Windows on Street-Facing Façades

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

- This standard applies to houses, attached houses, and most structures that contain residential uses. See Zoning Code Sections: 33.110.232, 33.120.232, 33.130.250.B and 33.140.265.F for more details.
- Windows used to meet this standard must allow views from the building to the street. Glass block and vents do not meet this standard.
- Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard.
- To count toward meeting this standard, a door must be at the main entrance and face a street lot line.
- On corner lots, or lots abutting more than one street, the standard must be met on all street-facing façades.
- Where a proposal is for an alteration or addition to existing development, the applicant may choose to apply the standards of this section only to the portion being altered or added.

The standards do not apply to the following situations:

- Development on flag lots;
- Development on lots that slope up or down from the street with an average slope of 20% or more (see 33.930.060); and
- Subdivisions or PUDs that received preliminary approval between 09/09/90 and 09/09/95.

Sample Calculation:

How to Calculate Total Façade Area

- Included in total façade area
- Not included in total façade area

Front Elevation
Total Façade Area: 732 SQ. FT.

Included in Total Façade Area:
- Entire garage door included
- Bay window and fireplace (minor projections) not included
- Area of gable end included
- Foundation and area behind front steps above grade included

Not included in Total Façade Area:
- Roof area not included
- Area behind eave not included
- Entire garage door included
- Facia board not included
How to Calculate Amount of Window/Front Door

Sample Floor Plan

Total Façade Area = 732.00 sq. ft.
732 x 15% = 109.80 sq. ft. min. window/front door required

Total proposed window/front door:
7 x 5 = 35.00 sq. ft.
3 x 6.67 door = 20.01 sq. ft.
1.5 x 5 = 7.50 sq. ft.
2 x 6 x 4.5 = 54.00 sq. ft.

116.51 sq. ft. window/door proposed (minimum amount exceeded)

NOTE: 4/6 means 4 feet - 6 inches, or 4.5 feet.

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/zoningcode
Information is subject to change