



ZONING CODE

INFORMATION GUIDE

Base Zone Design Standards (BZDs)

- The following is a summary of the base zone design standards. For complete information on these standards refer to Chapters 33.110, 33.120, 33.130 and 33.140 of the Zoning Code.
- The base zone design standards are not the only regulations that apply to your site. Please review the zoning map at www.portlandmaps.com and the Zoning Code at www.portlandonline.com/bds/zoningcode.
- Development on flag lots or on lots that slope up or down from the street with an average slope of 20 percent or more is exempt from these standards.
- Subdivisions and PUDs that received preliminary plan approval between September 9, 1990, and September 9, 1995, are exempt from these standards.

Main entrance

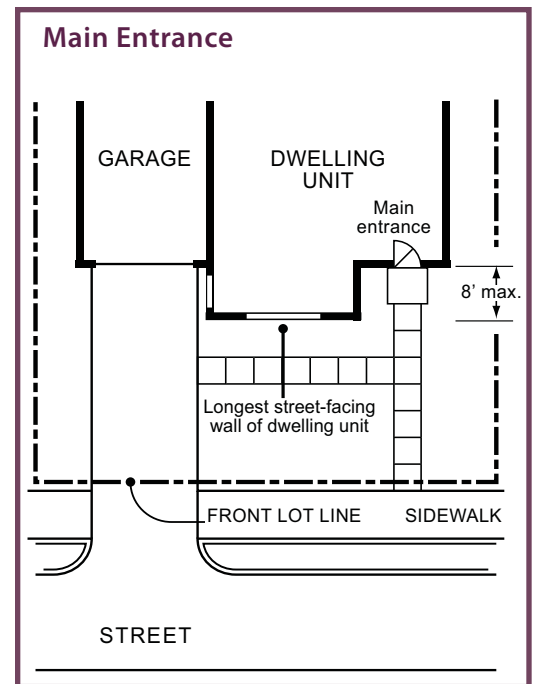
At least one main entrance of each structure must be within 8 feet of the longest street-facing wall of the dwelling unit; and either: face the street; be at an angle of up to 45 degrees from the street; or open onto porch that is at least 25 square feet in area, has at least one entrance facing the street, and has a roof.

1. Where a proposal is for an alteration or addition to existing development, the standards of this section apply only to the portion being altered or added;
2. On sites with more than one street frontage, the applicant may choose on which frontage to meet the standards.

Windows on street facing facades

At least 15 percent of the area of each facade that faces a street lot line must be windows or main entrance doors.

1. Windows used to meet this standard must allow views from the building to the street. Glass block does not meet this standard.
2. Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard.
3. To count toward meeting this standard, a door must be at the main entrance and facing a street lot line.
4. Where a proposal is for an alteration or addition to existing development, the standards of this section apply only to the portion being altered or added.



Garage width

The length of the garage wall facing the street may be up to 50 percent the length of the street facing building façade. Where the street-facing façade of a unit is less than 22 feet long, an attached garage is not allowed as part of that façade.

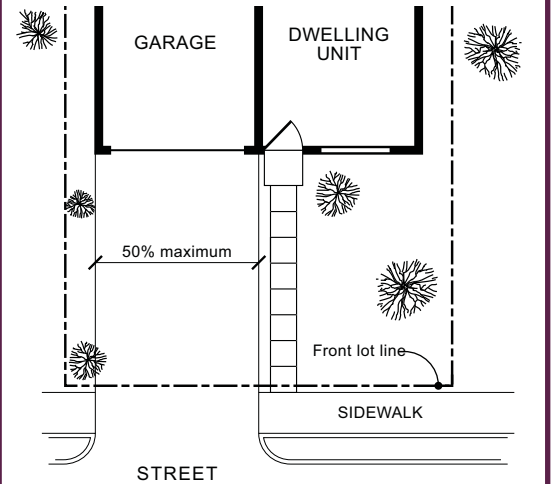
1. As an exception, a garage wall facing the street may be up to 12 feet long if there is living area or a covered balcony above the garage.
2. Dwellings on lots that were created by a land division submitted after July 1, 2002 and do not meet the minimum width standard of the zone, may not use the exception stated in #1 above.
3. On corner lots, only one street-facing garage wall must meet the standards of this paragraph.

Garage setback

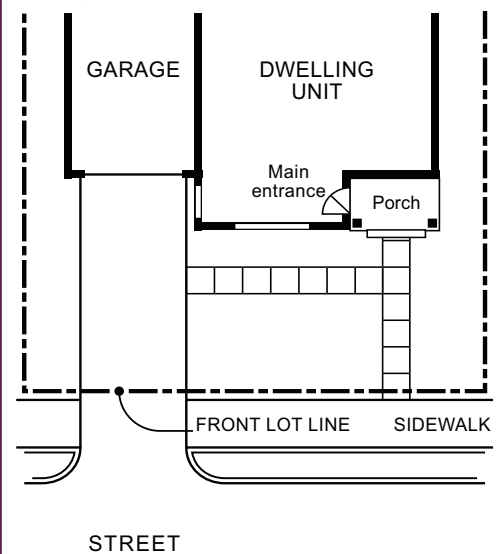
A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.

1. Where a lot has more than one street lot line, and there is an existing dwelling unit on the lot, this standard must be met only on the street-facing façade on which the main entrance is located.
2. A street-facing garage wall may be up to 6 feet in front of the longest street-facing wall of the dwelling unit, if the street-facing garage wall is 40 percent or less of the length of the building facade, and there is a porch at the main entrance. The garage wall may not be closer to the street lot line than the front of the porch. The porch must be at least 48 square feet in area and have minimum dimensions of 6 feet by 6 feet and have a solid roof not more than 12 feet above the floor of the porch.

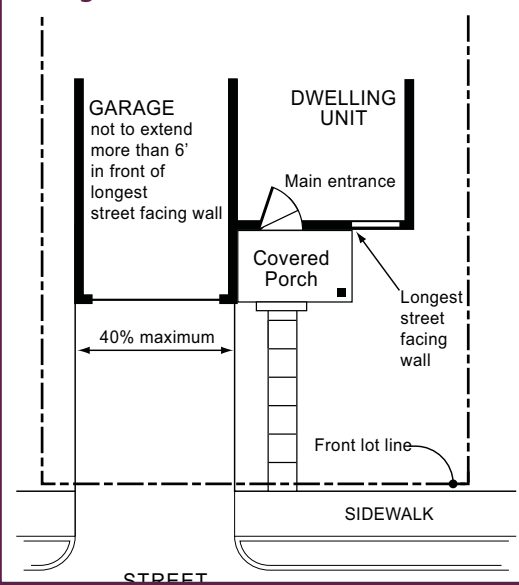
Garage Width



Garage Setback



Garage Setback



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.portlandonline.com/bds/zoningcode

All Information is Subject to Change.