

**KNIGHTVILLE ZONING LANGUAGE ADJUSTMENTS FROM COUNCIL WORKSHOP COMMENTS**

**Initial revisions highlighted; 1-10-19 changes highlighted in blue**

**Sec. 27-713. Space and bulk regulations (VC).**

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*Minimum side and rear yards, principal buildings:* None required except where the side and/or rear yard abuts a residential the Village Residential zoning district in which case it/~~they~~ shall be a minimum of ~~fifteen (15)~~ six (6) feet ~~or fifty (50) per cent of the building height whichever is greater and the buffering requirements of this Chapter shall be met~~ for side yards and fifteen (15) feet for rear yards. In no case shall side or rear yard setbacks apply to unenclosed decks, patios, or similar improvements or balconies with a width perpendicular to the building of less than six (6) feet.

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*Maximum building height-Knightville Design District:* The lesser of ~~fifty (50) feet or four (4) habitable stories, except the lesser of forty (40) feet or 3 habitable stories for any portion of a building within fifty (50) feet of the Village Residential zoning district.~~ Maximum height shall include any elevators or stairway enclosures that are used to access the rooftop level, but shall not include any elevator equipment or enclosures necessary to access the topmost interior floor.

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**Sec. 27-574. Space and bulk regulations (VR).**

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*Front entrance requirement:* A principal entrance shall be located on the front façade of the building at the ground floor level. The entrance shall be separate and distinct from the garage and shall be set back, if at all, no more than 10 feet from the front most wall of the building.

**Sec. 27-711. Permitted Uses (VC)**

(j) Rooftop decks used for residential purposes subject to the exterior lighting provisions of Sec. 27-1590 et seq., the noise control provisions of Sec. 17-17 and Chapter 30, and any conditions of approval that may be imposed by the South Portland

Planning Board. Commercial uses, other than general maintenance, on rooftop decks are prohibited.