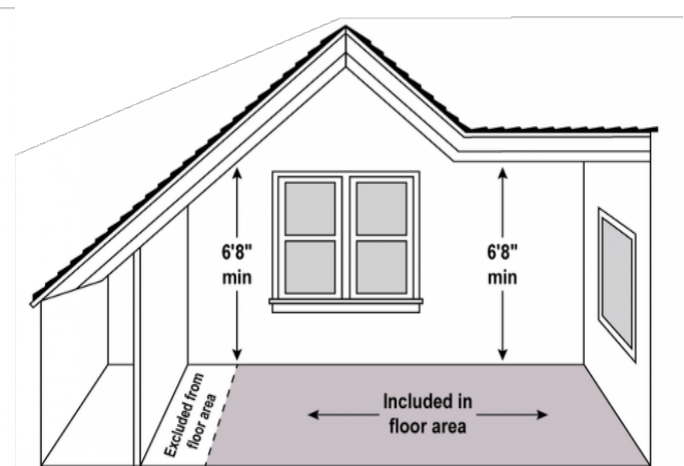
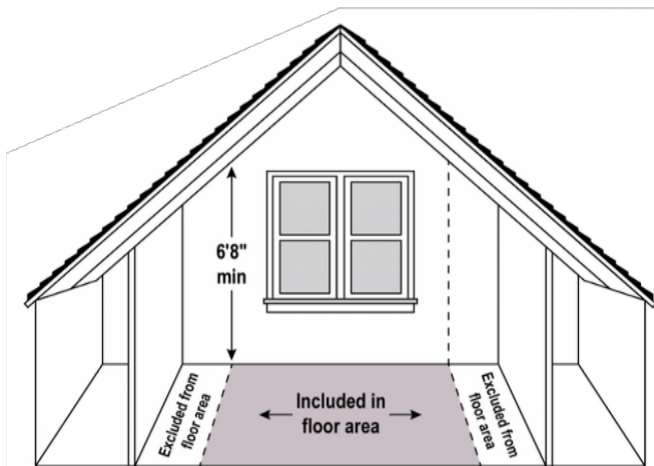
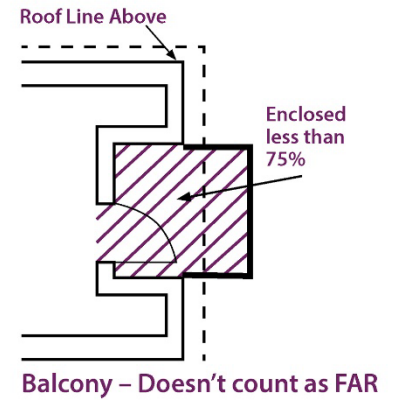
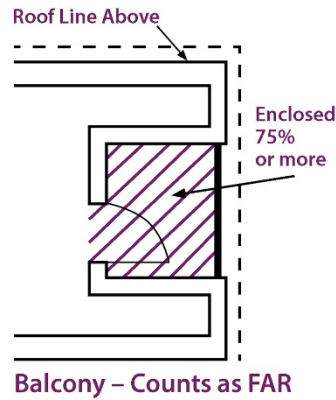


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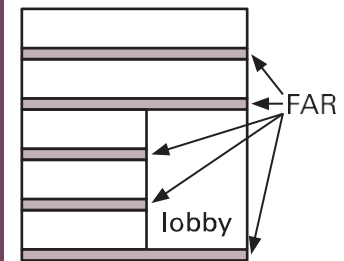
What is include in calculating floor area ratios:

- Stairwells and elevator shafts count toward floor area on every floor.
- Roofed porches and covered exterior balconies enclosed by walls more than 42 inches in height for 75% or more of the perimeter. A balcony or porch covered by another balcony or bumpout counts as being covered by a roof.
- Areas where the ceiling height is 6 feet 8 inches or more.



- Atriums, lofts, vaulted ceilings, or lobby spaces that are multiple stories high only count as FAR on the main floor level. If in the future a second floor or mezzanine level is added to the lobby or atrium, the new second floor or mezzanine level would count as FAR.
- The area devoted to structured parking that is above ground level. Parking 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).
- Garages are counted toward floor area when they are accessory to a use in a house, attached house, duplex, triplex, fourplex, manufactured dwelling or houseboat, and other enclosed accessory structures.
- Bays and bay windows are counted toward floor area if they have a ceiling height of at least 6 feet 8 inches and extend to a finished floor or have a step acting as additional floor.

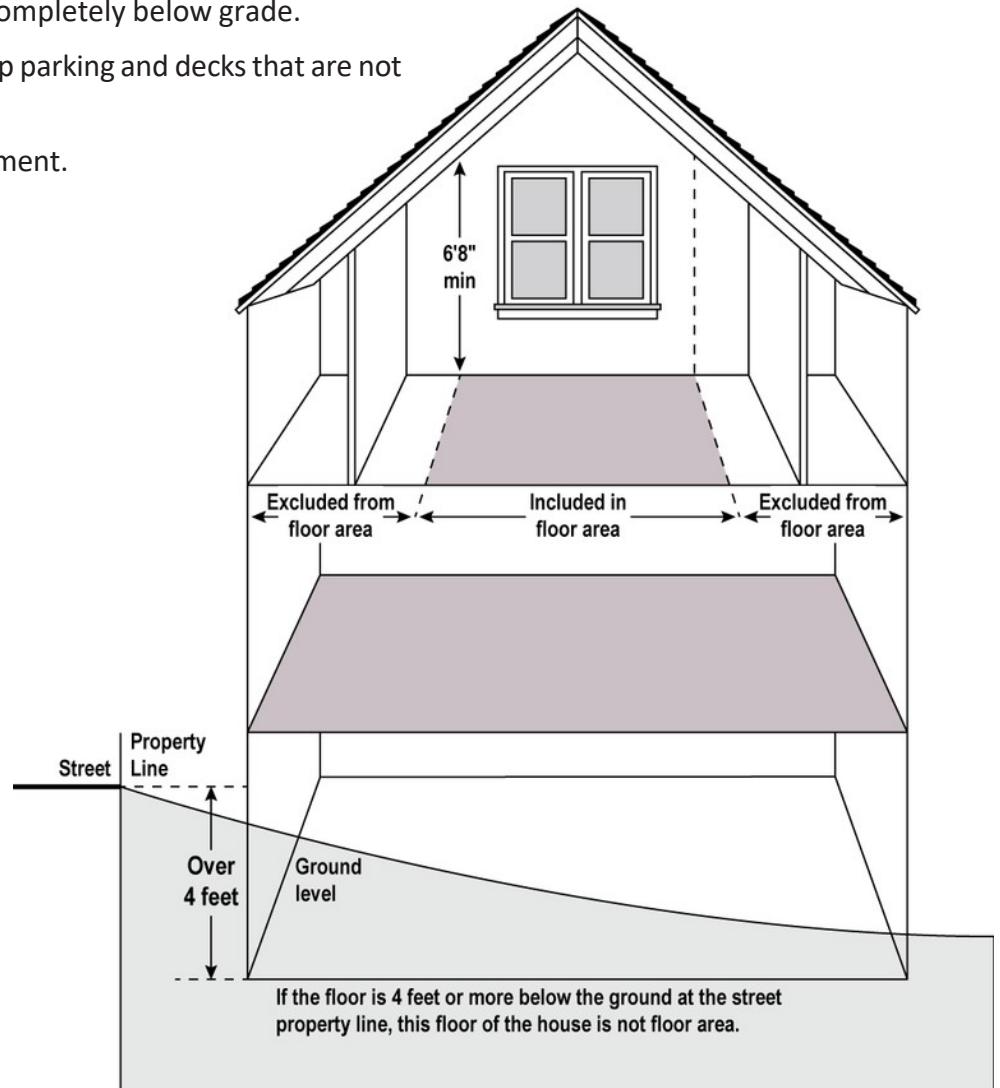
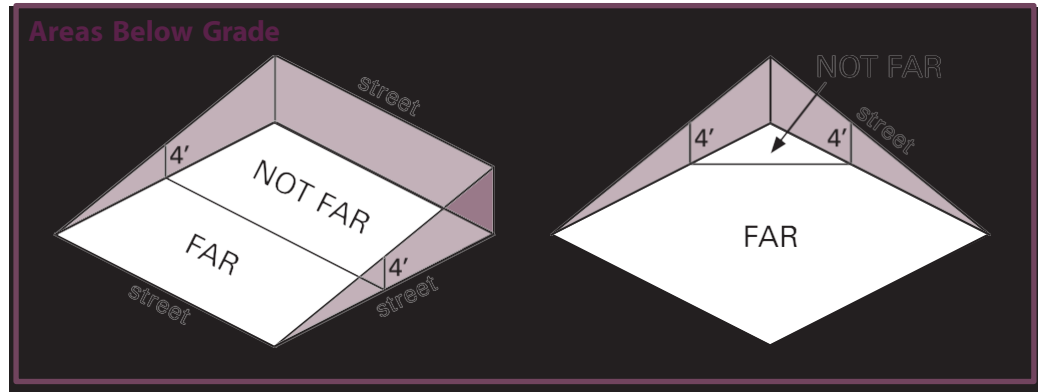
Atrium, lofts, vaulted ceilings or lobby spaces



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Floor area **does NOT** include (portions of buildings only need to meet one of these exceptions to be excluded):

- Areas where the elevation of the floor is 4 feet or more below an adjacent right-of-way. The elevation of the right-of-way is measured along the property line.
- Basements that are partly or completely below grade. A minimum of 50 percent of the total combined area of the basement walls must be below grade to be considered a basement. Only one basement level may be partly below grade; additional basement levels must be completely below grade.
- Roof area, including roof top parking and decks that are not covered or enclosed.
- Roof top mechanical equipment.



For more information call the Planning and Zoning Staff at 503-823-7300,

or [schedule a free 15-minute appointment](#).

Current Zoning Code is available at www.portland.gov/code/33. Information is Subject to Change.