Inspections Division
Date: 12/05/14

C3
S1

R-6 ZONE DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
FRONT YARD SETBACK	10 FT. OR AVERAGE OF EXISTING FRONT YARD SETBACKS	5 FT. (AVERAGE OF EXISTING FRONT YARDS)
SIDE YARD SETBACK*	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET	4.2 FT AT MOODY STREET 4 FT. AT WILSON STREET
REAR YARD SETBACK*	5 FT.	5 FT.
LOT SIZE	4,500 SF (MIN.)	32,340 SF
MINIMUM AREA PER DWELLING UNIT	1,000 SF/UNIT	2,021 SF/UNIT
STREET FRONTAGE	40 FT. MIN.	>200 FT.
MAX. LOT COVERAGE	50% OF LOT AREA FOR DEVELOPMENTS WITH <20 UNITS	40%
MAX. BUILDING HEIGHT	45 FT.	<45 FT.
MIN. LOT WIDTH	50 FT.	160 FT.
MIN. OPEN SPACE (20% OF LOT FOR DEV. W/<20 UNITS)	0.15 ACRES	0.22 ACRES
PARK'G SPACES (1 PER UNIT)	16	16

*PER ZONING BOARD OF APPEALS APPROVAL FOR SETBACK VARIANCE, SEPTEMBER 2010

ND, MAINE MADE FOR CITY OF
L, BECKETT STREET, DEC. 19, 1956,

SON STREET, PORTLAND, MAINE MADE
, 2007" BY OWEN HASKELL, INC.

SURVEY ON MOODY ST., VESPER ST.,
AND, MAINE MADE FOR WOODARD &
1/30/10" BY OWEN HASKELL, INC.

OOL SITE REDEVELOPMENT, PORTLAND,
DT ARCHITECTS.

STATE OF MAINE
JOHN W. SWAN
No. 1028
PROFESSIONAL LAND SURVEYOR

JOHN W. SWAN, PLS NO. 103
DATE: 5/16/12