

Order 218-04/05
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CITY OF PORTLAND
IN THE CITY COUNCIL

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**AMENDMENT TO PORTLAND CITY CODE
ARTICLE III. ZONING AND ARTICLE V. SUBDIVISION
DIMENSIONAL REQUIREMENTS IR-1 §14-145.5
AND
TECHNICAL AND DESIGN STANDARDS §14-498**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE IN THE CITY COUNCIL ASSEMBLED AS FOLLOWS:**

1. **That Chapter 14 of the Land Use Code (Dimensional Requirements IR-1), §14-145.5 be amended as follows:**

Sec. 14-145.5. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the IR-1 zone shall meet the following minimum requirements:

...

- (b) *Minimum street frontage:*

One hundred (100) feet, except that a lot of record as described in section 14-433 (lots of record and accessory structure setbacks for existing buildings) and lots created after July 15, 1985, which are not part of a subdivision need not provide street frontage if access is available by means of a permanent easement or right-of-way which existed as of July 15, 1985. Such easement or right-of-way shall have a minimum width of sixteen (16) feet and a minimum travel width of eight (8) feet except that an easement or right-of-way providing access for three (3) or more lots or providing the only means of access to a parcel or parcels of three (3) acres or more, shall conform to the requirements contained within the City of Portland Technical and Design Standards and Guidelines Manual~~be a minimum thirty two (32) feet wide~~ and meet the construction requirements of article III of chapter 25 (street acceptances) of this Code. Such easement or right-of-way shall be sufficient to permit municipal service delivery.

2. *That Chapter 14 of the Land Use Code (Subdivision: Technical and Design Standards), §14-498 be amended as follows:*

Sec. 14-498. Technical and design standards.

(b) *Street plan:*

(7) The minimum roadway width including esplanades and sidewalks shall be:

- a. Fifty (50) foot right-of-way, street pavement width, curbing, sidewalk width and esplanade width to conform to the requirements contained within the City of Portland Technical and Design Standards and Guidelines Manual ~~thirty two (32) foot pavement, five (5) foot sidewalks and four (4) foot esplanades and curb.~~
- b. Sixty (60) foot right-of-way, street pavement width, curbing, sidewalk width and esplanade width to conform to the requirements contained within the City of Portland Technical and Design Standards and Guidelines Manual ~~forty (40) foot pavement, five (5) foot sidewalks and five (5) foot esplanades and curb.~~
- c. Street right-of-way on the islands in Casco Bay shall comply with article III of chapter 25.