

33.632 Sites in Potential Landslide Hazard Areas

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Map 632-1 Potential Landslide Hazard Area

33.632.010 Purpose

The regulations for lands subject to landslide will help minimize public and private losses as a result of landslides. The regulations limit the creation of lots on land subject to landslide hazard in order to direct development away from hazardous areas. The regulations ensure that lots and development are located on a portion of the site that is suitable for development where the risk of a landslide is reasonably limited. In some cases, sites will require stabilization through engineered solutions.

33.632.020 Where These Regulations Apply

- A. The standards stated in 33.632.100 apply to proposals for land divisions in single-dwelling zones where any portion of the site is within a potential landslide hazard area shown on Map 632-1. Adjustments to the standards are prohibited. For proposals that cannot meet the standards, the approval criterion stated in 33.632.200 applies. Where a proposal can meet the standards, the applicant may choose to meet the approval criterion stated in 33.632.200 instead of the standards.
- B. The approval criterion stated in 33.632.200 applies to proposals for land divisions in the OS, multi-dwelling, C, E, I, CI and IR zones where any portion of the site is within a potential landslide hazard area shown on Map 632-1.

33.632.100 Landslide Hazard Area Standards

- A. The application is for a proposal of no more than two lots;
- B. The applicant has submitted a Landslide Hazard Study that states:
 - 1. The location of proposed lots, buildings, services, and utilities has a very low likelihood of being negatively impacted by existing or potential slope instability; and
 - 2. The location of proposed lots, buildings, services, and utilities has a very low likelihood of creating slope instability or negatively impacting existing slope stability of adjacent sites, including sites directly across a street or alley from the site; and
- C. No onsite stormwater disposal facility is proposed.

33.632.200 Landslide Hazard Area Approval Criterion

The following approval criterion must be met: Locate the lots, buildings, services and utilities on parts of the site that are suitable for development in a manner that reasonably limits the risk of a landslide affecting the site, adjacent sites, and sites directly across a street or alley from the site.

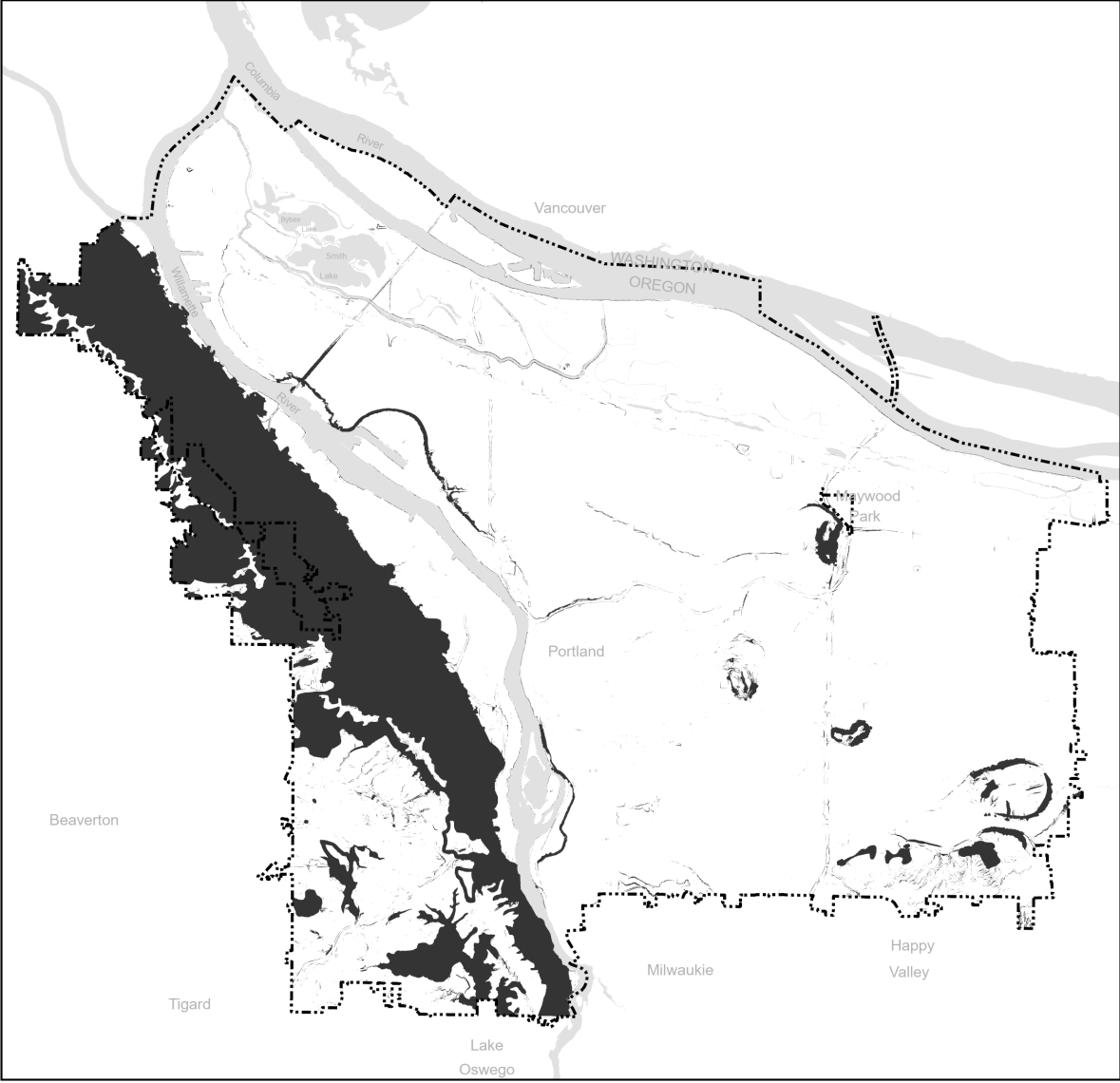
Determination of whether the proposed layout and design reasonably limits the risk of a landslide will include evaluation of the Landslide Hazard Study and will take into consideration accepted industry standards for factor of safety. Specific improvements, engineering requirements, techniques or systems, or alternative development options, including alternative housing types and reduced density (minimum or maximum), may be required in order to facilitate a suitable development that limits the risk to a reasonable level. Reductions to minimum or maximum density are done as part of the land division review, and do not require an adjustment.

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02; Amended by: Ord. No. 186639, effective 7/11/14; Ord. No. 188259, effective 3/31/17; Ord. No. 191848, effective 10/1/24.)

Potential Landslide Hazard Area

Map 632-1

Map revised October 1, 2024



- - - - - Urban Service Boundary
- Potential Landslide Hazard Area



Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

