



ReCode **PORTLAND**

City Council Workshop
September 24, 2018

What is ReCode Portland?

The first rewriting of the Land Use Code in over half a century.



VOL. CVII..No. 36,414. © 1957, by The New York Times Company. NEW YORK, SATURDAY, OCTOBER 5, 1957. FIVE CENTS

SOVIET FIRES EARTH SATELLITE INTO SPACE; IT IS CIRCLING THE GLOBE AT 18,000 M. P. H.; SPHERE TRACKED IN 4 CROSSINGS OVER U. S.

HOFFA IS ELECTED TEAMSTERS' HEAD; WARNS OF BATTLE

Defeats Two Foes 3 to 1
—Says Union Will Fight
'With Every Ounce'

Text of the Hoffa address
is printed on Page 6.

By A. H. RASKIN
Special to The New York Times.
MIAMI BEACH, Oct. 4.—The scandal-ridden International Brotherhood of Teamsters elected James R. Hoffa as its president today.

He won by a margin of nearly 3 to 1 over the combined vote of two rivals who campaigned on pledges to clean up the nation's biggest union.

Senate racketeers investigators and Hoffa critics in the union rank-and-file immediately opened actions to strip the 44-year-old former warehouseman from Detroit of his election victory.

COURSE RECORDED

Navy Picks Up Radio Signals—4 Report Sighting Device

By WALTER SULLIVAN
Special to The New York Times.
WASHINGTON, Saturday, Oct. 5.—The Naval Research Laboratory announced early today that it had recorded four crossings of the Soviet earth satellite over the United States.

It said that one had passed near Washington. Two crossings were farther to the west. The location of the fourth was not made available immediately.

It added that tracking would be continued in an attempt to pin down the orbit sufficiently to obtain scientific information of the type sought in the International Geophysical Year.

[Four visual sightings, one of which was in conjunction with a radio contact, were reported by early Saturday morning. Two sightings were made at Columbus, Ohio, and one each from Terre Haute, Ind., and Whittier, Calif.]

660 MILES HIGH
Visible With Simple Binoculars, Moscow Statement Says

Text of Tass announcement appears on Page 3.

By WILLIAM J. JORDEN
Special to The New York Times.
MOSCOW, Saturday, Oct. 5.—The Soviet Union announced this morning that it successfully launched a man-made earth satellite into space yesterday.

The Russians calculated the satellite's orbit at a maximum of 660 miles above the earth and its speed at 18,000 miles an hour.

The official Soviet news agency Tass said the artificial moon, with a diameter of twenty-two inches and a weight of 184 pounds, was circling the earth once every hour and thirty-five minutes. This means more than fifteen times a day.

Two radio transmitters, Tass said, are sending signals continuously on frequencies of

IN TOKEN OF VICTORY: Dave Beck, retiring head of the Teamsters Union, raises hand of James R. Hoffa upon his election as union's president. At right is Mrs. Hoffa.

Associated Press Wirephoto

Device Is 8 Times Heavier Than One Planned by U.S.

What is ReCode Portland?

Anatomy of the Code

- Administration
- Definitions
- Nonconformities
- Zones
- Use Standards
- Dimensional Standards
- Overlay Zones
- Shoreland Zone
- Flood Plain Management
- Site Plan Standards
- Subdivision Standards
- Impact Fees
- Historic Preservation
- Housing
- Parking
- Signs
- Alternative Energy
- Public Art
- Home Occupations
- Accessory Dwelling Units



Why ReCode?

1 Streamline and simplify code

A well-organized new Code will increase predictability and clarity for the development review process.

2 Create consistency across the code

The ReCode process is an opportunity to ensure there's no outdated, unclear or duplicative language in the Code.

3 Introduce graphics to improve legibility

An increased use of tables and illustrative graphics will make the next iteration of the Code a more accessible document for all.

4 Align the code with Portland's Plan

The ReCode will help ensure our regulations align with our aspirations.

Implementing Portland's Plan 2030



Working Waterfront



Housing Diversity, Affordability, Security



Transportation Choice



Nodes, Corridors, Connections



Creative Economy



Healthy City



Complete Neighborhoods



Strong Downtown



Climate Resiliency

Planning Board Direction & Oversight

As part of this process, the Planning Board provides direction and oversight, consistent with their Land Use Code charge, and similar to their guidance of the Comprehensive Plan process:

To hear, review and offer its recommendations to the city council on applications for zoning changes and amendments to, or revisions of, the zoning ordinance, and to initiate recommendations for zoning changes and amendments to, or revisions of, the zoning ordinance.

Workshops
Communication
Public Hearings
Community Engagement



Engagement: Portland's Plan


ReCode builds on 18 months of recent [Portland's Plan](#) outreach: 2400+ people, 8 Community forums, 3 Public schools, 25+ Stakeholder meetings, many Planning Board Workshops, mobile engagement.



MAJOR HINGE SAYS "I LOVE IT HERE" AND AM THRILLED TO BE ALIVE!"

THE 500th CRAFT BREWERY OPENS PORTLAND ACHIEVES WORLDWIDE FAME FOR MOST QUALITY BREWS PER CAPITA.

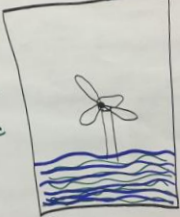
DOWNTOWN PORTLAND, ME IS CAR FREE AND THRIVING!



ENERGY EFFICIENCY REACHES ALL TIME HIGH.

Climate Change no Longer Threatens Casco Bay!

- no cars allowed on ~~Portland~~ ^{Peninsula}
- 70% Citizens are Vegan
- Dicomposable trash
- Wind turbines on the ocean



Engagement: www.recodeportland.me

ReCode PORTLAND | What is ReCode Portland? | Resources | Public Input | Contact Us

Impact Fee Study

In mid-2017, the City Council adopted *Portland's Plan 2030*, a new comprehensive plan designed to guide the city's growth and change over the next ten years. Among the plan's recommendations is a strong commitment to exploring new ways of funding our critical facilities and services, particularly as they are used by a growing number of residents, workers, and visitors.

The revenue necessary to build city facilities and provide essential services is generated through a variety of mechanisms – including property taxes, state and federal aid, and outside grants. *Portland's Plan* recognizes the possibility of another element in this equation – a systematic means of assessing capital costs when it comes to new growth. This idea is premised on the concept that when development occurs it can bring many benefits, but it also affects the existing infrastructure around it by adding more cars, bikes, and pedestrians to the streets, increasing sewer and stormwater flows into the city's systems, and infusing additional visitors into the city's parks and open spaces.

Population target: 75,000
Portland's Plan supports the principle that all who work in Portland should have the option of living in Portland, and establishes a growth target of 75% of the current daytime population.

ReCode PORTLAND | What is ReCode Portland? | Resources | Public Input | Contact Us

Accessory Dwelling Units

The City is reviewing existing standards for accessory dwelling units (ADU's) with the goal of establishing a more uniform definition and set of requirements across Portland's various zoning districts. The effort to standardize ADU terms and standards is a vital component of the ReCode process.

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

Areas Where Accessory Dwelling Units or Equivalent are Currently Permitted

ReCode PORTLAND | What is ReCode Portland? | Resources | Public Input | Contact Us

Welcome To ReCode Portland's Information Portal.

ReCode Portland is the first rewriting of the City's Land Use Code in over 40 years

ReCode Portland will create a new, unified development code to serve Portland for the 21st century. The new code will be more user-friendly, will advance the goals of the city's new Comprehensive Plan, *Portland's Plan 2030*, and be better equipped to meet the myriad needs of the city in such areas as housing, design, preservation, conservation, the working waterfront, energy, and transportation. [What is ReCode Portland?](#)

ReCode will be a multi-phased process. First steps include: creation of an *Impact Fee* system, new regulations for *signs*, and

Subscribe
Sign up with your email address to receive news and updates.

Email Address:

SIGN UP

Process

Community Conversations I

- Planning staff held a series of neighborhood conversations to hear about neighborhood strengths, what works in the current code, what needs improvement, and how it could better meet the vision of Portland's Plan.

Phase I

- Code Assessment
- Code Reorganization
- Definitions
- Signs
- ADUs
- Impact Fees

Community Conversations II

- Following restructuring, Planning will hold a second round of community conversations to gather input for substantive changes to the code.

ReCode Phase II

- Evaluation of zones for consistency with Portland's Plan goals, neighborhood feedback.
- Site Plan, Subdivision, Nonconformities, Design

Reorganization

1 Streamline and simplify code

2 Create consistency across the code

3 Introduce graphics to improve legibility

City of Portland
Code of Ordinances
Sec. 14-233

Land Use
Chapter 14
Rev. 11-3-1997

(e) Crematoriums.

(f) Mining and drilling operations.

(g) Refining of petroleum or its products, including tar distillation.

(h) Commercial petroleum storage yards.

(i) Commercial excavation of building or construction materials other than in the normal course of building or construction or site preparation.

(j) Distillation of bones; fat rendering; glue, soap, or fertilizer manufacture.

(k) Dumping, disposal, incineration, or use of garbage, sewage, or refuse.

(l) Slaughtering of animals.

(m) Smelting of iron, copper, tin, zinc, or any other ore.

(n) Manufacture of primary chemicals.

(o) Manufacture of cement, lime, gypsum, or plaster of Paris.

(p) Manufacture of bleaching powder, matches, paper, or rubber.

(q) Manufacture and storage of explosives or fireworks.

(r) Tanning, curing or storage of raw hides or skins.

(s) Coal distillation or coke ovens.

(t) Foundries.

(u) Creosote treatment.

(v) Drop forging.

(w) Steel mills or furnaces.

(x) Coal- or coke-fired kilns.

Current Code



HOUSING SECTION

TABLE XI
% of Workforce Units Provided

Minimum Years of Affordability for Targeted Workforce Units	% of Workforce Units Provided
10 years	10%
20 years	20%
30 years	30%
40 years	40%

9) Density bonuses. The maximum number of units that would otherwise be allowed under this chapter shall be increased for an eligible project in the manner described in the following table, applicable in the B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B-190, B-191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-239, B-240, B-241, B-242, B-243, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255, B-256, B-257, B-258, B-259, B-260, B-261, B-262, B-263, B-264, B-265, B-266, B-267, B-268, B-269, B-270, B-271, B-272, B-273, B-274, B-275, B-276, B-277, B-278, B-279, B-280, B-281, B-282, B-283, B-284, B-285, B-286, B-287, B-288, B-289, B-290, B-291, B-292, B-293, B-294, B-295, B-296, B-297, B-298, B-299, B-300, B-301, B-302, B-303, B-304, B-305, B-306, B-307, B-308, B-309, B-310, B-311, B-312, B-313, B-314, B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322, B-323, B-324, B-325, B-326, B-327, B-328, B-329, B-330, B-331, B-332, B-333, B-334, B-335, B-336, B-337, B-338, B-339, B-340, B-341, B-342, B-343, B-344, B-345, B-346, B-347, B-348, B-349, B-350, B-351, B-352, B-353, B-354, B-355, B-356, B-357, B-358, B-359, B-360, B-361, B-362, B-363, B-364, B-365, B-366, B-367, B-368, B-369, B-370, B-371, B-372, B-373, B-374, B-375, B-376, B-377, B-378, B-379, B-380, B-381, B-382, B-383, B-384, B-385, B-386, B-387, B-388, B-389, B-390, B-391, B-392, B-393, B-394, B-395, B-396, B-397, B-398, B-399, B-400, B-401, B-402, B-403, B-404, B-405, B-406, B-407, B-408, B-409, B-410, B-411, B-412, B-413, B-414, B-415, B-416, B-417, B-418, B-419, B-420, B-421, B-422, B-423, B-424, B-425, B-426, B-427, B-428, B-429, B-430, B-431, B-432, B-433, B-434, B-435, B-436, B-437, B-438, B-439, B-440, B-441, B-442, B-443, B-444, B-445, B-446, B-447, B-448, B-449, B-450, B-451, B-452, B-453, B-454, B-455, B-456, B-457, B-458, B-459, B-460, B-461, B-462, B-463, B-464, B-465, B-466, B-467, B-468, B-469, B-470, B-471, B-472, B-473, B-474, B-475, B-476, B-477, B-478, B-479, B-480, B-481, B-482, B-483, B-484, B-485, B-486, B-487, B-488, B-489, B-490, B-491, B-492, B-493, B-494, B-495, B-496, B-497, B-498, B-499, B-500, B-501, B-502, B-503, B-504, B-505, B-506, B-507, B-508, B-509, B-510, B-511, B-512, B-513, B-514, B-515, B-516, B-517, B-518, B-519, B-520, B-521, B-522, B-523, B-524, B-525, B-526, B-527, B-528, B-529, B-530, B-531, B-532, B-533, B-534, B-535, B-536, B-537, B-538, B-539, B-540, B-541, B-542, B-543, B-544, B-545, B-546, B-547, B-548, B-549, B-550, B-551, B-552, B-553, B-554, B-555, B-556, B-557, B-558, B-559, B-560, B-561, B-562, B-563, B-564, B-565, B-566, B-567, B-568, B-569, B-570, B-571, B-572, B-573, B-574, B-575, B-576, B-577, B-578, B-579, B-580, B-581, B-582, B-583, B-584, B-585, B-586, B-587, B-588, B-589, B-590, B-591, B-592, B-593, B-594, B-595, B-596, B-597, B-598, B-599, B-600, B-601, B-602, B-603, B-604, B-605, B-606, B-607, B-608, B-609, B-610, B-611, B-612, B-613, B-614, B-615, B-616, B-617, B-618, B-619, B-620, B-621, B-622, B-623, B-624, B-625, B-626, B-627, B-628, B-629, B-630, B-631, B-632, B-633, B-634, B-635, B-636, B-637, B-638, B-639, B-640, B-641, B-642, B-643, B-644, B-645, B-646, B-647, B-648, B-649, B-650, B-651, B-652, B-653, B-654, B-655, B-656, B-657, B-658, B-659, B-660, B-661, B-662, B-663, B-664, B-665, B-666, B-667, B-668, B-669, B-670, B-671, B-672, B-673, B-674, B-675, B-676, B-677, B-678, B-679, B-680, B-681, B-682, B-683, B-684, B-685, B-686, B-687, B-688, B-689, B-690, B-691, B-692, B-693, B-694, B-695, B-696, B-697, B-698, B-699, B-700, B-701, B-702, B-703, B-704, B-705, B-706, B-707, B-708, B-709, B-710, B-711, B-712, B-713, B-714, B-715, B-716, B-717, B-718, B-719, B-720, B-721, B-722, B-723, B-724, B-725, B-726, B-727, B-728, B-729, B-730, B-731, B-732, B-733, B-734, B-735, B-736, B-737, B-738, B-739, B-740, B-741, B-742, B-743, B-744, B-745, B-746, B-747, B-748, B-749, B-750, B-751, B-752, B-753, B-754, B-755, B-756, B-757, B-758, B-759, B-760, B-761, B-762, B-763, B-764, B-765, B-766, B-767, B-768, B-769, B-770, B-771, B-772, B-773, B-774, B-775, B-776, B-777, B-778, B-779, B-780, B-781, B-782, B-783, B-784, B-785, B-786, B-787, B-788, B-789, B-790, B-791, B-792, B-793, B-794, B-795, B-796, B-797, B-798, B-799, B-800, B-801, B-802, B-803, B-804, B-805, B-806, B-807, B-808, B-809, B-810, B-811, B-812, B-813, B-814, B-815, B-816, B-817, B-818, B-819, B-820, B-821, B-822, B-823, B-824, B-825, B-826, B-827, B-828, B-829, B-830, B-831, B-832, B-833, B-834, B-835, B-836, B-837, B-838, B-839, B-840, B-841, B-842, B-843, B-844, B-845, B-846, B-847, B-848, B-849, B-850, B-851, B-852, B-853, B-854, B-855, B-856, B-857, B-858, B-859, B-860, B-861, B-862, B-863, B-864, B-865, B-866, B-867, B-868, B-869, B-870, B-871, B-872, B-873, B-874, B-875, B-876, B-877, B-878, B-879, B-880, B-881, B-882, B-883, B-884, B-885, B-886, B-887, B-888, B-889, B-890, B-891, B-892, B-893, B-894, B-895, B-896, B-897, B-898, B-899, B-900, B-901, B-902, B-903, B-904, B-905, B-906, B-907, B-908, B-909, B-910, B-911, B-912, B-913, B-914, B-915, B-916, B-917, B-918, B-919, B-920, B-921, B-922, B-923, B-924, B-925, B-926, B-927, B-928, B-929, B-930, B-931, B-932, B-933, B-934, B-935, B-936, B-937, B-938, B-939, B-940, B-941, B-942, B-943, B-944, B-945, B-946, B-947, B-948, B-949, B-950, B-951, B-952, B-953, B-954, B-955, B-956, B-957, B-958, B-959, B-960, B-961, B-962, B-963, B-964, B-965, B-966, B-967, B-968, B-969, B-970, B-971, B-972, B-973, B-974, B-975, B-976, B-977, B-978, B-979, B-980, B-981, B-982, B-983, B-984, B-985, B-986, B-987, B-988, B-989, B-990, B-991, B-992, B-993, B-994, B-995, B-996, B-997, B-998, B-999, B-1000.

SPACE RULE REGULATIONS SECTION

TABLE M RESIDENTIAL ZONE DIMENSIONAL STANDARDS

	B-1	B-2	B-3	B-4	B-5	B-6	B-7	B-8	B-9	B-10	B-11	B-12	B-13	B-14	B-15	B-16	B-17	B-18	B-19	B-20	B-21	B-22	B-23	B-24	B-25	B-26	B-27	B-28	B-29	B-30	B-31	B-32	B-33	B-34	B-35	B-36	B-37	B-38	B-39	B-40	B-41	B-42	B-43	B-44	B-45	B-46	B-47	B-48	B-49	B-50	B-51	B-52	B-53	B-54	B-55	B-56	B-57	B-58	B-59	B-60	B-61	B-62	B-63	B-64	B-65	B-66	B-67	B-68	B-69	B-70	B-71	B-72	B-73	B-74	B-75	B-76	B-77	B-78	B-79	B-80	B-81	B-82	B-83	B-84	B-85	B-86	B-87	B-88	B-89	B-90	B-91	B-92	B-93	B-94	B-95	B-96	B-97	B-98	B-99	B-100																																																																																																																					
Residential	15,000 SF	10,000 SF	8,000 SF	6,000 SF	4,000 SF	3,000 SF	2,000 SF	1,500 SF	1,000 SF	800 SF	600 SF	400 SF	300 SF	200 SF	150 SF	100 SF	80 SF	60 SF	40 SF	30 SF	20 SF	15 SF	10 SF	8 SF	6 SF	4 SF	3 SF	2 SF	1.5 SF	1 SF	0.8 SF	0.6 SF	0.4 SF	0.3 SF	0.2 SF	0.15 SF	0.1 SF	0.08 SF	0.06 SF	0.04 SF	0.03 SF	0.02 SF	0.015 SF	0.01 SF	0.008 SF	0.006 SF	0.004 SF	0.003 SF	0.002 SF	0.0015 SF	0.001 SF	0.0008 SF	0.0006 SF	0.0004 SF	0.0003 SF	0.0002 SF	0.00015 SF	0.0001 SF	0.00008 SF	0.00006 SF	0.00004 SF	0.00003 SF	0.00002 SF	0.000015 SF	0.00001 SF	0.000008 SF	0.000006 SF	0.000004 SF	0.000003 SF	0.000002 SF	0.0000015 SF	0.000001 SF	0.0000008 SF	0.0000006 SF	0.0000004 SF	0.0000003 SF	0.0000002 SF	0.00000015 SF	0.0000001 SF	0.00000008 SF	0.00000006 SF	0.00000004 SF	0.00000003 SF	0.00000002 SF	0.000000015 SF	0.00000001 SF	0.000000008 SF	0.000000006 SF	0.000000004 SF	0.000000003 SF	0.000000002 SF	0.0000000015 SF	0.000000001 SF	0.0000000008 SF	0.0000000006 SF	0.0000000004 SF	0.0000000003 SF	0.0000000002 SF	0.00000000015 SF	0.0000000001 SF	0.00000000008 SF	0.00000000006 SF	0.00000000004 SF	0.00000000003 SF	0.00000000002 SF	0.000000000015 SF	0.00000000001 SF	0.000000000008 SF	0.000000000006 SF	0.000000000004 SF	0.000000000003 SF	0.000000000002 SF	0.0000000000015 SF	0.000000000001 SF	0.0000000000008 SF	0.0000000000006 SF	0.0000000000004 SF	0.0000000000003 SF	0.0000000000002 SF	0.00000000000015 SF	0.0000000000001 SF	0.00000000000008 SF	0.00000000000006 SF	0.00000000000004 SF	0.00000000000003 SF	0.00000000000002 SF	0.000000000000015 SF	0.00000000000001 SF	0.000000000000008 SF	0.000000000000006 SF	0.000000000000004 SF	0.000000000000003 SF	0.000000000000002 SF	0.0000000000000015 SF	0.000000000000001 SF	0.0000000000000008 SF	0.0000000000000006 SF	0.0000000000000004 SF	0.0000000000000003 SF	0.0000000000000002 SF	0.00000000000000015 SF	0.0000000000000001 SF	0.00000000000000008 SF	0.00000000000000006 SF	0.00000000000000004 SF	0.00000000000000003 SF	0.00000000000000002 SF	0.000000000000000015 SF	0.00000000000000001 SF	0.000000000000000008 SF	0.000000000000000006 SF	0.000000000000000004 SF	0.000000000000000003 SF	0.000000000000000002 SF	0.0000000000000000015 SF	0.000000000000000001 SF	0.0000000000000000008 SF	0.0000000000000000006 SF	0.0000000000000000004 SF	0.0000000000000000003 SF	0.0000000000000000002 SF	0.00000000000000000015 SF	0.0000000000000000001 SF	0.00000000000000000008 SF	0.00000000000000000006 SF	0.00000000000000000004 SF	0.00000000000000000003 SF	0.00000000000000000002 SF	0.000000000000000000015 SF	0.00000000000000000001 SF	0.000000000000000000008 SF	0.000000000000000000006 SF	0.000000000000000000004 SF	0.000000000000000000003 SF	0.000000000000000000002 SF	0.0000000000000000000015 SF	0.000000000000000000001 SF	0.0000000000000000000008 SF	0.0000000000000000000006 SF	0.0000000000000000000004 SF	0.0000000000000000000003 SF	0.0000000000000000000002 SF	0.00000000000000000000015 SF	0.0000000000000000000001 SF	0.00000000000000000000008 SF	0.00000000000000000000006 SF	0.00000000000000000000004 SF	0.00000000000000000000003 SF	0.00000000000000000000002 SF	0.000000000000000000000015 SF	0.00000000000000000000001 SF	0.000000000000000000000008 SF	0.000000000000000000000006 SF	0.000000000000000000000004 SF	0.000000000000000000000003 SF	0.000000000000000000000002 SF	0.0000000000000000000000015 SF	0.000000000000000000000001 SF	0.0000000000000000000000008 SF	0.0000000000000000000000006 SF	0.0000000000000000000000004 SF	0.0000000000000000000000003 SF	0.0000000000000000000000002 SF	0.00000000000000000000000015 SF	0.0000000000000000000000001 SF	0.00000000000000000000000008 SF	0.00000000000000000000000006 SF	0.00000000000000000000000004 SF	0.00000000000000000000000003 SF	0.00000000000000000000000002 SF	0.000000000000000000000000015 SF	0.00000000000000000000000001 SF	0.000000000000000000000000008 SF	0.000000000000000000000000006 SF	0.000000000000000000000000004 SF	0.000000000000000000000000003 SF	0.0000

Definitions

Consolidates definitions

Aligns defined terms with uses & use categories

Eliminates duplicates (Lot is defined 3x)

Fills in omissions (Lot coverage, for example)

Substantive changes to following categories:

1. Lodging
2. Places of Assembly
3. Family Definition
4. Group homes and related

cultural exchange, training programs and workshops, neighborhood meetings or gatherings. As part of these functions and activities, it shall be permissible to serve food, subject to other applicable codes and ordinances. In the R-6 residential zone only, the building can also be used for a farmer's market pursuant to chapter 21 of this code and the requirements set forth therein.

Community living arrangements. A state approved, authorized, certified or licensed group home for eight or fewer mentally handicapped or developmentally disabled persons.

Congregate care facility. A residential development which provides individual living or dwelling units with support services which provide assistance to residents. Services to be provided shall include:

- a) Transportation for essential support activities. This service shall be included in the base rent.
- b) Provision of at least one meal per day.
- c) Programmed social activities which are facilitated by staff. This service shall be included in the base rent.
- d) Provision of personal care services, including, but not limited to, housekeeping, laundry, and minimal health monitoring; and
- e) Installation of emergency call buttons or systems in each congregate care living unit.

The population of a congregate care facility shall consist of persons 55 years of age or older and their spouses and/or disabled persons and their spouses.

Customarily. More often than an average of one calendar week during any calendar month of operation.

Day care facility. A facility which provides a regular program of care and protection for children under the age of 16, for consideration, for any part of the day.

Drinking establishment. Means and includes any establishment required to be licensed to sell alcoholic beverages for on-premises consumption, which is not regularly used for the purpose of providing full-course meals, as defined in Title 28-A of the Maine Revised Statutes, on the premises.

Drive-through facility. A commercial facility which provides a service directly to a motor vehicle occupant and where the customer drives a motor vehicle on the premises and to a window or mechanical drive-through or by which the customer's service is provided without exiting the vehicle. Drive-through facilities shall not include major or minor maintenance service stations.

Drive-through features. Features associated with drive-through facilities including but not limited to design, signage, travel or stacking lanes, intercom systems, menu boards, service windows, kiosks, mechanical devices, etc.

Dwelling. A building or portion thereof used exclusively for residential occupancy, including single-family, two-family and multi-family dwellings, but not including hotels, lodging houses, sheltered care group homes or tourist homes. Occupancy of dwellings for periods of less than 30 days are subject to the requirements of Portland City Code Chapter 6, Article VI.

Dwelling unit. One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit.

Dwelling, multi-family. A building or portion thereof containing three or more dwelling units.

Dwelling, single-family. A detached building used exclusively for occupancy by one family.

Dwelling, two-family. A single building containing two dwelling units used exclusively for occupancy by two families living independently of each other.

CITY OF PORTLAND UNINCORPORATED DEVELOPMENT CODE | 3

Inn. A building used for more or less temporary occupancy of individuals, who are lodged with or without meals, having ten but not more than 50 rooms. Guest rooms shall not contain separate kitchen facilities.

Intermediate care facility. A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or extended care facility is designed to provide but who, because of their mental or physical condition, require such care and services above the level of room and board. Said facility must be licensed as a board care, residential care facility or equivalent pursuant to the regulations promulgated by the State of Maine Department of Health and Human Services.

Kitchen facilities. Facilities used for the preparation of meals, including refrigerators and devices used for the cooking or preparation of food.

Light manufacturing. The fully processed assembly or fabrication of materials but excluding the processes such as smelting, refining, casting, forging, brewing, and similar processes involving converting raw materials to a finished or semi-finished product.

Living Unit. An independent self-contained dwelling unit that does not include full kitchen facilities.

Lodging house. A house, building or portion thereof containing two or more rooming units and providing such units, with or without meals, to individuals on not less than a weekly or monthly basis for compensation. A lodging house, except for lodging houses located in the IR-2, IR-3 and I-B zones, shall contain common areas for use by all residents, including a kitchen. A kitchen need not be available as part of the common areas where all meals are provided on a daily basis.

Long term or extended care facility. An institution or a distinct part of an institution that is licensed or approved to provide full-time convalescent or chronic care, or health care under medical supervision for 24 or more consecutive hours, to nine or more individuals who, by reason of advanced age, illness, or infirmity are unable to care for themselves, and who are not related to the governing authority by marriage, blood, or adoption.

Lot. A parcel or portion of land that is designated as an individual lot for development or ownership that is either a) a lot of record, recorded in the Cumberland County Registry of Deeds; or b) a lot created by subdivision of such lots of record by common ownership; or c) a newly established parcel meeting all the dimensional requirements of the zone in which it is located.

Lot area. The area of land enclosed within the boundary lines of a lot.

Lot coverage.

Lot width. The distance parallel to the front of the building measured between side lot lines through that part of the principal building where the lot is narrowest.

Low Impact Industrial uses. Industrial activity involving the manufacturing, packaging, assembly, or distribution of finished products from previously prepared material, including but not limited to the following: bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, precision instruments, watchmakers, musical instruments, toys and sporting goods, pottery and ceramics using only previously pulverized clay, wood products, jewelry, assembly of electrical components, canteen services, tool and die shops, and the packaging of foods. Low impact industrial uses do not include the processing of raw materials or salvaging operations. Low impact industrial uses are compatible, due to their size and nature of impact, with residential, commercial and other low impact industrial uses because of the level of traffic.

6 | CITY OF PORTLAND UNINCORPORATED DEVELOPMENT CODE

Accessory Dwelling Units

What is an ADU? An additional residence, either within a single or two-family home, within an accessory structure such as a garage, or as a small free-standing cottage.

Why do they matter? ADU's are an important element of Portland's approach to creating a well-rounded housing supply and an organic way to allow neighborhoods to retain their character as they grow. They increase supply and diversity of housing, provide flexibility for property owners, and allow for the adaptation of existing housing and infrastructure.

The Status of Existing Regulations. At present, some form of accessory dwelling unit is permitted within most of Portland's residential zoning districts. Terms, requirements, review standards, and process varies.

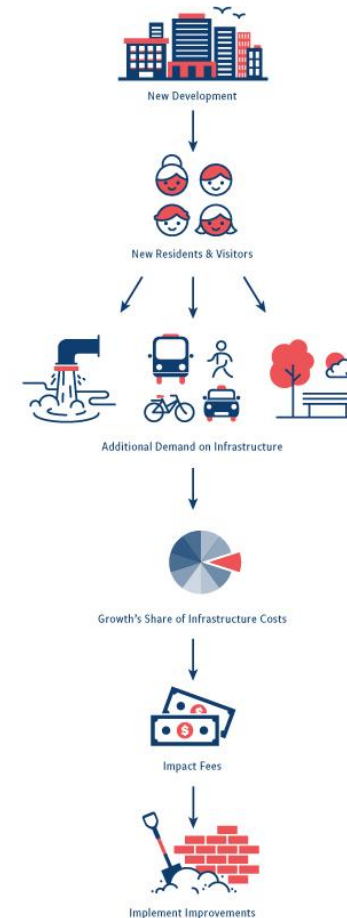
Goal. Create a clear unified approach city-wide that permits and encourages contextual ADUs in Portland's neighborhoods.



Impact Fee Study: Planning for Growth

- Phase 1 ReCode initiative for a more clear, consistent, and predictable code.
- One-time payment for growth-related infrastructure.
- Creates a predictable, streamlined process as a component of the review process for new development.
- Study explores Parks, Transportation, Wastewater fees.

Full workshop item this evening.




Sign Regulations



Sign Code rewrite underway as part of Phase I of Recode. New sign standards will:

- Be reorganized for improved clarity
- Include illustrative graphics
- Be evaluated for consistency with current state and federal case law
- Reflect different aesthetic, dimensional, and materials needs of different property types, geographies and historic districts
- Sign Code Audit & Recommendations: <https://www.recodeportland.me/sign-regulations/>

SIGN CODE AUDIT & RECOMMENDATIONS REPORT
DIVISION 22, SIGNS
City of Portland, ME



September 6, 2018 | Final



Type I Yard Sign
Sign Message



Type II Yard Signs
GARDEN STREET INN
Sign Text



Figure D.3: Examples of Yard Signs

Type III Yard Sign
Sign Text



Figure D.4: Examples of Feather or Vertical Banner Signs

Next Steps

Impact Fees

Impact fee Workshops:
September 17 (EDC),
September 20
(Planning Board),
September 24, (City Council)

Signs

November 13th
Planning Board
Workshop

ReCode Full

Workshop: December
2018 (Planning Board)

