

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



# DEERING AVENUE

# PITT STREET

**PORTLAND ZONING ORDINANCE SECTION 14-90 (d)**  
**ZONE R3**

(d) Minimum yard dimensions: (Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

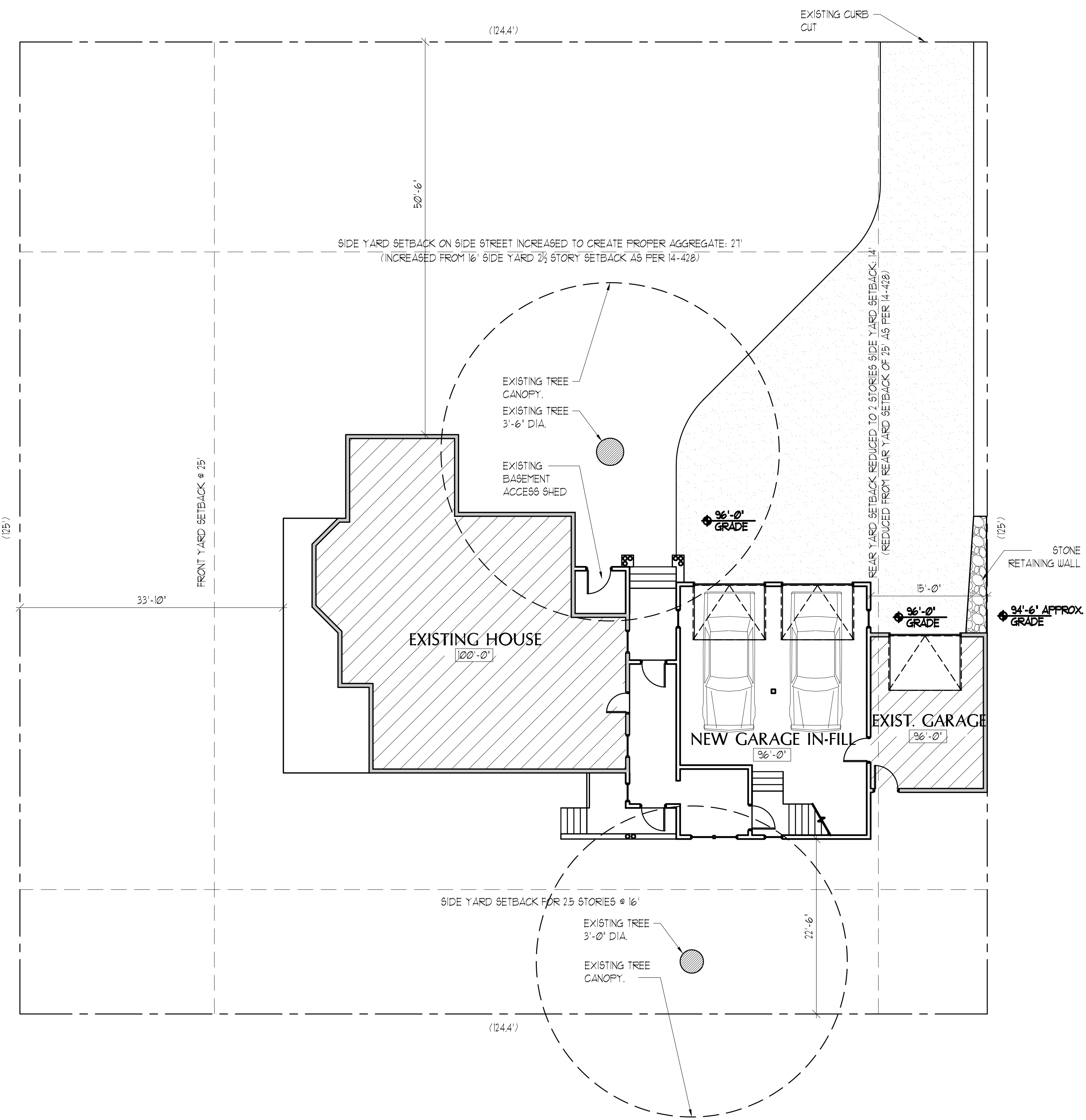
1. Front yard: Principal or accessory structures: Twenty-five (25) feet.
2. Rear yard:
  - a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet: Twenty-five (25) feet.
  - b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.
3. Side yard:
  - a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet:
 

Height of Structure Required Side Yard	Height of Structure Required Side Yard
1 story . . . . .	8 feet
1 1/2 stories . . . . .	8 feet
2 stories . . . . .	14 feet
2 1/2 stories . . . . .	16 feet

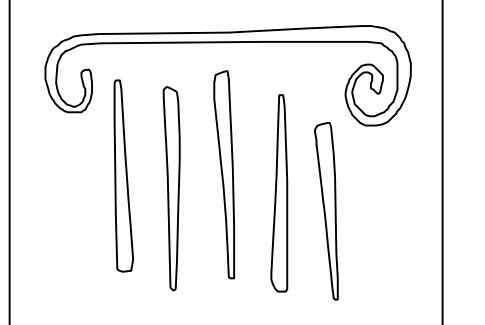
The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.

  - b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.
4. Side yard on side street:
  - a. Principal or accessory structures: Twenty (20) feet.

**PORTLAND ORD. SECTION 14-420. Corner Lots**  
 In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



**PORT CITY ARCHITECTURE**

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CONSULTANTS:

## RUSSO CARRIAGE HOUSE

Pitt Street  
 Portland, Maine

#	DATE	DESCRIPTION
REVISIONS		
Date Issued	OCTOBER 26, 2007	
Project Number	06-015	
Drawing Scale		

### SHEET NAME

**SITE PLAN**

Drawn By: EC  
 Checked By: ACH

# A0.1