

ReCode PORTLAND



**First Wave
Recode Changes**

Virtual

**PUBLIC
FORUM**

September 27, 2023

Welcome!

What's on tonight's agenda?

- Overview of Public Open Houses (August 2023)
- Walkthrough of changes to specific zones
 - Residential | Island | Mixed use

There will be an opportunity for virtual commenting + Questions/Answers following discussion regarding each group of zones

Public Open Houses

- ~ **100 attendees** over the course of three meetings held Downtown, in North Deering, and on Peaks Island





Likes

- TOD zones
- Changes to R-1 + R-2
- Expansion of housing types
- Cottage courts
- Neighborhood nonresidential reuse
- Market gardens
- Small island lot provisions
- Updated height + dimensional controls
- Consolidated terms + uses [clarity]
- Updated temporary uses



Concerns

- No need for TOD
- Nonresidential reuse too limiting
- Updated height may be too much
- Maximum building lengths need work
- Are changes applied equitably?
- Multi-family conversions (from SF)
- Lot area minimums are too big
- Setbacks are too high
- Small island lots not small enough
- Changes do not address affordability

- **Not aggressive enough to address pressing challenges. Need for housing affordability and climate change.**

- **Too aggressive - urbanization of off-peninsula.**

Public Open Houses

- “It would be useful to **include old standards next to new standards.**”
- “It would be helpful to have **comparison charts** (what you can do now, what will change.)”
- “We need to have **comparison tables and charts.**”



Zone Guides

RN-1 Zone Guide

Draft zones are proposed and have not yet been adopted by the City of Portland.

The draft RN-1 zone combines the existing R-1 and R-2 zones from the current land use code into a new residential neighborhood zone, intended to accommodate the lowest intensity of residential development within the City of Portland. This zone guide will highlight some of the key differences between the current R-1 and R-2 zones and the draft RN-1, to help you get a better understanding of proposed changes.

[Click here to view a map of current zones on the City's zoning map viewer.](#)

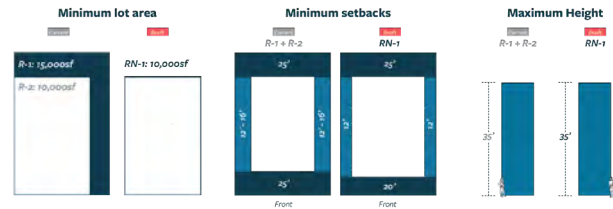
Draft RN-1 Purpose Statement

To provide for residential development predominantly characterized by a mixture of single-family and two-family homes on large lots of at least 10,000 square feet. Select nonresidential uses may also be permitted in the RN-1 zone.

What uses would be allowed?

R-1 + R-2 zones	Current	RN-1 zone	Draft
<p>Single-family</p>	<p>Other uses include:</p> <ul style="list-style-type: none"> Group homes Child care centers Schools Places of assembly Agriculture Parks + Open Spaces Intermediate care facilities Long-term care facilities Solar energy systems Accessory dwelling units 	<p>Single-family</p>	<p>Neighborhood nonresidential reuse</p>
		<p>Two-family</p>	<p>Market Garden</p>
			<p>Other uses include:</p> <ul style="list-style-type: none"> Group homes Child care centers Schools Places of assembly Agriculture Parks + Open Spaces Intermediate care facilities Long-term care facilities Solar energy systems Accessory dwelling units

How have dimensional standards been changed?



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Please note: This sheet presents key changes, and not the entirety of change from the current Code to the Draft Code. It is intended for informational purposes only.

IR-2 Zone Guide

Draft zones are proposed and have not yet been adopted by the City of Portland.

There are some proposed changes to the IR-2 zone. Key changes in the draft IR-2 zone include the creation of "small island lot" provisions for Peaks Island, intended to accommodate and protect the island's existing development patterns. This zone guide will highlight some of the key differences between the current IR-2 and the proposed IR-2 zone, to help you get a better understanding of proposed changes.

[Click here to view a map of current zones on the City's zoning map viewer.](#)

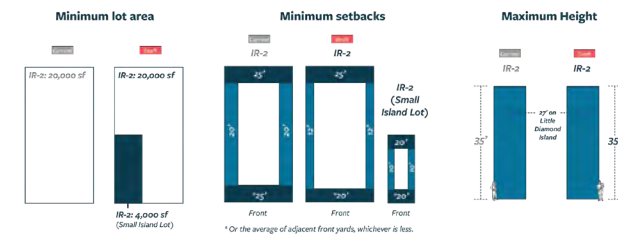
Draft IR-2 Purpose Statement

To provide for a residential neighborhood environment of single-family and two-family dwellings on Portland's islands in areas with adequate public services. Expansion or extension of IR-2 zoning should be limited, generally focused toward areas adjacent to existing IR-2 areas, and restricted by such factors as adequacy of access, whether adequate water will be available for private use and for fire protection, whether soils in the area are adequate for subsurface water disposal, or whether public sewers are available.

What uses would be allowed?

IR-2 zone	Current	IR-2 zone	Draft
<p>Single-family</p>	<p>Other uses include:</p> <ul style="list-style-type: none"> Child care centers Schools Places of assembly Lodging houses Boathouses Parks and open spaces Solar energy systems Accessory dwelling units 	<p>Single-family</p>	<p>Neighborhood nonresidential reuse</p>
			<p>Other uses include:</p> <ul style="list-style-type: none"> Child care centers Schools Places of assembly Lodging houses Boathouses Parks and open spaces Solar energy systems Accessory dwelling units

How have dimensional standards been changed?



ReCode
PORTLAND

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B-3 Zone Guide

Draft zones are proposed and have not yet been adopted by the City of Portland.

The draft B-3 zone consolidates the current B-3, B-3b, B-3c, and B-7 zones into a new mixed-use zone that serves downtown Portland. These changes simplify the current approach, and seek to encourage new development in the B-3 zone in line with the City's vision for downtown growth. This zone guide will highlight some of the key differences between the current zones and the draft B-3 zone, to help you get a better understanding of proposed changes.

[Click here to view a map of current zones on the City's zoning map viewer.](#)

Draft B-3 Purpose Statement

To maintain and enhance the role of the downtown as the business and commercial center of the region, and to enhance and promote the orderly expansion of retail and service businesses downtown, satisfying the related needs of the city's resident, working, and visitor populations. The B-3 zone encourages increased housing opportunities downtown to accommodate Portland's diverse residential population, and supports an active, walkable pedestrian environment through the encouragement of intensive mixed-use activities, enhancement and maintenance of public and private open space, and the environment and increased attractiveness of the street environment.

Residential uses

Current	Draft
<p>Single-family</p>	<p>Three + four-family</p>
<p>Two-family</p>	<p>Townhouse</p>
<p>Multi-family</p>	<p>Multi-family</p>

What uses would be allowed?

● Permitted ○ Conditional

Use	Current B-3/b/c	Current B-7	Draft B-3
Bed + Breakfasts	●	●	●
Clinics	●	●	●
Low-impact industrial	○	●	●
Market gardens	○	●	●
Restaurants	●	●	●
Retail	●	●	●
Specialty food service	○	●	●
Warehousing + distribution	○	○	○

Please note: This is a sample comparison of uses, and not the full set of uses allowed in this zone. It is intended for informational purposes only.

How have dimensional standards been changed?

	Lot area + frontage		Setbacks (principal structures)		Structure Height (max)	
	Current B-3/b/c, B-7	Draft B-3	Current B-3/b/c	Draft B-3	Current B-3/b/c, B-7	Draft B-3
Lot area (min.)	--	--	B-3/b/c: 5 ft. (max.)	0-5 ft. build-to-zone	See Downtown City of Portland and BaySide Height Overlay Maps	See City of Portland Height Map
Front setback	--	--	B-7: 10 ft. (max.)			
Place of assembly	--	--				
Per dwelling unit	--	--				
On-peninsula	--	--				
Off-peninsula	--	--				
Street frontage (min.)	B-3/b/c: 15 ft.	--				

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Please note: This sheet presents key changes, and not the entirety of change from the current Code to the Draft Code. It is intended for informational purposes only.

Walkthrough of Changes

- **Walkthrough will focus on residential, island, and mixed use zones** – help understand what changes have been made in the draft zones
- **Comments + questions about other zones, or other components of the code?** We're still listening, and encourage you to submit your comments + questions at recodeportland.me, or via email.

Residential Zones

- **Zones are updated to allow more housing**—every zone now allows at least a two-family dwelling, with most allowing significantly more
- **Changes seek to increase housing opportunities across the City**, while acknowledging that not all parts of the City are the same, nor should they be



Residential Zones

- **Greatest opportunities for increasing housing are focused in areas most able to support added density**– proximity to transportation, jobs, goods + services
- **Additional, significant opportunities for housing production have been created in the mixed-use zones**- a critical piece of the overall housing strategy



All the residential zones allow for 2 accessory dwelling units

Residential Zones- New Housing Types

- **New housing types specifically designed to move the needle on middle-density housing-** permissions for three-family and four-family explicitly added to the Code
- **Allows these uses to be permitted more broadly-** separate from multi-family, which (in the current Code) could be 3 units, 30 units, or 300 units



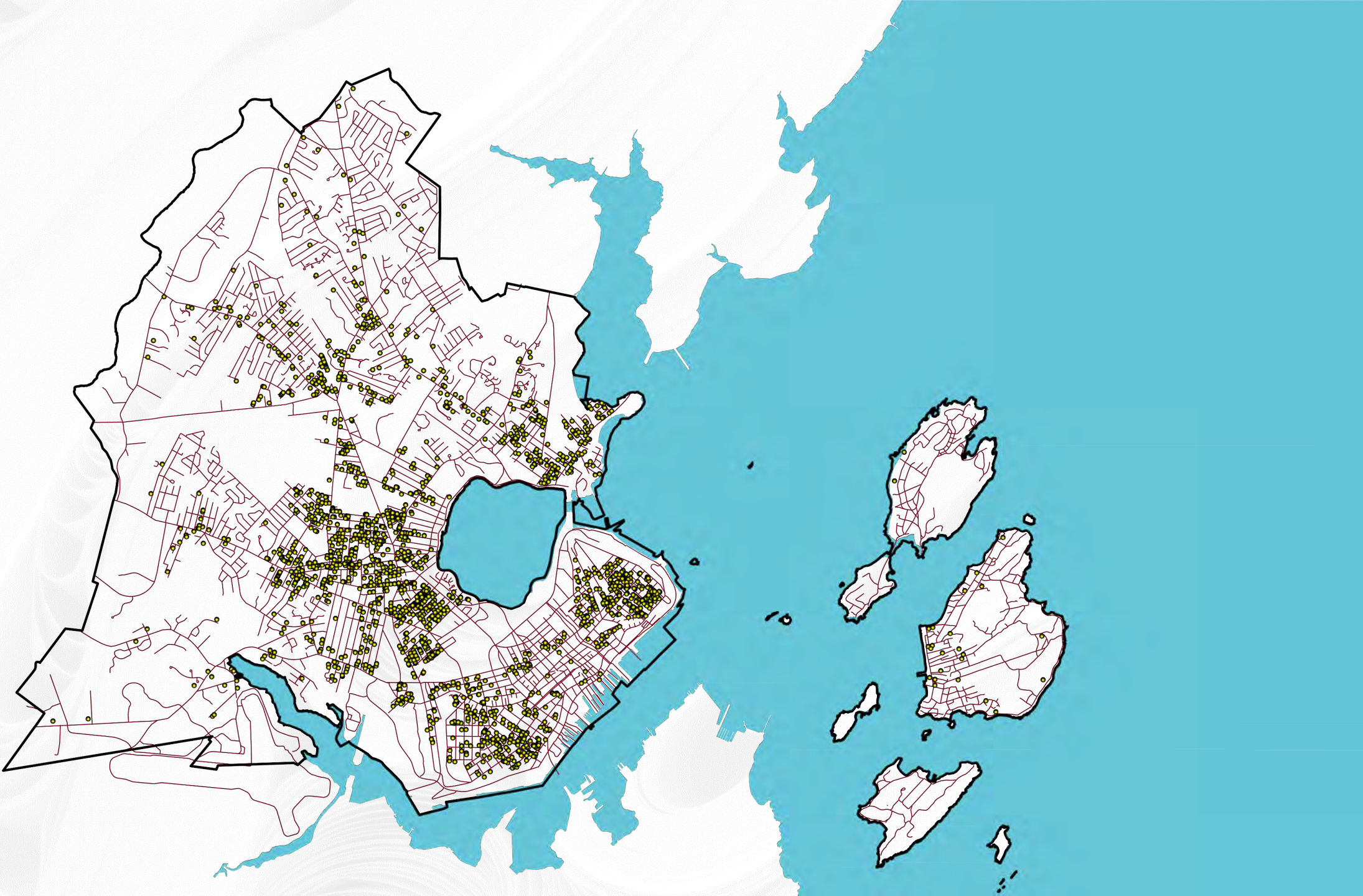
The background is a solid teal color with a complex, abstract pattern of overlapping, wavy, and layered lines that create a sense of depth and movement, resembling liquid or smoke. The text is centered in the middle of the image.

These housing types already exist in many of Portland's neighborhoods.



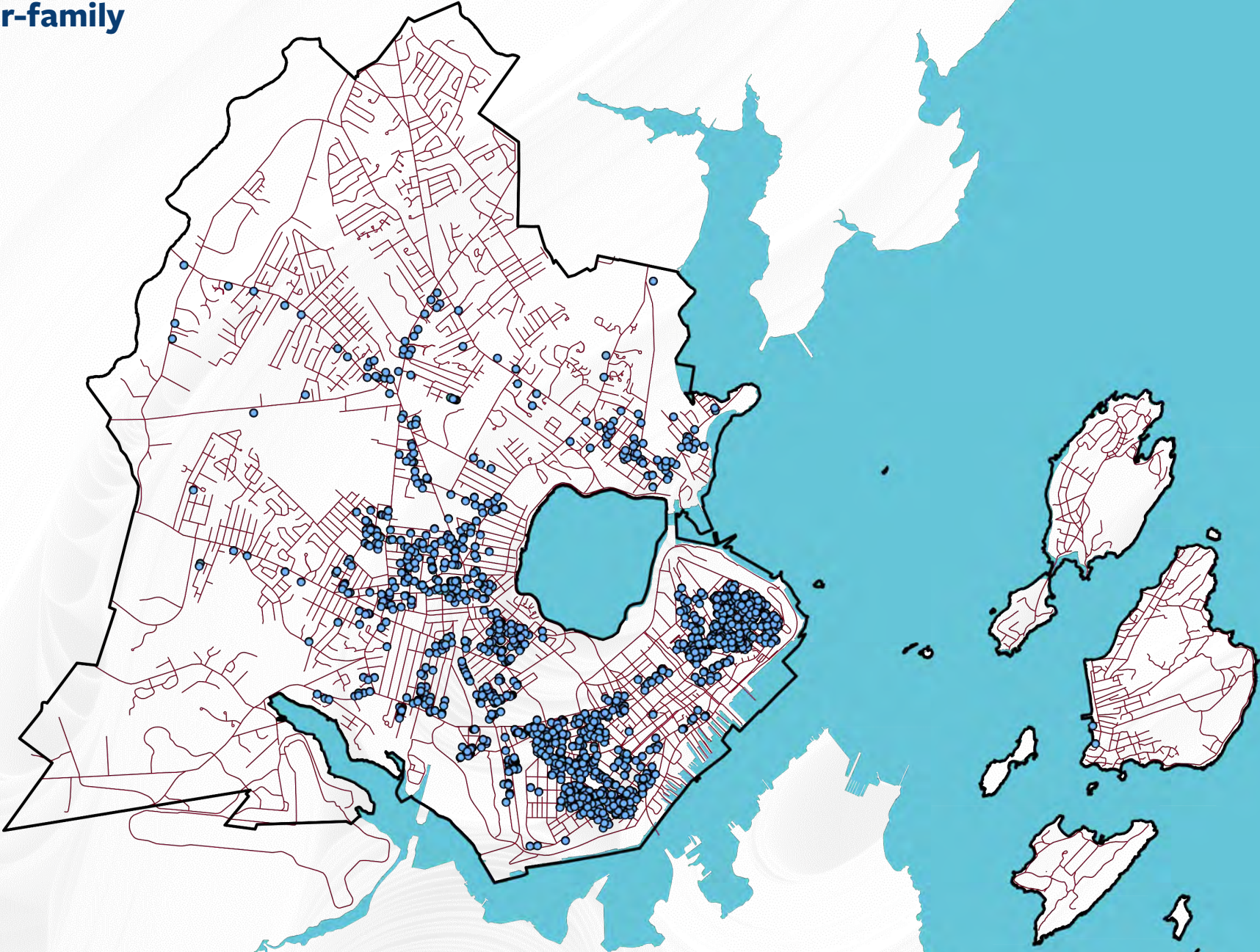
Two-family dwellings

(~1,800)



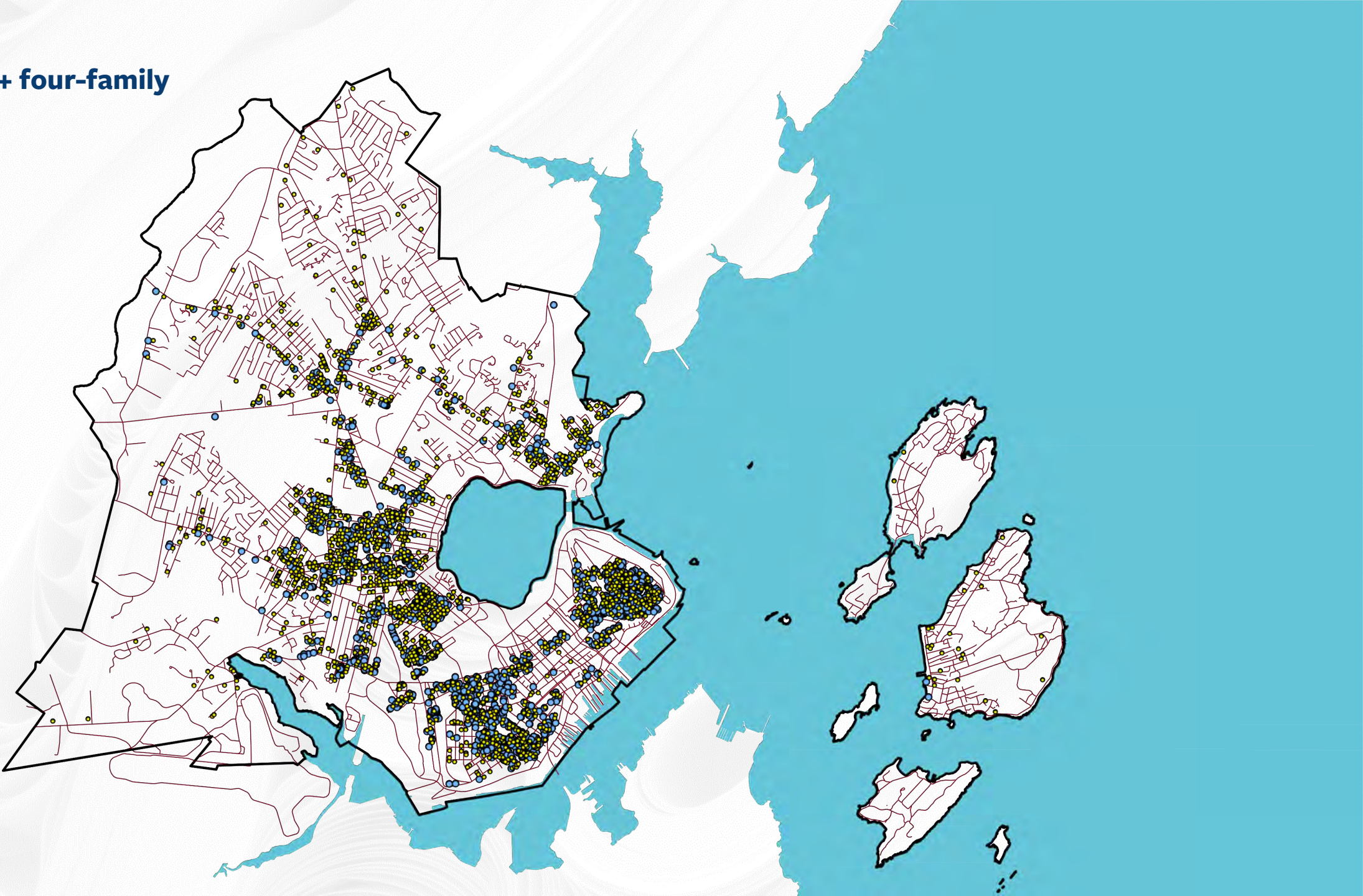
Three + four-family dwellings

(~1,300)



Two, three + four-family dwellings

(~3,100)





St. Lawrence St.



Wolcott St.



Walton St.



Walton St.



Pleasant Ave.



Washington Ave.



Stevens Ave.



The background is a solid teal color with a complex, abstract pattern of overlapping, wavy, and layered lines that create a sense of depth and movement, resembling liquid or smoke. The text is centered in the middle of the frame.

Let's walk through the changes to residential zones.

RN-1

Zone Guide

The draft RN-1 zone combines the existing R-1 and R-2 zones from the current land use code into a new residential neighborhood zone, intended to accommodate the lowest intensity of residential development within the City of Portland.

Examples: Stroudwater, North Deering



RN-1

Zone Guide

The draft RN-1 zone combines the existing R-1 and R-2 zones from the current land use code into a new residential neighborhood zone, intended to accommodate the lowest intensity of residential development within the City of Portland.

What uses would be allowed?

R-1 + R-2 zones

Current



Single-family

Other uses include:

- Group homes
- Child care centers
- Schools
- Places of assembly
- Agriculture
- Parks + Open Spaces
- Intermediate care facilities
- Long-term care facilities
- Solar energy systems
- Accessory dwelling units

RN-1 zone

Draft



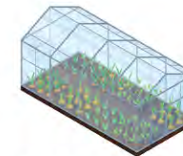
Single-family



Neighborhood
nonresidential reuse



Two-family



Market Garden

Other uses include:

- Group homes
- Child care centers
- Schools
- Places of assembly
- Agriculture
- Parks + Open Spaces
- Residential care facilities
- Solar energy systems
- Accessory dwelling units

RN-1

Zone Guide

The draft RN-1 zone combines the existing R-1 and R-2 zones from the current land use code into a new residential neighborhood zone, intended to accommodate the lowest intensity of residential development within the City of Portland.

How have dimensional standards been changed?

Minimum lot area

Current



Draft

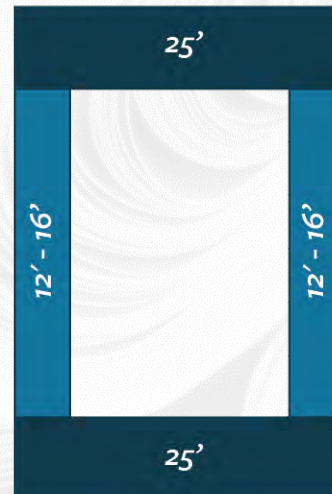
RN-1: 10,000sf



Minimum setbacks

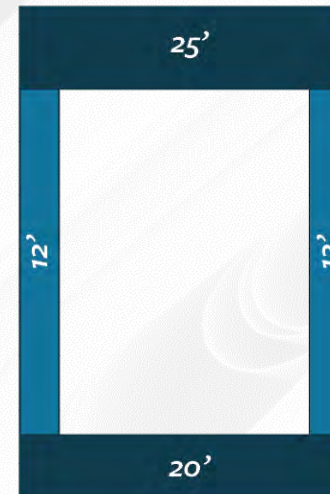
Current

R-1 + R-2



Draft

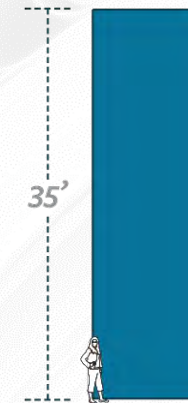
RN-1



Maximum Height

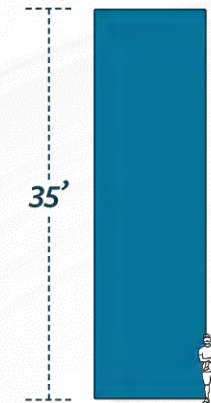
Current

R-1 + R-2



Draft

RN-1



RN-2

Zone Guide

The draft RN-2 zone would replace the current R-3 zone. The RN-2 zone is intended to accommodate residential development on lots of at least 6,500 square feet within the City of Portland.

Examples: North Deering, Mason's Corner, Rosemont, Riverton, Back Cove



RN-2

Zone Guide

The draft RN-2 zone would replace the current R-3 zone. The RN-2 zone is intended to accommodate residential development on lots of at least 6,500 square feet within the City of Portland.

What uses would be allowed?

R-3 zone

Current



Single-family



Multi-family
(Existing nonresidential structures only)

Other uses include:

- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + Open Spaces
- Intermediate care facilities
- Long-term care facilities
- Solar energy systems
- Off-street parking
- Accessory dwelling units
- PRUDs

RN-2 zone

Draft



Single-family



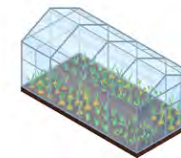
Two-family



Multi-family
(Existing nonresidential structures only)



Neighborhood
nonresidential reuse



Market Garden

Other uses include:

- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + Open Spaces
- Residential care facilities
- Solar energy systems
- Accessory dwelling units

RN-2

Zone Guide

The draft RN-2 zone would replace the current R-3 zone. The RN-2 zone is intended to accommodate residential development on lots of at least 6,500 square feet within the City of Portland.

How have dimensional standards been changed?

Minimum lot area

Current

R-3: 6,500sf



Draft

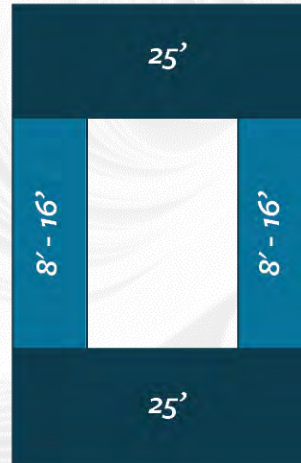
RN-2: 6,500sf



Minimum setbacks

Current

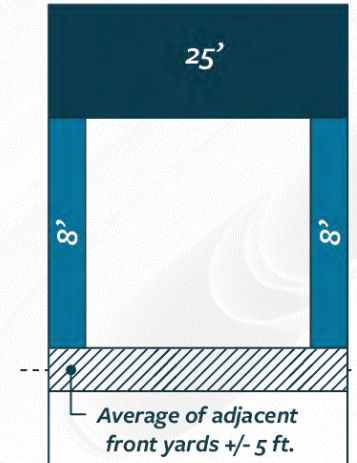
R-3



Front

Draft

RN-2

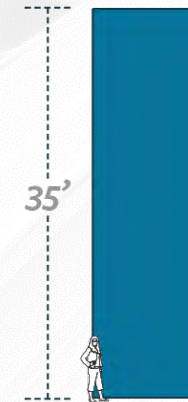


Front

Maximum Height

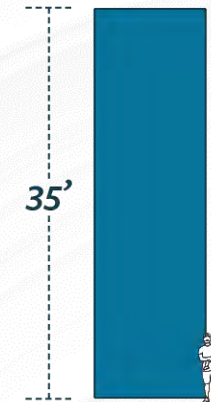
Current

R-3



Draft

RN-2



RN-3

Zone Guide

The draft RN-3 would take the place of the current R-4 zone. The RN-3 zone is intended to accommodate a mix of dwelling types on lots of at least 6,000 square feet within the Western Promenade neighborhood.

Examples: Western Promenade




RN-3

Zone Guide


The draft RN-3 would take the place of the current R-4 zone. The RN-3 zone is intended to accommodate a mix of dwelling types on lots of at least 6,000 square feet within the Western Promenade neighborhood.

What uses would be allowed?


R-4 zone *Current*



Single-family



Two-family




Multiplex


Other uses include:

- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + Open Spaces
- Solar energy systems
- Off-street parking
- Accessory dwelling units


RN-3 zone *Draft*




Single-family




Multi-family



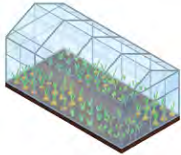
Two-family



Neighborhood nonresidential reuse



Three-family + four-family



Market Garden

Other uses include:

- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + Open Spaces
- Residential care facilities
- Solar energy systems
- Accessory dwelling units

RN-3

Zone Guide

The draft RN-3 would take the place of the current R-4 zone. The RN-3 zone is intended to accommodate a mix of dwelling types on lots of at least 6,000 square feet within the Western Promenade neighborhood.

How have dimensional standards been changed?

Minimum lot area

Current

R-4: 6,000sf



Draft

RN-3: 6,000sf



Minimum setbacks

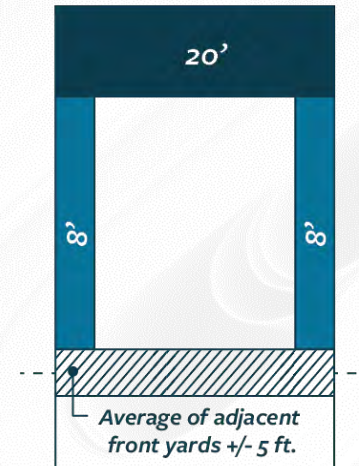
Current

R-4



Draft

RN-3



Maximum Height

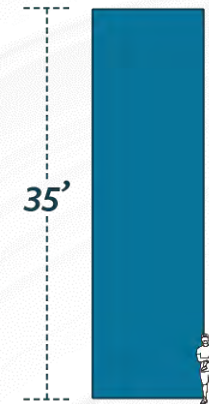
Current

R-4



Draft

RN-3



RN-4

Zone Guide

The draft RN-4 zone would replace the current R-5 zone, and is intended to accommodate a mix of dwelling types on lots of at least 5,000 square feet within the City of Portland.

Examples: East Deering, Oakdale, Deering Center, Libbytown




RN-4

Zone Guide


The draft RN-4 zone would replace the current R-5 zone, and is intended to accommodate a mix of dwelling types on lots of at least 5,000 square feet within the City of Portland.

What uses would be allowed?


R-5 zone **Current**




Single-family



Multi-family
(Existing nonresidential structures only)



Two-family




Multiplex


Other uses include:

- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + open spaces
- Solar energy systems
- Hospitals
- Lodging houses
- Intermediate care facilities
- Long-term care facilities
- Off-street parking
- Accessory dwelling units
- PRUDs


RN-4 zone **Draft**




Single-family




Multi-family
(Existing nonresidential structures only)



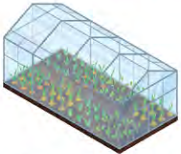
Two-family



Neighborhood nonresidential reuse



Three-family + four-family



Market Garden

Other uses include:

- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + Open Spaces
- Residential care facilities
- Solar energy systems
- Accessory dwelling units

RN-4

Zone Guide

The draft RN-4 zone would replace the current R-5 zone, and is intended to accommodate a mix of dwelling types on lots of at least 5,000 square feet within the City of Portland.

How have dimensional standards been changed?

Minimum lot area

Current

R-5: 6,000sf



Draft

RN-4: 5,000sf



Minimum setbacks

Current

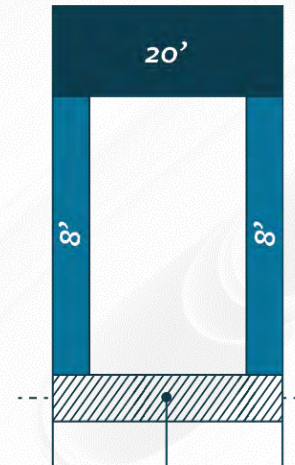
R5



Front

Draft

RN-4

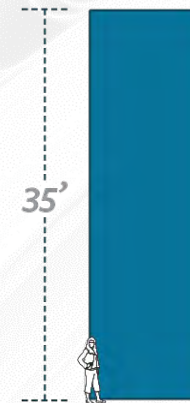


Average of adjacent front yards +/- 5 ft.

Maximum Height

Current

R-5



Draft

RN-4



RN-5

Zone Guide

The draft RN-5 zone is designed to replace the current R-6 zone, and is intended to accommodate a broad range of residential development within the City of Portland.

Examples: Munjoy Hill, Parkside, West End




RN-5

Zone Guide


The draft RN-5 zone is designed to replace the current R-6 zone, and is intended to accommodate a broad range of residential development within the City of Portland.

What uses would be allowed?


R-6 zone **Current**



Single-family



Multi-family




Two-family


Other uses include:

- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + open spaces
- Solar energy systems
- Hospitals
- Lodging houses
- Intermediate care facilities
- Long-term care facilities
- Bed and breakfasts
- General offices
- Hostels
- Off-street parking
- Accessory dwelling units


RN-5 zone **Draft**




Single-family




Townhouse




Two-family



Multi-family



Three-family + four-family



Neighborhood nonresidential reuse

Other uses include:

- Market gardens
- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + Open Spaces
- Residential care facilities
- Solar energy systems
- Lodging houses
- Bed and breakfasts
- Hostels
- Accessory dwelling units

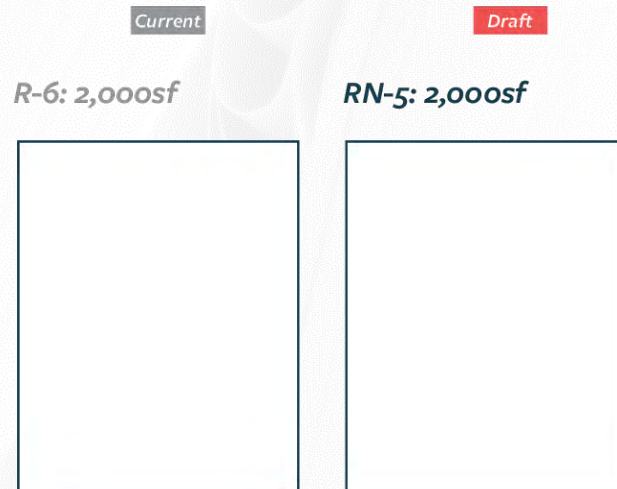
RN-5

Zone Guide

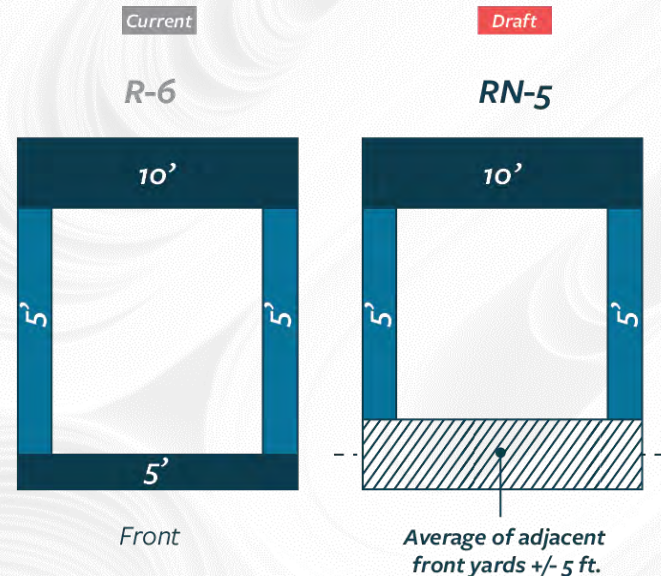
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How have dimensional standards been changed?

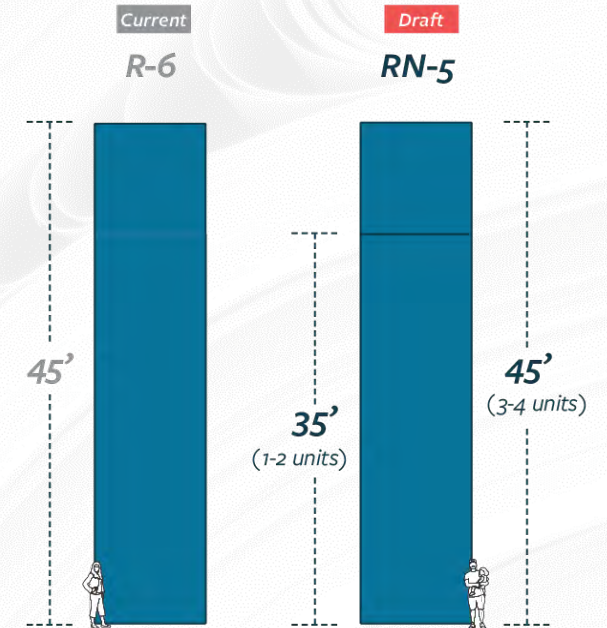
Minimum lot area



Minimum setbacks



Maximum Height



RN-6

Zone Guide

The draft RN-6 zone combines the current R-5a and R-6a zones into a new residential neighborhood zone, intended to accommodate relatively high density residential development on large lots within the City of Portland.

Examples: Stevens Square, Park Danforth



RN-6

Zone Guide

The draft RN-6 zone combines the current R-5a and R-6a zones into a new residential neighborhood zone, intended to accommodate relatively high density residential development on large lots within the City of Portland.

What uses would be allowed?

R-5a + R-6a zones

Current



Single-family



Two-family



Multi-family

Other uses include:

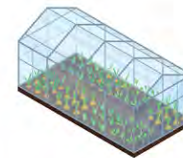
- Group homes
- Congregate care facilities
- Child care centers
- Schools
- Places of assembly
- Parks + open spaces
- Solar energy systems
- Hospitals
- Intermediate care facilities
- Long-term care facilities
- Lodging houses
- Bed and breakfasts
- Hostels
- General offices
- Off-street parking
- Accessory dwelling units
- PRUDs

RN-6 zone

Draft



Multi-family



Market Garden



Neighborhood nonresidential reuse

Other uses include:

- Market gardens
- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + Open Spaces
- Residential care facilities
- Solar energy systems
- Lodging houses
- Bed and breakfasts
- Hostels
- Accessory dwelling units

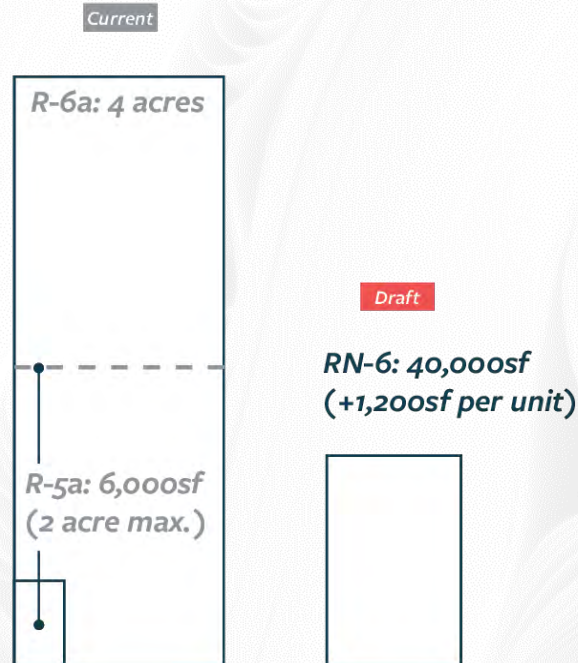
RN-6

Zone Guide

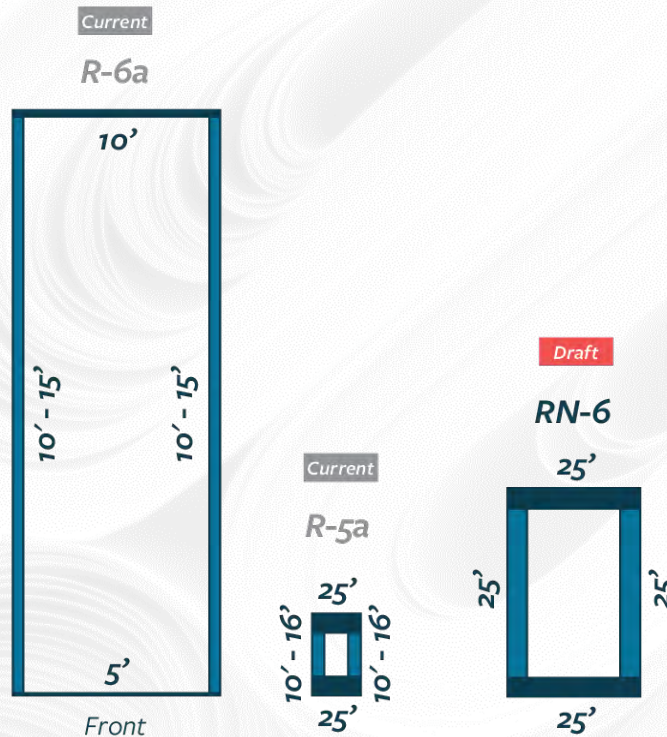
The draft RN-6 zone combines the current R-5a and R-6a zones into a new residential neighborhood zone, intended to accommodate relatively high density residential development on large lots within the City of Portland.

How have dimensional standards been changed?

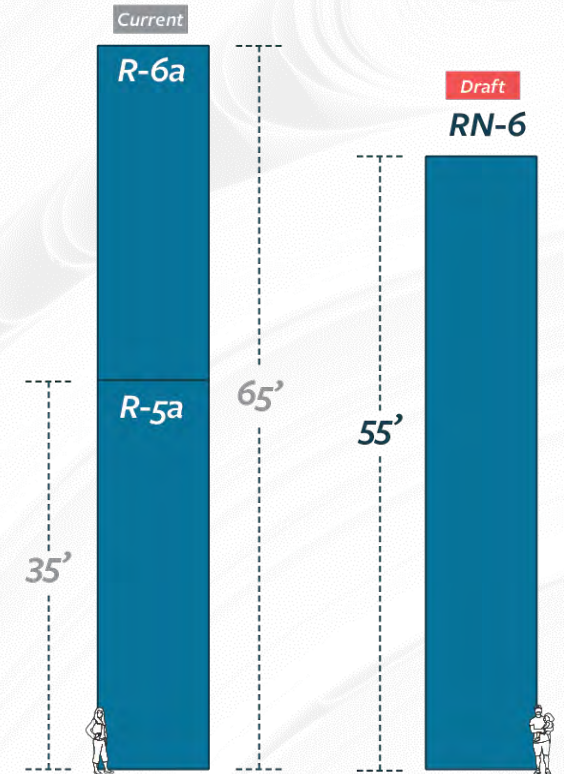
Minimum lot area



Minimum setbacks



Maximum Height



RN-7

Zone Guide

The draft RN-7 zone transitions the current R-7 overlay zone into a new residential neighborhood zone, intended to accommodate a dense residential neighborhood environment, predominantly found on the peninsula.

Applied to specific sites as an overlay zone, currently.

Examples: Sites within East Bayside, Parkside, and the West End



RN-7

Zone Guide

The draft RN-7 zone transitions the current R-7 overlay zone into a **new residential neighborhood zone**, intended to accommodate a dense residential neighborhood environment, predominantly found on the peninsula.

What uses would be allowed?

R-7 overlay zone

Current



Single-family



Multi-family



Two-family

Other uses include:

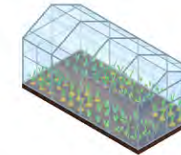
- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + open spaces
- Solar energy systems
- Hospitals
- Lodging houses
- Intermediate care facilities
- Long-term care facilities
- Bed and breakfasts
- General offices
- Hostels
- Off-street parking
- Accessory dwelling units

RN-7 zone

Draft



Townhouse



Market Garden



Multi-family



Neighborhood nonresidential reuse

Other uses include:

- Market gardens
- Group homes
- Child care centers
- Schools
- Places of assembly
- Parks + Open Spaces
- Residential care facilities
- Solar energy systems
- Lodging houses
- Bed and breakfasts
- Hostels
- Accessory dwelling units

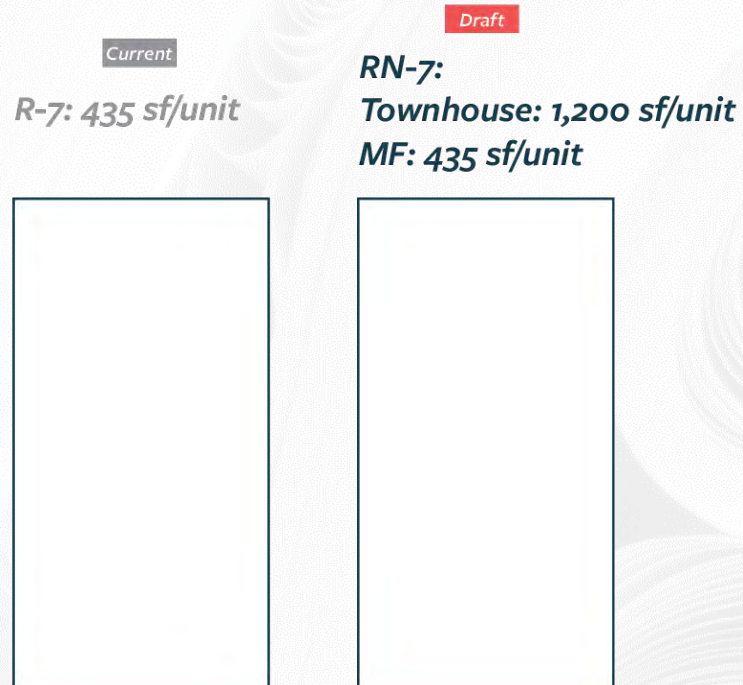
RN-7

Zone Guide

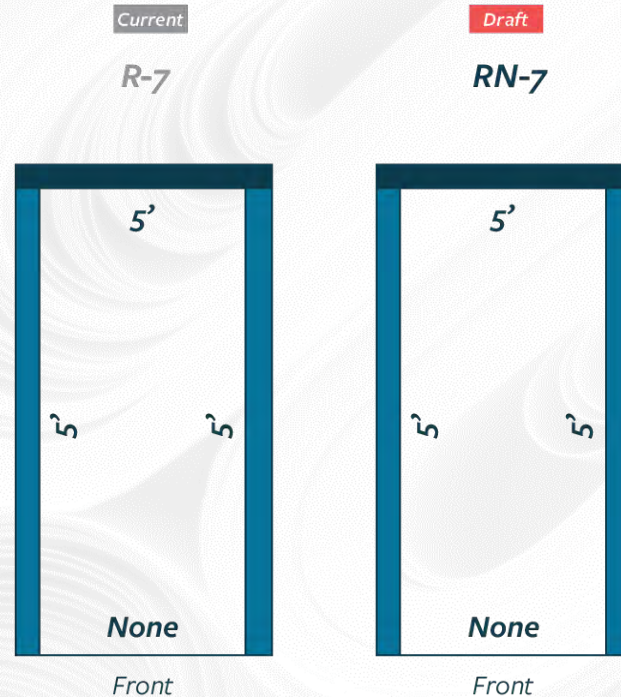
The draft RN-7 zone transitions the current R-7 overlay zone into a **new residential neighborhood zone**, intended to accommodate a dense residential neighborhood environment, predominantly found on the peninsula.

How have dimensional standards been changed?

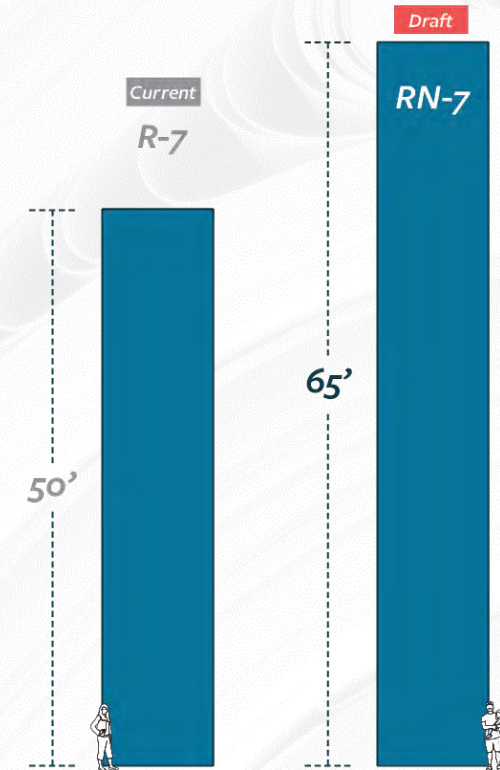
Minimum lot area



Minimum setbacks



Maximum Height



Comments, Questions- Residential Zones

Let's have a positive, productive discussion!

Please be respectful + use appropriate language

We may not have time to answer all questions during this session; if we don't get to yours, we'll compile and add comments/responses to the website @ recodeportland.me

Island Zones

- **Updated to match patterns of development on Portland's islands**
- **Small island lot provisions developed for Peaks Island-**
Match existing development patterns, and allow for new small lot development within certain parameters
- **Allowed uses within the I-B have been expanded-** encourage the creation of complete neighborhoods on the islands

IR-1

Zone Guide

There are some proposed changes to the IR-1 zone. The draft IR-1 zone is intended to accommodate the lowest intensity of residential development on Portland's islands.

Examples: Great Diamond Island, Little Diamond Island, Peaks Island



IR-1

Zone Guide

There are some proposed changes to the IR-1 zone. The draft IR-1 zone is intended to accommodate the lowest intensity of residential development on Portland's islands.

What uses would be allowed?

IR-1 zone

Current



Single-family

Other uses include:

- Agriculture
- Child care centers
- Schools
- Places of assembly
- Boathouses
- Campgrounds
- Parks and open spaces
- Solar energy systems
- Accessory dwelling units

IR-1 zone

Draft



Single-family



Neighborhood
nonresidential reuse

Other uses include:

- Agriculture
- Child care centers
- Schools
- Places of assembly
- Boathouses
- Campgrounds
- Parks and open spaces
- Solar energy systems
- Accessory dwelling units

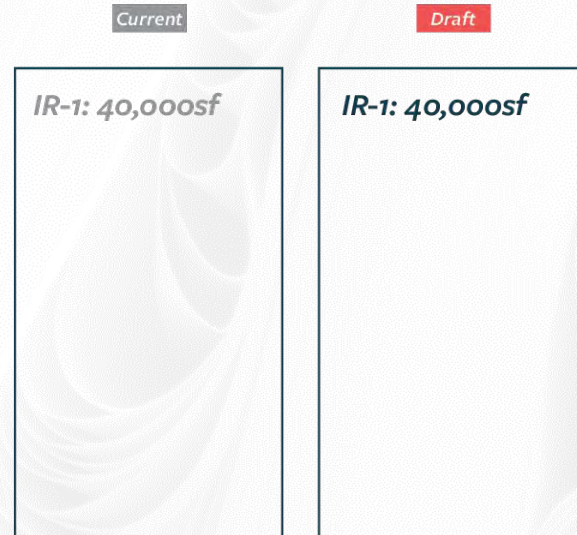
IR-1

Zone Guide

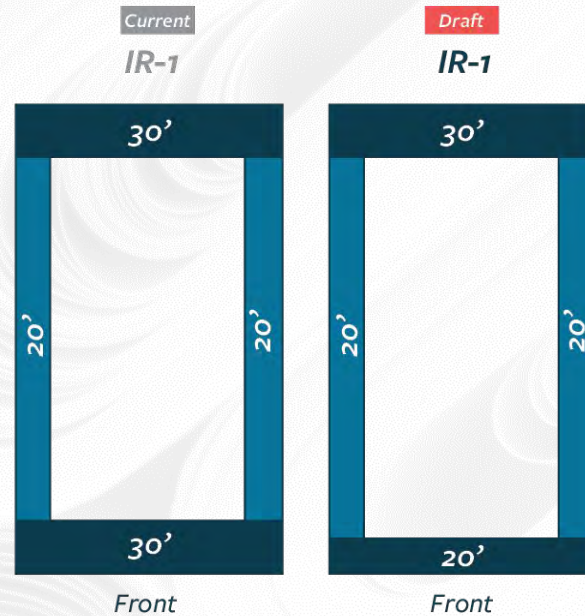
There are some proposed changes to the IR-1 zone. The draft IR-1 zone is intended to accommodate the lowest intensity of residential development on Portland's islands.

How have dimensional standards been changed?

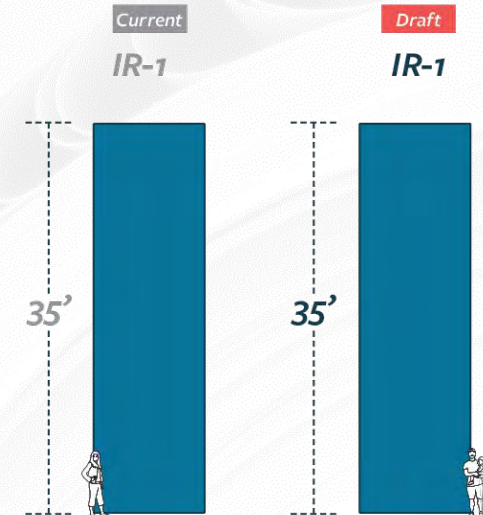
Minimum lot area



Minimum setbacks



Maximum Height



IR-2

Zone Guide

There are some proposed changes to the IR-2 zone. Key changes in the draft IR-2 zone include the creation of “small island lot” provisions for Peaks Island, intended to accommodate and protect the island’s existing development patterns.

Examples: Great Diamond Island, Little Diamond Island, Peaks Island



IR-2

Zone Guide

There are some proposed changes to the IR-2 zone. Key changes in the draft IR-2 zone include the creation of “small island lot” provisions for Peaks Island, intended to accommodate and protect the island’s existing development patterns.

What uses would be allowed?

IR-2 zone

Current



Single-family

Other uses include:

- Child care centers
- Schools
- Places of assembly
- Lodging houses
- Boathouses
- Parks and open spaces
- Solar energy systems
- Accessory dwelling units

IR-2 zone

Draft



Single-family



Neighborhood
nonresidential reuse

Other uses include:

- Child care centers
- Schools
- Places of assembly
- Lodging houses
- Boathouses
- Parks and open spaces
- Solar energy systems
- Accessory dwelling units

IR-2

Zone Guide

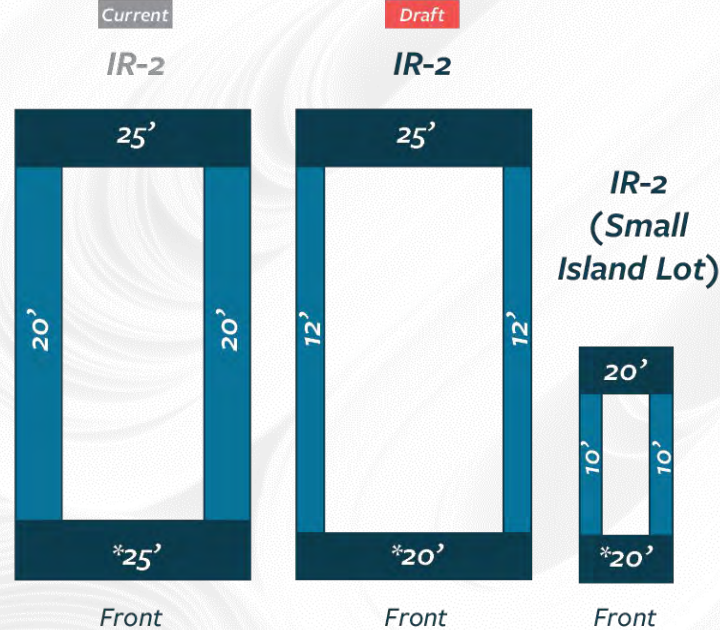
There are some proposed changes to the IR-2 zone. Key changes in the draft IR-2 zone include the creation of “small island lot” provisions for Peaks Island, intended to accommodate and protect the island’s existing development patterns.

How have dimensional standards been changed?

Minimum lot area

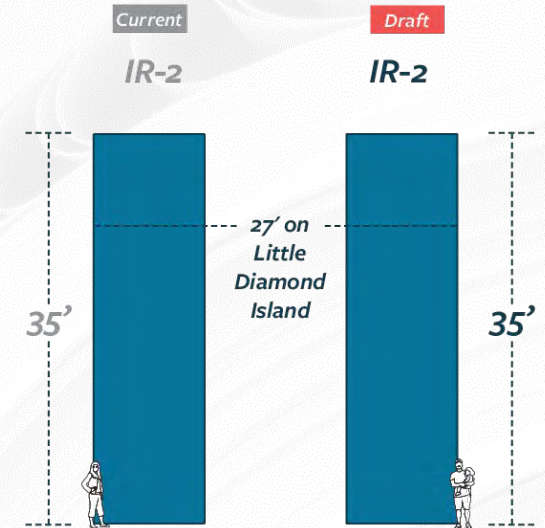


Minimum setbacks



* Or the average of adjacent front yards, whichever is less.

Maximum Height



I-B

Zone Guide

The I-B zone is transitioning to a modified but similar zone of the same name, with changes focusing on expansion of allowed uses to help create complete neighborhoods on Portland's islands.

Examples: Great Diamond Island, Little Diamond Island, Peaks Island










I-B

Zone Guide

The I-B zone is transitioning to a modified but similar zone of the same name, with changes focusing on expansion of allowed uses to help create complete neighborhoods on Portland's islands.

What uses would be allowed?

I-B zone	Current
 Single-family	Other uses include: <ul style="list-style-type: none">• Auto service stations• Bed and breakfasts• Child care centers• Schools• Places of assembly• Lodging houses• General services• Hotels• Restaurants• Retail• Off-street parking• Boathouses• Parks and open spaces• Solar energy systems
 Two-family	
 Multi-family	

I-B zone	Draft
 Single-family	Other uses include: <ul style="list-style-type: none">• Auto service stations• Bed and breakfasts• Child care centers• Schools• Places of assembly• Lodging houses• General offices• General services• Greenhouse/nursery• Hotels• Restaurants• Retail• Specialty food services• Off-street parking• Boathouses• Parks and open spaces• Solar energy systems
 Two-family	
 Multi-family	
 Three-family + four-family	

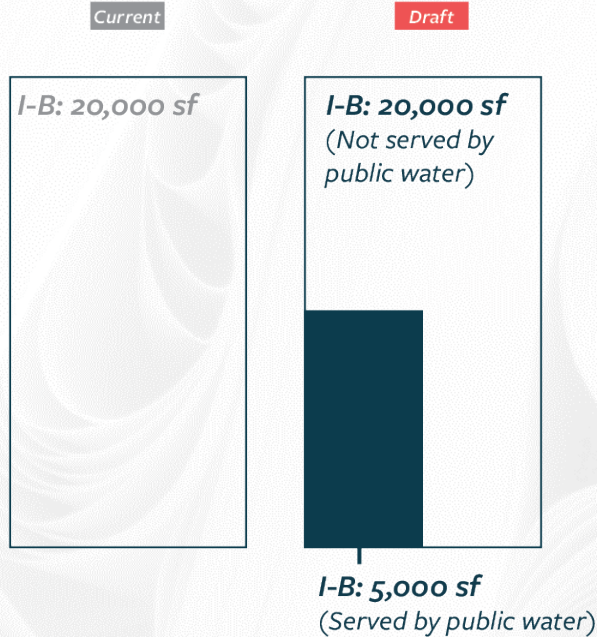
I-B

Zone Guide

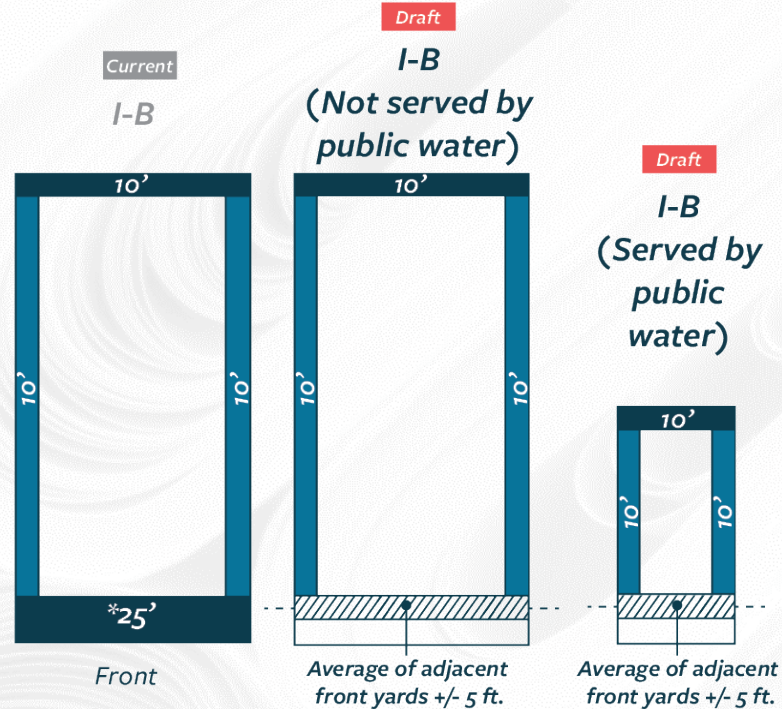
The I-B zone is transitioning to a modified but similar zone of the same name, with changes focusing on expansion of allowed uses to help create complete neighborhoods on Portland's islands.

How have dimensional standards been changed?

Minimum lot area

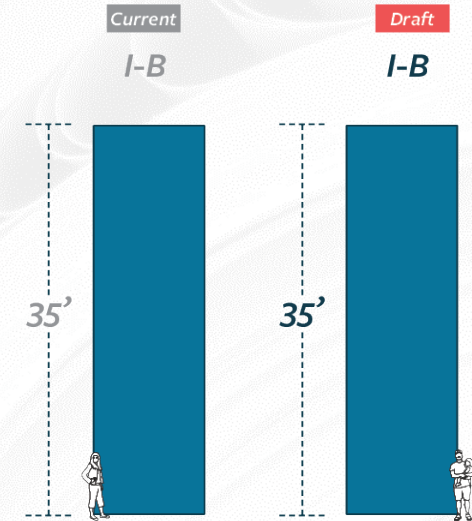


Minimum setbacks



* Or the average of adjacent front yards, whichever is less.

Maximum Height



The background is a vibrant teal color with a complex, abstract pattern of overlapping, wavy lines that create a sense of depth and movement, resembling liquid or layered paper.

Comments, Questions- Island Zones

Let's have a positive, productive discussion!

Please be respectful + use appropriate language

We may not have time to answer all questions during this session; if we don't get to yours, we'll compile and add comments/responses to the website @ recodeportland.me

Mixed-use Zones

- **Updated and refocused to provide a full spectrum of mixed-use development options-** fit the needs of the City, while maintaining clarity and simplicity in their purpose and application.
- **Encourage housing development in mixed-use zones-** aligned with key nodes and corridors
- **Build in some additional flexibility-** addressing bulk, height, and placement of structures

B-1

Zone Guide

Recode proposes some important updates to the B-1 zone within the current land use code, including consolidation with the B-1b zone.

These changes are intended to promote neighborhood-scale mixed-use nodes and encourage new development in the B-1 zone.

Examples: Deering Center, Ocean + Washington (Monte's), Congress Street (Munjoy Hill), Pine + Bracket (West End)



B-1




Zone Guide






Recode proposes some important updates to the B-1 zone within the current land use code, including consolidation with the B-1b zone.

These changes are intended to promote neighborhood-scale mixed-use nodes and encourage new development in the B-1 zone.

What uses would be allowed?

Residential uses

B-1 zone	Current
	Single-family
	Two-family
	Multi-family

B-1 zone	Draft
	Single-family
	Two-family
	Three + four-family
	Townhouse
	Multi-family

Nonresidential uses

Use	Current B-1	Draft B-1
Bed + Breakfasts	●	●
Clinics	●	
Low-impact industrial		●
Market gardens		●
Restaurants	●	●
Retail	●	●
Specialty food service		●
Studios for artists + craftspeople	●	●

Please note: This is a sample comparison of uses, and not the full set of uses allowed in these zones. It is intended for informational purposes only.

B-1

Zone Guide

Recode proposes some important updates to the B-1 zone within the current land use code, including consolidation with the B-1b zone.

These changes are intended to promote neighborhood-scale mixed-use nodes and encourage new development in the B-1 zone.

How have dimensional standards been changed?

Lot area + frontage

	Current B-1	Draft B-1
Lot area (min.)		--
School	20,000 SF	--
Place of assembly	10,000 SF	--
Per dwelling unit		--
On-peninsula	435 SF	--
Off-peninsula	1,000 SF	--
Street frontage (min.)	20 ft.	20 ft.

Setbacks (*principal structures*)

	Current B-1	Draft B-1
Front setback	10 ft. (max.) or average front yard depth of nearest developed lot if <10 ft.	0-5 ft. build-to zone
Rear setback	None, except 10 ft. if abutting a residential zone	
Side setback	None, except 5 ft. if abutting a residential zone	

Structure Height (*max.*)

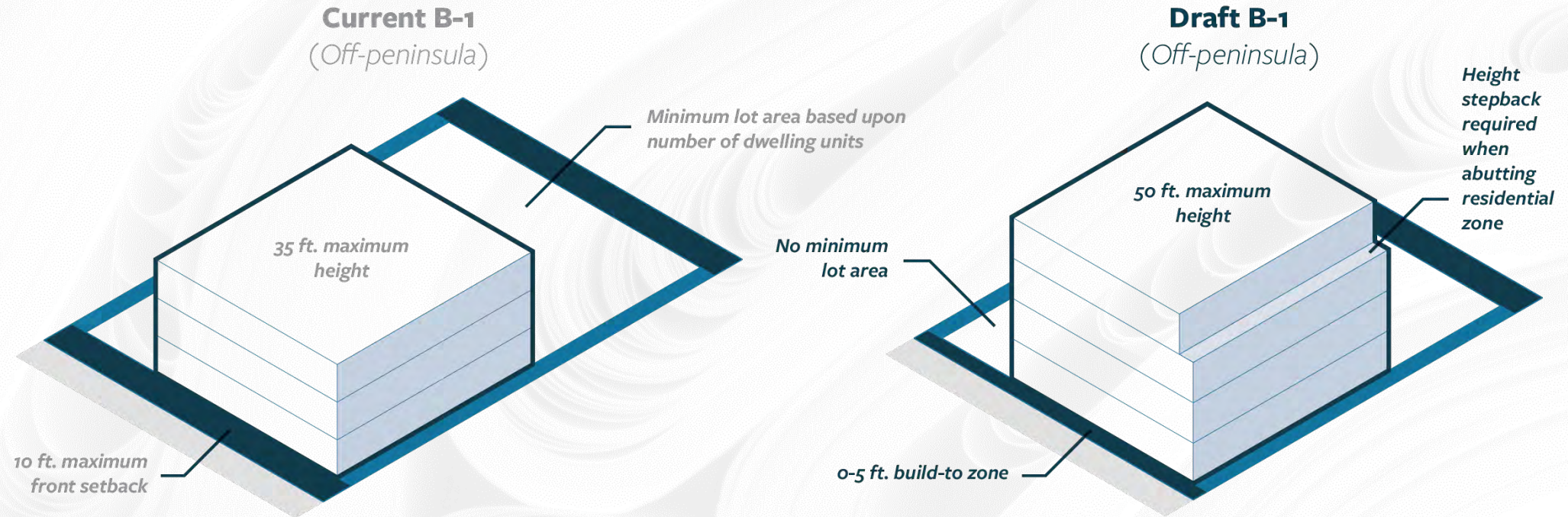
Current B-1	Draft B-1
On-Peninsula: 45 ft., except 50 ft. along Congress Street if commercial first floor and residential above	50 ft.
Off-Peninsula: 35 ft.	

B-1

Zone Guide

Recode proposes some important updates to the B-1 zone within the current land use code, including consolidation with the B-1b zone.

These changes are intended to promote neighborhood-scale mixed-use nodes and encourage new development in the B-1 zone.



B-2 + B-2b

Zone Guide

The draft B-2 and B-2b zones contain some important updates, including consolidation of the B-2c zone within the current land use code, updates to permitted uses in the zones, and updates to some key dimensional standards.

B-2 Examples: Outer Forest Ave., Northgate (Auburn St.), Westgate (Congress St.)

B-2b Examples: Inner Forest Ave., Inner Washington Ave., West end of Congress St.

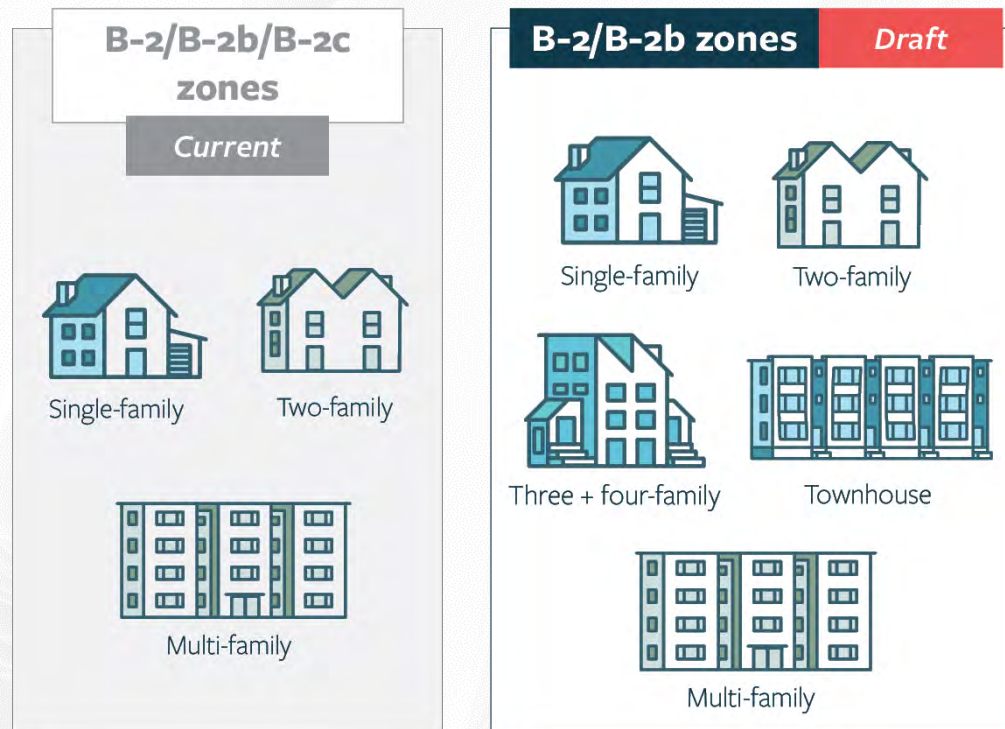


B-2 + B-2b

Zone Guide

The draft B-2 and B-2b zones contain some important updates, including consolidation of the B-2c zone within the current land use code, updates to permitted uses in the zones, and updates to some key dimensional standards.

Residential uses



What uses would be allowed?

Nonresidential uses

● - Permitted ○ - Conditional

Use	Current B-2/b/c	Draft B-2/b
Bed + Breakfasts	○	●
Clinics	○	●
Low-impact industrial	○	●
Market gardens		●
Restaurants	○	●
Retail	○	●
Specialty food service		●
Warehousing + distribution	○	

Please note: This is a sample comparison of uses, and not the full set of uses allowed in these zones. It is intended for informational purposes only.

B-2 + B-2b

Zone Guide

The draft B-2 and B-2b zones contain some important updates, including consolidation of the B-2c zone within the current land use code, updates to permitted uses in the zones, and updates to some key dimensional standards.

How have dimensional standards been changed?

Lot area + frontage

	Current B-2/b/c	Draft B-2/b
Lot area (min.)	--	--
Per dwelling unit	--	--
<i>On-peninsula</i>	435 SF	--
<i>Off-peninsula</i>	1,000 SF / 435 SF with active frontage	--
Street frontage (min.)	20 ft.	--

Setbacks (*principal structures*)

	Current B-2/b/c	Draft B-2/b
Front setback	10 ft. (max.)	0-10 ft. build-to zone
Rear setback	10 ft. (min.)	None, except 10 ft. if abutting a residential zone
Side setback	None	None, except 5 ft. if abutting a residential zone

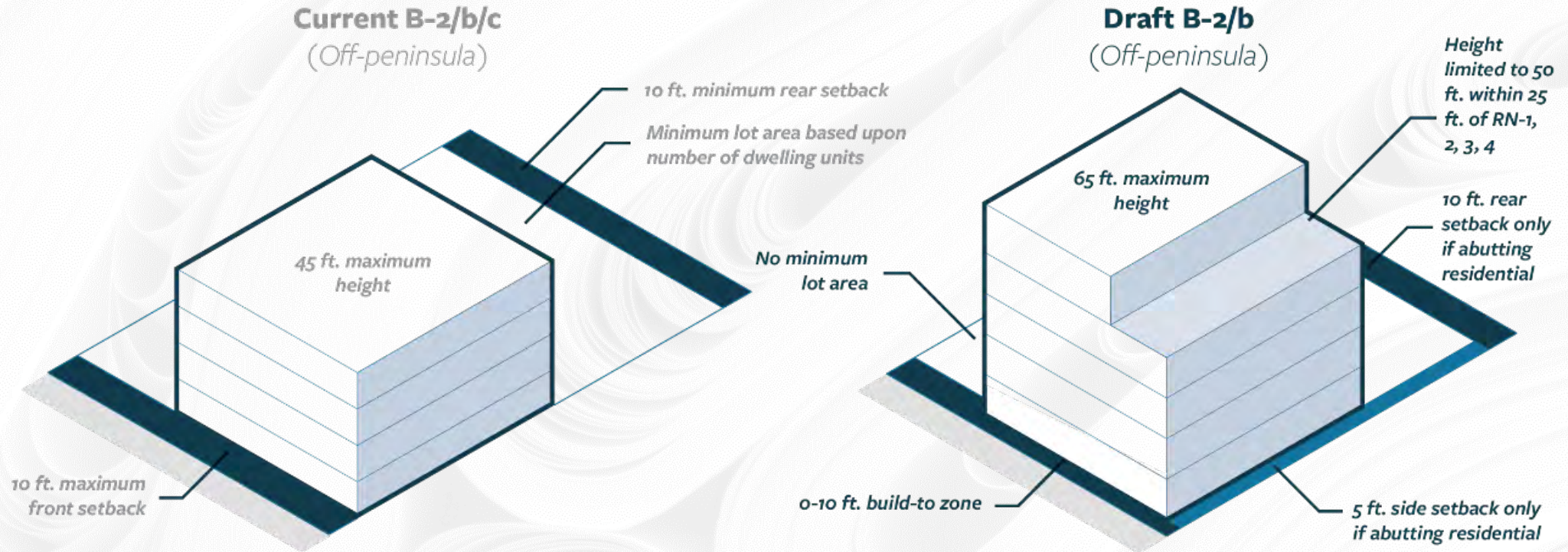
Structure Height (*max.*)

Current B-2/b/c	Draft B-2/b
45 ft. 50 ft. if commercial first floor. 65 ft. in B-2 and B-2c on lots > 5 ac. if side and rear setbacks are increased by 1 ft. for each ft. of height over 45 ft.	65 ft or as shown on the Portland Height Map , except 50ft for any portion of a structure within 25 ft. of RN-1, RN-2, RN-3, RN-4.

B-2 + B-2b

Zone Guide

The draft B-2 and B-2b zones contain some important updates, including consolidation of the B-2c zone within the current land use code, updates to permitted uses in the zones, and updates to some key dimensional standards.



B-3

Zone Guide

The draft B-3 zone consolidates the current B-3, B-3b, B-3c, and B-7 zones into a new mixed-use zone that serves downtown Portland.

These changes simplify the current approach, and seek to encourage new development in the B-3 zone in line with the City's vision for downtown growth.

Examples: Downtown, Bayside



B-3

Zone Guide

The draft B-3 zone consolidates the current B-3, B-3b, B-3c, and B-7 zones into a new mixed-use zone that serves downtown Portland.

These changes simplify the current approach, and seek to encourage new development in the B-3 zone in line with the City's vision for downtown growth.

What uses would be allowed?

Residential uses

B-3/b/c + B-7 zones

Current



Single-family




Two-family




Multi-family


B-3 zone **Draft**



Three + four-family



Townhouse



Multi-family

Nonresidential uses

● - Permitted ○ - Conditional

Use	Current B-3/b/c	Current B-7	Draft B-3
Bed + Breakfasts	●	●	●
Clinics	●	●	●
Low-impact industrial	○	●	●
Market gardens			●
Restaurants	●	●	●
Retail	●	●	●
Specialty food service			●
Warehousing + distribution	○	○	

Please note: This is a sample comparison of uses, and not the full set of uses allowed in this zone. It is intended for informational purposes only.

B-3

Zone Guide

The draft B-3 zone consolidates the current B-3, B-3b, B-3c, and B-7 zones into a new mixed-use zone that serves downtown Portland.

These changes simplify the current approach, and seek to encourage new development in the B-3 zone in line with the City's vision for downtown growth.

How have dimensional standards been changed?

Lot area + frontage

	Current B-3/b/c, B-7	Draft B-3
Lot area (min.)	--	--
School	--	--
Place of assembly	--	--
Per dwelling unit	--	--
On-peninsula	--	--
Off-peninsula	--	--
Street frontage (min.)	B-3/b/c: 15 ft.	--

Setbacks (*principal structures*)

	Current B-3/b/c	Draft B-3
Front setback	B-3/b/c: 5 ft. (max.)	0-5 ft. build-to zone
	B-7: 10 ft. (max.)	
Rear setback	None	None
Side setback	None	None

Structure Height (*max.*)

Current B-3/b/c, B-7	Draft B-3
See Downtown and Bayside Height Overlay Maps	See City of Portland Height Map

B-4

Zone Guide

Recode proposes some important updates to the B-4 zone within the current land use code, including allowing a number of new uses, and refinements to dimensional controls.

Examples: Warren Ave., Riverside St.



B-4




Zone Guide

Recode proposes some important updates to the B-4 zone within the current land use code, including allowing a number of new uses, and refinements to dimensional controls.

What uses would be allowed?

Residential uses

B-4 zone	Current
None	

B-4 zone	Draft
	
Three + four-family	
	
Townhouse	
	
Multi-family	

Nonresidential uses

Use	Current B-4	Draft B-4
Auto, boat, and related dealerships	●	●
Clinics		●
Low-impact industrial	●	●
Market gardens		●
Restaurants	●	●
Retail	●	●
Specialty food service		●
Warehousing + distribution	●	●

Please note: This is a sample comparison of uses, and not the full set of uses allowed in these zones. It is intended for informational purposes only.

B-4

Zone Guide

Recode proposes some important updates to the B-4 zone within the current land use code, including allowing a number of new uses, and refinements to dimensional controls.

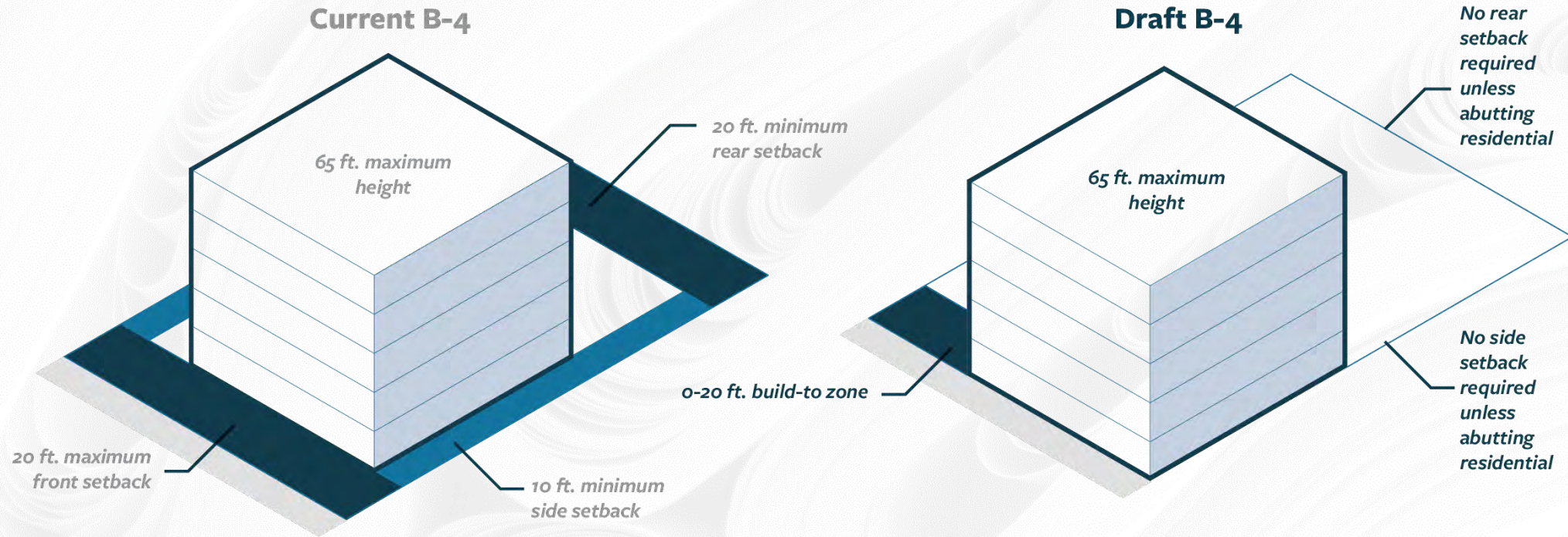
How have dimensional standards been changed?

	Lot area + frontage		Setbacks (<i>principal structures</i>)		Structure Height (<i>max.</i>)	
	Current B-4	Draft B-4	Current B-4	Draft B-4	Current B-4	Draft B-4
Lot area (min.)	10,000 SF	10,000 SF				
School	10,000 SF	--	Front setback	20 ft. (max.)	0-20 ft. build-to zone	
Place of assembly	10,000 SF	--				
Per dwelling unit	--	--	Rear setback	20 ft. (min.)	None, except 20 ft. if abutting a residential zone	65 ft. 65 ft.
<i>On-peninsula</i>	--	--				
<i>Off-peninsula</i>	--	--	Side setback	10 ft. (min.)	None, except 10 ft. if abutting a residential zone	
Street frontage (min.)	60 ft.	60 ft.				

B-4

Zone Guide

Recode proposes some important updates to the B-4 zone within the current land use code, including allowing a number of new uses, and refinements to dimensional controls.



B-5

Zone Guide

Recode proposes some important updates to the B-5 zone, including consolidation with the B-5b zone. These changes are intended to simplify the approach to regulation within these key mixed-use areas, and to encourage new development in line with the unique character and opportunities within the B-5 zone.

Examples: West Commercial St., Thompson's Point



B-5

Zone Guide

Recode proposes some important updates to the B-5 zone, including consolidation with the B-5b zone. These changes are intended to simplify the approach to regulation within these key mixed-use areas, and to encourage new development in line with the unique character and opportunities within the B-5 zone.

Residential uses

B-5/b zones *Current*



Single-family




Two-family




Multi-family


B-5 zone *Draft*



Three + four-family



Townhouse



Multi-family

What uses would be allowed?

Nonresidential uses

● - Permitted ○ - Conditional

Use	Current B-5/b	Draft B-5
Auto service stations	●	
Clinics	●	●
Low-impact industrial	○	●
Market gardens		●
Restaurants	●	●
Retail	●	●
Specialty food service		●
Warehousing + Distribution	●	

Please note: This is a sample comparison of uses, and not the full set of uses allowed in these zones. It is intended for informational purposes only.

B-5

Zone Guide

Recode proposes some important updates to the B-5 zone, including consolidation with the B-5b zone. These changes are intended to simplify the approach to regulation within these key mixed-use areas, and to encourage new development in line with the unique character and opportunities within the B-5 zone.

How have dimensional standards been changed?

Lot area + frontage

	Current B-5/b	Draft B-5
Lot area (min.)	--	--
School	--	--
Place of assembly	--	--
Per dwelling unit	--	--
On-peninsula	--	--
Off-peninsula	--	--
Street frontage (min.)	--	--

Setbacks (*principal structures*)

	Current B-5/b	Draft B-5
Front setback	None, except 10 ft. (max.) in B-5b	0-10 ft. build-to zone
Rear setback	None	None
Side setback	None	None

Structure Height (*max.*)

Current B-5/b	Draft B-5
65 ft., except in B-5b along W. Commercial St. south of Danforth St.5 and 120 ft. on Thompson's Point.	65 ft., or as shown on the City of Portland Height Map

B-6

Zone Guide

The draft B-6 zone includes a series of relatively modest updates to the current B-6 zone, focused around introducing some new uses, and ensuring flexibility for new development in the Eastern Waterfront area.

Examples: Eastern Waterfront









B-6

Zone Guide

The draft B-6 zone includes a series of relatively modest updates to the current B-6 zone, focused around introducing some new uses, and ensuring flexibility for new development in the Eastern Waterfront area.

Residential uses

B-6 zone	Current
	Single-family
	Two-family
	Multi-family

B-6 zone	Draft
	Three + four-family
	Townhouse
	Multi-family

What uses would be allowed?

Nonresidential uses

● - Permitted ○ - Conditional

Use	Current B-6	Draft B-6
Cultural facilities	●	●
Hotels	●	●
Low-impact industrial	●	●
Market gardens		●
Restaurants	●	●
Retail	●	●
Specialty food service		●
Warehousing + Distribution	○	

Please note: This is a sample comparison of uses, and not the full set of uses allowed in these zones. It is intended for informational purposes only.

B-6

Zone Guide

The draft B-6 zone includes a series of relatively modest updates to the current B-6 zone, focused around introducing some new uses, and ensuring flexibility for new development in the Eastern Waterfront area.

How have dimensional standards been changed?

Lot area + frontage

	Current B-6	Draft B-6
Lot area (min.)	--	--
School	--	--
Place of assembly	--	--
Per dwelling unit	--	--
On-peninsula	--	--
Off-peninsula	--	--
Street frontage (min.)	--	--

Setbacks (*principal structures*)

	Current B-6	Draft B-6
Front setback	10 ft. (max.)	0-10 ft. build-to zone
Rear setback	None	None
Side setback	None	None

Structure Height (*max.*)

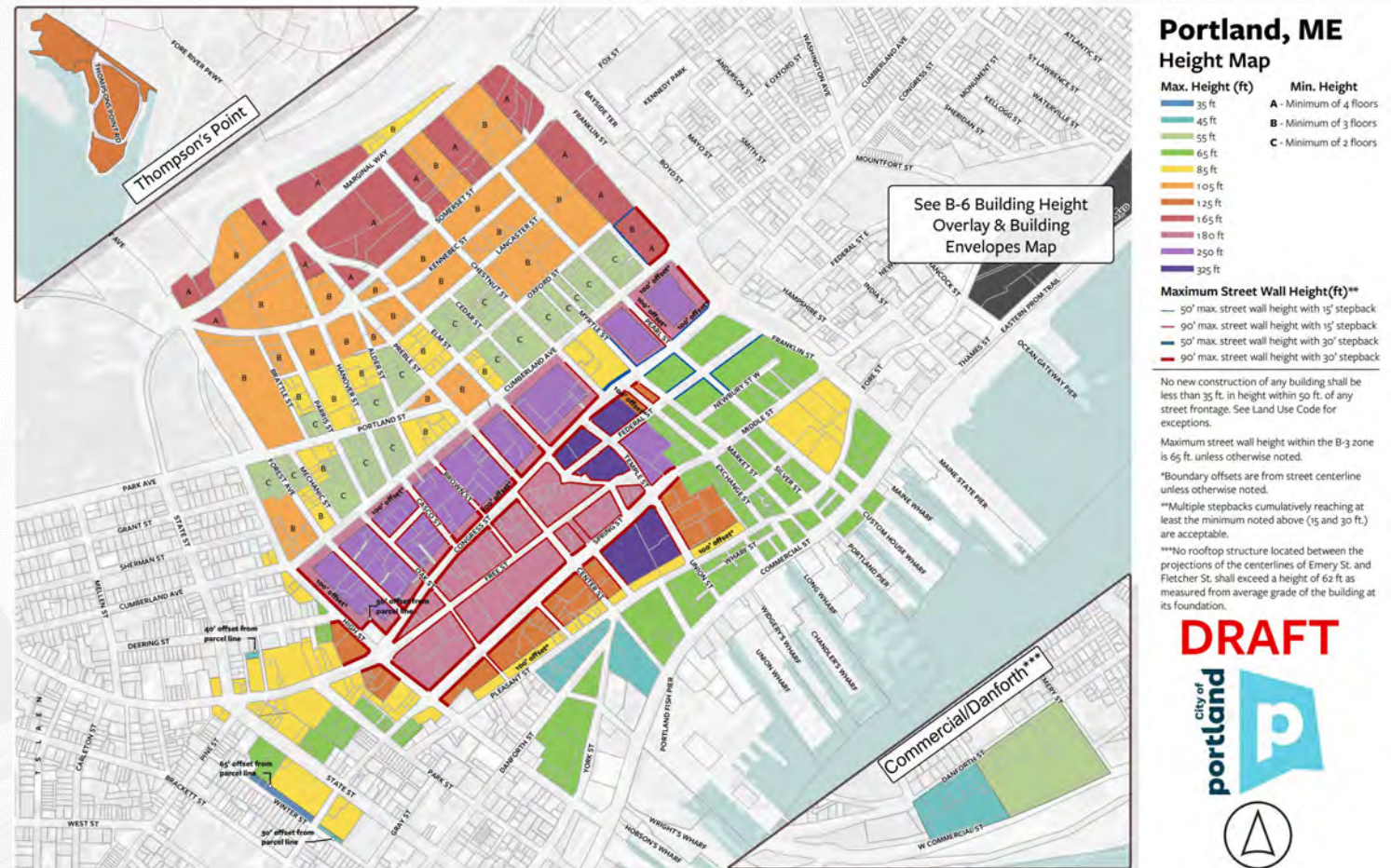
Current B-6	Draft B-6
65 ft. or as otherwise governed by the B-6 Building Height Overlay Map .	See City of Portland Height Map.

Height Map

The City of Portland Height map has been updated – it now combines existing height maps and regulations from within the Code, including the Bayside Height Overlay Map, the Downtown Height Overlay Map, and regulations for the B-5 and B-6 zones.

Heights proposed on the map have been generally increased from the current regulations.

You can review the map in detail at www.recodeportland.me; it's located within the Draft Dimensional Standards (Article 7) of the first wave changes.



The background is a solid teal color with a complex, abstract pattern of overlapping, wavy, and layered lines that create a sense of depth and movement, resembling liquid or smoke. The lines are more pronounced in some areas, creating darker and lighter shades of teal.

Comments, Questions- Mixed-use Zones

Let's have a positive, productive discussion!

Please be respectful + use appropriate language

We may not have time to answer all questions during this session; if we don't get to yours, we'll compile and add comments/responses to the website @ recodeportland.me

Keep giving us your feedback, we're listening!

**Formal Public Comment Period
Ends October 13, 2023**

Submit comments on our website: www.recodeportland.me,
or email: recodeportland@portlandmaine.gov



Join us for a virtual

PUBLIC FORUM

on the

FIRST WAVE RECODE CHANGES

to Definitions, Zones, Uses, and Dimensional Standards

5 pm Wednesday, September 27, 2023



via Zoom: <https://portlandmaine-gov.zoom.us/j/88550551711>

ReCode
PORTLAND



Ready to Explore?

1. Attend our [virtual public forum](#) on 9/27.
2. Read the drafts and comment directly [here](#).
3. Open the drafts in another tab:
 - Definitions ([clean copy](#) or [redline](#))
 - Zones ([clean copy](#) or [redline](#))
 - Use Standards ([clean copy](#) or [redline](#))
 - Dimensional Standards ([clean copy](#) or [redline](#))

and then send us comments at recodeportland@portlandmaine.gov or contact

First Wave ReCode Changes

TO DEFINITIONS, ZONES, USES, AND DIMENSIONAL STANDARDS

We've made a lot of changes, so these parts of the land use code may look new to you. Or you may be new to the land use code yourself. Whether you're the former or the latter, we're going to spend the next several months reviewing these drafts, providing opportunities for you to learn, ask questions, and give us feedback.

WHAT ARE THE BIG TAKE-AWAYS?

As described in the [land use code evaluation](#), the changes we're making to the land use code are designed to help the city achieve the goals of *Portland's Plan*, including goals around housing creation, equity, the local economy, the health of downtown, the environment, and transportation choice. All of the changes recognize that decisions about where more intensive development is encouraged and where it is not have sustainability, health, economic, and fiscal implications for the entire city. Towards those goals, the edits here:

1. **Create significant new housing opportunities across a variety of contexts:** With these edits, there would no longer be any mainland residential zones where single-family is the sole permitted residential use. All mainland residential and mixed-use zones would permit at least a two-family dwelling, and many of these zones would permit significantly more, particularly around intersections and along major corridors. At the same time, residential zone dimensional standards have been refined, with an eye toward ensuring that new construction generally matches the existing built pattern. The changes recognize the distinct neighborhoods across the city, and seek to meet Portland's housing and other land use objectives in a way that allows for growth but is sensitive to differing neighborhood contexts.
2. **Reinforce the city's nodes and corridors, including downtown:** While the proposed edits include changes city-wide, they focus the greatest development potential where existing infrastructure can best support it - at major intersections, along major corridors, and in and around downtown. This puts jobs, people, and transportation resources (including transit) in the same place.
3. **Support complete neighborhoods:** The proposed changes are designed to create opportunities for neighborhood scale business and service uses in and around residential zones. These uses are key to ensuring that residents can access the things they need within a walkable, bike-able distance.
4. **Reserve key areas of the city for other core functions:** Last, and consistent with longstanding policy objectives, the changes generally reinforce the City's waterfront and industrial zones as critical economic drivers and preserve open space zones for their essential environmental and recreation functions.

IN A NUTSHELL, SPECIFICALLY WHAT'S CHANGED?

THE ZONES LOOK DIFFERENT!

- Some zones are new - for instance the Transit-Oriented Development (TOD) zones and the Open Space Preservation zone.
- Sparsely used zones and zones that are similar in intent have been consolidated.
- Many of the zone purpose statements have been revised to more clearly align with uses and dimensional standards.

Join us for a virtual


PUBLIC FORUM

on the

FIRST WAVE RECODE CHANGES


to Definitions, Zones, Uses, and Dimensional Standards

5 pm Wednesday, September 27, 2023



via Zoom: <https://portlandmaine-gov.zoom.us/j/88550551711>

ReCode
PORTLAND



Ready to Explore?

- Attend our [virtual public forum](#) on 9/27.
- Read the drafts and comment directly [here](#).**
- Open the drafts in another tab:
 - Definitions ([clean copy](#) or [redline](#))
 - Zones ([clean copy](#) or [redline](#))
 - Use Standards ([clean copy](#) or [redline](#))
 - Dimensional Standards ([clean copy](#) or [redline](#))

and then send us comments at recodeportland@portlandmaine.gov or contact

First Wave ReCode Changes

TO DEFINITIONS, ZONES, USES, AND DIMENSIONAL STANDARDS

We've made a lot of changes, so these parts of the land use code may look new to you. Or you may be new to the land use code yourself. Whether you're the former or the latter, we're going to spend the next several months reviewing these drafts, providing opportunities for you to learn, ask questions, and give us feedback.

WHAT ARE THE BIG TAKE-AWAYS?

As described in the [land use code evaluation](#), the changes we're making to the land use code are designed to help the city achieve the goals of *Portland's Plan*, including goals around housing creation, equity, the local economy, the health of downtown, the environment, and transportation choice. All of the changes recognize that decisions about where more intensive development is encouraged and where it is not have sustainability, health, economic, and fiscal implications for the entire city. Towards those goals, the edits here:

- Create significant new housing opportunities across a variety of contexts:** With these edits, there would no longer be any mainland residential zones where single-family is the sole permitted residential use. All mainland residential and mixed-use zones would permit at least a two-family dwelling, and many of these zones would permit significantly more, particularly around intersections and along major corridors. At the same time, residential zone dimensional standards have been refined, with an eye toward ensuring that new construction generally matches the existing built pattern. The changes recognize the distinct neighborhoods across the city, and seek to meet Portland's housing and other land use objectives in a way that allows for growth but is sensitive to differing neighborhood contexts.
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Click anywhere in the document to add a comment. Select a bubble to view comments.



TABLE 5-B: RESIDENTIAL NEIGHBORHOOD ZONE PURPOSE STATEMENTS

The residential neighborhood zones are intended to reflect the varied character and development patterns of Portland's residential neighborhoods, and to promote new residential development that increases housing diversity and choice within the City in alignment with the City's priorities and vision for the future. Development within the residential zones should thoughtfully respond to each area's context, including elements such as the existing street grid, pedestrian and bike connectivity, and access to transit and open space. Standards for each zone have been tailored to address building form and encourage context sensitivity within the City's varied neighborhoods.

RN-1	To provide for residential development predominantly characterized by a mixture of single-family and two-family homes on large lots of at least 10,000 square feet. Select nonresidential uses may also be permitted in the RN-1 zone.
RN-2	To provide for residential development predominantly characterized by a mixture of single-family and two-family homes on lots of at least 6,500 square feet. Conversion of existing nonresidential structures to multi-family dwellings is also permitted within the RN-2 zone, subject to standards encouraging compatibility and context sensitivity. Select nonresidential uses may also be permitted in the RN-2 zone.
RN-3	To provide for a residential neighborhood environment that acknowledges the unique character of the Western Promenade while accommodating a mixture of single-family, two-family, three-family, and four-family dwellings on lots of at least 6,000 square feet. Construction of new multi-family dwellings at moderate densities is allowed, as-is conversion of existing structures to multi-family dwellings, subject to standards encouraging compatibility and context sensitivity. Select nonresidential uses may also be permitted in the RN-3 zone.
RN-4	To provide for a residential neighborhood environment predominantly characterized by a mixture of single-family, two-family, three-family, and four-family dwellings on lots of at least 5,000 square feet. Conversion of existing nonresidential structures to multi-family dwellings is also permitted within the RN-4 zone, subject to standards encouraging compatibility and context sensitivity. Select nonresidential uses may also be permitted in the RN-4 zone.

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TABLE 5-B: RESIDENTIAL NEIGHBORHOOD ZONE PURPOSE STATEMENTS

The residential neighborhood zones are intended to reflect the varied character of residential neighborhoods, and to promote new residential development that includes a mix of housing types in the City in alignment with the City's priorities and vision for the future. Development should respond to each area's context, including elements such as the existing street grid, transit and open space. Standards for each zone have been tailored to address built form and use within the City's varied neighborhoods.

RN-1	To provide for residential development predominantly characterized by single-family homes on large lots of at least 10,000 square feet. Select nonresidential uses may also be permitted in the RN-1 zone.
RN-2	To provide for residential development predominantly characterized by single-family homes on lots of at least 6,500 square feet. Conversion of existing nonresidential uses to residential uses is also permitted within the RN-2 zone, subject to standards encouraging compatibility and context sensitivity. Nonresidential uses may also be permitted in the RN-2 zone.
RN-3	To provide for a residential neighborhood environment that acknowledges the unique character of the Western Promenade while accommodating a mixture of single-family, two-family, three-family, and four-family dwellings on lots of at least 6,000 square feet. Construction of new multi-family dwellings at moderate densities is allowed, as-is conversion of existing structures to multi-family dwellings, subject to standards encouraging compatibility and context sensitivity. Select nonresidential uses may also be permitted in the RN-3 zone.
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- RN-2** To provide for residential development predominantly characterized by single-family homes on lots of at least 6,500 square feet. Conversion of existing nonresidential uses to single-family uses is also permitted within the RN-2 zone, subject to standards encouraging compatibility and context sensitivity. Nonresidential uses may also be permitted in the RN-2 zone.
- RN-3** To provide for a residential neighborhood environment that acknowledges the unique character of the Western Promenade while accommodating a mixture of single-family, two-family, three-family, and four-family dwellings on lots of at least 6,000 square feet. Construction of new multi-family dwellings at moderate densities is allowed, as-is conversion of existing structures to multi-family dwellings, subject to standards encouraging compatibility and context sensitivity. Select nonresidential uses may also be permitted in the RN-3 zone.
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Thanks!

**Don't forget – formal public comment period
ends October 13th!**

