



LAND DIVISION

INFORMATION GUIDE

Lot Consolidations

A lot consolidation is used to remove lot lines within a site. A lot consolidation is a partial replat of an existing subdivision plat that results in a new plat of only one lot. A land division is required where an applicant wants to reorient the same number of lots or reduce lots within a site to any number greater than one.

Steps for review

1. Submit lot consolidation plat application

Lot consolidation plats are processed through the Type Ix review procedure. Revision and resubmittal may be required.

2. Submit lot consolidation plat to the County Surveyor

It is recommended that the applicant submit the lot consolidation plat to the County Surveyor to be reviewed concurrently with the City. Revisions may be required by the County. Contact the Multnomah County for their process and fees at 503-988-3600.

3. Lot consolidation approval

Once all City departments are satisfied with the lot consolidation plat, the applicant must submit plat mylars to be approved and signed. The applicant will then be notified to pick up the signed mylars. The applicant is responsible for obtaining approval signatures from the County Surveyor.

4. Recording

Once the lot consolidation plat has been approved and signed by all required officials in the City and County, the plat and other legal documents (such as legal descriptions) must be recorded with the County. The lot consolidation plat must be submitted for recording within 90 days of approval. Once the plat is recorded, the old lots are legally consolidated.

Submittal requirements

Zoning Code Section 33.675.200

An application for a lot consolidation must include all of the following:

- Completed land use review application form
- Seven full size and one reduced copy of the lot consolidation plat showing the single consolidated lot. The plat must comply with all rules of ORS 92.050 and 92.185.
- Supplemental survey, stamped and signed by a registered land surveyor, showing all existing property lines and structures
- Written narrative documenting compliance with the lot consolidation standards in Section 33.675.300
- Two copies of the legal descriptions for each of the lots or tracts within the lot consolidation site
- One copy of the existing recorded plat
- Title report verifying ownership and detailing any deed restrictions
- Filing fee

Approval standards

Zoning Code Section 33.675.300

The lot consolidation plat will be approved if the applicant has shown that all of the lot consolidation approval standards have been met. The approval standards are:

Lots - The lot consolidation must meet the standards of Chapters 33.605 through 33.615. The lot consolidation is allowed some exceptions to the lot dimension standards, per Section 33.675.300.A.1.

Lot dimension exceptions allowed

- **Minimum lot area** - If the area of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot area requirements.
- **Maximum lot area** - If any of the lots within the lot consolidation site are larger than the maximum lot area allowed, the lot consolidation site is exempt from maximum lot area requirements.

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- **Minimum lot width** - If the width of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot width requirements.
- **Minimum front lot line** - If the front lot line of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum front lot line requirements.
- **Minimum lot depth** - If the depth of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot depth requirements.

Density - If the consolidation brings the lot consolidation site closer to conformance with maximum density requirements, the consolidation does not have to meet maximum density requirements.

Street frontage - If the lot consolidation consolidates lots that do not have street frontage with a lot that has street frontage, the consolidation does not have to meet minimum density and maximum lot area requirements

Through lots - If any of the existing lots within the lot consolidation site are through lots with at least one front lot line abutting an arterial street, then the consolidated lot may be a through lot.

Split zoning - If any of the existing lots within the lot consolidation site are in more than one base zone, then the consolidated lot may be in more than one base zone.

Conditions of land use approvals - Conditions of all previous land use approvals continue to apply, and must be met.

Development Services Center

1900 SW 4th Avenue, Suite 1500, Portland, OR 97201

Hours:

For Hours Call 503-823-7310 | Select option 2

Telephone:

BDS main number.....
503-823-7300

Zoning code information.....
503-823-7526

City of Portland TTY.....
503-823-6868



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

Information is subject to change.