

January 5, 2015

APARTMENTS

89 Anderson Street, Portland, Maine

Zoning Analysis

Zone: B1b

CBL: Portland Tax Map 012, Block I, Lots 1, 5

Street Address: 89-99 Anderson Street, 25-37 Everett Street, 52-64 Fox Street

Lot Size: 20,440 sf / 0.4692 acres + 2920 sf / 0.067 acres = **23,360 sf / 0.5363**

Uses Allowed: Multifamily Residential, Restaurant, Business

B1b Dimensional Requirements:

	Required	Provided
Minimum Lot Size: Residential and Non-Resi. Use	none	-
Minimum Street Frontage	20 ft	146'-8"
Maximum Front Yard Setback	10' or average of adjacent	-
Side Yard Setback	none	-
Rear Yard Setback (abutting residential zone)	10 ft	10'-5"
Structure Stepbacks (rear yard above 35')	15 ft	15 ft
Minimum Lot Width	none	-
Maximum building height	45' ft	43'-11-3/4"
Maximum Impervious Surface Ratio	90%	90%
Max floor area 1st floor non resi. (heated space)	10,000 sf	4,353 sf
Maximum retail space	5,000 sf	1,425 sf
Max. number of Dwelling Units	435 sf per unit = 53 units	53 units
On-site Parking: Residential: 1 per dwelling Unit	53 spaces	53 Spaces

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