Zoning documents

Portland (Or.). Bureau of Planning

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a. Zoned C or EX; and

b. Within the recognized neighborhood where the Landmark is located, or to any site within two miles of the Landmark; and

4. The property owner executes a covenant with the City that is attached to and recorded with the deed of both the site transferring and the site receiving the density reflecting the respective increase and decrease of potential density. The covenant must meet the requirements of Section 33.700.060, Covenants with the City.

Table 140-4
Development Standards [1]

<table>
<thead>
<tr>
<th>Standard</th>
<th>EG1</th>
<th>EG2</th>
<th>EX</th>
<th>IG1</th>
<th>IG2</th>
<th>IH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum FAR (see 33.140.205)</td>
<td>3 to 1</td>
<td>3 to 1</td>
<td>3 to 1</td>
<td>no limit</td>
<td>no limit</td>
<td>no limit</td>
</tr>
<tr>
<td>Maximum Height (see 33.140.210)</td>
<td>45 ft.</td>
<td>no limit</td>
<td>65 ft.</td>
<td>no limit</td>
<td>no limit</td>
<td>no limit</td>
</tr>
<tr>
<td>- Street lot line[4]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Lot line abutting an OS, C, E, or I zoned lot</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Maximum Building Coverage (see 33.140.220)</td>
<td>85% of site area</td>
<td>85% of site area</td>
<td>100% of site area</td>
<td>100% of site area</td>
<td>85% of site area</td>
<td>100% of site area</td>
</tr>
<tr>
<td>Min. Landscaped Area (see 140.225)</td>
<td>15% of site area</td>
<td>15% of site area</td>
<td>None</td>
<td>None</td>
<td>15% of site area</td>
<td>None</td>
</tr>
<tr>
<td>Ground Floor Window Standards apply (see 33.140.230)</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Pedestrian Standards Apply (see 33.140.240)</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Min. Landscaping Abutting an R zoned lot (see 33.140.215.B.)</td>
<td>5 ft. @ L3 [3]</td>
<td>10 ft. @ L3</td>
<td>5 ft. @ L3 [3]</td>
<td>5 ft. @ L3 [3]</td>
<td>10 ft. @ L3</td>
<td>10 ft. @ L3</td>
</tr>
</tbody>
</table>

Notes:
[1] Plan district regulations may supersede these standards.
[3] For building setbacks of 5 feet or less, landscaping is required for the entire depth of the setback. However, no landscaping is required when buildings abut a lot line.
[4] In the EG1 and EX zones, minimum and maximum setbacks from Transit Streets or streets in Pedestrian Districts are stated in Table 140-6.
[5] No setbacks are required from an internal lot line that is also a zoning line on sites with split zoning. See 33.140.215.B.3.b.
CITY OF PORTLAND
BUREAU OF PLANNING

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

- HISTORIC LANDMARK

Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line

<table>
<thead>
<tr>
<th>CITY OF PORTLAND</th>
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</thead>
<tbody>
<tr>
<td>BUREAU OF PLANNING</td>
</tr>
<tr>
<td>3131</td>
</tr>
</tbody>
</table>

Current Zoning
- R10
- IG1
- EXd

Future Zoning
- Maximum Potential Zoning as per Comprehensive Plan
- State III: Map Boundary
33.120.030 Characteristics Of The Zones

A. **R3 zone.** The R3 zone is a low density multi-dwelling zone. It allows approximately 14.5 dwelling units per acre. Density may be as high as 21 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one and two story buildings and a relatively low building coverage. The major type of new development will be townhouses and small multi-dwelling residences. This development is compatible with low and medium density single-dwelling development. Generally, R3 zoning will be applied on large sites or groups of sites.

B. **R2 zone.** The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near neighborhood collector and district collector streets, and local streets adjacent to commercial areas or major streets.

C. **R1 zone.** The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near neighborhood collector and district collector streets, and local streets adjacent to commercial areas, or major streets.

D. **RH zone.** The RH zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

E. **RX zone.** The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of
School District - Washington High

East Portland; TL 100 Blocks 259-261; 282-284
map 3131; 151E0ZBA-0100

Type: CVCL—Converted Commercial Segment
7 acres
304,975 ft²
$2,853,140 assessed value

Peter A. & Wanda H. Appleton
1335-1339 SE Morrison St.
151E0ZBA-0200
Residential Land 0.06 acres; 2,625 ft²; $9,980 Mkt. Value

School District No. 1
151E0ZBA-0300
Converted Commercial Segment 0.08 acres; 342 ft²; $23,230

Robert L & Nancy B. Pinson
1235 SE Morrison St. (c/o address)
151E0ZBA-0400
Converted Commercial 0.05 acres; 620 ft²; $73,890 Mkt. Value

Spada Properties, Inc. (6148 NE 33rd Jr; 97211)
1205 SE Morrison St. W. 133 of S100 of Block 259
151E0ZBA-0500
Converted Commercial 0.31 acres; 13,300 ft²; $165,750