



# 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 These standards may be superseded by the regulations of an overlay zone or plan district.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	RM1	RM2	RM3	RM4	RX	RMP
Maximum FAR (See 33.120.210)	FAR of 1 to 1	FAR of 1.5 to 1	FAR of 2 to 1	FAR of 4 to 1 or 3 to 1	FAR of 4 to 1	N/A
Maximum Density (See 33.120.212)	none	none	none	none	none	1 unit per 1,500 sq. ft. of site area
Maximum Density with Affordable Housing Bonus (See 33.120.212)	N/A	N/A	N/A	N/A	N/A	1 unit per 1,000 sq. ft. of site area
Minimum Density (33.120.213)	1 unit per 2,500 sq. ft. of site area	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 500 sq. ft. of site area	1 unit per 1,875 sq. ft. of site area
Base Height (33.120.215)	35 ft.	45 ft.	65 ft.	75/100 ft.	100 ft.	35 ft.
Step-Down Height (See 33.120.215.B.2) <i>within 25 ft. of lot line abutting R2.5 zones</i>	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Step-Down Height (See 33.120.215.B.2) <i>within 15 ft. of lot line across a local service street from RF - R2.5 zones</i>	35 ft.	45 ft.	45 ft.	45 ft.	45 ft.	35 ft.
<b>Minimum Setbacks (33.120.220)</b>						
• Front Building	10 ft.	10 ft.	10 ft.	5 ft.	0 ft.	10 ft.
• Side and Rear Building	5 ft. <sup>[1]</sup>	5 ft. <sup>[1]</sup>	5/10 ft. <sup>[1]</sup>	5/10 ft. <sup>[1]</sup>	0 ft.	10 ft.
• Garage Entrance (See 33.120.220)	18 ft.	5/18 ft.	5/18 ft.	5/18 ft.	5/18 ft.	18 ft.
Maximum Setbacks (See 33.120.220) Transit Street or Pedestrian District	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	N/A
Maximum Building Coverage (33.120.225)	50% of site area	60/70% of site area	85% of site area	85% of site area	100% of site area	50% of site area
Maximum Building length (33.120.230)	yes	yes	no	no	no	yes
Minimum Landscaped area (33.120.235)	30% of site area	20% of site area	15% of site area	15% of site area	none	30% of site area
Required Outdoor areas (33.120.240)	yes	yes	yes	yes	no	See 33.251

**Notes:**

[1] See 33.120.220.B.2 for Eastern Pattern Area special rear building setback.

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