

Housing Snapshot Sandy, Oregon

October 2026

Purpose Statement

Help to inform Goal 6.3, Take action to update the City's zoning map, by spatially illustrating the current distribution of existing housing, by type, within each of Sandy's residential zones.



Housing Type

- Single Family Home
- Duplex, Row Home, or Home + ADU
- Apartments, Condos, or Mobile Home Park
- Vacant
- School, House of Worship, or City Property
- Tract, Utility, or Otherwise Restricted

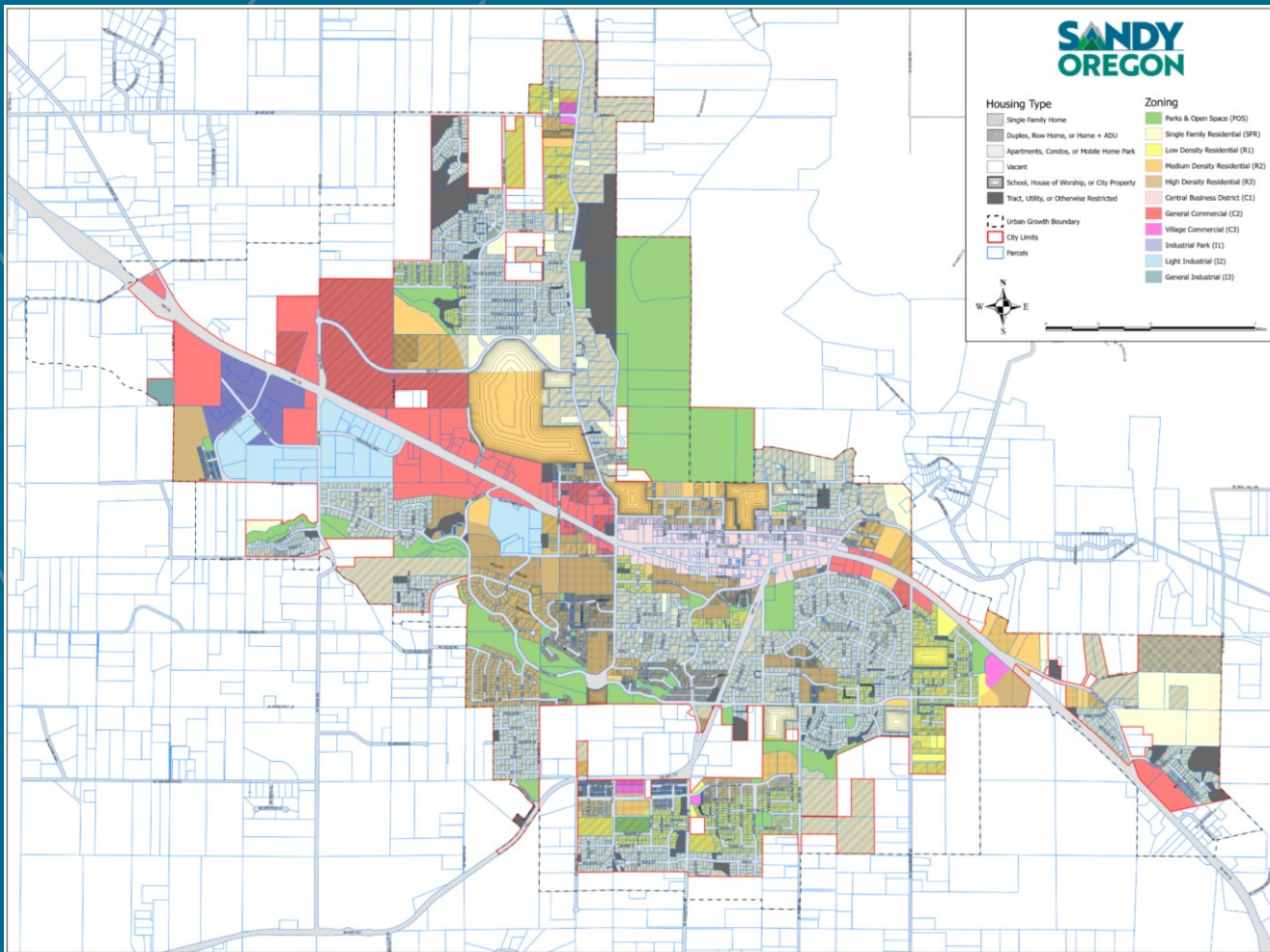
Urban Growth Boundary

City Limits

Parcels

Zoning

- Parks & Open Space (POS)
- Single Family Residential (SFR)
- Low Density Residential (R1)
- Medium Density Residential (R2)
- High Density Residential (R3)
- Central Business District (C1)
- General Commercial (C2)
- Village Commercial (C3)
- Industrial Park (I1)
- Light Industrial (I2)
- General Industrial (I3)



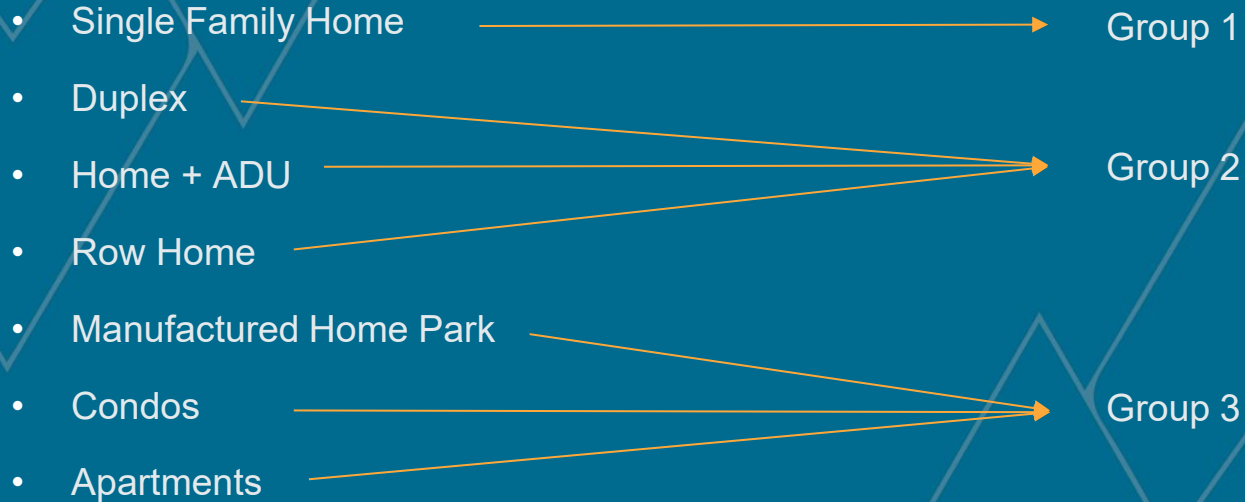
Information Collection

- County taxlot data
- Sandy GIS
- Google Earth
- Institutional knowledge
- Observations while driving/walking

Limitations

- Work done without permits
- Properties that have annexed in without reporting additional units
- Parcels that span multiple zones

Housing Type Classifications



Sandy Home Definitions & Examples



Single Family Home

Free-standing,
independent residential
building designed to
house a single
household or family.



Duplex

Residential building divided into two separate living units, on one or split between two parcels.

Duplexes created through a Middle Housing Divide





Row Home

Single family home that shares a side wall and roofline with identical or similar neighboring houses in a continuous line.



Home + ADU

Single family home with a subdivided, attached unit or additional free-standing home on a single parcel.

Apartments

Residential structure with 3 or more units on a single parcel.



Apartments, cont.



Residential Zones within Sandy

- Single Family Residential (SFR): zone allowing single-family dwellings and duplexes. Density shall not be less than three or more than 5.8 units per net acre.
- Low Density Residential (R1): zone allowing low-density residential development in transitional areas between the Single-Family Residential zone and the higher density zones. Density shall not be less than five or more than eight units per net acre.

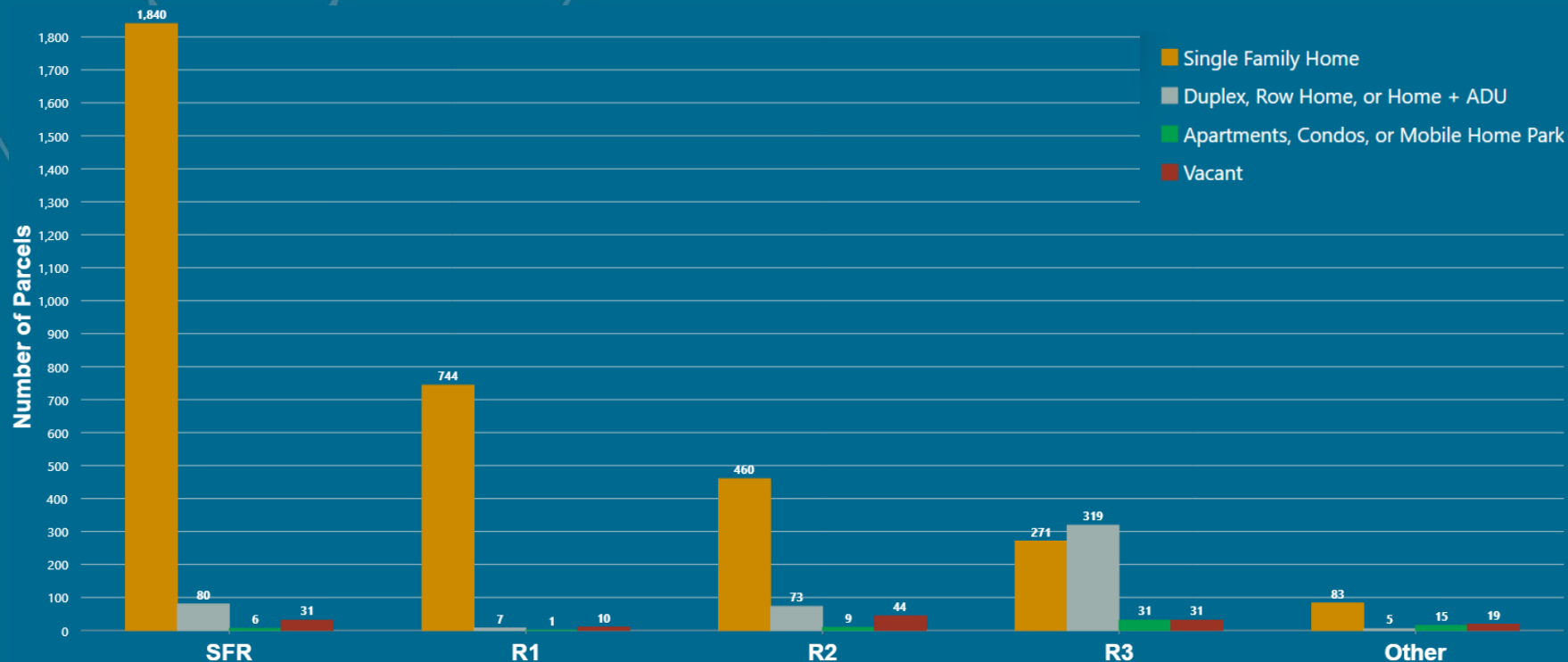
Residential Zones within Sandy, cont.

- Medium Density Residential (R2): zone allowing for medium density single-family and multi-family uses in suitable locations. Density shall not be less than eight or more than 14 units per net acre.
- High Density Residential (R3): zone allowing for housing in close proximity to retail, public amenities, major transportation routes and transit services in transitional areas between commercial and industrial uses and low density single family uses. Density shall not be less than ten or more than 20 units per net acre.

*Note: for the purpose of this map, all parcels smaller than the minimum lot size for their respective zone have been excluded from the “Vacant” category.

Data Compiled

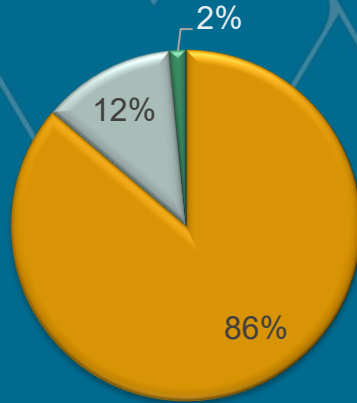
Residential Parcel Distribution by Zone



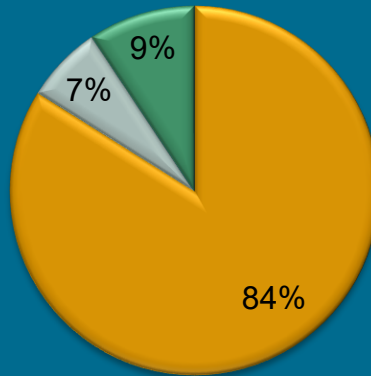
*Note: "Other" includes parcels with residential dwellings in non-residential zones.

Sandy's Housing Makeup

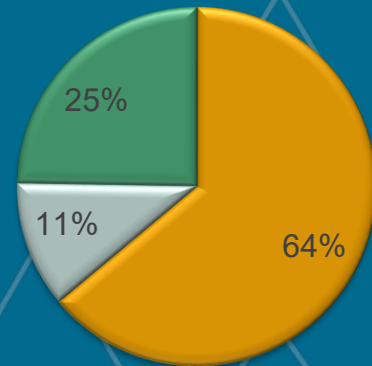
Parcel Count



Acres



Units



Single Family Home

Duplex, Row Home, or Home + ADU

Apartments, Condos, or Mobile Home Park

Housing Types in Non-Residential Zones

Zoning Designation	Type	Acres	# Parcels	# Units
Central Business District (C1)				
	Single Family Home	9.44	56	56
	Duplex, Row Home, or Home + ADU	0.65	5	10
	Apartments, Condos, or Mobile Home Park	2.08	11	43
General Commercial (C2)				
	Single Family Home	90.53	20	20
	Apartments, Condos, or Mobile Home Park	3.57	3	78
Village Commercial (C3)				
	Single Family Home	2.37	2	2
	Apartments, Condos, or Mobile Home Park	2.26	1	32
Parks & Open Space (POS)				
	Single Family Home	3.85	1	1

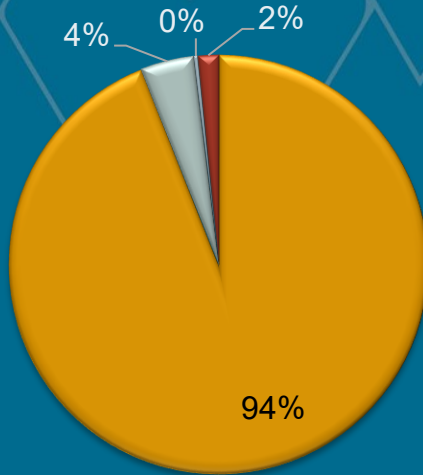
Parcels in Multiple Zones

Six parcels of considerable size contain multiple zones and have been excluded from the upcoming charts:

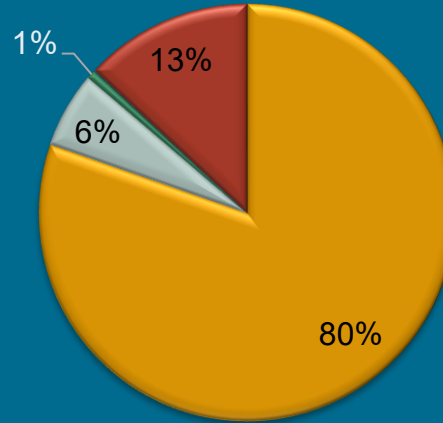
Zoning Designation	Housing Type	Address	Acres	Units
Multiple (R1/R2)	Single Family Home	14365 Bluff Road	1.76	1
Multiple (SFR/R3)	Single Family Home	18545 Tupper Road	2.05	1
Multiple (SFR/R2)	Single Family Home	38001 SE Highway 211	2.76	1
Multiple (SFR/R2)	Single Family Home	16200 Bell Street	7.16	1
Multiple (R2/R3)	Vacant	Not addressed	5.87	0
Multiple (R1/R2/R3/C3)	Vacant	40808 Highway 26	10.95	0

Single Family Residential (SFR)

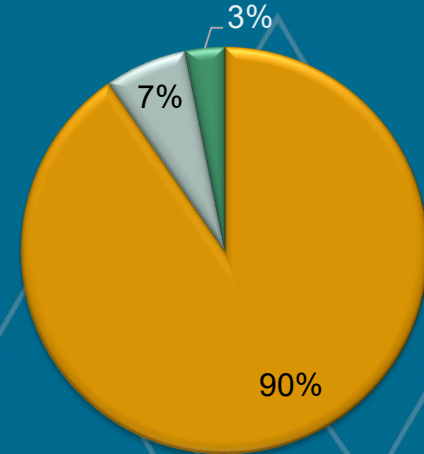
Parcels



Acres



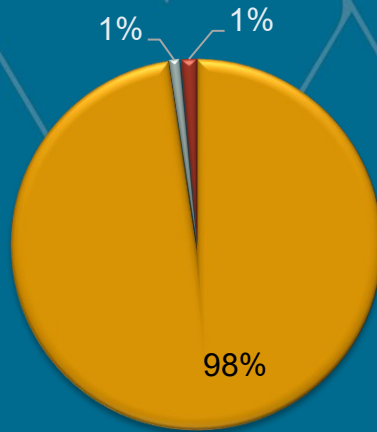
Units



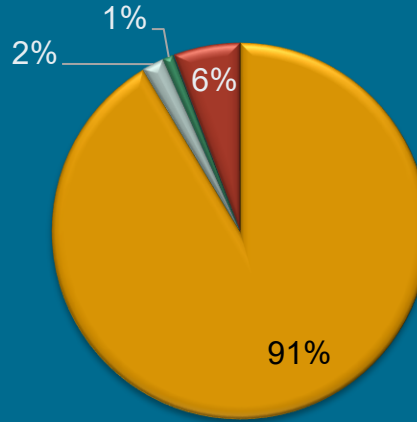
■ Single Family Home ■ Duplex, Row Home, or Home + ADU ■ Apartments, Condos, or Mobile Home Park ■ Vacant

Low Density Residential (R1)

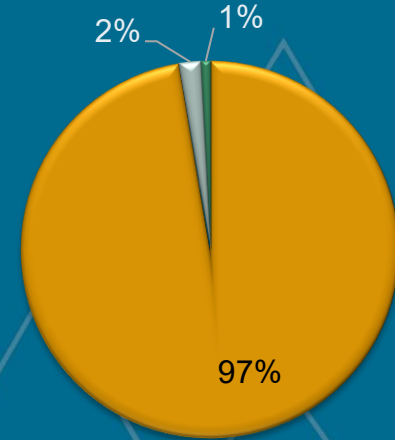
Parcels



Acres



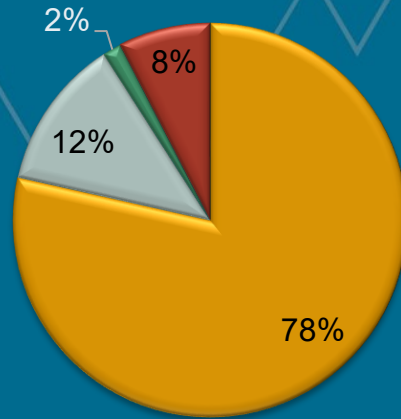
Units



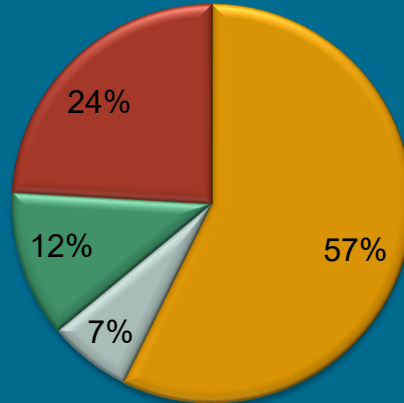
■ Single Family Home ■ Duplex, Row Home, or Home + ADU ■ Apartments, Condos, or Mobile Home Park ■ Vacant

Medium Density Residential (R2)

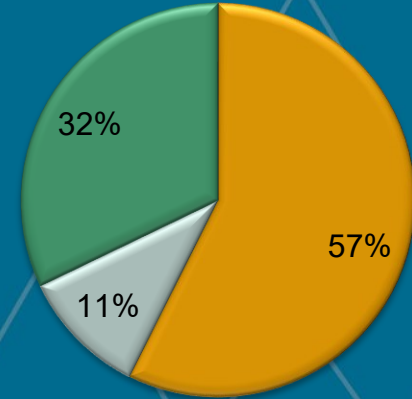
Parcels



Acres



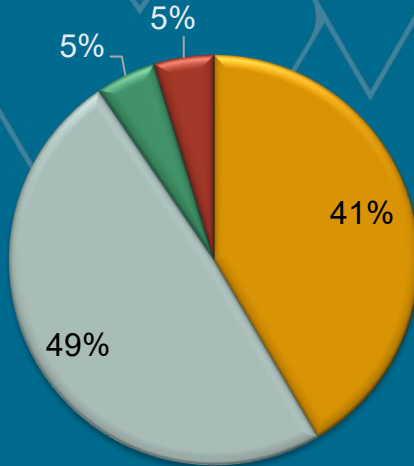
Units



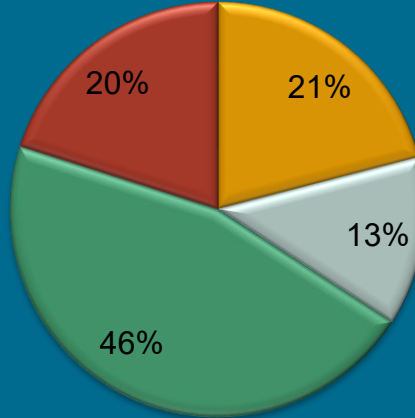
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High Density Residential (R3)

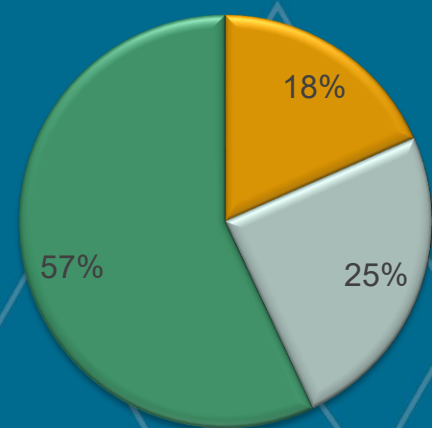
Parcels



Acres



Units



Single Family Home Duplex, Row Home, or Home + ADU Apartments, Condos, or Mobile Home Park Vacant

Housing Density per Zone

Housing Density per Zone by Type: Single Family Residential (SFR)

Single Family Home Parcels:

3.58 units per acre

Duplex, Row Home, or
Home + ADU

3.48 units per acre

Apartments, Condos, or
Mobile Home Parks

14.44 units per acre

Overall density of parcels (NSA) within the SFR zone, occupied by housing: 3.66 units per acre
Additional vacant land: 83.45 acres on 31 parcels

Housing Density per Zone by Type: Low Density Residential (R1)

Single Family Home Parcels:	5.88 units per acre
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Duplex, Row Home, or Home + ADU	5.23 units per acre
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Apartments, Condos, or Mobile Home Parks	4.59 units per acre
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Overall density of parcels (NSA) within the R1 zone, occupied by housing: 5.85 units per acre
Additional vacant land: 7.92 acres on 10 parcels

Housing Density per Zone by Type: Medium Density Residential (R2)

Single Family Home Parcels:

5.21 units per acre

Duplex, Row Home, or
Home + ADU

8.13 units per acre

Apartments, Condos, or
Mobile Home Parks

14.07 units per acre

Overall density of parcels (NSA) within the R2 zone, occupied by housing: 6.86 units per acre
Additional vacant land: 37.08 acres on 44 parcels

Housing Density per Zone by Type: High Density Residential (R3)

Single Family Home Parcels:

8.73 units per acre

Duplex, Row Home, or
Home + ADU

18.77 units per acre

Apartments, Condos, or
Mobile Home Parks

12.40 units per acre

Overall density of parcels (NSA) within the R3 zone, occupied by housing: 12.48 units per acre
Additional vacant land: 29.71 acres on 31 parcels

Thank you