

Order 200-04/05

Given first reading: 3/21/05

Public Hearing & Passage: 4/4/05 8-0 (Geraghty absent)

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CITY OF PORTLAND
IN THE CITY COUNCIL

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**AMENDMENT TO PORTLAND CITY CODE
CHAPTER 14 LAND USE
ARTICLE III - ZONING B-6 EASTERN WATERFRONT MIXED USE ZONE
SECTIONS 14-270 CONDITIONAL USES**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

1. *That Section 14-270 of the Portland City Code is hereby amended to read as follows:*

Sec. 14-270. Conditional uses.

The following uses shall be permitted as conditional uses in the B-6 zone as provided in 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this code, the planning board shall be substituted for the board of appeals as the reviewing authority:

(a) *Commercial:*

1. Meeting and exhibition facilities limited to a total of 20,000 gross square feet of interior floor area.
2. Wholesaling, providing the wholesale operation is associated with an onsite retail establishment and that the wholesaling component of the facility occupies a building footprint of less than 15,000 square feet.
3. Drive-up banking facilities located in the interior of parking structures, subject to the following criteria:
 - a. All drive-up features, such as automated teller machines and service windows, shall not extend nearer than twenty-five (25) feet to the street line;

- b. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular or pedestrian circulation or creating hazards to vehicular or pedestrian circulation on adjoining streets;
- c. 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.

4. Research and development and related production facilities, including but not limited to biotechnology, subject to the following conditions:

- a. Associated manufacturing and warehousing uses combined are not to exceed 15,000 square feet.
- b. Biotechnology facilities must demonstrate approvals by all applicable regulatory authorities prior to commencement of operations.