural details;
- C.** Where the work consists solely of emergency repair of a temporary nature;

- D.** Where a Certificate of Economic Hardship has been issued and remains valid;
- E.** In the case of either alteration of a structure (other than a landmark) or of new construction within a district, a Certificate of Appropriateness shall not be required where the Department determines that the proposed exterior changes to a structure are not readily visible at pedestrian heights from any public way. Where a Certificate of Appropriateness is required for such changes, it shall be limited to those portions of the structure or structures so visible.

17.7.3 Alterations or New Construction within historic landscape districts

A Certificate of Appropriateness shall be obtained before any site alteration or new construction within a historic landscape district may be undertaken, except where a certificate of non-applicability has been issued or where construction or alteration is pursuant to a master plan approved by a prior Certificate of Appropriateness within five years of commencement and where the master plan is sufficiently detailed to guide the specific work

17.7.4 Applications for Certificate of Appropriateness

- A.** Application for a Certificate of Appropriateness shall be made on a form prepared by the city and shall be submitted to the Planning Authority along with the applicable fee. Upon receipt of an application, the Planning Authority shall determine whether the application is complete. The Planning Authority shall determine whether the scope, nature, or scale of the proposed project requires review by the Historic Preservation Board or whether it is a minor or routine project that

is appropriately reviewed at the administrative level.

- B. If the Planning Authority determines that the project should be reviewed by the Historic Preservation Board, the item shall be scheduled for the next available Historic Preservation Board meeting, provided that the notice requirements of this article can be met prior to that meeting. The Planning Authority shall transmit a copy of the complete application to the Historic Preservation Board at least four days prior to their next scheduled meeting. The Planning Authority shall not issue or act upon the application until the Historic Preservation Board has completed its review and approval process. An application for a Certificate of Appropriateness shall be treated as an application for a Certificate of Economic Hardship under Section 17.9, whenever the Historic Preservation Board or the Planning Board, as applicable, determines that the proposed alteration includes any demolition which would:
 - 1. Have the effect of causing the structure to no longer meet the criteria for designation of Section 17.4; or
 - 2. Materially impair the significance and integrity of the structure.
- C. Where a determination under paragraph b) is made by the Historic Preservation Board, the Planning Board shall review that decision as a preliminary matter, whether the Historic Preservation Board has taken final action with respect to the application or not. Upon any final determination that an application for a Certificate of Appropriateness is required to be treated as an application for a Certificate of Economic Hardship, no further action shall be taken with respect to the

application until that certificate is applied for and is granted.

- D. Where the applicant has done work or caused work to be done on a structure or a property for which a Certificate of Appropriateness is sought and such work is either not done in compliance with an approval received under this article or was performed without the approvals required under this article, no application for such structure or property shall be considered by the Department or by the Historic Preservation Board until the work done without approval is brought into compliance with the requirements of this article. The Historic Preservation Board may waive this requirement if the Historic Preservation Board determines that the work does not alter the essential character of the structure or district and one or more of the following standards are also met:
 - 1. The work was needed to bring a building into conformance with any building or safety code;
 - 2. The applicant can demonstrate a good faith belief that necessary approvals had been received for the work at issue prior to the commencement of the work; or
 - 3. The applicant can demonstrate a good faith belief that the work done was not subject to review under this article.
- E. Review of any application by the Department or by the Historic Preservation Board shall not constitute waiver of any future claims by the city concerning violations and shall not stop the city from prosecuting any violation.
- F. Once a completed application has been submitted, it shall be diligently pursued. Failure of an applicant to attend two or more Historic Preservation Board meetings at which an application is scheduled for review

shall cause the application to expire and to be deemed null and void, unless the Planning Authority determines that good cause is shown for the failure to attend. Where good cause is shown for a failure to attend, the Historic Preservation Board shall table an application to a date mutually agreed upon in writing.

- G. Applicant to supply necessary evidence. In determining the existence of the circumstances specified in this article, the Historic Preservation Board, Planning Board or Board of Appeals may require such additional documentation or evidence as they may respectively determine to be necessary, including plans, drawings and elevations, and notwithstanding any time limit for action or decision specified in this article, it may continue a proceeding for such additional time as it reasonably takes an applicant or any other party to comply with the request for additional relevant documentation or evidence and may draw a negative inference with regard to the content of any material evidence not produced upon reasonable request.
- H. Qualification of applicant. Prior to issuance of any Certificate of Appropriateness, any applicant shall demonstrate sufficient right, title or interest in the property, technical capacity and financial capacity to complete any change proposed to be undertaken under the Certificate of Appropriateness, upon reasonable request of the Planning Authority. If the Planning Authority determines that the applicant has failed or refused to demonstrate an ability to complete the proposed activity, it shall refer the issuance to the Planning Board which shall make a final determination as to whether the applicant has demonstrated a

sufficient capability to complete the proposed activity. Notwithstanding any other provision of this article, the Historic Preservation Board or Planning Board may include reasonable conditions, including the provision of adequate financial security, to ensure that actions taken under a Certificate of Appropriateness will be successfully prosecuted to completion, as approved, in a timely manner.

17.7.5 Review process for Certificate of Appropriateness

The process for review of an application for a Certificate of Appropriateness shall be as follows, except to the extent specifically provided elsewhere in this Section 17.7:

- A. For administrative-level reviews. An application for a Certificate of Appropriateness for installation or alteration of any exterior sign; minor or routine alterations; and temporary alterations, construction or improvements shall be reviewed by the Planning Authority for compliance with the standards of Section 17.8 and the Historic Resources Design Manual. Where staff determines that such an application meets these requirements, the Certificate of Appropriateness shall be issued by staff without presentation to the Historic Preservation Board for approval. staff shall provide the Historic Preservation Board with written notice of staff approvals on a quarterly basis.
 - 1. If Staff approves an application with conditions, the applicant may request review by the Historic Preservation Board. The application shall then be subject to review by the Historic Preservation Board pursuant to Section 17.7.5.

2. Staff may elect to forward to the Board an application found by staff to meet review standards but for which Board confirmation is sought. The application shall be placed upon the next consent agenda of the Historic Preservation Board. Any member of the Historic Preservation Board may remove an application from the consent agenda for the purpose of giving it a public hearing.
 3. If the Planning Authority determines that the application does not meet the requirements of Section 17.8 and the Historic Resources Design Manual, the application shall be scheduled for review by the Historic Preservation Board pursuant to Section 17.7.5, unless the applicant withdraws the application.
 4. For purposes of this section only, temporary is defined as either a one-time occurrence that does not exceed 30 days or as an annual occurrence that does not exceed one 30-day period each year. Minor or routine alterations are defined as incidental changes or additions to a building, site features or exterior utilities which require building permits but will neither result in substantial changes to any significant historic features nor obscure such features. In no event shall any change be deemed minor when, in the opinion of the Planning Authority, such change shall alter the historic character of the building or site.
- B.** For Historic Preservation Board-level reviews, the Planning Authority shall review the application and prepare a report for the Historic Preservation Board's consideration which addresses the proposed project's compliance with the review standards in

Section 17.8. The Planning Authority may schedule one or more preliminary workshops on the application prior to a public hearing.

1. Following any preliminary workshop(s) and upon determination by the Historic Preservation Board that the application is complete, the application shall be scheduled for a public hearing at the next available meeting of the Historic Preservation Board which allows for adequate notice.
 2. Following a public hearing, the Historic Preservation Board shall make a decision on the application.
 3. The Historic Preservation Board shall enter findings of fact concerning the relationship between the application and the applicable standards of Section 17.8 immediately following a denial or conditional approval of any Certificate of Appropriateness. Written notice of the determination of staff or the Historic Preservation Board on the application, including a copy of the findings of fact, shall be sent by regular mail to the applicant.
- C.** Review process involving major site plans. The process for review of an application for alteration or new construction that is also a major site plan as defined in the site plan ordinance shall be as follows:
1. Site plan review by the Planning Board and historic preservation review by the Historic Preservation Board shall, to the extent feasible, proceed concurrently. Any proposed major site plan required to obtain a Certificate of Appropriateness under this article shall be exempt from the design standards included the site plan ordinance.

2. Upon receipt of the application for a Certificate of Appropriateness, the Planning Authority shall review the application and schedule a workshop for preliminary review by the Historic Preservation Board. The Planning Authority shall prepare an analysis of the application based upon the standards in Section 17.8 for consideration at the workshop. Additional workshops may be scheduled by the Historic Preservation Board with the consent of the applicant.
3. Following preliminary workshop(s) and upon determination by the Historic Preservation Board that the application is complete, the Historic Preservation Board shall conduct a public hearing and make a final decision on the application.
4. If the Historic Preservation Board finds that the application meets the applicable standards of Section 17.8, it shall issue a Certificate of Appropriateness, with or without conditions. If the action by the Historic Preservation Board is a denial or conditional approval, the Historic Preservation Board shall make findings of fact concerning the relationship between the application and the applicable standards of Section 17.8.
5. Written notice of the determination of the Historic Preservation Board on the application, including a copy of the findings of fact, if any, shall be sent by regular mail to the applicant within 14 days following its determination.

17.7.6 Issuance of Certificate of Appropriateness

- A. The Planning Authority shall issue the Certificate of Appropriateness within fourteen (14) days following a proposed

affirmative decision by the Historic Preservation Board becoming final.

- B. Unless work authorized by a Certificate of Appropriateness shall be commenced within six months of the date of issuance of the Certificate of Appropriateness, the Certificate of Appropriateness shall expire and shall become null and void. The Planning Authority may approve additional extensions of this six-month period, not to exceed a total of two years, provided that a written request for extension is received prior to the expiration date of the Certificate of Appropriateness. In the event of litigation arising out of the granting of a Certificate of Appropriateness, the certificate shall remain valid until one year after the entry of final judgment in the litigation or until the end of the two-year period, whichever is later.
- C. Expiration of approval. An approval shall expire and become null and void upon the expiration of the authorization for the work, or for the development, under the applicable provisions of Chapter 6 of this Code of Ordinances or the site plan or subdivision ordinances.

17.7.7 Certificate of non-applicability

- A. The Planning Authority shall issue a certificate of non-applicability as to property subject to this article when requested to do so when:
 1. The Planning Authority determines that none of the proposed work requires a Certificate of Appropriateness;
 2. The Planning Authority determines that all of the proposed work is ordinary maintenance, restoration, or a combination thereof;
 3. In the case of the alteration of a structure other than a landmark or of

- new construction within a district, where the Planning Authority determines that the proposed exterior changes to a structure are not readily visible at pedestrian heights from any public way. Where a Certificate of Appropriateness is required for such changes, a certificate of non-applicability shall be issued upon request for those portions of the structure or structures not visible at such heights; provided, however, this paragraph shall not apply to alteration of a landmark or to any demolition; or
4. After any appeal where the Historic Preservation Board, Planning Board or any court determines that paragraphs (1), (2) or (3) of this subsection are applicable.
- B. The Planning Authority shall act upon any application for a certificate of non-applicability within 14 days of receiving a complete written description of all work to be undertaken.

17.7.8 Amendments to approved certificates of appropriateness

- A. If at any time before or during work approved under the procedures set forth in this Section 17.7 the applicant requests minor amendments to approved work, the Planning Authority may approve such minor amendments under the procedures set forth in Subsection 17.7.5, provided that such amendments will not result in a waiver or substantial alteration of the approval or any condition attached to the approval. The applicant shall supply a written statement of the proposed amendment and amended plans or drawings to the Planning Authority. The decision of the Planning Authority as to

whether an amendment may be reviewed under this section shall be final.

17.7.9 Review process for demolition of landmarks or contributing structures within a district

- A. Any applicant seeking demolition of a landmark or contributing structure must apply for a Certificate of Economic Hardship to the Board of Appeals in accordance with Section 17.9 of this article. Said application must be approved by the Board of Appeals before a demolition permit can be issued.
- B. Any applicant seeking demolition of a noncontributing building as defined in this article may apply directly for a demolition permit without receiving approval from the Historic Preservation Board or a Certificate of Economic Hardship from the Board of Appeals.
- C. Any applicant seeking demolition of a portion of a contributing or landmark structure may request that the Historic Preservation Board make a determination as to whether such portion of the structure is non-contributing based on the definition of that classification contained in Article 3. If the board determines the portion to be noncontributing, the applicant may apply directly for a demolition permit.

17.8 STANDARDS FOR REVIEW OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

17.8.1 Historic Resources Design Manual

- A. The Historic Preservation Board may provide further guidance on how to meet the standards of this article in the Historic Resources Design Manual, which shall supplement this article. The Historic Resources Design Manual may include but need not be limited to maps and descriptions

of landmarks and districts, a listing of properties which have been determined to be eligible for listing on the National Register or for local designation, a glossary of terms and architectural styles, descriptions, and illustrations of how the standards of this article will be interpreted, and all designation ordinances, reports and design guidelines. All provisions of the Historic Resources Design Manual shall be consistent with the standards of this article and any designation ordinance adopted hereunder.

- B. The Historic Resources Design Manual shall be maintained by the Planning Authority and available for inspection and copying during regular business hours.

17.8.2 Standards for review of alteration

In considering an application for a Certificate of Appropriateness involving alteration, the Historic Preservation Board and the Planning Board shall apply the following general standards, as further described in the Historic Resources Design Manual and any design guidelines accompanying the specific designation.

- A. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- B. The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- C. All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of

historical development, such as adding conjectural features or elements from other properties, shall be discouraged.

- D. Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.
- E. Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- F. Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- G. The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- H. Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

- I. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- J. Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

17.8.3 Standards for review of new construction

In considering an application for a Certificate of Appropriateness involving new construction, the Historic Preservation Board and the Planning Board shall apply the following general standards as may be applicable to the context of the proposed construction. The intent and application of the following standards are further described in the Historic Resources Design Manual and shall guide the board in its review.

A. Scale and form:

- 1. Height. The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.
- 2. Width. The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.
- 3. Proportion of principal facades. The relationship of the width to the height of

the principal elevations shall be visually compatible with structures, public ways and open spaces to which it is visually related.

- 4. Roof shapes. The roof shape of a structure shall be visually compatible with the structures to which it is visually related.
 - 5. Scale of a structure. The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the structures, public ways and places to which they are visually related.
 - 6. Applicability to Congress Street Historic District. In the Congress Street Historic District, for new construction within the B-3 zone, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the B-3 zone.
 - 7. Applicability to India Street Historic District. For new construction within the India Street Historic District, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the IS-FBC zone, except for in the case of a building addition which proposes to change the height of a contributing historic structure.
- #### B. Composition of principal facades:
- 1. Proportion of openings. The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways and places to which the building is visually related.
 - 2. Rhythm of solids to voids in facades. The relationship of solids to voids in the facade of a structure shall be visually

- compatible with structures, public ways and places to which it is visually related.
 3. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways and places to which they are visually related.
 4. Relationship of materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.
 5. Signs. Any new sign, and any change in the appearance of an existing sign located on a landmark, within a historic district, or within an historic landscape district, which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.
- C. Relationship to street:**
1. Walls of continuity. Facades and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.
 2. Rhythm of spacing and structures on streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.
 3. Directional expression of principal elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.
 4. Streetscape, pedestrian improvements. Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to, or on a landmark, within a historic district or within a historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.
- D. Other standards:**
1. Compatible use. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
 2. Distinguishing original character. The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.
 3. Archeological resources. Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or

adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

4. Contemporary design. Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material and character of the property, neighborhood and environment.
5. Additions. Wherever possible, new additions to structures and objects shall be undertaken in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

17.8.4 Standards for review of alterations to or redesign of noncontributing structures

- A. In considering an application for a Certificate of Appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations set forth in Section 17.8.2 shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the Planning Authority or Historic Preservation Board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.
- B. In considering an application for a Certificate of Appropriateness involving comprehensive redesign of a noncontributing structure, the

standards for review of construction set forth in Section 17.8.3 shall apply.

17.8.5 Standards for review of relocation

In acting upon an application for a Certificate of Appropriateness involving relocation, the Historic Preservation Board and the Planning Board shall apply the following general standards and any design guidelines in the ordinance designating the landmark or district:

- A. Whether the historic or urban design character and aesthetic interest of the structure or object contribute to its present setting.
- B. If located within a district, whether there are definite plans for the area to be vacated and what the effect of those plans is on the character of the surrounding area. In such cases, consideration of additional design guidelines for construction to be imposed as a condition of approval is appropriate.
- C. Whether the relocation of the structure or object can be accomplished without significant damage to its physical integrity.
- D. Whether the proposed relocation area is compatible with the cultural, historical or architectural character of the structure or object.

17.8.6 Standards for review of signage

In considering an application for a Certificate of Appropriateness involving the installation or modification of sign(s), including awning(s) which incorporate signage, signs shall be compatible with the subject building and its surrounding context as detailed in the signage design guidelines included in the Historic Resources Design Manual. If there is a conflict between this standard and the requirements of Article 20, the stricter standard shall apply.

17.9 CERTIFICATE OF ECONOMIC HARDSHIP

17.9.1 Applicability

- A.** Any applicant seeking demolition of a landmark or a contributing structure within a district may make application for a Certificate of Economic Hardship from the Board of Appeals. The application shall be submitted to the Planning Authority, together with the applicable fee.
- B.** The Planning Authority shall transmit a copy of the application to the Board of Appeals, with copies to the Planning Board and the Historic Preservation Board, within 14 days following receipt of a properly completed application.

17.9.2 Standard to be applied

- A.** The Board of Appeals shall approve an application for a Certificate of Economic Hardship only upon a determination that the denial of approval of the proposed activity or of the proposed demolition will result in the loss of all reasonable use of the structure as required by Sections 17.9.5 and 17.9.7.
- B.** In applying this standard, the Board of Appeals shall consider among other things any evidence presented concerning the following:
 1. Any opinions from a licensed engineer or architect with experience in renovation, restoration or rehabilitation as to the structural soundness of the structure and its suitability for continued use, renovation, restoration or rehabilitation.
 2. Any estimates of the cost of the proposed alteration, construction, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Planning Board

for changes necessary for it to be approved.

3. Any estimates of the market value of the property in its current condition; after completion of the proposed alteration, construction, demolition or removal; after any expenditures necessary to comply with the recommendations of the Planning Board for changes necessary for it to approve a Certificate of Appropriateness; and in the case of a proposed demolition, after renovation of the existing structure for continued use.
4. In the case of a proposed demolition, any estimates from architects, developers, real estate consultants, appraisers or other real estate professionals experienced in rehabilitation as to the economic feasibility of restoration, renovation or rehabilitation of any existing structures or objects.

17.9.3 Information to be supplied by applicant

- A.** The applicant shall submit by affidavit the following information for an application to be considered to be complete:
 1. The assessed value of the property and/or the structure in the case of a demolition for the two most recent assessments.
 2. Real property taxes paid for the previous two years.
 3. The amount paid for the property by the owner, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.

4. The current balance of any mortgages or any other financing secured by the property and the annual debt service, if any, for the previous two years.
 5. All appraisals obtained within the previous two years by the owner or applicant in connection with purchase, offerings for sale, financing or ownership of the property, or state that none were obtained.
 6. All listings of the property for sale or rent, price asked and offers received, if any, within the previous four years, or state that none were obtained.
 7. All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alternative use, or a statement that none were obtained.
 8. For income producing property, itemized income and expense statements from the property for the previous two years.
 9. Estimate of the cost of the proposed alteration, construction, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Planning Board for changes necessary for it to approve a Certificate of Appropriateness.
 10. Form of ownership or operation of the property, whether sole proprietorship, for profit or not for profit corporation, limited partnership, joint venture or other.
- B.** In the event that the information required to be submitted by the applicant is not reasonably available, the applicant shall file with the affidavit a statement of the information that cannot be obtained and

shall describe the reasons why such information is unavailable.

- C.** Notwithstanding the submission of the above information, the Board of Appeals may require additional evidence as provided in Section 17.7.4.G

17.9.4 Public hearing

- A.** The Board of Appeals shall hold a public hearing on the application within 30 days following receipt of the completed application form. Where the application requests the demolition of a landmark or a contributing structure within a district, the public hearing shall not be held less than 90 days following receipt of the completed application, unless the applicant makes a clear showing that the delay will result in undue hardship of a unique or exceptional character which could not reasonably be or have been avoided. Upon such a showing, the Planning Authority may waive all or any part of the ninety-day period and schedule the hearing before the board. Undue hardship shall not include mere inconvenience or incidental financial loss. No such waiver shall be granted without the Planning Authority giving best practical notice to all persons entitled to notice of the hearing.
- B.** Where the application requests the demolition of a landmark or a contributing structure within a district, the Planning Authority shall promptly notify any persons interested in historic preservation, who have registered in writing with him or her, give notice by mail to all owners of property within 500 feet of the structure, and shall require that the applicant immediately place a notice, to be supplied by the building official, in a prominent place on the structure and to maintain it there at all times during

the pendency of the demolition application. The notice shall state that the structure has been proposed to be demolished by its owner and provide contact information for further information. The failure to give any notice required hereunder shall not affect the validity of any action taken by the Planning Authority or the Board of Appeals.

- C. The Planning Board may provide a report or any other information, documentation or evidence or request the Historic Preservation Board to assist the Board of Appeals in considering the extent of variance necessary, an appropriate incentive plan, or reasonable condition to be imposed.
- D. The Board of Appeals may continue a proceeding for such additional time as it reasonably takes an applicant, any other interested person, the Historic Preservation Board or the Planning Board to comply with a request for additional information or evidence. The applicant shall be afforded the right to present rebuttal evidence.

17.9.5 Determination by the Board of Appeals

- A. The determination by the Board of Appeals shall be made within 45 days following close of the public hearing and submission of all information, documentation or evidence requested by the board. The determination shall be accompanied by findings of fact.
- B. The Board of Appeals shall not grant approval of an application involving demolition, unless the board determines, upon clear and convincing evidence, that one or more of the following circumstances apply:
 1. The structure is not subject to this article; or
 2. Denial of a demolition permit would result in a hardship to the property

owner so great that it would effectively deprive the owner of all reasonable use of the structure. The extent of any demolition permitted shall be limited to the amount necessary to allow reasonable use of the structure. Where the condition of the structure is claimed to prevent any reasonable use, the applicant shall establish that such condition is not the result of the acts or neglect of the owner or his predecessors in title occurring in whole or in part after August 1, 1988.

17.9.6 Disapproval by Board of Appeals

If the determination of the Board of Appeals is to disapprove the application for a Certificate of Economic Hardship, the applicant shall be notified within five business days. The notice shall include a copy of the findings of fact and report.

17.9.7 Determination of no reasonable use

- A. If the determination of the Board of Appeals is that the denial of the Certificate of Appropriateness has resulted in the denial of all reasonable use of the structure, or the entire property in the case of new construction, then the Certificate of Economic Hardship shall be issued by the Planning Authority 90 days following the determination unless during that time the Council approves an incentive plan pursuant to Section 17.9.8.
- B. A copy of the determination of the Board of Appeals, together with the findings of fact, shall be mailed to the applicant and filed with the city clerk, the Planning Board and the Historic Preservation Board within 14 days following the determination of economic hardship.

17.9.8 Incentive plan

The purpose of an incentive plan is to provide a mechanism to allow a reasonable use without the demolition of the complete structure or important architectural elements. The Planning Board, in cooperation with the Historic Preservation Board and the owner, may prepare a report and recommend to the Board of Appeals an incentive plan to assure reasonable use of the structure. This incentive plan may include, but is not limited to, loans or grants from the City of Portland or other public or private sources, acquisition by purchase or eminent domain, building and safety code modifications to reduce cost of maintenance, restoration, rehabilitation or renovation, changes in applicable zoning regulations, including a transfer of development rights, or relaxation of the provisions of this article sufficient to allow reasonable use of the structure.

17.9.9 City Council consideration of incentive plan

- A. Upon receipt of a report from the Board of Appeals recommending an incentive plan to assure reasonable use of the property, the Council shall give prompt consideration to the determination of economic hardship and the report of the board, including the recommended incentive plan. The Council shall approve or disapprove the incentive plan determined by the Board of Appeals to allow reasonable use of the structure within 90 days following the determination by the Board of Appeals.
- B. A copy of the ordinance enacted by the Council, together with the incentive plan, if any, shall be mailed to the applicant and transmitted to the Board of Appeals, the Planning Board and the Historic Preservation Board within five business days following the enactment of the ordinance.

17.9.10 Issuance of Certificate of Economic Hardship

- A. Upon receipt by the Board of Appeals of a copy of City Council action disapproving an incentive plan, or upon failure of the Council to act to either approve or disapprove an incentive plan within the time specified, the Board of Appeals shall approve a Certificate of Economic Hardship to the applicant within 30 days. The certificate may be subject to conditions including design guidelines for subsequent new construction not inconsistent with the standards set forth in this article and the Historic Resources Design Manual. The Certificate of Economic Hardship shall be valid for a period of 120 days from approval by the Board of Appeals, except as provided in Section 17.9.7 where an incentive plan has been proposed. Certificates of economic hardship shall not be transferable from the applicant to another subsequent owner of the same property.
- B. Upon presentation by the applicant of a valid Certificate of Economic Hardship to the Planning Authority, the Certificate of Appropriateness shall be issued to the applicant within 14 days.

17.10 MAINTENANCE

17.10.1 Preservation of protected structures

- A. **Minimum maintenance requirement.** All landmarks, and all contributing structures located in an historic district, shall be preserved against decay and deterioration by being kept free from the following structural defects by the owner and any other person or persons who may have legal custody and control thereof:
 1. Deteriorated or inadequate foundation which jeopardizes its structural integrity;

2. Defective or deteriorated floor supports or any structural members of insufficient size to carry imposed loads with safety which jeopardize its structural integrity;
 3. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration which jeopardize its structural integrity;
 4. Structural members of ceilings and roofs, or other horizontal structural members, which sag, split or buckle due to defective materials or deterioration or are of insufficient size to carry imposed loads with safety which jeopardize its structural integrity;
 5. Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration or are of insufficient size or strength to carry imposed loads with safety which jeopardize its structural integrity;
 6. Lack of weather protection which jeopardizes the structural integrity of the walls, roofs or foundation.
- B.** The owner or such other person shall repair such building, object or structure within a specified period of receipt of a written order to correct defects or repairs to any structure as provided by subsection (A) above, so that such structure shall be preserved and protected in accordance with the purposes of this article.
- C.** Any such order shall be in writing, shall state the actions to be taken with reasonable particularity and shall specify dates for compliance, which may be extended by the Planning Authority for reasonable periods to allow the owner to secure financing, labor or materials.

17.11 PENALTIES

17.11.1 Fines for violation

Failure to perform any act required by this article or performance of any act prohibited by this article or of any conditions or any certificate issued hereunder shall constitute a violation and be subject to a fine as provided in 30 A M.R.S. §4452. Each day on which there is failure to perform a required act or on which a violation exists shall constitute a separate violation for purposes of this section.

17.11.2 Additional penalties for willful violation or gross negligence

- A.** In addition to the penalties authorized by Section 17.11.1, a violation which is intentional, or occurs through gross negligence, shall be subject to the following provisions:
1. No permit shall be issued under Chapter 6 of this Code for any alteration or new construction affecting such property for a period of five years following the last date of the violation, other than permits necessary to correct the violation. However, upon presentation of evidence satisfactory to the Planning Authority that the violation has been corrected, any remaining portion of the five-year prohibition on issuance of a permit may be waived.
 2. For a period of 25 years, any alteration or new construction on the property shall be subject to this article, whether or not any remaining structure or object on the property continues to have the cultural, historical, architectural or archeological character and integrity that caused it to be nominated or designated as a landmark or part of a district.

3. As a condition for any new land use approval, the owner may be required to rebuild, reconstruct, restore or replicate the structure or object on the property.
- B.** Paragraphs (1) and (2) of subsection (A) shall not apply to violations which are limited to noncontributing structures.

17.11.3 Other remedies

Notwithstanding the provisions of Sections 17.10.1 and 17.10.2, the City may institute appropriate proceedings in law and equity to prevent or remedy any violation of this article.

17.11.4 Liberal construction of article

This article shall be liberally applied and construed to effectuate the purpose of preservation set forth in Section 17.1.

17.11.5 Exception for dangerous buildings

This article shall not apply to any structure which has been ordered demolished by the municipal officers or a court, in accordance with 17 M.R.S. § 2851 et seq., its equivalent, as it may be amended from time to time, or to any structure which has been partially destroyed and is determined by the Planning Authority to represent an immediate hazard to the public health or safety, which hazard cannot be abated by reasonable measures specified by the Planning Authority, including without limitation securing apertures and/or erecting fencing.

17.12 APPEALS

The applicant, or any person who has participated in opposition to the application and demonstrates a particularized harm caused by the approval of the application, may appeal in accordance with Article 2.



18 HOUSING

18.1 HOUSING PRESERVATION AND REPLACEMENT

18.1.1 Purpose

The purpose of the housing preservation and replacement ordinance is:

- A. To promote and facilitate an adequate supply of housing, particularly affordable housing for all economic groups;
- B. To limit the net loss of housing units in the city; and
- C. To preserve housing in zones where housing is permitted in the city for all residents in order to promote the health, safety and welfare of its citizens.

18.1.2 Applicability

- A. Except as otherwise provided in this section, the housing preservation and replacement ordinance shall apply to the loss of three or more dwelling units in a five-year period, provided that such dwelling units were a legally registered residential use as of July 1, 2002. For the purposes of this section, dwelling units shall include rooms that people rent in or sleep in within lodging houses, dormitories, shelters, and sheltered care group homes.
- B. Except as otherwise provided in this section, the housing preservation and replacement ordinance shall also apply to proposals that result in the loss of fewer than three dwelling units which were legally registered residential use as of July 1, 2002 for the purposes of creating surface parking.
- C. For the purposes of this section, loss of dwelling units shall mean the elimination or conversion to nonresidential use of a dwelling unit and dwelling units that remain vacant for

three years or more or are lost due to demolition unless the vacancy or demolition results from accidents outside of the owner's control, fire, natural disasters, or acts of war.

- D. Determination of number of the dwelling units within a structure or structures and the number of units lost will be based on the records of the Building Authority indicating the legal, registered use of the property since July 1, 2002 through the time of application. The actual use of the property for purposes of applicability of this section may be rebutted by the owner by proof of documentary evidence including but not limited to photographs, letters, and sworn affidavits. The Planning Authority may conduct its own investigation of the actual use and shall determine the applicability of this section based on the totality of the evidence.

18.1.3 Exemptions

This section does not apply to:

- A. Consolidation, elimination, or reconfiguration of one or more dwelling units within an existing structure, as long as all the resulting units remain as dwelling units after such consolidation, elimination or reconfiguration, except as provided by Subsection 18.1.3.E below. Conversion of a dwelling unit to a hotel or motel room shall not qualify for the exemption provided by the paragraph.
- B. Proposals that result in a number of units equal to or greater than the number of units lost as determined by the Planning Authority; or
- C. Grandfathered dwelling units existing in zones which no longer permit residential uses; or
- D. Property which has been ordered demolished by the City, pursuant to 17 M.R.S. § 2851, et seq.,

as amended, except where it is determined by the Building Authority that the deterioration was caused by neglect or lack of maintenance; or

- E. Subsection 18.1.3.A above notwithstanding, the conversion to a non-residential use of any dwelling units located on the ground floor of a building within a business zone.

18.1.4 Planning Authority approval required

Notwithstanding any other provision of this section, a proposal to demolish or to convert three or more dwelling units to a non-residential use, in a zone where such use is otherwise permitted, must first obtain approval from the Planning Authority. In addition to any other requirements of the Land Use Code, the applicant must submit a statement certifying the number of dwelling units to be demolished or converted to nonresidential use, as well as a description of the characteristics of each of those units.

18.1.5 Tenant notification requirements

Prior to elimination as a result of demolition or conversion to non-residential use, the owner shall:

- A. Provide the Planning Authority a list containing the name of each tenant currently residing in the dwelling units to be demolished or converted to non-residential use, as well as verification of compliance with tenant notice requirements of this section.
- B. Deliver to each tenant who occupies such a dwelling unit a written notice to vacate the unit. The notice shall either be sent by certified mail, return receipt requested, or served in-hand. The notice will grant the tenant not less than 90 days from the date of receipt of the notice to vacate the unit; and

- C. File proof of service of the notice with the Planning Authority.

18.1.6 Housing replacement requirements

- A. The Planning Authority shall require, as a condition of approval, that an owner shall replace any dwelling units that are demolished or converted to non-residential use.
- B. This requirement may be satisfied in any one of the following ways, which may be used in combination:
 1. Construction of Units. The construction of housing units within a new structure or a new addition either on site or off-site; or
 2. Residential Conversion. The conversion of a nonresidential building to residential use.

18.1.7 Replacement unit requirement

In addition to the foregoing, all replacement units built pursuant to Subsection 18.1.6.B above shall:

- A. Be located within the same United States Census Block Group as the parcel from which the dwelling units are being removed or within 1,500 feet of the dwelling units being removed;
- B. Not previously have been on the market as of the date of application;
- C. Be situated within a development which has not been a candidate for site plan approval as of the date of the application; and
- D. Be comparable in size to the units replaced; for the purpose of this section, “comparable in size” means that the aggregate size of the replacement units will be no less than 80% of the size of the aggregate of the original units to be replaced.

18.1.8 Contribution to the Housing Trust Fund

- A. The applicant may meet the requirements of this housing replacement ordinance by depositing \$50,000 for each dwelling unit into the City's Housing Trust Fund.
- B. Beginning on January 1, 2004 and annually thereafter, the amount of the contribution shall be adjusted by multiplying this amount originally deposited for each unit by a fraction, the denominator of which shall be the "Consumer Price Index for Urban Wage Earners and Clerical Workers ("CPI-W"), U.S. City Average, "All Items Index," as published by the United States Bureau of Labor Statistics ("the Index") for January 1, 2003 Year, and the numerator of which shall be the Index for the same month in each subsequent year. In the event that the Index is not then in existence, the parties shall use such equivalent price index as is published by any successor governmental agency then in existence; or, if none, then by such nongovernmental agency as may then be publishing an equivalent price index, in lieu of and adjusted to the Index. If the Index shall cease to use 1982-84 equals 100 as the basis of calculation, or if a substantial change is made in the terms or number of items contained in the Index, the Base Index shall be adjusted to conform to such change, using such computation thereof, if available, as shall be employed by the United States Department of Labor in computing same. Notwithstanding anything herein to the contrary, contributions made after January 1, 2004 shall not be less than the amount originally required to be deposited for each rooming or dwelling unit.

18.1.9 Performance guarantee

Owners or affiliates must post a performance guarantee in the form of a letter of credit, or other security acceptable to the city attorney, in the amount equivalent to the amount the applicant would have been required to contribute to the City's Housing Trust Fund if the applicant had chosen that option pursuant to Subsection 18.1.8. Such a performance guarantee shall be valid for no more than three years, after which the full amount due shall be provided to the City's Housing Trust Fund if replacement units satisfying the conditions of this housing replacement ordinance do not have certificates of occupancy.

18.1.10 Partial waiver of replacement requirements

- A. Any owner who has applied for site plan review for elimination or conversion to non-residential use of dwelling units may apply to the Zoning Board of Appeals for a partial waiver from the housing replacement requirements of this section. Such waiver may be a downward adjustment of up to 50% of the owner's housing replacement obligation if the owner establishes to the board's satisfaction that:
 1. The proposed development is consistent with the comprehensive plan;
 2. The proposed development provides significant value and benefit to the immediate and surrounding neighborhood, including, but not limited to, community enhancement, social benefits or job creation;
 3. The applicant demonstrates with objective evidence that the imposition of the requirements of this section would impose such an economic burden upon the

project relative to its scope that it renders the project impossible to develop; and

4. The requested relief does not constitute a grant of a special privilege inconsistent with the limitations upon similar properties.

- B. The Zoning Board of Appeals must make positive findings on each of the four criteria above in order for any such adjustment to be valid. An applicant aggrieved of a decision of the Zoning Board of Appeals may appeal a decision under this subsection pursuant to the provisions of Article 2.

18.1.11 Effect of other City ordinances

Nothing in this division shall permit the demolition or conversion to non-residential use, of dwelling units in residential property protected by the historic preservation ordinance (Article 17), except as permitted by that ordinance. A conditional zone may not be used to circumvent the application of this section. The terms of this section shall apply to any conditional zone which involves dwelling units affected by this section. Notwithstanding the foregoing, nothing herein shall be deemed to prevent the City and the applicant from agreeing to terms which exceed those imposed by this section by means of a conditional zone.

18.1.12 Appeals

Any applicant aggrieved by a decision of the Planning Authority under this section may appeal to the Zoning Board of Appeals within 30 days of that decision.

18.2 AFFORDABLE HOUSING

18.2.1 Purpose

It is in the public interest to promote an adequate supply of housing that is affordable to a range of households at different income levels. The purpose of this section therefore is to offer incentives to developers to include units of affordable and workforce housing within development projects, thereby mitigating the impact of market rate housing construction, or the demonstrated increase in affordable housing needs resulting from the creation of new lower-income jobs, on the limited supply of available land for suitable housing, and helping to meet the housing needs of all economic groups within the city. The city believes that this section will assist in meeting the city's comprehensive goals for affordable housing, in the prevention of overcrowding and deterioration of the limited supply of affordable housing, and by doing so promote the health, safety and welfare of its citizens.

18.2.2 Reduction of fees

- A. Notwithstanding any other provision of this Land Use Code or Chapter 6 to the contrary, development fees shall be reduced by the city for an eligible project in the manner described in Table 18-A.
- B. Development fees shall include:
 1. Site plan review and inspection fees;
 2. Subdivision review and inspection fees;
 3. Impact fees;
 4. Administrative fees; and
 5. Construction and permit fees as described in Chapter 6 of the City of Portland Code of Ordinances.



**TABLE 18-A: AFFORDABLE HOUSING FEE
REDUCTIONS**

% of New Units That are Low- Income or Workforce	Development Fee Discount	Cost of Work (Building Permit) Fees
5% up to but not including 10%	5% reduction	\$10.50 per \$1,000
10% up to but not including 15%	10% reduction	\$9.90 per \$1,000
15% up to but not including 20%	15% reduction	\$9.35 per \$1,000
20% up to but not including 25%	20% reduction	\$8.80 per \$1,000
25% or more	25% reduction	\$8.25 per \$1,000

Development fees do not include any fees charged for review conducted by any party other than the city.

- C. Eligible project shall mean a development project:
1. That is permissible under the provisions of this Land Use Code in the zone in which it is proposed;
 2. That will be a single-family or multi-family dwelling, or subdivision consisting of a group of dwellings, and will not be located in an R-1 or R-2 zone;
 3. That creates new dwelling units, among which is at least one low-income or workforce housing unit for rent or sale, through new construction, substantial rehabilitation of existing structures, adaptive reuse or conversion of a non-residential use to residential use, or any combination of these elements.
- Affordable housing units for sale or rent

may not differ in exterior design from other units within an eligible project; and

4. Projects shall not be considered “eligible projects” solely because they are subject to Subsection 18.2.3.

- D. The Planning Authority shall perform its review of an eligible project in as expedited a manner as is practical, without impairing the scope or thoroughness of the review. The Planning Authority may adopt administrative procedures to prioritize review of eligible projects and facilitate this expedited review.
- E. The Planning Board shall make its best efforts to give priority in scheduling workshops and public hearings related to any plans or applications required for an eligible project that are within the Planning Board’s jurisdiction, without impairing the scope or thoroughness of its review. At the conclusion of these public meetings, the Planning Board shall promptly issue a decision on all such plans and applications before it for consideration.

18.2.3 Ensuring workforce housing

- A. **Purpose.** Based on the city’s comprehensive plan and the city’s 2015 housing study, it is in the public interest to promote an adequate supply of housing that is affordable to a range of households at different income levels. The purpose of this subsection is to ensure that housing developments over a certain size provide a portion of workforce housing units and, by doing so, promote the health, safety, and welfare of Portland citizens.
- B. **Applicability.** This subsection shall apply to development projects that create ten or more net new dwelling units for rent or for sale through new construction, substantial

rehabilitation of existing structures, adaptive reuse or conversion of a non-residential use to residential use, or any combination of these elements, with the exception that projects using public financing requiring affordability restrictions, as defined by tax increment financing, U.S. Department of Housing and Urban Development funds such as HOME or CDBG, or other federal, state, or local housing, and the Low Income Housing Tax Credit program, shall be considered exempt.

C. Standards. Development projects subject to this subsection shall be subject to the following requirements:

1. Notwithstanding any language to the contrary in this Land Use Code, all developments of ten units or more are conditional uses subject to Planning Board review on the condition that they comply with the requirements of this subsection, unless they are within the India Street Form Based Code district, in which case the review will be conducted administratively or by the Planning Board in accordance with the thresholds of site plan review for the district.
2. At least 10% of the units in the project shall meet the definition of workforce housing unit for sale or for rent as defined in Article 3. The project shall have the option of paying a partial fee-in-lieu as per (6) or providing an additional unit on site for any fractional value.
3. Projects shall not be segmented or phased to avoid compliance with these provisions. In cases where projects are completed in phases, affordable units shall be provided in proportion to the development of market rate units unless otherwise permitted through regulations.
4. Workforce units are encouraged to be integrated with the rest of the development, should use a common entrance and should provide no indications from common areas that these units are workforce housing units.
5. Workforce units need not be the same size as other units in the development but the number of bedrooms in such units, either on- or off-site, shall be no less than 10 percent of the total number of bedrooms in the development. For the purposes of calculating the number of bedrooms in a development, every 400 square feet in each market rate unit will count as a bedroom if the Planning Authority determines this method is appropriate in lieu of counting actual bedrooms.
6. As an alternative to providing workforce housing units, projects may pay a fee-in-lieu of some or all of the units. In-lieu fees shall be paid into the Housing Trust Fund. The fee for affordable units not provided shall be \$100,000 per unit, adjusted annually in the same way as the fee under the housing replacement ordinance in Section 18.1.
7. Workforce housing units for sale, if converted to workforce housing units for rent, shall become subject to the income limits and other requirements of such units.
8. If at least 33% of the units in a development are workforce units, the development is eligible for subsidy through



TABLE 18-B: MINIMUM TERM OF AFFORDABILITY FOR REQUIRED WORKFORCE UNITS

% of Workforce Units Provided	Minimum Term of Affordability
	Longest term permitted under federal, state and local laws and ordinances
10%	
25%	30 years
50%	20 years
100%	10 years

an Affordable Housing TIF, subject to City Council approval.

9. The term of affordability for the required 10% workforce units provided shall be defined as shown in Table 18-B.

- D. Implementing regulations.** Regulations to further specify the details of this subsection shall be developed, including, but not limited to:

1. Specific methodology for income verification;
2. Situations where less than permanent affordability might be considered; and
3. Guidelines for meeting the requirement that off-site units be “in the same neighborhood”.

- E. Reporting to City Council.** In conjunction with the annual report on the Housing Trust, the Planning Authority shall annually report on developments subject to this subsection, the number of units produced, the amount of fee-in-lieu collected, and the overall effectiveness of this subsection in achieving its stated purpose.

18.2.4 Density and dimensional bonuses and reductions

Notwithstanding any other provision of this Land Use Code to the contrary, in order to encourage low income and workforce units in designated growth areas, eligible projects as defined under Subsection 18.2.2 may avail themselves of the following options:

- A. Density bonuses.** The maximum number of units that would otherwise be allowed under this Land Use Code shall be increased for an eligible project in the manner described in the Table 18-C, applicable in the B-1, B-2/B-2b/B-2c, B-3/B-3b/B-3c, B-5, R-7, and R-P zones.

TABLE 18-C: BONUSES FOR ELIGIBLE PROJECTS

% Low Income Units	% Workforce Units	Density Permitted ¹	Additional Height Permitted ²	Setback Reductions ³
10%	20%	1.1 x base	N/A	N/A
20%	40%	1.2 x base	10 ft.	N/A
30%	60%	1.3 x base	10 ft.	5 ft.
50%	100%	2.0 x base	15 ft.	5 ft.
75%	N/A	2.5 x base	25 ft.	10 ft..

¹ “Base” is the number of units allowed under the zoning without this bonus but with any other bonuses applied. In R-P zones, multifamily is permitted with a “base” no less than 1 unit per 1,500 sf. of land area. If an eligible project is providing both workforce and affordable housing units, the applicant shall have the option of utilizing applicable incentives, but not cumulatively.

² The maximum additional height permitted in the B-1 zones and the R-P zone shall be 15 feet. In addition, the maximum structure height is 50 feet within 750 feet of the Portland Observatory.

³ Setback reductions are absolute reductions in front, side and/or rear yard setback requirements. The maximum setback reductions in the B-1 and R-P zones shall be 5 feet.

B. Planned Residential Unit Developments

(PRUDs). In order to promote orderly development of low- and moderate-income development as PRUDs, any project in which more than 50% of the units are low-income or workforce units for rent or for sale may utilize the following dimensional bonuses and changes:

1. Minimum lot area per dwelling unit is reduced by 50%;
2. Maximum number of units and maximum length of buildings do not apply but may be set through site plan review;
3. Minimum building setbacks may be reduced to 10 feet;
4. The PRUD may cross public rights of way provided that the right of way does not count towards minimum lot size nor towards any open space requirements;
5. Minimum recreation open space area is reduced to 200 sf per dwelling unit of common area designated for recreational purposes by the residents. Minimum contiguous size and setbacks do not apply and shall be set through site plan review;
6. The Planning Board's Design Manual, design standards and guidelines with respect to PRUDs shall apply in full to PRUDs utilizing this subsection.

C. Unit size and term of affordability. In order to be eligible for this subsection, the low income and workforce housing units must:

1. Meet Subsections 18.2.3.B.3, 4, and 5; and
2. Be affordable for the longest term permitted under federal, state and local laws.

D. Required public process. The developer of the project must also commit to a good faith effort

to communicate openly with affected properties as their process moves forward. At a minimum, no less than 30 days prior to application for site plan review, any project that wishes to take advantage of this subsection must hold a public meeting noticed to all properties within 500 feet of their site and post a sign on the property in question describing the proposed project; intent to submit an application to the city in 30 days (cite anticipated submission date); and contact information for the developer and the Planning Authority. The Planning Board may adopt regulations regarding the content and processes for noticing as part of the Technical Manual.

- E. Projects under 18.2.3.** Projects that are subject to Subsection 18.2.3 that choose to provide the required workforce housing units on site are eligible for a 25% increase in total permitted units. If an eligible project as defined under Subsection 18.2.2 is also subject to Subsection 18.2.3, the applicant shall have the option of utilizing either this bonus or any bonuses they are eligible for under Subsection 18.2.4 but not both.

18.2.5 Inclusionary zoning for hotel projects

- A. Purpose.** This subsection is based on City analysis, most specifically the analysis documented in the Greater Portland Council of Government study "Proposed Hotel Linkage Fee: Supportable Range" dated August 29, 2018, that finds that new hospitality developments create a need for new affordable housing. This need is the result of the fact that hospitality developments necessarily create a number of jobs that do not pay employees at a rate

sufficient to allow those employees to afford market-rate housing in the City of Portland.

- B. Hotel projects.** For the purposes of this subsection, hotel projects shall include any hotel as defined in Article 3, consisting of 10 or more guest rooms for rent. Any expansion of an existing hotel by 10 or more rooms within any five year period will also be considered a hotel project.
- C. Hotel projects conditional uses.** Notwithstanding anything to the contrary in this Land Use Code, all hotel projects are conditional uses subject to Planning Board review on the condition that they comply with the requirements of this Subsection 18.2.5.
- D. Low income housing minimum.** All hotel projects shall provide one unit of low income housing for rent in the City of Portland for every 28 rooms in the hotel project, which shall meet the standards outlined in Subsection 18.2.3 and in the implementing regulations governing low income units. This amount shall be rounded up to the nearest increment of 28 rooms. These units shall be deed restricted for the longest period permitted by law; shall not be used for short-term rentals of less than 30 days; and must be provided with distinct entrances from the street to delineate them from the hotel itself.
- E. Fee-in-lieu alternative.** As an alternative to providing low income housing units under Subsection 18.2.5.D above, a hotel project may pay a fee-in-lieu of \$3,806 per hotel guest room. This amount shall be paid into the City's Housing Trust Fund and used for the purposes set forth in the ordinance and regulations applicable to that trust.

- F. Annual adjustments.** The amounts in Subsection 18.2.5.E above shall be adjusted annually in the same way as the fee under the housing replacement provisions under Section 18.1.8.
- G. Regulations.** The Planning Board may promulgate implementing regulations based on this subsection.

18.3 HOUSING TRUST FUND

18.3.1 Purpose

The purpose of enacting this section is:

- A.** To establish a City of Portland Housing Trust Fund for the promotion, retention and creation of an adequate supply of housing, particularly affordable housing, for all economic groups and to limit the net loss of housing units in the city.
- B.** To serve as a vehicle for addressing very low, low, and median income housing needs through a combination of funds as set out in this article.

18.3.2 Establishment of the Housing Trust Fund

The City Council shall establish a special revenue account under the name "City of Portland Housing Trust Fund." Deposits into the fund shall include:

- A.** Contributions from the city's housing replacement ordinance under Subsection 18.1.8;
- B.** In-lieu fees under Subsection 18.2.3 and 18.2.5.
- C.** Funds appropriated to be deposited into the fund by vote of the City Council;
- D.** Voluntary contributions of money or other liquid assets to the fund;
- E.** Any federal, state or private grant or loan funds provided to the fund;
- F.** Interest from fund deposits and investments; and

- G. Repayments of loans made from the fund.

18.3.3 Management of the trust fund

The City Manager, or his or her designee, shall serve as the manager of the Housing Trust Fund. The responsibilities of the manager, subject to the orders of the City Council, shall include:

- A. Maintaining the financial and other records of the Housing Trust Fund;
- B. Disbursing and collecting Housing Trust Fund monies in accordance with the Housing Trust Fund annual plan; and
- C. Monitoring the use of monies distributed to successful applicants for Housing Trust Fund support to assure on-going compliance with the purposes of the fund and the conditions under which these monies were granted or loaned.

18.3.4 Housing Trust Fund annual plan

- A. Each fiscal year, the City Council shall adopt a Housing Trust Fund annual plan. The city manager shall submit to the City Council a recommended Housing Trust Fund annual plan, utilizing the revenues of the Housing Trust Fund as well as any other funds the manager may propose as appropriate. The housing committee of the City Council or such other committee as the council shall designate shall conduct public hearings on the recommended plan and refer the matter to the council for action.
- B. The Housing Trust Fund annual plan shall include:
 - 1. A description of all programs to be funded in part or in full by the Housing Trust Fund;
 - 2. A description of how funds from the Housing Trust Fund will be distributed

among very-low-income, low-income and moderate-income households; and

- 3. The amount of funds budgeted for programs funded in part or in full from the Housing Trust Fund.
- C. Priority for the expenditure of funds collected pursuant to Section 18.1 shall be given to the creation of new housing stock, through either new construction or conversion of non-residential buildings to residential use.

18.3.5 Distribution and use of the Housing Trust Fund's assets

- A. All distribution of principal, interest or other assets of the Housing Trust Fund shall be made in furtherance of the public purposes set out in Section 18.1.
- B. During each year, the Housing Trust Fund shall disburse as grants or loans so much of the Housing Trust Fund's assets as the City Council in its discretion has approved in the Housing Trust Fund annual plan.
- C. Funds shall not be used for city administrative expenses.
- D. Funds shall not be used for property operating expenses or supporting services.
- E. No grants or loans shall be awarded by the Housing Trust Fund to corporations, partnerships or individuals who are delinquent, at the time of application in the payment of property taxes or other fees to the city of Portland, who have been convicted of arson, who have been convicted of discrimination in the sale or lease of housing under the fair housing laws of the State of Maine, or who have pending violations of current city electrical, plumbing building or housing codes or zoning ordinances.

18.3.6 Term of affordability

- A. Whenever funds from the Housing Trust Fund are used for the acquisition, construction or substantial rehabilitation of an affordable rental or cooperative unit, the City of Portland shall impose enforceable requirements on the owner of the housing unit that the unit remain affordable for the remaining life of the housing unit, assuming good faith efforts by the owner to maintain the housing unit and rehabilitate it as necessary. The remaining life of the housing unit shall be presumed to be a minimum of 30 years.
- B. Whenever funds from the Housing Trust Fund are used for the acquisition, construction or substantial rehabilitation of ownership housing, the city of Portland shall impose enforceable resale restrictions on the owner to keep the housing unit affordable for the longest feasible time, while maintaining and equitable balance between the interests of the owner and the interests of the City of Portland.
- C. The affordability restriction requirements described in this section shall run with the land and the city of Portland shall develop appropriate procedures and documentation to enforce these requirements and shall record such documentation in the Cumberland County Registry of Deeds.

18.4 CONDOMINIUM CONVERSION

18.4.1 Purpose

The purpose of this section is to regulate the conversion of rental housing to condominiums; to minimize the potential adverse impacts of such conversion on tenants; to ensure that such converted housing is safe and decent; and to maintain a reasonable balance of housing

alternatives within the city for persons of all incomes.

18.4.2 Applicability

This section shall apply to the conversion of any rental unit to a condominium unit. For the purposes of this section, developer shall mean any person or other legal entity, but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

18.4.3 Protection of tenants

- A. **Notice of intent to convert.** A developer shall give to each tenant, meaning any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise. written notice of intent to convert at least one 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice period shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth specifically the rights of tenants under Subsections 18.4.3.A, B, and C of this section and Subsection 18.4.4, and shall contain the following statement:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the

way you have been treated by the developer, you may contact the Department of Permitting & Inspections, City of Portland, 389 Congress Street, Portland, Maine 04101.

- B. If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand delivered to the tenant or mailed, by certified mail, return receipt requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.
- C. **Option to purchase.** For a 60-day period following the giving of notice as required in Subsection 18.4.3.A, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the 60-day period, the developer may not convey or offer to convey

the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

18.4.4 Relocation payments

If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two months; provided that this requirement shall not apply to any tenant whose gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time notice is given as required in Subsection 18.4.3. Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenant's eligibility for relocation payments as provided herein.

18.4.5 Conversion permit

Before conveying or offering to convey a converted unit, the developer shall obtain a conversion permit from the Building Authority. The permit shall issue only upon receipt of a completed application therefor in a form to be devised for that purpose, payment of a fee as established by the City Council, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of Article II of Chapter 6 (building code), Article III of Chapter 6 (electrical installations), Article V of Chapter 6 (minimum standards for dwellings) and Article II of Chapter 10 (fire prevention code) of the City Code, and the Life Safety Code as adopted by the state. The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request.

18.4.6 Variation by agreement

No provision of, or right conferred by this Section 18.4 may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. Any attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article. Nothing herein shall be construed to void any term of a lease which offers greater rights than those conferred hereby.

18.5 RELOCATION OF DISPLACED TENANTS

18.5.1 Purpose

The purpose of this article is to encourage the retention of a diverse housing supply throughout the downtown and in areas readily accessible to the downtown; to ensure that persons displaced as the result of redevelopment of residential units to

nonresidential uses within the B-3 Downtown Business Zone are treated fairly and consistently; and to ensure that persons so displaced will be relocated at the reasonable expense of the developer to comparable housing at a location providing comparable access to services and amenities.

18.5.2 Notice and eligibility for relocation assistance

When a proposed development will result in the displacement of residents of an existing structure, the developer of the property shall give all tenants written notice as set forth below and shall provide relocation assistance as set forth below for any tenant whose gross income is 80% or less of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time the developer gives the tenant written notice of intent to cause removal of the residential unit. Such written notice shall be given to the tenant at least 120 days before the tenant shall be required to vacate the premises and shall contain the following statement:

The developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101.

18.5.3 Relocation assistance for all tenants

The developer shall provide, upon demand, assistance to all tenants who will be displaced by the

development in the form of referrals to other reasonable accommodations and in determining the tenants' eligibility for relocation payments as provided herein. The developer shall make relocation payments to eligible tenants in accordance with the schedule adopted by the City Council.

18.5.4 Schedule of relocation payments for eligible tenants

The developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two months.

OVERVIEW OF RECODE EDITS (5/15/20)

Article	ReCode Section/Subsection/Other	Existing Code Reference (if relevant)	Change
1 Introductory Provisions	1.3, 1.7, 1.8		Added purpose, delegation of authority, rules of interpretation provisions.
	1.5	Article III, Div. 1, 22, 26.5, 27; Article V; Article VIII	Consolidated enforcement provisions from across existing code.
	1.6	Article III, Div. 1	Added language to clarify relationship with other laws provisions.
	1.9	Article III, Div. 1	Added language to clarify amendment procedure.
2 Administration	2.1.8, 2.2.6, 2.3.7	Article II; Article VI; Article IX, Div. 2	Consolidated noticing language for meetings of all boards, updated to comply with state law and current practice.
	2.1.10, 2.2.8, 2.3.9	Article II; Article III, Div. 27 & 28; Article VI; Article IX, Div. 2	Modified jurisdiction provisions to clarify roles, reflect current practice (e.g. Planning Board to review and offer recommendations on amendments to entire Land Use Code, eliminated references to 'urban renewal plans' from Planning Board and development of plaque system and Council reporting requirements from HP Board. Added technical and design manual authority from subdivision to PB and CLG reference to HP.
	2.1.11, 2.3.10	Article III, Div. 28; Article V	Consolidated and clarified administrative appeal procedures for Planning Board and ZBA.
	2.2.2, 2.2.4	Article IX, Div. 2	Updated HP Board term limits to align with Chapter 2 and eliminated two year limit on board chair.
		Article III, Div. 27 & 28; Article VI	
	2.3		Updated ZBA provisions to reflect current law, clarify variance language.
3 Definitions	Article 3	Across all articles	Modified definitions to bring in alignment with other parts of code/state law (e.g. impervious surface, bed and breakfast, lodging house, rooming unit, PRUD, special needs independent dwelling unit, structure, subdivision).
	Article 4	Across all articles	Consolidated redundant definitions where appropriate (e.g. dwelling unit, lot, street).
	Article 5	Across all articles	Added definitions to clarify where currently undefined (animal-related services, appurtenance, communication studio, repair services, tasting room, telecommunication tower).
	Article 6	Article III, Div. 1	Modified definitions to add definitional language from 'Use' (intermediate care facility, sheltered care group home, retail).
	Article 7	Across all articles	Added definitions where definitional language exists elsewhere in code (e.g. agriculture, airport restricted access areas, correctional pre-release facility, multiplex, PUD, repair services, sounds).
	Article 8	Article III, Div. 1	Eliminated commonly defined or outdated definitions (e.g. adult day care facility, chemical free night club, health care practitioner, engineer, tourist home, nanotechnology, non-profit organization).
	Article 9	Across all articles	Integrated definitions with specific applications into text of relevant article (e.g. eligible project, temporary parking, 'shoreland zone,' gross area).
	Article 10	Article III, Div. 1	Added/modified definitions to address consolidated like uses (e.g. hotel-related, service-related, office-related, auto service station-related, preschool-related, warehousing-related, cultural facilities).
	Article 11	Across all articles	Moved definitions to Article 3 from elsewhere in code where appropriate (e.g. building alteration, building addition, accessory and principal buildings).
4 Nonconforming Uses, Structures, & Lots	4.2.1 & 4.2.2	Article III, Div. 23	Clarified language around determination of non-conforming uses (e.g. struck references to building design in determination of nonconforming uses).
	4.2.4 & 4.4.1	Article III, Div. 23	Added language clarifying regulations around timelines (e.g. discontinuance of accessory uses, extensions of structure- and lot-related nonconformities in cases of use extensions; broadened timelines for reconstruction of non-conforming structures).
	4.3.1	Article III, Div. 23	Restructured and revised lot of record language for clarity. Added clarity regarding lawfulling nonconforming structures on developed lots of record.
	4.4.1	Article III, Div. 23	Eliminated reference to rebuilding in the R-6 under the small lot provisions as these provisions no longer exist.
	4.4.5	Article III, Div. 23	Modified applicability for non-conformities as to number of dwelling units (modified date and expanded list of zones to include R-5, R-6, and B-2).
	Tables 5-B to 5-G	Article III	Eliminated purpose statement language not related to purpose (e.g. PRUD design language in R-3/R-5, repeating performance standards in I-L and I-M, setback exceptions for additions in B-1, frameworks for other standards in B-6 and B-7).

OVERVIEW OF RECODE EDITS (5/15/20)			
Article	ReCode Section/Subsection/Other	Existing Code Reference (if relevant)	Change
5 Zones	Tables 5-B to 5-G	Article III	Updated language to reflect consolidated uses (e.g. general offices in the O-P and R-P) and to strike language related to uses that are not currently permitted (e.g. hospitals in I-H).
	Table 5-D	Article III, Div. 9	Consolidated B-1 and B-1b zones. Simplified and clarified associated use and dimensional provisions in Articles 6 and 7.

OVERVIEW OF RECODE EDITS (5/15/20)

Article	ReCode Section/Subsection/Other	Existing Code Reference (if relevant)	Change
6 Use	6.1, 6.2, 6.3, 6.6, 6.7	Article III; Article III, Div. 24;	Added applicability, determination of use, and change of use language, accessory use general guidelines, temporary use general guidelines, based on existing policy if applicable.
	6.2.2	Article III	Eliminated specific prohibited use language which exists intermittently in favor of general language.
	Tables 6-A to 6-F	Article III	Added floor area limits for services, offices, and retail. Modified floor area limits for places of assembly. Moved other dimensional-related language to Article 7 where feasible.
	Tables 6-A to 6-F	Article III	Consolidated like uses (e.g. hotel-related, service-related, office-related, auto service station-related, preschool-related, warehousing-related, cultural facilities).
	Tables 6-A to 6-F		Added parks and open space as permitted use across zones (permitted intermittently at present), telecommunication towers where allowed in practice.
	Tables 6-A to 6-F; 6.4; 6.5	Article III	Eliminated language which targets populations or uses protected under law (e.g. 'manufactured housing' as isolated single-family use; exclusion of certain populations from sheltered care group homes; prohibition on 'addiction treatment' clinics).
	Tables 6-A to 6-F	Article III	Eliminated use restrictions which run counter to policy directives around ADUS (e.g. limitations on two-family in R-4, R-5, R-6).
	Tables 6-C, 6-E	Article III	Clarified provisions for self-storage as permitted/conditional use.
	6.4, 6.5.6	Article III	Consolidated use standards where minor variations exist across zones (auto- and boat-related uses, drive-throughs, preschools as conditional use, off-street parking in mixed use zones, utility substations, SF limits on industrial uses in B-6 zone; off-street parking; solar energy systems; wind energy systems).
	6.4, 6.5.6	Article III	Eliminated provisions that introduce administrative burdens (e.g. deed restrictions SNIDUs, lease term limits for surface parking).
	Tables 6-A to 6-F	Article III	Eliminated some one-off provisions for purposes of consistency (e.g. maximum lot areas for multiplexes and SNIDUs in some zones, selective places of assembly in some zones).
	6.6	Article III; Article III, Div. 24;	Consolidated accessory use regulations (e.g. ADUs, drive-throughs, antennas and discs) and added accessory use regulations for tasting rooms. Eliminated provisions within ADUs unique to Peaks Island (affordability requirements).
	6.8	Article III	Consolidated performance standards where minor variations exist across zones (e.g. noise standards, outdoor effects, outdoor storage, waste disposal, storage of vehicles).

OVERVIEW OF RECODE EDITS (5/15/20)

Article	ReCode Section/Subsection/Other	Existing Code Reference (if relevant)	Change
7 Dimensional	7.1		Added applicability.
	7.2		Added rules of measurement where no rule currently exists for purposes of clarity (e.g. building footprint, landscaped open space ratio, lot coverage).
	7.2	Article III, Div. 1, 15.2, 22	Clarified rules of measurement based on existing practice (setback, stepback, street frontage, revisions to clarify 'structure' v. 'building').
	Tables 7-A to 7-H	Article III	Generalized standards across zones where appropriate (e.g. average depth of front yards for front setback in residential zones, maximum front setback from all frontages in mixed use zones).
	Tables 7-A to 7-H	Article III	Eliminated some one-off standards for purposes of consistency (multiplex density based on street frontage in R-5; FAR regs for R-P, B-4; minimum lot width for B-4).
	Tables 7-A, 7-D	Article III	Simplified minimum lot area for places of assembly by consolidating into two classes based on floor area.
	Tables 7-A, 7-D	Article III	Modified qualifying floor area for detached accessory structures to 250 SF.
	Tables 7-A to 7-H	Article III	Generally eliminated dimensional references to adjacent residential zone (e.g. I-B, B-4 FAR, R-P impervious surface ratio).
	Table 7-E	Article III	Eliminated obsolete language (e.g. references to B-5 between Forest and Franklin, as no longer exists).
	Table 7-E	Article III	Modified regulations for purposes of consistency (e.g. B-4, currently framed as residential in nature; B-2 density update, currently less dense than B-1).
	Table 7-E	Article III, Overlay maps	Consolidated height-related standards to height overlay maps, where they exist (e.g. B-3, B-6, B-7).
	7.4	Article III, Div. 25; Article X	Clarified corner clearance and fence standards, consolidated dimensional standards for alternative energy.
	7.5.1	Article III, Div. 25	Updated height exceptions to clarify approach to structures which are currently unregulated (e.g. telecommunication towers, deck railings as rooftop appurtenances).
	7.5.5 & 7.5.6	Article III, Div. 25	Updated setback and stepback exceptions to clarify and reflect current practice (eg. to allow bay windows and balconies to project up to two feet), consolidated setback exceptions in R zones.
8 Overlay Zones	8.1.4	Article III; Design Manual	Consolidated R-7 design standard language to Design Manual.
		Article III, Div 4.5	Eliminated Flexible Housing Overlay Zone.
	8.3	Article III, Div. 7	Eliminated obsolete language from Fort Sumner Overlay (e.g. retroactive clause).
	8.8	Article III, Div. 12	Updated uses in PAD Overlay to match updated use provisions.
9 Form-Based Zones	9.1.7	Article III, Div. 15.2	Updated uses to match updated use provisions.
10 Waterfront Zones	10.1		Added introductory language to clarify interpretation of article.
11 Shoreland	11.3	Article III, Div. 26	Relocated language for review process related to entire article.
12 Floodplain Management	12.4 & 12.5	Article III, Div. 26.5	Added language to clarify process (e.g. timeline for Flood Hazard Permits, certificates of compliance, role of DPW, submittals).
13 Resource Protection Zone	13	Article III, Div. 19	--

OVERVIEW OF RECODE EDITS (5/15/20)

Article	ReCode Section/Subsection/Other	Existing Code Reference (if relevant)	Change
14 Site Plan	Article 3	Article V	Eliminated redundant and/or unnecessary definitions and relocated general definitions to Article 3.
	14.3.1	Article V	Simplified site plan classifications to two categories: Minor and Major site plans.
	Table 14-A	Article V	Revised review thresholds such that anything qualifying as a Level II site plan or less is now a Minor site plan, and Level III's are major. Eliminated use-based thresholds (e.g. park improvements) with a few exceptions, and added bottom-end threshold to exempt small projects (e.g. generator pad locations) from site
	Tech Manual Section 16	Article V	Moved submission requirements to Technical Manual. Maintained distinctions between minor residential and low-impact development for purposes of fee assignment and submission requirements.
	14.5.2	Article V	Eliminated preliminary & final application types.
	14.6.1	Article V	Clarified traffic standard related to LOS evaluation to allow more flexibility.
	14.6.1	Article V	Added relevant curbing and sidewalk waiver language from subdivision.
	Technical Manual Sections Section 1 & 5	Article V	Relocated certain existing technical site plan standards (e.g. parking lot surface material and landscaped island design) to Technical Manual.
	14.6	Article V	Eliminated standards (e.g. TDM requirements, zone-based design standards language) where redundant with the Technical or Design Manuals.
	14.8	Article V	Standardized waiver criteria for all forms of waiver (e.g. site plan standards, Technical Manual requirements, and submittal requirements).
	14.11.3	Article V	Updated performance guarantee and associated fees language to clarify process and reflect current practice.
	14.11.3	Article V	Highlighted process for advanced site work, previously listed within the enforcement section of the code, which has been relocated to Article 2.
	2.1.11 & 2.1.12	Article V	Removed appeals language in favor of general language in Article 2.
15 Subdivision	Article 3, 15.2, 15.3.10	Article IV	Removed redundant and/or unnecessary definitions, relocated general definitions to Article 3, where feasible, and integrated some subdivision-specific definitions from the state (e.g. 'tract (or parcel)') into the text.
	15.3	Article IV	Updated review procedure language to eliminate provisions which no longer reflect current practice (e.g. references to paper copies) or are unnecessarily prescriptive (e.g. references to internal workflow).
	Tech Manual Section 16	Article IV	Relocated submittal requirements, including plat requirements and supplemental submission items, to the Technical Manual.
	2.1.10	Article IV	Relocated provisions establishing the Planning Board's authority to adopt technical and design standards to Article 2.
	15.5	Article IV	Updated the technical and development standards to eliminate redundant, unnecessary, or one-off standards (e.g. minimum right-of-way widths, standards for manufactured housing parks, and special exceptions for subdivisions in the R-3 zone).
	15.7	Article IV	Updated performance guarantee-related language to clarify the performance guarantee process and reflect current practice.
	2.1.11 & 2.1.12	Article IV	Removed appeals-related language in favor of general appeals provisions in Article 2.
16 Impact Fees	16.3.4 & 16.3.6	Article XVII	Updated provisions for changes of use and demolitions to allow credit for existing uses on site within prior ten years, consistent with state TMP policy.
	16.13	Article XVII	Updated effective date provisions to reflect actual effective date.
17 Historic Preservation	17	Article IX	Reorganized article generally, relocating administration closer to beginning of article, moving review types (Board and staff level reviews) to same section, and moving miscellaneous application requirements to application section.
	17	Article IX	Relocated administrative language out of section, including appeals (to Article 2).
	17.2	Article IX	Relocated general definitions to Article 3 (e.g. 'application', 'business day', 'open space').
	17.2	Article IX	Substantiated existing definitions for historic district, landscape district and landmark using 'Certified Local Government' (CLG) guidelines from state.
	17.2	Article IX	Added definitions for 'rehabilitation' and 'preservation' from CLG guidelines
	17.2	Article IX	Eliminated generally understood definitions, such as 'design guideline' and 'owner'.

OVERVIEW OF RECODE EDITS (5/15/20)

Article	ReCode Section/Subsection/Other	Existing Code Reference (if relevant)	Change
17 Historic Preservation	17.5.2	Article IX	Added language to allow HP Board and other review authorities to delay a public hearing where adequate documentation and materials are not provided.
	17.5.10	Article IX	Revised process for extending timeframes throughout article, such that timeframes may only be extended if HP Board, Planning Board or City Council provide a reason and agree to a revised timeframe in the course of a public meeting.
	17.6.2	Article IX	Removed National Register of Historic Places language which subjected properties identified as national register sites prior to adoption of this ordinance, as those properties are now identified as landmarks on official historic resources map of the city/
	17.7.1	Article IX	Added new 'non-building permit' trigger for Certificate of Appropriateness for 'streetscape and pedestrian improvements', based upon review criteria in the Historic Resources Design Manual.
	17.7.4	Article IX	Clarified Board vs. administrative review.
	17.7.5	Article IX	Consolidated all review types (i.e. Board, administrative, and site plan) into one section.
	17.7.5	Article IX	Provided new consent agenda option for staff level reviews, where staff can place items on a Board agenda as a consent item, where any member of the Board can refer it to Board level review.
	17.7.9	Article IX	Relocated expiration of approval language, previously listed under the Administration section, to 'Issuance of 'Certificate of Appropriateness'
	17	Article IX	Removed Landmarks section of existing ordinance. Similar to 'National Register' section listed above, Landmarks applied to properties previously designated as a historic landmark prior to adoption of this ordinance. As these landmarks are all now included on official map, there is no need to have this language.
	17 (General)	Article IX	Extended timeframes throughout the article to align with current practice.
	17	Article IX	Appeals process moved to Article 2. Appeals are generally simplified, and in line with appeals for other Board and Administrative reviews.
	18	Article III, Div. 29, 30 and 31, Article VII, and Article XII	Consolidated housing-related ordinances, including housing replacement, housing trust fund, condominium conversion, and relocation of displaced residents.
18 Housing	18	Article III, Div. 29, 30 and 31 and Article VII	Relocated general definitions (e.g. 'low income household,' 'low income unit for rent') to Article 3.
	18	Article III, Div. 29	Integrated definitions with specific applications into text (e.g. 'loss of dwelling unit,' 'dwelling unit,' 'hotel project,' 'tenant,' 'developer.').
	18.1.2, 18.2.5	Article III, Divs. 29 & 30	Eliminated effective date/retroactive clauses that are no longer applicable (e.g. reference to effective date of exemptions clause in housing replacement, retroactive clause for hotel IZ).
	18.1.4	Article III, Div. 29	Modified references to administrative authorization review for housing replacement to align with changes in site plan.
	18.2.3	Article III, Div. 30	Added language to explicitly exempt projects that are otherwise required to include affordability restrictions from IZ provisions.
	18.2.4	Article III, Div. 30	Clarified language regarding dimensional bonuses available to IZ projects.
	18.2.5	Article III, Div. 30	Updated hotel references to align with revised hotel-related terms in Article 6.
	18.3.2	Article III, Div. 31	Added in-lieu fees as source for Housing Trust Fund.
In general	Fee Schedules	Article III, Div. 1; Article IV; Article V; Article IX; Article VII	Consolidated fees in separate fee schedules.