



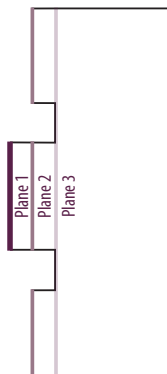
ZONING CODE

INFORMATION GUIDE

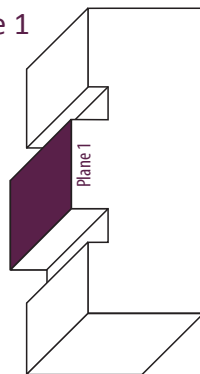
Determining Plane of the Building Wall (33.930.080)

- The plane of a building wall is used when determining the required setback in the R3, R2, R1, and RH zones. See Zoning Code Section 33.120.220.B and Table 120-4.
- The plane of a building wall is a plane that extends from the ground to the top of each wall of a structure. The plane does not include roof area.
- A structure with more than one wall along one façade has multiple planes. In these situations, the wall planes are additive. For instance, the wall plane 7 feet from the property line includes all of the wall area 5 feet from the property line plus the additional wall area between 5 feet and 7 feet from the property line.
- On a site with multiple detached structures, such as detached apartment buildings, the plane of the building wall and setback are measured for each structure individually. When structures are detached, the planes of the building walls are not additive to determine required setback.
- Bays, decks, and other projections from the façade are included in the plane of the building wall they project from. Per 33.120.220.D, some features of a building may extend into the required building setback up to 20 percent of the depth of the setback.

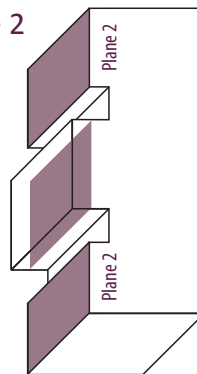
Plan View



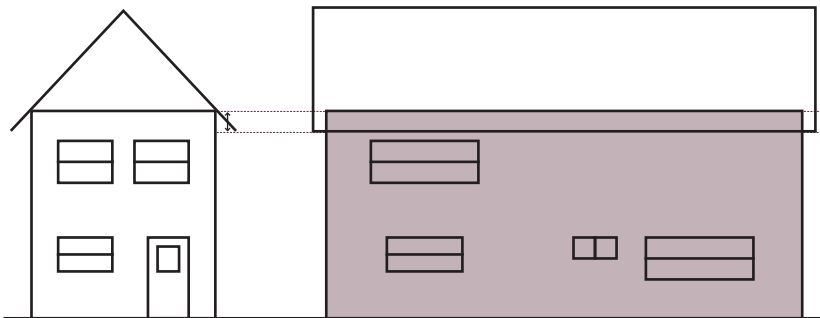
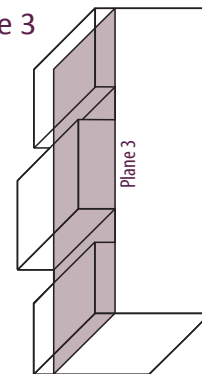
Plane 1



Plane 2



Plane 3

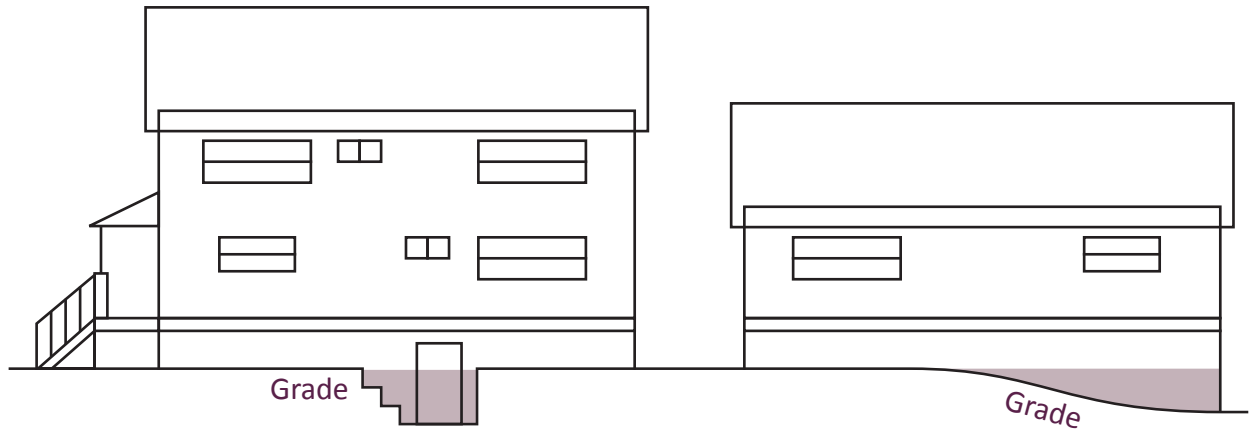


Front Façade

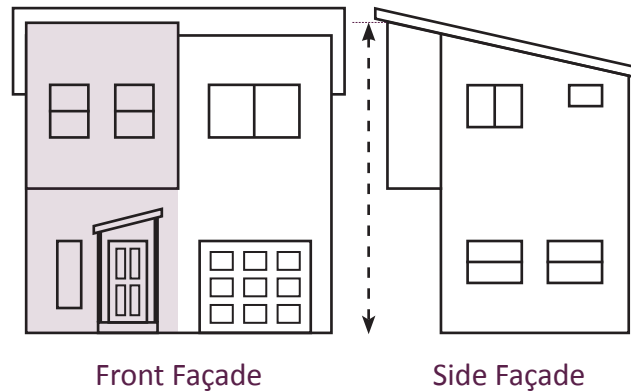
Side Façade

- Note that the plane of a building wall includes wall area under eaves.

- The plane of the building wall is measured from the ground up, and includes exposed wall area below grade, such as access to the basement level of a building, as shown below.



- All wall planes are measured from the ground to the highest point of the wall. This includes wider wall areas and walls that do not extend all the way to the ground (for example, a cantilevered wall). The plane of this building wall is measured from the ground to the highest point of the wall, even though there is no physical wall area below.



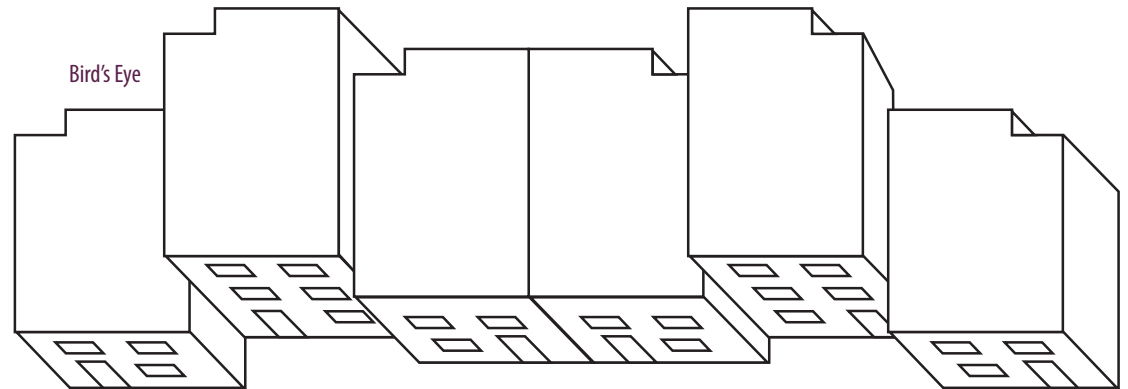
Determining Setbacks

After calculating the area of the plane of the building wall, use Table 120-4 to determine the required side and rear setback in the R3, R2, R1, and RH zones.

Table 120-4

Minimum Side and Rear Setbacks for R3, R2, R1, and RH Zones

If the area of the plane of the building wall is: [1]	The required side and rear setback is:
1,000 sq. ft. or less	5 ft
1,001 to 1,300 sq. ft.	6 ft
1,301 to 1,600 sq. ft.	7 ft
1,601 to 1,900 sq. ft.	8 ft
1,901 to 2,200 sq. ft.	9 ft
2,201 to 2,500 sq. ft.	10 ft
2,501 to 2,800 sq. ft.	11 ft
2,801 to 3,100 sq. ft.	12 ft
3,101 to 3,400 sq. ft.	13 ft
3,401 sq. ft. or greater	14 ft



Plane 1



960 sf < 1,001 sf = 5 ft setback

Plane 2



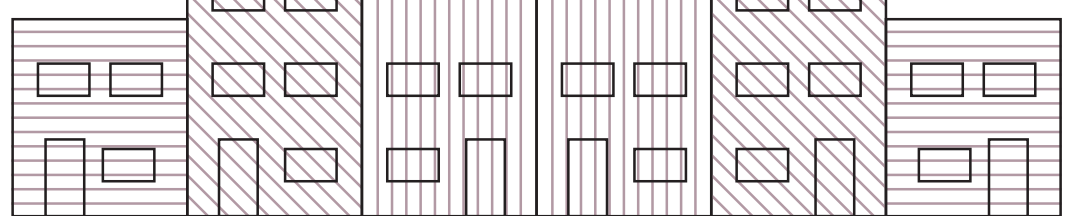
960 sf + 1,280 sf = 2,240 sf
2,240 sf < 2,500 sf: 10 ft setback

Plane 3

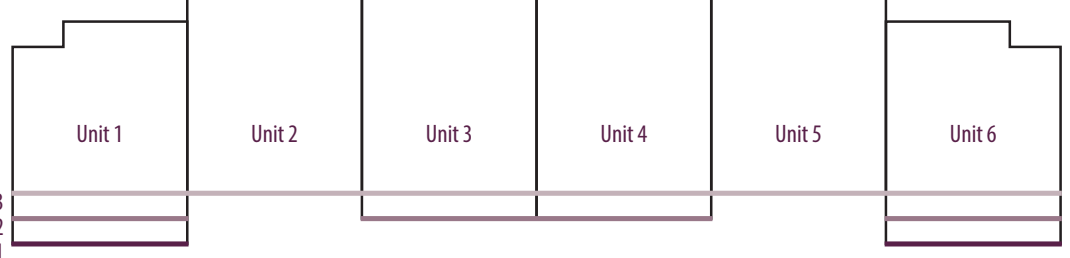


2,240 sf + 1,400 sf = 3,640 sf
3,640 sf > 3,401 sf: 14 ft setback

Front Façade



Floor Plan



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.portlandoregon.gov/bps/zoningcode
All Information is Subject to Change.

DETERMINING PLANE OF THE BUILDING WALL