

HEIGHT & DENSITY LIMITS – CURRENT AND PROPOSED ZONES IN SOUTH WILLAMETTE SPECIAL AREA ZONE (Updated March 30, 2016)

Comparison of Max Density and Max Height

NOTEWORTHY: Overall, the current R-1 single-family area would be upzoned to allow **2½ TIMES** the maximum number of dwellings, which would move the area’s aggregate allowable density from the Low-Density Residential range to the Medium-Density range. The R-2 multi-family area would be upzoned to allow **2 TIMES** the maximum number of dwellings, which would move it from the Medium-Density Residential range to the High-Density range.

Current Zone	Proposed Zone	Lots	Current Max Density	Proposed Max Density	Appx. Change	Current Max Height	Proposed Max Height	Appx. Change	
R-1	MU	5	14	No maximum	∞	30' +7'	65' to 90' + 30'	Double to quadruple	
	AC	53		56	Quadruple		45' to 105'	1½ to 3½	
	AC/RC	41					45' to 65'	1½ to Double	
	SFO/RA	53		19 to 40+	+ 30% to triple		30'	No bonus	
	SFO	77					30' +7'	No change	
	Subtotal	229							
R-2	AC	28	28	56	Double	35' +7'	45' to 105'	1-1/3 to triple	
	AC/RC	20					45' to 65'	1-1/3 to double	
	SFO/RA	1		19 to 40+	+ 30% to triple		30' +7'	85%	
	Subtotal	49							
R-3	MU	29	56	No maximum	∞	50' +7'	65' to 90' + 30'	1¼ to double	
	AC	36		56	No change		45' to 105'	Up to double	
	AC/RC	29					45' to 65'	Up to 1¼	
	Subtotal	94							
GO	MU	21	No maximum	No maximum	No change	35'	65' to 90' + 30'	Double to quadruple	
C-1	MU	1				50'/30'		1¼ to double	
C-2	MU	74				120'/30'		½ to same	
Commercial	Subtotal	96							
PL	Unchanged	6	n/a						
Total		474							

Max Height and Density Standards

Zone	Max Height	Bonuses	Limits	Max density Dwelling Units per Net Acre (code)
C-2	120'	n/a	<ul style="list-style-type: none"> For 50' — Maximum building height permitted in the abutting residential zone. 	None
R-1	30'	+ 7' for roof slopes of 6:12 or steeper	n/a	14
R-2	35'		n/a	28
R-3	50'		<ul style="list-style-type: none"> For 50' — 30' abutting or directly across an alley from, land zoned R-1. Between 19th and 20th Avenues — 35'. 	56
MU	5 to 7 stories = 65' to 90'	+ 2 stories = + 25' to 30'	<ul style="list-style-type: none"> Above 45' feet, 15' setback. 	None
MU/AF	5 stories = 65'			
AC	3 to 8 stories = 45' to 105'	n/a	<ul style="list-style-type: none"> 30' setback from SFO or R-1 for maximum building height. 	56
AC/RC	3 to 5 stories = 45' to 65'			

Zone	Max Height	Bonus	Dwelling Type(s)	Minimum Lot Area (square feet)	Max density Dwelling Units per Net Acre (code)	Effective Max Density (w/o SDU)
SFO	30'	n/a	Courtyard	None (Est. approx. 1,000 per unit)	14	40+
			Cottage Cluster	None (Est. approx. 1,200 per unit)		35+
			Twin	6,000		14.52
			Single-Family Detached	4,500		9.68
			SDU (not counted in density)	2,000		19.36 (SFD)
SFO/RA	30'	+ 7' for roof slopes of 8:12 or steeper	Rowhouse	1,600	20	27.23
			Narrow House	3,000		14.52
			Courtyard	None (Est. approx. 1,000 per unit)		40+
			Cottage Cluster	None (Est. approx. 1,200 per unit)		35+
			Twin	6,000		14.52
			Single-Family Detached	4,500		9.68
			SDU (not counted in density)	2,000		19.36 (SFD)