

Baseline Information

Updated Sept 12, 2017 to reflect Adopted Comp Plan, DDS D stats January 2017

CITY ZONED AREA	Lots	%of total	Acres	% of total
Commercial/MUZ			5,462	8%
Employment/Industrial			15,249	21%
Open Space (+'null')			15,271	21%
Multi-dwelling			5,323	7%
Single-dwelling			31,411	43%
TOTAL			72,717	100%

Compiled by Neil September 2017

TOTAL SF ZONED LOTS	Lots	%of total	Acres	% of total
RF	887	1%	2,106	7%
R20	2,697	2%	2,297	7%
R10	13,073	9%	5,563	18%
R7	32,839	22%	7,501	24%
R5	79,911	54%	11,553	37%
R2.5	19,804	13%	2,392	8%
TOTAL	149,211	100%	31,411	100%

David Douglas Area	Lots	Acres
R7	3,665	826
R5	6,423	1,441
R2.5	619	125
TOTAL	10,707	2,392

TOTAL NARROW LOTS	Lots	Acres
R5 Historically Narrow	14,833	1,804

Revised Proposed DRAFT - February 2019

last update: (based on numbers from 1/4/19)

All R7, R5, R2.5 except floodplain, all NRI, landslide

in 'z' Overlay (restrict	Lots	%of total	Acres	%of total
R7	5,674	4%	1,712	9%
R5	3,245	3%	745	4%
R2.5	156	0%	29	0%
TOTAL	9,075		2,486	
Percent of R2.5-R7		7%		12%
Percent of SF zones		6%		8%
Percent of City				3%

Out of 'z' overlay (may still be restricted on lot size or infrastructure)

R7	27,165	83%	5,789	29%
R5	76,666	96%	10,808	55%
R2.5	19,648	99%	2,363	12%
TOTAL	123,479		18,960	
Percent of R2.5-R7		93%		88%
Percent of SF zones		83%		60%

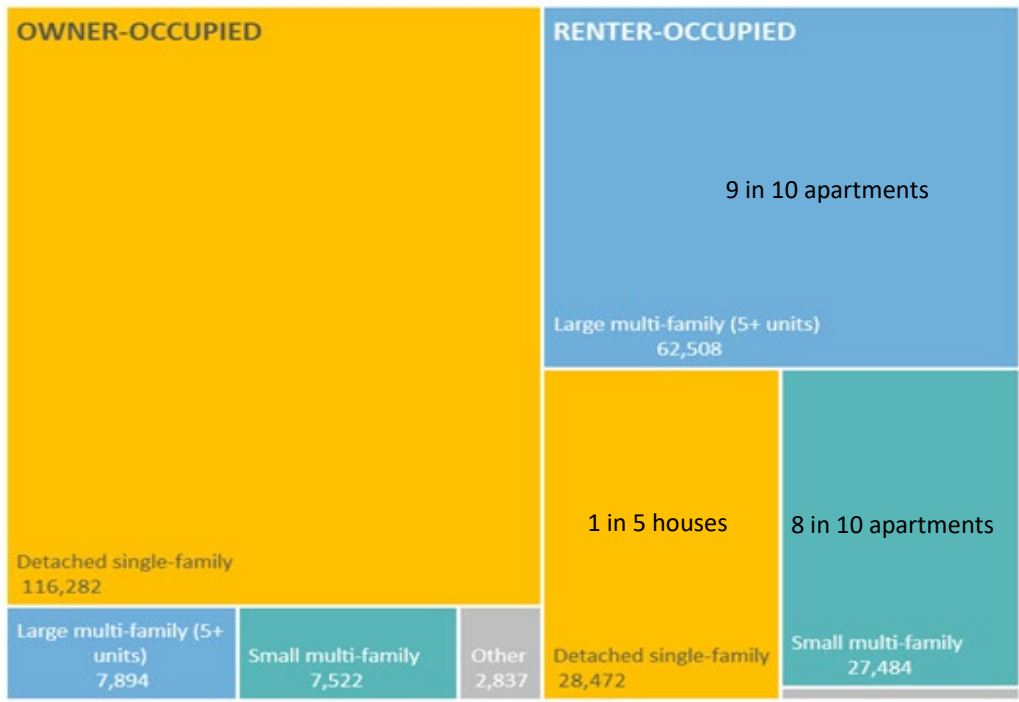
R5 -> R2.5 rezone	Lots	%of total	Acres	% of total
R5 Historically Narrow	6,384	43%	742	41%
Other R5 rezones-not i	324		40	
Total R5 rezone	6,708	17%	782	13%

All residentially zoned lots by pattern area (10/30/2017)	
Pattern Area	MD&SD Lots
Eastern Neighborhoods	40,406
Industrial & River	991
Inner Neighborhoods	102,341
Central City	347
Western Neighborhoods	29,754

Number of houses citywide in all zones (1/23/2018)		
2016 ACS detached 1-unit homes.	152,810	
Assesor data detached 1 unit houses (USB)	151,877	
Assesor data detached 1 unit houses (city)	149,645	
older than 1974 vintage - year foundation bolts required		
Assesor data detached 1974 houses (USB)	119,458	79%
Assesor data detached 1974 houses (city)	118,229	79%

2010 - 2015 Portland Tenure by unit type: Nick Kobel

OCCUPIED UNITS BY TENURE BY UNIT TYPE



Updated 3/26/2018

	Narrow lots Citywide	Narrow lots to be rezoned	% of all narrow lots to be rezoned	Narrow lots in 'a' overlay	percent of narrow lots in 'a' overlay	% of narrow lots in 'a' to be rezoned	Total Acres by district	R2.5 Upzone acres	% of total upzone acres
North	5,878	2,138	36%	3622	62%	59%	704	254	33%
West	447	27	6%	158	35%	17%	64	5	1%
Northeast	4,567	2,220	49%	4565	100%	49%	550	259	34%
East	262	170	65%	262	100%	65%	34	21	3%
Southeast	3,281	1,984	60%	3131	95%	63%	403	227	30%
Total	14,435	6,539	45%	11738	81%	56%	1,755	766	100%

R2.5, R5, R7 corner lot duplex utilization		
	all corners	corners w/in 1/4 mile of centers
East	2.0%	2.9%
Inner	4.3%	6.3%
West	0.6%	1.7%
Citywide	3.4%	5.4%

Corner Lot Info

Pattern Area	Zone	# of Lots	Total Area (sqft)	avg sq ft per lot
eastern neighborhoods	R2.5	17	69,866	4110
eastern neighborhoods	R5	1,369	9,054,802	6614
eastern neighborhoods	R7	3,186	26,081,476	8186
inner neighborhoods	R2.5	1,568	6,869,004	4381
inner neighborhoods	R5	13,243	72,101,840	5445
inner neighborhoods	R7	193	1,598,799	8284
western neighborhoods	R2.5	20	91,148	4557
western neighborhoods	R5	724	4,230,967	5844
western neighborhoods	R7	2,048	17,375,997	8484

Dup/Att Corner lots citywide

Pattern Area	Zone	# of lots	Total Area (sqft)	avg lot size	% captured by pattern	total
eastern neighborhoods	R2.5	0			0	
eastern neighborhoods	R5	41	247,451	6035	3%	2.0%
eastern neighborhoods	R7	52	424,930	8172	2%	
inner neighborhoods	R2.5	183	812,669	4441	12%	
inner neighborhoods	R5	454	2,449,377	5395	3%	4.3%
inner neighborhoods	R7	4	29,303	7326	2%	
western neighborhoods	R2.5	0			0%	
western neighborhoods	R5	7	41,990	5999	1%	0.6%
western neighborhoods	R7	9	71,509	7945	0%	

Dup/Att Corner lots within 1/4 mile of centers

Pattern Area	Improvement	# of instances	percentage	
Eastern Neighborhoods	DUPLEX	36	2.2%	
Eastern Neighborhoods	ROW/ATTA	10	0.6%	2.9%
Eastern Neighborhoods	Total	1601	100.0%	
Inner Neighborhoods	DUPLEX	546	5.9%	
Inner Neighborhoods	ROW/ATTA	41	0.4%	6.3%
Inner Neighborhoods	Total	9291	100.0%	5.4%
Western Neighborhoods	DUPLEX	11	1.0%	
Western Neighborhoods	ROW/ATTA	7	0.7%	1.7%
Western Neighborhoods	Total	1066	100.0%	

From Neil 09.12.17

adopted_zi# lots	acres		Lots	Acres	% of total	
<Null>	953	1010.243				
CE	1519	1140.645	Commercial Mixed Use	13895	5462.46	8%
CI1	145	478.8487	Employment/ Industrial	6865	15249.01	21%
CI2	263	319.0486	Open Space+'null'	3500	15270.9	21%
CM1	1734	463.4758	Multi-Dwelling	24015	5323.337	7%
CM2	6827	1627.848	Single-Dwelling	149211	31411.37	43%
CM3	1640	492.9688				
CR	28	4.334048				
CX	1739	935.2918				
EG1	539	183.543				
EG2	757	1376.044				
EX	949	444.1101				
IG1	1366	621.3378				
IG2	1963	7242.822				
IH	1291	5381.149				
IR	65	158.7813				
OS	2547	14260.65				
R1	7722	1489.145				
R10	13073	5562.784				
R2	12793	2680.473				
R2.5	19804	2392.159				
R20	2697	2296.721				
R3	1223	510.6457				
R5	79911	11552.88				
R7	32839	7500.767				
RF	887	2106.055				
RH	1968	373.5971				
RX	244	110.6949				
	197486	72717.07				

			197486	72717.07	100%
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