

April 7, 2015

## Apartments

665 Congress, Portland, Maine

# Zoning Analysis

Zone: B3 Downtown Business Zone 14-216  
 - Congress Street Historic District  
 - Pedestrian Overlay Zone  
 - Downtown Urban Design Guidelines

CBL: Portland Tax Map 046, Block C, Lots 19, 20  
 Street Address: 663-669 Congress Street, 1-21 Vernon Place, 2-22 Avon Street  
 Lot Size: 25,730 sf = 0.5907 acres

**Uses Allowed:** Multifamily Residential, Retail

### Dimensional Requirements:

	Required	Provided
Minimum Lot Size	none	25,730 sf
Minimum Street Frontage	15 ft	641 ft
Street wall line max setback	5 ft	2 ft
Minimum Yard Dimensions	none	-
Minimum Lot Width	none	-
Maximum Lot Coverage	100%	100%
Maximum Blank Facade (Congress Street Only)	15 ft	3 ft
Maximum Blank Facade (Vernon and Avon Only)	30 ft	12 ft

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	Required	Provided
Maximum building height (to top of highest roof beam)	85 ft	85' from avg grd.
Maximum Street Wall 65' (All 3 streets)	65 ft	65 ft
Minimum Building Height within 50' of Street (not required at covered parking, exception 1)	35'	65 ft
Residential Density	No Limit	-
Parking	1 per Unit	81 total spaces
PAD Overlay Zone 75% Street Facade (Congress Only)	20' deep retail	80%