



LAND DIVISION INFORMATION GUIDE

Density and Lot Dimensions in Multi-Dwelling Zones, Chapter 33.612

Density in multi-dwelling zones

Density requirements for multi-dwelling development in multi-dwelling zones

As long as no single-dwelling lots are proposed (including lots for existing houses), land division proposals in multi-dwelling zones are not required to show that the maximum and minimum density standards are met. Later, when the property is developed, the project is checked to make sure that it meets the density standards.

Density requirements for single-dwelling and duplex development in multi-dwelling zones

If any **single-dwelling or duplex development** is proposed for some or all of the site, compliance with the minimum and maximum density standards must be shown at the time the land is divided (see Zoning Code section 33.612.100). This includes existing single-dwelling development that will be retained on its own lot. The density standards are listed by zone in the excerpt of Table 120-3 provided below. As shown in the

formulas below, site area devoted to streets is subtracted from the total site area when calculating maximum and minimum density. Area within an Environmental Overlay zone may be subtracted from the site area when calculating minimum density.

- **Maximum number of units**^[1] = (Square footage of site - Square footage of site devoted to streets) ÷ Maximum density^[2]
- **Minimum number of units**^[1] = (Square footage of site - Square footage of site devoted to streets and in Environmental Overlay zones) ÷ Minimum density^[2]

Minimum density can be met with a variety of building types in the multi-dwelling zones. Although allowed, creation of single-dwelling development on individual lots may be limited in order to meet other necessary land division standards.

Notes:

- [1] See Zoning Code section 33.930.020 for rounding rules for density calculations.
- [2] The area per unit for maximum and minimum density is in Table 120-3.

| Standard | R3 | R2 | R1 | RH | RX | RMP |
|----------------------------------|--|--|--|--|-------------------------------------|---------------------------------------|
| Maximum Density (see 33.120.205) | 1 unit per 3,000 sq. ft. of site area | 1 unit per 2,000 sq. ft. of site area | 1 unit per 1,000 sq. ft. of site area | FAR of 2 to 1 or 4 to 1 ^[3] | FAR of 4 to 1 | 1 unit per 1,000 sq. ft. of site area |
| Minimum Density (see 33.120.205) | 1 unit per 3,750 sq. ft. of site area ^[5] | 1 unit per 2,500 sq. ft. of site area ^[5] | 1 unit per 1,450 sq. ft. of site area ^[6] | 1 unit per 1,000 sq. ft. of site area | 1 unit per 500 sq. ft. of site area | 1 unit per 1,875 sq. ft. of site area |

Notes:

- [3] The maximum FAR is 4 to 1 in the areas shown on Maps 120-3 through 120-26.
- [5] If maximum density is two units then minimum density is two units. If maximum density is one unit, minimum density is one unit.
- [6] If the site is less than 10,000 sq. ft. in area, the minimum density is 1 unit per 2,000 sq. ft.

Lot dimension standards

Lots created through a land division must meet all of the dimensional standards for the zone in which the site is located. The standards vary depending on the type of development proposed. See the standards in the tables below:

Minimum Lot Dimensions for Lots Intended for Multi-Dwelling Development in Multi-Dwelling Zones, Table 612-1

| Minimum | R3 | R2 | R1 | RH | RX | RMP | IR ^[1] |
|----------------|---------------|---------------|----------------|----------------|--------|----------------|-------------------|
| Lot Area | 6,000 sq. ft. | 4,000 sq. ft. | 10,000 sq. ft. | 10,000 sq. ft. | none | 10,000 sq. ft. | 10,000 sq. ft. |
| Lot Width | 50 ft. | 33 ft. | 70 ft. | 70 ft. | none | 70 ft. | 70 ft. |
| Lot Depth | 70 ft. | 70 ft. | 70 ft. | 100 ft. | none | 100 ft. | 100 ft. |
| Front Lot Line | 50 ft. | 30 ft. | 70 ft. | 70 ft. | 10 ft. | 70 ft. | 70 ft. |

Minimum Lot Dimensions for Lots Intended for Duplexes in Multi-Dwelling Zones, Table 612-1

| Minimum | R3 | R2 | R1 | RH | RX | RMP | IR ^[1] |
|----------------|---------------|---------------|--------|--------|--------|-----|-------------------|
| Lot Area | 4,000 sq. ft. | 2,000 sq. ft. | none | none | none | N/A | 2,000 sq. ft. |
| Lot Width | 50 ft. | 33 ft. | none | none | none | N/A | none |
| Lot Depth | 50 ft. | 50 ft. | none | none | none | N/A | none |
| Front Lot Line | 50 ft. | 30 ft. | 10 ft. | 10 ft. | 10 ft. | N/A | 30 ft. |

Minimum Lot Dimensions for Lots Intended for Attached Houses in Multi-Dwelling Zones, Table 612-1

| Minimum | R3 | R2 | R1 | RH | RX | RMP | IR ^[1] |
|----------------|---------------|---------------|--------|--------|--------|-----|-------------------|
| Lot Area | 1,600 sq. ft. | 1,600 sq. ft. | none | none | none | N/A | none |
| Lot Width | 15 ft. | 15 ft. | 15 ft. | none | none | N/A | none |
| Lot Depth | none | none | none | none | none | N/A | none |
| Front Lot Line | 15 ft. | 15 ft. | 15 ft. | 10 ft. | 10 ft. | N/A | 10 ft. |

Minimum Lot Dimensions for Lots Intended for Detached Houses in Multi-Dwelling Zones, Table 612-1

| Minimum | R3 | R2 | R1 | RH | RX | RMP | IR ^[1] |
|----------------|---------------|---------------|--------|--------|--------|-----|-------------------|
| Lot Area | 1,600 sq. ft. | 1,600 sq. ft. | none | none | none | N/A | none |
| Lot Width | 25 ft. | 25 ft. | 25 ft. | none | none | N/A | none |
| Lot Depth | none | none | none | none | none | N/A | none |
| Front Lot Line | 25 ft. | 25 ft. | 25 ft. | 10 ft. | 10 ft. | N/A | 10 ft. |

Note: [1] This regulation may be superceded by an Impact Mitigation Plan in IR zone.

Table 120-3
Excerpt from Summary of development standards in Multi-Dwelling zones

| Standard | R3 | R2 | R1 | RH | RX | RMP |
|--|------------------|------------------|--------------------------|--|-------------------------|------------------|
| Maximum Height (33.120.215) | 35 ft. | 40 ft. | 25/45 ft. ^[7] | 25/65/75/ 100 ft. ^{[4][9]} | 100 ft. | 35 ft. |
| Minimum Setbacks (33.120.220) | | | | | | |
| • Front building | 10 ft. | 10 ft. | 3 ft. | 0 ft. | 0 ft. | 10 ft. |
| • Street building | none | none | 3 ft. | 0 ft. | 0 ft. | does not apply |
| • Side and rear building | See Table 120-4 | | | | 0 ft. | 10 ft. |
| • Garage entrance | 18 ft. | 18 ft. | 5/18 ft. ^[8] | 5/18 ft. ^[8] | 5/18 ft. ^[8] | 10 ft. |
| Maximum setbacks (33.120.220) transit street or pedestrian district | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 10 ft. | does not apply |
| Maximum building coverage (33.120.225) | 45% of site area | 50% of site area | 60% of site area | 85% of site area | 100% of site area | 50% of site area |
| Maximum building length (33.120.230) | no | yes | yes | no | no | yes |
| Minimum landscaped area (33.120.235) | 35% of site area | 30% of site area | 20% of site area | 15% of site area | none | 30% of site area |
| Required outdoor areas (33.120.240) | yes | yes | yes | no | no | See 33.251 |

Notes:

- [4] In the areas where the FAR is 4 to 1, the maximum height is 75 feet, except on sites within 1,000 ft. of a transit station, where the maximum height is 100 ft.
- [7] The 25-foot height limit applies only to the portion of a structure within 10 feet of a front property line.
- [8] The garage entrance must be either 5 feet or closer to the street property line, or 18 feet or farther from the street property line. If the garage entrance is located within 5 feet of the front property line, it may not be closer to the property line than the front façade of the residential portion of the building.
- [9] The 25-foot height limit applies only to sites where the FAR is 2:1. On those sites, the 25 foot height limit applies only to the portion of a structure within 10 feet of a front property line.

Table 120-4: Minimum side and rear setback for R3, R2, R1, and RH Zones

| If the area of the plane of the building wall is: ^[1] | The required side and rear set back is: |
|--|---|
| 1,000 sq. ft. or less | 5 ft. |
| 1,001 to 1,300 sq. ft. | 6 ft. |
| 1,301 to 1,600 sq. ft. | 7 ft. |
| 1,601 to 1,900 sq. ft. | 8 ft. |
| 1,901 to 2,200 sq. ft. | 9 ft. |
| 2,201 to 2,500 sq. ft. | 10 ft. |
| 2,501 to 2,800 sq. ft. | 11 ft. |
| 2,801 to 3,100 sq. ft. | 12 ft. |
| 3,101 to 3,400 sq. ft. | 13 ft. |
| 3,401 sq. ft. or greater | 14 ft. |

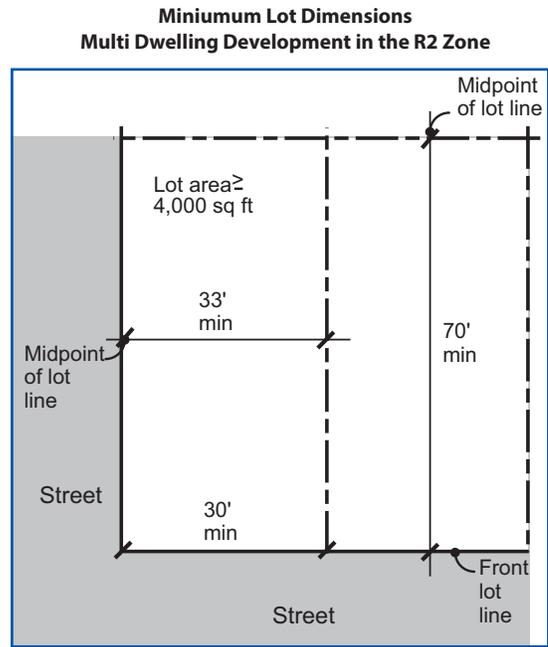
Notes:

- [1] Measurement of the area of the plane of the building wall is described in Chapter 33.930, Measurements.

Minimum lot area – Lots must comply with the minimum lot area standard for the type of development proposed.

Minimum lot width and depth – Lot width and depth are measured at the midpoint of opposite lot lines.

Minimum front lot line – This standard regulates the amount of frontage that a lot has on a street. If the lot is on a corner, the front lot line is the shorter of the two lot lines that abut a street. If the two lot lines are the same length, the applicant may choose the front lot line.



Frequently Asked Questions

Q How is density allocated if I propose lots for single dwelling or duplex development and multi dwelling development?

A The land division application will need to state what type of development is intended for each of the lots in order to determine how the minimum and maximum density will be allocated on the site. In some cases, the decision will include conditions of approval that identify the minimum and maximum density requirements for the proposed lots.

Q How do accessory dwelling units (ADUs) affect density calculations?

A In multi dwelling zones, accessory dwelling units are included in the minimum density calculations, but are not included in the maximum density calculations. In single dwelling zones, accessory dwelling units are not included in density calculations. See Zoning Code Section 33.205.040.

Q Can I request an adjustment to the minimum and maximum density requirements in multi dwelling zones?

A Adjustments to exceed maximum allowed density are prohibited in the R3-R1 zones, but may be requested in the other multi-dwelling zones. There may be other options for increasing density, such as the use of amenity bonuses (see Zoning Code Section 33.120.265) or alternative design density “a” overlay zone provisions (Chapter 33.405). Adjustments to minimum density requirements may be requested, but have been approved only in very limited circumstances.

Q Can I request an adjustment to the minimum lot dimension standards in multi-dwelling zones?

A Yes, adjustments to lot dimensions standards may be requested to address unique circumstances. See Zoning Code Chapter 33.805, Adjustments and discuss your proposal with a planner in the Development Services Center.

For more information contact Planning and Zoning staff at the Development Services Center, 1900 SW 4th Avenue, Suite 1500, 503-823-7526
For current Portland Zoning Code visit www.portlandoregon.gov/zoningcode

Information is subject to change