Appendix

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

Portland, Maine — Yes. Life's good here.

Permitting and Inspections Department
Michael A. Russell, MS, Director

BASIC DIMENSIONAL REQUIREMENT TABLE

For residential zones

Provided for informational purposes – always verify all requirements in the Chapter 14 Zoning Ordinance

	R-1	R-2	R-3	R-4	R-5	R-6	IR-1	IR-2	IR-3
1. Setbacks									
a. Front	25′	25′	25′[a]	25′[a]	20′[a]	5′[a]	30′	25′[a]	25′
b. Rear	25′	25′	25′	25′	20′	10′	30′	25′	25′
c. Rear – for detached accessory structures with ground coverage 144 sq ft or less	5′	5′	5′	5′	5′	5′	10′	10′	10′
d. Side – 1 and 1.5 story	12′	12′	8′	10′	8′	5′[a]	20′	20′	20′
e. Side – 2 story	14′	14′	14′	14′	12′	5′[a]	20′	20′	20′
f. Side – 2.5+ story	16′	16′	16′	16′	14′	5′[a]	20′	20′	20′
g. Side – for detached accessory structures with ground coverage 144 sq ft or less	5′	5′	5′	5′	5′	5′	15′	15′	15′
h. Side street	20′	20′	20′	20′[a]	15′	0′	20′	20′	20′
2. Lot coverage	20%	20%	35%	30%	40%	60%[b]	20%	20%	20%
3. Maximum Height – principal structures and additions	35′	35′	35′	35′	35′	45′[c]	35′	35′[d]	35′
4. Maximum Height – detached accessory structures	18′	18′	18′	18′	18′	18′	18′	18′	18′
5. Minimum Lot Size – for residential uses, in square feet	15,000	10,000	6,500	6,000	6,000	2,000	40,000	20,000	42,500[e]
6. Minimum Street Frontage	75′	50′	50′	50′	50′	20′	100′	70′	70′
7. Minimum Lot Width	100′	80′	65′	60′	60′[f]	20′	100′	80′	80′

[a] May be eligible for less strict requirements. If your project does not meet the minimum requirements listed here, please see permitting staff.

[b] In the R-6 zone, a minimum of 20% of the lot must be maintained as "landscaped open space" – see definitions below.

[c] In the R-6 zone, portions of buildings above 35′ in height must be no closer than 10′ from the side property line and 15′ from the rear property line, when abutting a residential zone. Does not apply to side street property lines.

[d] Structure height limited to 27′ on Little Diamond Island.

[e] Minimum lot size may be reduced in certain cases with Planning Board approval – see Zoning Ordinance for details.

[f] In the R-5 zone, minimum lot width increases to 90 feet for multiplex development (three or more attached dwelling units).

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