

ZONING REGULATIONS TOWN OF PORTLAND
TABLE OF CONTENTS

<i>ARTICLE 1</i>	<i>INTRODUCTION/ZONES.....</i>	<i>1-1</i>
Section 1.1	Authority	1-1
Section 1.2	Purpose.....	1-1
Section 1.3	Jurisdiction	1-1
Section 1.4	Zoning Map and Districts.....	1-2
Section 1.5	Interpretation of Regulations	1-4
Section 1.6	Conformity Required	1-4
Section 1.7	Severability and Validity	1-4
<i>ARTICLE 2</i>	<i>DEFINITIONS.....</i>	<i>2-1</i>
Section 2.1	Use of Terms	2-1
Section 2.2	Specific Terms	2-1
Section 2.3	Undefined Terms.....	2-1
Section 2.4	Defined Terms	2-1
<i>ARTICLE 3</i>	<i>GENERAL REQUIREMENTS.....</i>	<i>3-1</i>
Section 3.1	Accessory Buildings	3-1
Section 3.2	Alcoholic Liquors	3-2
Section 3.3	Mobile Units.....	3-2
Section 3.4	Construction Offices.....	3-2
Section 3.5	Storage Requirements.....	3-3
Section 3.6	Corner Lots and Visibility.....	3-3
Section 3.7	Lot Line Designation, Corner and Triangular Lots.....	3-4
Section 3.8	Environmental and Performance Standards	3-4
Section 3.9	Exceptions to Height and Yard Requirements	3-4
Section 3.10	Interior Lots.....	3-5
Section 3.11	Lots in More than One Zoning District.....	3-8
Section 3.12	Nonconforming Uses, Buildings, Structures and Lots	3-8
Section 3.13	Tag Sales and Special Events	3-11
Section 3.14	Outdoor Wood-burning Furnaces	3-12
Section 3.15	Junk and Junk Yards.....	3-12
Section 3.16	Lot Line Revisions	3-12
Section 3.17	Swimming Pools.....	3-12
Section 3.18	Use of Land for Access and Parking.....	3-12
Section 3.19	Reduction of Area or Dimension.....	3-13

ZONING REGULATIONS TOWN OF PORTLAND
TABLE OF CONTENTS

ARTICLE 4	RESIDENTIAL ZONES	4-1
Section 4.1	Permitted Uses	4-1
Section 4.2	Residential Area, Density & Dimensional Requirements	4-3
Section 4.3	Residential Multiple Dwelling Zone	4-5
ARTICLE 5	BUSINESS ZONES	5-1
Section 5.1	Permitted Uses	5-1
Section 5.2	General Requirements	5-4
Section 5.3	Special Requirements B-1 Designed Business Zone	5-4
Section 5.4	Residential Uses in Business Zones	5-5
Section 5.5	Business Area & Dimensional Requirements	5-5
ARTICLE 6	INDUSTRIAL ZONES	6-1
Section 6.1	Permitted Uses	6-1
Section 6.2	Restricted Industrial Zone.....	6-3
Section 6.3	Industrial Area, Density & Dimensional Requirements	6-4
ARTICLE 7	OVERLAY ZONES	7-1
Section 7.1	Forest Neighborhood Overlay Zone	7-1
Section 7.2	Riverfront Overlay Zone	7-1
Section 7.3	Town Center Village District.....	7-2
Section 7.4	Flood Plain Zone/ Special Flood Hazard Area Regulations	7-4
ARTICLE 8	SITE DEVELOPMENT REGULATIONS	8-1
Section 8.1	Landscaping and Buffers.....	8-1
Section 8.2	Off-Street Parking and Loading	8-2
Section 8.3	Outdoor Lighting.....	8-11
Section 8.4	Signs.....	8-13
Section 8.5	Soil Erosion and Sediment Control Regulations	8-20
Section 8.6	Storm Water Management.....	8-23
ARTICLE 9	SPECIAL REGULATIONS	9-1
Section 9.1	Accessory Apartments	9-1
Section 9.2	Conservation Subdivisions.....	9-2
Section 9.3	Conversions.....	9-5
Section 9.4	Special Requirements for Bucktown Hill Condominiums.....	9-6
Section 9.5	Earth Material Removal, Filling and Excavation	9-8
Section 9.6	Home Occupations and Home Offices.....	9-17
Section 9.7	Home Animal Agriculture	9-18

ZONING REGULATIONS TOWN OF PORTLAND
TABLE OF CONTENTS

Section 9.8	Horses for Personal Use.....	9-20
Section 9.9	Commercial Stables.....	9-20
Section 9.10	Motor Vehicle Sales, Repair and Related Uses.....	9-21
Section 9.11	Recycling Facility	9-23
Section 9.12	Drive-Thru Window Service and Queue Space Requirements.....	9-23
Section 9.13	Seasonal Outdoor Dining Areas.....	9-24
Section 9.14	Temporary Campground Facility.....	9-26
Section 9.15	Walls and Fences	9-27
Section 9.16	Multiple-Dwelling Development	9-28
Section 9.17	Mixed Use Development	9-31
<i>ARTICLE 10</i>	<i>APPLICATION STANDARDS AND PROCEDURES.....</i>	<i>10-1</i>
Section 10.1	Purpose.....	10-1
Section 10.2	General Application Standards and Procedures.....	10-1
Section 10.3	Zone Change Standards and Procedures.....	10-1
Section 10.4	Special Permit Standards and Procedures.....	10-3
Section 10.5	Site Plan Standards and Procedures	10-4
Section 10.6	Adaptive Reuse for Historic and Cultural Preservation.....	10-8
<i>ARTICLE 11</i>	<i>Administration & Enforcement Procedures</i>	<i>11-1</i>
Section 11.1	Administrative Permits.....	11-1
Section 11.2	Bonds and Inspection Fee	11-3
Section 11.3	Enforcement and Penalties	11-5
Section 11.4	Amendments	11-8

