



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Inclusionary Zoning Ordinance

On November 20, 2006, the City Council adopted Portland's Inclusionary Zoning Ordinance. The ordinance provides incentives to developers of market-rate housing to incorporate affordable housing within projects, thereby mitigating the limited supply of land suitable for housing and helping to meet the housing needs of all economic groups within Portland. The objectives of the program are to accomplish the following:

- Create more affordable housing in all forms of residential development, including both rental and home ownership opportunities;
- Encourage the construction of subsidized units that address the needs of various household income levels, including low and moderate incomes;
- Seek to maintain affordable units for the long-term; and
- Build mixed-income projects.

The complete ordinance with the definitions of affordable housing and eligible projects is found in [Division 30 of the City's Land Use Code](#). Go to page 598 section 14-484. The program incentives to encourage affordable rental and ownership opportunities include:

- Reduction of Fees
 - A 5% to 25% reduction in development review and building permit fees, which is tied to the percentage of affordable units proposed.
- Priority Review
 - The planning division will conduct an expedited review. The Planning Board shall make its best efforts to hear, review and approve, conditionally approve or deny within one workshop and one public hearing to review an eligible project. At the conclusion of the meetings, the Planning Board shall promptly issue a decision.
- Density, parking and dimensional bonuses
 - Increased density of 5% to 25% is proposed for multi-family projects, which is commensurate with the proposed number of affordable units.
 - The maximum required parking for an affordable unit is one per unit with the option of reducing that number with the Planning Board.
 - The maximum building height bonus applies only to a project that is located in a B-2 or B-2b Community Business Zone, that contains five or more dwelling units and of which 20% or more of the units are affordable, then one additional ten-foot story may be added to a structure.