

33.218.110 Standards for Primary and Attached Accessory Structures in R3, R2, and R1 Zones
 The standards of this section apply to development of new primary and attached accessory structures in the R3, R2 and R1 zones

Landscaping
 Landscaping must be provided between structures and the street, as follows:
 All street-facing elevations must have landscaping along their foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

The landscaped area must be at least 3 feet wide;
 There must be at least one three-gallon shrub for every 3 lineal feet of foundation; and
 Ground cover plants must fully cover the remainder of the landscaped area.
 There must be at least one tree in front of each residential structure.
 On corner lots, there must be one tree for each 30 feet of frontage on the side street.

Roofs
 Primary structures must a sloped roof with a pitch that is no flatter than 6/12 and no steeper than 12/12.

Main entrance
 There must be a front porch at all main entrances that faces the street. If the porch projects out from the building it must have a roof. The covered area provided by the porch must be at least 6 feet wide and 4 feet deep.

Ornamental columns
 If the front porch or covered balcony at a main entrance provides columns as corner supports, the columns must be ornamental columns that meet the following standards: Large columns that are divided visually into clear areas of top, center, and bottom. Large rectilinear columns are at least 8" x 8".

Vehicle areas
 Each dwelling unit in a single dwelling development is allowed one 9 foot wide driveway.

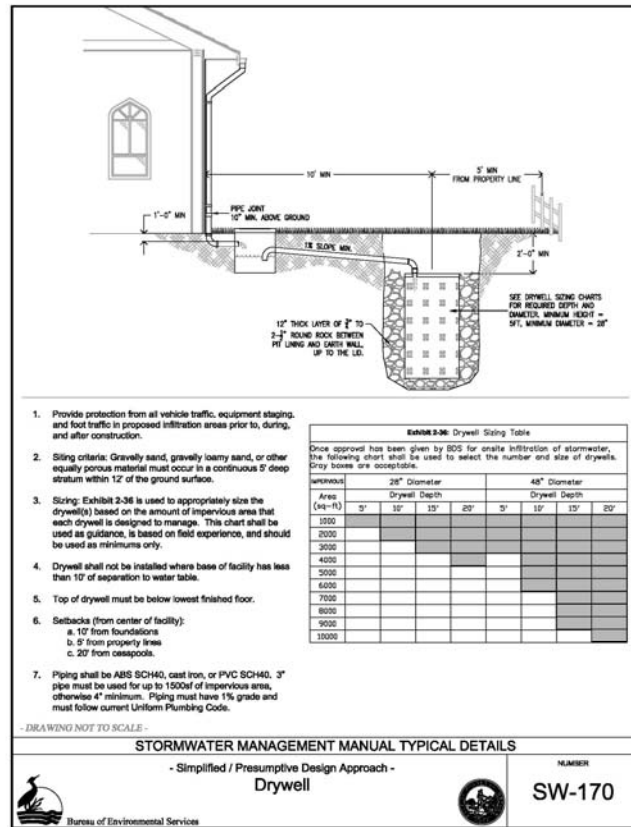
Foundation material
 Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.

Exterior finish materials
 The standards of this subsection must be met on all building facades.
 Composite boards manufactured from wood or other products, such as hardboard or hard plank, may be used when the board product is less than 6 inches wide.

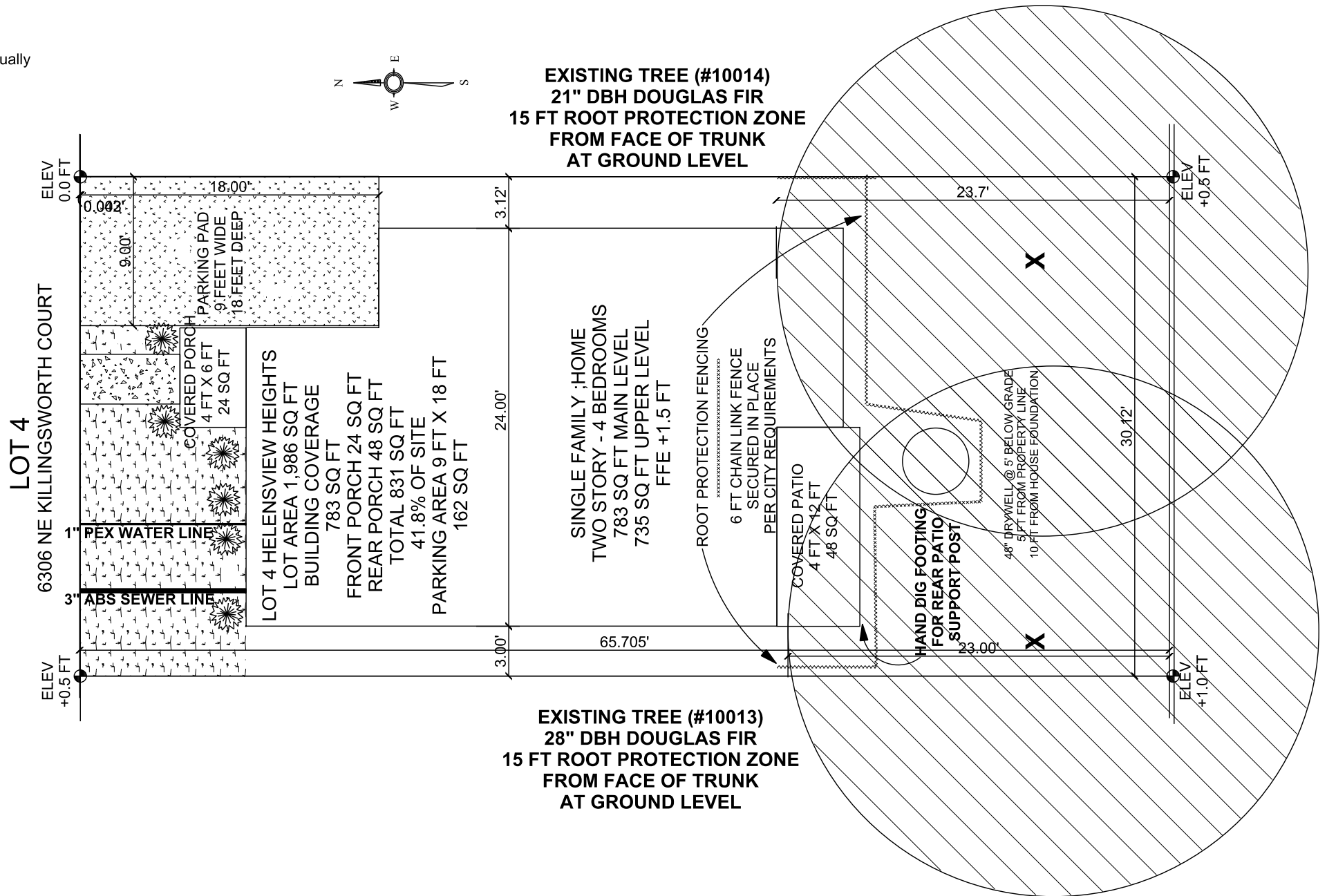
Windows
 Street-facing windows must meet the following. Each window must be square or vertical;

Trim
 Trim must mark all building roof lines, porches, windows and doors on all elevations.
 The trim must be at least 3-1/2 inches wide.

Roof eaves
 Roof eaves must project from the building wall at least 12 inches on all elevations.
 Buildings that take advantage of the cornice option are exempt from this standard.



TO SCALE @ 22" X 34"



REVISED JUNE 2016	HELENSVIEW PROJECT PORTLAND, OREGON SITE PLAN: 1/4" = 1'- 0"	LOT 4 HELENSVIEW HEIGHTS 6306 NE KILLINGSWORTH CT 15-191669-RS IVR # 3654910	Habitat for Humanity - Portland / Metro East David Bonn, Vice President -Housing Development 1478 NE Killingsworth Street Portland, OR 97211 503.287.9529 x 15 David@habitatportlandmetro.org
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