

Order 131-08/09  
Given first reading: 12/1/08  
Passed: 12/15/08 9-0

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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: SHEDS

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

1. *That Section 14-70(d) (Minimum yard dimensions) of the Portland City Code is hereby amended to read as follows:*

**Sec. 14-70. Dimensional requirements.**

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the R-1 zone shall meet or exceed the following minimum requirements:

(d) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

. . .

2. *Rear yard:*

. . .

- b. Accessory detached structures with a ground coverage of one hundred and forty four (~~144100~~) square feet or less: Five (5) feet.

. . .

3. *Side yard:*

. . .

- b. Accessory detached structure with ground coverage of one hundred forty four (~~144100~~) square feet or less: Five (5) feet.

2. That Section 14-80(d)(Minimum yard dimensions)of the Portland City Code is hereby amended to read as follows:

**Sec. 14-80. Dimensional requirements.**

In addition to the provisions of division 25 (space and bulk regulations) of this article, lots in the R-2 zone shall meet or exceed the following minimum requirements:

(d) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

. . .

2. *Rear yard:*

. . .

b. Accessory detached structures with a ground coverage of one hundred forty four(~~144~~~~100~~) square feet or less: Five (5) feet.

. . .

3. *Side yard:*

. . .

b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.

3. That Section 14-90(d)(Minimum yard dimensions)of the Portland City Code is hereby amended to read as follows:

**Sec. 14-90. Dimensional requirements.**

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the R-3 zone shall meet the following minimum requirements:

(d) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

- . . . 2. *Rear yard:*
- . . . b. Accessory detached structures with ground coverage of one hundred forty four (~~144100~~) square feet or less: Five (5) feet.
- . . . 3. *Side yard:*
- . . . b. Accessory detached structures with ground coverage of one hundred forty four (~~144100~~) square feet or less: Five (5) feet.

4. *That Section 14-105(d)(Minimum yard dimensions)of the Portland City Code is hereby amended to read as follows:*

**Sec. 14-105. Dimensional requirements.**

In addition to the provisions of division 25 of this article (space and bulk regulations and exceptions), lots in the R-4 zone shall meet the following requirements:

(d) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

- . . . 2. *Rear yard:*
- . . . b. Accessory detached structures with a ground coverage of one hundred forty four (~~144100~~) square feet or less: Five (5) feet.
- . . . 3. *Side yard:*
- . . . b. Accessory detached structures with ground coverage of one hundred forty four (~~144100~~) square feet or less: Five (5) feet.

5. *That Section 14-120(d)(Minimum yard dimensions)of the Portland City Code is hereby amended to read as follows:*

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

(1) In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the R-5 zone shall meet the following minimum requirements:

(d) *Minimum yard dimension:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

. . .

2. *Rear yard:*

. . .

b. Accessory detached structures with ground coverage of one hundred forty four(~~144~~~~100~~) square feet or less: Five (5) feet.

. . .

3. *Side yard:*

. . .

b. Accessory detached structures with ground coverage of one hundred forty four(~~144~~~~100~~) square feet or less: Five (5) feet.

6. *That Section 14-130(d)(Minimum yard dimensions)of the Portland City Code is hereby amended to read as follows:*

**Sec. 14-130. Dimensional requirements.**

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the R-5A zone shall meet or exceed the following requirements:

(d) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

. . .

2. Rear yard:

. . .

b. Accessory detached structures with a ground coverage of one hundred forty four(~~144100~~) square feet or less: Five (5) feet.

. . .

3. Side yard:

. . .

b. Accessory detached structures with ground coverage of one hundred forty four(~~144100~~) square feet or less: Five (5) feet.

7. That Section 14-139(d)(Minimum yard dimensions)of the Portland City Code is hereby amended to read as follows:

**Sec. 14-139. Dimensional requirements.**

(1) In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the R-6 zone shall meet or exceed the following minimum requirements:

(d) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

. . .

2. Rear yard:

. . .

b. Detached accessory structures with a ground coverage of one hundred forty four (~~144100~~) square feet or less: Five (5) feet.

. . .

3. Side yard:

. . .

b. Detached accessory structures with ground coverage of one hundred forty four (~~144100~~) square feet or less: Five (5) feet.

8. That Section 14-145.5(c)(Minimum yard dimensions)of the Portland City Code is hereby amended to read as

follows:

**Sec. 14-145.5. Dimensional requirements.**

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the IR-1 zone shall meet the following minimum requirements:

(c) *Minimum yard dimensions:*

Yard dimensions shall include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.

- . . . . 2. *Rear yard:* Accessory detached structures with ground coverage of one hundred forty four (~~144+00~~) square feet or less: Ten (10) feet.
- . . . . 3. *Side yard:* Accessory detached structures with ground coverage of one hundred forty four (~~144+00~~) square feet or less: Fifteen (15) feet, except that the minimum distance from a principal structure may be five (5) feet.

9. *That Section 14-145.11(c)(Minimum yard dimensions) of the Portland City Code is hereby amended to read as follows:*

**Sec. 14-145.11. Dimensional requirements.**

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in an IR-2 zone shall meet the following minimum requirements:

(c) *Minimum yard dimensions:*

(Yard dimensions shall include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

- . . . . 2. *Rear yard:* Accessory detached structures with ground coverage of one hundred forty

four(~~144100~~) square feet or less: Ten (10) feet.

- . . .
3. *Side yard:* Accessory detached structures with ground coverage of one hundred forty four(~~144100~~) square feet or less: fifteen (15) feet, except that the minimum distance from a principal structure may be five (5) feet.

10. That Section 14-145.17(c)(Minimum yard dimensions) of the Portland City Code is hereby amended to read as follows:

**Sec. 14-145.17. Dimensional requirements.**

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the IR-3 zone shall meet the following minimum requirements:

(c) *Minimum yard dimensions:*

(Yard dimensions shall include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

- . . .
2. *Rear yard:* Accessory detached structures with ground coverage of one hundred forty four(~~144100~~) square feet or less: Ten (10) feet.

- . . .
3. *Side yard:* Accessory detached structures with ground coverage of one hundred forty four(~~144100~~) square feet or less: Fifteen (15) feet.

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