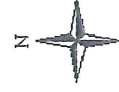
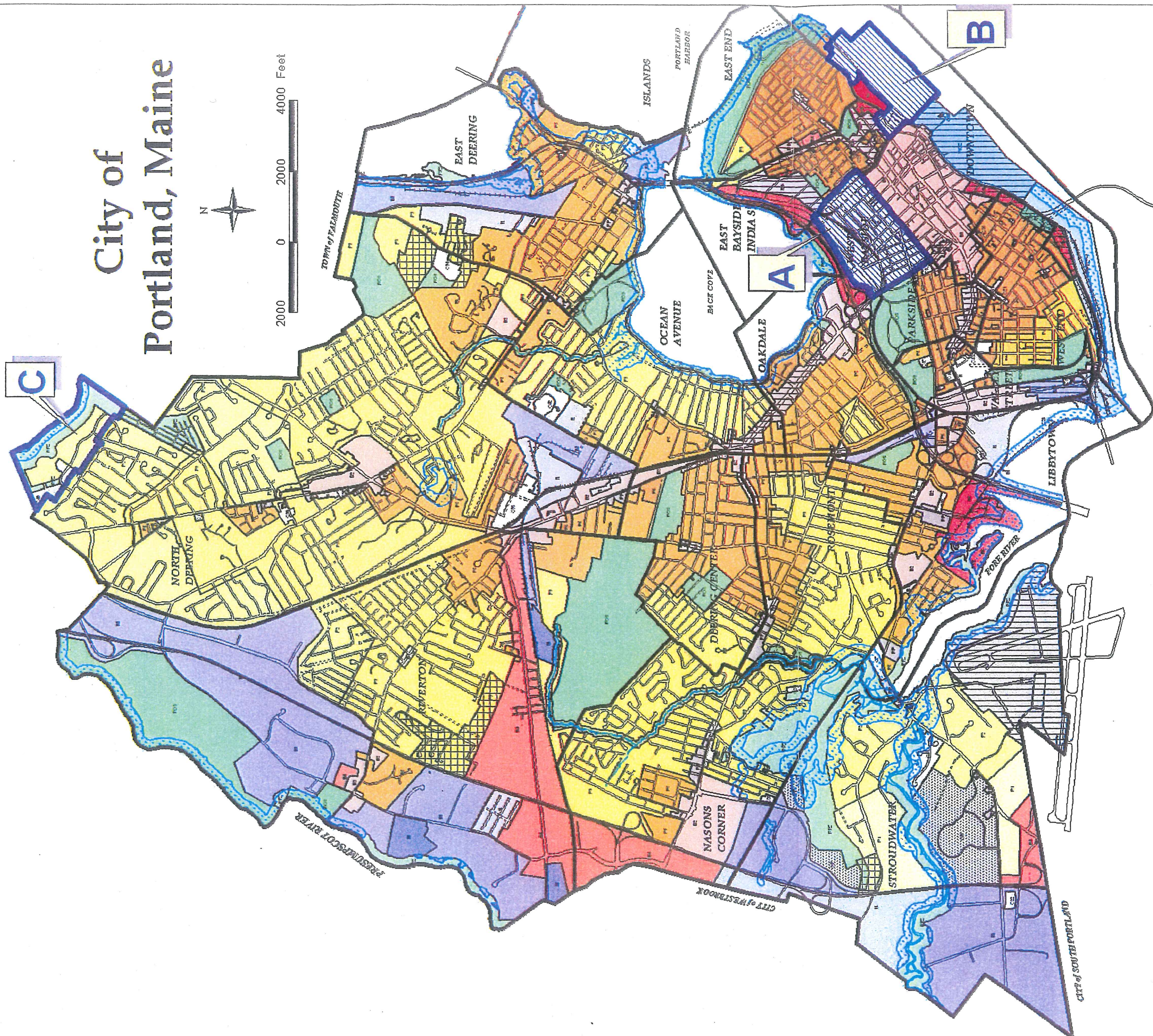


# City of Portland, Maine



2000 0 2000 4000 Feet



## FUTURE LAND USE

### GROWTH AREAS

- RESIDENTIAL ZONES**
  - R1 Residential
  - R2 Residential
  - R3 Residential
  - R4 Residential
  - R5 Residential
  - R6 Residential
  - R7 Compact Urban Residential Overlay
- CONTRACT ZONES**
  - Conditional/Contract Zones
- OFFICE ZONES**
  - OP Professional
  - OP Office Path
- BUSINESS ZONES**
  - B1 & B1b Neighborhood Business
  - B2 & B2b Community Business
  - B3 & B3c Downtown Business
  - B4 Commercial Corridor
  - B5 & B5b Urban Commercial Mixed Use

### INDUSTRIAL ZONES

- I1 & I1b Industrial
- I2 & I2b Industrial
- I3 Industrial

### WATERFRONT ZONES

- WC1 Waterfront Central
- WC2 Waterfront Port Development
- WC3 Waterfront Special Use

### REDEVELOPMENT/STUDY AREAS

- A Bayside Area
- B Waterfront East
- C Precincts of River Area

### RURAL AREAS

- RPZ Resource Protection
- ROS Recreation & Open Space

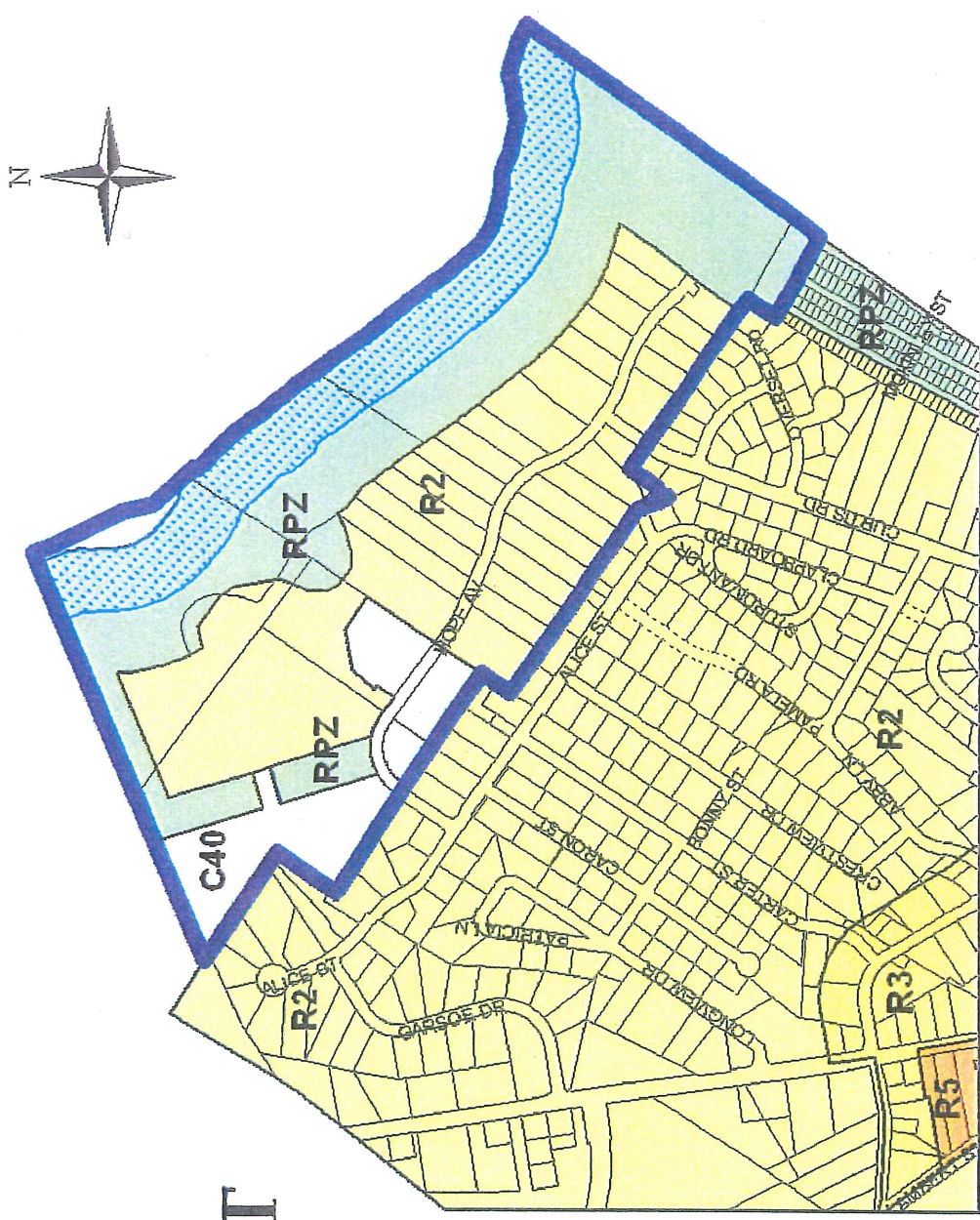
Note: REFER TO ISLAND FUTURE LAND USE MAP FOR ADDITIONAL RURAL AREAS

### ENVIRONMENTALLY SENSITIVE ZONING PROVISIONS WITHIN BOTH GROWTH AND RURAL AREAS

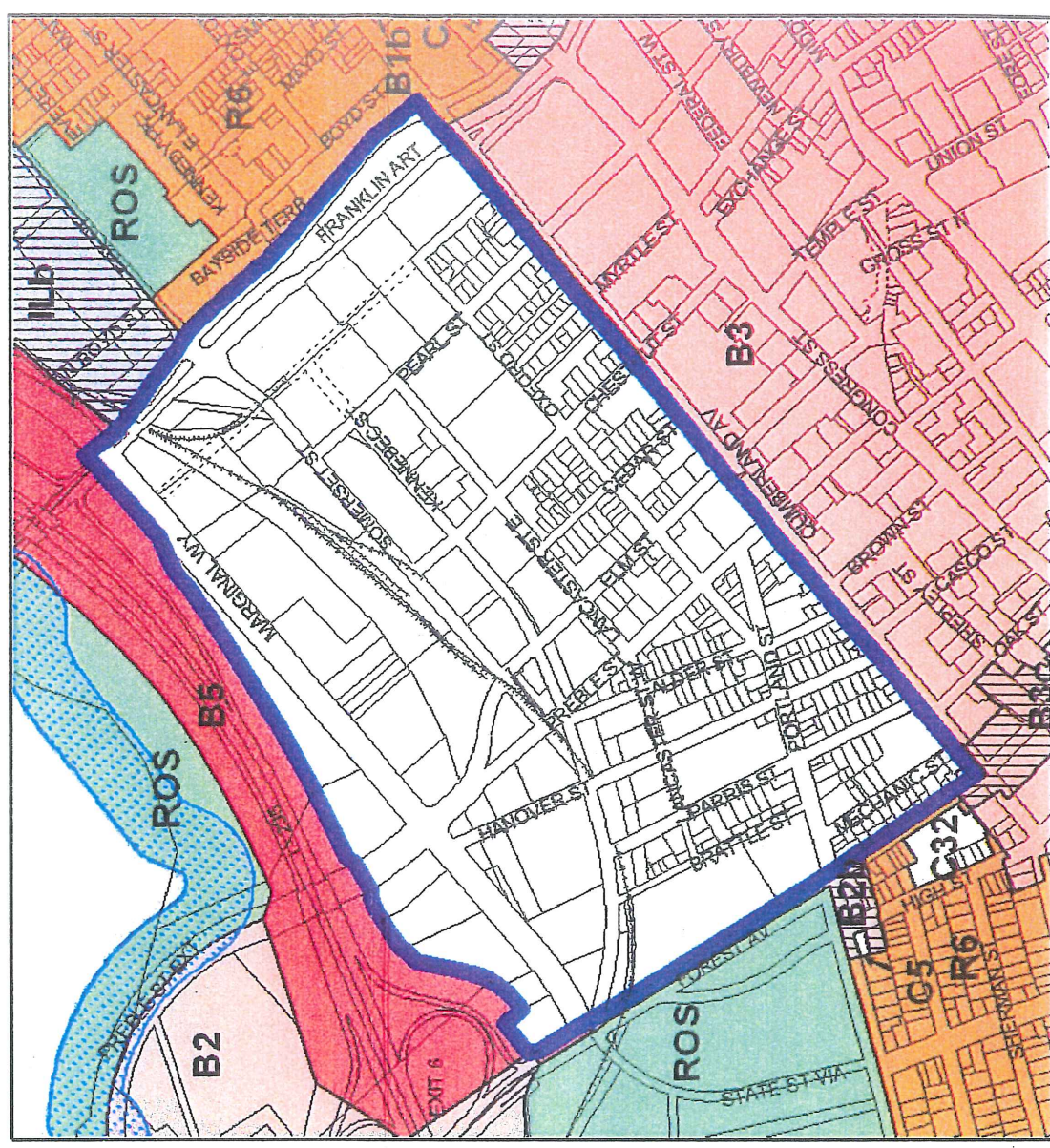
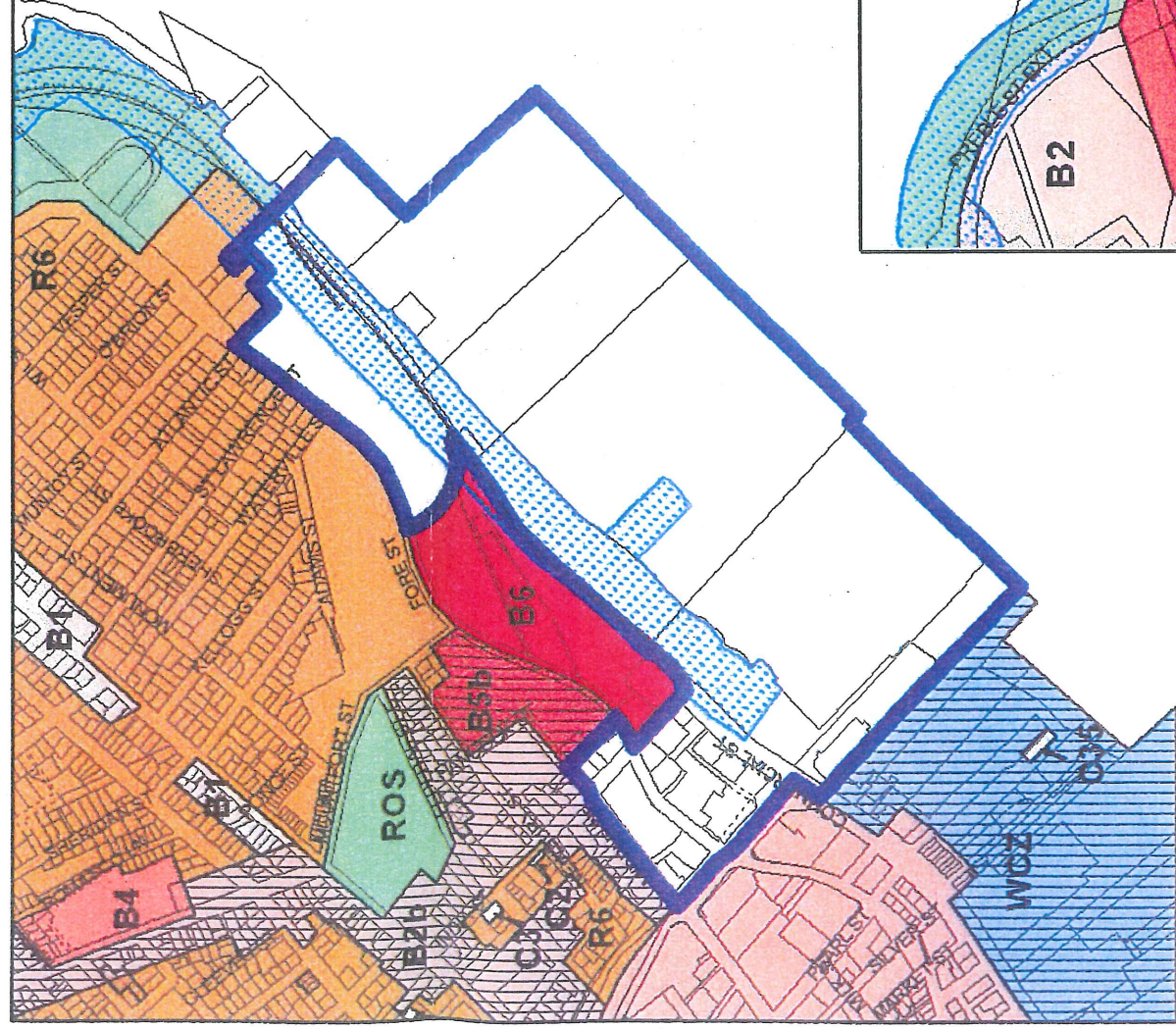
- Shoreland Regulations
- Stream Protection
- Flood Plain Management Regulations

### NEIGHBORHOOD AREAS

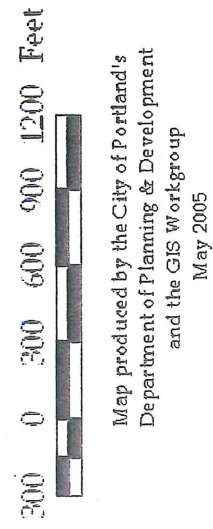
# PRESUMPSCOT STUDY AREA



# WATERFRONT EAST REDEVELOPMENT AREA



# BAYSIDE REDEVELOPMENT AREA





# PORTLAND MAINE

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**Planning & Urban Development Department**

Jeff Levine, AICP, Director

**Planning Division**

Alexander Jaegerman, FAICP, Director

October 17, 2012

Seth Parker  
Avesta Housing  
307 Cumberland Avenue  
Portland, ME 04103

Dear Mr. Parker:

In November 2002, the City of Portland adopted a comprehensive plan that was found to be consistent with Maine's Growth Management Law by the State Planning Office. The Plan included updates to the housing plan (Housing: Sustaining Portland's Future) and a redevelopment plan for the Bayside neighborhood (A New Vision for Bayside).

The site at 409 Cumberland Avenue is located within the Downtown Business B-3 zone and the Residential R-6 zones, which are designated growth zones. Avesta's proposal to develop a four-story structure with 57 residential units is also within the Bayside Redevelopment Area, as shown on the future land use plan. A copy of the Future Land Use Plan is attached.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Barbara Barhydt  
Development Review Services Manager

cc: Jeff Levine, Director, Department of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Mary Davis, Housing and Community Development Director