



Jean Fraser <jf@portlandmaine.gov>

31 Fore Street - Section 14-430

1 message

Ann Machado <amachado@portlandmaine.gov> Wed, Mar 16, 2016 at 10:14 AM
To: Jean Fraser <jf@portlandmaine.gov>

Jean -

Section 14-430(a) of the Land Use Ordinance states the following:

Sec. 14-430. Height limits.

(a) *Roof Structure.* Roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, skylights, steeples, roof signs, flag poles, chimneys, smokestacks, radio or television masts, water tanks, or silos may be erected above the height limitation herein prescribed for buildings. Roof-mounted wind energy systems shall not be considered to be roof structures for the purposes of Article X, Alternative Energy.

In the R-6 Residential Zone, section 14-139 states that the maximum allowable height for principal structures is 45 feet. Section 14-430(a) allows enclosed structures that house stairs to exceed the 45 foot maximum height restriction. The area of the enclosed stair structure should be the minimum required to meet the building and life safety codes. It should not contain habitable space.

Section 14-139 also requires structure setbacks for "portions of a structure above 35 feet". Using section 14-430(a), enclosed structures that house stairs do not have to meet the structure setbacks and can be above 35 feet.

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