



# ZONING CODE

## INFORMATION GUIDE

### Development Standards in the Multi-Dwelling Zones, Ch. 33.120

The following is not a complete list of standards. For all regulations that apply to your site, please review the Zoning Map at [www.portlandmaps.com](http://www.portlandmaps.com) and the Zoning Code at [www.portlandoregon.gov/zoningcode](http://www.portlandoregon.gov/zoningcode). Refer to the Zoning Code section listed next to the standards for additional information. These standards may be superseded by the regulations of an overlay zone or plan district.

**Table 120-3  
Summary of Development standards in Multi-Dwelling zones**

Standard	R3	R2	R1	RH	RX	IR
Maximum Density (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 <sup>[3]</sup>	FAR of 4 to 1	See 33.120.205
Maximum Density with Inclusionary Housing Bonus	1 unit per 2,400 sq. ft. of site area	1 unit per 1,600 sq. ft. of site area	1 unit per 800 sq. ft. of site area	FAR of 2.5 to 1 or 5 to 1	FAR of 5 to 1	n/a
Minimum Density (33.120.205)	1 unit per 3,750 sq. ft. of site area <sup>[5]</sup>	1 unit per 2,500 sq. ft. of site area <sup>[5]</sup>	1 unit per 1,450 sq. ft. of site area <sup>[6]</sup>	1 unit per 1,000 sq. ft. of site area	1 unit per 500 sq. ft. of site area	none
Maximum Height (33.120.215)	35 ft.	40 ft.	25/45 ft. <sup>[7]</sup>	25/65 ft. 75/100 ft. <sup>[4][9]</sup>	100 ft.	75/100 ft. <sup>[4]</sup>
<b>Minimum Setbacks (33.120.220)</b>						
• Front building	10 ft.	10 ft.	3 ft.	0 ft.	0 ft.	1 foot for every 2 feet of bldg height, but in no case less than 10 feet
• Street building	does not apply	does not apply	3 ft.	0 ft.	0 ft.	
• Side and rear building	See Table 120-4, next page				0 ft.	
• Garage entrance	18 ft.	18 ft.	5/18 ft. <sup>[8]</sup>	5/18 ft. <sup>[8]</sup>	5/18 ft. <sup>[8]</sup>	
Maximum setbacks (33.120.220) transit street or pedestrian district	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.
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	70% of site area
Maximum building length (33.120.230)	no	yes	yes	no	no	no
Minimum landscaped area (33.120.235)	35% of site area	30% of site area	20% of site area	15% of site area	none	20% of site area
Required outdoor areas (33.120.240)	yes	yes	yes	no	no	no

**Notes:**

- [1] The density may be increased in R1, R2, and R3 zones if allowed by the amenity bonus regulations in 33.120.265.
- [2] The density may be increased if allowed by the regulations in Chapter 33.229, Elderly and Disabled High Density Housing.
- [3] The maximum FAR is 4 to 1 in the areas shown on Maps 120-3 through 120-26.
- [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.
- [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.
- [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.

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[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.

[10] No setback is required from a lot line abutting an alley.

If the area of the plane of the building wall is: <sup>[1]</sup>	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.

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.portlandoregon.gov/zoningcode](http://www.portlandoregon.gov/zoningcode)

Information is subject to change