

Portland Zoning Code

January 1, 1927

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City of Portland Zoning Code



1924 Code adopted by:

- Ordinance # - Unknown at this time

1924 Code as amended by:

- Ordinance # - 46214, passed 1/14/25
- Ordinance # - 50511, passed 10/6/26

Date Stamp – January 1, 1927

CITY OF PORTLAND,
OREGON

1927
ZONING
ORDINANCE

CITY PLANNING COMMISSION

J. C. AINSWORTH, President
E. NEWELL, Consultant
C. A. McCLURE, Secretary
Room 418 City Hall
ATwater 4121
House 60

Members Appointed
by the Mayor
J. C. AINSWORTH
HENRY E. REED
E. W. STEEMAN
GEO. A. MCKENNA
JOHN A. LAING
G. W. NORTON
H. E. PLUMMER

Members Ex-Officio
GEO. L. BAKER, Mayor
FRANK S. BRANT, City Attorney
O. LAURGAARD, City Engineer

ISSUED BY
THE DEPARTMENT OF PUBLIC WORKS
W. L. BARBUR, COMMISSIONER



1-1-1927

0710 P87P

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Gaylord Bros.
Makers
Stockton, Calif.
PAT. MAR. 21, 1908

The City of Portland does ordain as follows:

SECTION 1. MAPS TO BE PART OF ORDINANCE

The property shown on the accompanying maps designated by the following numbers:

- 1918-19-20-21-22-23-24
- 2018-19-20-21-22-23-24-25-26
- 2119-21-22-23-24-25-26-27-28
- 2219-22-23-24-25-26-27-28-29-30-31
- 2321-24-25-26-27-28-29-30-31-32-33
- 2422-23-24-25-26-27-28-29-30-31-32-33-34
- 2521-26-27-28-29-30-31-32-33-34
- 2627-28-29-30-31-32-33-34-37-38
- 2725-26-27-28-29-30-31-32-33-34-35-36-37-38-39
- 2825-26-27-28-29-30-31-32-33-34-35-36-37-38-39
- 2925-26-27-28-29-30-31-32-33-34-35-36-37-38-39
- 3025-26-27-28-29-30-31-32-33-34-35-36-37-38-39
- 3126-27-28-29-30-31-32-33-34-35-36-37-38-39
- 3226-27-28-29-30-31-32-33-34-35-36-37-38-39
- 3326-27-28-29-30-31-32-33-34-35-36-37-38
- 3426-27-28-29-31-32-33-34-35-36-37-38-39-40
- 3529-32-33-34-35-36-37-38-39-40
- 3628-29-31-32-33-34-35-36-37-38-39-40
- 3728-29-30-31-32-33-34-35-39-40
- 3828-29-30-31-32-33-34-35
- 3931-32

is divided into districts the limitations of which and the regulations for which are hereinafter set forth. These maps are hereby declared to be a part of said ordinance. The districts designated on the maps and the boundaries thereof are hereby established.

Note.—The above map numbers refer to the sheets of the original zone map on file in the City Hall.

SECTION 2. DIVISION OF THE CITY INTO DISTRICTS

For the purpose of regulating the location of trades and industries and the location of buildings erected or

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altered for specific uses, the City of Portland is hereby divided into "Use Districts," designated as follows:

Class I—Residential District

Shown on the zoning maps by single diagonal lines approximately 3/8-inch apart.

Class II—Residential District

Shown on the zoning maps by diagonal lines drawn in units of two, approximately 1/8-inch apart, the units being 1/4-inch apart.

Class II—Special Temporary Residence District

Shown on the zoning maps by lines that are the same as for a Class II Residential District, except a dotted line is placed between the two close lines.

Class III—Business District

Shown on the maps by diagonal lines which are drawn in units of three, the lines being approximately 1/8-inch apart, the units being about 1/4-inch apart.

Class III—Special Business District

Shown on the zoning maps by lines that are the same as for a Class III Business District, except two dotted lines are placed between the three regular lines.

Class IV—Unrestricted District

The unrestricted district comprises all property on the zoning maps not shown in the other classifications.

Note.—The above-described marking refers to lines on original zone maps on file in the City Hall.

SECTION 3. CLASS I RESIDENTIAL DISTRICT

(a) Allowed Uses

In a Class I Residential District there may be erected, altered and maintained, single family dwellings, with or without such other accessory buildings as are appropriate to such a dwelling, including a private garage for not more than three motor vehicles, a pergola, a green house or hot house for private use and a summer house. Gardens will be permitted. The raising of vegetables and produce on vacant ground will be permitted, provided there is no farm house, cattle or stable maintained in connection therewith. The occupants of the above dwellings may be engaged in such professions as are ordinarily carried on in the home,

including the home office of a physician, surgeon or dentist. For signs indicating such occupancy see paragraph (b). Signs advertising only the sale or lease of property on which they are located may be erected and maintained.

It is provided that an addition may be constructed to a building used exclusively as a church, station or substation of a public utility company, corporation or association, by such company, corporation or association, provided such addition conforms and does not exceed the height of the existing buildings in height and architectural treatments, and provided such addition is built not closer than ten feet to the rear or side lot line of the property upon which it is located, and the grounds around the building shall be maintained with flowers, shrubbery and lawn in harmony with the character of the district, and it is further provided that if at any time there is, or may be, a setback regulation in existence at the time said addition is erected that said addition shall comply with such setback regulation.

(b) Local Option Uses

In such a district there may be erected, altered and maintained when authorized under the Local Option Regulations specified in Section 11, a public park, a park building or structure and a playground or a building used exclusively for Community Club purposes, provided such building is erected by or for the use of a non-profit Community Club, incorporated for the improvement of the district and the Social Recreation of the members of the Community. When shelter for more than three motor vehicles as an accessory to a dwelling and for the occupants thereof is desired, such shelter will be permitted when authorized under the Local Option Regulations of Section 11 and as hereafter set forth. This shelter may be provided in the form of a garage detached from the dwelling, or by a garage located in the basement, cellar or first story of the dwelling, or by a combination of the two. The total number of motor vehicles sheltered on the lot or tract of ground upon which the dwelling is located shall not exceed the number given in the following table:

Lot or Tract Area in Square Feet	Limit of Number of Vehicles
Over 5,000, not exceeding 7,500.....	4
Over 7,500	5

A sign or inscription of the usual type designating a church, a school or parish house will be permitted, provided such sign is attached flat against the building. No such sign shall exceed six square feet in area unless such sign has

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been authorized by the Local Option Regulations of Section 11. A sign designating a home occupation as mentioned in paragraph (a) will be permitted when authorized under the Local Option Regulations of Section 11, provided such sign is attached flat against the building and does not exceed 6x18' inches in dimensions. The erection of a temporary building for commerce or industry, incidental to the development of a residential property will be permitted for a period not exceeding one year under the Local Option Regulations of Section 11.

(c) Prohibited Uses

There is prohibited in such a district all uses and occupancies not allowed in paragraphs (a) and (b), except existing non-conforming uses which may continue in accordance with the provisions of Section 10. The erection and maintenance of signboards and billboards is prohibited. The erection and maintenance of all signs, except those specifically covered in paragraphs (a) and (b) is prohibited. The re-painting of advertising signs of a business not conducted on the premises on existing non-conforming buildings is prohibited, unless signs are approved under the Local Option Regulations of Section 11. The erection, alteration and, or maintenance of a temporary or shack building for residential or other purposes is prohibited, except a shed or office used only by a contractor during the construction of a building and the temporary buildings authorized in paragraph (b).

(d) A building or buildings for educational, religious, philanthropic, fraternal or other institutional uses may be erected in a Class I Residential District, provided that the Council, after notice and public hearing, first approve the location as not detrimental or injurious to the character of the district and or to the public health, peace and safety of the zone. The procedure for such notice and public hearing shall be substantially as provided in Section 13 of said ordinance as amended.

Note:—Paragraph (d) of Section 3 authorized by ordinance No. 46214 passed by the Council January 14, 1925.

SECTION 4. CLASS II-RESIDENTIAL DISTRICT

(a) Allowed Uses

In a Class II Residential District there may be erected, altered and maintained single family dwellings, two family dwellings, flats, apartment houses, boarding houses, hotels, multiple dwellings, parks, playgrounds, truck gardens, farms, and in connection with any residential buildings, there will be permitted suitable out-buildings such as a

private garage for not more than three motor vehicles, a pergola, a summer house, a green house or hot house for private use only. The occupants of the dwellings may be engaged in such professions as are ordinarily carried on in the home, including the home office of a physician, surgeon or dentist. Signs advertising only the sale or lease of property on which they are located will be permitted. Signs advertising home occupations conducted on the premises not exceeding 6x18 inches in size and the ordinary signs for churches, schools and parish houses, not exceeding 6 square feet in area will be permitted if placed flat against the building. For signs exceeding this area, see paragraph (b). There is allowed in a park or playground, refreshment stands or booths for the sale of food, candy or soft drinks.

A building for a non-profit Community Club may be erected under the same conditions as allowed in the Class I District. It is provided that on property now maintained and used exclusively for educational, hospital, religious or public utility purposes or on property contiguous thereto, built in the same block, a building or addition to a building, may be constructed by an educational, hospital, religious or public utility company, corporation, or association, provided the same is used exclusively for educational, hospital, religious or public utility purposes, and provided that such new building or addition is located not closer than ten feet to the rear or side lot line of the property upon which it is located. Under any other condition such building or addition shall be subject to the Local Option Regulations as covered in Paragraph (d).

(b) Local Option Uses.

In such a district there may be erected, altered and maintained under the Local Option Regulations specified in Section 11, the following occupancies and uses:

A baby home, billboard, boys' and girls' aid home, a garage (large or public), a green house, hospital, provided it is not used for the treatment of insane or narcotic cases, a hot house, a library, a public service building, nursery, old peoples' home, orphanage, post office, railroad station, refuge home, sanitarium, provided same is not used for the treatment of insane or narcotic cases, signboard, undertaking parlor or chapel and similar uses. Signs advertising home occupations conducted on the premises exceeding 6x18 inches in size and the ordinary signs for churches and schools exceeding 6 square feet in area will be permitted when authorized under the Local Option Regulations of Section 11. A temporary building for commerce or industry

incidental to the development of a residential property may be permitted under the Local Option Regulations of Section 11. In such a district there may be erected, altered and maintained for a period not exceeding two years, when authorized under Local Option Regulations specified in Section 11, a building for a temporary dwelling. City water shall be installed, but a sink and toilet will not be required provided the sanitary conditions in and about the dwellings are maintained in a manner satisfactory to the Health Officer. At the end of the limit of time the building shall be disposed of in one of the following ways:

First: The building shall be changed to comply with the regulations governing the construction of a permanent dwelling.

Second: The building shall be torn down.

Third: The building shall be changed to some legal occupancy such as small garage, woodshed or similar use.

Fourth: Further maintenance of the building as a temporary dwelling may continue for a period of time not exceeding two years when authorized under Local Option Regulations as set forth in Section 11 and not otherwise.

No such temporary dwelling shall be located within 400 feet of a Class I Residence District or within 100 feet of any street now or hereafter designated by the Council as a major traffic street.

(c) Prohibited Uses.

There is prohibited in a Class II Residence District all uses not allowed in paragraphs (a), (b) and (d), except existing non-conforming uses which may continue in accordance with the provisions of Section 10. These prohibited uses include stores, mercantile buildings, manufacturing plants, places of amusement and similar uses.

(d) Interior Uses in Hotels or Apartment Houses.

There is permitted in a hotel or an apartment house in a Class II District, a restaurant, a lunch counter, a tailor shop, a dining room, a delicatessen, a booth or store for the sale of merchandise, provided such place of business opens from the lobby or entrance hall of the building, has no outside show window, has no sign that can be seen from the outside of the building and has no outside entrance.

(e) A building or buildings for educational, religious, philanthropic, fraternal or other institutional uses may be erected in a Class II Residential District, provided that the Council, after notice and public hearing, first approve the location as not detrimental or injurious to the character of

the district and or to the public health, peace and safety of the zone. The procedure for such notice and public hearing shall be substantially as provided in Section 13 of said ordinance as amended.

Note:—Paragraph (e) of Section 4 authorized by ordinance No. 46214 passed by the Council January 14. 1925.

SECTION 5. CLASS II SPECIAL TEMPORARY RESIDENCE DISTRICT

In a Class II Special Temporary Residence District, the regulations will be the same as for an ordinary Class II Residence District, except that temporary dwellings will be permitted to be erected and maintained for a period of two years without being approved under Local Option Regulations, provided such dwellings are at least 200 feet from the boundaries of the district. No temporary dwelling shall be erected, altered or maintained within 200 feet of the boundaries of the district unless the same has been authorized under the Local Option Regulations set forth in Section 11. In any temporary dwelling erected in this district, city water shall be installed, but the installation of a sink and toilet will not be required provided the sanitary conditions in and about the building are maintained in a manner satisfactory to the Health Officer. At the end of two years the building shall be disposed of in one of the following ways:

First: The building shall be changed to comply with the regulations governing the construction of a permanent dwelling.

Second: The building shall be torn down.

Third: The building shall be changed to some legal occupancy such as a small garage, woodshed or similar use.

Fourth: Further maintenance of the building as a temporary dwelling may continue for periods of time not exceeding two years when authorized under Local Option Regulations as set forth in Section 11 and not otherwise.

No such dwelling shall be located within 400 feet of a Class I Residence District or within 100 feet of any street now or hereafter designated by the Council as a major traffic street.

SECTION 6. BUSINESS DISTRICT

(a) Allowed Uses.

In a Class III Business District, there may be erected, altered, and maintained all of the residential buildings and uses allowed in a Class I or Class II Residence District, and

in addition buildings used for general assemblage, for amusement, for public uses, and for general business uses as given in the following list:

General Assemblage—

- Amusement park
- Assembly halls
- Athletic parks
- Auditoriums
- Churches
- Convention buildings
- Libraries
- Lodge buildings
- Motion picture theatres
- Museums
- Parks
- Playgrounds
- Railroad stations
- Schools
- Stadiums
- Theatres
- And similar uses.

General Business Buildings—

- Bakeries
- Blacksmith shop not using power-driven hammer or riveter.
- Breweries
- Dry Cleaning establishment
- Garages
- Hotels
- Department stores
- Lodging houses
- Machine shop not using power-driven hammer or riveter
- Milk bottling plants
- Newspaper offices
- Offices
- Printing establishments
- Restaurants
- Service stations
- Stables
- Stores, retail and wholesale
- Testing laboratories, chemical or physical
- Factories
- Foundaries
- Manufacturing plants
- Storage buildings
- Undertaking parlors

Warehouses**And similar uses**

(Except those occupancies and uses covered in local option occupancies and prohibited occupancies.)

Public Buildings—

Court house
 Customs house
 Fire engine stations
 Hospital
 House of correction
 Jail
 Library
 Museum
 Police station
 Post office
 Prison
 Sanitarium
 School
 And similar uses.

Residential Buildings—

Apartment houses
 Baby home
 Children's home
 Club
 Convent
 Dwellings
 Flats
 Hotels
 Lodging houses
 Monastery
 Multiple dwellings
 Nursery
 Old people's home
 Orphanage
 And similar uses.

(b) Local Option Uses.

In such a district under Local Option Regulations specified in Section 11 property may be used and buildings may be erected, altered and maintained for the following purposes and uses:

Metal Products—

Blacksmith shop using power-driven hammer or riveter.
 Iron or steel foundry
 Machine shop using power-driven hammer or riveter
 And similar uses.

Miscellaneous uses—

Commercial heating, lighting, or power plant
 Disinfectant manufacturing plant where no sulphur base is used
 Dye, shoe, or stove polish manufacturing plant
 Excelsior manufacturing plant
 Fuel yard
 Gas holder or tank containing over 5,000 cubic feet
 Lumber mill or yard
 Petroleum products storage in excess of 100 barrels of crude oil or 2,000 gallons of lighter products
 Raw hide or raw skins warehouse
 Sauerkraut manufacturing plant
 Shoddy factory
 Soap factory where no fat is rendered
 Vinegar manufacturing plant
 Yeast manufacturing plant
 Dance halls
 Ice skating rink
 Roller skating rink
 Penny arcade
 Shooting gallery
 Horseshoe pitching ground
 Automobile wrecking establishments
 Automobile wrecking storage yards
 And similar uses.

(c) In such a district there is prohibited the use of property for the erection, alteration, and maintenance of buildings for the following uses:

Animal Products—

Fertilizer plants
 Glue or sizing manufacturing plant
 Packing house
 Soap factory where fat is rendered
 Tannery
 Wool pullery
 And similar uses.

Clay Products—

Clay brick manufacturing plant
 Terra cotta manufacturing plant
 And similar purposes.

Chemical Products—

Acid manufacturing plant
 Ammonia manufacturing plant
 Bleaching powder manufacturing plant

Celluloid manufacturing plant
 Cement manufacturing plant
 Chlorine manufacturing plant
 Creosote manufacturing plant
 Dextrine manufacturing plant
 Disinfectant manufacturing plant where sulphur base
 is used
 Lime manufacturing plant
 Sizing manufacturing plant
 Soap manufacturing plant where fat is rendered
 Soda and soda compound manufacturing plant
 And similar uses.

Explosives—

Explosives, manufacture and storage of
 And similar uses.

Distillation or Reduction Plants—

Bone distillation plant
 Charcoal plant
 Coal distillation plant
 Coke ovens
 Garbage distillation plant
 Gas distillation plant
 Tar distillation plant
 Wood distillation plant
 And similar uses.

Metal Products—

Aluminum reduction plant
 Blast furnace
 Boiler shop
 Copper refinery
 Iron rolling mill
 Ore smelting
 Steel rolling mill
 Tin refinery
 Zinc refinery
 And similar uses.

Stone Products—

Stone crusher
 And similar uses.

Vegetable Products—

Garbage reduction plant
 Incinerator, garbage, or rubbish

Vegetable oil mill
 And similar uses.

Note: Section No. 6 amended as printed above authorized by ordinance No. 50511, passed by the Council October 6, 1926.

SECTION 7. CLASS III SPECIAL BUSINESS DISTRICT

(a) There may be established within the boundaries of a Class I District a Class III Special District. The method of establishing such a district shall comply with the regulations given in Section 13.

Allowed Uses

(b) In such a district there may be erected, altered and maintained such buildings and uses as are allowed in a Class I Residential District and also store buildings limited to one story in height, except when a second story has been authorized by Local Option Regulations. The uses to which such a store building can be put are those such as are needed to supply a residential district, which uses shall include a grocery store, a drug store, a meat shop, a candy or confectionery store, a bakery, a delicatessen and similar uses. Where a setback line has been established in connection with a Class I District the creation of a Class III Special District shall not change or effect the setback regulations.

In connection with such a building a sign not exceeding six by eighteen (6x18) inches in size placed flat against the building, which sign shall have only the name of the store, or the owner of the store upon it, shall be permitted not exceeding one for each store. For larger signs see Paragraph (c).

Local Option Uses

(c) In such a district there may be erected, altered or maintained a second story on a store building when authorized under the Local Option Regulations given in Section 11 for office uses only.

When signs larger than specified in Paragraph (b) are desired such signs shall be approved under the Local Option Regulations given in Section 11 under the following provisions:

Such signs shall not exceed six (6) square feet in area and shall be placed flat against the building and shall

advertise only the business, the name of the store, or the name of the proprietor.

Prohibited Uses

(d) There is prohibited in a Class III Special District the erection or the alteration of any building used for flats, apartments, hotels, for manufacturing purposes and for commercial purposes except as especially provided for above. Living quarters are prohibited in connection with any store building. Signboards and billboards are prohibited, and all other signs except those authorized in paragraphs (b) and (c). Signs advertising special sales are prohibited. The storage or display of goods on the outside of a store building is prohibited.

SECTION 8. CLASS IV UNRESTRICTED DISTRICT

In a Class IV unrestricted District the allowed uses, the Local Option uses and the prohibited uses of a Class III District are permitted without restriction except a Class IV District is subject to the general ordinances of the city applying to all portions of the city.

SECTION 9. BOUNDARIES OF A DISTRICT

It is the intention to have the boundaries of the districts either to follow streets and alleys, or to follow lot lines. Where uncertainty exists regarding boundaries of a district shown on any map, it is understood that the boundary is to occur either at a street, alley or along a lot line as shown on the recorded plat. Where the property traversed by a district line has not been subdivided into lots and blocks, the boundary line shall be understood to be parallel to street lines and at a designated distance therefrom unless said line is otherwise definitely located.

SECTION 10. EXISTING BUILDING AND NON-CONFORMING USES

When a property or an existing building at the time of the passage of this ordinance has a use which is legal prior to the passage of this ordinance, such use may continue even though same be not in conformity to the Zoning Regulations. If, however, the use of the building or premises is changed, it shall be changed to a use conforming to the Zoning Regulations and after such change it will not be permissible to change back again to the original non-conforming use. When a building, having a non-conforming use is damaged by fire or any other cause so that the total

deterioration exceeds 90 per cent of the cost of replacing the building using new materials, then such building shall not be rebuilt unless such building in its construction and uses conforms fully to the requirements of this ordinance and other ordinances of the city as applied to new buildings and uses in the district in which it is located. No premises or building having a non-conforming use shall be enlarged unless such enlargement has been approved in accordance with the Local Option requirements set forth in Section 11.

When a non-conforming use building is destroyed by fire, rebuilding shall commence within six months if the new building is to be used for the same use as before the fire.

SECTION 11. LOCAL OPTION REGULATIONS

(a) Regular Method

When the use of any premises or building or sign is subject to Local Option Regulations, the person or persons desiring such use shall first submit to the Bureau of Buildings an application on which is given the following information:

First: A description of the building or sign and property on which same is located.

Second: The use or occupancy proposed.

Third: A list of the names and addresses of the owners of all property within a radius of 200 feet of the property in question.

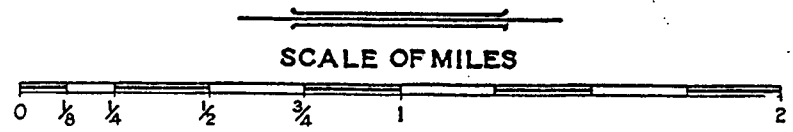
Fourth: A list of all properties within a radius of 200 feet of the property in question with the description given on the assessment and tax roll of Multnomah County.

Where a property or building is in a district adjacent to another district of a less restrictive character, the 200-foot radius line shall include no property in such adjacent district. The Bureau of Buildings shall notify the owners of property within the 200-foot radius of the contemplated use of the premises or the building and if within ten days the owner or owners of more than 50 per cent of such property, calculating according to area, protest against such use of the property or the building, the application shall be denied and such use shall not be lawful. If there is no protest against such use or if the protest is made by owners of 50 per cent or less of the area of the property within the 200-foot radius, then the Bureau of Buildings shall issue a permit and such use shall be lawful.





MAP
OF THE
CITY OF PORTLAND, OREGON

SHOWING
USE OF PROPERTY ZONES
COMPILED FROM OFFICIAL RECORDS

FOR THE
DEPARTMENT OF PUBLIC WORKS
BY THE
CITY PLANNING COMMISSION



1927

- Legend:-
- Zone I 
 - Zone II  (blank)
 - Zone III 
 - Zone IV 

Corrected to March 1, 1927

1-1-1927