



LAND DIVISION INFORMATIONAL GUIDE

Sites in Potential Landslide Hazard Areas, Ch. 33.632

What is the purpose of these regulations?

The intent of the regulations for landslide hazard areas is to ensure that land divisions in areas of potential landslide hazard are designed based on detailed knowledge of the site conditions, in order to reduce the risk of private and public losses as a result of landslides.

Where do these regulations apply?

These regulations apply to land division proposals where any portion of the site is within a potential landslide area, as identified on the City's Potential Landslide Hazard Areas Map.

What are the requirements if my property is in the landslide hazard area?

If any part of your site is a potential landslide hazard area, your proposal must *locate the lots, buildings, services and utilities on parts of the site that are suitable for development in a manner that reasonably limits the risk of a landslide affecting the site, adjacent sites, and sites directly across a street or alley from the site.*

You are allowed to propose alternative housing types such as attached houses or multi-dwelling development, through a Planned Development Review, if these housing types would improve the safety of your proposal.

Are there additional submittal requirements for my application?

Yes. Your land division application must be accompanied by a Landslide Hazard Study prepared by both a Certified Engineering Geologist and a Geotechnical Engineer. The study must identify potential landslides hazards on the site and give recommendations regarding the layout and design of the land division and proposed development. The study must give adequate detail about the design of proposed structures and improvements and must include a statement addressing on-site slope stability after the development is complete. Finally, the study must address the estimated effect of the proposed development on stormwater and groundwater runoff as it relates to slope stability and landslide hazard. Complete application requirements for the Landslide Hazard Study are described in Zoning Code Section 33.730.060.D.

Frequently Asked Questions

Q How will I know if my property is in a potential landslide hazard area?

A Potential Landslide Hazard Areas will be mapped on the City of Portland's GARTH GIS program. You will be able to find out if your property is affected by seeing a planner in the Development Services Center or calling 503-823-7526.

Q How was the Potential Landslide Hazard Areas Map created?

A The map was created from three sources:

- The areas identified and mapped by METRO as earthquake hazard areas;
- Areas delineated as zones of high landslide potential in a study conducted by Portland State University based on the mapping of more than 676 landslide events that occurred as a result of the February 1996 storms; and
- All land within the City that has a slope of 15 percent or greater.

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Q If my site has a potential landslide hazard area, how are the density calculations impacted for the site?

A Single-dwelling zones:

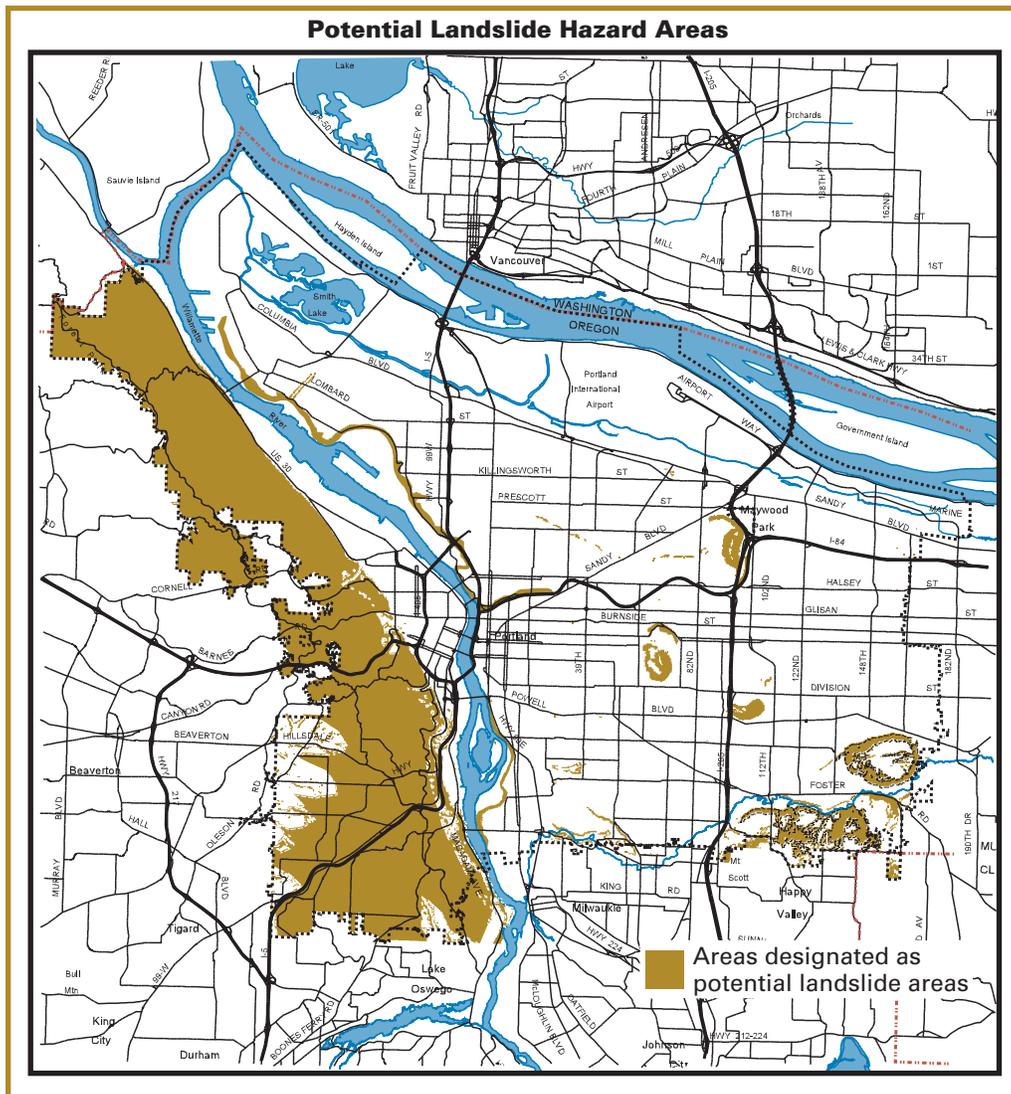
- **Minimum density:** If any portion of the site is within the potential landslide hazard area, the minimum density requirement is reduced to zero.
- **Maximum density:** You may still propose the maximum number of dwellings allowed by your site area, as long as your proposal and landslide hazard study demonstrate that your site can safely accommodate the dwellings and accompanying services.

Multi-dwelling zones:

- Minimum and maximum density requirements are not impacted by the potential landslide hazard area.

Q If my property is flat, but it is still shown within the potential landslide hazard area. Do I still need to meet these requirements?

A Yes. A landslide hazard study is still required, though if the site has no hazards, the report may be short.



For more information visit or call the Planning and Zoning staff at the Development Services Center at 1900 SW 4th Ave, Suite 1500, 503-823-7526
Information is subject to change, for current Portland Zoning Code visit www.portlandoregon.gov/zoningcode

SITES IN POTENTIAL LANDSLIDE HAZARD AREAS

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