

portion and the nearest permanently paved street or portion which is the principal access to such lot, shall be improved, including sewers, storm drains, pavement, curbs and, if located on a designated school walking route, sidewalks, in accordance with the City of Portland *Technical Manual*. Where the nearest permanently paved street does not have granite curbing, the Public Works Authority may waive the requirement of curbing under this subsection, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur:

1. A plan of the street improvements required by this subsection shall be submitted to the Public Works Authority.
2. Upon determination by the Public Works Authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the City as set forth under Articles 14 and 15. Also as set forth in Articles 14 and 15, a one-year defect bond shall be tendered to the City prior to release of the performance guarantee required hereby. The provisions of this paragraph (2) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her

intention under oath to make the structure his or her personal residence.

- C. The requirements of this subsection shall not apply to the following city streets upon their construction by the Public Works Authority to such standards as are determined by the authority to be the most feasible:
 1. Dingley Court.
 2. Morgan Court.

6.4.2 Additional residential use permissions

A. In island zones: Up to two units are permitted on any lawfully conforming lot that does not contain an existing dwelling unit. Such units may be located:

- ~~1. In two separate structures, so long as the minimum lot area per dwelling unit standards of Article 7 are met, or~~
- ~~2. Within a single structure, in which case the minimum lot area per dwelling unit standards of Article 7 shall not apply.~~

Such units shall comply with all dimensional requirements of the underlying zone except lot coverage and lot area per dwelling unit requirements. This exception shall not allow a lot to exceed 60% lot coverage unless permitted by the underlying zone.

B. In mainland zones where residential is a permitted or conditional use: Up to four units are permitted on any lawfully conforming lot that does not contain an existing dwelling unit. Such units may be located:

- ~~1. In separate structures, so long as the minimum lot area per dwelling unit standards of Article 7 are met, or~~
- ~~2. Within a single structure, in which case the minimum lot area per dwelling unit standards of Article 7 shall not apply.~~

Such units shall comply with all dimensional requirements of the underlying zone except lot coverage and lot area per dwelling unit requirements. This exception shall not allow a lot to exceed 60% lot coverage unless permitted by the underlying zone.

C. Sections 6.4.2(A) and (B) shall not apply to lots on which a dwelling unit in existence on July 1, 2023 is demolished and a vacant lot results.

D. Lots with one existing dwelling unit in any zone where residential is a permitted or conditional use: