

\* updated Thu 3-1-1980

AB

B BUSINESS ZONE

Section 602.9A

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- 602.9A. A. No building shall be erected, altered, enlarged, rebuilt, or used, and no premises shall be used, except for the following uses:
1. Airport Administration
  2. Airline terminal
    - a. Administration
    - b. Reservations and ticket sales
    - c. Air express and freight receipt, transient storage, and forwarding
    - d. Plant service, repair and storage
  3. Charter flight service
  4. Airport service and storage, including transient
  5. Aircraft and aircraft accessory sales and services
  6. Flying School
  7. Bus terminal
  8. Taxi Stand
  9. Car rental agency, including vehicle storage
  10. Hotel or motel
  11. Restaurant, coffee shop
  12. Concessions, including, but not limited to,
    - a. News
    - b. Magazines
    - c. Drugs and sundries
    - d. Gifts
    - e. Barber Shop
    - f. Shoe shine parlor
    - g. Parcel storage
    - h. Insurance sales
    - i. Vending machines
  13. Bank
  14. Accessory buildings and uses customarily subordinate or incidental to a conforming principal building or use.

- 602.9A. B. Every use, unless expressly exempted, shall be subject to the following limitations:
1. The use shall be operated within a completely enclosed structure, except for those customarily operated in open air.
  2. No emission of electromagnetic impulses shall be permitted excepting those required for authorized radio communications.
  3. No outdoor light, except where authorized for aircraft navigation, guidance or weather observations, shall be so placed or directed as to interfere with the landing, taking-off, taxiing, or maneuvering of aircraft utilizing the airport facilities.
  4. Heat or fumes shall not be emitted to an obnoxious or dangerous degree beyond lot boundaries.
  5. Smoke shall not be emitted by any use at a density in excess of that classified as Ringelmann Number 2. No smoke producing industries shall be permitted in or in the vicinity of approach areas.
  6. No materials or wastes shall be deposited on any lot in such form or manner that they may be transferred beyond the lot boundaries by natural causes or forces. All materials which might cause fumes or dust, or constitute a fire hazard if stored out-of-doors shall be only in closed containers. Garbage dumps or other areas attracting large numbers of birds, rodents, or insects shall be prohibited.

"Storage of more than ten (10) unregistered derelict automotive vehicles on the premises for more than sixty (60) days, and outdoor storage of more than fifty (50) used automotive tires on the premises for more than thirty (30) days shall not be permitted."

A.C. No building or structure shall be erected, altered, enlarged, rebuilt, or used which does not comply with the following requirements:

- 1. Rear yards are not required but no structure may extend beyond the building line established for any runway or taxiway.
- 2. Side yards are not required except where side yard abuts a residence Zone in which case they must be 10 feet in width. If provided, side yards must be not less than 3 feet in width.
- "3. ~~Front yards are not required but every building adjoining a thoroughfare listed in Section 602.21 shall be set back in accordance with the requirements of that Section~~ except that every property having frontage on Westbrook Street shall have a minimum front yard of 20 feet."

- 4. No structure or tree shall be erected, altered, allowed to grow, or maintained to a height in excess of that required by applicable Federal Aviation Agency regulation.
- 5. There shall be a minimum lot size of 20,000 square feet.

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- D. Off-street parking shall be provided as required in Section 602.14 of this Ordinance. 602.9A D.
- E. Off-street loading shall be provided as required in Section 602.15 of this Ordinance. 602.9A E.
- F. Access to streets or sections of streets listed in Section 602.21 from a business or from business uses on land under one ownership aggregating more than 300 feet of continuous street frontage shall be by service ways. The number of service ways, the grade, and the provisions of curbs, sidewalks, and esplanade reservations shall be approved by the Director of Public Works. No driveways crossing the sidewalk or cutting the curb in any other manner shall be permitted. 602.9A F.

"G. No building or structure shall be erected, altered, enlarged, rebuilt, or used, and no premises shall be used within the land area situated between the shoreland zone line and the normal high water mark of the waters of the Stroudwater River, Presumpscot River, Fore River, Portland Harbor, Back Cove, and the bays, coves, sounds, inlets, and open waters of Casco Bay, as shown on the City of Portland Zoning Map and on all land areas of all islands not having a shoreland zone line on the City of Portland Zoning Map, which does not comply with the requirements of Section 602.19A of this Ordinance."

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