

Order 162-12/13

Given first reading on 3/18/13

Public Hearing and Passage: 8-0 (Councilor Leeman out) 4-1-13

MICHAEL F. BRENNAN (MAYOR)  
KEVIN J. DONOGHUE (1)  
DAVID A. MARSHALL (2)  
EDWARD J. SUSLOVIC (3)  
CHERYL A. LEEMAN (4)

**CITY OF PORTLAND**  
IN THE CITY COUNCIL

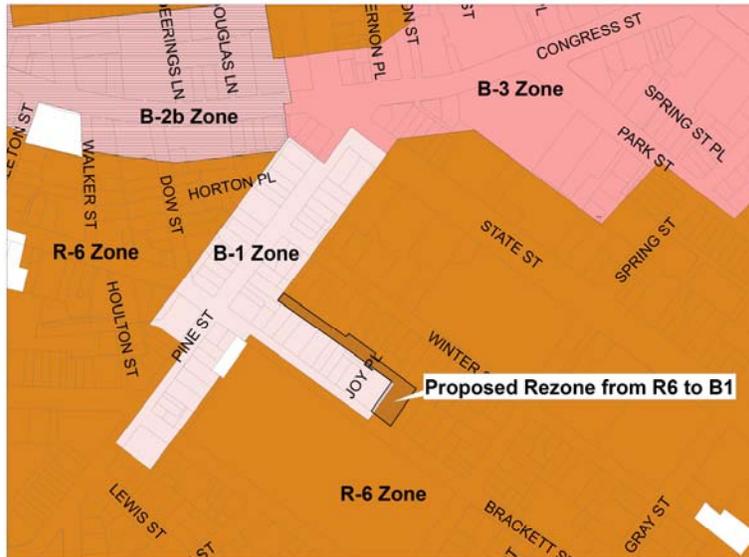
JOHN R. COYNE (5)  
JOHN M. ANTON (A/L)  
JILL C. DUSON (A/L)  
NICHOLAS M. MAVODONES (A/L)

**AMENDMENT TO ZONING MAP AND TEXT**

**RE: 155 BRACKETT STREET FROM R6 RESIDENTIAL ZONE TO B-1  
NEIGHBORHOOD BUSINESS 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.



**Proposed Zoning Map Amendment**  
**R6 Residential to B1 Neighborhood Community**  
**November, 2012**

Map produced by the City of Portland Planning Division using GIS Work Group data

and;

**BE IT FURTHER ORDERED**, that section 14-162(a)(2)and(4) of the Portland City Code is hereby amended to read as follows:

**Sec. 14-162. Permitted uses.**

(a) The following uses are permitted in the B-1 zone and on the ground floor level of buildings in the B-1b zone. For permitted uses in the upper stories of buildings in the B-1b zone, refer to subsection (5) below: in existence on November 15, 1993:

. . .

2. *Business:* Business uses listed below are permitted, provided that such use which generates in excess of a ratio of 100 peak hour vehicle trips per 2000 sq.ft. of space, and generates in excess of 100 peak hour vehicle trips is prohibited. As set forth in the City of Portland Technical Manual, section I, the city traffic engineer shall require a traffic study when it calculates the proposed use will generate in excess of a total of 50 peak hour vehicle trips.

...

(g) Studios for artists, photographers and craftspeople including but not limited to, painters, sculptors, dancers, graphic artists and musicians.

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4. *Other:*

(g) Neighborhood center.

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