

## 4 LAND ORDINANCE REVIEW

### 4.1 OVERVIEW

The property currently lies within the City of Portland B7 Mixed Development District zone. The following Space and Bulk requirements apply to the B7 Zone:

Zoning Requirements	B7 Zone Summary Dimensional and Parking Requirements Applied to 178 Kennebec Street	
	B7	Provided
Minimum Lot Size	None	16,553 sf
Minimum Frontage	None	110 ft
Minimum Lot Area per Dwelling Unit	None	360 sf/unit
Minimum Front Yard	None Required	< 1 ft
Minimum Side Yard	None Required	< 1 ft on Brattle 3.5 ft on Parris
Minimum Rear Yard	None Required	Varies
Maximum Street Setback	10 ft	3.5 ft
Maximum lot coverage	100%	44%
Maximum Structure Height	105 ft	83 ft
Parking	TBD by Planning Board	19
Bicycle Parking	2 spaces / 5 units (18 spaces)	18

### 4.2 SHORELAND ZONING

The site is not located within the Shoreland Zoning District.