



**CITY OF PORTLAND**  
**Permitting and Inspections Department**

**BASIC DIMENSIONAL REQUIREMENT TABLE**

For residential zones

Provided for informational purposes – always verify official requirements in the [Chapter 14 Zoning Ordinance](#)

	R-1	R-2	R-3	R-4	R-5	R-6	MHNO*	IR-1	IR-2	IR-3
<b>1. Setbacks</b>										
a. Front	25' <sup>a</sup>	25' <sup>a</sup>	25' <sup>a</sup>	25' <sup>a</sup>	20' <sup>a</sup>	5' <sup>a</sup>	5' <sup>a</sup>	30'	25' <sup>a</sup>	25'
b. Rear	25'	25'	25'	25'	20'	10'	10' <sup>b</sup>	30'	25'	25'
c. Rear – for detached accessory structures with a footprint of 250 sq ft or less	5'	5'	5'	5'	5'	5'	5'	10'	10'	10'
d. Side – 1 and 1.5 story	12'	12'	8'	10'	8'	5' <sup>c</sup>	5' <sup>c</sup>	20'	20'	20'
e. Side – 2 story	14'	14'	14'	14'	12'	5' <sup>c</sup>	5' <sup>c</sup>	20'	20'	20'
f. Side – 2.5+ story	16'	16'	16'	16'	14'	5' <sup>c</sup>	5' <sup>c</sup>	20'	20'	20'
g. Side – for detached accessory structures with a footprint of 250 sq ft or less	5'	5'	5'	5'	5'	5' <sup>c</sup>	5' <sup>c</sup>	15'	15'	15'
h. Side street	20' <sup>d</sup>	20' <sup>d</sup>	20' <sup>d</sup>	20' <sup>d</sup>	15' <sup>d</sup>	0'	0'	20'	20'	20'
<b>2. Lot coverage</b>	20%	20%	35%	30%	40%	60% <sup>e</sup>	60% <sup>e</sup>	20%	20%	20%
<b>3. Maximum Height</b> – principal structures and additions	35'	35'	35'	35'	35'	45' <sup>f</sup>	35' <sup>g</sup>	35'	35' <sup>h</sup>	35'
<b>4. Maximum Height</b> – detached accessory structures	18'	18'	18'	18'	18'	18'	18'	18'	18'	18'
<b>5. Minimum Lot Size</b> – for residential uses, in square feet	15,000	10,000	6,500	6,000	6,000 <sup>i</sup>	2,000	2,000	40,000 <sup>j</sup>	20,000	42,500 <sup>k</sup>
<b>6. Minimum Lot Area per Dwelling Unit</b> – in square feet	15,000	10,000	6,500	3,000 <sup>l</sup>	3,000 <sup>m</sup>	725	725	N/A	N/A	42,500
<b>6. Minimum Street Frontage</b>	75'	50'	50'	50'	50'	20'	20'	100'	70'	70'
<b>7. Minimum Lot Width</b>	100'	80'	65'	60'	60' <sup>n</sup>	20'	20'	100'	80'	80'

\* The Munjoy Hill Neighborhood Conservation Overlay District (MHNO) is an overlay of the R-6 zone. Please read Sec. 8.7 of the ordinance for full details.



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<sup>a</sup> Or average depth of front yards of the adjacent lots.

<sup>b</sup> Rear setback is increased to 15' for buildings exceeding 35' in height. Rear setback is reduced to 7.5' for rear decks, porches, or similar unenclosed space.

<sup>c</sup> The side setback may be reduced to 0', provided that the cumulative side yards are not less than 10'. A permanent maintenance easement from the abutter is required.

<sup>d</sup> Or depth of front yard directly abutting the lot.

<sup>e</sup> In the R-6 zone, a minimum of 20% of the lot must be maintained as "landscaped open space" – see definitions below.

<sup>f</sup> In the R-6 zone, portions of buildings above 35' in height must be no closer than 10' from the side property line and 15' from the rear property line, when abutting a residential zone. Does not apply to side street property lines.

<sup>g</sup> May be increased to 45' for developments of 3 or more units on lots over 2,000 sq ft, where the development contains at least one workforce housing unit for rent or sale. The side setback for buildings over 35' shall be increased to 10'.

<sup>h</sup> Structure height limited to 27' on Little Diamond Island.

<sup>i</sup> Certain smaller lots in the R-5 may qualify as buildable under "Small Residential Lot Development" provisions. See Table 7-C of the Zoning Ordinance for details.

<sup>j</sup> Minimum lot size is 60,000 sq ft for lots not served by public water.

<sup>k</sup> Minimum lot size may be reduced in certain cases with Planning Board approval. See Table 7-D of the Zoning Ordinance for details.

<sup>l</sup> For multiplex development (three or more units), increases to 6,000 sq ft per dwelling unit after the first three dwelling units.

<sup>m</sup> For multiplex development (three or more units), increases to 4,500 sq ft per dwelling unit.

<sup>n</sup> In the R-5 zone, minimum lot width increases to 90 feet for multiplex development (three or more units).

**Definitions:**

**Setback** - A space on a lot which is required to be maintained open, unoccupied, and unobstructed between lot lines and any structures. The front setback is usually considered to be the street-facing side of the building. Setbacks are measured from the actual property lines and not from fences, curbs, sidewalks, or street pavement edge. A property survey may be necessary to verify the location of property lines prior to construction.

**Lot Coverage** – The proportion of lot area covered by building footprint and the footprint of accessory detached structures. "Structures" include, but are not limited to: buildings, decks, porches, sheds, decks, stairs, and bulkheads. Driveways and other at-grade impervious areas are not considered structures for the purposes of lot coverage. Determine your maximum lot coverage allowance by multiplying your total lot size by the applicable percentage listed in the table. Example: You own a 6,500 sq ft lot in the R-3 zone: (6,500 sq ft) x (35%) = 2,275 sq ft maximum lot coverage allowed.

**Landscaped Open Space** – In the R-6 zone only, a minimum of 20% of the lot must be maintained as landscaped open space. This excludes areas of the lot that are occupied by structures or by impervious surfaces such as paved or gravel driveways, parking areas, walkways, and patios. Landscaped open space shall not include rooftop gardens or structured or engineered surfaces.



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**Building Height** – The vertical measurement from average land grade (pre-development grade on the islands) to the following points:

- Flat roofs – to the highest point of the roof beams
- Pitched or hip roofs – to the level midway between the eaves and the highest point of the roof. For dormered roofs, the highest (dormer) eaves shall be used for this measurement.
- Gambrel roofs – to the level two-thirds of the distance between the eaves and the highest point of the roof
- Mansard roofs – to the highest point of the roof beams or the highest point on the deck

In most zones, building height does not include structures such as chimneys, skylights, flagpoles, or structures used to house building operating equipment such as roof access stairs, elevators, tanks or fans. However, in the MHNO only chimneys and certain HVAC equipment may extend above the maximum building height.

**Lot Width** – The distance measured between the side lot lines through that part of the principal building where the lot is narrowest.