

4 LAND ORDINANCE REVIEW

4.1 OVERVIEW

The property currently lies within the City of Portland India Street Form Based Code Zone (IS-FBC) Urban Transitional (UT) Subdistrict, and within the Downtown Entertainment Overlay Zone (DEOZ). The following Space and Bulk requirements apply to the IS-FBC Zone, UT Subdistrict:

IS-FBC Zone UT Subdistrict Summary Dimensional and Parking Requirements Applied to 208 Fore Street		
Zoning Requirements	IS-FBC Zoning Standard	Project Site
Minimum Lot Size	None	12,860 s.f. *
Minimum Lot Area per Dwelling Unit	None	348 s.f.
Maximum Building Length	100 feet	92 feet
Min. Lot Width	None	113 feet
Front Yard	Min: 0 feet Max: 10 feet	0.67 feet
Minimum Side Yard	10 feet	10 feet
Minimum Rear Yard	10 feet	10 feet
Maximum Impervious Surface**	90%	50%
Maximum Building Height**	65 feet + 12 feet	77 feet
Lot Pervious Area for Height Bonus**	50% of lot for height bonus =6,430 s.f. pervious	7,011 s.f.
Parking Residential Use Parking Retail Use	1 spaces per unit, first 3 units exempt = 34 spaces 1 space per 200 sf retail space in excess of 2,000 sf = 0 spaces	31 on-site residential spaces & pay the fee in lieu for remaining 3 spaces No retail parking required

*The project site lot size includes the approximately 9,411 s.f. parcel identified as Lot 8, Block N on Tax Map 29, and the adjoining Bradbury Court for a total of 12,860 s.f..

**The proposed building will be 77 feet in height, which meets the IS-FBC maximum building height standard through the height bonus provisions. The frontage 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 green roof must cover 50% of the building roof, and a total of 50% of the cumulative lot area must be pervious (6,430 s.f.). Approximately 2,223 s.f. of vegetated area surrounds the building and driveway on the site, and there is a 4,788 s.f. green roof (50% of the roof area) for a total of 7,011 s.f. of pervious area on the lot, which is 54.5% of the lot.

4.2 SHORELAND ZONING

The site is not located within the Shoreland Zoning District.