

33.278 Permit-Ready Houses

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33.278.010 Purpose

The special development standards for Permit-Ready houses facilitate the development of these houses in a variety of zones. This allows them to locate on narrow lots or infill sites that are difficult to develop. Permit-Ready houses add to the stock of well-designed houses and promote opportunities for affordable housing.

33.278.100 Description

A Permit-Ready house is a house whose design has been approved by City Council and the construction drawings are provided through the City of Portland.

33.278.200 Where These Regulations May Be Used

The regulations of this chapter apply to new Permit-Ready houses proposed for lots and lots of record that are less than 36 feet wide. The regulations of this chapter apply only to the house; other development on the site is subject to the regulations of this Title.

33.278.300 Where These Regulations May Not Be Used

While Permit-Ready houses may be built on any lot where a house is allowed, the regulations of this chapter may not be used in the following situations:

- A. Lots at least 36 feet wide.** If the lot or lot of record is 36 feet or wider;
- B. Exterior changes and alterations.** If changes or alterations are proposed that affect the exterior of the Permit-Ready house;
- C. Adjustments and modifications.** If adjustments or modifications to any development standards are proposed; or
- D. Historic and conservation districts.** If the Permit-Ready house is proposed in an historic or conservation district.

33.278.400 Development Standards

The development standards of this Title apply unless the standard is superseded by the regulations of this section.

A. In RF through R2.5 zones.

1. Side setbacks. Eaves may project up to 18 inches into a required side setback.
2. Off-street parking. No off-street parking is required.
3. Exemptions. Permit-Ready houses are exempt from the following standards:
 - a. 33.110.213, Additional Development Standards;
 - b. 33.110.215, Height;
 - c. 33.110.230, Main Entrances in R10 through R2.5 Zones;
 - d. 33.110.232, Street-Facing Facades in R10 through R2.5 Zones; and
 - e. 33.110.253, Garages.

B. In R3 through RX zones.

1. Side setbacks in R3 through RH. The minimum side setback in the R3 through RH zones is 5 feet. Eaves may project up to 18 inches into this setback.
2. Off-street parking. No off-street parking is required.
3. Exemptions. Permit-Ready houses are exempt from the following standards:
 - a. 33.120.215, Height;
 - b. 33.120.231, Main Entrances;
 - c. 33.120.232, Street-Facing Facades; and
 - d. 33.120.283, Garages.

C. In Commercial zones.

1. Setbacks. Where a lot line abuts a side or rear lot line of an R-zoned lot, the minimum required setback is 5 feet. Eaves may project up to 18 inches into this required setback.
2. Off-street parking. No off-street parking is required.
3. Exemptions. Permit-Ready houses are exempt from the following standards:
 - a. 33.130.210, Height;
 - b. 33.130.250.C, Residential main entrances;
 - c. 33.130.250.D, Street-facing facades; and
 - d. 33.130.250.E, Garages.

D. In the EX zone.

1. Setbacks. Where a lot line abuts a side or rear lot line of an R-zoned lot, the minimum required setback is 5 feet. Eaves may project up to 18 inches into this required setback.
2. Off-street parking. No off-street parking is required.
3. Exemptions. Permit-Ready houses are exempt from the following standards:
 - a. 33.140.265.D, Residential main entrance;
 - b. 33.140.265.E, Street-facing facades; and
 - c. 33.140.265.F, Garages.

(Added by Ord. No. 179994, effective 4/22/06. Amended by: Ord. No. 182429, effective 1/16/09.)

