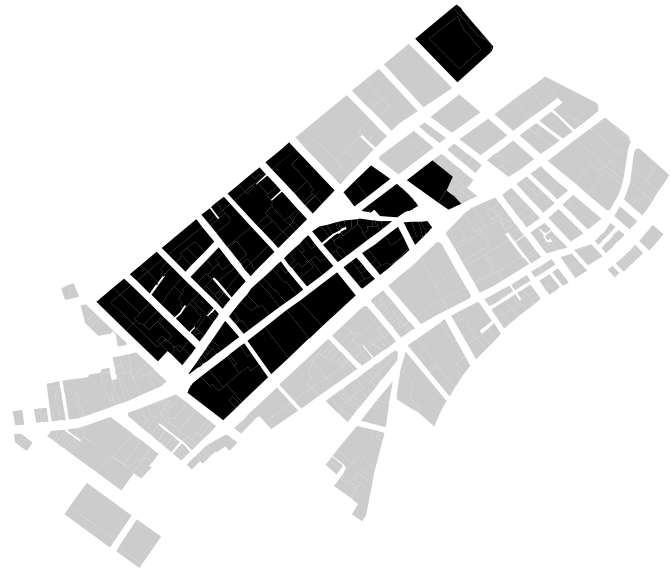


Areas Eligible for Architectural Cap***

Eligible areas are represented in black below



Downtown Height Overlay Portland, Maine

As amended 3/15/2021

Height Overlay Zone Legend Maximum Height (ft.)

	35
	45
	50 (maximum street wall height within 15 ft. stepback)**
	50 (maximum street wall height within 30 ft. stepback)**
	65
	85
	90 (maximum street wall height within 15 ft. stepback)**
	90 (maximum street wall height within 30 ft. stepback)**
	125
	150
	190
	210

Notes

No new construction of any building shall be less than 35 feet in height within 50 feet of any street frontage. See Land Use Code for exceptions

Maximum street wall height within the B3 zone is 65 ft. unless otherwise noted

*Boundary offsets are from street centerline unless otherwise noted

**Multiple stepbacks cumulatively reaching at least the minimum noted above (15 and 30) are acceptable

***Architectural Cap Allowance: the building form may extend up to 40 ft. above the designated height limit for the purpose of providing a distinctive graduated design for an architectural building top and to enclose rooftop appurtenances. No habitable floor area shall be developed within the building envelope provided by the additional 40 ft. unless at least 50% of such habitable floor area is devoted exclusively to one or more publicly accessible uses, and provided that such floor area is incidental to the primary design intent of the space

40' offset* from parcel line

65' offset from parcel line

30' offset from parcel line

50' offset from parcel line

100' offset*

100' offset**

