

Residential Infill Project

Proposal Comparison Table

June 20th, 2016		Staff's Draft Proposal		Neighborhood Context Perspective ("Minority Position")		Portland For Everyone		Housing Diversity Perspective ("Majority Position")		Existing Code	
		R2.5	R5	R2.5	R5	R2.5	R5	R2.5	R5	R2.5	R5
Scale	Zone										
	Lot size	2,500 ft ²	5,000 ft ²	2,500 ft ²	5,000 ft ²	2,500 ft ²	5,000 ft ²	2,500 ft ²	5,000 ft ²	2,500 ft ²	5,000 ft ²
	Size Summary	In addition to building coverage		In addition to building coverage		In addition to building coverage		In addition to building coverage		Limited by building coverage only	
	Size Description	Add a new square foot limit via a sliding scale tied to lot size (e.g. on a 5,000 sqft lot up to 2,500 square feet building coverage allowed)		Add a new square foot limit via a sliding scale tied to lot size (e.g. on a 5,000 sqft lot up to 2,500 square feet building coverage allowed)		Add a new square foot limit via a sliding scale tied to lot size (e.g. on a 5,000 sqft lot up to 2,500 square feet building coverage allowed)		Add a new square foot limit via a sliding scale tied to lot size (e.g. on a 5,000 sqft lot up to 2,500 square feet building coverage allowed)		Sliding scale tied to lot size, generally 22 to 50% (on a 5,000 sqft lot, up to 45% building coverage allowed)	
	Max Lot Coverage (ft ²)	1,250		1,125	2,250	1,125	2,250	1,125	2,250	1,125	2,250
	Max Building Floorspace Above Ground (ft ²)	2,500		1,250	2,500	1,250	2,500	1,250	2,500	3,375	6,750
	Max FAR	0.5		0.5		0.5		0.5		0.675	1.35
	Max Height (Pitched roofs, ft)	30		22'		35	30	35	30	35	30
	Max Height (Flat roofs, ft)	25'		22'		35	30	35	30	35	30
	Dormers, as max % of length of roof	50%		-95%, but used to measure height		-95%		-95%		-95%	
	Height measured from	Low point of lot		Low point of lot		Low point of lot		Low point of lot		High point of lot	
	Front Setback Summary	Increase front setback, with reductions to match an adjacent house		Increase front setback, with reductions to match an adjacent house		Increase front setback, with reductions to match an adjacent house		Increase front setback, with reductions to match an adjacent house		10'	
	Min. Front Setback	15'		20'		15'	15'	10'		10'	
	Min. Side Setback		5'	5'	7.5'	3.5'	5'	Narrow Lot: 3.5'	Standard lot: 5'	5'	5'