














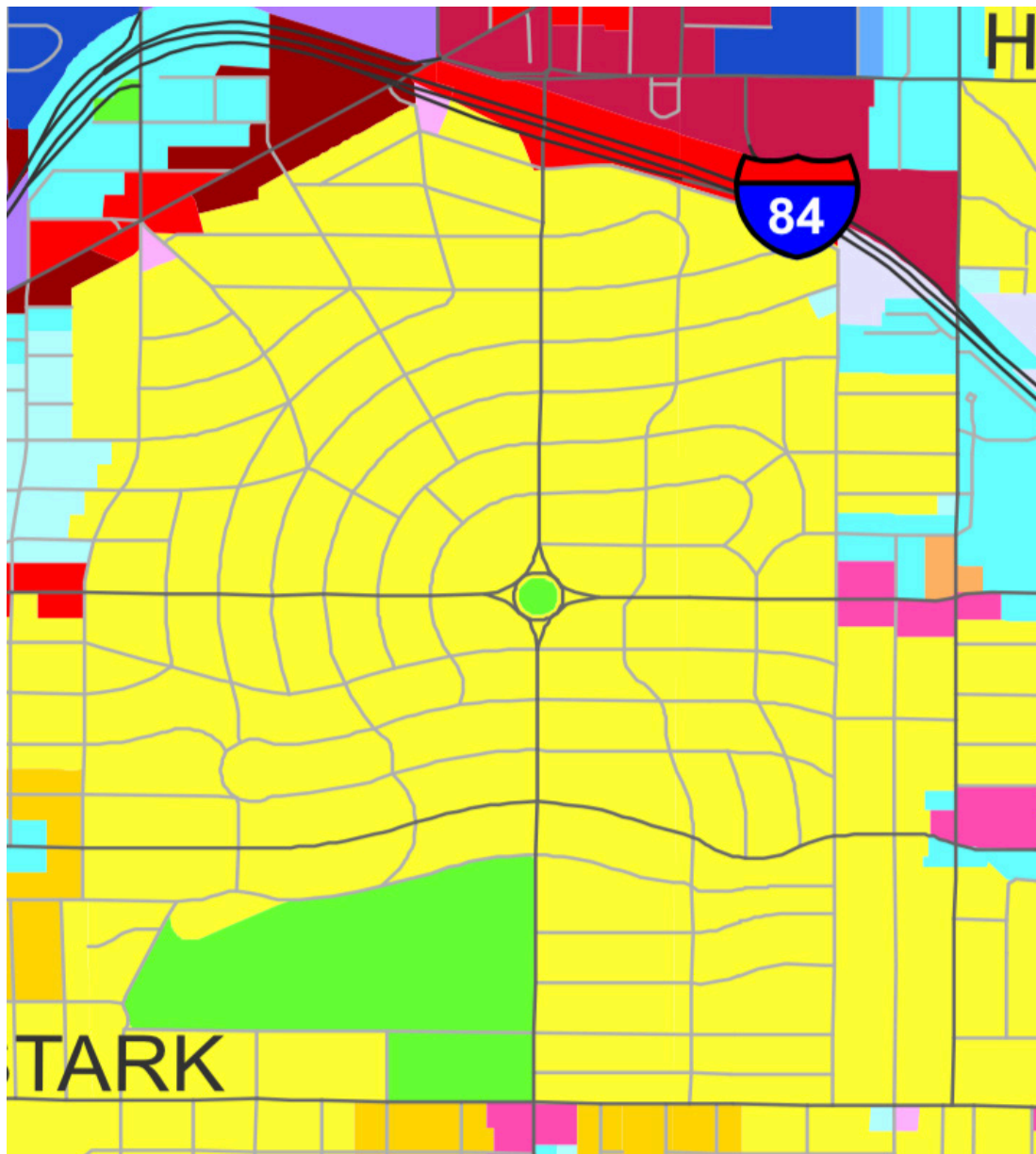


Laurelhurst current zoning. R5 (1 house per 5000 sf lot, plus 1 ADU, duplex permitted on corner lot). R1 north of Sandy (5 units on 5000 sf lot), CS and CG on Sandy. See <https://www.portlandoregon.gov/bps/article/59265>

	R5 - Residential 5,000		IR - Institutional Residential
	R2.5 - Residential 2,500		CN1 - Neighborhood Commercial 1
	R3 - Residential 3,000		CN2 - Neighborhood Commercial 2
	R2 - Residential 2,000		CO1 - Office Commercial 1
	R1 - Residential 1,000		CO2 - Office Commercial 2
	RH - High Density Residential		CS - Storefront Commercial
	RX - Central Residential		CM - Mixed Commercial
			CG - General Commercial

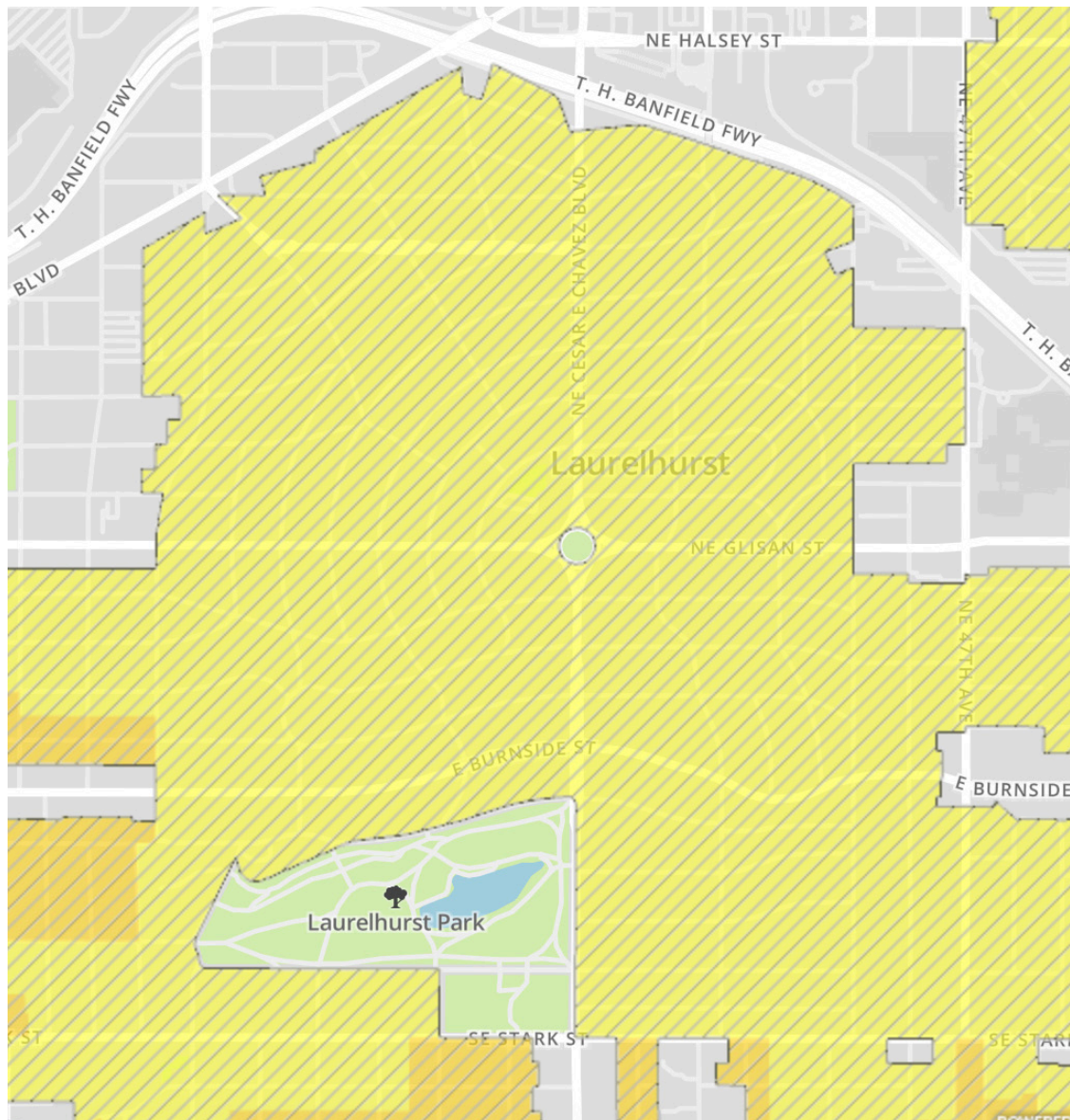
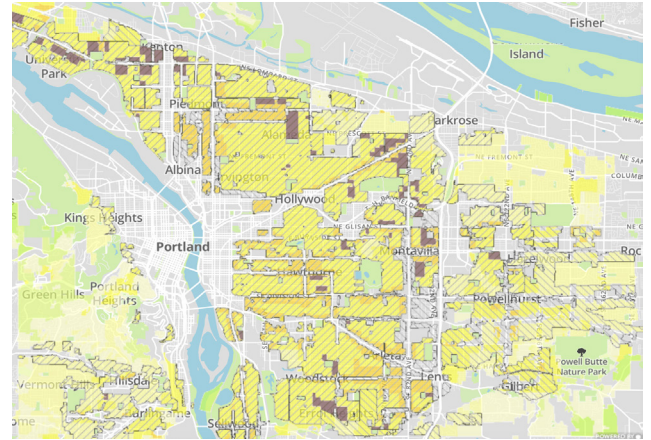


RIP changes to neighborhood zoning. Entire neighborhood included in 'a' overlay zone, shown Yellow. Except north of Sandy, already R1. See <https://www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=rip>

In 'a' overlay:

- House + 2 ADU, or duplex + 1 ADU permitted every lot.
- Triplex permitted corner lots.
- Bonus extra ADU permitted if all 4 units affordable. "Affordable" at 80% median family income: \$1,046/studio, \$1,120/1-bed, \$1,345/2-bed (2017). <https://www.portlandoregon.gov/phb/article/651806>
- "Base zoning" remains single-family; effectively becomes multi-family.

RIP changes to Portland zoning. Most of North, NE, SE in 'a' overlay zone. Also some East, a little SW and NW. In total, 65% of city's R2.5-R7 lots are in overlay zone.



RIP rules on size and scale.

Maximum FAR ("Floor Area Ratio")

- In R7, 0.4:1 (2,800 sf building on 7,000 sf lot).
- In R5, 0.5:1 (2,500 sf building on 5,000 sf lot).
- In R2.5, 0.7:1 (1,750 sf building on 2,500 sf lot).
- *Exclude from FAR:* basement if floor >4 ft below-grade, attic if headroom < 80 in.
- *Exclude from FAR:* detached accessory structures (garage, ADU) up to 0.15:1 FAR
- Permit 200 sf addition to existing house every 5 years.

Maximum Building Coverage ("Footprint")

- Lot <3,000 sf, 50% of lot
- Lot 3,000-5,000 sf, 1,500 sf + 37.5% of lot > 3,000 sf
- Lot 5,000-20,000 sf, 2,250 sf + 15% of lot > 5,000 sf

Maximum Height

- 30 ft (35 ft for attached houses in R2.5).
- Measure from lowest point of grade 5 ft from building. If lowest to highest points > 10 ft, measure from lowest point + 8 feet. Special rule for steep lots.
- Measure to mid point of gable roof if pitch 12 in 12 or less; if pitch steeper or other type of roof (flat, shed, gambrel, etc) measure to highest point.
- Dormer can exceed max height if < 75% of roof width and setback 1 ft from wall.

Setbacks and Outdoor Area

- 15 ft front, 5 ft side/rear, 18 ft garage; can reduce front to match adjacent house.
- 250 sf outdoor area, including a 12 ft x 12 ft area.

Front Facade

- Front stairs can have max 6 steps above grade (no "jetway stairs")
- Facade > 500 sf to be divided into planes separated by porch, bay, recessed area, at least 15% to be windows (no "blank front")
- Street-facing garage wall max 50% of facade (not permitted if facade < 22 ft), can not be setback less than rest of facade; exception if entry porch (no "snout house").

More Units In 'a' Overlay Zone

- Permit *house + 2 ADU* (1 detached, 1 internal), or *duplex + 1 detached ADU* on lot > min size (R7 6,300 sf, R5 4,500 sf, R2.5 3,000 sf). Max FAR all structures including detached ADU: R7 0.55:1, R5 0.65:1, R2.5 0.85:1.
- Permit *triplex on corner lots* > min size (R7 6,300 sf, R5 4,800 sf, R2.5 4,800 sf). Max FAR all structures: R7 0.55:1, R5 0.65:1, R2.5 0.85:1.
- At least 1 unit must be "visitable" (1 step to entry, no steep path, living space/bathroom at entry level, 34 inch doors; exceptions for steep lots, existing structure).
- 1 additional "bonus" unit (i.e. 4 units/lot) if all units affordable to 80% MFI.

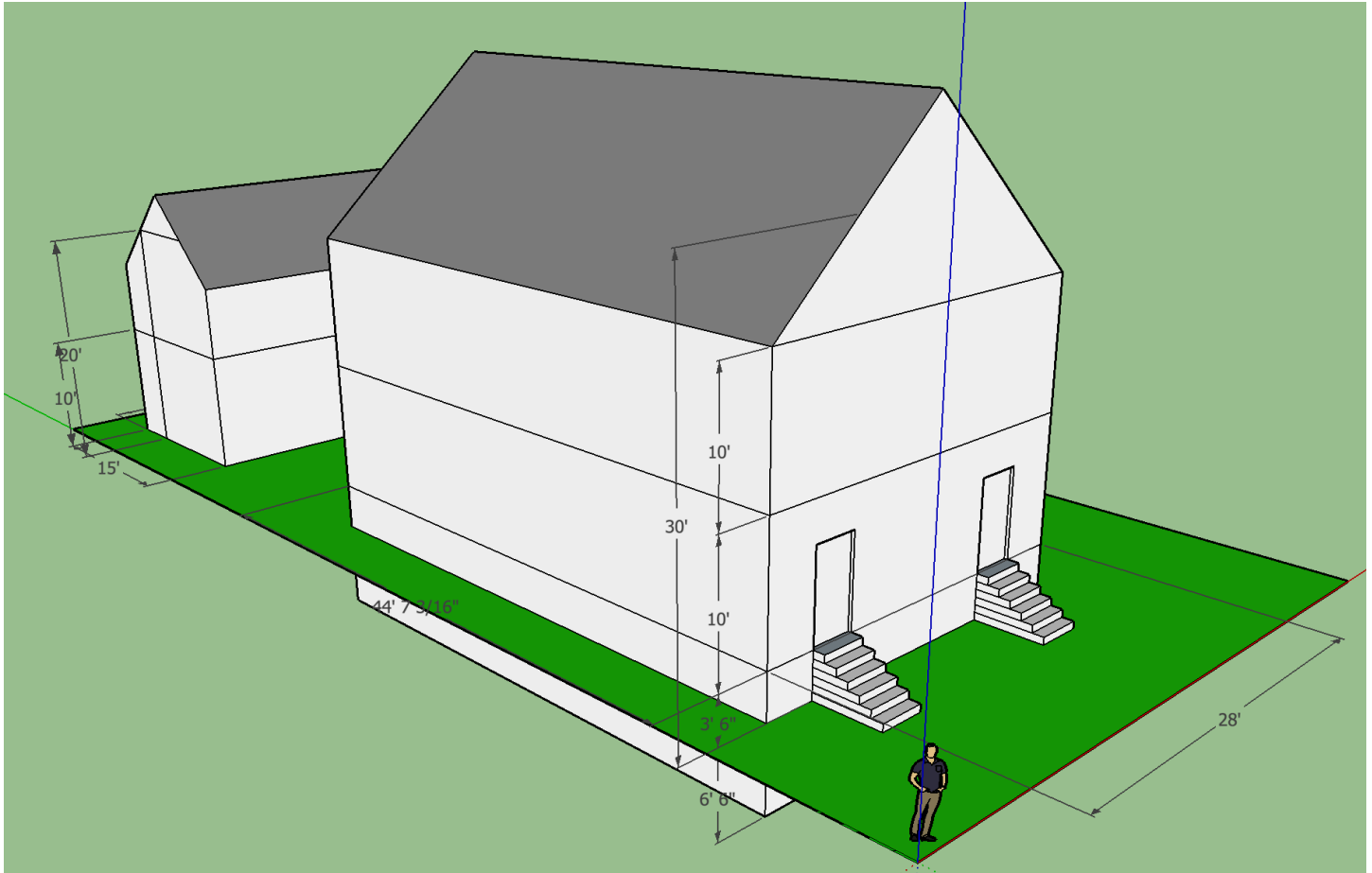
Special Requirements For Narrow Lots

Special Requirements For Listed/Contributing Historic Properties

- In overlay zone, allow 3-4 units/lot via ADUs/duplex/triplex. Historic properties to be converted, not demolished. In conversion, may change <50% of exterior, add <800 sf, increase footprint <100%. Parking not required. 1 unit must be visitable.

Potential Building Size Under RIP. Assuming 5,000 sf lot:

- Duplex 2 floors x 1,250 sf + basement 1,250 sf = 3,750 sf structure, 30 ft height to roof midpoint. Basement excluded from FAR. Attic excluded if ceiling 79".
- ADU 750 sf, 20 ft height to roof mid-point.
- Total 4,500 sf habitable space in three units.



Existing House Size In Neighborhood. The median house is 2,183 sf and 18 ft height to roof midpoint. The 75% percentile house is 2,718 sf and 22 ft height. The RIP-permitted house shown above would be larger than about 95%, and taller than over 95%, of houses in the neighborhood.

See charts next page; based on city-supplied data.

(Note RIP applies same size/height rules everywhere, including neighborhoods with much smaller median-size houses.)

Neighborhood

Laurelhurst

Number SFR in Laurelhurst Neighborhood

1,490

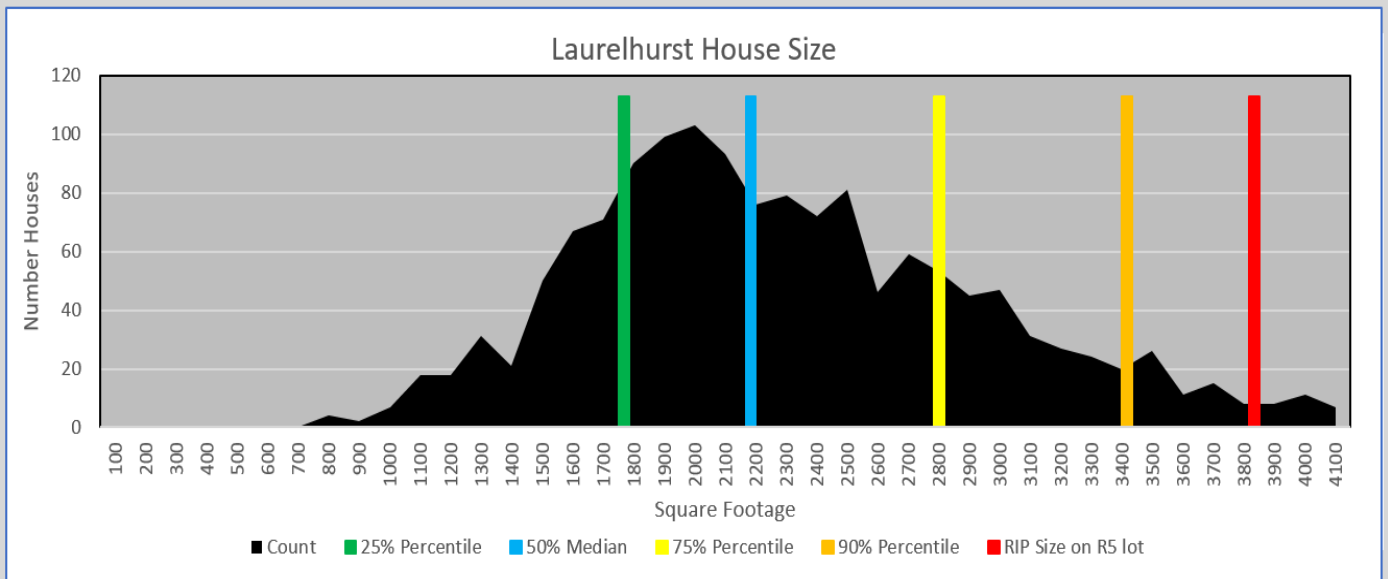
Number Laurelhurst SFR in 'a' Overlay

1,461

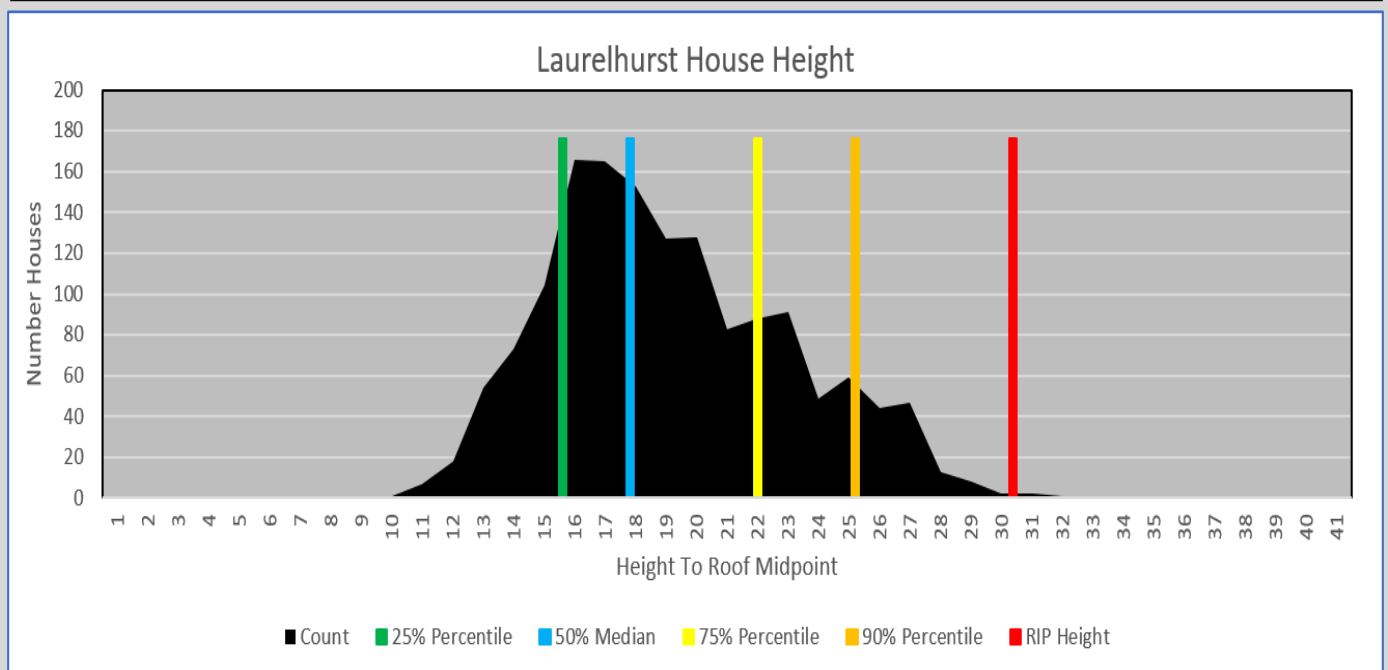
% of all Laurelhurst SFR in 'a' Overlay

98%

		Percentiles							RIP max R5
For All SFR	25%	50%	75%	85%	90%	95%	98%		95%
Size (Habitable/Assessed Sq Ft)	1,790	2,183	2,718	3,040	3,306	3,765	4,371		3750



		Percentiles							RIP MAX
For All SFR	25%	50%	75%	85%	90%	95%	98%		100%
Height (Average Ft Roof)	16	18	22	24	25	27	27		30



Calculated from data supplied by City of Portland