



LAND DIVISION INFORMATIONAL GUIDE

Solar Access Regulations, Ch 33.639

The solar access regulations encourage variation in the width of lots to maximize solar access for single dwelling detached development and minimize shade on adjacent properties.

Do the solar access requirements apply to my site?

The approval criteria of the solar access chapter apply to lots for single dwelling detached development created as part of a land division proposal in all zones.

What are the solar access criteria?

The solar access approval criteria focus on the width of individual lots. All of the following approval criteria must be met:

- A. On streets that are within 30 degrees of a true east-west axis (see Figure 639-1). The narrowest lots should be:
 1. Interior lots on the south side of the street (see Figure 639-2); and
 2. Corner lots on the north side of the street (see Figure 639-3).
- B. On streets that are within 30 degrees of a true north-south axis, the widest lots should be interior lots on the east or west side of the street (see Figure 639-4).

Frequently asked questions

- Q What if I can't meet the solar access approval criteria?**
 - A** Where it is not practicable to meet both the approval criteria of the solar access chapter and approval criteria of other chapters in the 600's, the regulations of the other chapters supercede the approval criteria of the solar access chapter.
- Q What if I'm creating lots in a Commercial zone and will sell them to builders, so I don't know if they will be developed with detached or attached houses?**
 - A** The Solar Access regulations will only apply to lots we know will be developed with detached housing.
- Q Does this apply to land divisions that have a common green instead of a regular street?**
 - A** Yes. A common green is defined as a street.

Fig. 639-1, Axes within 30° of North-South and East-West

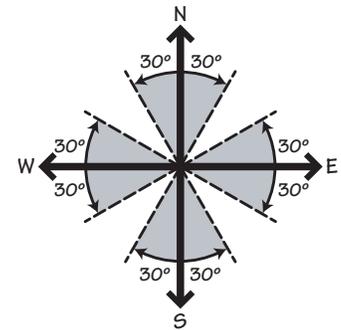


Fig. 639-2, Interior lots on South side of street

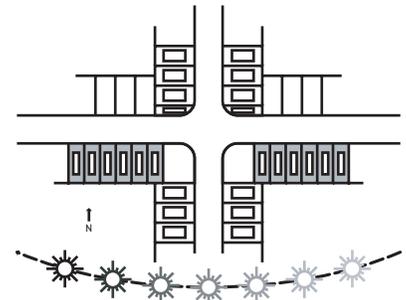


Fig. 639-3, Corner lots on North side of street

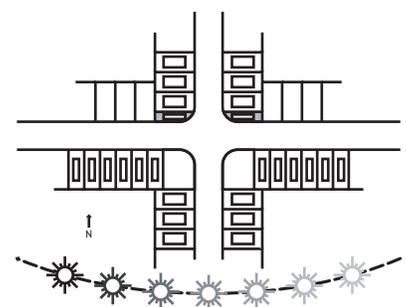
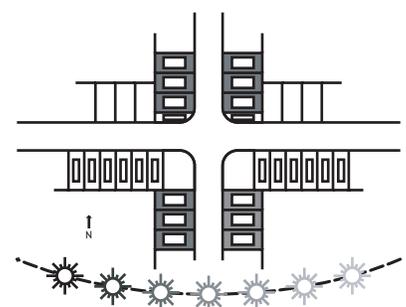


Fig. 639-4, Interior lots on East and West side of street



Q Does this apply to proposed lots on my site that already have an existing house on them?

A *Yes, the solar access regulations still apply.*

Q If I am only requesting a few lots, the surrounding lot pattern is already established. How should I apply these criteria to my proposal?

A *If your land division site is not on a corner, and consists of only a few lots, then these criteria would not be applicable to you.*

*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.planning.ci.portland.or.us/cd_over.html