

add to spreadsheet

East Brown Cav


Canal Plaza Conditional Zone

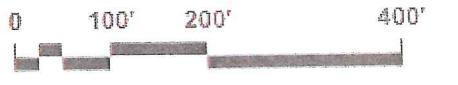
Middle and Fore Sts.

2011-280

32-I-7

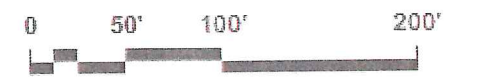
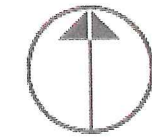


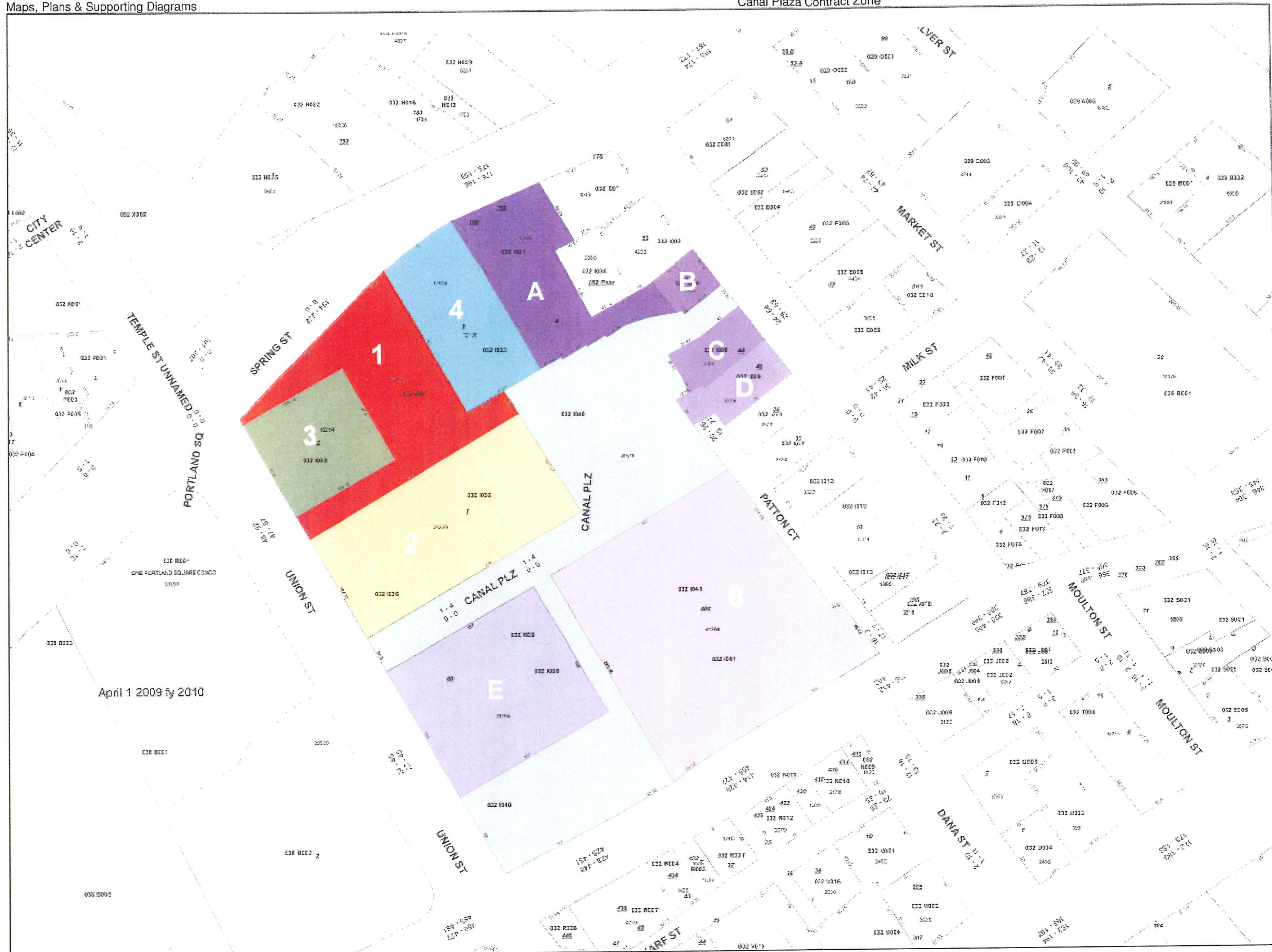
 - CANAL PLAZA





- 1 - CANAL PLAZA AREA
- 2 - CENTRAL MAINE POWER
- 3 - 1 CANAL PLAZA
- 4 - 2 CANAL PLAZA
- 5 - 3 CANAL PLAZA
- 6 - PASSAGEWAY
- 7 - OLD CANAL NATIONAL BANK
- 8 - SURFACE PARKING
- 9 - PARKING GARAGE





TAX ASSESSOR'S DESCRIPTION

- 1** 0 Canal Plaza - CBL-032-1007
- 2** 1 Canal Plaza - CBL-032-1036
- 3** 2 Canal Plaza - CBL-032-1033
- 4** 3 Canal Plaza - CBL-032-1023
- 44 Exchange Street - CBL-032-1040
- 425 Fore Street - CBL-032-1041

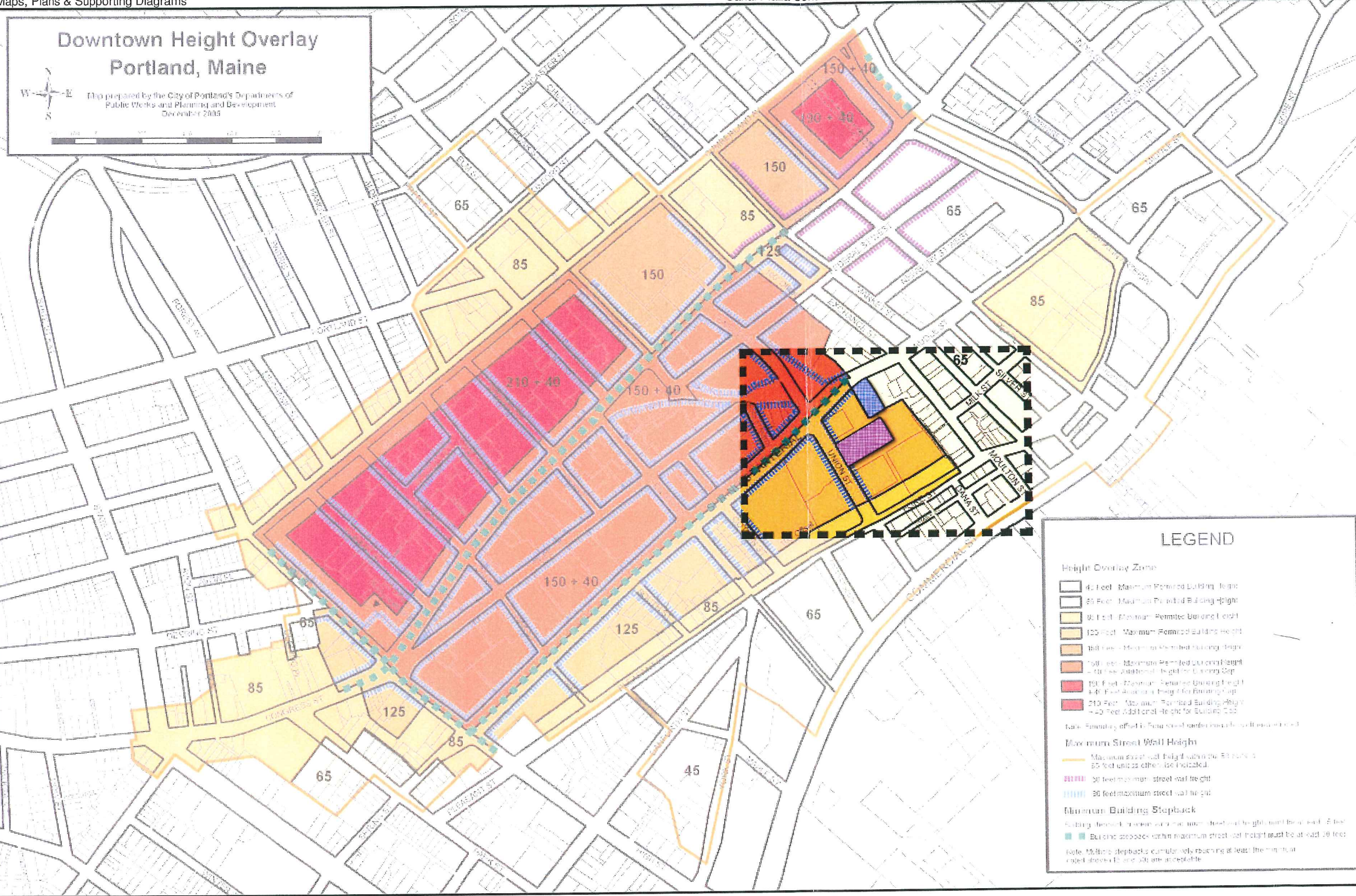
DIRECT ABUTTERS

- A** CBL-032-1021
- B** CBL-032-1006
- C** CBL-032-1008
- D** CBL-032-1009
- E** CBL-032-1039



LEGEND

-  **3 CANAL PLAZA**
-INCREASE MAX. ROOF HEIGHT TO 100'
-INCREASE MAX. WALL HEIGHT TO 100'
-  **1 CANAL PLAZA**
-INCREASE MAX. ROOF HEIGHT TO 150'
-INCREASE MAX. WALL HEIGHT TO 150'











**Downtown Height Overlay
Portland, Maine**

Map prepared by the City of Portland's Departments of
Public Works and Planning and Development
December 2005






LEGEND

Height Overlay Zone



-  45 Feet - Maximum Permitted Building Height
-  65 Feet - Maximum Permitted Building Height
-  85 Feet - Maximum Permitted Building Height
-  100 Feet - Maximum Permitted Building Height
-  125 Feet - Maximum Permitted Building Height
-  150 Feet - Maximum Permitted Building Height
-  150 Feet - Maximum Permitted Building Height + 10 Feet Additional Height for Building Step
-  210 Feet - Maximum Permitted Building Height + 20 Feet Additional Height for Building Step

Note: Boundary effect is four feet greater than the maximum height.

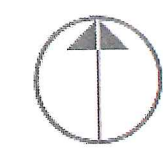
Maximum Street Wall Height

-  Maximum street wall height within the Street Wall 65 feet unless otherwise indicated.
-  50 feet maximum street wall height
-  80 feet maximum street wall height

Minimum Building Stepback

-  Building setbacks between street wall height and building height must be at least 20 feet.
-  Building setbacks within maximum street wall height must be at least 20 feet.

Note: Multiple setbacks cumulatively ensuring at least the minimum setback between the 50 and 80 are acceptable.





N.T.S





LEGEND



3 CANAL PLAZA

-  -INCREASE MAX. ROOF HEIGHT TO 100'
-  -INCREASE MAX. WALL HEIGHT TO 100' (See #2, table 1.2)

1 CANAL PLAZA

-  -INCREASE MAX. ROOF HEIGHT TO 150' (See #1, table 1.2)
-  -INCREASE MAX. WALL HEIGHT TO 150' (See #3, table 1.2)




CANAL PLAZA

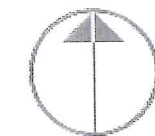
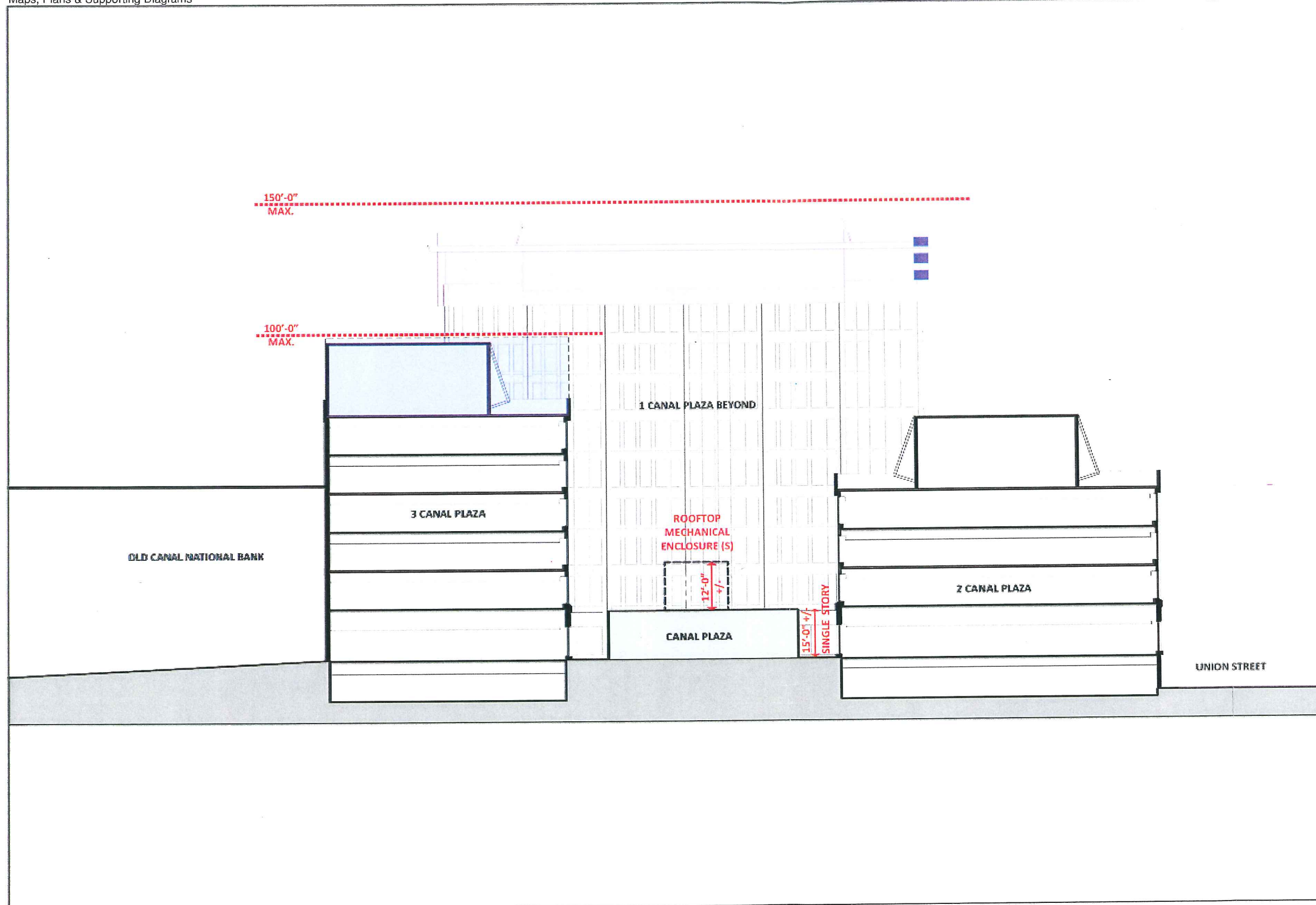
-  -ELIMINATE 5' STREET SETBACK FOR PLAZA (See #5, table 1.2)
-  -ALLOW FOR STRUCTURES LESS THAN 35' IN HEIGHT. (See #4, table 1.2)

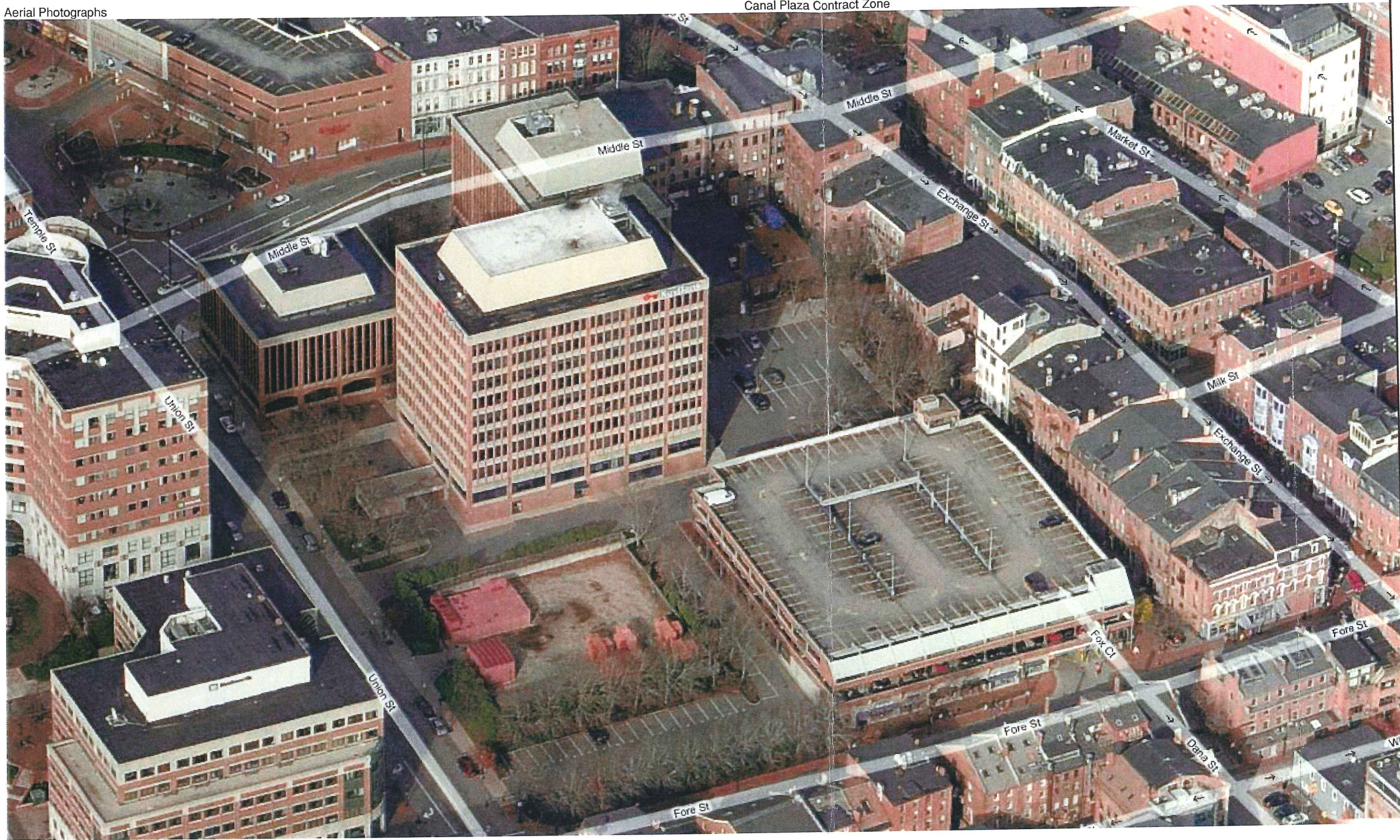


LEGEND

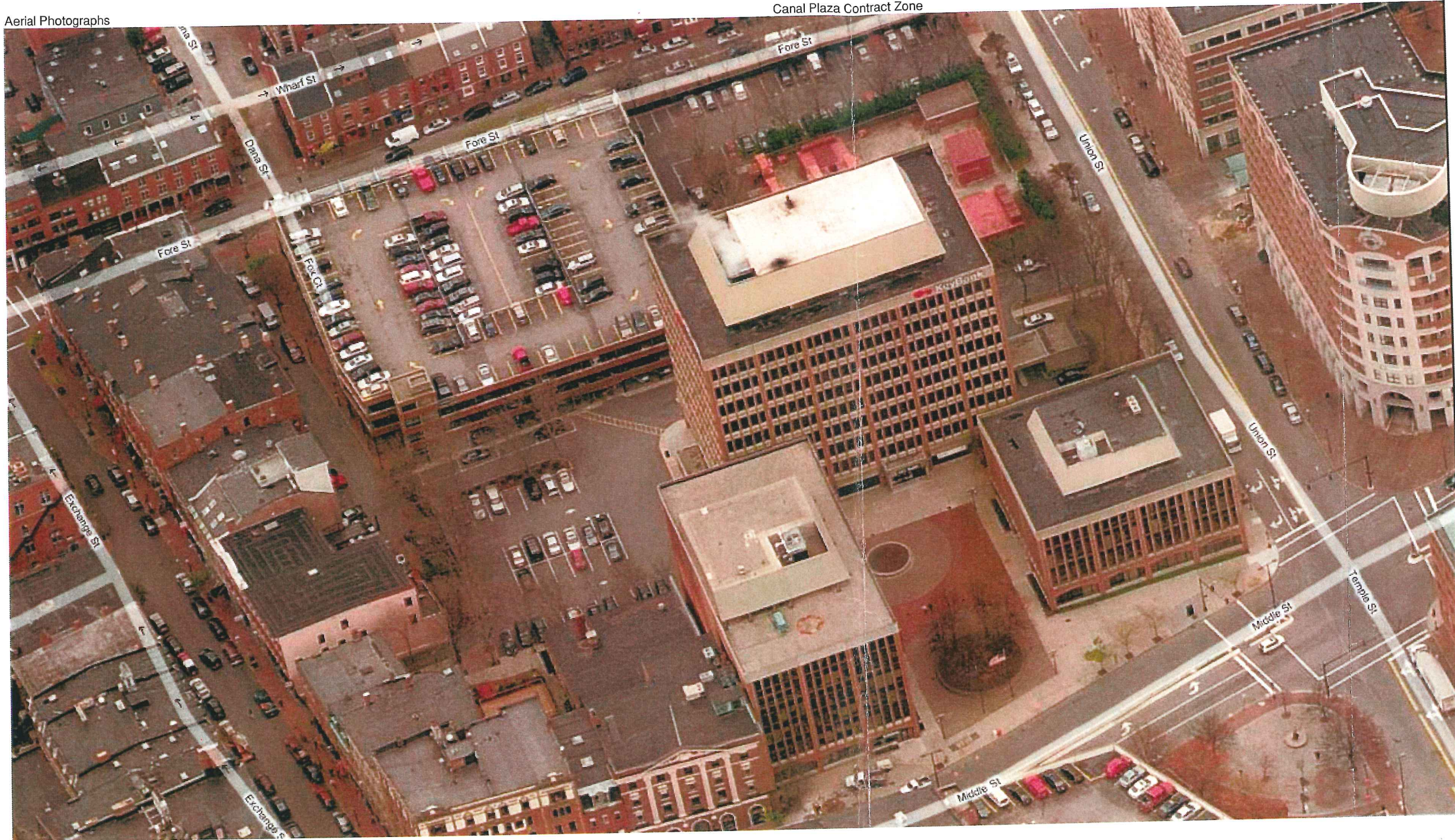
LEGEND

-  -INCREASE MAX. ROOF HEIGHT TO 100'
-  -INCREASE MAX. ROOF HEIGHT TO 150'
(See #1, table 1.2)
-  -INCREASE MAX. WALL HEIGHT TO 150'
(See #3, table 1.2)













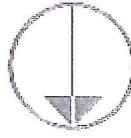
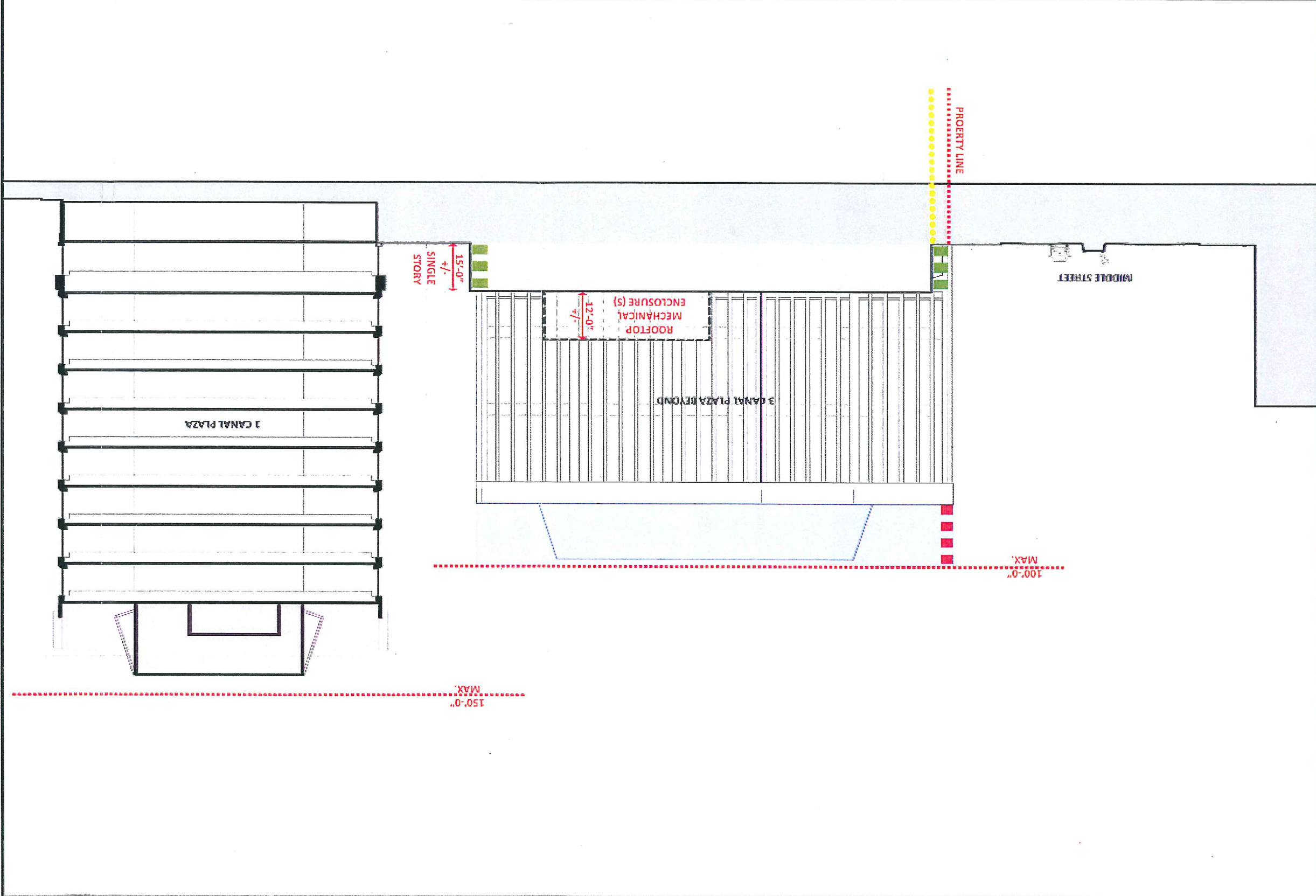
- LEGEND**
- INCREASE MAX. ROOF HEIGHT TO 100'
 (See #2, table 1.2)
 - INCREASE MAX. ROOF HEIGHT TO 150'
 (See #1, table 1.2)
 - INCREASE MAX. WALL HEIGHT TO 150'
 (See #3, table 1.2)
 - CANAL PLAZA**
 - ELIMINATE 5' STREET SETBACK FOR PLAZA
 (See #5, table 1.2)
 - ALLOW FOR STRUCTURES LESS THAN 35' IN HEIGHT.
 (See #4, table 1.2)
 - 1 CANAL PLAZA**
 - INCREASE MAX. ROOF HEIGHT TO 150'
 (See #1, table 1.2)
 - INCREASE MAX. WALL HEIGHT TO 100'
 (See #2, table 1.2)
 - 3 CANAL PLAZA**

CANAL PLAZA
PROPOSED CONTRACT ZONE

Portland, Maine

SITE SECTION

6

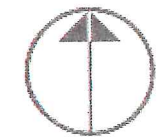


- LEGEND**
- -INCREASE MAX. WALL HEIGHT TO 100'
(See #2, table 1.2)
 - -INCREASE MAX. ROOF HEIGHT TO 100'
 - -ELIMINATE 5' STREET SETBACK FOR PLAZA
(See #5, table 1.2)
 - -ALLOW FOR STRUCTURES LESS THAN 35' IN HEIGHT
(See #4, table 1.2)
 - -INCREASE MAX. ROOF HEIGHT TO 150'
(See #1, table 1.2)

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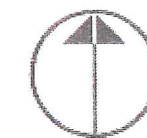


- CANAL PLAZA





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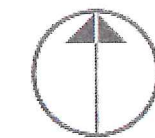


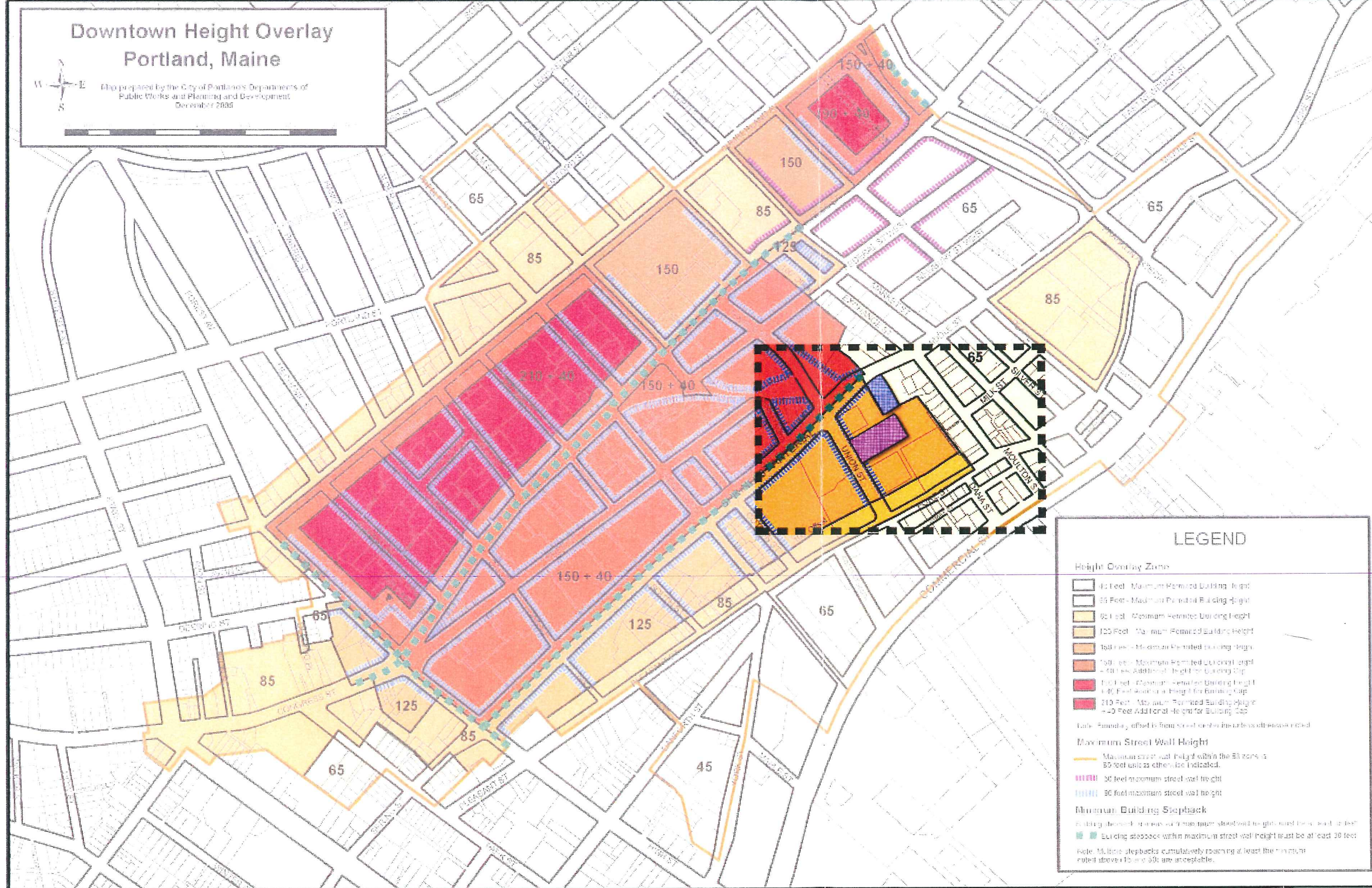
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**Downtown Height Overlay
Portland, Maine**










Map prepared by the City of Portland's Departments of
Public Works and Planning and Development
December 2005

LEGEND

-  **3 CANAL PLAZA**
-INCREASE MAX. ROOF HEIGHT TO 100'
-INCREASE MAX. WALL HEIGHT TO 100'
-  **1 CANAL PLAZA**
-INCREASE MAX. ROOF HEIGHT TO 150'
-INCREASE MAX. WALL HEIGHT TO 150'




LEGEND

Height Overlay Zone



-  40 Feet - Maximum Permitted Building Height
-  55 Feet - Maximum Permitted Building Height
-  65 Feet - Maximum Permitted Building Height
-  85 Feet - Maximum Permitted Building Height
-  100 Feet - Maximum Permitted Building Height
-  125 Feet - Maximum Permitted Building Height
-  150 Feet - Maximum Permitted Building Height + 40 Feet Additional Height for Building Step
-  175 Feet - Maximum Permitted Building Height + 40 Feet Additional Height for Building Step
-  210 Feet - Maximum Permitted Building Height + 40 Feet Additional Height for Building Step

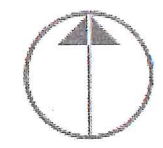
Note: Boundary offset to front street centerline unless otherwise noted.

Maximum Street Wall Height

-  Maximum street wall height within the 85 zone is 50 feet unless otherwise indicated.
-  30 feet maximum street wall height
-  30 feet maximum street wall height

Minimum Building Stepback



-  Building setback: If a wall with maximum street wall height and floor area is less than 30 feet, building setbacks within maximum street wall height must be at least 30 feet.
-  Note: Multiple setbacks cumulatively reaching at least the minimum ruled above (to be 30) are acceptable.





N.T.S

LEGEND



3 CANAL PLAZA

-  -INCREASE MAX. ROOF HEIGHT TO 100'
-  -INCREASE MAX. WALL HEIGHT TO 100' (See #2, table 1.2)

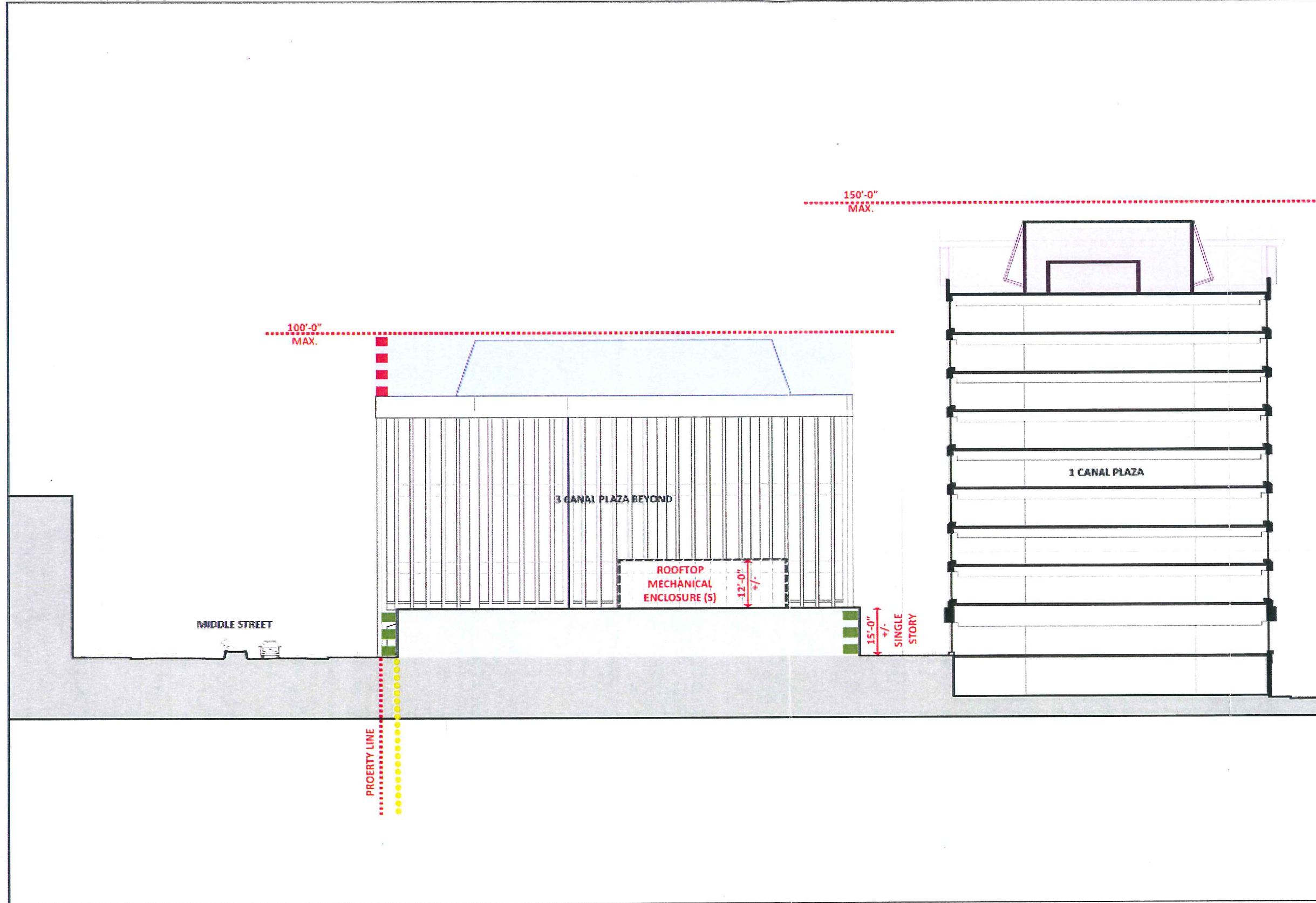
1 CANAL PLAZA

-  -INCREASE MAX. ROOF HEIGHT TO 150' (See #1, table 1.2)
-  -INCREASE MAX. WALL HEIGHT TO 150' (See #3, table 1.2)

CANAL PLAZA

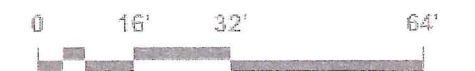
-  -ELIMINATE 5' STREET SETBACK FOR PLAZA (See #5, table 1.2)
-  -ALLOW FOR STRUCTURES LESS THAN 35', IN HEIGHT. (See #4, table 1.2)








LEGEND

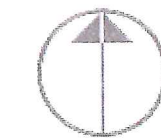
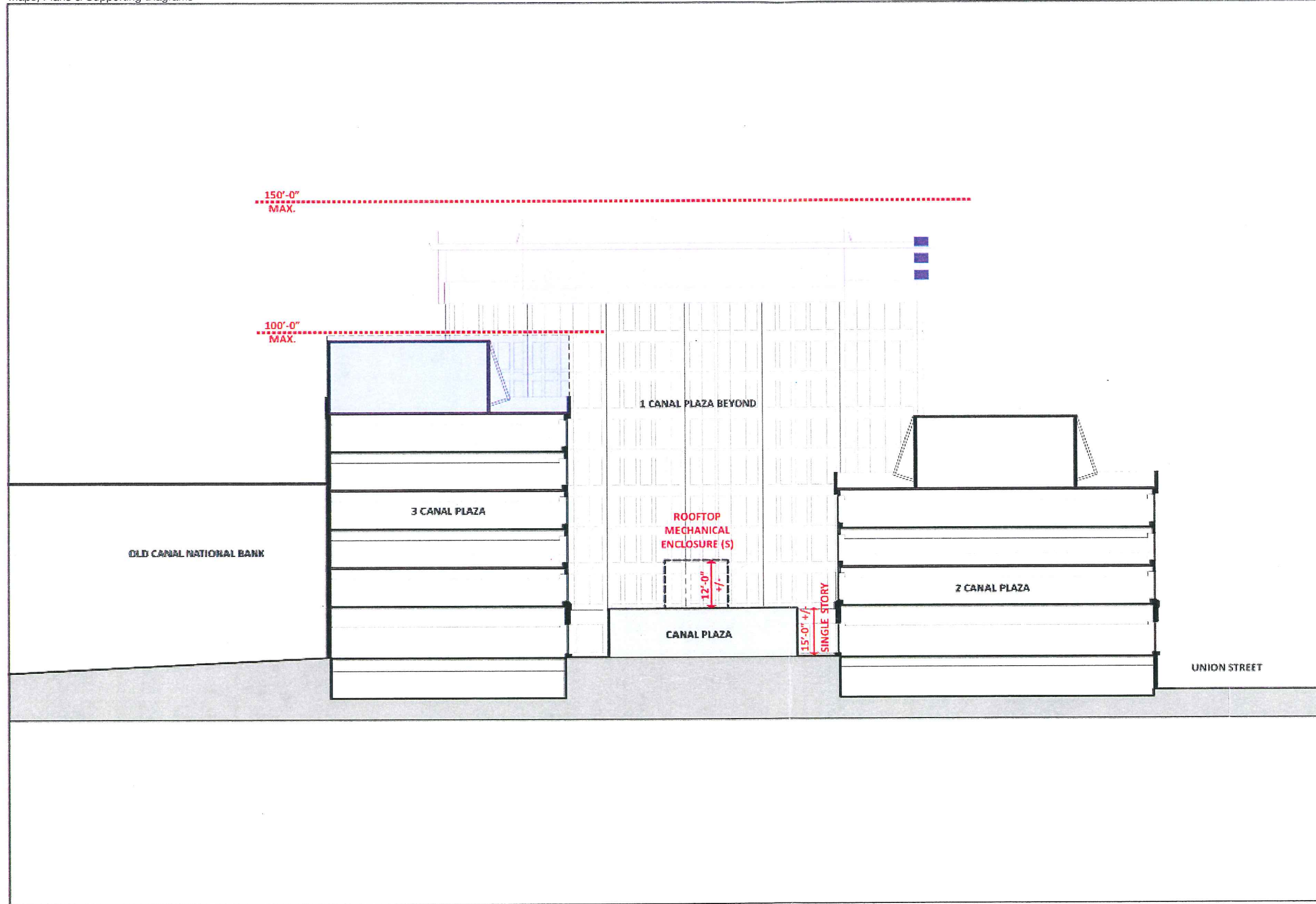
- INCREASE MAX. ROOF HEIGHT TO 100'
- INCREASE MAX. WALL HEIGHT TO 100' (See #2, table 1.2)
- INCREASE MAX. ROOF HEIGHT TO 150' (See #1, table 1.2)
- ELIMINATE 5' STREET SETBACK FOR PLAZA (See #5, table 1.2)
- ALLOW FOR STRUCTURES LESS THAN 35', IN HEIGHT. (See #4, table 1.2)

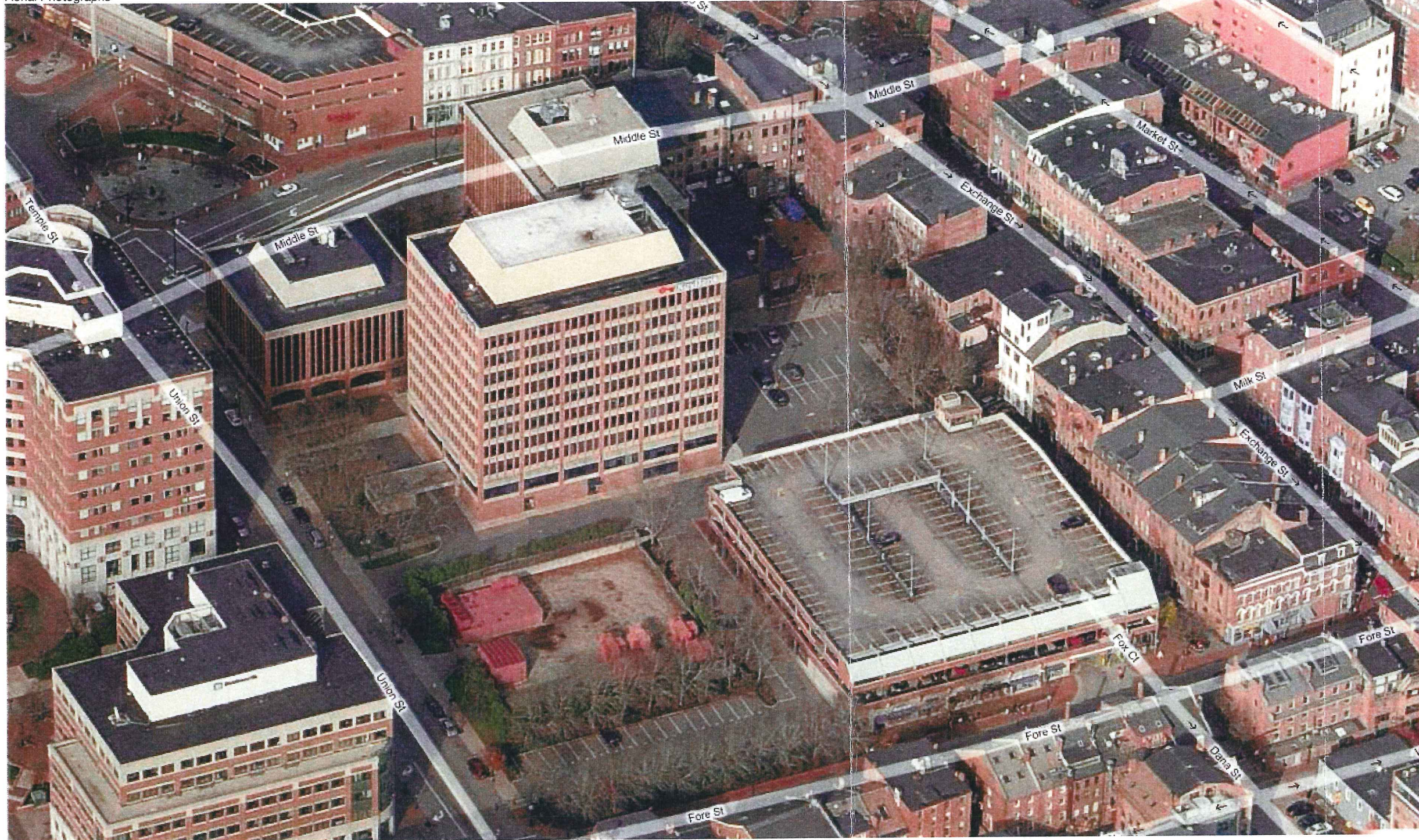


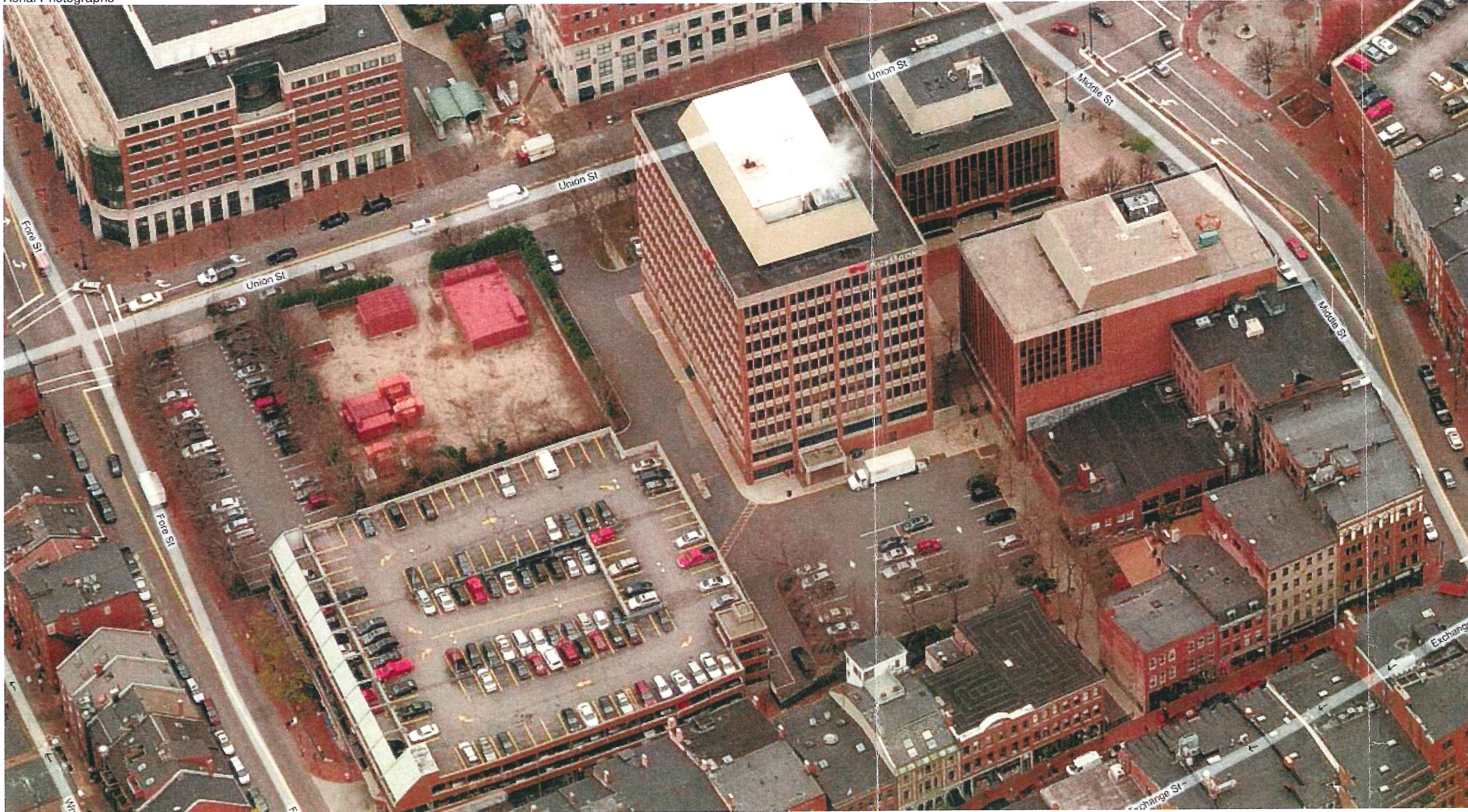
LEGEND

LEGEND

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(See #1, table 1.2)
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(See #3, table 1.2)







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