

Order 163-20/21  
Passage: 9-0 on 2/22/2021

Effective 3/26/2021

KATE SNYDER (MAYOR)  
BELINDA S. RAY (1)  
SPENCER R. THIBODEAU (2)  
TAE Y. CHONG (3)  
ANDREW ZARRO (4)

**CITY OF PORTLAND**  
**IN THE CITY COUNCIL**

MARK DION (5)  
APRIL D. FOURNIER(A/L)  
PIOUS ALI (A/L)  
NICHOLAS M. MAVODONES, JR (A/L)

**AMENDMENT TO PORTLAND CITY CODE CHAPTER 14**  
**RE: SELF STORAGE IN B-3 ZONE**

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

*That Chapter 14, Article 6 - Uses, Table 6-C, is hereby  
amended to read as follows, on the following page:*



USE STANDARDS

TABLE 6-C (CONT.): PERMITTED AND CONDITIONAL USES IN MIXED USE ZONES

	B-1/B-1b	B-2/B-2b/B-2c	B-3/B-3b/B-3c <sup>11</sup>	B-4	B-5/B-5b	B-6	B-7	Use Standards
Small-scale marijuana caregiver		●	●	●			●	6.4.10
Theaters and performance halls		●	●	●	●	●	●	
Veterinary services		●		●			●	
Communication studios		●	●	●	●	●	●	
Dairies		● <sup>7</sup>		●				
High-tech manufacturing							○	6.5.6(D)
Intermodal transportation facilities					●	●	●	
Laboratory and research facilities		○		●		○	●	6.5.6(E)
Low-impact industrial (<10,000 SF)		● <sup>8</sup>	○	●	●	●	● <sup>8</sup>	6.5.6(E)
Low-impact industrial (>10,000 SF)		● <sup>8</sup>		●	○			
Marijuana testing facilities				●				
Marijuana manufacturing facilities				●				6.4.10
Marijuana cultivation facilities (<7,000 SF plant canopy)				●				
Printing and publishing		○ <sup>9</sup>	●	●	●	●	○	
Repair services		●	●	●	●	●	●	
Studios for artists and craftspeople	● <sup>2</sup>	●	●	●	●	●	●	
Tow lots				●				6.4.17
Warehousing, storage, and distribution		○ <sup>10</sup>	○ <sup>10</sup>	●	● <sup>10</sup>	○ <sup>10, 14</sup>	○ <sup>10, 14</sup>	6.5.6(E)
Marine uses					●	●		6.4.11
Correctional pre-release facilities				●				6.4.7
Off-street parking			●/○ <sup>12</sup>		●	○	○	6.5.6(H)
Parks and open spaces	●	●	●	●	●	●	●	
Solar energy system (minor)	●	●	●	●	●	●	●	6.4.16
Solar energy system (major)				○				
Utility substations	●	●	○	●	●	●	○	6.5.6(L)
Wind energy system (minor)		○	○	○	○	○	○	6.4.18

<sup>1</sup> Permitted if permitted in the adjacent or nearest residential zone. In other cases, permitted if located above first floor commercial, or on first floor where a minimum depth of 25 ft. along the principal frontage is maintained for commercial use.

<sup>2</sup> Permitted on the ground floor only in the B-1b zone.

<sup>3</sup> Permitted in the B-2 and B-3 zones only.

<sup>4</sup> Permitted as a conditional use in the B-2 only. Expansion of auto service stations in existence as of 11/15/99 permitted as a conditional use in the B-2b and B-2c zones.

<sup>5</sup> Not permitted in the B-2c and B-3c zones.

<sup>6</sup> Permitted in the B-2 zone. Conditional in the B-2b and B-2c.

<sup>7</sup> Permitted only if an expansion of an existing dairy.

<sup>8</sup> Permitted with a retail component only. Low-impact industrial uses greater than 10,000 SF are permitted in the B-2 only.

<sup>9</sup> Printing and publishing of 10,000 SF or less, or expansion of printing and publishing establishments greater than 10,000 SF in existence as of 4/4/88, shall be treated as a conditional use.

<sup>10</sup> Permitted in the B-2/B-2b/B-2c as a conditional use if 10,000 SF or less. Self-storage permitted in the B-4 zone. Self-storage permitted as a conditional use in the B-5 zone (on-peninsula locations only) in buildings existing as of 12/16/15. Self-storage permitted as a conditional use in the B-3 zone in buildings existing as of 1/1/1995, the area of the building dedicated to self-storage shall not exceed 30% of the total building area and may not be located directly adjacent to or facing a public right-of-way. Self-storage not permitted in the B-2/B-2b/B-2c, B-6, and B-7 zones.

<sup>11</sup> See PAD Overlay for additional use regulations.

<sup>12</sup> Structured parking shall be permitted. Surface parking shall be treated as a conditional use.

<sup>13</sup> Hotels shall be limited to no more than 150 rooms.

<sup>14</sup> Wholesale is allowed as conditional use, providing the wholesale operation is associated with an onsite retail establishment and occupies less than 15,000 SF.