

Order 149-10/11
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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
RE: NEIGHBORHOOD CENTERS

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

1. *That sections 14-47, 14-68, 14-78, 14-88, 14-103, 14-118, 14-137, 14-145.3, 14-145.9, 14-231, 14-232, 14-295, and 14-332 of the Portland City Code are hereby amended to read as follows:*

Sec. 14-47. Definitions.

. . .

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. A neighborhood center is 10,000 square feet or less.

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. . .

Place of Assembly: A building or portion of a building used as a community hall, neighborhood center, private and 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 fifteen (15) or fewer people, not including the permanent residents of a single family dwelling, assemble.

. . .

Sec. 14-68. Conditional uses.

. . .

(b) *Institutional*: Any of the following conditional uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

. . .

3. Places of Assembly;

Such uses shall be subject to the following conditions and standards in addition to the provisions of section 14-474:

. . .

c. In the case of Places of Assembly the proposed use shall be subject to the requirements of article V (site plan) of this chapter; and

Deleted: (including Places of Religious Assembly, Community Halls, Private Club or Fraternal Organizations)

Sec. 14-78. Conditional uses.

. . .

(b) *Institutional*: Any of the following conditional uses provided that, notwithstanding section 14-474(conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

. . .

3. Places of Assembly;

Such uses shall be subject to the following conditions and standards in addition to the provisions of section 14-474:

. . .

d. In the case of Places of Assembly the proposed use shall be subject to the requirements of article V (site plan) of this chapter; and

Deleted: (including Places of Religious Assembly, Community Halls and Private Club or Fraternal Organizations)

Sec. 14-88. Conditional uses.

. . . .
(c) *Institutional*: Any of the following conditional uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

. . . .
3. Places of Assembly;

Such uses shall be subject to the following conditions and standards in addition to the provisions of section 14-474:

. . . .
| d. In the case of Places of Assembly, the proposed use shall be subject to the requirements of article V (site plan) of this chapter; and

Deleted: (including Places of Religious Assembly, Community Halls and Private Club or Fraternal Organizations)

. . . .
Sec. 14-103. Conditional uses.

. . . .
(b) *Institutional*: Any of the following conditional uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

. . . .
2. Places of Assembly;

Such uses shall be subject to the following conditions and standards in addition to the provisions of section 14-474:

. . . .
| d. In the case of Places of Assembly, the proposed use shall be subject to the requirements of article V (site plan) of this chapter; and

Deleted: (including Places of Religious Assembly, Community Halls and Private Club or Fraternal Organizations)

Sec. 14-118. Conditional uses.

. . . .

(b) *Institutional*: Any of the following conditional uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

. . . .

3. Places of Assembly;

Such uses shall be subject to the following conditions and standards in addition to the provisions of section 14-474:

. . . .

d. In the case of Places of Assembly, the proposed use shall be subject to the requirements of article V (site plan) of this chapter; and

Deleted: (including Places of Religious Assembly, Community Halls and Private Club or Fraternal Organizations)

. . . .

Sec. 14-137. Conditional uses.

. . . .

(b) *Institutional*: Any of the following conditional uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

. . . .

4. Places of Assembly;

Such uses shall be subject to the following conditions and standards in addition to the provisions of section 14-474:

. . . .

d. In the case of Places of Assembly, the proposed use shall be subject to the

Deleted: (including Places of Religious Assembly, Community Halls and Private Club or Fraternal Organizations),

requirements of article V (site plan) of this chapter; and

. . .

(c) *Other:*

. . .

Deleted: 7. Community Center, as defined in Section 14-17.

14-145.3. Conditional uses.

. . .

(b) *Institutional:* Any of the following uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

. . .

2. Places of Assembly, excluding yacht clubs and marinas;

Such uses shall be subject to the following standards if the total land area is two (2) acres or more:

. . .

d. In the case of Places of Assembly, the proposed use shall be subject to the requirements of article V (site plan) of this chapter; and

Deleted: (including Places of Religious Assembly, Community Halls and Private Club or Fraternal Organizations)

. . .

14-145.9. Conditional uses.

. . .

(b) *Institutional:* Any of the following uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

. . .

2. Places of Assembly, excluding yacht clubs and

marinas;

Such uses shall be subject to the following standards if the total land area of the use is two (2) acres or more:

. . . .

d. In the case of Places of Assembly, the proposed use shall be subject to the requirements of article V (site plan) of this chapter; and

Deleted: (including Places of Religious Assembly, Community Halls and Private Club or Fraternal Organizations)

. . . .

Sec. 14-231. Purpose.

The low impact industrial zone is intended 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 the I-M or I-H 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. Performance standards include full enclosure of uses and requirements for buffers and screening from adjacent properties.

. . . .

Sec. 14-232. Permitted uses.

. . . .

(s) Neighborhood centers.

(t) Places of religious assembly, limited to facilities of 10,000 square feet or less.

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. . . .

Sec. 14-295. Permitted uses.

. . .

(d) Institutional:

. . .

3. ~~Places of religious assembly;~~

Deleted: Churches, mosques, synagogues, and other places of worship

Sec. 14-332. Uses requiring off-street parking.

. . .

(v) ~~Neighborhood Centers:~~ One (1) parking space for each 150 square feet, or major fraction thereof, of floor area, except for ~~neighborhood centers~~ which serve primarily clientele from the surrounding neighborhood, the parking requirement shall be one (1) parking space per 1,000 square feet, or major fraction thereof, of floor area.

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