

# Comparison Table- B2 and B2b Community Business Zone Requirements.

October 14, 2011

## Purpose of Zone:

Zoning Regulations	B2 Community Business Zone	B2b Community Business Zone
<b>Purpose</b>	<ul style="list-style-type: none"> <li>To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses, housing and services serving the adjoining neighborhoods and the larger community.</li> <li>The variety, sites and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 neighborhood business zone.</li> <li>The B-2 zone will provide a broad range of goods and services and general businesses with a mixture of large and small buildings such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile, by pedestrians and by bicycle. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns.</li> <li>The B-2 will provide locations for moderate to high density housing in urban neighborhoods along arterials.</li> </ul>	<ul style="list-style-type: none"> <li>The B-2b zone is intended to provide neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The B-2b zone is appropriate in areas where a more compact urban development pattern exists such as on-peninsula or in areas off-peninsula where a neighborhood compatible commercial district is established which exhibits a pedestrian scale and character. Such locations may include the peninsula and other arterials and intersections with an existing urban or neighborhood oriented building pattern.</li> <li>The B-2b will provide locations for moderate to high density housing in urban neighborhoods along arterials.</li> </ul>

## Permitted Uses:

	Zoning Regulations	B2 Community Business Zone	B2b Community Business Zone
<b>Residential</b>	<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>Attached single or two-family dwellings</li> <li>Multi-family dwellings (3 units or more) when the nearest residential zone abutting the lot is R4, R5, R6 or R7; or in structures with commercial uses on the first floor regardless of abutting zone.</li> <li>Handicapped family units</li> <li>Combined living/working spaces such as artist residences with studio space.</li> </ul>	

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<b>Commercial</b>	<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• General, business and professional office</li> <li>• Personal Services</li> <li>• Offices of building tradesmen</li> <li>• Retail</li> <li>• Restaurants (must close no later than 11pm)</li> <li>• Drinking Establishments</li> <li>• Billiard parlors</li> <li>• Mortuaries or funeral homes</li> <li>• Misc. repair services (but not motor vehicle repair).</li> <li>• Communication studio/broadcast facilities</li> <li>• Health clubs and gyms</li> <li>• Veterinary hospitals (but not outdoor kennels)</li> <li>• Theaters and performance halls</li> <li>• Hotels or motels of less than 150 rooms</li> <li>• Dairies (existing as of Nov. 15, 1999)</li> <li>• Bakeries (existing as of Nov. 15, 1999)</li> <li>• Drive-throughs</li> <li>• Medical marijuana dispensaries</li> <li>• Drive-throughs associated with a permitted use provided that they are not adjacent to any residential use or zone (includes uses across a street if within 100 ft of lot boundary).</li> </ul>	
		<ul style="list-style-type: none"> <li>• Bakeries established after 11/15/99 provided they include retail sales within the main structure.</li> </ul>	<ul style="list-style-type: none"> <li>• Bakeries not exceeding 7,000 sf, established after 11/15/99 provided they include retail sales within the main structure.</li> </ul>
<b>Institutional/Other</b>	<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Private clubs and fraternal organizations</li> <li>• Long term, extended and intermediate care facilities</li> <li>• Clinics</li> <li>• Places of religious assembly</li> <li>• Schools</li> <li>• Colleges, universities and trade schools</li> <li>• Municipal buildings and uses</li> <li>• Lodging houses</li> <li>• Daycare and babysitting</li> <li>• Utility substations</li> <li>• Accessory uses</li> <li>• Bed and breakfasts</li> <li>• Artist studios not exceeding 4,000 sf</li> <li>• Hostels</li> </ul>	

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Zoning Regulations		B2 Community Business Zone	B2b Community Business Zone
All	Prohibited Uses	<ul style="list-style-type: none"> <li>All uses not listed as a permitted use</li> <li>No drive-throughs permitted except those permitted under conditional use review and approval (detailed below).</li> </ul>	
All	Conditional Uses (require Planning Board approval and subject to conditions)	<ul style="list-style-type: none"> <li>Auto service stations</li> </ul>	<ul style="list-style-type: none"> <li>Auto service stations existing as of November 15, 1999 only.</li> </ul>
		<ul style="list-style-type: none"> <li>Car washes</li> <li>Automobile dealerships</li> <li>Printing and publishing establishments</li> <li>Wholesale distribution</li> <li>Research and development and related production establishments.</li> <li>Temporary wind anemometer towers</li> </ul>	
		<ul style="list-style-type: none"> <li>Drive-throughs adjacent to a residential zone.</li> </ul>	<ul style="list-style-type: none"> <li>Drive throughs adjacent to residential zones that are accessory to the principal use on the same site only.</li> </ul>

### Dimensional Requirements:

Residential	Min Lot Size	none	
	Min Street Frontage	None	
	Min Yard Dimensions	Front-none Rear- 10 ft (20 ft if abutting a residential zone) <ul style="list-style-type: none"> <li>- 15ft if building height exceeds 45 ft</li> </ul> Side – 5 ft (20 ft if abutting a residential zone) <ul style="list-style-type: none"> <li>- 15 ft if building height exceeds 45 ft.</li> <li>- None if on a side street.</li> </ul>	
	Pavement Setback	10 feet from side and rear property line if abutting a residential zone.	
	Max impervious surface ratio	90%	
	Max Residential Density (for the project area)	Density of nearest adjacent residential zone shall apply (except for multi-family above commercial use, which may be 1,000 sf of land area per DU).	
	Max Structure Height	45 ft	<ul style="list-style-type: none"> <li>45 ft.</li> <li>50 ft for buildings with commercial first floor and residential upper floors</li> </ul>

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<b>Commercial/ Institutional/ All other non- residential uses</b>	<b>Min lot Size</b>	10,000 sf	None (except intermediate, long term or extended care facilities must be 10,000 sf or more)	
	<b>Min street frontage</b>	50 ft		
	<b>Yard dimensions</b>	<ul style="list-style-type: none"> <li>• Min. Front: none</li> <li>• Max Front: may not exceed avg. depth of front yards of closest developed lots on either side w/o Planning Board approval. (continuous and attractive edge treatment required along street line with street trees, if front yard exceeds 10 ft)</li> <li>• Rear: 10 ft (or 20 ft if abutting a residential zone or 1<sup>st</sup> floor residential use).</li> <li>• Side: 10 ft min</li> </ul>	<ul style="list-style-type: none"> <li>• Min. Front: none</li> <li>• Max. Front: None. But if depth of front yard of lots on either side is less than 10 ft, front yard may not exceed average depth. (continuous and attractive edge treatment required along street line with street trees if front yard exceeds 10 ft)</li> <li>• Rear: 10 ft (or 20 ft if abutting a residential zone or 1<sup>st</sup> floor residential use).</li> <li>• Side: 10 ft max.</li> </ul>	
	<b>Min lot width</b>	none		
	<b>Max Structure Height</b>	45 ft. 65 ft for lots on over 5 acres.	50 ft	
	<b>Max Impervious Surface</b>	80%	90%	
	<b>Front yard Parking</b>	No off-street parking in the front yard except where buildings exceed min front yard setback, a max of 10% of total parking may be located in front yard.	Discouraged but where permitted, a max of 50% of total parking may be located in front yard.	

### City of Portland Design Standards and Guidelines: B-1 AND B-1B NEIGHBORHOOD BUSINESS AND B-2 AND B-2B COMMERCIAL BUSINESS ZONES:

(1) **STANDARDS.** Development located in the B-1, B-1b, **B-2, and B-2b** zones shall meet the following additional standards:

- a) Urban Street Wall: In the B-1, B-1b, and **B-2b zone** it shall be required that buildings shall be located to create and preserve an urban street wall.
- b) Mixed Uses: In B-1b zone buildings shall be multi-storied with mixed uses.
- c) Building Entrances: In the B-1 and **B-2b zone** building entrances shall be oriented toward, located adjacent to, and directly accessible from, a sidewalk in a public right-of-way.
- d) Windows: In the B-1, B-1b, **B-2, and B-2b zones** windows shall be required along the street frontage of a building. Windows shall be transparent (with a visible transmittance (VT) of .7 or greater) and installed at a height to allow views into the building by passersby.

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- e) Facade Character: In the B-1, B-1b, **B-2, and B-2b zones**, active and public portions of buildings (e.g. doors, windows, entries, retail displays) shall be oriented to and, where possible, be located adjacent to the public sidewalk to create an active presence along the sidewalk.
  - i. Where building facades situated along a public way have no interactive use or function, such facades shall be designed to provide sufficient architectural and graphic amenities to provide visual interest along the street and relate the building, and its use, to passersby.
- f) Building Design: B-1, B-1b, **B-2, and B-2b** commercial buildings shall be designed to be compatible with their residential and commercial neighbors. In the B-1 and B-1b zones building scale, roof pitch, and fenestration shall be designed to complement surrounding residential structures.
- g) Building Materials: Facade materials of buildings located in the B-1, B-1b, **B-2, and B-2b zones** shall be compatible with those materials of surrounding residential and commercial uses.
- h) Building Scale: In the B-1 and B-1b zones building scale must relate and be compatible with surrounding residential structures.
- i) Landscaping and buffers: In the B-1, B-1b, **B-2 and B-2b zones** buildings and associated parking areas must be screened to buffer abutting properties. A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.

### (2) GUIDELINES.

Buildings located in **the B-1, B-1b, B-2 and B-2b zones** are specifically encouraged to adhere to the design guidelines contained in *the B-1, B-1b, B-2, B-2b Design Guidelines (attached)*. In addition, the following design guidelines shall also apply:

- a) Buildings located in the **B-2 zone** are specifically encouraged to adhere to the design guidelines contained in *the B-1, B-1b, B-2, B-2b Design Guidelines* concerning the creation and preservation of an urban street wall.
- b) In the B-1b and B-2 zones, buildings are specifically encouraged to adhere to the guidelines contained in *the B-1, B-1b, B-2, and B-2b Design Guidelines* concerning building entrances.

*City of Portland*  
*Technical Standards and Design Guidelines*

**Development in the B-1, B-1b, B-2, B-2b shall meet the following guidelines in order to meet the Site Plan Standards**

**1. Building Location and Form**

Buildings shall be located near the street so as to create an urban street wall.

An urban street wall is created by a pattern of buildings which line the street in a consistent manner, thereby establishing a desirable spatial relationship between the building in the commercial district and the major object. Location is one of several related factors defining the street environment.

Building Form, including height, bulk, and massing, contribute to the development of a street wall.

The desired condition is to have the building frame and enclose the street, which is achieved by providing building height that is proportionate to the width of the adjoining major street. A ratio of building height to street width of one-to-two creates a strong "room-like" street, while a one-to-three ratio provides good street definition and proportion. Shorter buildings of one story facing broad streets will not achieve the desired relationship.

In the B-2b zone, buildings adjacent to streets should approach 1:2 height to street width, with a minimum of 1:3.

For a fifty-foot street right-of-way, therefore, a minimum height of 15' is required, with 25' height preferred. An eighty-foot right-of-way requires about 27' to achieve the 1:3 proportion., with 40'-height preferred. Obviously, buildings located as close as possible to the street right-of-way will provide better definition and proportion than buildings set further back.

**2. Building Function**

An urban street and business district requires a substantial intensity and variety of uses.

It is beneficial to have mixed uses within portions of buildings situated near the street. For example, a retail first floor might have office or residential on the second or third floors. This provides both the scale of building height desired, as well as the economic vitality of the business district.

**3. Orientation of Buildings and their Entrances to the Street**

Major building entries shall be designed and located to provide the primary building access oriented to the public street and sidewalk.

Doorways should be prominent and obvious in appearance, so as to attract the users toward the entry. Major entry features should primarily address the street, with entry courts, display windows, signage, lights, walkways, and vestibules, as appropriate. Major entries should be adjacent to, or very close to, the street and public sidewalk.

#### **4. Windows**

Windows shall be located in all building facades visible from the public way, especially on building facades along the major public street.

Retail uses with store fronts are the most desirable feature for locations adjacent to the public sidewalk; and active, transparent (minimum visible transmittance (VT) of .7 or greater), and interesting windows contribute the maximum value. Limitations on transparency, such as dark or reflective glass, or interior coverings, should be avoided. Where uses (such as office) are not conducive to transparent viewing from the public way, windows can still convey a sense of activity and presence along the street. Even these more private windows can convey occupancy and habitation when lighted from within, as during evening hours, even if the interior is screened from view.

#### **5. Building Character, Detail, Scale, and Graphic Qualities**

Building design will include various architectural and graphic amenities to provide a strong presence along a street and relate a building to its community.

*Awnings, canopies, and flags* may be utilized to highlight entryways and to further identify the activity and identity of a use.

*Facade lighting* may be used to highlight entryways or to provide visual interest along an otherwise blank facade

Building scale, roof pitch, architectural detail, and fenestration shall be designed to complement and be compatible with surrounding residential and commercial buildings.

#### **6. Signage and Building Entrances**

Building entrances and building signage in the B-1, B-1b, and B-2b zones will be designed and constructed at the pedestrian scale.

\*We may need to revise the Sign Ordinance for allowed height and dimension of signs.

#### **7. Development Relationship to Street**

Building facades and site amenities shall form a cohesive wall of enclosure along a street.

Where buildings are not located at the street line, site amenities, including masonry walls, fences, and landscaping, shall be placed along the street to provide a sense of enclosure or definition.

#### **8. Parking Lots**

Parking Lots shall be screened from view of the public way.

Landscaping or fencing shall be used to screen parking lots from public ways and residential neighbors. Where parking is located within the front yard (or side yard of a corner lot), a landscaped buffer or fence shall be placed along the street line to distinguish the private space from the public space and to help define the street wall.

Parking lots shall be screened from neighboring properties.

A densely planted landscape buffer or fencing shall be installed to protect neighboring properties from the impacts associated with the parking lot and the use it serves.

Crosswalks shall be provided within parking lots and across entrance driveways, directing pedestrians to building entrances.

Street trees shall be planted along property street frontage 25ft. on center.

**9. Transit Connections**

Development proposed along established transit corridors must design uninterrupted access from the proposed development to the transit stop.

An easement to place a transit shelter may be requested for development located along a transit corridor.