

PORTLAND ZONING

ZONE B2c

1. MULTI FAMILY IS PERMITTED USE
2. MINIMUM LOT ARE PER DWELLING UNIT -
 - A. 1,500 SF GENERALLY.
 - 435 SF IN PROJECTS WITH 'ACTIVE STREET FRONTAGES' PER SECTION 14-188.

A BUILDING WILL BE DETERMINED TO HAVE AN ACTIVE STREET FRONTAGE UPON MEETING THE FOLLOWING GUIDELINES TO THE GREATEST EXTENT PRACTICABLE AS DETERMINED BY THE PLANNING BOARD OR PLANNING AUTHORITY:

- a. THE PRIMARY BUILDING FAÇADE SHALL BE WITHIN TEN FEET OF THE FRONT STREET LINE;
- b. THERE SHALL BE NO PARKING ON THE LOT WITHIN 35 FEET OF THE FRONT STREET LINE;
- c. NO MORE THAN 35% OF THE FIRST FLOOR PRIMARY FAÇADE SHALL CONSIST OF ACCESS TO GARAGES, UNUTILIZED SPACE, SERVICE ENTRANCES, STORAGE OR MECHANICALS, AND THE REMAINING 75% SHALL HAVE AN AVERAGE DEPTH OF A MINIMUM OF 20 FEET FOR RESIDENTIAL OR COMMERCIAL USES;
- d. ALL PRIMARY GROUND FLOOR ENTRIES TO MULTI-FAMILY BUILDINGS MUST ORIENT TO THE STREET, NOT TO INTERIOR BLOCKS OR PARKING LOTS.

- B. PARKING - 1 SPACE PER DWELLING UNIT.

ZONE R5

1. PERMITTED USE - SINGLE & TWO FAMILY DWELLINGS.
2. DIMENSIONAL REQUIREMENTS
 - A. MIN. LOT AREA - 6,000SF GENERALLY
 - B. MIN. STREET FRONTAGE - 50'
 - C. FRONT YARD - 20'
 - D. REAR YARD - 20'
 - E. SIDE YARD - 8' - 14' DEPENDING ON HEIGHT
 - F. MIN. LOT WIDTH - 60'
3. SMALL RESIDENTIAL LOT DEVELOPMENT PER SECT. 14-120,B
 - A. MIN. LOT SIZE - 5000 SF
 - B. MAX. LOT SIZE - 6-13,000 SF
 - C. SIDE LOT - 7'
 - D. MIN. LOT WIDTH - 40'
 - E. MIN. STREET FRONTAGE - 40'
4. PARKING - 2 SPACES PER DWELLING UNIT.

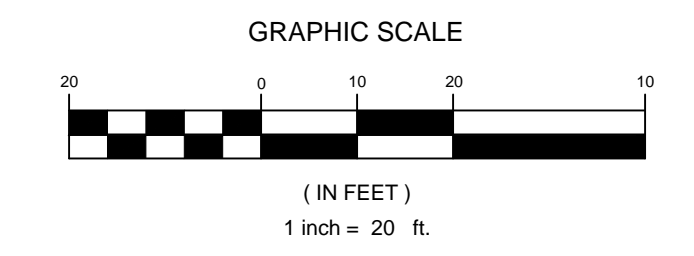
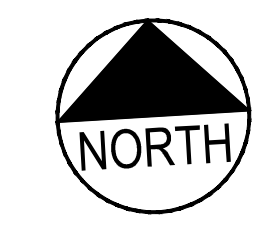
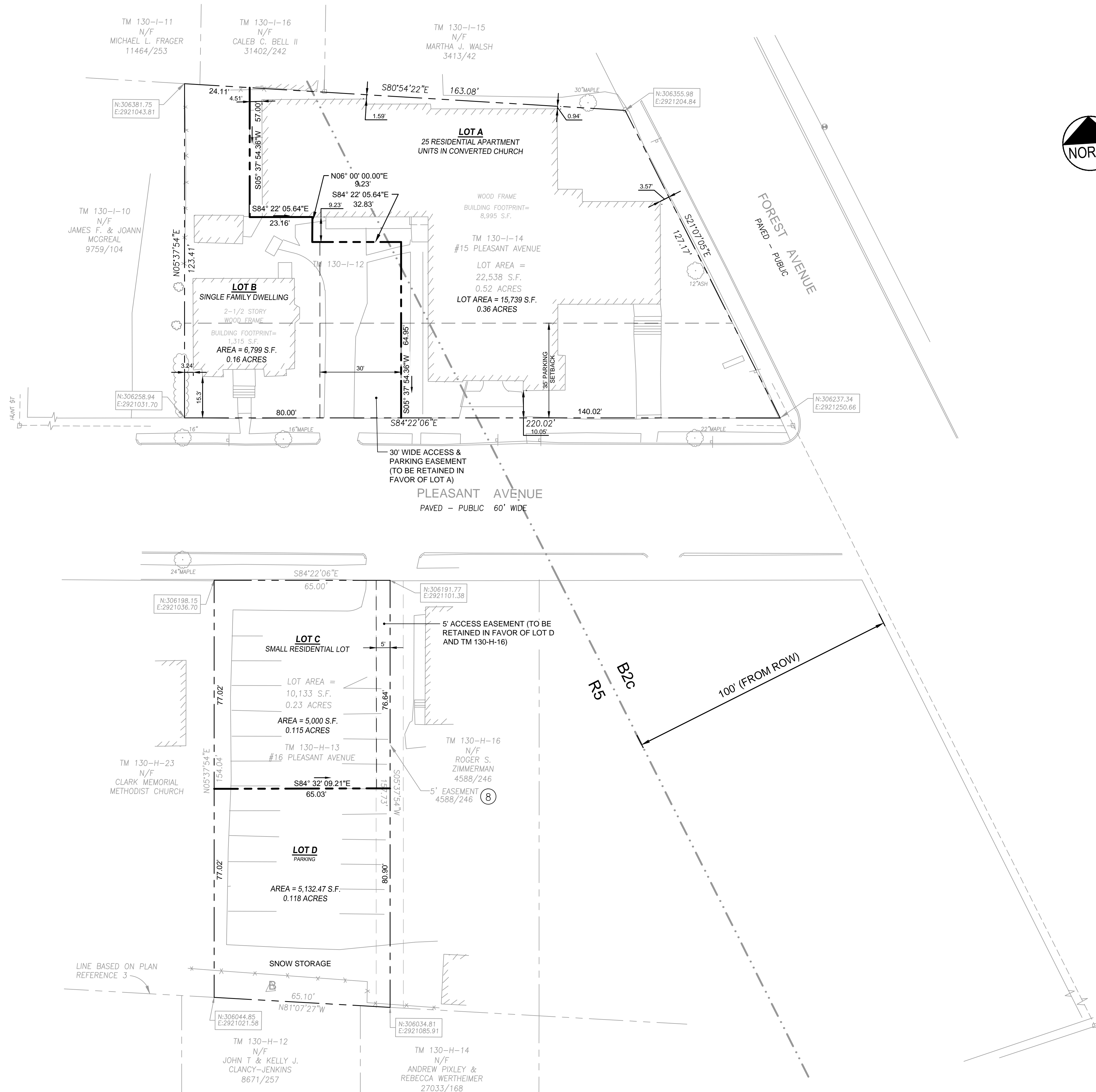
DENSITY CALCULATION

AREA OF LOT A IN B2c ZONE = 13,094 SF

AREA OF LOT B IN R5 ZONE = 2,858 SF

B2c REQUIRES 435 SF/DWELLING UNIT

UNITS ALLOWED = 13,094 / 4 = 30



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT PLEASANT AVENUE CHURCH RE-DEVELOPMENT			CLIENT HARDY POND DEVELOPMENT COMPANY, LLC
SHEET TITLE SUBDIVISION PLAN			
DRAWN: PBF DESIGNED: AJ CHECKED: AJ FILE NAME: SP-M167-SP	DATE: 06.09.2015 SCALE: 1"=20' JOB NO. SP-M167 SHEET C-2.1	PROJECT PLEASANT AVENUE CHURCH RE-DEVELOPMENT	
REVISIONS 1 06.17.15 PRELIMINARY CITY SUBMISSION REV DATE DESCRIPTION		P.E. ANDREW D. JOHNSTON LIC. # 9994	