

# Summary of Purpose Statements

## Single-Dwelling Zones

The following information will help you in preparing an adjustment application for development in the single-dwelling zones. The burden of proof is on the applicant to show how their request meets the adjustment approval criteria.

Adjustment approval criterion A. states, “granting the adjustment will equally or better meet the purpose of the regulation to be modified.” To help you address criterion A., we are providing you with the purpose statements of the zoning regulations which are most frequently adjusted. If you are adjusting a regulation not listed, please consult the Portland Zoning Code for the relevant purpose statement.

### **33.110.215 Height**

- A. Purpose.** The height standards serve several purposes:
- They promote a reasonable building scale and relationship of one residence to another;
  - They promote options for privacy for neighboring properties; and
  - They reflect the general building scale and placement of houses in the city's neighborhoods.

### **33.110.220 Setbacks**

- A. Purpose.** The setback regulations for buildings and garage entrances serve several purposes:
- They maintain light, air, separation for fire protection, and access for fire fighting;
  - They reflect the general building scale and placement of houses in the city's neighborhoods;
  - They promote a reasonable physical relationship between residences;
  - They promote options for privacy for neighboring properties;
  - They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;
  - They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and
  - They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

### **33.110.225 Building Coverage**

- A. Purpose.** The building coverage standards, together with the height and setback standards control the overall bulk of structures. They are intended to assure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site.

### **33.110.250 Accessory Structures**

- A. Purpose.** This section regulates structures that are incidental to primary buildings to prevent them from becoming the predominant element of the site. The standards provide for necessary access around structures, help maintain privacy to abutting lots, and maintain open front setbacks.

### **33.110.255 Fences**

- A. Purpose.** The fence standards promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of property by providing attractive landscape materials. The negative effects of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder emergency access, hinder the safe movement of pedestrians and vehicles, and create an unattractive appearance. These standards are intended to promote the positive aspects of fences and to limit the negative ones.

### **33.266.120 Parking**

- A. Purpose.** The size and placement of vehicle parking areas are regulated in order to enhance the appearance of neighborhoods.