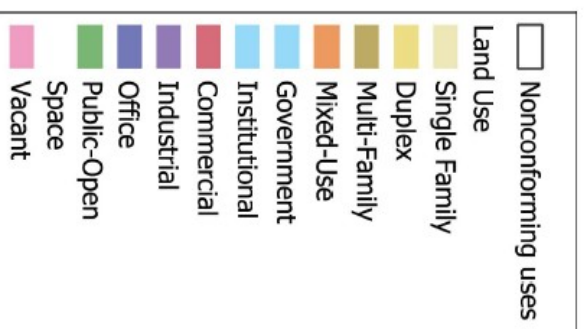
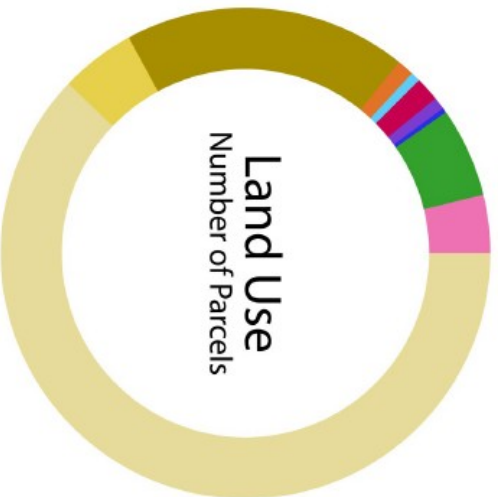


5. OREGON HILL




























5. Oregon Hill

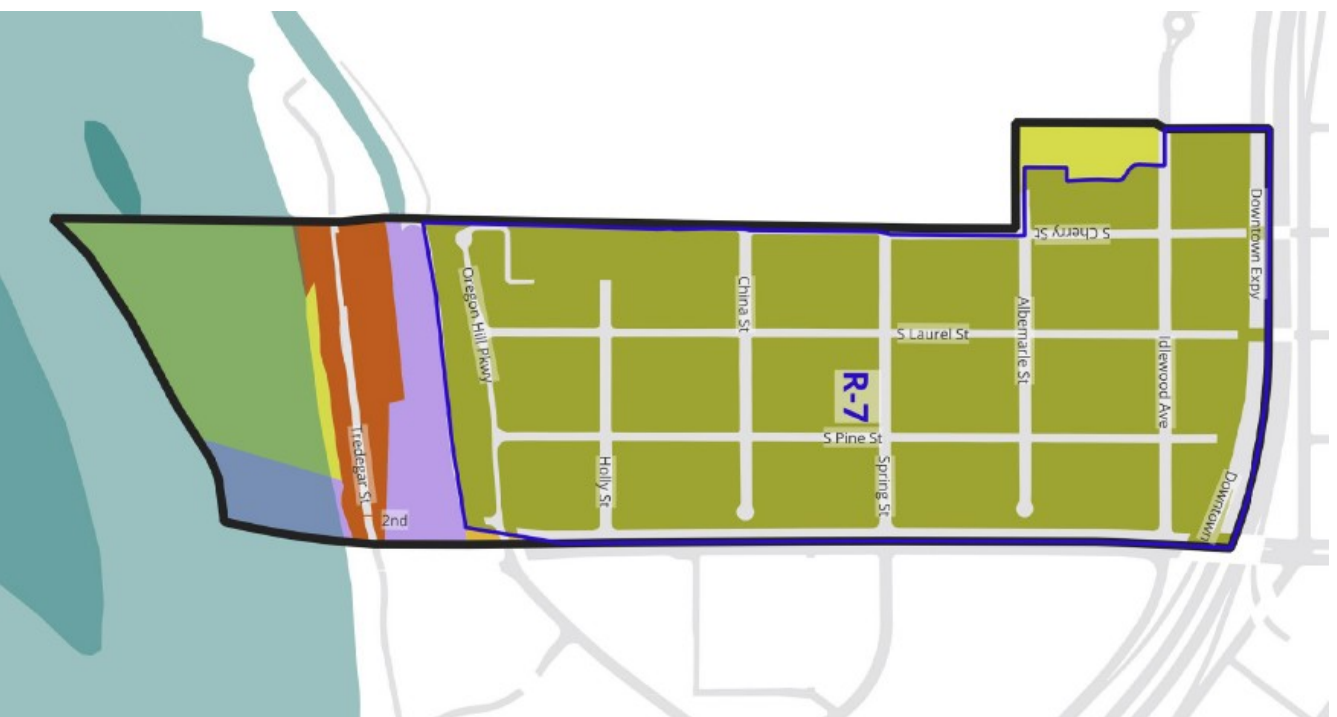
LAND USE



5. Oregon Hill

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



5. Oregon Hill

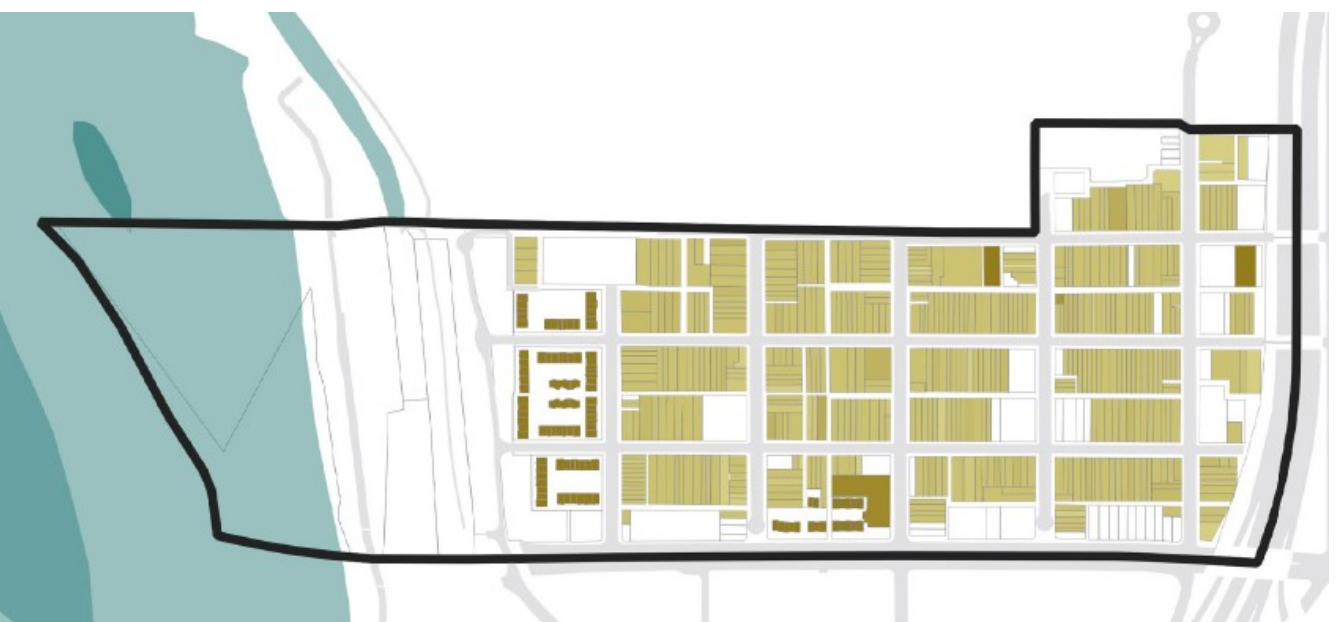
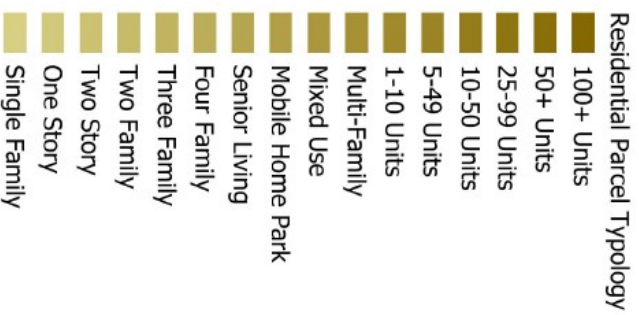
SPECIAL USE PERMITS

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



5. Oregon Hill

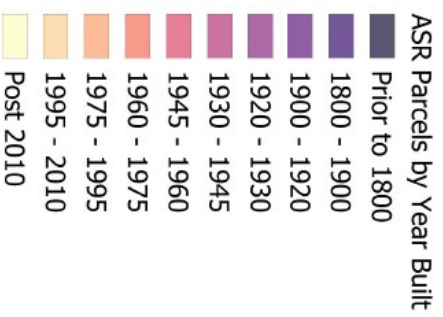
RESIDENTIAL TYPOLOGY



5. Oregon Hill

HISTORIC PATTERN

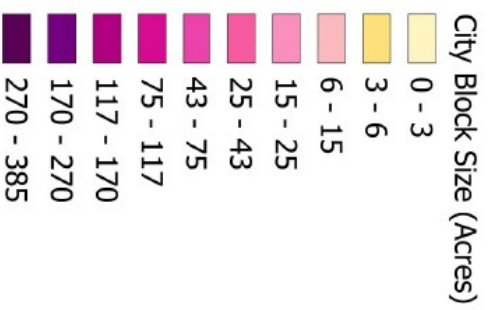
Parcels by Year built



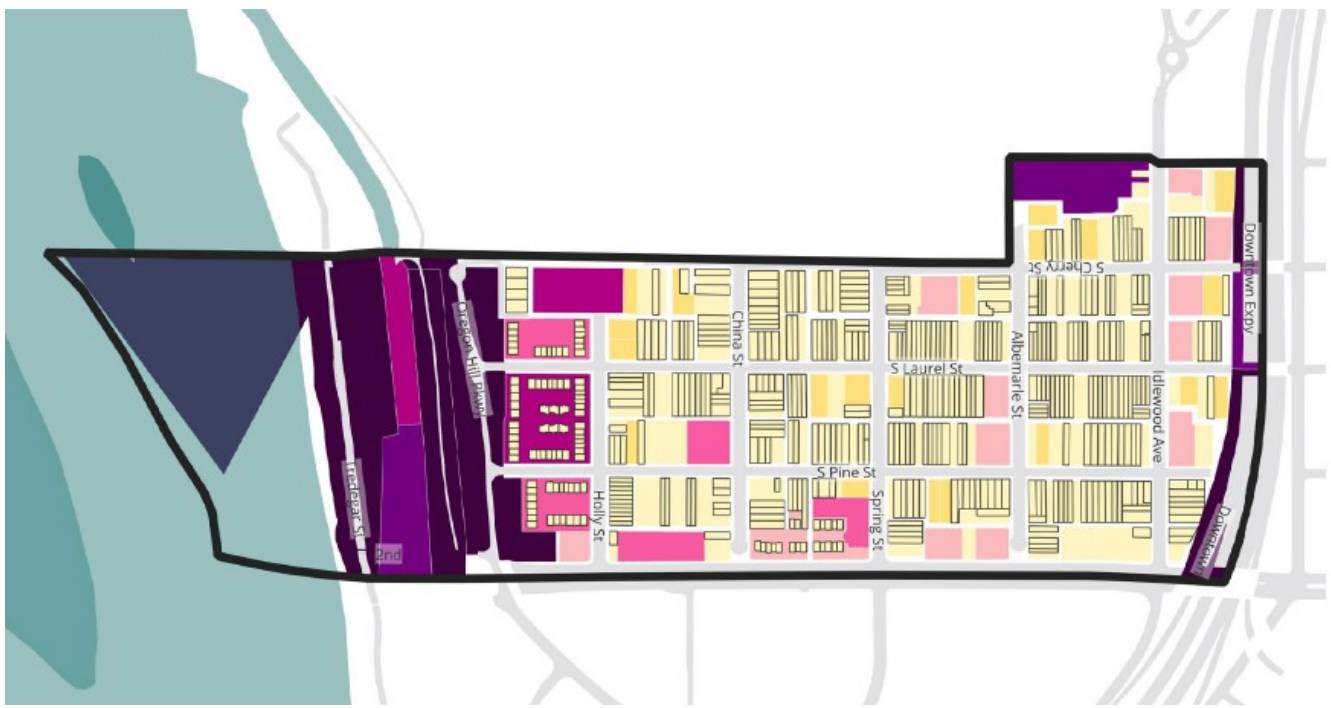
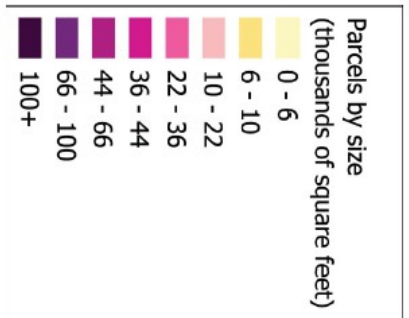
5. Oregon Hill

URBAN FABRIC PATTERN

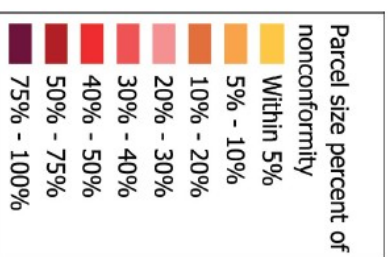
Blocks by size.



5. Oregon Hill PARCEL SIZES

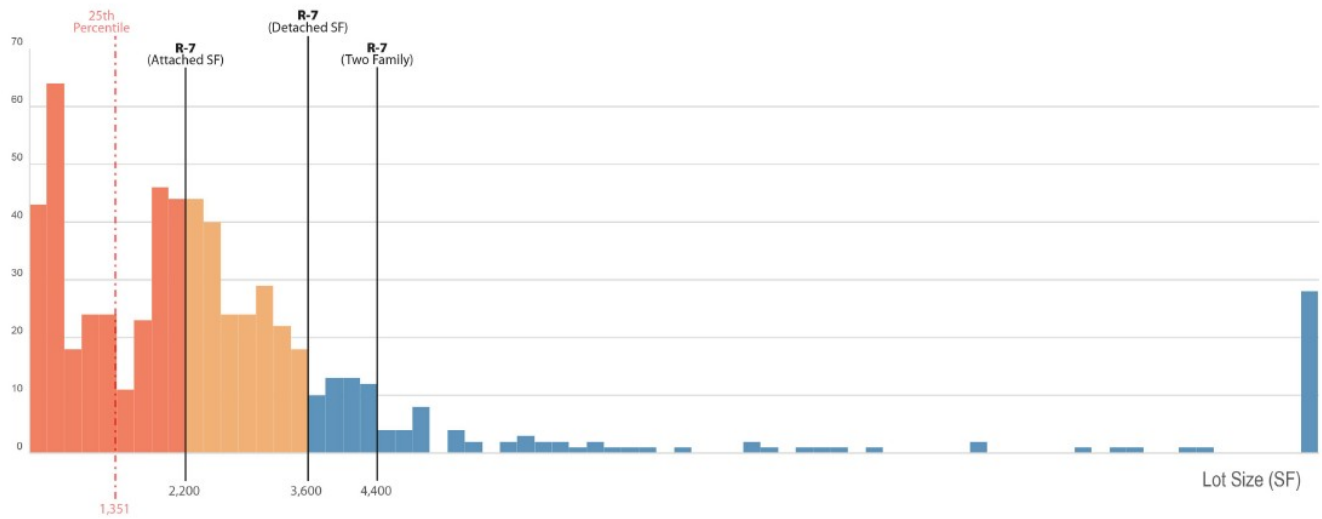


5. Oregon Hill PARCEL SIZE NONCONFORMITY



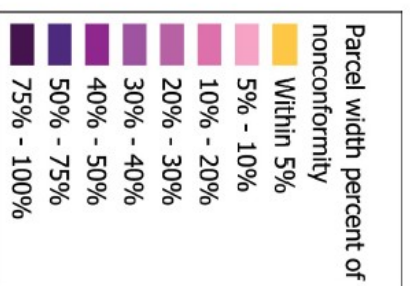
5. Oregon Hill

PARCEL SIZE DISTRIBUTION



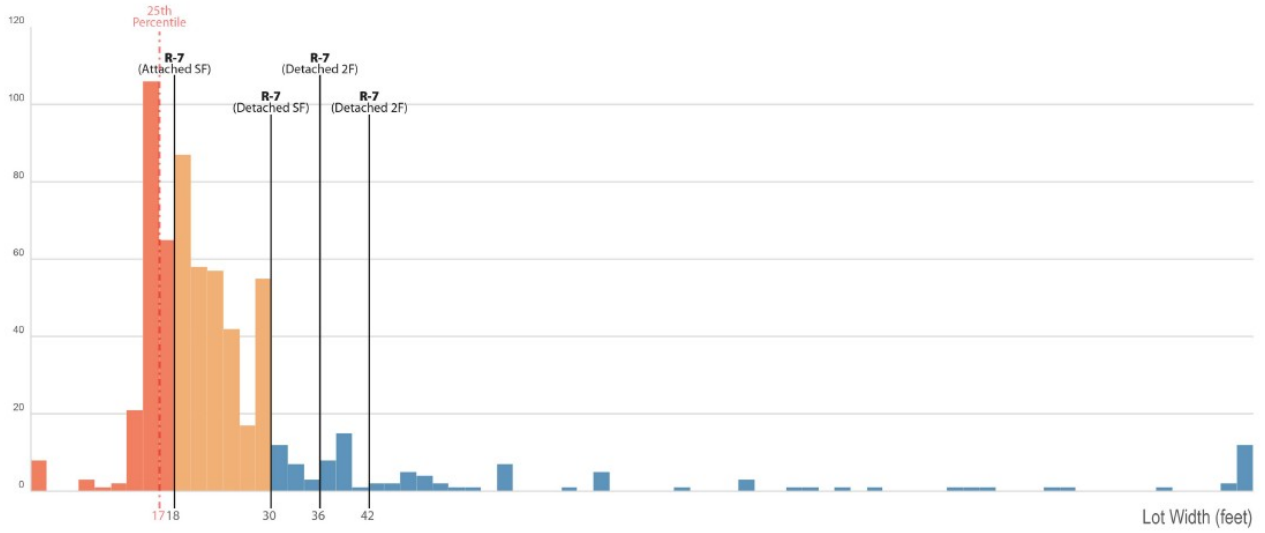
5. Oregon Hill

PARCEL FRONTAGE



5. Oregon Hill

PARCEL FRONTAGE DISTRIBUTION



5. Oregon Hill

NONCONFORMITIES

82% of all parcels in

Oregon Hill are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

- 13% Due to Use
- 61% Due to Form
- 8% Due to Both

Predominantly zoned R-7

