

**Troutdale Development Code (TDC) [Chapter 3: Zoning Districts](#)  
Summary of Residential Housing Types & Minimum/Maximum Densities in Urban Mixed-Use  
(MU-3) Zoning District**

**3.213 MU-3 | Urban Mixed-Use**

This district is intended to provide a compatible mix of commercial uses and medium- to high-density residential opportunities in select areas of the city where vertical development has a negligible impact on surrounding areas. *Residential development should include middle housing or higher density housing typologies.* Commercial development should be well-integrated with residential uses situated above a ground floor retail space or immediately adjacent to promote a compact, walkable environment. Parking areas are to be located along publicly accessible streets, in areas behind structures or in consolidated or shared facilities where appropriate. Specific development and design criteria for development is specified in Section 8.230 of this Code and by adopted framework plans within the City’s Urban Renewal Area.

**3.220 Residential Dwellings and Uses**

Permitted Residential Housing Types Include:

- Triplex
- Quadplex
- Townhome
- Multi-Family (residential units only)
- Multi-Family (vertical mixed-use)
- Accessory Dwelling Units
- Live/Work units (residential/commercial)

Conditional Use Residential Housing Types Include:

- Shared Dwellings

**3.230 Dimensional Standards for Mixed-Use Zoning Districts**

A. Non-residential uses *(including vertical mixed-use with upper floor residential units):*

Dimensional Standard	MU-1	MU-2	MU-3
Minimum lot size (sq. ft.)	None	None	None
Minimum lot width (ft.)	None	None	None
Minimum lot depth (ft.)	None	None	None
Minimum lot frontage (ft.)	15	15	15

B. Residential uses *(excluding vertical mixed-use with upper floor residential units):*

Dimensional Standard	MU-1	MU-2	MU-3
Minimum lot size (sq. ft.)	see 3.235.A	see 3.235.A	see 3.235.A
Minimum lot width (ft.)	15	15	15
Minimum lot depth (ft.)	see 3.235.B	see 3.235.B	see 3.235.B
Minimum lot frontage (ft.)	15	15	15
Density standards	see 3.140	see 3.140	see 3.140

### **3.140 Residential Densities**

#### **A. Minimum density.**

1. Applicability. Minimum density standards shall apply to all residential development.
2. Standard. Residential development is required to be built at eighty percent (80%) or more of the maximum number of dwelling units per net acre unless another standard is explicitly stated within this Code. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.

#### **B. Maximum density.**

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#### **2. Multi-family residential. See Subsection 3.130.E of this Code. (See below)**

#### **3. Townhouse projects.**

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- c. **In all other zoning districts where townhouses are permitted, the maximum density for a townhouse project shall not exceed twenty-five (25) units per net acre.**

#### **4. Other residential development. Maximum density standards shall not apply to duplex, triplex, quadplex, cottage cluster projects, or vertical mixed-use development on a dwelling units per net acre calculation and are instead regulated by development provisions of the corresponding housing typology within Section 8.100 of this Code.**

### **3.130.E Multi-family**

***The standards within this Subsection shall apply for multi-family residential developments or buildings that do not have a ground-floor commercial component.*** For vertical-based mixed-use development, dimensional standards for commercial development shall apply unless otherwise referenced within this Code.

1. Minimum lot size. Refer to the table in the Maximum Density and Lot Size provisions of this Section for residential uses; fifty-four hundred (5,400) square feet for all other uses.

2. Minimum lot width:

- a. Sixty (60) feet at the front setback line.
- b. Seventy (70) feet at the front setback line of a corner lot.

3. Minimum lot depth:

- a. Ninety (90) feet when there is approved street access;
- b. One hundred (100) feet for any use with access from an alley within an easement that is part of the lot.

4. Minimum lot frontage: Twenty (20) feet.

5. Minimum Density. See Section 3.140.A of this Code.

***6. Maximum Density and Lot Size. Where the number of dwelling units erected on a lot is calculated in accordance with this Section, no greater number of units shall in any event be permitted at any time unless the lot is within the Town Center Overlay District, or except as may be approved under the Planned Development District.***

Dwellings	Minimum Lot Area	Max Lot Coverage
5 to 14	9,000 sq. ft. plus 2,500 sq. ft. for each unit over 3	45%
15 to 37	41,000 sq. ft. plus 2,000 sq. ft. for each unit over 15	50%
38 to 94	87,000 sq. ft. plus 1,500 sq. ft. for each unit over 38	50%
95 to 155	172,500 sq. ft. plus 1,000 sq. ft. for each unit over 95	55%
Over 155	1,500 sq. ft. per unit	55%

**IN SUMMARY**

- **Maximum density standards shall not apply to duplex, triplex, quadplex, cottage cluster projects, or vertical mixed-use development.**
- **Townhome Projects -- The maximum density for a townhouse project shall not exceed twenty-five (25) units per net acre. The minimum density is 80% maximum which is twenty (20) units per net acre.**
- **Multi-Family Development (5+ units) – Over 155 dwellings, minimum lot area 1,500 sq. ft. per unit, which is 29 units maximum per acre and the minimum (80% of maximum) is 23 units per acre. *HOWEVER, no greater number of units shall in any event be permitted at any time unless the lot is within the Town Center Overlay District, or except as may be approved under the Planned Development District.***