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

Planning & Urban Development Department

ZONING ANALYSIS Relevant Zone(s) IM

All Projects:

	Required	Proposed
Lot Size	None	1.05 Ac.
Area Per Dwelling Unit	n/a	n/a
Minimum Street Frontage	60 Feet	
Front Yard Minimum	+/- 20.75'	
Front Yard Maximum	n/a	n/a
Rear Yard	+/- 20.75'	23'
Yard Right	+/- 20.75'	23'
Yard Left	+/- 20.75'	23'
Side Street Setback	n/a	23'
Step Back	n/a	
Maximum Lot Coverage	n/a	
Minimum Lot Coverage	n/a	
Maximum Height	75 Feet	+/- 20'-7"
Open Space	n/a	n/a
Maximum Impervious Area	75%	57%
Pavement Setback	10 Feet	10 Feet
Floor Area Ratio		
Off Street Parking Spaces	12, 1 per 1,000 sf	12 Total, 1 ADA
Loading Bays	1	2
Other 1		
Other 2		
Other 3		

See Exist. Conditions Plan

Setbacks 1 ft/1 ft bldg. ht = +/- 20.75'

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):			