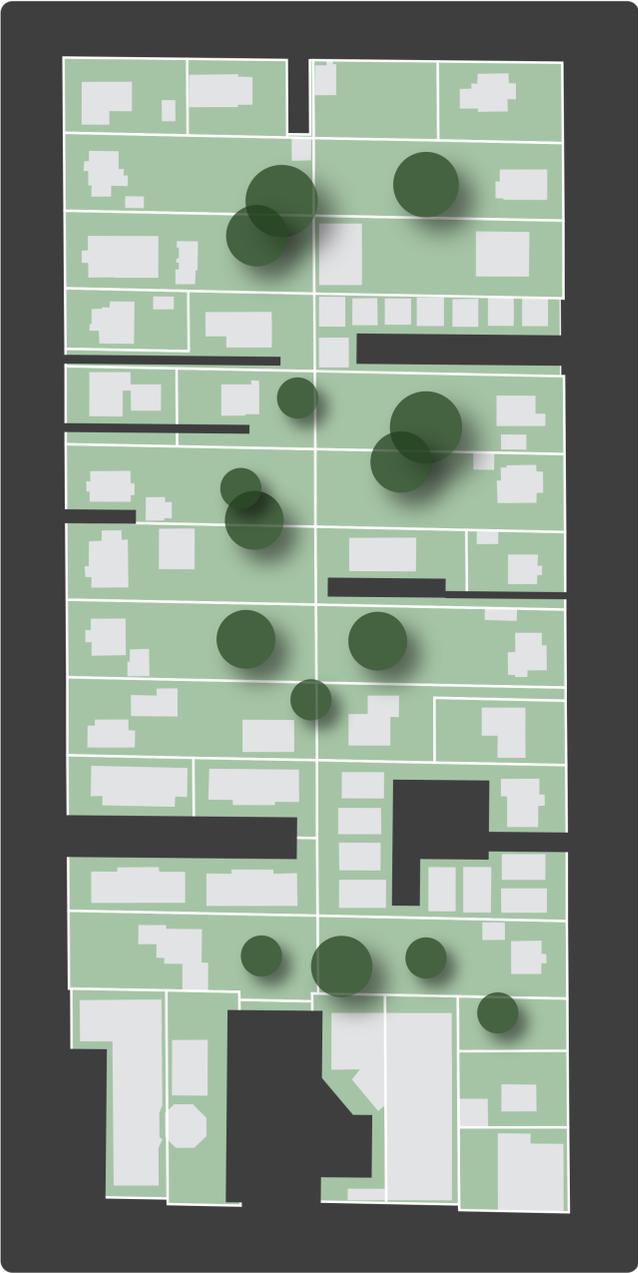


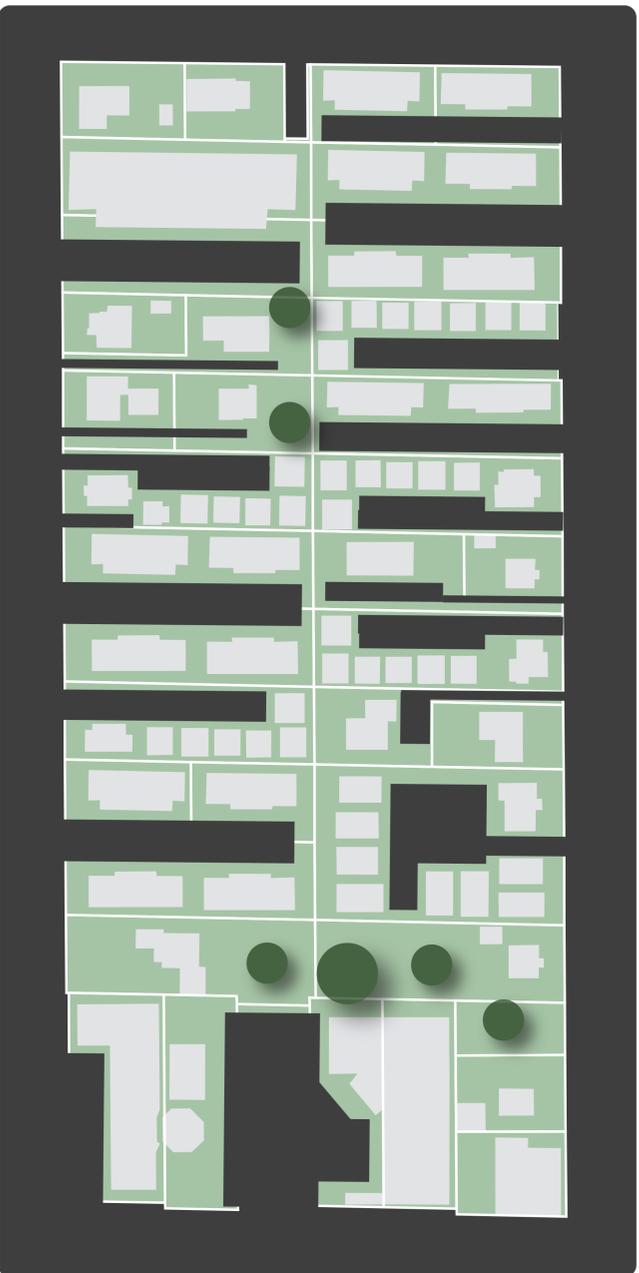
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AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

East Portland Block – Future Possibilities



Existing



Continuation of current trends



Mid-block open areas

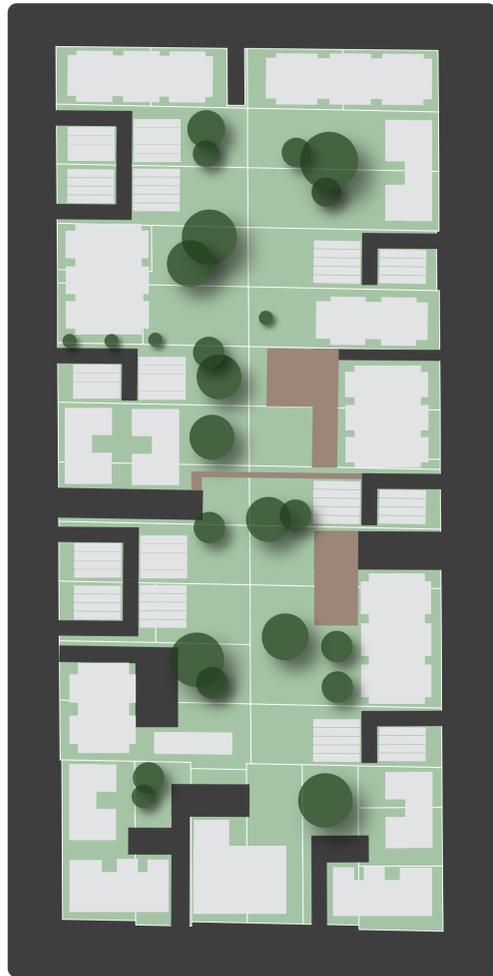


Mix of mid-block open areas and central courtyards

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Mid-Block Open Area Proposal – Requirement for Deep Rear Setbacks – 25% of site depth

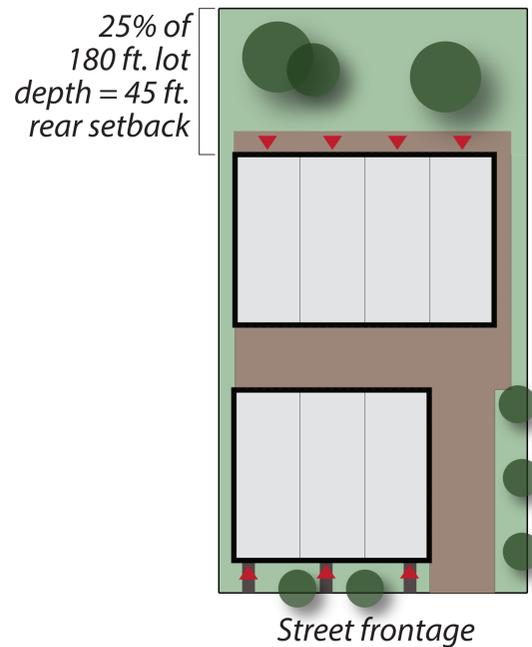


Pros:

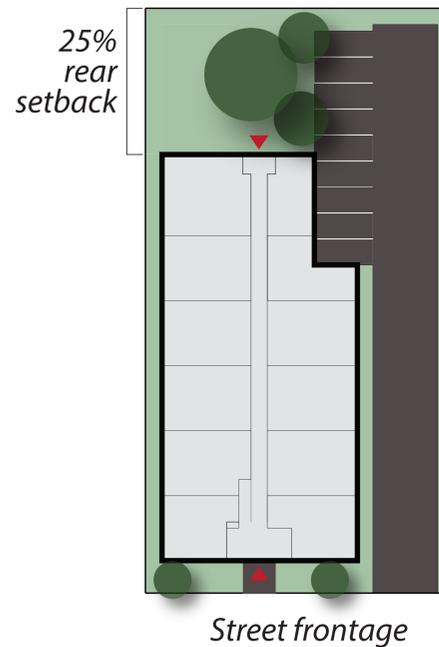
- ▶ Long-term impact – large open area for entire block
- ▶ Fewer rear-property privacy impacts

Cons:

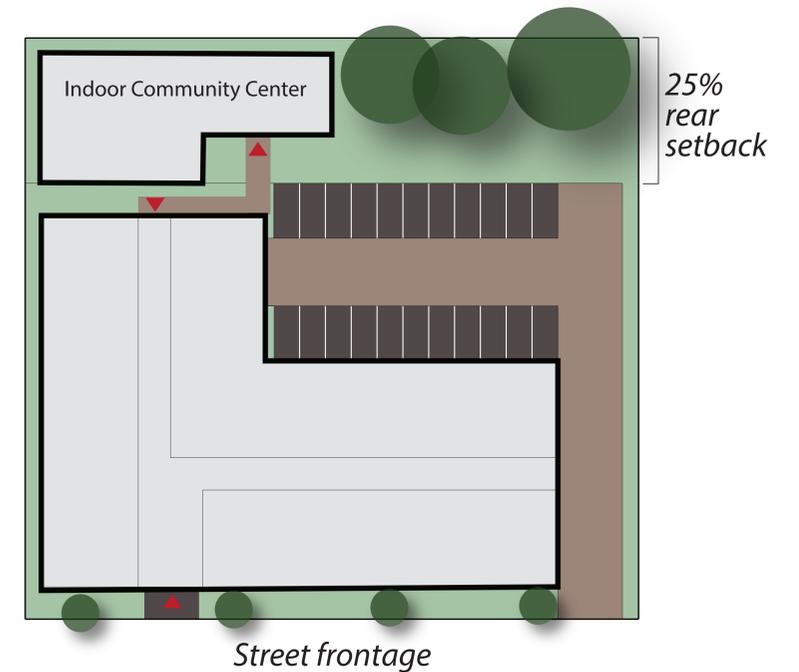
- ▶ Open space less central for residents
- ▶ Difficult to do detached houses



Standard setback is 25% of lot depth

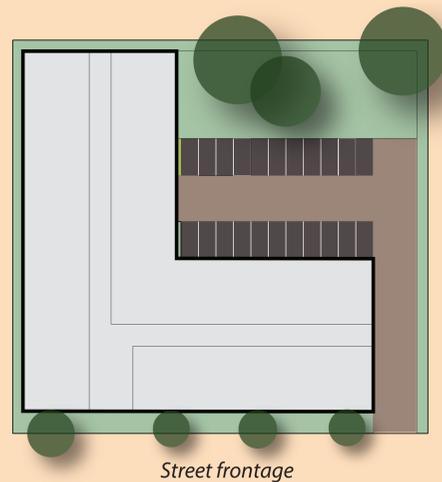


Up to 50% of the 25% setback area can be parking or indoor community space

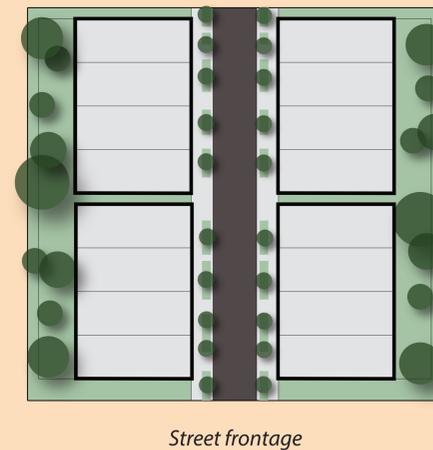


Exceptions to the standard setback of 25% of lot depth include:

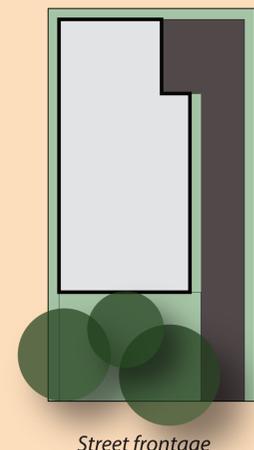
- ▶ Corner sites
- ▶ New streets
- ▶ Tree preservation elsewhere on the site



Corner site



New streets

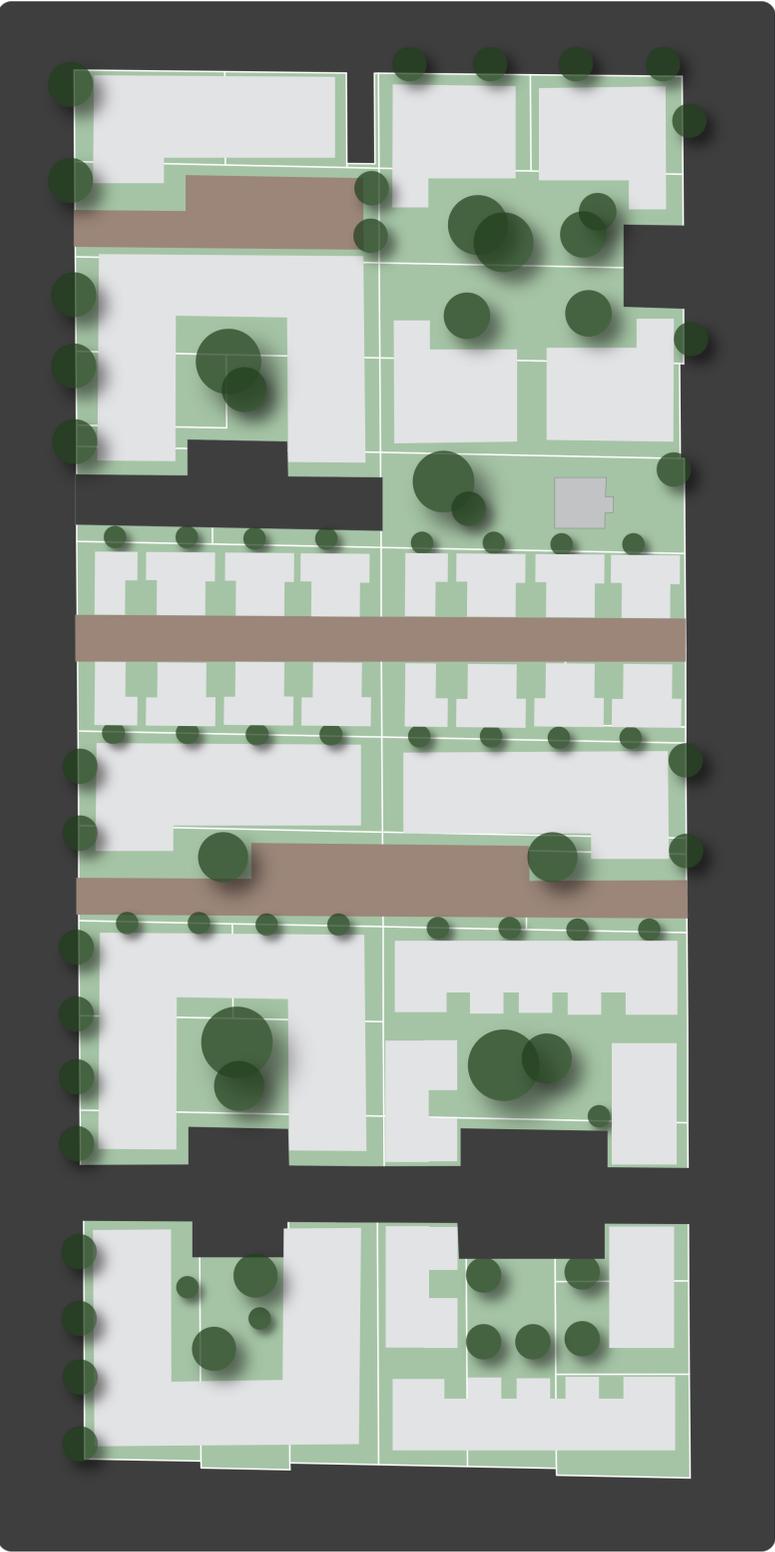


Tree preservation

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Central Outdoor Area – Courtyards



Pros:

- ▶ Central/convenient to residents
- ▶ More flexibility for site design

Cons:

- ▶ More back-to-back privacy impacts at property edges
- ▶ Smaller open areas, compared to combined effect of deep rear setbacks

