

Order 209-14/15

Passage: 9-0 on 5/4/2014

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**CITY OF PORTLAND  
IN THE CITY COUNCIL**

Effective 6/3/2015

DAVID H. BRENERMAN (5)  
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NICHOLAS M. MAVODONES, JR (A/L)

**AMENDMENT TO PORTLAND CITY CODE  
CHAPTER 14. LAND USE  
Re: R-6 and R-6A Zones**

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

*That Chapter 14, Article III, Sections 14-47, 14-136, 14-139, 14-140, 14-332, 14-332.1, 14-433, and Article V., Section 14-526, of the Portland City Code are hereby amended to read as follows:*

DIVISION 1. GENERALLY

Sec. 14-47. Definitions.

The following words shall be defined as set forth below for use in this article. Definitions set forth in the building code of the city shall apply to words not herein defined:

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~~Lot: Except when reference is made herein to a lot of record, a lot is a single tract of land located within a single block which at the time of filing for a building permit or certificate of occupancy is designated by its owner or developer as a tract to be used, developed, or built upon as a unit under single ownership or control. A parcel or area of land that is designated as an individual unit for use, development or ownership that is either a) a lot of record, recorded in the Cumberland County Registry of Deeds; or b) a contiguous combination of such lots of record under common ownership; or c) a newly established parcel meeting all the dimensional requirements of the zone in which it is located.~~

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**Sec. 14-136. Permitted uses.**

The following uses are permitted in the R-6 and R-6A residential zones:

(a) *Residential:*

1. Single- and two-family dwellings. No building reviewed as a two-family dwelling in accordance with section article V (site plan) of this chapter shall be altered to include any additional dwelling unit within five (5) years from the date of issuance of the building permit. Any building reviewed as a two-family dwelling in accordance with article V (site plan) of this chapter or not reviewed under article V, which is altered or enlarged to include any additional dwelling unit after this five-year period, shall be reviewed as a pursuant to article V of this chapter.
2. Multifamily dwellings. ~~\_\_\_, provided that any alteration of a structure in residential use on December 2, 1987:~~
  - ~~a. Shall not result in the creation of any additional dwelling unit of less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic; and~~
  - ~~b. Shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement and attic;~~
  - ea. Parking shall be provided in compliance with Division 20 of this Article.

~~db.~~ No unaccompanied minors under the age of eighteen (18) shall be permitted in the facility.

~~ec.~~ The length of stay for transient guests shall not exceed fifteen (15) days out of any sixty-day period.

~~fd.~~ An owner, manager or operator shall live in the building as a permanent resident.

~~ge.~~ The building shall meet the applicable occupant load requirements as defined by the International Building Code and the NFPA Life Safety Code, as such codes are amended or adopted by the city.

10. Wind energy systems, as defined and allowed in Article X, Alternative Energy.

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**Sec. 14-139. Dimensional requirements.**

(a) In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the R-6 and R-6A zones shall meet or exceed the following minimum requirements:

~~1. Minimum lot size:~~

~~a. Residential in the R-6: Forty-five hundred (4,500) square feet, except as provided for lots of record in section 14-433 (lots of record and accessory structure setbacks for existing buildings) of this article.~~

~~b. Residential in the R-6A: Four (4) acres.~~

~~c. Long-term and extended care facilities: Ten thousand (10,000) square feet for the first nine~~

~~(9) residents plus seven hundred fifty (750) square feet for each additional resident, up to a total of two (2) acres.~~

~~d. Intermediate care facility: One (1) acre.~~

~~e. School: Thirty thousand (30,000) square feet.~~

~~f. Places of assembly:~~

Large	<del>30,000 sq. ft.</del>
Medium	<del>15,000 sq. ft.</del>
Small	<del>7,500 sq. ft.</del>

~~g. Municipal use: Forty five hundred (4,500) square feet.~~

~~h. Hospital: Two (2) acres.~~

~~i. All other uses: Forty five hundred (4,500) square feet.~~

~~j. Lodging house: Four thousand five hundred (4,500) square feet.~~

~~2. a. Minimum area per dwelling unit: One thousand (1,000) square feet per dwelling unit; and in the case of building additions and new construction, one thousand two hundred (1,200) square feet for each dwelling unit after the first three (3) units. This requirement may be reduced by up to twenty (20) percent for a special needs independent living unit.~~

~~b. Minimum rooming unit areas for lodging houses: Two hundred (200) square feet of combined rooming unit and common area for each rooming unit. Each individual rooming unit shall be a minimum of eighty (80) square feet.~~

~~c. Minimum land area per lodging house rooming unit: Two hundred fifty (250) square feet.~~

~~d. Minimum land area per intermediate care facility resident: Eight thousand (8,000) square feet for the first thirty five (35) residents, plus three~~

~~hundred fifty (350) square feet for each additional resident.~~

~~3. Minimum street frontage: Forty (40) feet.~~

~~4. Minimum yard dimensions: (Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)~~

~~a. Front yard:~~

~~Principal or accessory structures: Ten (10) feet.~~

~~A front yard need not exceed the average depth of front yards on either side of the lot. A lot of record existing as of June 5, 1957, and less than one hundred (100) feet deep need not be deeper than twenty (20) percent of the depth of the lot.~~

~~b. Rear yard:~~

~~i. Principal and attached accessory structures with ground coverage greater than one hundred (100) square feet: Twenty (20) feet.~~

~~ii. Detached accessory structures with a ground coverage of one hundred and forty four (144) square feet or less: Five (5) feet.~~

~~iii. Setbacks for swimming pools shall be as provided for in section 14-432 (swimming pools) of this article.~~

~~e. Side yard:~~

~~i. Side yard in R-6: Principal and attached accessory structures with ground coverage greater than one hundred (100) square feet:~~

~~Height of Structure Required Side Yard~~

~~1 story . . . . . 10 feet~~

~~2 stories . . . . . 10 feet~~

~~3 stories . . . . . 10 feet~~

~~4 stories . . . . . 12 feet~~

~~5 stories . . . . . 15 feet~~

~~The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than ten (10) feet. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty four (24) feet, but in no case shall the resulting side yards be less than ten (10) feet.~~

~~ii. Detached accessory structures with ground coverage of one hundred and forty four (144) square feet or less: Five (5) feet.~~

~~iii. Setbacks for swimming pools shall be as provided for in section 14-432 (swimming pools) of this article.~~

~~iv. Side yard in R-6A: Principal structure height up to forty five (45 feet): 10 feet. Principal structure height greater than forty five (45 feet): 15 feet.~~

~~d. Side yard on side streets:~~

~~i. Principal or accessory structures: Ten (10) feet.~~

~~5. Maximum lot coverage: Forty (40) percent of lot area for lots which contain twenty (20) or more dwelling units; fifty (50) percent for lots which contain fewer than twenty (20) dwelling units.~~

~~6. Minimum lot width: Forty (40) feet.~~

~~7. Maximum structure height:~~

~~2. Maximum structure height R-6: Principal and attached accessory structure: Forty five (45) feet.  
Accessory detached structure: Eighteen (18) feet.~~

~~b. Maximum structure height in R-6A: Principal and attached accessory structure: Sixty five (65) feet on off peninsula parcels.~~

~~Accessory detached structure: Eighteen (18) feet~~

~~8. Open space ratio:~~

~~a. Uses other than bed and breakfast. Twenty (20) percent. This area shall not include parking areas or other impervious surfaces as defined in section 14-47.~~

~~b. Bed and breakfasts. A bed and breakfast that is located on a lot that has at least twenty (20) percent open space on the date of filing of the application for site plan shall not reduce the open space on the lot below twenty (20) percent of the lot area. A bed and breakfast located on a lot that does not have at least twenty (20) percent open space on the date of filing of the application for site plan review, and that is legally nonconforming as to the open space requirement of this section, shall not reduce the open space on the lot below the level in existence on the date of the application for site plan review. Open space areas shall not include parking areas or other impervious surface areas as defined in section 14-47.~~

~~9. A below-grade dwelling unit shall be permitted only if the primary access for the dwelling unit is provided directly to the outside of the building.~~

~~10. Minimum gross floor area for bed and breakfasts: Two thousand (2,000) square feet of gross floor area for the first three (3) guest rooms and five hundred (500) square feet of floor area for each additional guest room.~~

~~11. Maximum floor area for places of assembly on a collector or arterial road:~~

Large	Not limited
Medium	4,500 sq. ft.
Small	2,250 sq. ft.

~~12. Maximum floor area for places of assembly not on a collector or arterial road:~~

Large	4,500 sq. ft.
Medium	2,250 sq. ft.
Small	1,125 sq. ft.

~~(b) Small residential lot development: Residential uses on small, vacant lots located in the R-6 are subject to site plan review and may use the dimensional requirements below if all of the following conditions are met:~~

~~The lot is:~~

~~Vacant or is used exclusively for parking or contains structure not used for residential purposes as of January 1, 2005; and the lot existed as of January 1, 2005.~~

~~1. Minimum lot size: None~~

~~2. Maximum lot size: Ten thousand (10,000) square feet.~~

~~3. Yard dimensions:~~

~~a. Front yard:~~

~~No more than ten (10) feet.~~

~~b. Rear yard:~~

~~None, except that rear yards between two (2) buildings on the same or different lots shall maintain a minimum ten (10) foot setback between buildings or the sum of the heights of the abutting buildings and proposed buildings divided by five (5), whichever is greater; and that either the rear yard or one of the side yards shall be at least fifteen (15) feet; provided, however, detached accessory structures with a ground floor area of one hundred (100) square feet or less need not have a setback more than five (5) feet from the property line. Notwithstanding the foregoing, no structure shall be closer than four (4) feet to side property line.~~

~~c. Side yard:~~

~~None, except that side yards between two (2) buildings on the same or different lots shall maintain a minimum ten (10) foot setback between buildings or the sum of the heights of the existing buildings and proposed buildings divided by five (5), whichever is greater and that either the rear yard or one of the side yards shall be at least fifteen (15) feet; Provided, however, detached accessory structures with a ground floor area of one hundred (100) square feet or less need not have a setback more than five (5) feet from the property line. Notwithstanding the foregoing, no structure shall be closer than four (4) feet to side property line. On a corner lot no side yard is required on that side of the lot which abuts any street. A principal structure on a corner lot shall not be more than ten (10) feet from the street.~~

~~4. Minimum principal structure height: Two (2) stories of living space above the grade of the adjacent street frontage, except for porches, entryways, attached garages and accessory detached structures.~~

~~5. Maximum principal structure height: Forty five (45) feet.~~

~~6. Open space requirement: All lots used for residential purposes shall provide an attached exterior deck, porch, patio or balcony for each dwelling unit, except where a designated open space equal to ten (10) percent or more of the lot area is located on site and maintained as open space, then the number of exterior decks, porches, patios or balconies may be reduced by up to fifty (50) percent. The designated open space, if provided, shall have a minimum width and length of at least fifteen (15) feet, a slope of no greater than ten (10) percent and shall be used exclusively as recreational open space i.e. it shall not be used for vehicular circulation, parking, etc.. All required decks, porches, patios or balconies shall meet the requirements of the Planning and Development Design Manual.~~

~~7. Minimum lot width: None.~~

~~8. Minimum land area per dwelling: Seven hundred and twenty five (725) square feet.~~

R-6 Dimensional Requirements	
<b>Minimum Lot Size</b>	Residential Uses: 2,000 sf, except that in R-6A the min. residential lot size is four (4) acres.
	Long-term and extended care facilities: Ten thousand (10,000) square feet for the first nine (9) residents plus seven hundred fifty (750) square feet for each additional resident, up to a total of two (2) acres.
	Intermediate care facility: One (1) acre.
	School: Thirty thousand (30,000) square feet.
	Places of assembly: Large, 15,000 sf; Medium, 10,000 sf; Small, 5,000 sf.
	Hospital: Two (2) acres All other uses: 2,000 sf
<b>Min. Lot Area/Dwelling Unit</b>	725 s.f.
<b>Minimum Lot Area/Lodging House Rooming Unit</b>	250 s.f.
<b>Minimum land area per intermediate care facility resident</b>	250 s.f.
<b>Minimum land area per permitted hostel guest when maximum</b>	250 s.f.
<b>Street Frontage</b>	20 feet
<b>Minimum Front Yard Setback for Principal and Accessory Structures</b>	5 ft, or no more than average depths of adjacent front yards.
<b>Minimum Rear Yard Setback for Principal and Accessory Structures</b>	10 feet, except that accessory structures with a ground coverage of one hundred and forty-four (144) square feet or less: Five (5) feet.
	All setbacks for swimming pools shall be as provided for in section 14-432, Swimming pools, of this article.
<b>Minimum Side Yard Setback for Principal and Accessory Structures</b>	5 ft, except that a side yard in the R-6 zone may be reduced to zero, provided that the cumulative side yard setbacks are not less than 10 ft. A permanent maintenance easement a minimum of 5 ft. in width shall be provided on the parcel adjacent to the lot line with the reduced side setback.
	Side yards in R-6A shall be 10 ft. for principal structures up to 45 ft. in height and 15 ft. for principal structures greater than 45 ft. in height.
<b>Side Yard on Side Street</b>	None
<b>Structure Stepbacks</b>	Portions of a structure above 35 ft shall be no closer than 10 ft from the side property line and no closer than 15 feet from the rear property line when such property line abuts a residential zone. <i>Does not apply to side yards on side streets.</i>
<b>Maximum Lot Coverage</b>	60%
<b>Minimum Lot Width</b>	20 feet
<b>Maximum Height</b>	Principal and attached accessory structure: 45 ft
	Detached accessory structure: 18 ft
	In R-6A the maximum principal and attached accessory structure height shall be 65 ft.
<b>Landscaped Open Space</b>	20%. This area shall not include parking areas or other impervious surfaces as defined in section 14-47.
<b>Minimum gross floor area for bed and breakfasts</b>	Two thousand (2,000) square feet of gross floor area for the first three (3) guest rooms and five hundred (500) square feet of floor area for each additional guest room.
<b>Maximum floor area for places of Assembly</b>	<i>On a collector or arterial road:</i>
	Large: Not limited
	Medium: 4,500 s.f.
	Small: 2,250 s.f.
	<i>Not on a collector or arterial road:</i>
	Large: 4,500 s.f. Medium: 2,250 s.f. Small: 1,125 s.f.
<b>Maximum Garage Opening</b>	Garage openings on front façades shall not exceed the greater of nine (9) feet or forty (40) percent of the front façade, and in no case shall a garage opening on a front façade exceed 20 feet.

(b) Townhouse Subdivisions

Subdivisions consisting of horizontally attached dwellings on individual lots are not required to have side yards between such dwellings where a party wall condition will exist. Horizontally attached dwellings located within a single lot shall be required to meet the applicable side yard requirements at the external lot boundaries of the subdivision and internal lot boundaries between such dwellings that are not attached to each other. No minimum lot size, width shall be required for individual lots underlying townhouse (horizontally attached) dwelling types. The applicable minimum lot area per dwelling shall apply to each lot.

~~E.~~(c) Alterations to Single-family, two-family, and multi-family dwellings in existence as of (date of enactment) shall not result in the creation of any additional dwelling unit of less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic; and Shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement and attic.

**Sec. 14-140. Other requirements.**

(a) *Off-street parking:* Off-street parking is required as provided in division 20 (off-street parking) of this article, except that required parking for residential building additions shall be located on the same lot.

~~For small, vacant lots which meet, and are developed under, the dimensional standards of 14-139(2) above, the following off-street parking requirements shall apply:~~

- ~~1. One (1) parking space per dwelling unit is required and shall be located on the same lot; and~~
- ~~2. The technical and Design Standards for driveway design for one and two family buildings (Section II, Traffic Design Standards and Guidelines) shall apply to projects with up to four units and with no more than four parking spaces;~~

(b) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises for a period not exceeding thirty (30) days.

(c) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.

~~(d) Small residential lot development shall conform to the Site Plan standards of §14-526.~~

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**Sec. 14-332. Uses requiring off-street parking.**

Except as provided in Section 14-332.1, 14-332.2 (exceptions) and 14-345 (fee in-lieu of parking) of this division, for the uses listed below the following minimum off-street parking requirements shall be provided and maintained in the case of new construction, alterations which increase the number of units, and changes of use:

(a) *Residential structures:*

1. For new construction, two, (2) parking spaces for each dwelling unit, ~~plus one (1) additional parking space for every six (6) units or fraction thereof.~~
2. For alterations or changes of use in existing structures, which create new or additional dwelling units in such structures, and for accessory units pursuant to §§14-68,78,88, one (1) additional parking spaces for each such unit. Existing parking spaces shall not be used to meet the parking requirements of this paragraph, unless the existing parking spaces exceed one (1) space for each dwelling unit.

~~3. For residential development on the peninsula (southerly of I-295) and in R-6 and R-6A zones:~~

~~a. One (1) space per unit;~~

~~b. The required parking for multi-unit residential buildings may be partially met through provision of shared-use vehicles, which are vehicles owned and maintained by the owner/manager of the building and available for use on a fee basis to the residents of the building. One shared use vehicle shall be deemed to satisfy eight (8) required car spaces, but in no case shall more than 50% of the parking requirement be satisfied by shared vehicle use; and~~

~~c. The planning board may establish a parking requirement that is less than the normally required number of spaces upon a finding of unique conditions that result in a lesser parking demand, such as housing for persons who cannot drive, housing that participates in a travel demand management program, availability of transit, or housing which includes permanent restrictions on automobile usage, and which is permanently restricted from utilizing resident on-street parking stickers.~~

43. For residential development in the B-2, B-2b, B-2c zones:

a. One (1) parking space per dwelling unit.

(b) *Motel*: One (1) parking space for each sleeping room.

(c) *Hotels*: One (1) parking space for each four (4) guest rooms.

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**Sec. 14-332.1. Zone specific off-street parking exceptions and modifications.**

The off-street parking requirements established for uses, established above in section 14-332 of this division, are hereby modified for the following zones ~~a~~ according to the provisions described below.

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(k) R-6 and R-6A zones: residential development, including new construction, alterations increase the number of units, and changes of use on the peninsula (southerly of I-295 and Tukey's Bridge).

1. Except as provided below, there shall be one (1) space per unit

2. The required parking for multi-unit residential buildings may be partially met through provision of shared-use vehicles, which are vehicles owned and maintained by the owner/manager of the building and available for use on a fee basis to the residents of the building. One shared use vehicle shall be deemed to satisfy eight (8) required car spaces, but in no case shall more than 50% of the parking requirement be satisfied by shared vehicle use.

3. The planning board may establish a parking requirement that is less than the normally required number of spaces upon a finding of unique conditions that result in a lesser parking demand, such as housing for persons who cannot drive, housing that participates in a travel demand management program, availability of transit, or housing which includes permanent restrictions on automobile usage, and which is permanently restricted from utilizing resident on-street parking stickers.

~~1.4.~~ No parking shall be required for the first three units in the R-6 Residential Zone.

5. For alterations of buildings containing three or more dwelling units in the R-6 zone no

parking shall be required for the creation of one additional dwelling unit above existing conditions as of [effective date of this amendment]. This exemption may be utilized one time.

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**Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings.**

(a) Lots of Record.

Lots of record that meet the minimum standards provided below shall be considered buildable lots.

1. ~~Any lot~~Lots of record as of June 5, 1957, may be considered a buildable lot in any residential zone provided the applicable yard dimensions can be met; and held under separate and distinct ownership from adjacent lots and provided that a minimum having a street frontage of forty (40) feet can be met, or to which a means of access has been previously approved by the city council as provided elsewhere in this article; ~~and may be considered a buildable lot in any residential zone except as provided below for island residential zones, and provided such lots have~~ with a minimum lot size of five thousand (5,000) square feet, ~~except that a lot in the R-6 zone may have a minimum lot size of three thousand (3,000) square feet, or the applicable minimum lot size and frontage in that zone, whichever is less provided that the applicable yard dimensions can be met.~~
  
2. A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the Planning Board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

3. Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet and a lot of the IR-2 zone shall have a minimum area of six thousand five hundred (6,500) square feet unless it is served by both public sewer and public water, in which case it shall have a minimum area of five thousand (5,000) square feet.
4. A lot in the IR-1, IR-2 and I-B zones that was described in a subdivision plat approved by the Planning Board after July 15, 1982, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.
5. Contiguous lots of record under common ownership shall be deemed to be separate lots, provided that they either meet the minimum lot area and minimum frontage of the zone in which they are located, or the minimum applicable standards of 14-433 (a-d).

(b) Accessory Structures and Building Additions.

Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met ~~provided, however, that less restrictive zoning requirements which meet the requirements contained within 14-139(b) for residential small lot development shall apply:~~

a1. R-1, R-2:

Rear yard: Ten (10) feet.

Side yard: Five (5) feet.

b2. R-3, R-4, R-5, R-5A, R-6:

Rear yard: Five (5) feet.

Side yard: Five (5) feet.

(c) Conversion of Accessory Structures to Dwelling Units:

Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard set-backs, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum land area per dwelling unit.

Any such conversion in the R-3 zone or on a nonconforming lot in the R-5 zone shall be a conditional use subject to the requirements of section 14-88(a)2 for lots in the R-3 zone, or to the requirements of section 14-118(a)5 for nonconforming lots in the R-5 zone, and shall be in lieu of any additional dwelling units authorized under sections 14-88 or 14-118.

~~Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet and a lot of the IR-2 zone shall have a minimum area of six thousand five hundred (6,500) square feet unless it is served by both public sewer and public water, in which case it shall have a minimum area of five thousand (5,000) square feet.~~

~~A lot in the IR-1, IR-2 and I-B zones that was described in a subdivision plat approved by the Planning Board after July 15, 1982, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.~~

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**Sec. 14-526. Site plan standards.**

*Requirements for approval.* The Planning Board or Planning Authority shall not approve a site plan application unless the development proposal meets the following criteria:

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9. *Zoning Related Design Standards:*

- a. Development of certain types and/or proposed in certain zones, as specified below, are subject to design standards in addition to the provisions of Section 14-526 (a) in order to ensure designs that contribute to and enhance the goals and policies for specific districts of the City. The City of Portland Design Standards is listed in the City of Portland Design Manual, which is included by reference. If the development is located in a historic district or associated with a historic landmark, City of Portland Historic Preservation standards shall supersede:

...

**(vi) Residential Development in the following districts:**

- (a) Planned Residential Unit Developments (PRUDS) in the R3, R5 and R5a residential zones;
- (b) Multiple family and multiplex developments in the R5 zone;
- (c) Small residential lot development of single family homes in the R5 zone;
- (d) ~~Multiple family and multiplex~~All residential development in the R6 zone ~~on lots of 10,000 square feet or less.~~