

902 LOT SIZE EXCEPTIONS (3/24/05)

902.01 MINIMUM LOT SIZE EXCEPTIONS (3/24/05)

- A. Minimum lot size exceptions do not apply within the Portland Metropolitan Urban Growth Boundary in the following zones: RA-1, RA-2, RRFF-5, FF-10, RC, and RI. (3/24/05)
- B. The subdividing and partitioning of land shall comply with the minimum lot size provisions of the underlying zoning district, except under the following circumstances: (3/24/05)
 - 1. Bonus Density: A smaller lot size is necessary to provide bonus density dwelling units awarded under Section 1012. (3/24/05)
 - 2. Planned Unit Developments and Flexible-Lot-Size Developments: The smaller lots are within a planned unit development as provided under Section 1013, or a flexible-lot-size development as provided under Subsection 1014.04(B). (3/24/05)
 - 3. Two or More Lawfully Established Dwellings on One Lot of Record: The smaller lot size is necessary to allow separate ownership of each of two or more lawfully established dwellings located on one lot of record with a Comprehensive Plan designation of Low Density Residential or Rural. The number of separate lots created under this provision shall not exceed the number of lawfully established dwellings located on the lot prior to the division. This provision shall not apply to the creation of separate lots for accessory dwellings established on a lot with a Comprehensive Plan designation of Agriculture, Forest, or Rural, or for accessory dwelling units or guest houses, or for manufactured dwellings and residential trailers established under a temporary permit or within a manufactured dwelling park. (3/24/05)
 - 4. Conditional Use: The smaller lot size is for a conditional use, and the proposed lot satisfies the lot size and other special use requirements for the use, as specified in this Ordinance. (3/24/05)
 - 5. Urban/Rural/Agriculture/Forest Split: When through a legislative zone change, a lot, parcel, or tract of land is divided by Urban, Rural, Agriculture, or Forest Comprehensive Plan boundaries, the lot, parcel, or tract of land may be divided along the Plan boundary line (access strips and parcels of less than 1 acre are excluded), subject to the subdivision or partition requirements of this Ordinance. Development on the resulting lots, parcels, or tracts of land shall be subject to the provisions of the underlying zoning district. (3/24/05)

902.02 MINIMUM LOT SIZE (3/24/05)

No dwelling shall be built on a lot of record containing less than 3,000 square feet in area unless otherwise permitted in the underlying zoning district. (3/24/05)