

## 33.633 Phased Land Divisions and Staged Final Plats

# 633

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### Phased Land Divisions

#### 33.633.100 Purpose

Phased land divisions allow minimum density requirements for a site to be met in several phases rather than at one time.

#### 33.633.110 Where These Standards Apply

The standards of Section 33.633.120 apply to proposals for phased land divisions in the RF through R2.5 zones.

#### 33.633.120 Phased Land Division Standards

Phased land divisions are allowed if the all of the following are met. Adjustments to these standards are prohibited:

- A. The required minimum density for the site is 40 or more lots;
- B. All portions of the site that are in the floodway or an Environmental Overlay Zone must be included in the first phase;
- C. All portions of the site that are to be divided in future phases must be held in non-development tracts;
- D. A future division plan must show how each subsequent phase can meet minimum density, the other requirements of Chapters 33.610 through 33.654, and all other regulations of the Portland City Code; and
- E. Applications for Preliminary Plan approval of subsequent phases are subject to the regulations in effect at the time of each application.

### Staged Final Plats

#### 33.633.200 Purpose

Staged Final Plats allow improvements, such as streets, services, and utilities to be constructed in stages rather than all at one time.

**33.633.210 When Staged Final Plats Are Allowed**

Staged Final Plats are allowed for all land division sites.

**33.633.220 Staged Final Plat Standard**

All portions of the site that are in an Environmental Overlay Zone, in the floodway, or will be in a tree preservation tract must be included in the first Final Plat stage.

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*(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02.)*