

# Restore Missing Residential Mixed Use Floor Area Ratio (FAR) Now

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Submitted By:

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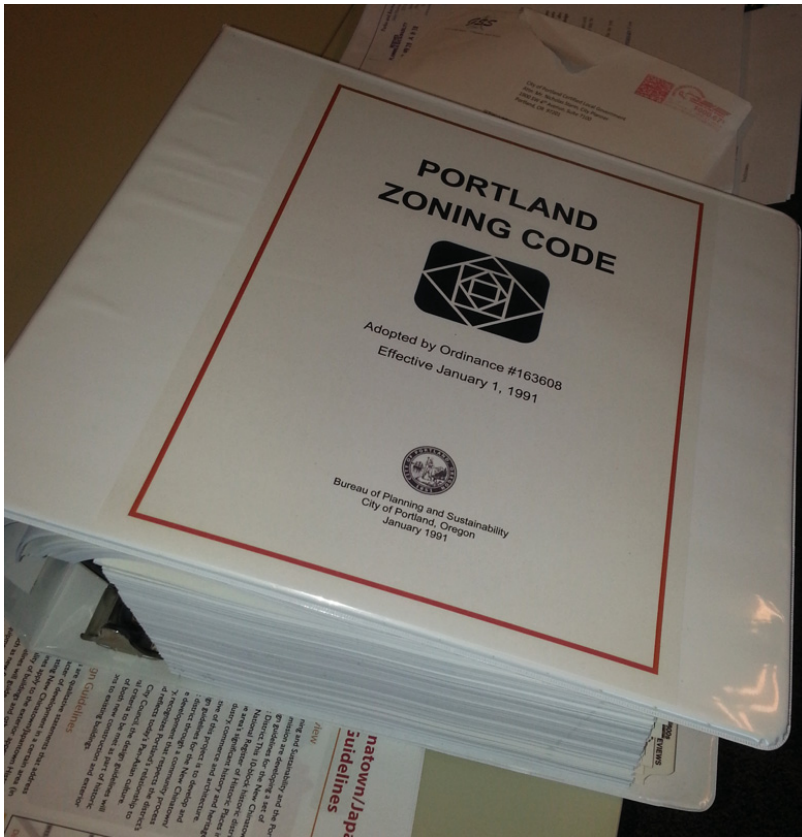




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**Title 33** contains over **1600 pages** —rules, instructions, limitations, etc. for the development of property in Portland

We are testifying to **36 words** that have gone generally unnoticed until the recent spate of development in our neighborhoods....





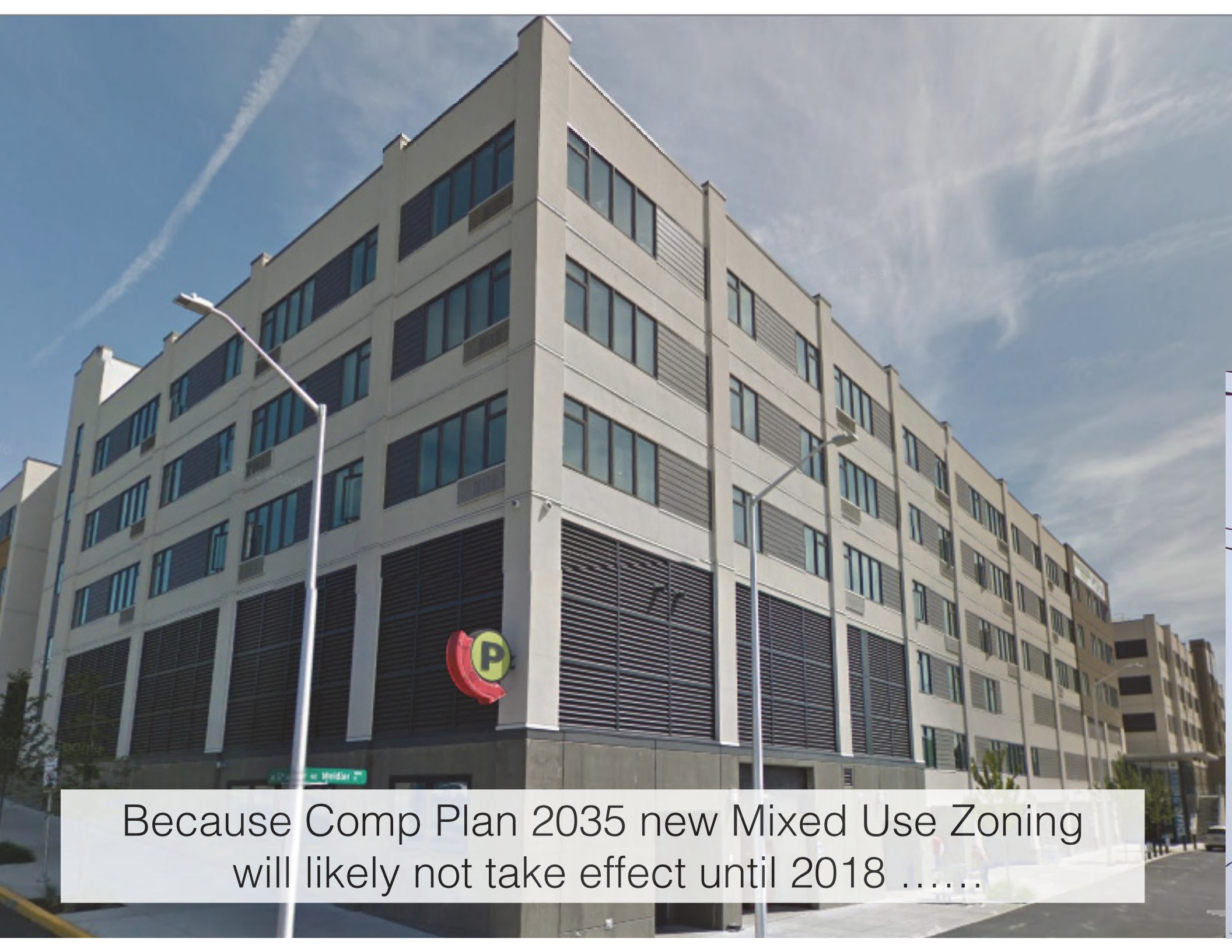
The large, generally shapeless big boxes comply current with the current zoning which allows virtually full site coverage from setback to setback up to the maximum height





There are growing concerns expressed by community members that recent mixed use buildings are incompatible with existing neighborhood patterns





Because Comp Plan 2035 new Mixed Use Zoning will likely not take effect until 2018 .....





And because Portland's building boom continues...





...we urge Portland Sustainability Commission to recommend immediate restoration of residential FAR limits to CS, CM and other commercial zones.





In the current version of the Mixed Use Zoning Project Draft Proposal the FAR residential loophole is slated for removal. That won't help until Comp Plan 2035 Adoption. It's a good idea - let's do it now!



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## 33.130.205 Floor Area Ratio

- A. **Purpose.** Floor area ratios (FARs) regulate the amount of use (the intensity) allowed on a site. FARs provide a means to match the potential amount of uses with the desired character of the area and the provision of public services. FARs also work with the height, setback, and building coverage standards to control the overall bulk of development.
- B. **FAR standard.** The floor area ratios are stated in Table 130-3 and apply to all ~~nonresidential development. Floor area for residential uses is not calculated as part of the FAR for the site and is allowed in addition to the FAR limits.~~



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**Thank You!**

Jeff Cole \* Heather Flint-Chatto \* Michael Molinaro