

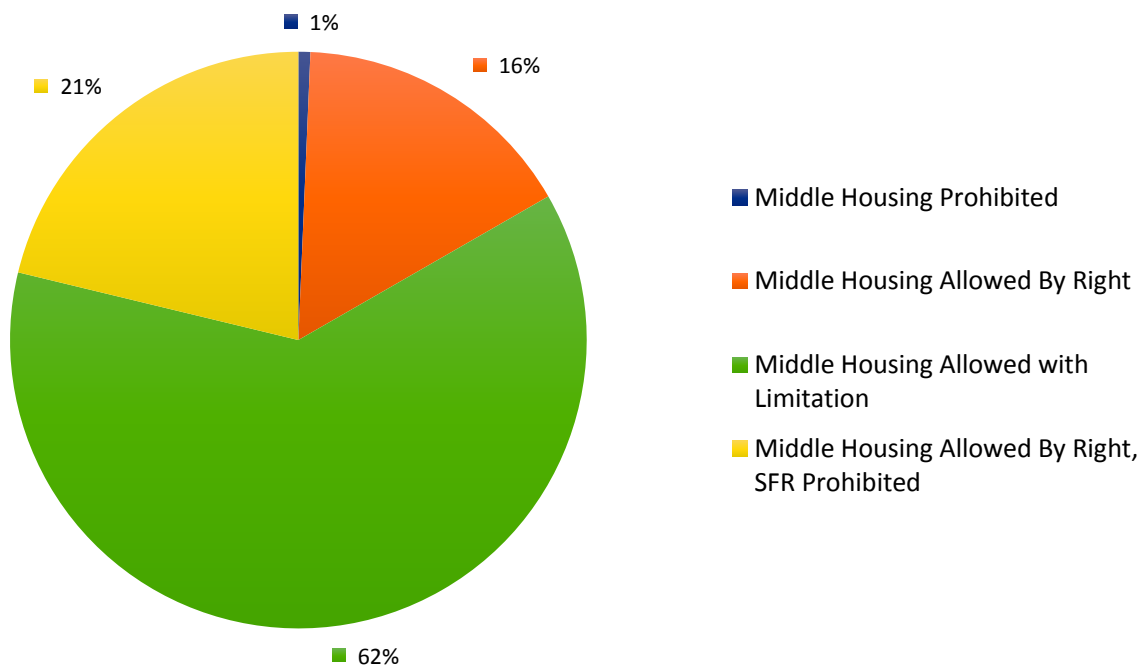
Hillsboro's Residential Lands

- The City has a total of 39 zones, varying from single family to mixed use, to industrial zones.
- Of these 39 zones, 26 are considered “residential” as they allow some form of residential use
- The residential lands¹ within those 26 zones can be categorized as follows:
 - Allows a detached single-family dwelling only (less than 1%)
 - Allows a detached single-family dwelling or at least one type of middle housing by right (16%)
 - Allows a detached single-family dwelling or at least one type of middle housing via Planned Unit Development or if developed as part of a large subdivision (62%)
 - Does not allow detached single-family dwellings but allows at least one type of middle housing by right (21%)

Notes:

1. Any zone allowing the development of a detached single-family (SFR) dwelling also allows the development of an Accessory Dwelling Unit (ADU) on the same lot
2. The less than 1% of residential lands that does not allow for any middle housing types is the Orenco neighborhood. This is a neighborhood in a historic conservation zone with very specific architectural form and history.

Residential Zone Housing Type Allowances



¹ Analysis of Metro's Buildable Land Inventory, October 2018, including both vacant and developed parcels, but excluding natural hazards, floodplain, significant natural resource lands, and lots generally considered to be unbuildable such as open space tracts, schools, and rights of way