



ZONING CODE

INFORMATION GUIDE

Development Standards in the Single-Dwelling Zones, Ch. 33.110

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 and the Zoning Code at www.portlandonline.com/zoningcode. Refer to the Zoning Code section listed next to the standard for additional information. These standards may be superseded by the regulations of an overlay zone or plan district.

**Table 110-3
Summary of Development standards in Single-Dwelling zones**

Standard	RF	R20	R10	R7	R5	R2.5	
						detached	attached
Maximum Height (33.110.215)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	35 ft.	35 ft.
Minimum Setbacks (33.110.220)							
• Front building	20 ft.	20 ft.	20 ft.	15 ft.	10 ft.	10 ft.	10 ft.
• Side building	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	0/5 ft. ^[1]
• Rear building	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.
• Garage entrance	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.
Required Outdoor Area (33.110.235)							
• Minimum area	250 sq. ft.	250 sq. ft.	250 sq. ft.	250 sq. ft.	250 sq. ft.	250 sq. ft.	200 sq. ft.
• Minimum dimension ^[4]	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	10' x 10'

Notes:

- [1] Per 33.110.240.C, the side building setback on the side containing the common wall is reduced to zero.
- [2] No side, rear, or garage entrance setback is required from a lot line abutting an alley.
- [3] The lot in front of a flag lot may reduce its side building setback along the flag pole lot line to 3 feet.
- [4] The shape of the outdoor area must be such that a square of the stated dimension will fit entirely in the outdoor area.

**Table 110-4
Maximum building coverage allowed in the RF through R2.5 Zones ^{[1][2]}**

Lot size	Maximum building coverage
Less than 3,000 sq. ft	50% of lot area
3,000 sq. ft. or more but less than 5,000 sq. ft.	1,500 sq. ft. + 37.5% of lot area over 3,000 sq. ft.
5,000 sq. ft. or more but less than 20,000 sq. ft.	2,250 sq. ft + 15% of lot area over 5,000 sq. ft.
20,000 sq. ft. or more	4,500 sq. ft + 7.5% of lot area over 20,000 sq. ft.

Notes:

- [1] Group Living uses are subject to the maximum building coverage for institutional development stated in Table 110-5.
- [2] Only the flag portion of a flag lot is considered when calculating building coverage.

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