

Order 226-07/08
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CITY OF PORTLAND
IN THE CITY COUNCIL

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**AMENDMENT TO PORTLAND CITY CODE
CHAPTER 14 STREETS, LAND USE
ARTICLE III (ZONING), DIVISION 12 (B-3, B-3b and B-3c
Downtown Business Zones)
SECTION 14-217**

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

1. *That Article III, Zoning, Division 12, B-3, B-3b and B-3c Downtown Business Zones, Section 14-217 of the Portland City Code is hereby amended to read as follows:*

Sec. 14-217. Permitted uses.

(a) The following uses are permitted in the B-3 and B-3b zones:

(1) *Residential:*

- a. Attached single-family, two-family and multifamily dwellings;
- b. Handicapped family units;
- c. Lodging houses;
- d. Combined living/working spaces including, but not limited to, artist residences with studio space.

(2) *Business:*

- a. General and business offices;
- b. Professional offices;
- c. Personal services;

- d. Offices of building tradesmen;
- e. Retail establishments, excluding gasoline sales, wholesale and bulk purchase lumber and construction supply sales;
- f. Restaurants, excluding drive-through or drive-in restaurants;
- g. Drinking establishments, except that drinking establishments and chemical-free night clubs, as defined in section 14-47, shall not be permitted in any location in the B-3c zone, including but not limited to the PAD overlay area;
- h. Billiard parlors;
- i. Miscellaneous repair services, excluding motor vehicle repair services;
- j. Communication studios or broadcast and receiving facilities;
- k. Health clubs and gymnasiums;
- l. Theaters and performance and exhibition halls;
- m. Convention and meeting facilities;
- n. Hotels;
- o. Business services;
- p. Parking garages;
- q. Galleries.

(3) *Institutions*

- a. Museums;
- b. Public or private schools of any type;
- c. Clinics;

- d. Church or other place of worship;
- e. Private club or fraternal organization;
- f. College, university, trade school;
- g. Nursery schools, kindergartens, and day care facilities or home babysitting services- i
- h. Governmental offices. As used in this section, governmental office means a place of business of a federal, state, county or municipal governmental entity where professional or clerical duties are performed, including but not limited to back office uses as defined in Section 14-47 and judicial functions.

(4) *Other:*

- a. County and municipal uses;
- b. Studios for artists and craftspeople including, but not limited to, carpenters, cabinetmakers and silkscreeners;
- c. Printing, publishing and related manufacture of cardboard or paper boxes, provided that these activities are conducted wholly within a building.
- d. Bed and breakfast, subject to the standards of article V (site plan). A bed and breakfast may include a meeting facility if the facility meets the following standards:
 - 1. The meeting facility shall be limited to the following types of uses:
 - (a) Private parties.
 - (b) Business meetings.
 - (c) Weddings.
 - (d) Receptions.

(e) Seminars.

(f) Business and educational conferences.

2. The building in which the bed and breakfast and the meeting facility will be located was in existence on March 3, 1997, and was greater than four thousand (4,000) square feet in floor area on that date.