

RESIDENTIAL INFILL PROJECT: Code Change Basics



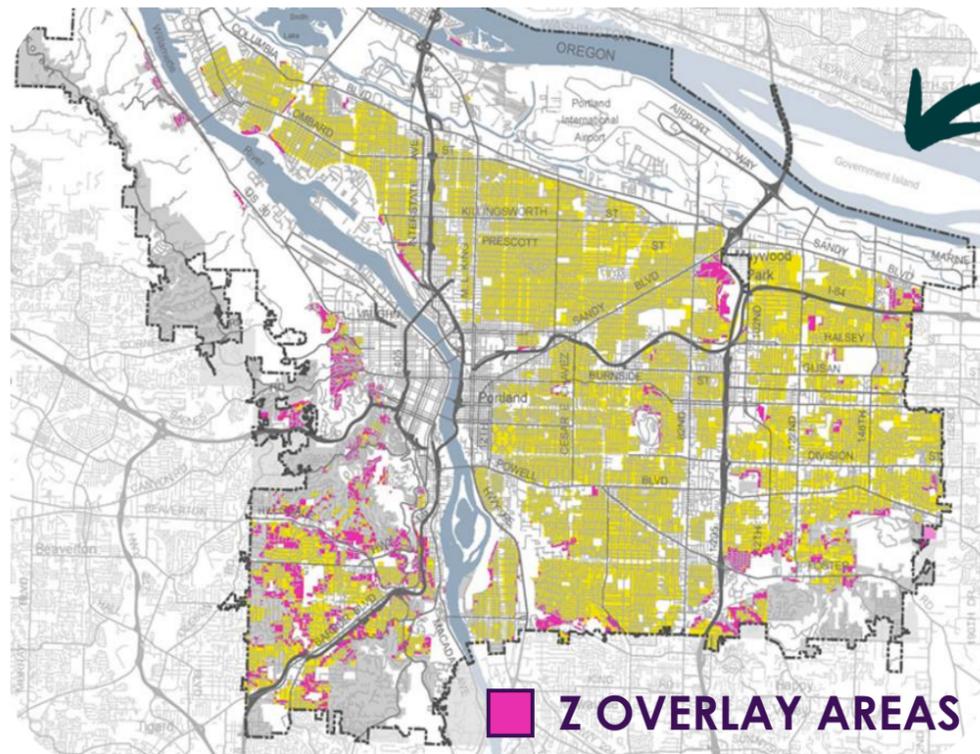
Residential Infill Project code changes go into effect August 1, 2021. Curious what you can do with your property? Get started here.

The City of Portland has approved new rules to change the types of housing allowed in residential neighborhoods. Residential Infill Project (RIP) code changes will allow for more housing options and additions in certain zones – including accessory dwelling units (ADUs) and plexes – while also adding new building size limits.

RIP code changes will:

- Increase number of units allowed on each lot.
- Increase possible ADU configurations on a lot.
- Create a new requirement for homeowners to provide Floor Area Ratio (FAR) measurements during the permitting process.

Have more questions? Set up a [15-minute appointment](#) or call the Zoning Information Line at 503-823-7526.



CAN I BUILD MORE UNITS ON MY PROPERTY?

Within zones R2.5, R5, and R7, any lot where a house can be built will allow for a house with an ADU or a duplex (i.e. 2 units total). Some lots may be eligible for more units if they meet certain criteria.

1 Is my property in the z overlay zone?

There are some locations where **more than 2 units will not be permitted** on a single lot.

The **z overlay map** shows where new units will not be allowed due to:

- Flooding hazards
- Landslide hazards
- Significant natural resources

To see if your property's zoning is impacted by the presence of natural hazards and/or resources, please check out the [z overlay map](#) on Portland Maps.

2 Is my property large enough?

Minimum lot size requirements will determine how many units can be built on a property (some exceptions may apply). New RIP minimum lot size requirements are:

Zone R2.5:

- Min lot size for 1-2 units = 1,600 sq. ft.
- Min lot size for 3+ units = 3,200 sq. ft.

Zone R5:

- Min lot size for 1-2 units = 3,000 sq. ft.
- Min lot size for 3+ units = 4,500 sq. ft.

Zone R7:

- Min lot size for 1-2 units = 4,200 sq. ft.
- Min lot size for 3+ units = 5,000 sq. ft.

3 Any other requirements?

Additional requirements for RIP additions include:

- Property must be on a maintained street.** Lots must have a maintained street on one (1) side.
- “Visitability” requirements may impact properties with 3+ units.** Under certain circumstances when there are 3+ units on a lot, one unit must be visitable.
- Some limitations apply to historic properties.** New 10-year, 2-unit limit when demolishing historic resources (without demolition review).

NEW TERM – What is “Visitability”?

For some new construction with three or more units on a site (including ADUs), one unit must be visitable. Visitable units must include:

- A no step, barrier-free main entrance.
- A bathroom and small living area accessible to the main entrance.
- 32-inch-wide internal doors between the entrance, bathroom, and living area for wheelchair accessibility.

RESIDENTIAL INFILL PROJECT: Floor Area Ratio (FAR) + Unit Configurations



What is Floor Area Ratio (FAR)?

Floor Area Ratio refers to the ratio of a building's **total floor area** to the **size of the piece of land** upon which it is built.

FAR includes measurements of a building's floor area from the exterior walls, for each story of the structure. There are some exceptions to what parts of structures are included in FAR measurements:

- Garage area is included in floor area.
- Other spaces such as attics, basements, and porches may or may not count depending on how they are constructed.

Exception: Maximum FAR does not apply to one (1) alteration or addition of up to 250 square feet to a primary structure that received final inspection 5+ years ago. (Allowed once every 5 years.)

Why is FAR important?

RIP code changes limit the size of new houses and additions to existing homes. These new limitations will be based on a property's FAR measurements.

In exchange for more flexibility and units, **RIP code changes require applicants to provide additional information about their property's FAR.** The size of new structures will be limited based on the Floor Area Ratio (FAR) of all structures on the lot.

FAR requirements also maintain the relationship between building size and site areas, ensuring development is compatible with the neighborhood.

How can I learn my home's FAR?

If you have access to the original building plans for your home, that's often the easiest way to find the FAR measurements.

For applicants who don't have access to their home's plan sets...

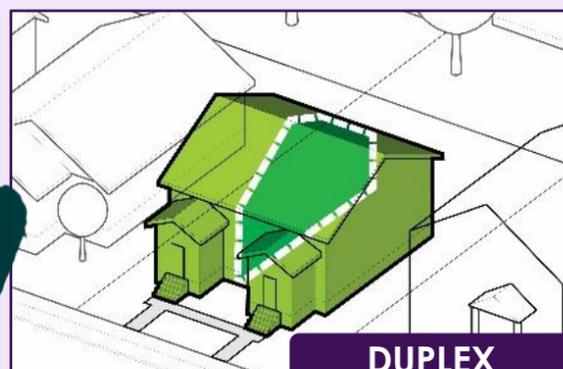
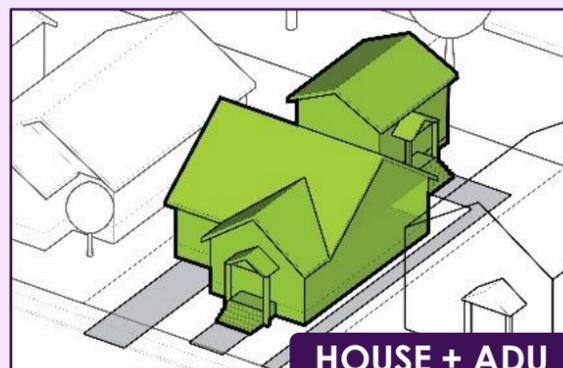
- **Tax assessor information may provide a starting place.** However, use caution – the information included in the tax assessment measurements may be different than the Zoning Code definition of Floor Area.
- **Consider requesting historical property records, which may provide some floor area measurements.** For information on requesting historical property records, please visit the [How to Request Public Property Records](#) webpage.
- **Have new plans drawn for FAR details.** When building an additional or adding units, homeowners may be working with a professional who can draft new drawings for FAR requirements.

HOW CAN RIP UNITS BE CONFIGURED?

Under new RIP code changes, new units and/or ADUs can be configured in a variety of ways.

Additional units may be allowed on properties that meet size thresholds and other RIP requirements.

ALLOWED ON ALL LOTS



ALLOWED ON MOST LOTS

