CHAPTER 33.530
GLENDOVEER PLAN DISTRICT

(Amended by: Ord. No. 167650, effective 6/10/94; Ord. No. 175837, effective 9/7/01; Ord. Nos. 175965 and 176333, effective 7/1/02; Ord. No. 182429, effective 1/16/09.)

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Map 530-1 Glendoveer Plan District

33.530.010 Purpose

The regulations of the Glendoveer plan district are intended to ensure that the special development patterns fostered by Ascot zoning and succeeding zoning provisions established by Multnomah County are protected and continued under City zoning regulations following annexation.

33.530.020 Where the Regulations Apply

The standards of this chapter apply only to areas zoned R7 and which were zoned LR7.5 by Multnomah County prior to the establishment of City zoning. Glendoveer plan district boundaries and areas that were formerly zoned LR7.5 and are now zoned R7 are shown on Map 530-1, located at the end of this chapter, and on the Official Zoning Maps.

33.530.030 Minimum Lot Size and Maximum Density

The minimum lot area is 7,500 square feet. The minimum lot width is 70 feet. Maximum density is 1 unit per 7,500 square feet of site area.

33.530.040 Building Setbacks

A. Building setback standards. The minimum building setbacks are:

Setback	Distance
Front setback	30 feet
Side setback	10 feet
Rear setback	15 feet

B. Setback standards for detached garages. Detached garages are allowed in side and rear building setbacks that do not abut a street if all of the following are met:

1. The garage entrance is at least 50 feet from a front lot line, and if on a corner lot, 25 feet from a side street lot line;

2. The garage has dimensions that do not exceed 24 feet by 24 feet;

3. The garage is no more than 15 feet high and the garage walls are no more than 10 feet high, excluding the portion of the wall within a gable;

4. The structure in which the garage is located contains no space for living, sleeping, eating, cooking or sanitation; and

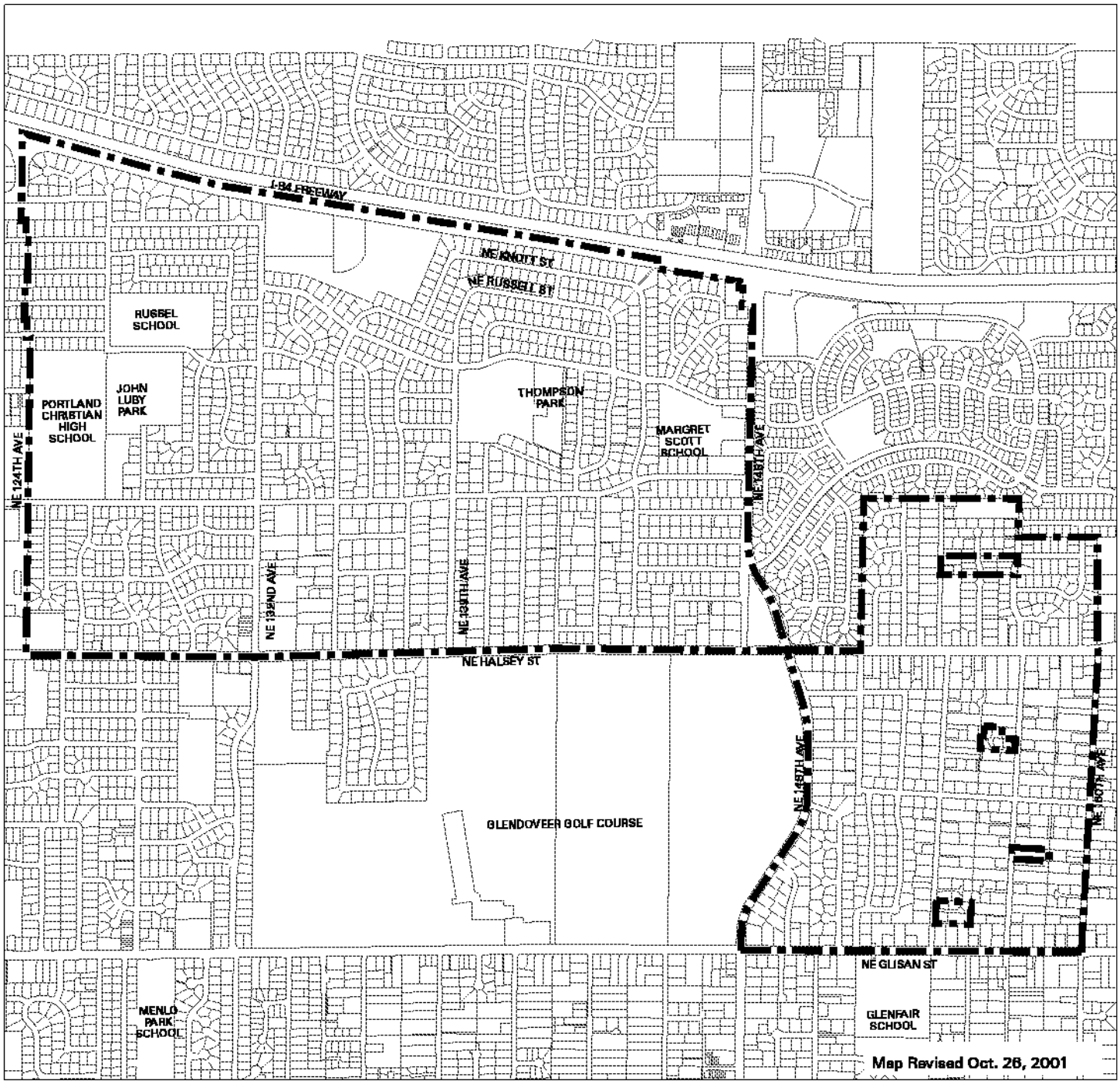
5. Dormers meet the setback standards of Subsection A, above.

33.530.050 Additional Standards for Flag Lots

A. Minimum lot dimensions. Flag lots are exempt from the minimum front lot line standard. The minimum lot width and minimum lot depth required for each flag lot is 70 feet. For the purposes of this subsection width and depth are measured at the midpoints of the opposite lot lines of the "flag" portion of the lot. All other lot dimension standards must be met.

B. Setbacks. Flag lots have required building setbacks that are the same along all lot lines. The required setbacks are 15 feet.

C. Maximum Height. The maximum height for all structures on flag lots is 25 feet.



NORTH

0′ 975′ 1950′

Scale in Feet

Plan District Boundary

Map 530-1

Glendoveer Plan District

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