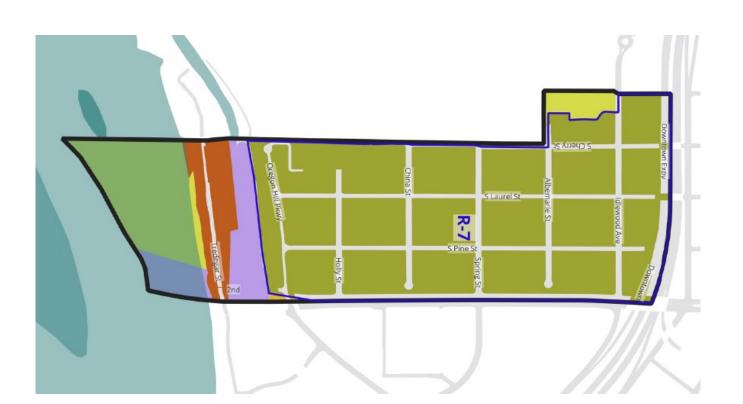


CURRENT ZONING

Zoning Districts

- B-1 Neighborhood Business
- B-2 Community Business
- B-3 General Business
- B-4 Central Business
- B-5 Central Business
- B-6 Mixed-Use Business
- B-7 Mixed-Use Business
- I Institutional
- M-1 Light Industrial
- M-2 Heavy Industrial
- R-2 Single-family residential
- R-4 Single-family residential
- R-5 Single-family residential
 R-6 Single-family attached residential
- R-7 Single- and two-family urban residential
- R-8 Urban residential
- R-48 Multifamily residential
- R-53 Multifamily residential
- R-63 Multifamily urban residential
- R-73 Multifamily residential
- RO-2 Residential Office
- RO-3 Residential Office
- UB Urban Business
- UB-2 Urban Business
- TOD-1 Transit-Oriented Nodal



SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.



RESIDENTIAL TYPOLOGY

Residential Parcel Typology

100+ Units

50+ Units

25-99 Units

10-50 Units

5-49 Units 1-10 Units

Multi-Family

Mixed Use Mobile Home Park

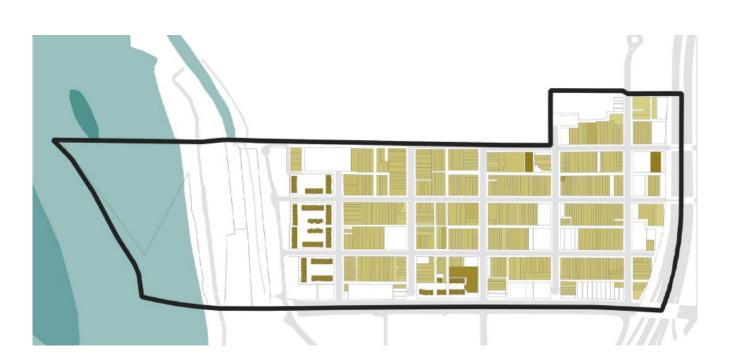
Senior Living

Four Family
Three Family

Two Family Two Story

One Story

Single Family



HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built
Prior to 1800

1800 - 1900

1900 - 1920

1945 - 1960



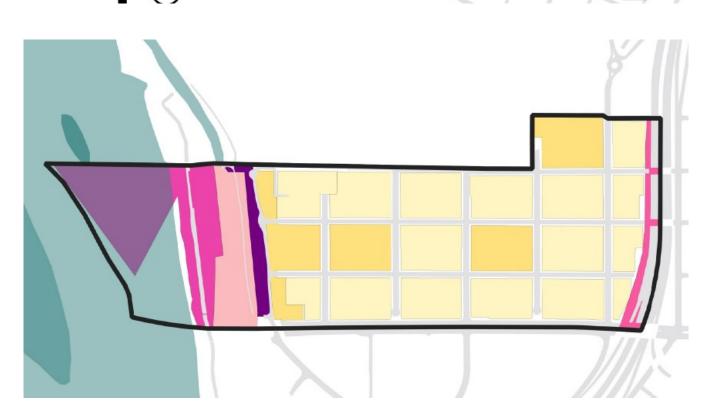
URBAN FABRIC PATTERN

Blocks by size.

City Block Size (Acres)

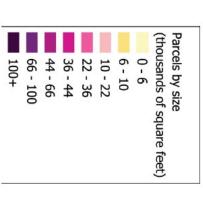
15 - 25

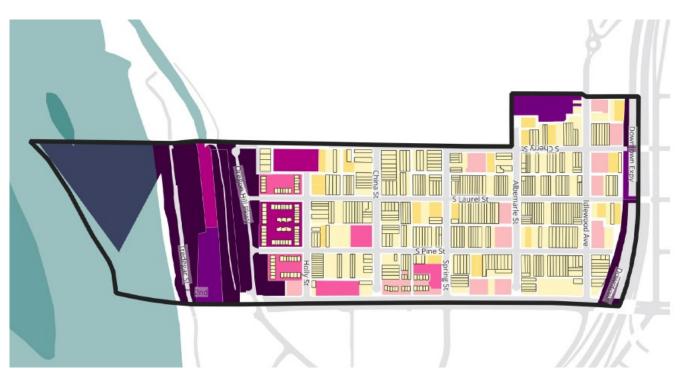
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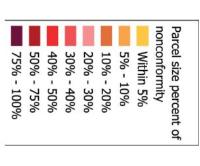
5. Oregon Hill PARCEI

PARCEL SIZES



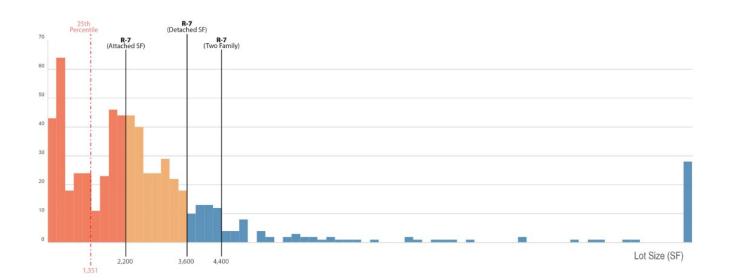


PARCEL SIZE NONCONFORMITY





PARCEL SIZE DISTRIBUTION



PARCEL FRONTAGE

Parcel width percent of nonconformity

Within 5%

5% - 10%

10% - 20%

20% - 30%

30% - 40%

40% - 50%

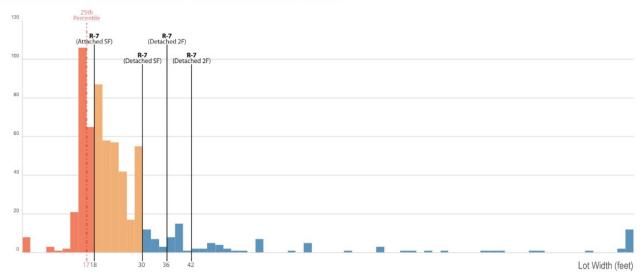
50% - 75%

75% - 100%



5. Oregon Hill

PARCEL FRONTAGE DISTRIBUTION



NONCONFORMITIES

height, frontage, and/or use. on lot size, lot coverage, building Oregon Hill are nonconforming based 82% of all parcels in

13% Due to Use Due to Form

61%

Due to Both

8%

Predominantly zoned R-7

