

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

SCALE 1"=1'

SCALE 3/4"=1'

SCALE 1/2"=1'

SCALE 1/4"=1'

SCALE 1/8"=1'

SCALE 1/16"=1'

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.

Setbacks for swimming pools shall be as provided for in section 14-432 (swimming pools) of this article.

3. Side yard:
 - a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet:

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

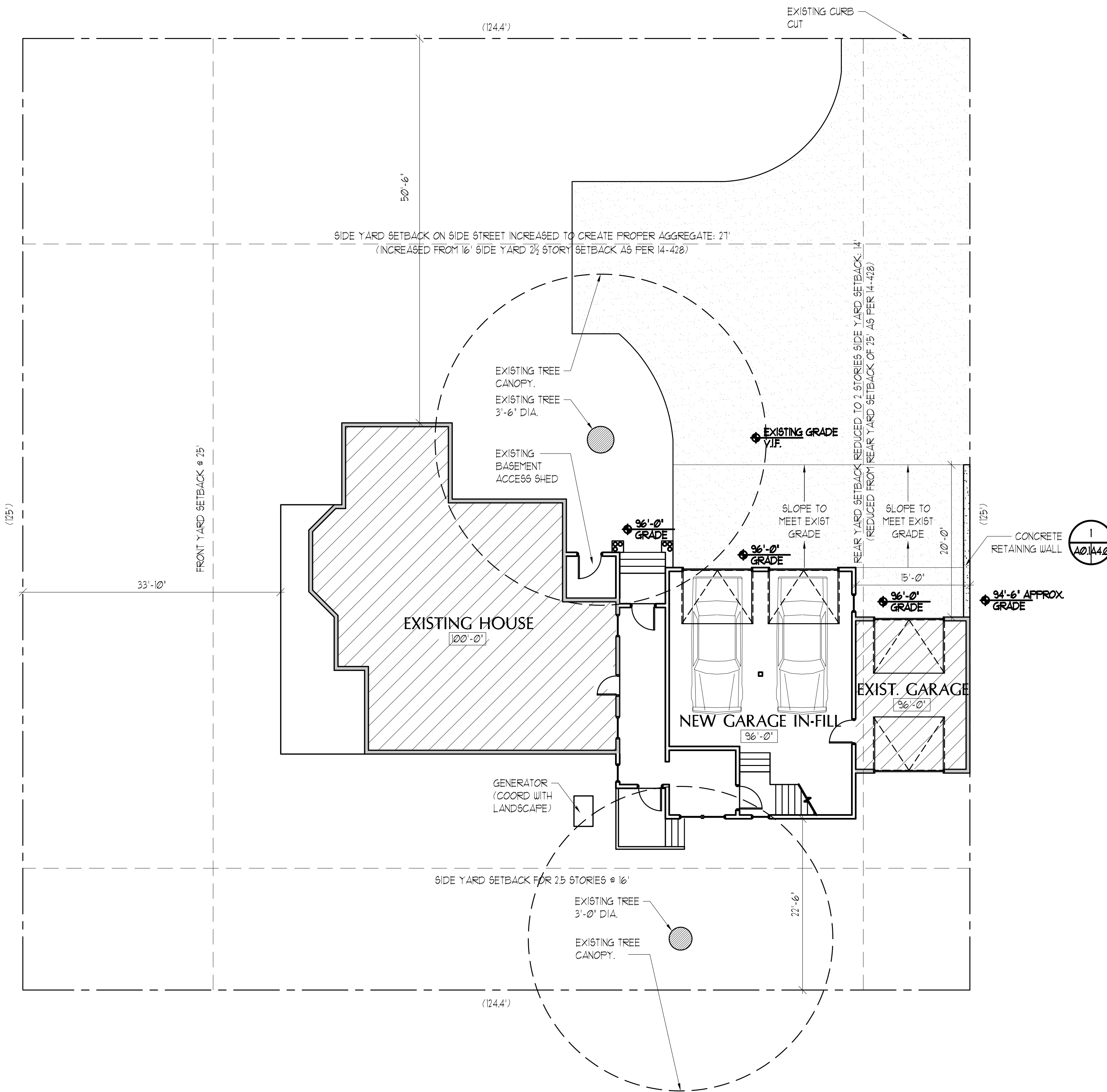
The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from 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.

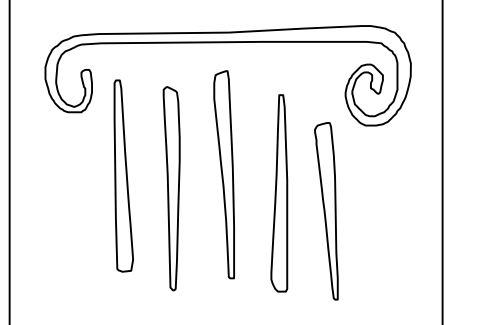
4. Side yard on side street:
 - a. Principal or accessory structures: Twenty (20) feet.

PORTLAND ORD. SECTION 14-428. 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	NOVEMBER 28, 2007
	Project Number	06015
	Drawing Scale	
	SHEET NAME	

SITE PLAN

Drawn By
EC

Checked By
ACH

A0.1