

33.110 Single-Dwelling Zones

110

33.110.100 Primary Uses

- A. **Allowed uses.** [No change]
- B. **Limited uses.** Uses allowed that are subject to limitations are listed in Table 110-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 110-1.
 - 1. **Community Service Uses.** This regulation applies to all parts of Table 110-1 that have note [1]. Most Community Service uses are regulated by Chapter 33.815, Conditional Uses. Short term, housing and mass, and outdoor shelters have additional regulations in are regulated by Chapter 33.285, Short Term, Mass, and Outdoor Shelters~~Short Term Housing and Mass Shelters.~~
 - 2-10. [No change]
- C.-D. **Conditional uses.** [No change]

33.120.100 Primary Uses

- A. Allowed uses.** [No change]
- B. Limited uses.** Uses allowed in these zones subject to limitations are listed in Table 120-1 with an “L”. These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 120-1.
- 1.-3. [no change]
4. Community Service and Schools in RX. This regulation applies to all parts of Table 120-1 that have a note [34]. Most Community Service uses are regulated by Chapter 33.815, Conditional Uses. Short term, ~~housing and mass, and outdoor~~ shelters are also regulated by Chapter 33.285, Short Term, Mass, and Outdoor Shelters. ~~Short Term Housing and Mass Shelters.~~
- a. Limited uses. Community Service and Schools uses are allowed in a multi-dwelling development if all of the Community Service and Schools uses are located on the ground floor. If any portion of a Community Service or Schools use is not on the ground floor of a multi-dwelling development, the Community Services and Schools uses are limited to 20 percent of the net building area;
- b. Conditional uses. If any portion of the Community Service and Schools uses is not on the ground floor of a multi-dwelling development and the uses exceed 20 percent of the total net building area, then a conditional use review is required.
5. Community Service in RM1 through RM4 and RMP. This regulation applies to all parts of Table 120-1 that have a [45]. Most Community Service uses are regulated by Chapter 33.815, Conditional Uses. Short term, ~~housing and mass, and outdoor~~ shelters are regulated by Chapter 33.285, Short Term, Mass, and Outdoor Shelters. ~~Short Term Housing and Mass Shelters.~~
- 6-11. [no change]

33.130.100 Primary Uses

- A. Allowed uses.** [no change]
- B. Limited uses.** Uses allowed that are subject to limitations are listed in Table 130-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 130-1.
- 1-5. [no change]
6. Community Services. This regulation applies to all parts of Table 130-1 that have a [56]. Most Community Service uses are allowed by right. Short term, ~~housing and mass, and outdoor~~ shelters may be allowed by right if they meet certain standards, or may be a conditional use. See Chapter 33.285, Short Term, Mass, and Outdoor Shelters~~Short Term Housing and Mass Shelters~~.
- 7-12. [no change]
- C-D.** [no change]

33.140 Employment and Industrial Zones

140

33.140.100 Primary Uses

- A. **Allowed uses.** [No change]
- B. **Limited uses.** Uses allowed that are subject to limitations are listed in Table 140-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 140-1.
- 1-8. [no change]
9. Community Service uses in EG zones. This regulation applies to all parts of Table 140-1 that have a [89]. Most Community Service uses are allowed by right. Short term, housing and mass, and outdoor shelters are regulated by Chapter 33.285, Short Term, Mass, and Outdoor Shelters~~Short Term Housing and Mass Shelters~~.
10. Community Service in the IEX zones. This regulation applies to all parts of Table 140-1 that have a [910].
- a. Short term and mass shelters are prohibited. Outdoor shelters ~~Most Community Service uses are allowed by right. Short term housing and mass shelters are regulated by Chapter 33.285, Short Term, Mass, and Outdoor Shelters~~ Housing and Mass Shelters.
- b. All other Community Service uses up to 3,000 square feet of net building area are allowed. Uses larger than 3,000 square feet of net building area are a conditional use.
- ~~11. Community Service and Daycare limitations in I zones. This regulation applies to all parts of Table 140-1 that have a [11]. Community Service uses or Daycare uses up to 3,000 square feet of net building area are allowed. Community Service uses or Daycare uses larger than 3,000 square feet of net building area are a conditional use. Short term housing and mass shelters of any size are prohibited.~~
- 12-17. [Renumber to 11. – 16.]
- C-D. [No change]

**Table 140-1
Employment and Industrial Zone Primary Uses**

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	L/CU [2]	N	N	N
Commercial Categories						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	Y	Y	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [1415]	CU [1415]	CU [1415]	CU [1415]	CU [1415]	CU [1415]
Self-Service Storage	Y	Y	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [1617]	L [1617]	N	L [1617]	L [1617]	L [1617]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Notes:

The use categories are described in Chapter 33.920.

Regulations that correspond to the bracketed numbers [] are stated in 33.140.100.B.

Specific uses and developments may also be subject to regulations in the 200s series of chapters.

**Table 140-1
Employment and Industrial Zone Primary Uses**

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Institutional Categories						
Basic Utilities	Y/CU [1142]	Y/CU [1142]	Y/CU [1142]	Y/CU [1243]	Y/CU [1243]	Y/CU [1243]
Community Service	L/CU [9]	L/CU [9]	L/CU [940]	L/CU [1041]	L/CU [1041]	L/CU [1041]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [1041]	L/CU [1041]	L/CU [1041]
Other Categories						
Agriculture	L [1546]					
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [1344]	L/CU [1344]	L/CU [1344]	L/CU [1344]	L/CU [1344]	L/CU [1344]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Notes:

The use categories are described in Chapter 33.920.

Regulations that correspond to the bracketed numbers [] are stated in 33.140.100.B.

Specific uses and developments may also be subject to regulations in the 200s series of chapters.

33.815 Conditional Uses

815

Sections:

General [no change]

Approval Criteria

- 33.815.100 Uses in the Open Space Zones
- 33.815.105 Institutional and Other Uses in Residential and Campus Institutional Zones
- 33.815.107 Short Term, ~~Housing and Mass~~, and Outdoor Shelters in R, CI1, and IR Zones
- 33.815.110 Office and Retail Sales And Service Uses in the RX Zone
- 33.815.115 Specified Uses in Commercial/Mixed Use Zones
- 33.815.120 Commercial Parking Facilities in the RX, CX, and E Zones, Outside the Central City Plan District, the Columbia South Shore Plan District and the Cascade Station/Portland International Center Plan District
- 33.815.121 Commercial Parking Facilities in the CM2 and CM3 Zones in the Hollywood Plan District
- 33.815.125 Specified Uses in Industrial Zones
- 33.815.126 Office Uses in the IG1 Zone in the Lower Albina Subdistrict
- 33.815.127 Accessory Offices and Headquarters Offices in the IH Zone in the Guild's Lake Industrial Sanctuary Plan District
- 33.815.128 Retail Sales And Service Uses in the EG Zones
- 33.815.129 Office Uses in Specified Historic Resources in the Industrial Zones in the Central City Plan District
- 33.815.130 Residential Uses in the IG1, IG2, and IH Zones
- 33.815.140 ~~Specified Mass and Outdoor~~ Shelters And Group Living Uses in the C, CI2, E, and EI Zones
- 33.815.200 Aviation And Surface Passenger Terminals
- 33.815.205 Detention Facilities
- 33.815.210 Helicopter Landing Facilities
- 33.815.215 Major Event Entertainment
- 33.815.220 Mining and Waste-Related
- 33.815.222 Park-and-Ride Facilities for Mass Transit
- 33.815.223 Public Safety Facilities
- 33.815.225 Radio Frequency Transmission Facilities
- 33.815.230 Rail Lines and Utility Corridors
- 33.815.300 Commercial Parking Facilities in the Columbia South Shore Plan District
- 33.815.301 Industrial Businesses in the Columbia South Shore Plan District
- 33.815.302 Professional / Technical Facilities in the Columbia South Shore Plan District
- 33.815.303 Retail Sales And Service Uses in the Columbia South Shore Plan District
- 33.815.304 Retail Sales And Service Uses on Specified Sites in the CX and EX Zones in the Central City Plan District
- 33.815.305 Replacement Parking Facilities in the Central City Plan District
- 33.815.308 Commercial Parking in Multi-Dwelling Zones and Commercial Parking Access from Main Streets in the Northwest Plan District
- 33.815.310 Industrial Uses in the IR Zone
- 33.815.315 Utility Scale Energy Production in Specified C Zones

33.815.140 ~~Specified~~ Mass and Outdoor Shelters and Group Living Uses in the C, CI2, E, and EI Zones

These criteria apply to mass and outdoor shelters in the C, CI2, E, and EI zones, or to Group Living uses that consist of alternative or post incarceration facilities in the C or EX zones.

A-D. [No change]

E. Additional criteria for outdoor shelters in I zones. The following criteria apply to outdoor shelters in I zones:

1. The outdoor shelter must be on publicly owned property that was not identified as being in an industrial use or identified as vacant or underutilized land needed for future industrial use in the City's inventory of buildable employment land.
2. The shelter will not have a significant adverse effect on truck and freight movement.