

**PORTLAND ZONING**

**ZONE B2c**

- MULTI FAMILY IS PERMITTED USE
- MINIMUM LOT ARE PER DWELLING UNIT -
  - 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:

  - THE PRIMARY BUILDING FAÇADE SHALL BE WITHIN TEN FEET OF THE FRONT STREET LINE.
  - THERE SHALL BE NO PARKING ON THE LOT WITHIN 35 FEET OF THE FRONT STREET LINE.
  - 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.
  - ALL PRIMARY GROUND FLOOR ENTRIES TO MULTI-FAMILY BUILDINGS MUST ORIENT TO THE STREET, NOT TO INTERIOR BLOCKS OR PARKING LOTS.
- PARKING - 1 SPACE PER DWELLING UNIT.

**ZONE R5**

- PERMITTED USE - SINGLE & TWO FAMILY DWELLINGS.
- DIMENSIONAL REQUIREMENTS
  - MIN. LOT AREA - 6,000SF GENERALLY
  - MIN. STREET FRONTAGE - 50'
  - FRONT YARD - 20'
  - REAR YARD - 20'
  - SIDE YARD - 8' - 14' DEPENDING ON HEIGHT
  - MIN. LOT WIDTH - 60'
- PARKING - 2 SPACES PER DWELLING UNIT.

**DENSITY CALCULATION**

AREA OF LOT A IN Bc 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

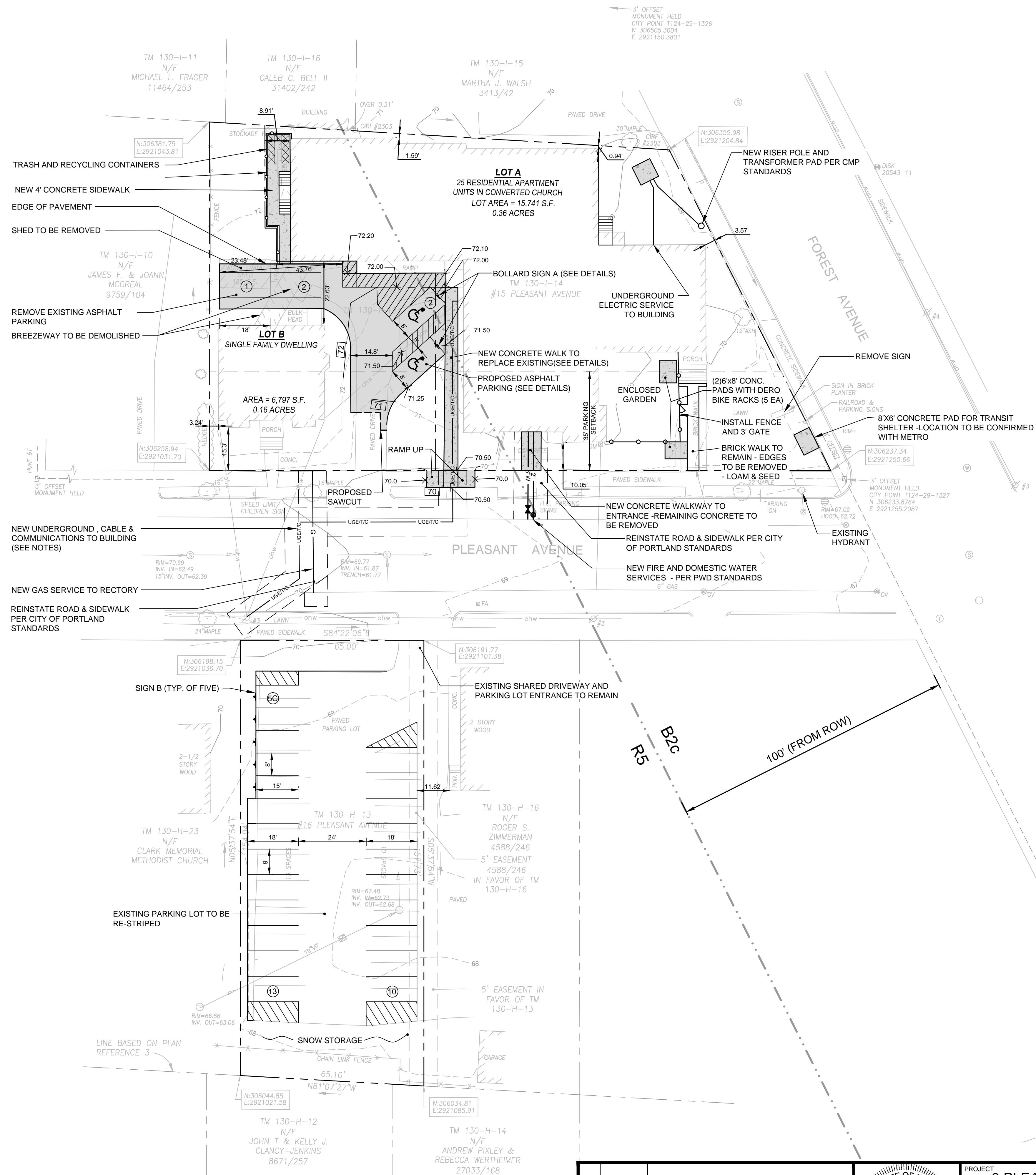
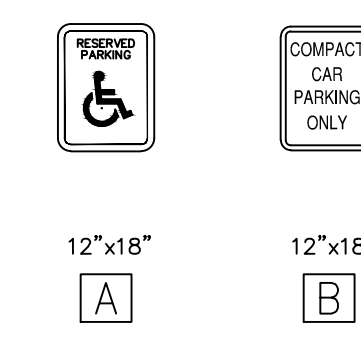
**UTILITY NOTE**

LOCATION & CONFIGURATION OF NEW ELECTRIC, CABLE AND PHONE SERVICES SUBJECT TO CONFIRMATION BY GOVERNING UTILITIES.

**STORMWATER/EROSION CONTROL NOTES**

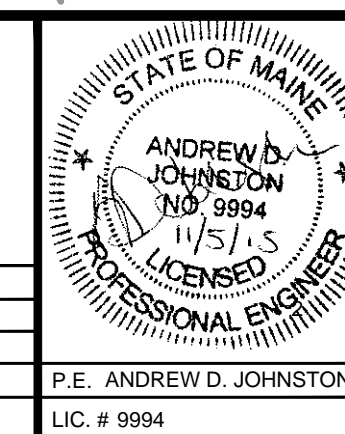
- ROOF DRAINS WILL BE DISCONNECTED FROM THE SEWER AND RE-DIRECTED TO DISCHARGE GRADE.
- CATCH BASIN INLET PROTECTION TO BE PROVIDED AT ALL IMPACTED STRUCTURES DURING CONSTRUCTION.
- STREET SWEEPING IS REQUIRED DURING CONSTRUCTION TO KEEP ALL ADJACENT STREETS CLEAR OF MUD, SOIL, OR DEBRIS.

**SIGN LEGEND**



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
3	11.05.15	PER FINAL COMMENTS
2	10.30.15	FINAL CITY SUBMISSION
1	09.28.15	PRELIMINARY CITY SUBMISSION



PROJECT  
**3 PLEASANT AVENUE CHURCH RE-DEVELOPMENT**  
 SHEET TITLE  
**SITE LAYOUT PLAN**  
 CLIENT  
**HARDY POND DEVELOPMENT COMPANY, LLC**

**FST** 100 YEARS  
**FAY, SPOFFORD & THORNDIKE**  
 ENGINEERS • PLANNERS • SCIENTISTS  
 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106  
 DRAWN: PBF DATE: 06.09.2015  
 DESIGNED: ADJ SCALE: 1"=20'  
 CHECKED: ADJ JOB NO. SP-M167  
 FILE NAME: SP-M167-SP  
 SHEET **C-3.0**