

Shoreland, Floodplain, + Waterfront Article Guides

The shoreland, floodplain, and waterfront zones have distinct purposes, but together play a critical role in preserving the City's water resources, protecting properties from coastal and inland flooding, and supporting our waterfront economy. The changes in these three articles are focused on ensuring consistency with state and federal requirements and maintaining continuity across the code.

What is proposed in the shoreland zone?

Shoreland zoning is designed to help protect the City's and state's valuable water resources, and is required by the State of Maine. The shoreland zone in Portland works as an overlay - it sits 'on top' of the base zoning and adds special requirements around the placement of structures in relation to the shore, the clearing of vegetation, and planting, for instance. The changes proposed in the shoreland zone are designed to maintain consistency with state shoreland zoning rules.

- 1 **Integrated resource protection and stream protection** regulations into the shoreland zone
- 2 **Updated standards** for piers and docks, shoreline stabilization, clearing of vegetation, roads and driveways,...
- 3 **Consolidated nonconforming structure provisions** into the shoreland zoning, and updated nonconformity language for consistency with the state

What is proposed for the floodplain?

The City's floodplain regulations ensure the safety of properties susceptible to flooding. The floodplain regulations are required by FEMA and the State of Maine to maintain the City's participation in the National Flood Insurance Program. In concert with recent changes to the FEMA Flood Insurance Rate Maps, edits to the City's floodplain regulations are proposed.

Note: To meet state deadlines, these changes will be considered by the Council outside the ReCode timeline.

- 1 **Updated administrative provisions** to match state requirements
- 2 **Added standards** for utilities and physical changes to the natural landscape, and modified standards for manufactured homes, accessory structures, floodways, wharfs, piers, docks, and coastal floodplains
- 3 **Added a conditional use review procedure**, variances and appeals language

What changes are proposed in the waterfront zoning?

The City's waterfront zoning is designed to support a balance of water-dependent and non-marine uses in a way that allows the waterfront to adapt to evolving economic trends and infrastructure needs. The waterfront zoning has been effective in cultivating that balance, and as a result, few changes to the waterfront zoning are proposed.

- 1 **Modified the Eastern Waterfront Port Zone** to support evolving and emerging uses
- 2 **Updated the Waterfront Central Zone** to eliminate references to overlay zone
- 3 **Moved performance standards** related to design from the Waterfront Port Development Zone to the *Design Manual*
- 4 **Updated various sections for consistency** with remainder of the code