

Order 300-05/06

Given first reading: 6/19/06

Public Hearing & Passage: 7/17/06 7-0 (Geraghty, Duson absent)

JAMES I. COHEN (MAYOR)(5)
JILL C. DUSON (A/L)
JAMES F. CLOUTIER (A/L)
NICHOLAS M. MAVODONES (A/L)
EDWARD J. SUSLOVIC (A/L)

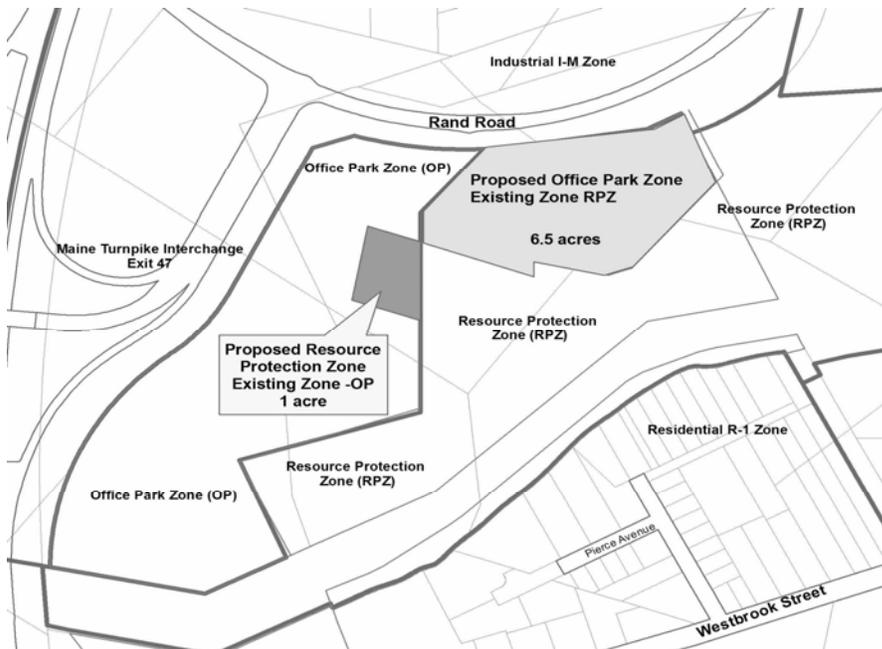
CITY OF PORTLAND
IN THE CITY COUNCIL

WILLIAM R. GORHAM (1)
KAREN A. GERAGHTY (2)
DONNA J. CARR (3)
CHERYL A. LEEMAN (4)

**AMENDMENT TO PORTLAND ZONING MAP
FROM RESOURCE PROTECTION/OFFICE PARK
TO OFFICE PARK/RESOURCE PROTECTION
VICINITY OF RAND ROAD
and
AMENDMENT TO PORTLAND CITY CODE
CHAPTER 14, §14-49 and 230.11**

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

1. That the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49, be and hereby is amended by adopting the map change below:



2. That Chapter 14 of the Land Use Code (Definitions), §14-47 is hereby amended to read as follows:

14-47. Definitions

Biotechnology: The use of biological processes, particularly cellular and molecular, to solve problems and/or make useful products for applications in medicine, agriculture and environmental management.

Nanotechnology: The creation of functional materials, devices and systems through control of matter on the nanometer scale.

3. That Chapter 14 of the Land Use Code (Office Park Conditional Uses), §14-230.11 is hereby amended to read as follows:

Sec. 14—230.11a. Conditional Uses

The following uses are permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses) of this article and any special provisions, standards or requirements specified below:

(a) High technology manufacturing of biotechnology, pharmaceutical, and nanotechnology products provided that:

1. Manufacturing, including the warehousing therewith, shall occupy a gross floor area no greater than 20,000 square feet.
2. A minimum of one third of the total square footage devoted to manufacturing is conducted in a laboratory environment, i.e. in a controlled environment with specialized air handling systems that exceed levels for pressurization and filtration found in office environments and traditional manufacturing facilities;
3. Truck traffic serving a single manufacturing business or institution shall not exceed, on a regular basis, more than two (2) tractor-trailer truck deliveries per week and provided that no deliveries are accepted between 7:00 p.m. and 7:00 a.m.
4. Rooftop equipment shall be integrated into the overall building design and shall be screened as necessary.