



ReCode
PORTLAND

Planning Board Workshop
November 7, 2019

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The ReCode process is an opportunity to ensure there's no outdated, unclear or duplicative language in the Code.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

Implementing Portland's Plan 2030



Working Waterfront



Housing Diversity, Affordability, Security



Transportation Choice



Nodes, Corridors, Connections



Creative Economy



Healthy City



Complete Neighborhoods

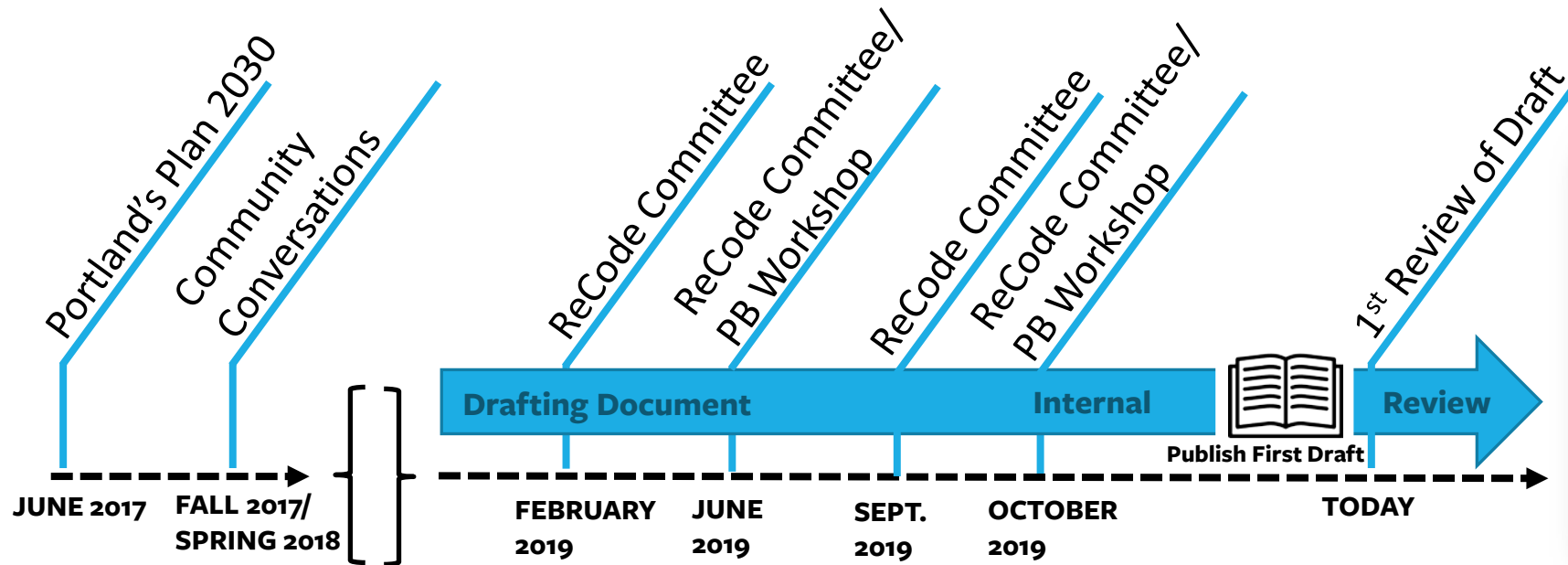


Strong Downtown



Climate Resiliency

ReCode Phase I Process to Date



NEW

Code Format

- Derived from Portland's Plan 2030
- Designed to function cohesively
- Reduces levels of hierarchy
- Incorporates tables/graphics to improve legibility



1 CHAPTER NAME

The building now occupied by the St. Lawrence Arts Center was originally constructed in 1897 as a church with two major building elements - the Parish Hall and the sanctuary. The building served as a church for almost a hundred years until its closure in 1986. In 2001, the Friends of the St. Lawrence took ownership of the and renovated the Parish Hall into a live building theater/auditorium space under the zoning provisions for a community hall; the sanctuary portion of the building, however, was left vacant as the Friends of St. Lawrence sought the means for renovation. Ultimately, the sanctuary fell into disrepair. In 2006, the primary roof trusses partially collapsed; shortly thereafter, the sanctuary was deemed unsalvageable. The sanctuary was dismantled in 2009. The Friends of the St. Lawrence recovered significant architectural features during the demolition with the intent of someday reconstructing the sanctuary building.

- A. In 2006, the primary roof trusses partially collapsed; shortly thereafter, the sanctuary was deemed unsalvageable.
- B. In 2006, the primary roof trusses partially collapsed; shortly thereafter, the sanctuary was deemed unsalvageable. The sanctuary was dismantled in 2009.
- C. The Friends of the St. Lawrence

recovered significant architectural features during the demolition with the intent of someday reconstructing the sanctuary building.

- D. The Friends of the St. Lawrence recovered significant architectural features.

HEADING 1

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TABLE X: TABLE NAME

Dog Salon	●	①	②	③
Dog Salon				
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NEW

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14-60--14-65	
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Div. 4.	R-3 Residential Zone, § 14-86--14-93
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Div. 5.	R-4 Residential Zone, § 14-101--14-115
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Div. 6.5.	R-5A Residential Zone, § 14-126--14-134
Div. 7.	R-6 and R-6A Residential Zone, § 14-135--14-140.5
Div. 7.01	R-7 Compact Urban Residential Overlay Zone, § 14-141--14-144
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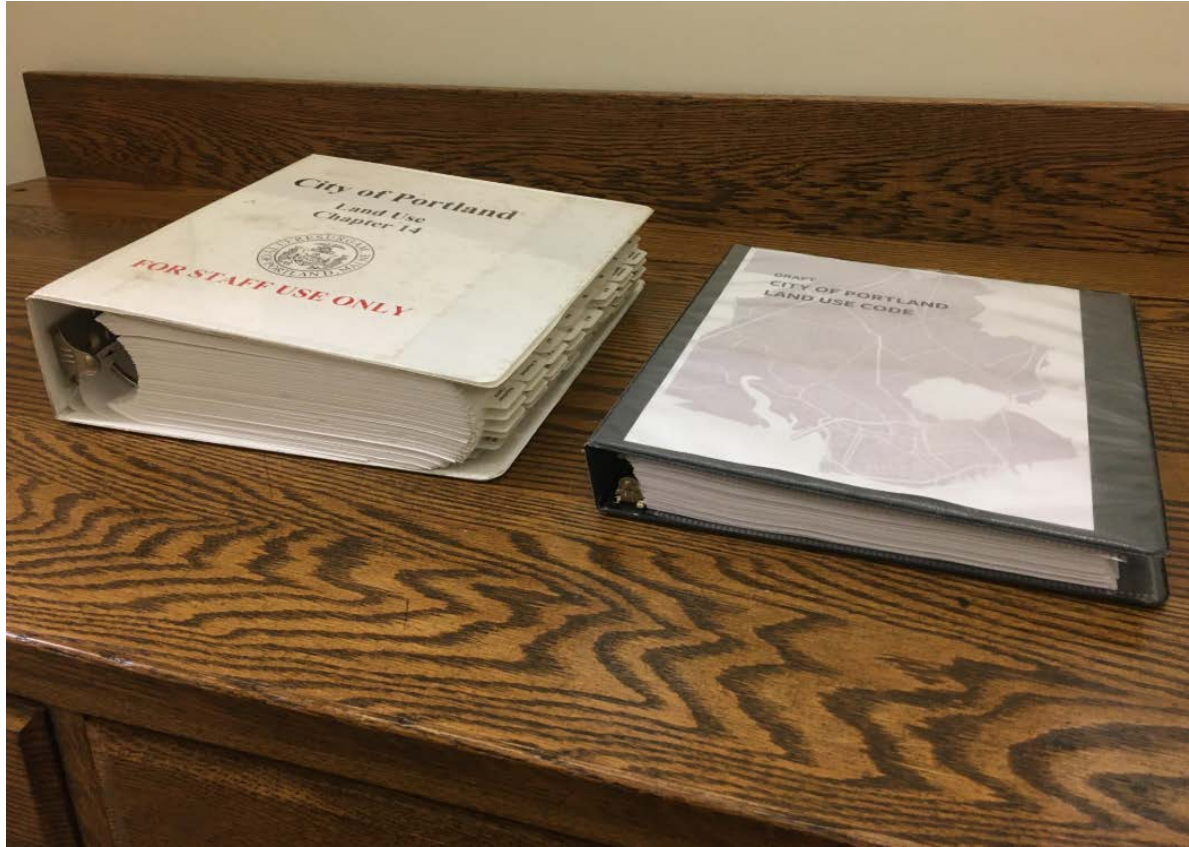
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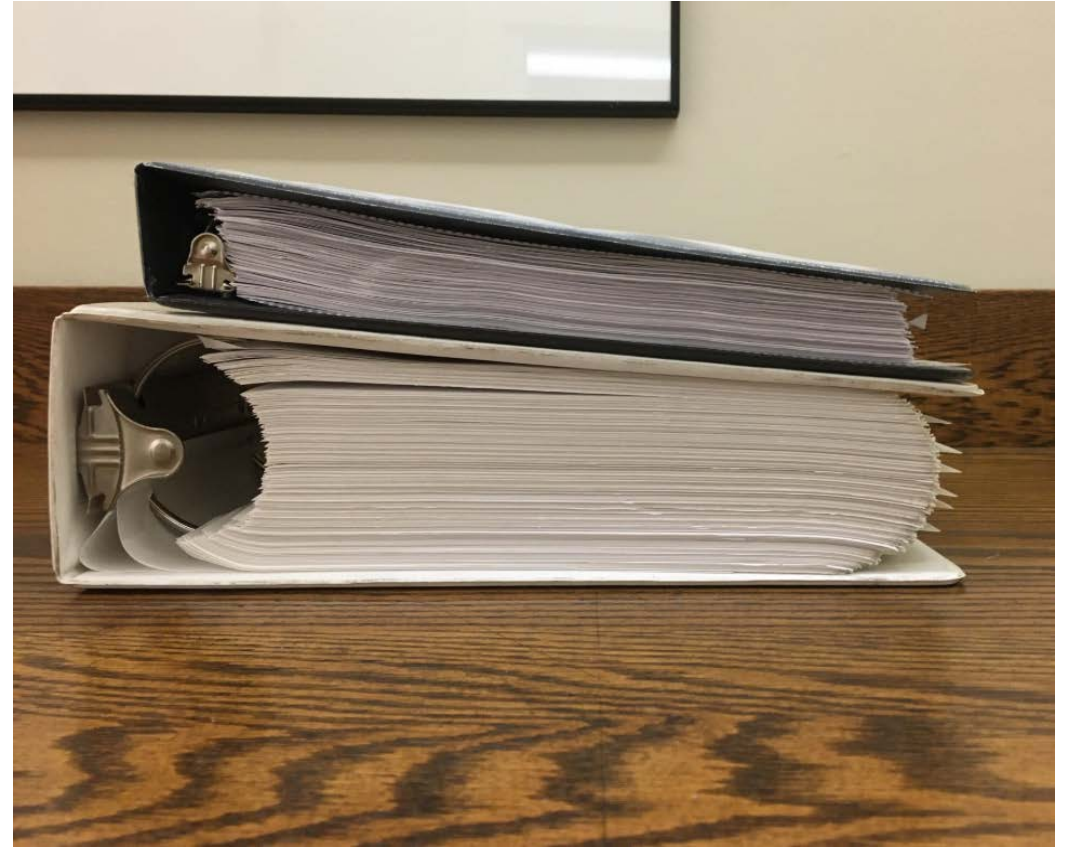
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What a Change!



961 Pages

376 Pages



NEW

Land Use Code Structure

1. **Introductory Provisions**
2. **Administration**
3. **Definitions**
4. **Nonconformities**
5. Zones
6. Use Standards
7. Dimensional Standards
8. Overlay Zones
9. Form-Based Zones
10. Waterfront
11. Shoreland Zone
12. Flood Plain Management
13. Site Plan Standards
14. Subdivision Standards
15. Impact Fees
16. Historic Preservation
17. Housing
18. Parking & Loading
19. Signs
20. Public Art
21. Regulation of Explosives



NEW

1. Introductory Provisions

1. Introductory Provisions	12. Flood Plain Management
2. Administration	13. Site Plan Standards
3. Definitions	14. Subdivision Standards
4. Nonconformities	15. Impact Fees
5. Zones	16. Historic Preservation
6. Use Standards	17. Housing
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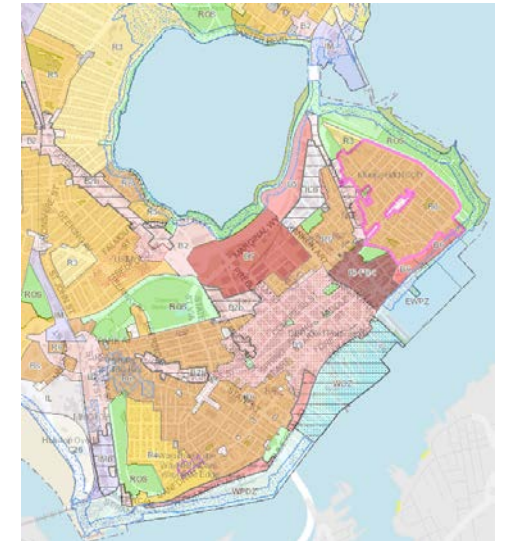
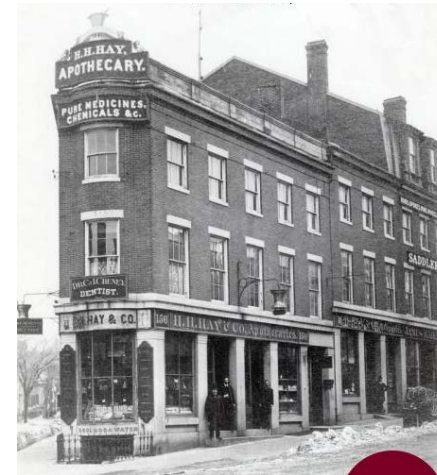
- **Clearly establishes:**
 - Delegation of authority
 - Relationship with other laws
 - State and Federal law, Fair Housing, ADA, and local ordinance
 - Rules of interpretation
 - Enforcement
 - Simplification, with power of enforcement lying with Building Authority
 - Process for amending code
 - Consolidated in one place with clear process

NEW

2. Administration

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- Defines roles and procedures of review bodies:
 - Planning Board
 - Zoning Board of Appeals
 - Historic Preservation Board
- Simplifies appeals process



3. Definitions

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○ Redundant definitions

- Definitions which are repeated throughout code that have different meanings depending on context.
- Ex. Street, lot, site, building addition

○ New definitions

- Effectively defined within code
- Altogether new

○ Eliminated definitions

- Little used or obsolete terms
 - Ex. Adult day care and tourist home

○ Revised definitions

- Consolidation or clarification of multiple definitions

4. Non-Conformities

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- Major Restructuring

- Lots of Record

- New language from Corporation Counsel intended to clarify 'lot of record' regulations.

- Dwelling unit non-conformity

- Allow for broader legalization of non-conforming dwelling units.

Bringing Basements to Code

Seema Agnani • Mar 10, 2010



Public Input

- **Web-based document review (Konveio):**
 - Comment on specific items within document
 - Respond to other user comments
 - Tag comments by category, ‘suggestion’, ‘question’, ‘observation’, and ‘answer’.
 - Download/print
 - Report/Analysis capabilities
- Launch Date – Next Week
- Traditional public comments still welcome,
recodeportland@portlandmaine.gov

ReCode Phase I is now available for review and comment. Click the link below to begin.



Portland Land Use Code - Draft

Collaborative and accessible, this platform facilitates meaningful dialogue through an easy-to-use and intuitive comment tool, giving users an opportunity to ask questions or provide observations and suggestions. Input may be organized using pre-developed tags and users may respond to other comments.

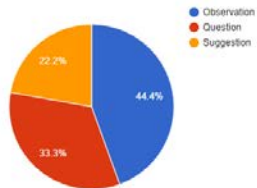
Select Language ▼

About this Page

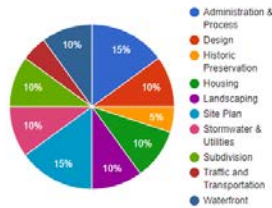
We are excited to share the first publicly accessible draft of ReCode Phase I, a multi-year effort to align the land-use code with Portland's Plan 2030. If there are any questions, please do not hesitate to contact us.

Contact Us

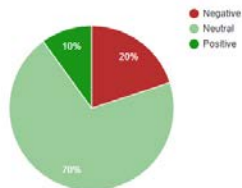
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Comments by Tag



Comments by Sentiment



Click anywhere in the document to add a comment

Comments

Close

★ **PortlandPlanning** Nov 6 2019 at 12:31PM **Observation**

Test

delete edit reply 0 0

ndonaldson11@gmail.com Nov 6 2019 at 2:12PM **Observation**

This is good.

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1 INTRODUCTORY PROVISIONS

1.1 TITLE

The title of this Chapter is the City of Portland Land Use Code and is referred to as the City of Portland Land Use Code or the Land Use Code.

1.2 ZONING MAP

The City of Portland Zoning Map is incorporated by reference.

1.3 PURPOSE

The intent of the Land Use Code is to protect the health, safety, and general welfare of the residents of Portland, consistent with the City's Comprehensive Plan, through standards that govern the orderly and compatible use of land, the form and mass of buildings, the relationship of private development to the public realm and Portland's open spaces, and the environment.

1.6 RELATIONSHIP WITH OTHER LAWS

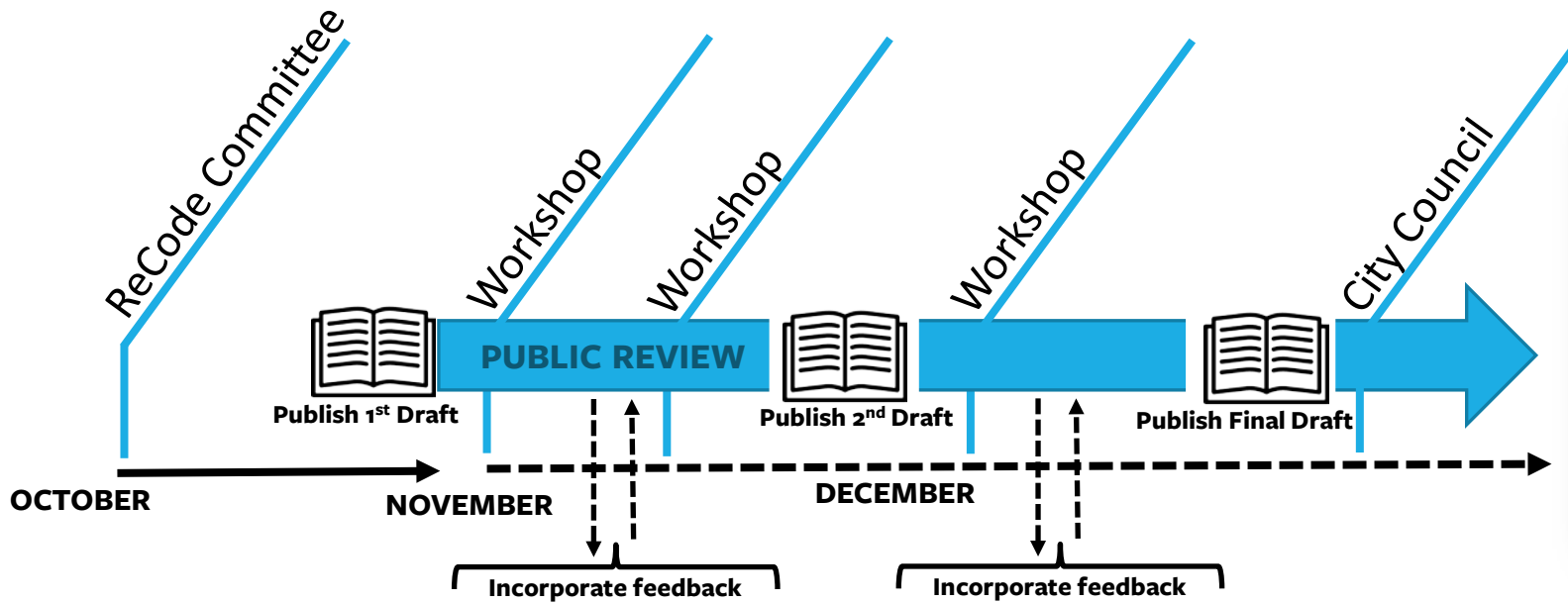
1.6.1 Federal and state law

Where conditions, standards, or requirements imposed by any provision of this Land Use Code are found to be inconsistent with a provision listed in the law or regulations of the State of Maine or federal government, the more restrictive provision shall control.

1.6.2 City of Portland Land Use Code

If any provision of this Land Use Code contains an actual, implied, or apparent conflict with another provision of this Code, the more restrictive provision shall control.

What's Next for Phase I?



Webpage:

<https://www.recodeportland.me/>

Email:

recodeportland@portlandmaine.gov

