4. LAND ORDINANCE REVIEW

4.1 OVERVIEW

The property currently lies within the City of Portland India Street Form-Based Code Zone (IS-FBC). The property frontage along Hampshire Street and the eastern portion of Federal Street is within the Urban Neighborhood Subdistrict (UN), and the property frontage along Franklin Street and the western portion of Federal Street is within the Urban Transitional Subdistrict (UT). The following Space and Bulk requirements apply to the IS-FBC Zone, UN – Urban Neighborhood Subdistrict:

	IS-FBC Zone Summary Dimensional and Parking Requirements Applied to 56 Hampshire Street		
Zoning Requirements	IS-FBC UN Zoning Standard	IS-FBC UT Zoning Standard	Project Site
Minimum Lot Size	None	None	18,685 s.f. *
Minimum Lot Area per Dwelling Unit	None	None	602 s.f.
Maximum Building Length	50 feet	100 feet	59’ / 132’ **
Front Yard	Min: 0 feet Max: 5 feet	Min: 0 feet Max: 10 feet	Approx. 1 foot
Minimum Side Yard	5 feet	10 feet	10 feet
Minimum Rear Yard	10 feet	10 feet	10 feet
Maximum Impervious Surface	90%	90%	50%
Maximum Building Height	45 feet	65 feet + 12 foot bonus floor	40 feet in UN 77 feet in UT ***
Parking Residential Use Adjacent Residence	1 space per unit, first 3 units exempt = 28 spaces 15 parking spaces for residential building at 312 Congress Street		62 on-site spaces (47 for Verdante, 15 for 312 Congress Street)

*The project site lot size includes the approximately 11,632 s.f. parcel identified as Lot 13 Block N on Tax Map 29, the approximately 5,589 s.f. parcel identified as Lot 18 Block N on Tax Map 29, and the adjoining 12’ wide parcel formerly owned by the City of Portland for a total of 18,685 s.f..

**The proposed maximum building length in the UN subdistrict is 59 feet, which meets the IS-FBC standards to allow additional building length by utilizing ground floor partitions and providing 2 retail spaces. The proposed maximum building length in the UT subdistrict is 132 feet, which meets the IS-FBC standards to allow additional building length by utilizing the structured parking exception.

***The portion of the proposed building in the UT Subdistrict will be 77 feet in height, which meets the IS-FBC maximum building height standard through the height bonus provisions. The frontage with the bonus height is along a UT Street so the building is eligible for a height bonus of one additional story up to 12' for implementing a green roof. The proposed green roof will cover more than 50% of the building roof, and a total of at least 50% of the cumulative lot area will be pervious (9,343 s.f.). Approximately 1,905 s.f. of vegetated area surrounds the building and driveway on the site, and there is a 7,440 s.f. green roof (59% of the total roof area) for a total of 9,345 s.f. of pervious area on the lot, which meets the requirements for the height bonus provisions. The total impervious area on site is 9,340 s.f., or approximately 50% of the site.

4.2 SHORELAND ZONING

The site is not located within the Shoreland Zoning District.