

Order 112-11/12  
Given first reading 2/6/12  
Passage 9-0 2-22-12

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# CITY OF PORTLAND

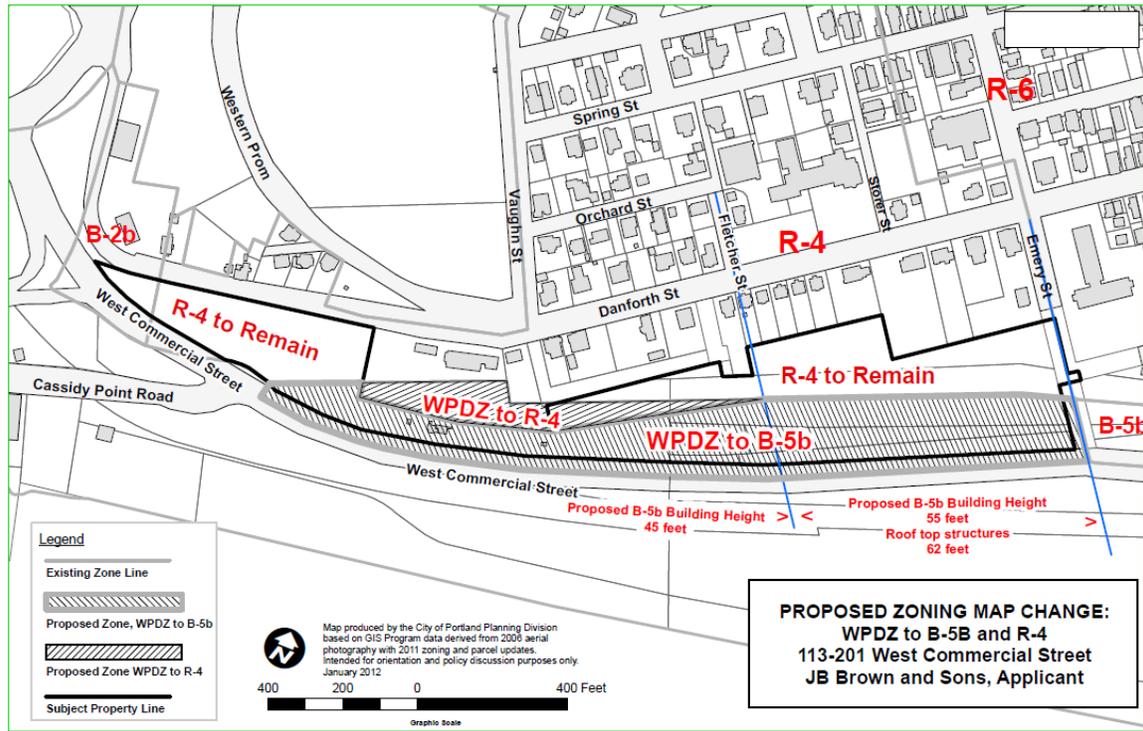
IN THE CITY COUNCIL

JOHN R. COYNE (5)  
JOHN M. ANTON (A/L)  
JILL C. DUSON (A/L)  
NICHOLAS M. MAVODONES (A/L)

## AMENDMENT TO ZONING MAP AND TEXT RE: 113-201 WEST COMMERCIAL STREET FROM WPDZ WATERFRONT PORT DEVELOPMENT ZONE TO B-5b URBAN COMMERCIAL MIXED USE ZONE

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

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 following map change amendment depicted below.



**BE IT FURTHER ORDERED,** section 14-230.4 of the Portland City Code is hereby amended to read as follows:

**Sec. 14-230.4. Dimensional requirements.**

In addition to the provisions of article III, division 25 of this code, lots in the B-5 and B-5b urban commercial mixed use zones shall meet the following requirements:

. . . .

(f) *Maximum building height:* Sixty-five (65) feet-; except for parcels of land in the B-5b located along West Commercial Street south of Danforth Street, maximum building heights shall be as follows:

West of the projection of the centerline of the Fletcher Street right of way, the maximum building height shall be forty-five (45) feet; and, east of the projection of the centerline of the Fletcher Street right of way and west of the projection of the centerline of the Emery Street right of way, the maximum building height shall be fifty-five (55) feet.

For purposes of this section, a projection of the centerline of a street is defined by extending the centerline of the referenced street right of way along its most southerly block to the centerline of West Commercial Street.

Furthermore, notwithstanding the exception of roof top structures from building height regulations in Section 14-430(a), no rooftop structure located between the projections of the centerlines of Emery Street and Fletcher Street, as described above, shall exceed a height of sixty-two (62) feet as measured from the average grade of the building at its foundation.

. . . .