

ZONING REGULATIONS TOWN OF PORTLAND  
TABLE OF CONTENTS

<b>ARTICLE 1</b>	<b>INTRODUCTION/ZONES.....</b>	<b>1-1</b>
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
<b>ARTICLE 2</b>	<b>DEFINITIONS .....</b>	<b>2-1</b>
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
<b>ARTICLE 3</b>	<b>GENERAL REQUIREMENTS .....</b>	<b>3-1</b>
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.....	3-13
Section 3.19	Reduction of Area or Dimension.....	3-13

ZONING REGULATIONS TOWN OF PORTLAND  
TABLE OF CONTENTS

<b>ARTICLE 4</b>	<b>RESIDENTIAL ZONES</b> .....	<b>4-1</b>
Section 4.1	Permitted Uses.....	4-1
Section 4.2	Residential Area, Density & Dimensional Requirements.....	4-2
Section 4.3	Residential Multiple Dwelling Zone.....	4-5
<b>ARTICLE 5</b>	<b>BUSINESS ZONES</b> .....	<b>5-1</b>
Section 5.1	Permitted Uses.....	5-1
Section 5.2	General Requirements.....	5-3
Section 5.3	Special Requirements B-1 Designed Business Zone.....	5-3
Section 5.4	Residential Uses in Business Zones.....	5-4
Section 5.5	Business Area & Dimensional Requirements.....	5-5
<b>ARTICLE 6</b>	<b>INDUSTRIAL ZONES</b> .....	<b>6-1</b>
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
<b>ARTICLE 7</b>	<b>OVERLAY ZONES</b> .....	<b>7-1</b>
Section 7.1	Connecticut River Assembly Conservation Zone.....	7-1
Section 7.2	Flood Plain / Special Flood Hazard Area Regulations (See Section 7.6).....	7-3
Section 7.3	Forest Neighborhood Overlay Zone.....	7-3
Section 7.4	Riverfront Overlay Zone.....	7-3
Section 7.5	Town Center Village District.....	7-4
Section 7.6	Flood Plain Zone/ Special Flood Hazard Area Regulations.....	7-6
<b>ARTICLE 8</b>	<b>SITE DEVELOPMENT REGULATIONS</b> .....	<b>8-1</b>
Section 8.1	Landscaping and Buffers.....	8-1
Section 8.2	Off-Street Parking and Loading.....	8-2
Section 8.3	Outdoor Lighting.....	8-10
Section 8.4	Signs.....	8-12
Section 8.5	Soil Erosion and Sediment Control Regulations.....	8-19
Section 8.6	Storm Water Management.....	8-22
<b>ARTICLE 9</b>	<b>SPECIAL REGULATIONS</b> .....	<b>9-1</b>
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.....	9-14

ZONING REGULATIONS TOWN OF PORTLAND  
TABLE OF CONTENTS

Section 9.7	Home Animal Agriculture .....	9-15
Section 9.8	Horses for Personal Use .....	9-16
Section 9.9	Commercial Stables.....	9-16
Section 9.10	Motor Vehicle Sales, Repair and Related Uses.....	9-17
Section 9.11	Recycling Facility .....	9-19
Section 9.12	Drive-Thru Window Service and Queue Space Requirements .....	9-20
Section 9.13	Seasonal Outdoor Dining Areas.....	9-20
Section 9.14	Temporary Campground Facility.....	9-22
Section 9.15	Walls and Fences .....	9-23
Section 9.16	Multiple-Dwelling Development .....	9-25
Section 9.17	Mixed Use Development .....	9-27
<b>ARTICLE 10</b>	<b><i>APPLICATION STANDARDS AND PROCEDURES</i></b> .....	<b>10-1</b>
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
<b>ARTICLE 11</b>	<b><i>Administration &amp; Enforcement Procedures</i></b> .....	<b>11-1</b>
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 .....	11-7

