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

Planning & Urban Development Department

ZONING ANALYSIS Relevant Zone(s) IR-1 Island Residential

All Projects:

	Required	Proposed
Lot Size	60,000 s.f.	52,800 ex'g
Area Per Dwelling Unit		
Minimum Street Frontage	100 ft.	ex'g
Front Yard Minimum	30'	ex'g
Front Yard Maximum		
Rear Yard	30'	ex'g
Yard Right	20'	ex'g
Yard Left	20'	ex'g
Side Street Setback		
Step Back		
Maximum Lot Coverage	20%	7.5%
Minimum Lot Coverage		
Maximum Height		
Open Space		
Maximum Impervious Area		
Pavement Setback		
Floor Area Ratio		
Off Street Parking Spaces		
Loading Bays		
Other 1	75' HAT setback	+/-130'
Other 2	250' Shoreland	
Other 3		

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size		
Minimum Lot Area per Dwelling		
Maximum # Units per Building		
Maximum Building Length		
Maximum Accessory Building Length		
Minimum Setbacks		
Minimum Building Separation		
Minimum Open Space		

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density			
Height			
Setback Reduction			
Recreation Space			
Maximum Accessory Building Length			
Minimum Setbacks			
Minimum Building Separation			
Minimum Open Space			
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			