

Order 275-09/10  
Given first reading on 6/21/10 and public hearing on 7/19/10  
Postponed on 7/19/10, 8/2/10, 9/13/10 and 10/4/10  
Passage: 10/18/10 7-0 (Leeman, Waxman absent)

NICHOLAS M. MAVODONES (MAYOR)  
KEVIN J. DONOGHUE (1)  
DAVID A. MARSHALL (2)  
DANIEL S. SKOLNIK (3)  
CHERYL A. LEEMAN (4)

**CITY OF PORTLAND**  
IN THE CITY COUNCIL

JOHN R. COYNE (5)  
JOHN M. ANTON (A/L)  
DORY RICHARDS WAXMAN (A/L)  
JILL C. DUSON (A/L)

**AMENDMENT TO PORTLAND CITY CODE  
CHAPTER 14. LAND USE  
ARTICLES III. ZONING  
DIVISION 6. R-5 RESIDENTIAL ZONE.**

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

*That section 14-120 of the Portland City Code be hereby  
amended to read as follows:*

**Sec. 14-120. Dimensional requirements.**

. . . .

(2) *Small residential lot development:* Single family homes may be built on small lots located in the R-5 and may use the dimensional requirements below if one of the following conditions is met:

The lot is:

Vacant as of (date of enactment); or used exclusively for parking; or contains structure(s) not used for residential purposes; or created from a single lot division of a developed lot and results in a lot meeting the dimensional requirements of §14-120(2) with the remaining developed portion meeting the dimensional requirements of §14-120(1)(a)-(n) except as expressly provided in Section 14-120(2).

(a) *Minimum lot size:* Five thousand (5,000) square feet.

(b) *Maximum lot size:*

1. Lots that are vacant as of September 3, 2008, used exclusively for parking, or contain structure(s) not used for residential purposes: Six thousand (6,000) square feet.

2. Original developed lot prior to the single lot division that results in a lot meeting the dimensional requirements of §14-120(2) with the remaining developed portion meeting the dimensional requirements of §14-120(1)(a)-(n): Thirteen Thousand (13,000) square feet.

(c) *Yard dimensions:*

1. *Side yard:*

- a. Principal or attached accessory structures with ground coverage greater than one hundred (100) square feet: Seven (7) feet.

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

- b. Side yard on side street: Ten (10) feet.

(d) *Minimum lot width:* Forty (40).

(e) *Minimum street frontage:* Forty (40).

(f) *Maximum lot coverage:* Fifty (50) percent.