

4. LAND ORDINANCE REVIEW

4.1 OVERVIEW

The property currently lies within the City of Portland B-1 Neighborhood Business Zone. The following Space and Bulk requirements apply to the B-1 Zone:

B-1 Zone Summary Dimensional and Parking Requirements Applied to 1 Joy Place		
Zoning Requirements	B-1 Zoning Standard	Project Site
Minimum Lot Size	None	5,851 s.f.
Minimum Lot Area per Dwelling Unit	435 s.f.	465 s.f.
Minimum Frontage	20 feet	88 feet
Front Yard	Min: 0 feet Max: 10 feet	0.12 feet
Minimum Side Yard	0 feet	4.0 feet
Minimum Rear Yard	10 feet	10 feet
Maximum Impervious Surface	90%	62.2%
Maximum Building Height	45 feet	34 feet
Parking Residential Use	1 space per unit	4 on-site spaces 10 off-site spaces via parking lease agreement with City of Portland

4.2 SHORELAND ZONING

The site is not located within the Shoreland Zoning District.