
Section 6. Zoning Assessment

Zoning Assessment

On June 15, 2015, the City of Portland City Council approved a text amendment to Chapter 14, Land Use that included the definition for a living unit and changes to the R-5A Zoning District relative adding congregate care as a permitted use, net residential land area calculation and other dimensional criteria.

On July 20, 2015, the City of Portland City Council approved a rezoning of the subject property to remove an existing contract zone and to zone the property per the underlying R-5A and R-OS zoning Districts. This project will develop the R-5A portion of the property. As stated above, the proposed 150 Unit Congregate Care Facility is an allowed use under the R-5A zoning. The property is not located within a shoreland or flood plain area. It does not appear that the property is subject to any of the requirements of Div. 25, Space and Bulk Regulations and Exceptions. Other zoning requirements are as follows:

Net Residential Calculation		
Total Property Area	442,875	SF
Per Section 14-47 definition of net land area as set forth in Sec. 14-130 Subtract the following from the gross area		
Existing watercourses	0	SF
Wetlands	6,481	SF
Slopes > 25%	32,650	SF
Subtotal deductions	39,131	SF
Net Area	403,744	SF
Min. Area per living unit	1,600	SF/Unit
Net Density Allowed	403,744 SF/1,600 SF/Unit	
	252	Units
Proposed	150	Units

Dimensional Requirements		
	Required	Proposed
Minimum Frontage	50 FT	427.05 FT
Minimum Front Yard	25 FT	114.07 FT
Minimum Rear Yard	25 FT	62.78 FT
Minimum Side Yard	16 FT	25 FT (garage)/51.79 (build)
Maximum Structure Height	55 FT	Approx. 47 FT 8 IN
Maximum Lot Coverage	30%	28.8%
Minimum Lot Width	60 FT	>>60 FT
Minimum Building Setback from external subdivision property lines (building length < 100 feet)	25 FT	25 FT (garage)
Minimum Building Setback from external subdivision property lines (building length > 100 feet)	35 FT	51.79/114.07 FT (build)
Minimum Recreation Open Space	200 SF/Unit	>200 SF/Unit*
Parking (1 space/3 Living Units)	50 spaces	102 spaces

*Lawns, Garden Area, Walking Paths and Site Trails