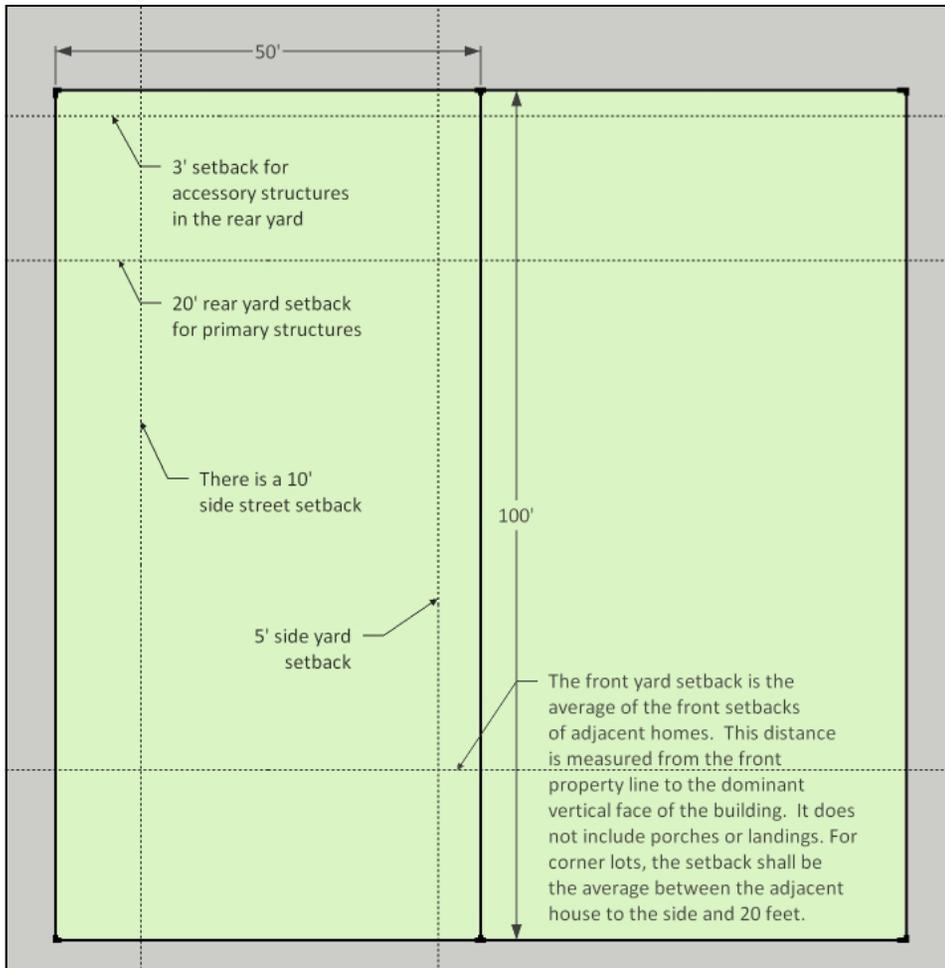


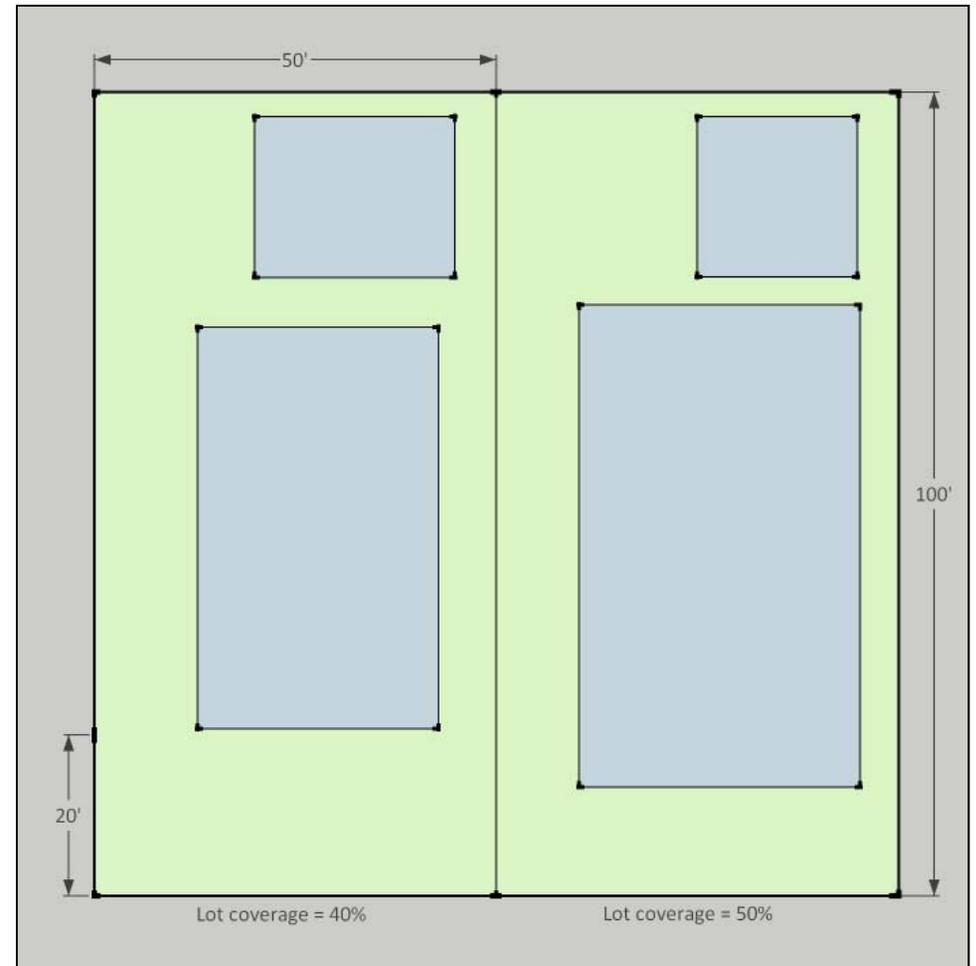
Proposed Dimensional Requirements—Historic District

Setbacks: The setbacks detailed below are proposed. These are not changing from the existing setbacks.



Height: The proposed amendments change the maximum height in the historic district from 28 feet to 35 feet, consistent with the underlying zone.

Lot coverage is the area covered by a building or buildings on a lot, expressed as a percentage of the total lot area. In the historic district, this includes the principal residence or house and any other structures on the lot. Paved surfaces do not count. **The proposal is to lower the existing limit of 50% to 40% for R-5 properties** (typically 5,000 sq. ft. lots) and **35% for R-10 properties** (typically 10,000 sq. ft. lots) and include only the principal residence, any accessory dwelling unit, and the next largest accessory structure (typically a garage). Other structures would not count. This would be consistent with the definition in Chapter 2 of the CDC and other residential areas in West Linn. See more info in the CDC online at <http://westlinnoregon.gov/cdc>.



Proposed Dimensional Requirements—Historic District (continued)

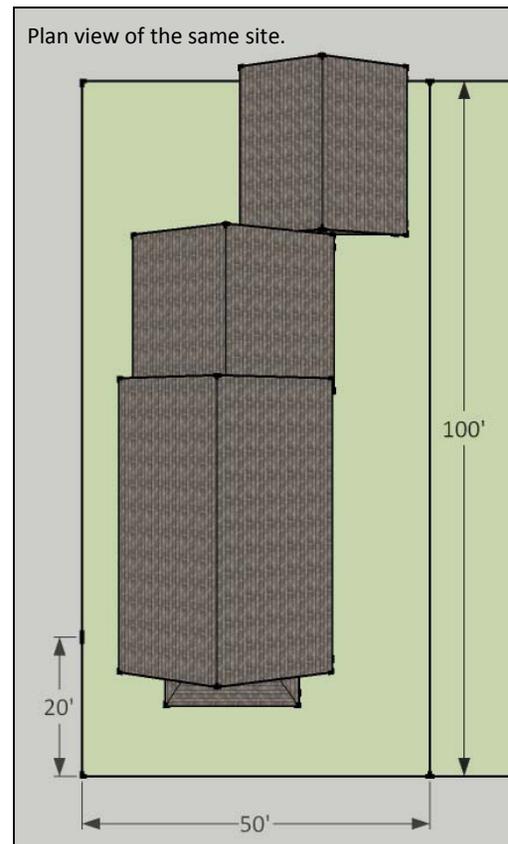
Massing and Floor Area Ratio: The proposed amendments remove the existing massing requirement and add requirements relating to floor area ratio (FAR) and design. This handout explains FAR and the “How big is that?” handout provides several examples of existing properties and whether they meet the requirements.

The existing code is complicated and specifies that the square footage of the principal house and attached garage cannot exceed 125 percent of the average square footage of the adjacent homes (and any attached garage) on either side of the subject house, or 1,200 square feet, whichever is greater. Homes on corner lots shall base their square footage on the one house and any attached garage adjacent to them. The square footage of the adjacent home will be based on actual measurement of all livable space in the house plus any attached garage (exclude crawlspaces or attic areas with less than five-foot vertical clearance plus all basement areas).

The proposed amendments replace this requirement, which can be problematic—it depends on the size of the neighboring house, which may be small or large—with the FAR standard used elsewhere in the code. This establishes a maximum house size based on the size of the lot and removes the variability of the existing code. The proposed house size is likely a more feasible size for new construction and additions. The existing code can require houses that are small by today’s standards. With the proposed amendments, new construction is still unlikely to appear too big and overwhelming compared to the adjacent houses.

Floor area ratio (FAR). The FAR is that percentage of the total lot size that can be built as habitable space. A FAR of 0.45 means that the square footage of the lot is multiplied by 0.45 to yield the total habitable square footage of the house including accessory dwelling units. For example, on a 5,000-square-foot lot, an FAR of 0.45 will allow a 2,250-square-foot house ($5,000 \times 0.45 = 2,250$). The FAR does not include or apply to garages, accessory dwelling units and accessory structures except that these detached structures may not individually exceed the height or square footage of the principal dwelling. The FAR does not include basement areas that average less than 50 percent of the basement perimeter exposed above grade.

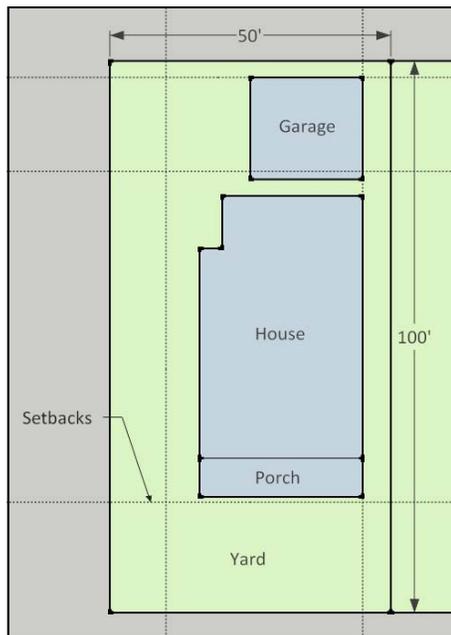
Sketch example of a house with the maximum FAR of .45 on a 5,000 sq. ft. lot. It has two full floors of habitable space, totaling 2,250 sq. ft. A detached garage, which does not count toward the FAR is also shown. The lot coverage is 36%.



How big is that?

1608 6th Avenue

This house meets the existing massing and lot coverage requirements. It also meets the proposed lot coverage and FAR requirements.

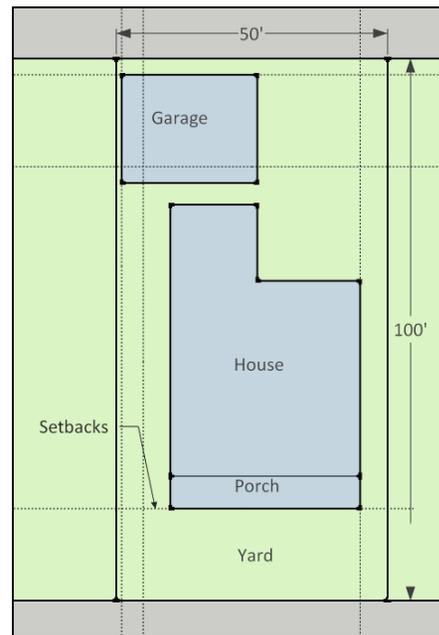


Property Information:
Lot Size: 50 x 100 ft.
Lot Coverage: 38.3 %
(House + Garage)
Square Footage:
House = 1,197 sq. ft.
Garage = 372 sq. ft.
Floor Area Ratio: .24



1777 6th Avenue

This house does not meet the existing massing requirements. It meets the existing lot coverage requirements. It does not meet the proposed lot coverage and FAR requirements.



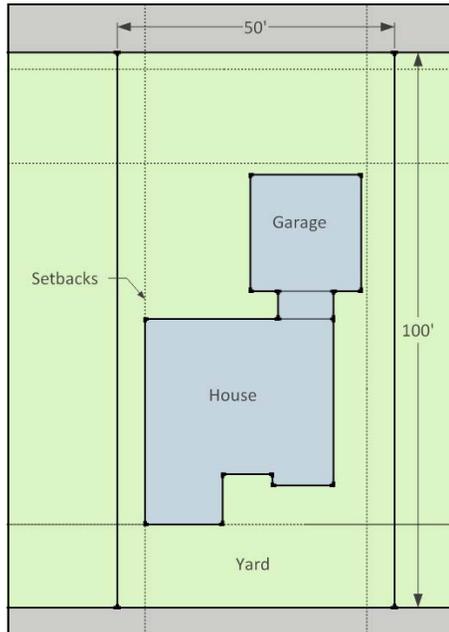
Property Information:
Lot Size: 50 x 100 ft.
Lot Coverage: 41 %
(House + Garage)
Square Footage:
House = 2,929 sq. ft.
Garage = 546 sq. ft.
Floor Area Ratio: .59



How big is that? (continued)

1630 5th Avenue

This house does not meet the existing massing requirement, but meets the existing lot coverage requirements. It meets the proposed lot coverage and FAR requirements.



Property Information:

Lot Size: 50 x 100 ft.

Lot Coverage: 31 %
(House + Garage)

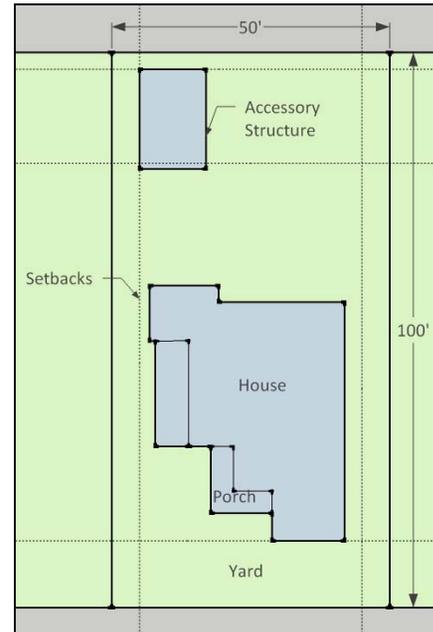
Square Footage:
House = 2,158 sq. ft.
Garage = 420 sq. ft.

Floor Area Ratio: .43



1883 6th Avenue

This house meets the existing massing and lot coverage requirements. It also meets the proposed lot coverage and FAR requirements.



Property Information:

Lot Size: 50 x 100 ft.

Lot Coverage: 30 %
(House + Accessory Structure)

Square Footage:
House = 2,053 sq. ft.
Accessory Structure = 216 sq. ft.

Floor Area Ratio: .41

