

Sec. 27-1563. Portable signs.

- (a) All portable signs shall require a permit issued by the City Council except as provided in subsection (c) below. The council shall grant any such permit upon demonstration by the applicant that he is in full compliance with all applicable laws and ordinances in regard to said permit, unless in the opinion of the council granting such permit would endanger the public health, safety or welfare. The application for such permit shall contain the name and address of the applicant, the purpose for which the portable sign is requested and the written consent of the owner or lessee of the premises on which the sign is to be located. No such permit shall be granted for a period in excess of thirty (30) days nor shall more than three (3) such permits be issued for any particular property, business or location in any twelve-month period; provided, however, that there shall be a waiting period of not less than fourteen (14) days between the date of expiration of one such permit and the issuance of the next such permit.
- (b) Portable signs in excess of thirty-two (32) square feet in surface area shall not be permitted.
- (c) Notwithstanding other provisions of this Chapter to the contrary, no permit shall be required to establish one portable sign not to exceed sixteen (16) square feet in surface area in the Limited Business, Commercial, Industrial Zones, nor shall a permit be required to establish any such sign of such size in a Residential Zone for any use lawfully existing in said zones as of the date of adoption of this ordinance; provided, however, no such portable sign shall obstruct or intrude onto any public right-of-way, the property of others without their written consent, or block the sight vision of any public right-of-way for vehicular or pedestrian traffic.

Sec. 27-1564. Temporary signs.

The outdoor display of temporary signs is prohibited unless permitted by order of the City Council upon a showing that use of a portable sign in lieu thereof in compliance with the provisions of Sec. 27-1563 above would be impossible or present an unnecessary hardship.

Sec. 27-1565. Reserved.

DESIGN STANDARDS FOR VILLAGE DOWNTOWNS

Sec. 27-1566. Purpose.

The following design standards are related to the exterior of buildings and are intended to enhance and improve the overall appearance of buildings in key sections of our city in order to:

- Stabilize and reinforce property values to protect private and public investment.
- Prevent the decline of neighborhoods and business districts and upgrade building quality.
- Preserve and reinforce the natural, historic, and architectural qualities of neighborhoods and business districts.
- Establish and enhance aesthetic and architectural compatibility within neighborhoods and commercial areas.
- Attract development and redevelopment by establishing neighborhood and commercial conditions that make for an attractive and pleasant living and working environment.

Broadly stated, the intent is to "protect, preserve, develop, and encourage South Portland's historic, cultural, architectural, and visual resources, to cultivate a more meaningful environment for its citizens and the region." *Knightville/Mill Creek Design Study*, Cavendish Partnership, 1984: 18.

Sec. 27-1567. Applicability.

Except as otherwise indicated, the design standards apply to all building construction or remodeling projects requiring Planning Board or site plan approval within the following Design Review District(s). Where such a project is associated with an existing building, such as an addition or partial remodeling, the design standards in this Article apply only to the new construction or the part of the building being remodeled.

A. District One: Knightville

1. Location: Lots with frontage on Ocean Street north of E Street. In addition, lots in the Village Commercial VC zoning district with frontage on Waterman Drive.

Ord. No. 6-16/17, 11/7/16 [Fiscal Note: Less than \$1000]

Sec. 27-1568. Standards for Review

When performing reviews of projects within the Design Review District(s), the Planning Board will include with its other findings a determination of the adequacy of design based on the following considerations. A positive finding regarding design is necessary for project approval.

A. Footprint and Orientation

The visual impact of a building is influenced in part by its placement on a lot and by the position and shape of nearby buildings along the street. Where a consistent pattern exists in terms of the existing buildings and spaces between buildings, applicable construction must be compatible with the pattern. Determination of compatibility will be based on the overall building footprint square footage, the dimensions of each footprint side, placement of the building footprint on the lot, and the pattern of buildings and spaces along the street edge. (See Figure 1.)

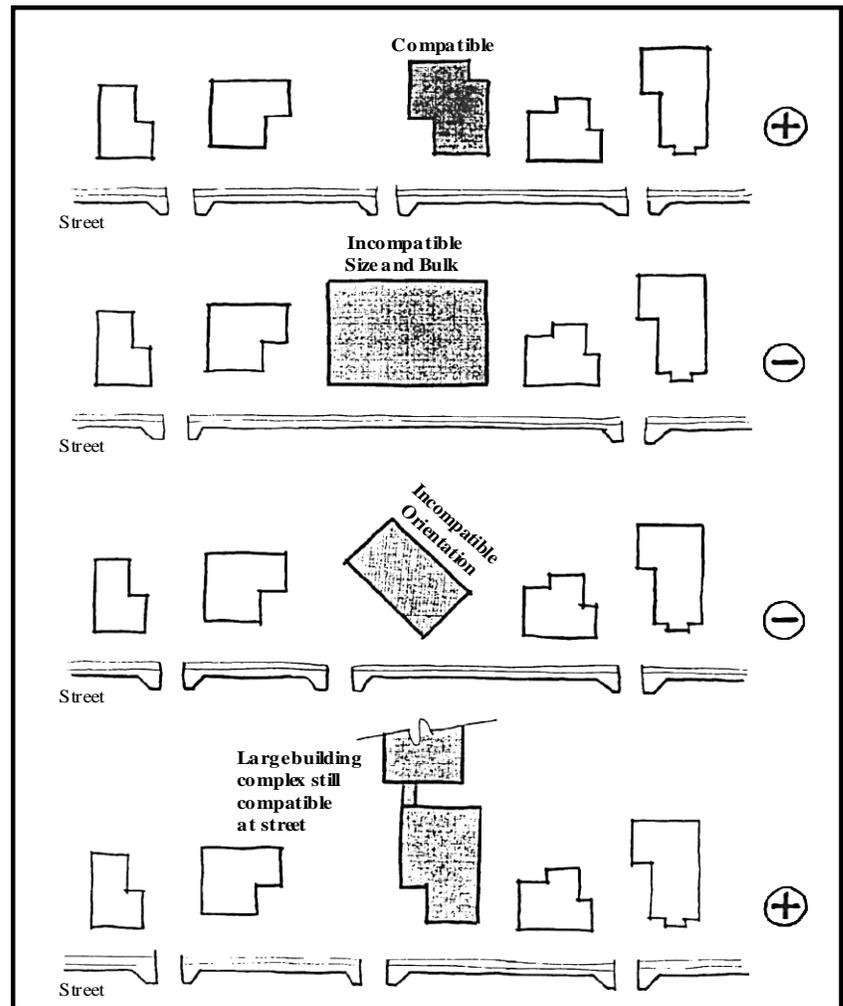


Figure 1-Footprint and Orientation

B. Scale

Scale is the apparent size of a structure in relation to its surroundings, including other buildings, open areas, and people. More important than size in the perception of a structure is how the overall size is distributed throughout the building. Where there is an established pattern of building size or scale as viewed from a public street, applicable construction must be compatible in scale with other structures in the district. Long, blank walls are not permitted, and mechanical equipment must be integrated within the structure. Projects with multiple or row type buildings must provide for separations and/or changes in the building plane (facade and roof) to avoid the long barracks like quality imparted by flat walls and roofs of excessive length. Determination of compatibility will be based on the maximum dimension of the structure, the degree of articulation on building surfaces, the magnitude of unbroken faces of a structure, the visual

impact of the building mass, and the integration of mechanical equipment within the structure. (See Figures 2 & 3.)

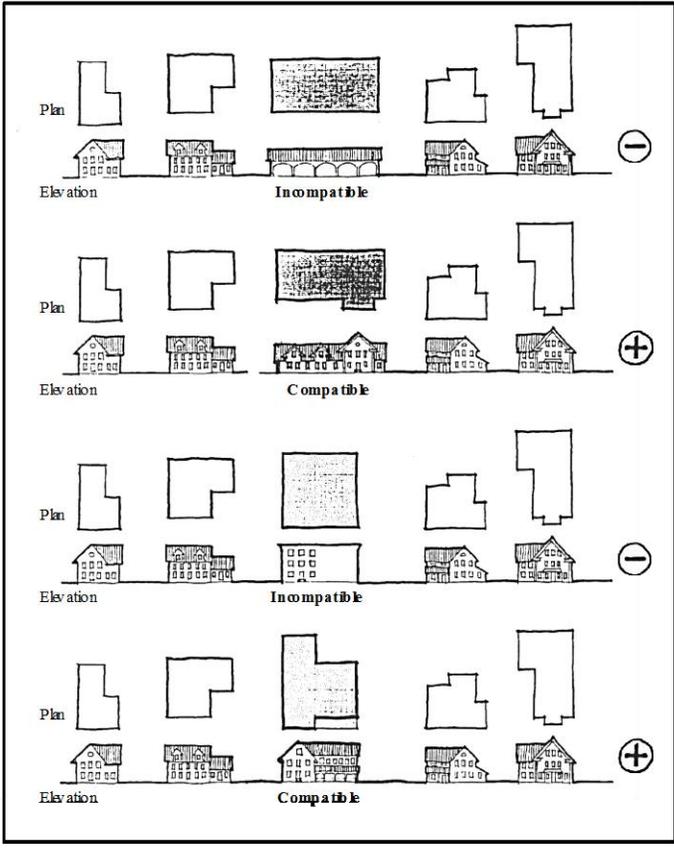


Figure 2-Scale

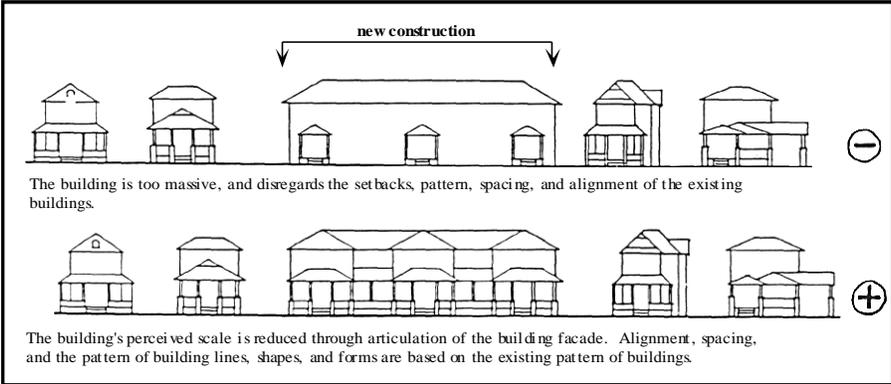


Figure 3-Scale and Articulation

C. **Roof Shape**

The type of roof design, along with the height of the building, can significantly influence the scale of a structure and can affect its attractiveness as viewed from the street. Where a pattern exists, new roof construction must conform to the predominant shape of nearby buildings and to the design of the structure. Flat roofs are allowed if the building is designed with architectural detailing that delineates and reinforces the roof edge. Mansard roofs are not allowed. (See Figure 4.)

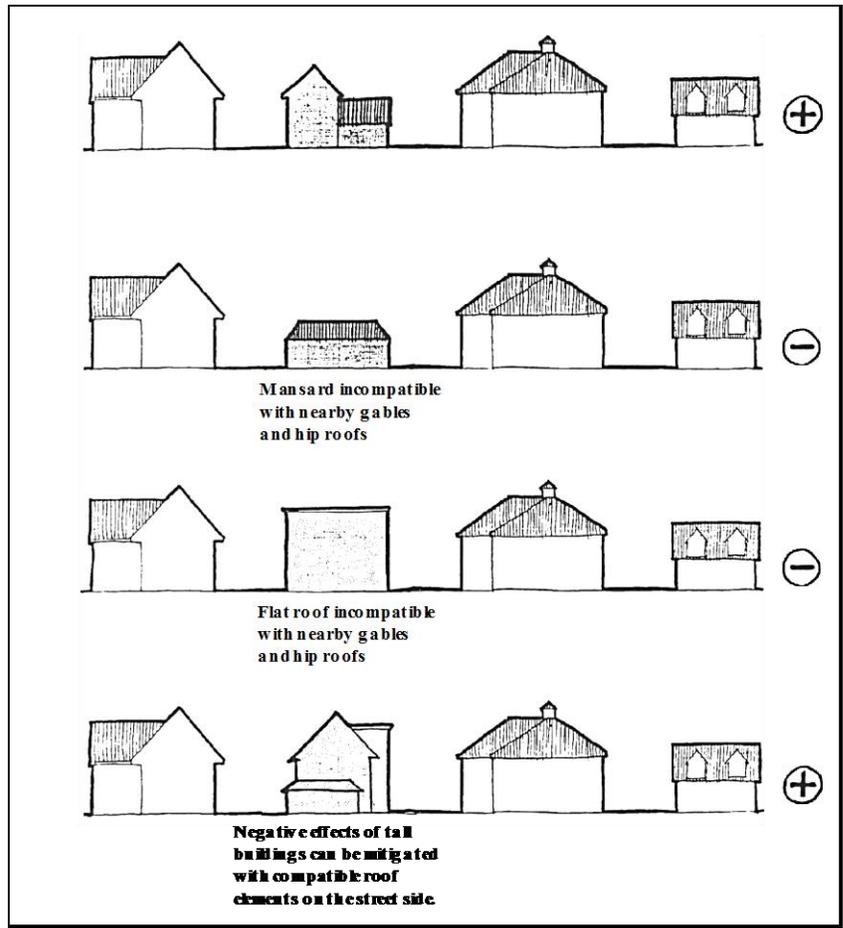


Figure 4—Roof Shape

D. **Openings**

The pattern created by the relationship between doors and windows to the exterior wall space of a building must be compatible to the structure and, where an established pattern of the proportion of windows to wall exists among a group of buildings or along a block face, must maintain the existing pattern. The "bricking up of windows is not allowed unless the pattern can be maintained in other ways. The first floor front facade must be constructed with an equal or greater proportion of openings to wall space. (See Figure 5.)

E. **Relationship of Street Facades**

Interruptions of buildings along the street facade dilute the street character of commercial districts. Therefore, new and in-fill development must, where such a pattern exists, maintain the line of buildings at the sidewalk edge, thus

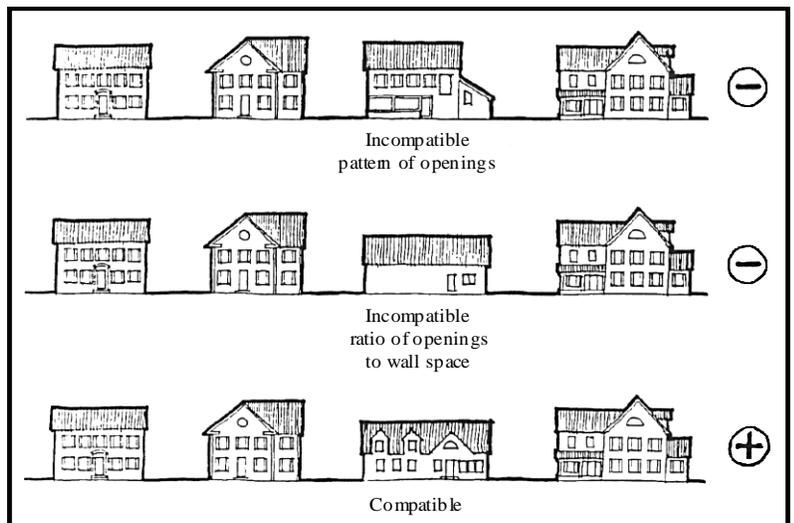


Figure 5—Openings

maintaining the integrity of the street facade. The front facade of the structure must incorporate at least one distinctive entrance, although secondary entrances are permitted on the sides and rear. For buildings on corner lots, the setback relationship on both streets must be maintained. The creation of "empty corners" must be avoided through the placement of buildings or other site features. (See Figure 6.)

F. **Parking Lots and Pedestrian Facilities**

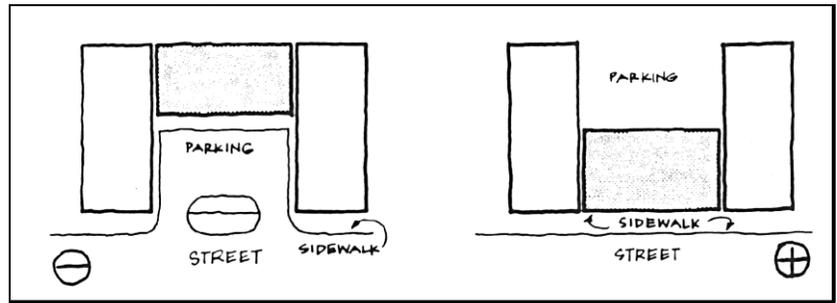


Figure 6—Relationship of Street Facades

In order to provide the inviting appearance in commercial areas of stores and other buildings set close to the sidewalk, off-street parking must be located in the rear or side yards and may not be located between the front of the building and the street. Other motor vehicle facilities, such as access drives and driveways, may not be located between the front of the building and the street or between the building and the sidewalk where a sidewalk exists. Overhead doors and motor vehicle service areas must be located on the side or rear of the building and must be screened from view. (See Figures 7 & 8.)

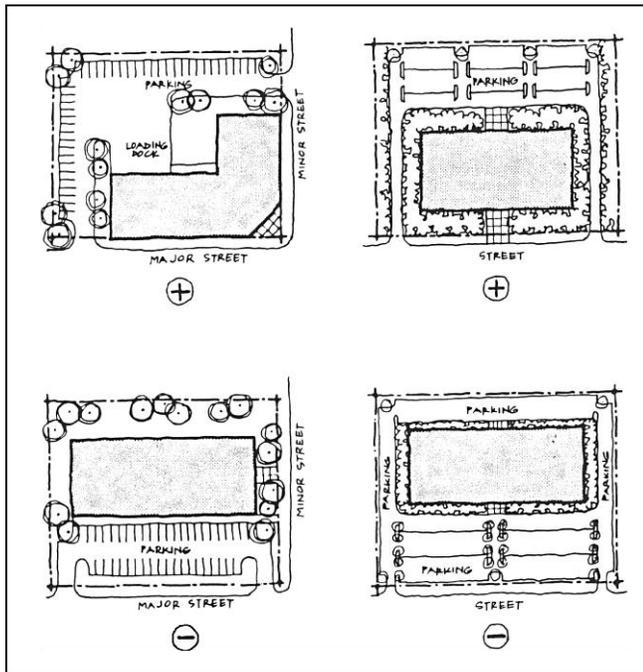


Figure 7—Parking (general)

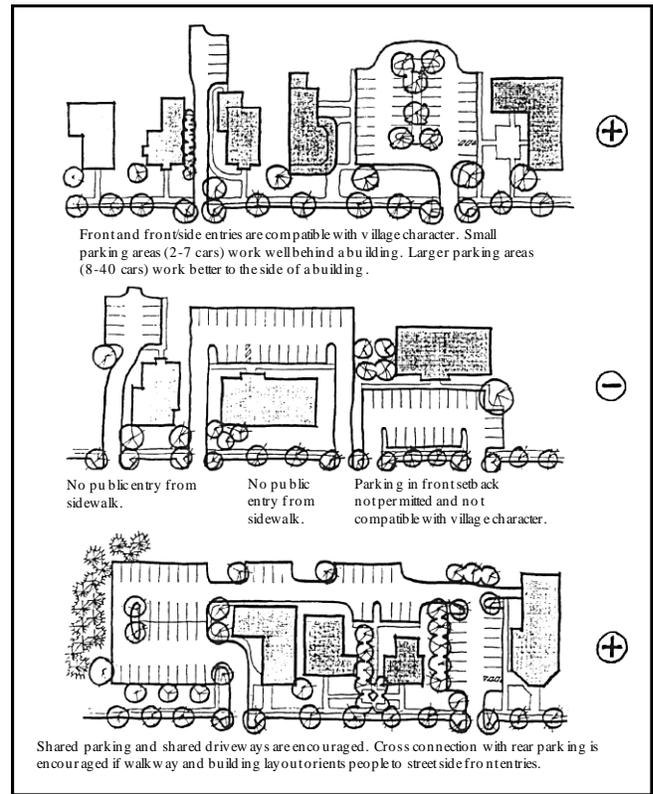


Figure 8—Parking (detailed)

G. Awnings and Canopies

Awnings and canopies provide identity for a business, serve as weather protection for pedestrians, and provide shade for display areas. Awnings are temporary and movable; canopies are permanent. In commercial areas awnings/canopies can help to visually integrate a series of buildings through compatible or coordinated placement and design. Awnings and canopies are encouraged and, when used, must be integrated with the building facade, and must have a compatible height-to-width relationship with surrounding awnings/canopies, be in scale with the pedestrian, and maintain a scale and proportion with the building itself. They also should produce a consistent pattern along the street through their placement, size, and shape.

(See Figure 9.)

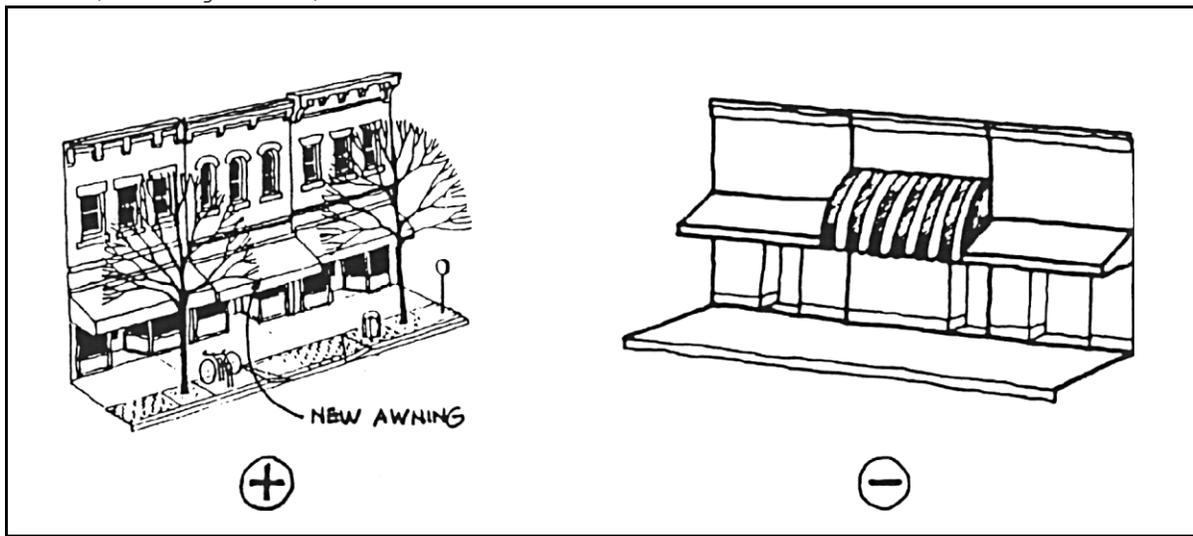


Figure 9—Awnings

H. Materials and Colors

The materials, textures, and colors of a single building must be visually harmonious (see definition—not intended to stifle creativity). Modifications to existing buildings should avoid the patchwork application of different materials. New buildings must use materials that are visually compatible with adjacent and nearby buildings where a pattern exists, except where unacceptable materials predominate.

Acceptable predominant exterior materials include:

- Brick (colonial red or brown; no glazed, jumbo, or multi-colored brick).
- Wood (clapboard, shiplap, or shingles).
- Vinyl, or metal, in traditional patterns (clapboard, shiplap, or shingle).
- Natural stone (dressed or cut only).

Unacceptable predominant exterior materials include:

- Smooth, stucco-like finishes.
- Concrete block (except for foundations and fire walls).
- Precast concrete (except foundations and fire walls and lintels and sills in masonry buildings).
- Corrugated metal, fiberglass, or plastic.
- Asphalt shingles
- Reflective materials, such as mirror or metalized reflective glass, plastic panels, and brushed aluminum (except for windows and doorways).
- T-111 and plywood

Acceptable materials for pitched roofs and roof elements, such as pediments and dormers, include asphalt shingles and standing seam metal roofing (except that bright colors are not allowed); unacceptable materials include: wood shingles; metal or plastic imitation shakes; slate; and, corrugated metal, fiberglass, or plastic.



Figure 10—Building Materials (infill/existing)

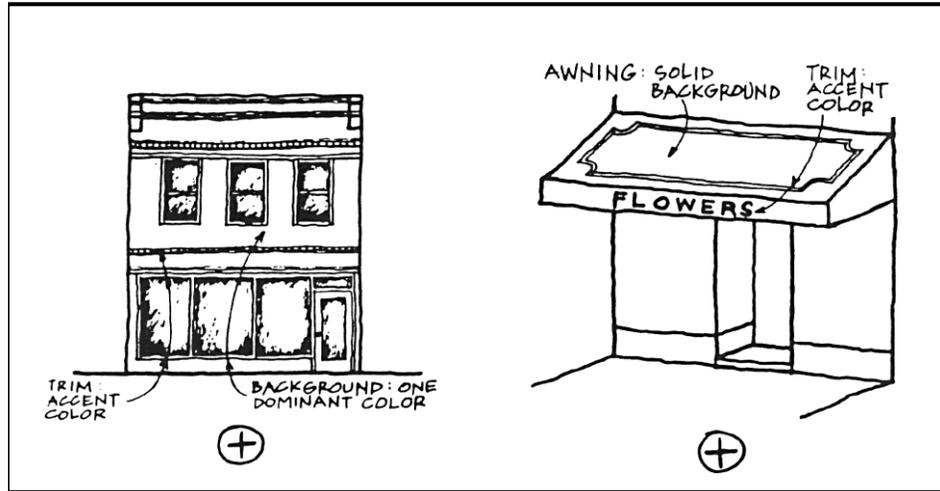


Figure 11—Building Materials (color)

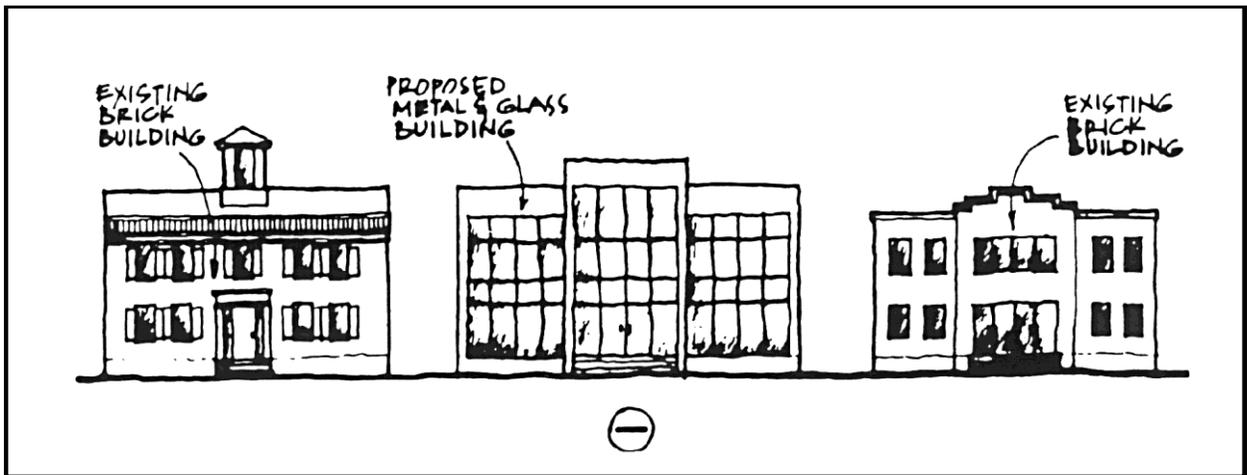


Figure 12—Building Materials (context)

Many new exterior materials will continue to become available in the future, and it is not the intention of the Design Standards to restrict the use of any quality material that simulates traditional features and enhances the value and looks of a building.

In general, the dominant background color of a building should be a muted or natural color and not excessively bright. Where an applicant feels a bright overall color is essential to the design of a structure, a statement of appropriateness from an architect licensed in Maine is required. (See Figures 10, 11, & 12.)

I. **Signs**

In addition to other existing or future sign regulations in the Code, the design standards in this section seek to improve the visual appearance of commercial districts in terms of signage. In general, signage design

should clearly and simply convey the message. Ground signs (free-standing signs set into the ground) are not appropriate where buildings are close to the street. Signs attached to the property walls or windows or applied on awnings should establish the identity of the building's use. Therefore, lettering on these signs should suit the distance from which they will be read, contain a short message, and carry a simple design. Signs are not permitted to be applied to the wall or windows of the building if they will interfere with architectural details or disrupt the pattern of windows and trim. For single-story structures, the area above the window and below the roof should be used for wall signs. In multi-story structures, the area above the window and below the floor line of the next story is generally the most appropriate location for wall signs. Signs are not allowed on roofs. Signs projecting from the street wall are allowed, but no portion of the sign may be higher than the roof line, the sign must fit the scale of the building, and there can only be one such sign per business per facade. (See Figures 13 & 14.)

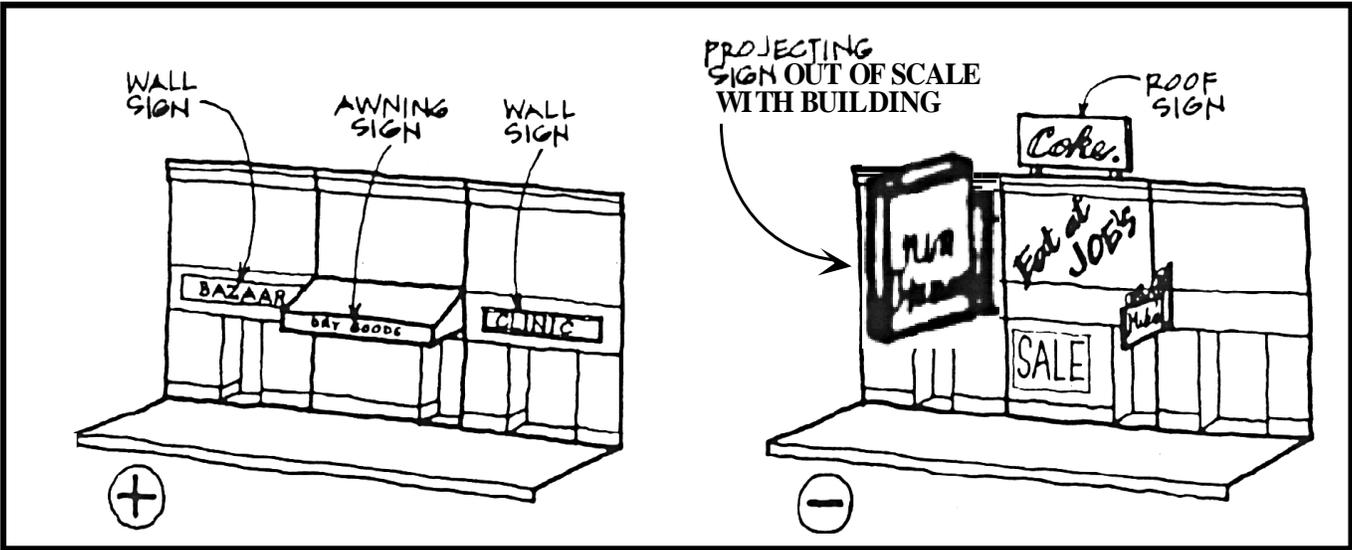


Figure 13—Signs (general)



Figure 14 - Signs (multistory)