

Order 118-13/14

Passage: 6-3 (Coyle, Donoghue, Marshall) on 12/16/2013

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CITY OF PORTLAND
IN THE CITY COUNCIL

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AMENDMENT TO PORTLAND CITY CODE
CHAPTER 14, ARTICLE III. ZONING, DIVISION 9, B-1 AND B-1b
NEIGHBORHOOD BUSINESS ZONES, SECTION 14-165

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

- 1. That Chapter 14, Article III, Division 9, B-1 and B-1b Neighborhood Business Zones, Section 14-165 of the Portland City Code is hereby amended to read as follows:*

Sec. 14-165. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, residential uses permitted under section 14-162(a) shall meet the requirements of such abutting or nearest residential zone except as noted in Sec. 14-165(h) (minimum lot area per dwelling unit). Residential uses in on-peninsula locations, as defined in Section 14-47, and nonresidential uses in the B-1 and B1-b zone shall meet the following minimum requirements:

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(e) *Maximum structure height:*

1. Off-peninsula locations, as defined in Section 14- 47: Thirty-five (35) feet. Where the lot abuts an R-6 residential zone, the maximum height shall be the maximum permitted height in the R-6 residential zone.

2. On-peninsula B-1 and B-1b locations, as defined in Section 14-47: Forty-five (45) feet except in the case of a building in a B-1 zone along Congress Street with commercial first floor and residential upper floors where fifty (50) feet is allowed. The commercial first floor uses shall utilize at least 75 percent of the first floor frontage along Congress Street and shall have an average depth of at least 20 feet.

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