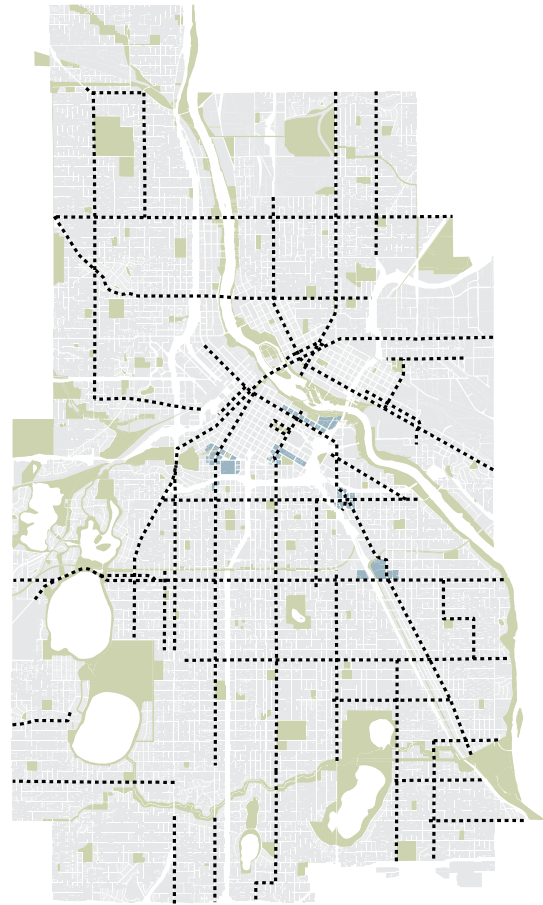


TRANSIT 20

BUILT FORM MAP



■ Transit 20
 ■ Parks
 - - - Goods & Services Corridor

DESCRIPTION

The Transit 20 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

Built Form Guidance: New and remodeled buildings in the Transit 20 district should reflect a variety of building types on both moderate and large sized lots. Upper floors of taller buildings should be set back to increase access to light and air. Building heights should be 6 to 20 stories. Building heights should be at least 6 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 20 district. Requests to exceed 20 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

FAR REGULATIONS

Base Zoning District	Base FAR Maximum	Max FAR with all bonuses	Min FAR	1 Bonus	2 Bonus	3 Bonus	Bonus % of base	Max/Base	FAR Recent Averages (Mean)	FAR Recent Averages (Median)	FAR Recent High Approved
				Max of 3 bonus. Value = 1 per bonus							
R, OR	7	9.8	2	8	9	10	14.30%	1.43	16-20 story buildings: 6.65	6.19 (small sample size)	9.14 (small sample size)
All other districts	7.4	10.4	2	8.4	9.4	10.4	13.51%	1.41			

STORIES

Max Stories	Min Stories
20	6

SETBACKS FOR A 220 FOOT TALL BUILDING

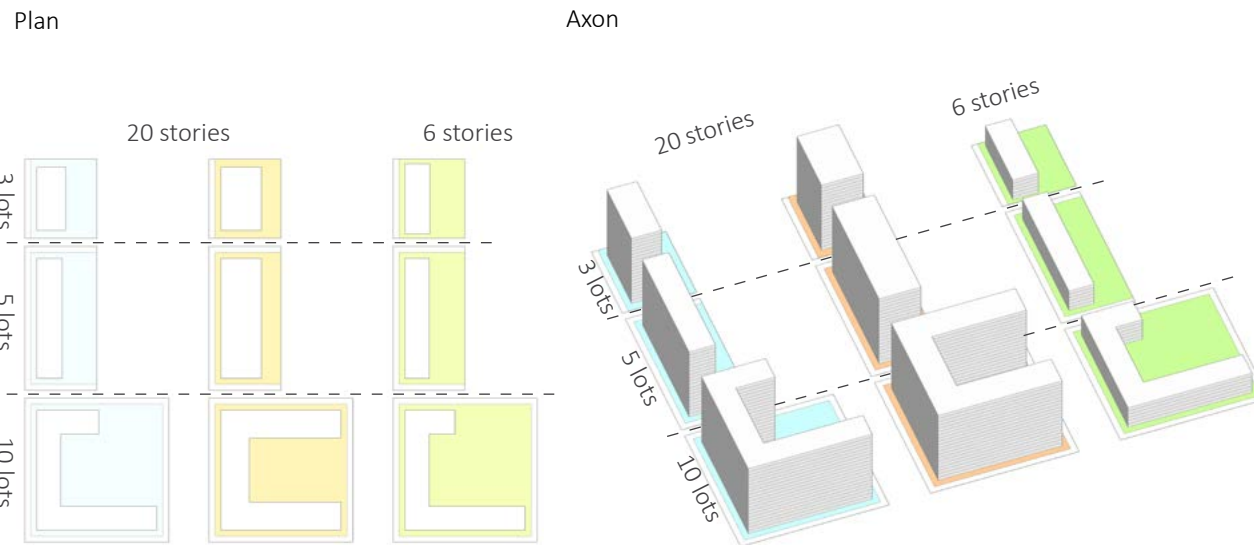
Front Yard (R,OR)	Side Yards (R,OR)	Rear Yard (R,OR)	Front Yard (other)	Side Yards (other)	Rear Yard (other)
15 feet	(Interior) 20 feet	20 feet	0 feet	(Interior) 5 feet	0 feet

LOT COVERAGE

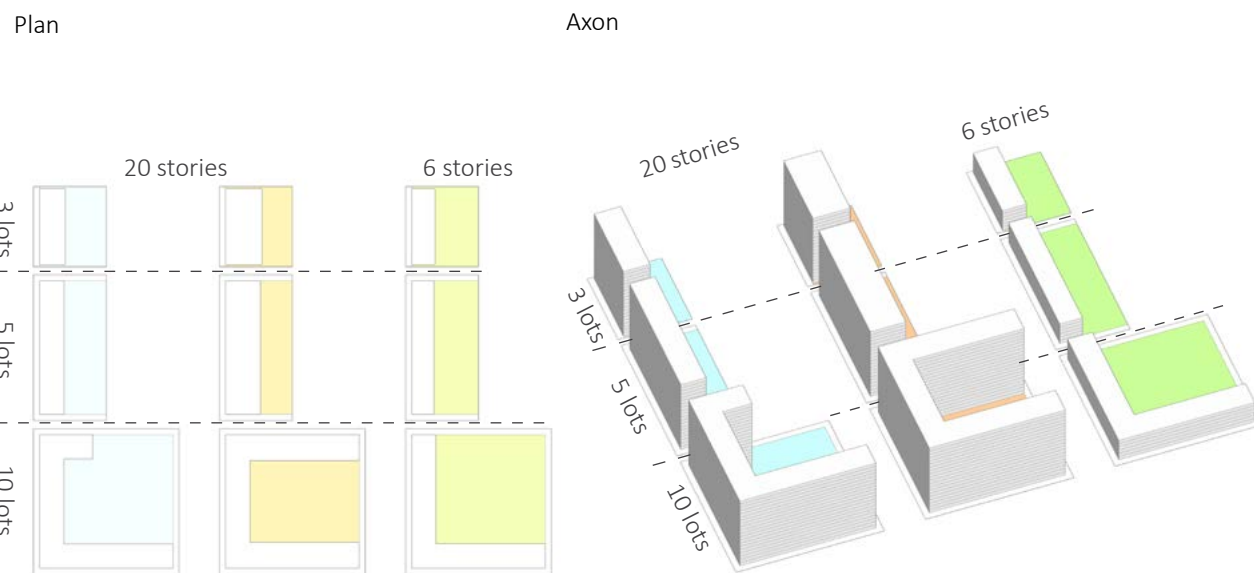
Max Lot Coverage (R, OR)	Max Lot Coverage (other)
80%	100%

REGULATIONS SKETCHUP STUDY

R, OR districts



All other districts



■ Base FAR Maximum
 ■ Max FAR with all bonuses
 ■ Min FAR
 1 lot = 10,890 SF

EXAMPLE PROJECT

813 Portland Ave - [Staff report](#)

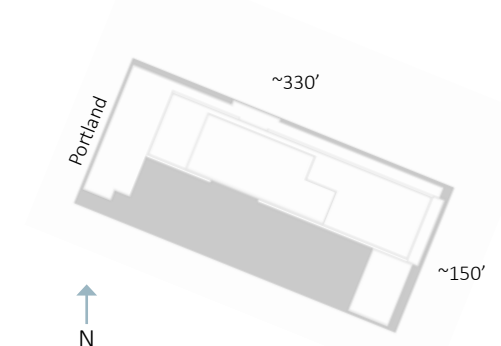


Image: ESG Architects

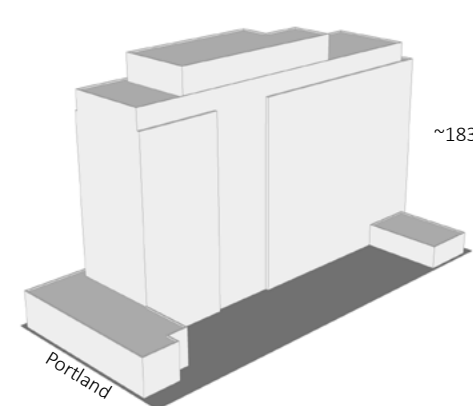
FAR	FAR w/Parking	Lot SF	Building SF	Stories	Units
8.36	8.45	49,500 SF	415,000 SF	18	350

Similar existing district: N/A

Plan



Axon



TRANSIT 20