

6. ASSESSMENT OF ZONING

As previously discussed, no portion of the development is within the 100-year flood plain; a FEMA flood zone map is attached to Section 3 of this Report. The proposed project is therefore not subject to the City’s Shoreland and Flood Plan Management Regulations. The proposed project is located with the R4 Residential Zone and the Waynflete School Overlay Zone. These zones are regulated by Division 5 and 16 of the City of Portland Land Use Ordinance, respectively. Schools are a permitted use within the Waynflete School Overlay Zone. The Waynflete School is an existing, previously approved use located entirely within the Waynflete School Overlay Zone; the proposed project will not result in a change in use. The following Sections describe how the proposed project will comply with the City’s parking and dimensional requirements within these zones.

6.1 PARKING

The proposed campus upgrades are NOT being proposed for the purpose of accommodating a larger enrollment; rather the proposed project is intended to upgrade the learning experience of the classrooms and better serve the educational needs of the school. As such, no new parking is proposed.

6.2 DIMENSIONAL REQUIREMENTS

In accordance with Section 14-276.6(c) of the City’s Land Use Ordinance, the maximum coverage by buildings within the Waynflete School Overlay Zone shall be the same as in the underlying zone, except that maximum coverage within the Waynflete Campus Core Subdistrict shall be 40% and all the land within the Campus owned or occupied by Waynflete School shall be considered a single lot for the purpose of calculating maximum coverage by buildings. A portion of the proposed gymnasium is located within the Waynflete Edge Subdistrict; all other work is located within the Waynflete Core Subdistrict. The space and bulk regulations of the R-4 district continue to apply within the Campus Edge Subdistrict, which has a maximum lot coverage of 30%. The total campus building area, accounting for the demolition and reconstruction of the athletic facility and the lower school, is now 69,191 square feet, which is approximately 28% of the Waynflete Campus; the proposed lot coverage does not exceed the requirements of the Waynflete Campus Core Subdistrict or the Campus Edge Subdistrict.

The Waynflete School’s existing athletic facility is a Legally Non-Conforming Building. As such, the Development Team has met with the City of Portland Zoning Administrator to develop the following setback requirements for the new replacement gymnasium:

Table 6-1: Waynflete School Athletic Facility Dimensional Requirements

	REQUIRED	PROVIDED
Rear Yard Setback	Existing MIN	Existing Maintained
Front Yard Setback	Average of Parcel 061 F001001 & 061 G001001	15.73 FT
Side Yard Setback	Average of Parcel 061 F001001 & 061 F009001	11.50 FT
Building Height	Existing MAX	Existing Maintained*

*Note: The proposed building height is 21-feet, eight and ¾ inches, which is lower than the height of the existing building.

The dimensional requirements for the work associated with the Lower School are described in Sections 14-105 and 14-276.6. It should be noted that, for past work at the Waynflete campus associated with the Franklin Theater & Arts Center, due to the intricate roof lines and varying grade elevations, the Zoning Administrator recommended calculating

building heights based on the average of measurements from the existing grade to the top of the roof edge at two foot intervals around the full perimeter of the building. Utilizing this method to calculate the building height of the proposed lower school yields a building height of 33-feet and one half-inch, which is less than the 35-foot maximum permitted.

The proposed project will not result in any changes to the existing front yard setback, lot size, street frontage, or lot width associated with the Lower School. The dimensional requirements for the side and rear yard setbacks are summarized in the table below:

Table 6-2: Waynflete Lower School Dimensional Requirements

	REQUIRED	PROVIDED
Side Yard Setback	16 FT	41 FT
Rear Yard Setback	25 FT	120 FT