

## **05: Zoning Assessment**

The subject parcel is located within the B-2 Community Business Zone; and abuts an R-5 Residential zoning district. Two buildings will be constructed on site for mixed-use retail and the other building will be utilized as a convenience store/gas station.

In accordance with the dimensional requirements defined in Section 14-250 of the City of Portland Code of Ordinances, the proposed development meets or exceeds ordinance requirements. The required *Zoning Assessment Table* is included in this section and reference is made to the plan set for additional space and bulk information.



**ZONING ANALYSIS** Relevant Zone(s) \_\_\_\_\_

**All Projects:**

	Required	Proposed
Lot Size		
Area Per Dwelling Unit		
Minimum Street Frontage		
Front Yard Minimum		
Front Yard Maximum		
Rear Yard		
Yard Right		
Yard Left		
Side Street Setback		
Step Back		
Maximum Lot Coverage		
Minimum Lot Coverage		
Maximum Height		
Open Space		
Maximum Impervious Area		
Pavement Setback		
Floor Area Ratio		
Off Street Parking Spaces		
Loading Bays		
Other 1		
Other 2		
Other 3		

Retail 25'-8", Conv. Store 25'-6"

Required:  
Retail: 22  
Convenience Store: 15

**Planned Residential Unit Developments (PRUD) Requirements**

	Required	Proposed
Minimum Lot Size		
Minimum Lot Area per Dwelling		
Maximum # Units per Building		
Maximum Building Length		
Maximum Accessory Building Length		
Minimum Setbacks		
Minimum Building Separation		
Minimum Open Space		

**Affordable Housing Density Bonuses (if applicable)**

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density			
Height			
Setback Reduction			
Recreation Space			
Maximum Accessory Building Length			
Minimum Setbacks			
Minimum Building Separation			
Minimum Open Space			
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			