



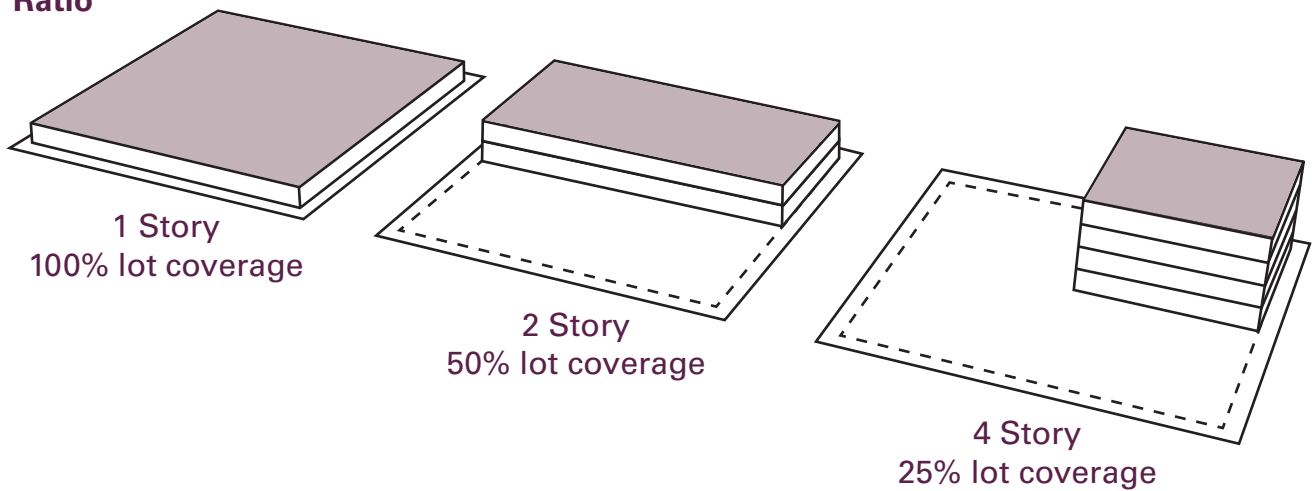
ZONING CODE

INFORMATION GUIDE

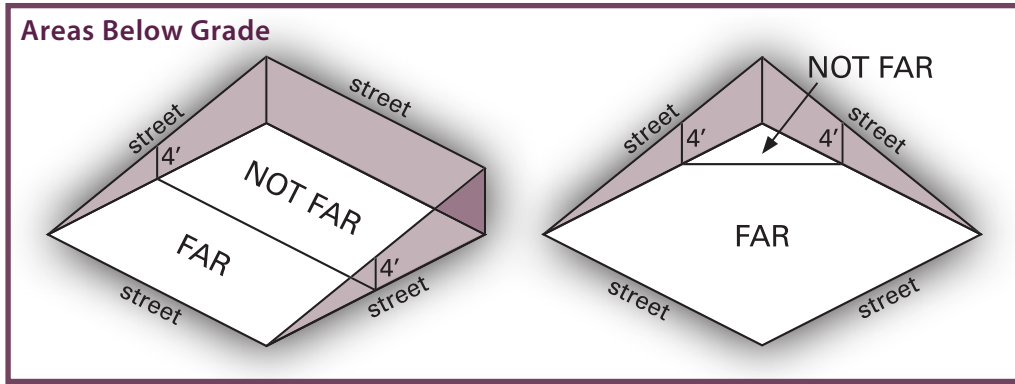
Floor Area Ratio (FAR)

Floor area ratio (FAR) is the relationship of building area (total square footage) to site area (amount of land). Think of floor area as the volume of a building. FAR regulations tell you “how much” building is allowed. This volume can be arranged to create taller, narrower buildings or lower, wider buildings. FAR relates to the site, so a 3:1 FAR for a 20,000 square foot site would allow a 60,000 square foot building, whereas a 3:1 FAR for a 40,000 square foot site would allow a 120,000 square foot building. More floor area means more residents, employees or customers are expected to use that space. The City limits FAR to help achieve multiple objectives, including regulating the overall bulk of buildings.

Example: Floor Area Ratio (FAR)
1:1 Ratio

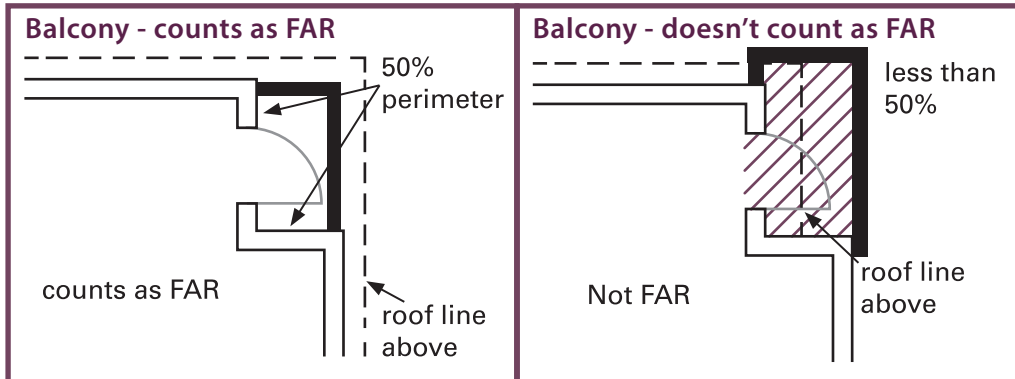


The zoning code defines floor area as the total portion of the building that is above ground. Floor area is measured for each floor from the exterior face of a building or structure. Please note this is different from how the Oregon Structural Specialty Code defines building area. Diagrams showing how your project meets the Floor Area Ratio (FAR) standards are encouraged.



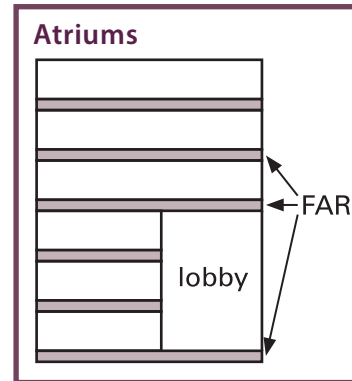
Floor area **does NOT** include:

- Areas where the elevation of the floor is 4 feet or more below the lowest elevation of an adjacent right-of-way.
- Roof area, including roof top parking.
- Roof top mechanical equipment.



Floor area **does** include:

- Stair and elevator shafts count (as FAR on every floor).
- Balconies more than 42 inches in height as FAR if they are covered by a roof and have 50% or more of the perimeter enclosed by walls. A balcony covered by another balcony counts as being covered by a roof.
- Atriums or lobby spaces that are 2 stories or more. These only count as FAR once on the main floor level. If in the future a second floor or mezzanine level is added to the lobby or atrium, this would count as FAR.
- The area devoted to structured parking that is above ground level. Garage ramps that go from one floor to the next in above grade parking garages only get counted as FAR once (not once for each floor).



For more information visit or call the Planning and Zoning Staff in the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526

Current Zoning Code is available at www.portlandoregon.gov/bps/zoningcode