



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.portland.gov/code/33. 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 These standards may be superseded by the regulations of an overlay zone or plan district.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 110-4 Summary of Development standards in Single-Dwelling zones

Standard	RF	R20	R10	R7	R5	R2.5
Maximum FAR • 1 total dwelling unit • 2 total dwelling units ^[1] • 3 or more total dwelling ^[1] (See 33.110.210 and 33.110.665)	no limit	no limit	no limit	0.4 to 1 0.5 to 1 0.6 to 1 ^[2]	0.5 to 1 0.6 to 1 0.7 to 1 ^[2]	0.7 to 1 0.8 to 1 0.9 to 1 ^[2]
Maximum FAR with Bonus • 1 total dwelling unit • 2 total dwelling units ^[1] • 3 or more total dwelling units ^[1] (See 33.110.210 and 33.110.265)	N/A	N/A	N/A	0.4 to 1 0.6 to 1 0.7 to 1	0.5 to 1 0.7 to 1 0.8 to 1	0.7 to 1 0.9 to 1 1 to 1
Maximum Height (33.110.215)	30 ft.	30 ft.	30 ft.	30 ft. ^[2]	30 ft. ^[2]	25 ft.
Minimum Setbacks (33.110.220)						
• Front building	20 ft.	20 ft.	20 ft.	15 ft.	10 ft.	10 ft.
• Side building	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	0/5 ft.
• Rear building	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.
• Garage entrance	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.
Maximum Building Coverage (33.110.225)	See Table 110-16	See Table 110-16	See Table 110-16	See Table 110-16	See Table 110-16	See Table 110-16
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.
• Minimum dimension	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	10' x 10'

Notes:

[1] Including accessory dwelling unit.

[2] Additional FAR and height may be allowed. See 33.110.265.F

For more information visit or call the Planning and Zoning Staff in the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526
 Current Zoning Code is available at www.portland.gov/code/33

Information is subject to change