

3-4 Plex Info Sheet

What are 3-4 plexes?

A 3-4 plex is a building located on one lot includes three to four dwelling units in vertical or horizontal arrangement, also frequently called triplexes and fourplexes quadplexes. The units in a 3-4 plex must part of a single structure, attached by a common wall, floor or ceiling, rather than detached individual structures. Units arranged horizontally may appear similar townhouses. Typically all units are commonly owned, but they could be individually sold as condominiums.

Where can I build 3-4 plexes in the city?

A 3-4 plex can be built in the medium density residential districts (R-5 and R-2) and the high density residential district (R-3.5). They are also permitted in a variety of mixed-use and commercial zones including General Commercial (C), Mixed Corridor 1 and 2 (MUC-1 and MUC-2), Mixed Use Downtown (MUD) and Willamette Falls District (WFD), as well as Neighborhood Commercial (NC) provided that residential uses are limited to 50% of total building square footage. Consult the Housing Explorer mapping tool online to see where 3-4 plexes can be developed: <https://www.orcity.org/maps/housing-explorer>.



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3-4 plexes can include horizontally attached units, such as the triplex above, or vertically attached units, similar to the fourplex at bottom.

Use

What are the key zoning requirements?

- Dimensional standards including minimum lot sizes are specified in the base zone.

Minimum Lot Sizes for 3-4 Plexes in Residential Zones¹

	R-5	R-3.5	R-2
Minimum lot size for 3-plex	7,500 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Minimum lot size for 4-plex	10,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.

1. There are no minimum lot sizes for 3-4 plexes in the commercial and mixed-use zones.

- Design standards for 3-4 plexes vary: horizontally attached units must meet standards for single-family attached dwellings (townhouses) and vertically attached (stacked) units must meet standards for multifamily residential development.
- At least 200 square feet of private open space—such as yards, porches, balconies or decks—is required for each unit in a 3-4 plex.
- A minimum of two off-street parking spaces are required for a 3-4 plex, regardless of the number of units. For most lots, only one driveway is permitted. The cumulative width of off-street parking areas in the front yard and garages along the front façade may not exceed 40 feet or 50% of the lot frontage, whichever is less.

What zoning standards apply to cluster housing development?

This handout is intended as a summary of key standards. For more complete information, see:

- Base zone standards
- OCMC 17.16.060 – 3-4 Plex Development Requirements, including references to:
 - OCMC 17.16.030 and 17.16.050, Single-Family Attached Dwelling Development Requirements for horizontally attached units
 - OCMC 17.62.055, Multi-Family Building Standards for vertically attached units
- OCMC 17.52 – Off-Street Parking and Loading
- OCMC 17.62 – Site Plan and Design Review, including 17.62.035.A – Minor Site Plan and Design Review

What permits, applications and fees are required?

A Type I Land Use application is required for a 3-4 plex.

- Land Use process timelines: <https://www.orcity.org/planning/processes-and-timelines>
- Webpage for 3-4 Plexes: <https://www.orcity.org/planning/3-4-plex>
- Application for 3-4 Plex: https://www.orcity.org/sites/default/files/fileattachments/planning/page/13323/3-4_plex.pdf
- Planning Review Fees: Fees: <https://www.orcity.org/planning/planning-fee-schedule>

Building permits and engineering permits may be required as well.

- Building permits: <https://www.orcity.org/building>
- Engineering permits: <https://www.orcity.org/publicworks/engineering-development-services>

In addition to application and review fees, System Development Charges will be assessed for all 3-4 plex units. 3-4 plex units are assessed at the “multi-family” per unit rate. Further SDC information may be found at the following link:

- <https://www.orcity.org/publicworks/system-development-charges-sdcs>