



LAND DIVISION INFORMATION GUIDE

Housing on New Narrow Lots, Ch. 33.610.200.D & 33.611.200.C

Lot widths

Lot dimension standards ensure that lots are of a size and shape that development standards of the Zoning Code can be met. Lots proposed in the single dwelling zones must generally have minimum dimensions that are identified in Chapters 33.610 and 33.611. Where the minimum width cannot be met, narrow lots can be created if certain requirements are met.

Creating new narrow lots

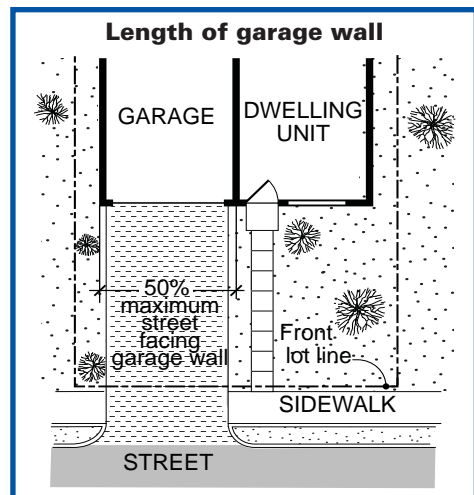
A New Narrow Lot is a lot, created in single-dwelling zones by a land division submitted after June 30, 2002, that does not meet the minimum lot width standard for the zone. During the land division review to create lots, minimum lot width standards may be reduced if:

- On balance, the proposed lots will have dimensions consistent with the purpose of the Lot Dimension Regulations. See Section 33.610.200 and 33.611.200 for the purpose statements for these regulations; and
- The applicant demonstrates that relevant narrow lot standards can be met.

However, when the proposed lots will be developed with detached houses, the minimum lot width is 25 feet.

Standards for new narrow lots

The standards listed below apply to new narrow lots. Adjustments to the narrow lot standards are prohibited. However, they can be modified through a Planned Development review. As noted above, the applicant is required to demonstrate that certain standards can be met before the lot is created.



Standards that must be confirmed during land division review:

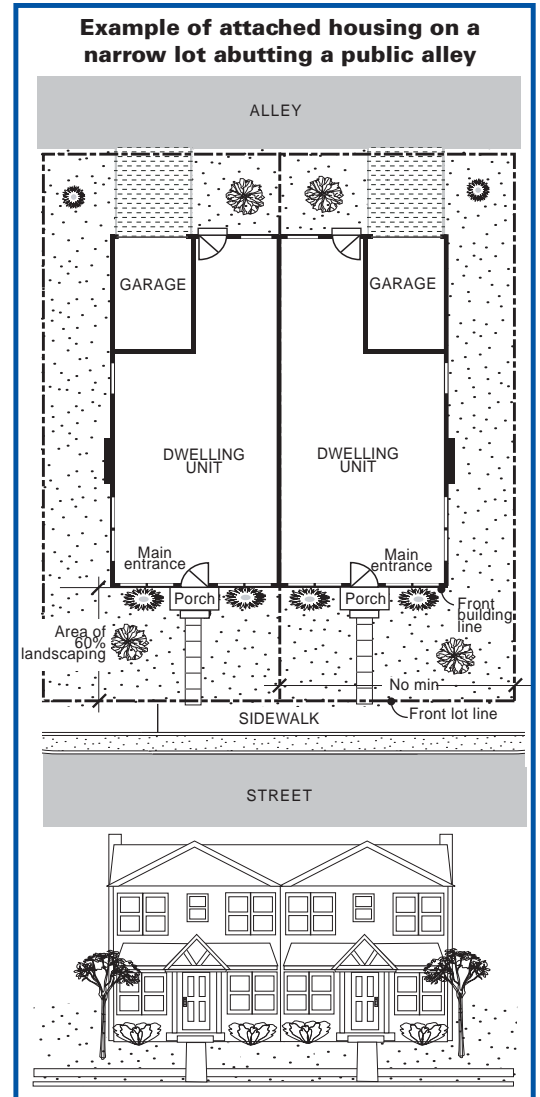
Access by alley

If the lot abuts a public alley, then vehicle access must be from the alley. (33.610.200.D.2. and 33.611.200.C.2)

Length of garage wall

The length of the garage wall facing the street may be up to 50 percent of 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. Lots must be configured so that development on the site can meet these standards (33.110.253.E).



Landscaping

For attached housing:

- all street facing facades must have landscaping along the foundation.
- 60 percent of the area between the front lot line and the front building line must be landscaped. Up to one-third of the landscaped area may be for recreational use, or for use by pedestrians. (33.110.240.C.1.d.and C.2.d)

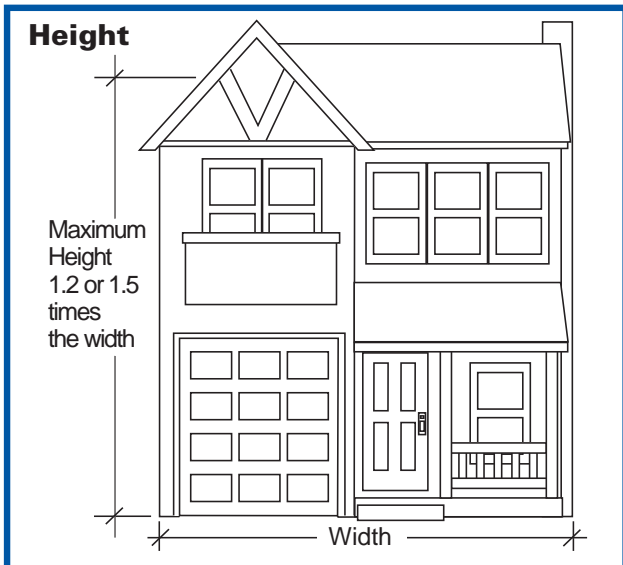
Parking

In areas where on-site parking is not required, lots may be proposed that will not accommodate vehicle access and parking to show compliance with the standards list above. This option requires a covenant to be recorded describing the restriction on onsite parking. (33.610.200.D.2.f and (33.611.200.C.2.f)

Additional standards that will apply during permit review:

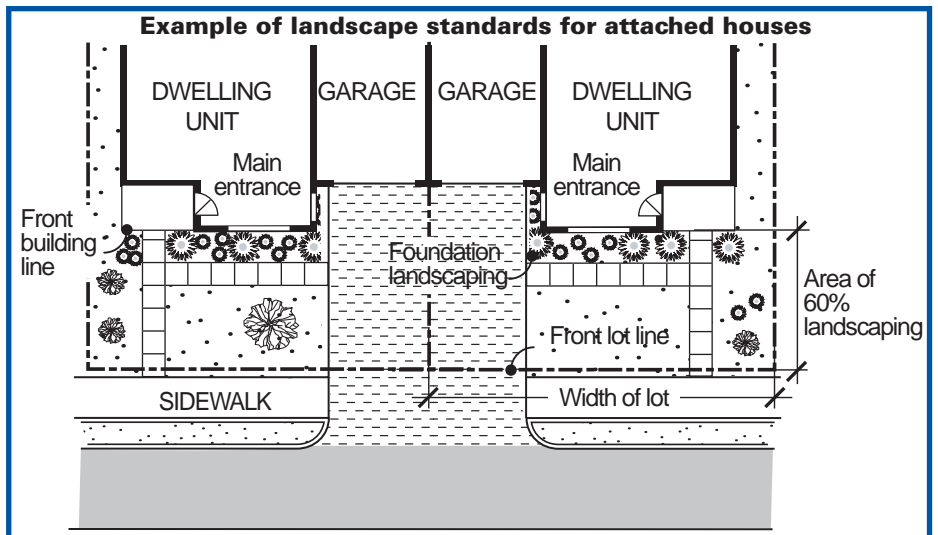
Height

- The maximum height allowed for all structures in R10 to R5 zones is 1.2 times the width of the structure.
- The maximum height allowed for all structures in the R2.5 zone is 1.5 times the width of the structure (33.110.215.B.2)

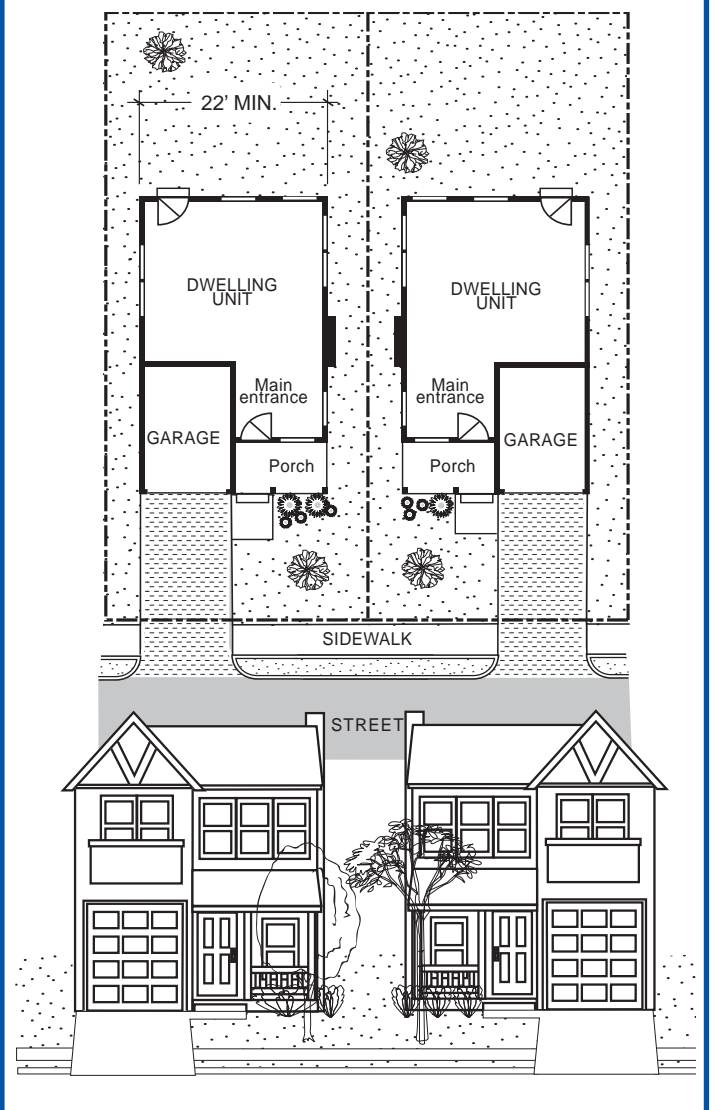


Grade

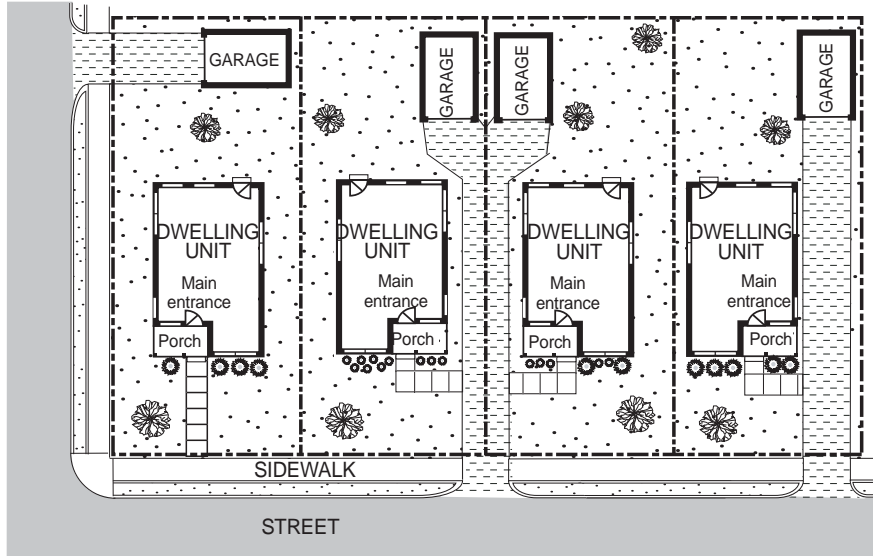
On lots developed with attached housing, the main entrance must be within 4 feet of grade. Grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit (33.110.230.D).



Example of detached housing with attached garage facing the street



Various driveway entrances for detached garages on narrow lots



Frequently Asked Question

Q Can I request an Adjustment to the lot width or narrow lot standards that apply in Single-dwelling zones?

A No, these standards can not be adjusted.

However, they can be modified through a Planned Development review. For more information on Planned Developments see the information guides and application materials on the review and Chapters 33.638 and 33.665 of the Zoning Code.

For more information visit or call the Planning and Zoning staff at the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526

For current Portland Zoning Code visit www.portlandonline.com/zoningcode

Information is subject to change.