

# Zoning Code Orientation

Planning Commission Training  
March 28, 2023

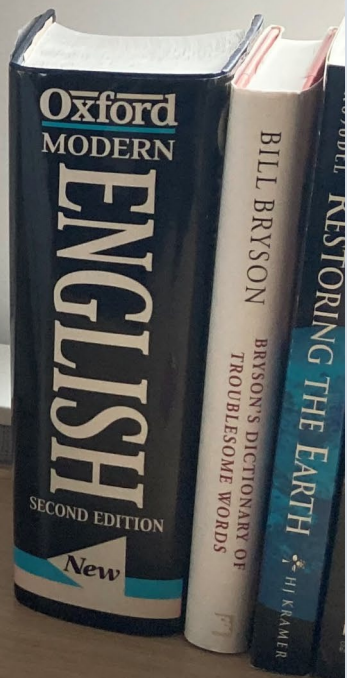
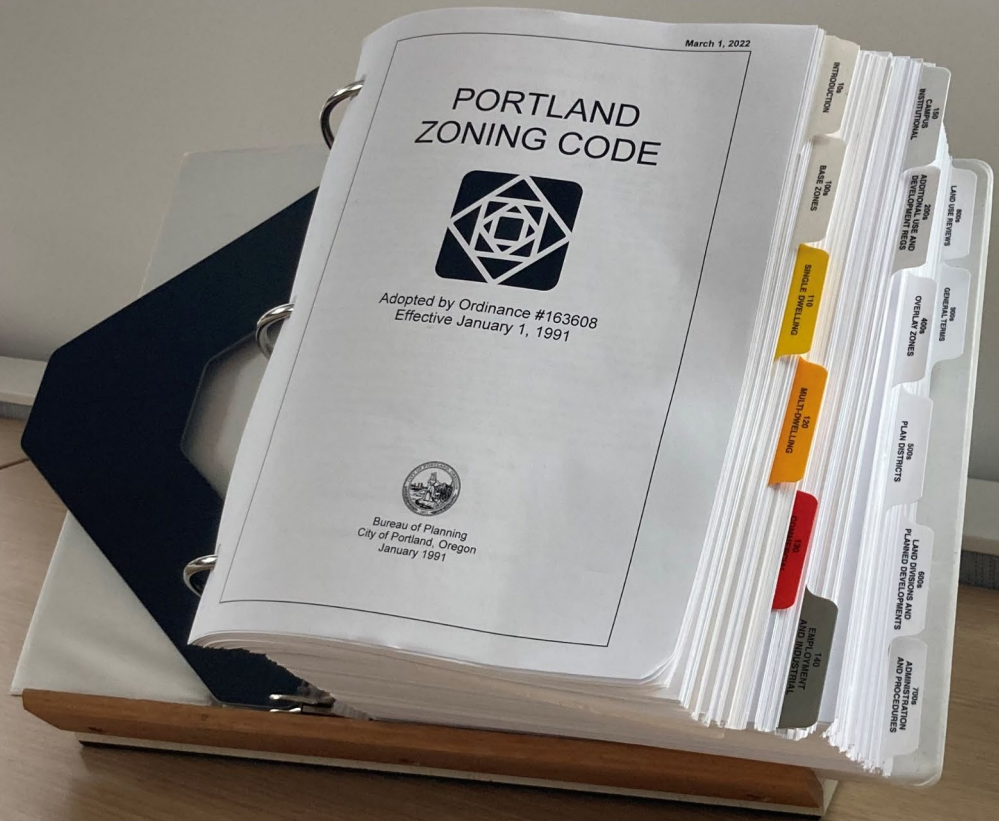


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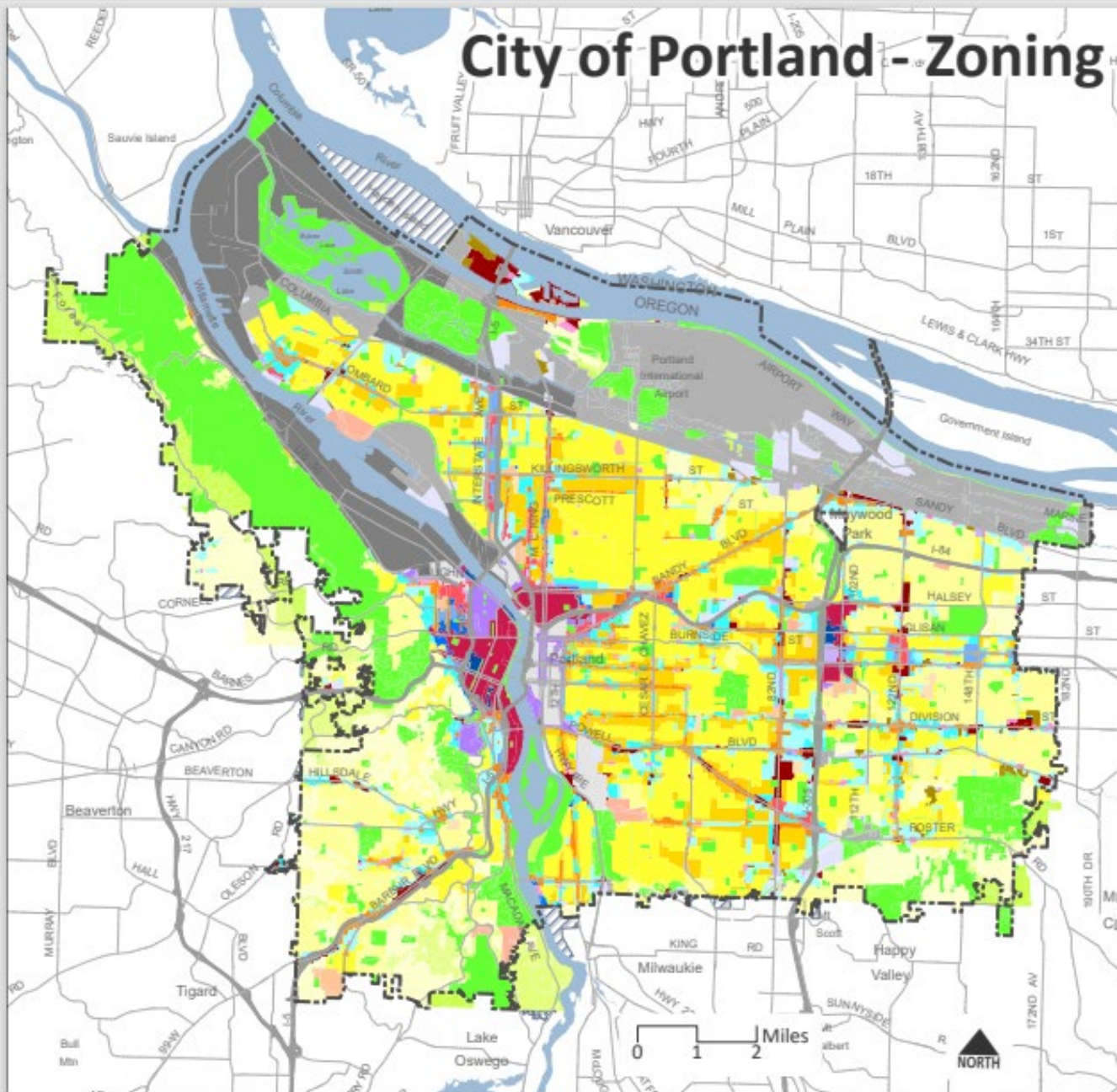
# Translating Values into Regulations

Value	Example Regulations
<b>Human health and active transportation</b>	<ul style="list-style-type: none"><li>- Buildings are required to be built to the sidewalk</li><li>- Parking has to be to the side or behind the building</li><li>- The building main entrance needs to be at the sidewalk</li><li>- Bike parking must be provided</li></ul>
<b>Economic prosperity</b>	<ul style="list-style-type: none"><li>- Limit non-industrial uses in industrial zones</li></ul>
<b>Environmental health</b>	<ul style="list-style-type: none"><li>- Apply environmental zoning and have rules for what can happen in those areas</li></ul>





# City of Portland - Zoning



## Zoning

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Residential Manufactured Dwelling Park (RMP)
- Residential Multi-Dwelling 1 (RM1)
- Residential Multi-Dwelling 2 (RM2)
- Residential Multi-Dwelling 3 (RM3)
- Residential Multi-Dwelling 4 (RM4)
- Central Residential (RX)
- Institutional Residential (IR)
- Campus Institutional 1 (CI1)
- Campus Institutional 2 (CI2)
- Commercial Residential (CR)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)
- County Zoning
- City of Portland Boundary



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# City Titles

Title 1 General Provisions

Title 2 Legislation & Elections

Title 3 Administration

Title 4 Original Art Murals

Title 5 Revenue and Finance

Title 6 Special Taxes

Title 7 Business Licenses

Title 8 Health and Sanitation

Title 9 Protected Sick Time

Title 10 Erosion and Sediment Control Regulations

Title 11 Trees

Title 12 (Repealed)

Title 13 Bees and Livestock

Title 14 Public Order and Police

Title 15 Emergency Code

Title 16 Vehicles and Traffic

Title 17 Public Improvements

Title 18 Noise Control

Title 19 Harbors

Title 20 Parks and Recreation

Title 21 Water

Title 22 Hearings Officer

Title 23 Civil Rights

Title 24 Building Regulations

Title 25 Plumbing Regulations

Title 26 Electrical Regulations

Title 27 Heating and Ventilating Regulations

Title 28 Floating Structures

Title 29 Property Maintenance Regulations

Title 30 Affordable Housing

Title 31 Fire Regulations

Title 32 Signs and Related Regulations

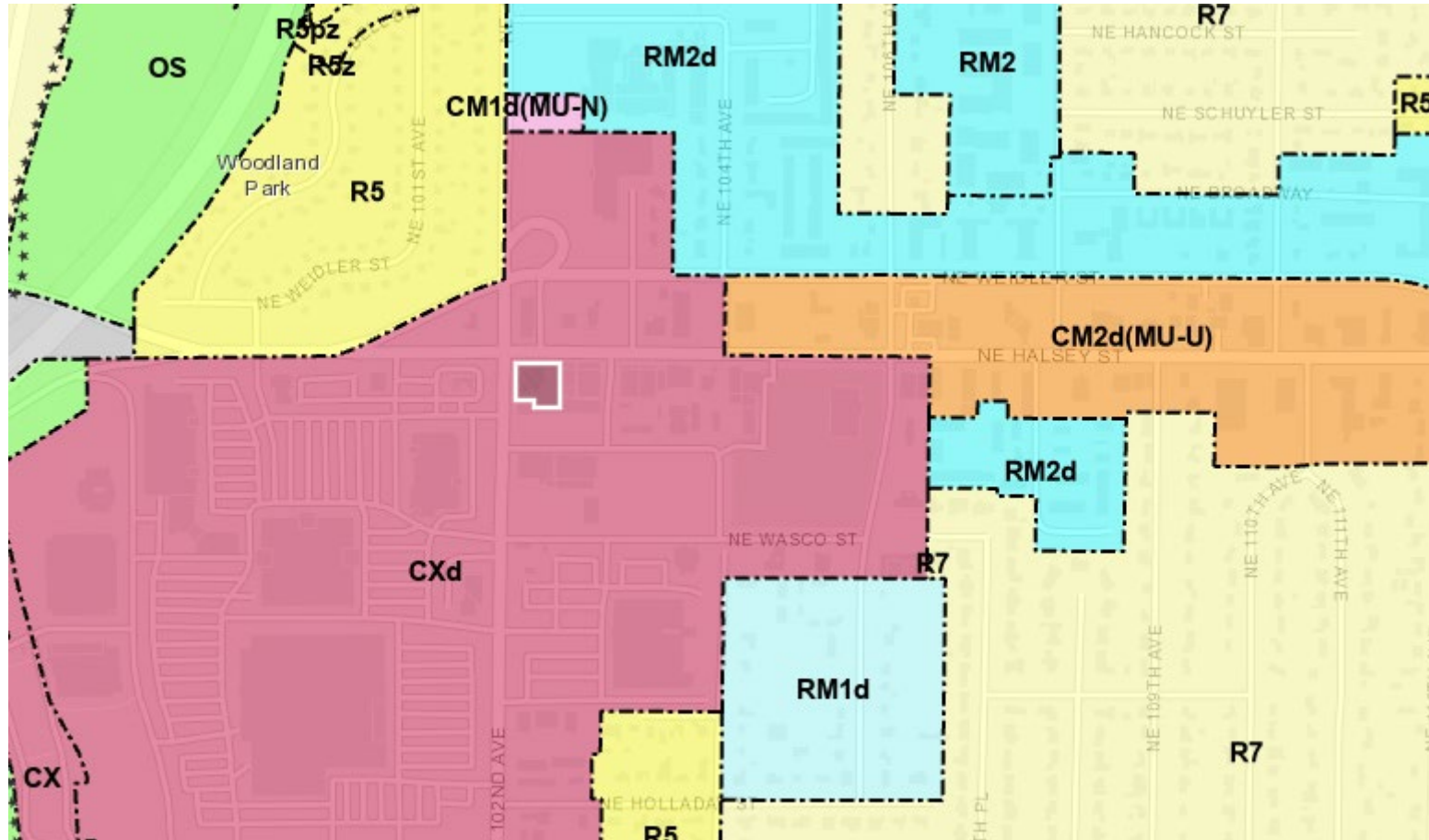
Title 33 Planning and Zoning

Title 34 Digital Justice



# Zoning: Base, Overlay, Plan District

Example: CXd Gateway Plan District



# Title 33 – Portland Zoning Code

- Land use regulations – use and development
- Applies to land and water
- Limited application in right-of-way



# Zoning Code: Basic Code Structure

- Base Zones (100s)
- Additional Use & Development Regulations (200s)
- Overlay Zones (400s)
- Plan Districts (500s)
- Land Divisions & Planned Development (600s)
- Code Administration & Procedures (700s)
- Land Use Reviews (800s)
- General Terms (900s)



## 100s – Base Zones

All sites in Portland (and the urban pockets) have a base zone.

33.100 Open Space zone

33.110 Single-dwelling zones

33.120 Multi-dwelling zones

33.130 Commercial/Mixed Use zones

33.140 Employment and Industrial zones

33.150 Campus Institutional zones

# Zoning Names and Symbols: Base Zones

<u>Symbol</u>	<u>Full Name</u>	<u>Symbol</u>	<u>Full Name</u>
<b>OS</b>	<b>Open Space</b>	<b>CR</b>	<b>Commercial Residential</b>
<b>RF</b>	<b>Residential Farm/Forest</b>	<b>CM1</b>	<b>Commercial/Mixed Use 1</b>
<b>R20</b>	<b>Residential 20,000 (sf)</b>	<b>CM2</b>	<b>Commercial/Mixed Use 2</b>
<b>R10</b>	<b>Residential 10,000 (sf)</b>	<b>CM3</b>	<b>Commercial/Mixed Use 3</b>
<b>R7</b>	<b>Residential 7,000 (sf)</b>	<b>CM4</b>	<b>Commercial/Mixed Use 4</b>
<b>R5</b>	<b>Residential 5,000 (sf)</b>	<b>CE</b>	<b>Commercial Employment</b>
<b>R2.5</b>	<b>Residential 2,500 (sf)</b>	<b>CX</b>	<b>Central Commercial</b>
<b>RM1</b>	<b>Multi-Dwelling Residential 1</b>	<b>EG1</b>	<b>General Employment 1</b>
<b>RM2</b>	<b>Multi-Dwelling Residential 2</b>	<b>EG2</b>	<b>General Employment 2</b>
<b>RM3</b>	<b>Multi-Dwelling Residential 3</b>	<b>EX</b>	<b>Central Employment</b>
<b>RM4</b>	<b>Multi-Dwelling Residential 4</b>	<b>IG1</b>	<b>General Industrial 1</b>
<b>RX</b>	<b>Central Residential</b>	<b>IG2</b>	<b>General Industrial 2</b>
<b>RMP</b>	<b>Manufactured Dwelling Park</b>	<b>IH</b>	<b>Heavy Industrial</b>
		<b>CI1</b>	<b>Campus Institutional 1</b>
		<b>CI2</b>	<b>Campus Institutional 2</b>
		<b>IR</b>	<b>Institutional Residential</b>

# 100s – Base Zones

The Base Zone chapters identify the **uses** that are allowed in each zone and describe the **general development standards** for each zone.





# 100s – Uses

- Allowed
- Limited
- Conditional Use
- Prohibited

<b>Use-Categories¶</b>	<b>CR¶</b>	<b>CM1¶</b>	<b>CM2¶</b>	<b>CM3¶</b>	<b>CE-¶</b>	<b>CX¶</b>
<b>Residential-Categories¶</b>	¶	¶	¶	¶	¶	¶
Household-Living¶	Y¶	Y¶	Y¶	Y¶	Y¶	Y¶
Group-Living¶	Y-¶	Y-¶	Y-¶	Y-¶	Y-¶	Y-¶
<b>Commercial-Categories¶</b>	¶	¶	¶	¶	¶	¶
Retail-Sales-And-Service-¶	L-[1]¶	L-[1]¶	Y¶	Y¶	Y¶	Y¶
Office¶	L-[1]¶	L-[1]¶	Y¶	Y¶	Y¶	Y¶
Quick-Vehicle-Servicing-¶	N¶	L-[1]¶	L-[1]¶	L-[1]¶	Y-¶	N-¶
Vehicle-Repair¶	N¶	N¶	Y¶	Y¶	Y-¶	L-[4]¶
Commercial-Parking-¶	N¶	N¶	L-[8]¶	L-[8]¶	Y-¶	CU-[8]¶
Self-Service-Storage¶	N¶	N¶	N¶	L-[3]¶	L-[3]¶	L-[3]¶
Commercial-Outdoor-Recreation¶	N¶	N¶	Y¶	Y¶	Y¶	Y¶
Major-Event-Entertainment¶	N¶	N¶	CU¶	CU¶	CU-¶	Y-¶
<b>Industrial-Categories¶</b>	¶	¶	¶	¶	¶	¶
Manufacturing-and-Production¶	N¶	L/CU-[2,4]¶	L/CU-[2,4]¶	L/CU-[2,4]¶	L/CU-[2,4]¶	L/CU-[2,4]¶
Warehouse-and-Freight-Movement-¶	N¶	N¶	N¶	L-[2,4]¶	L-[2,4]¶	N-¶
Wholesale-Sales¶	N¶	N¶	L-[2,4]¶	L-[2,4]¶	L-[2,4]¶	L-[2,4]¶
Industrial-Service¶	N¶	N¶	CU-[2,4]¶	CU-[2,4]¶	CU-[2,4]¶	CU-[2,4]¶
Bulk-Fossil-Fuel-Terminal¶	N¶	N¶	N¶	N¶	N¶	N¶
Railroad-Yards¶	N¶	N¶	N¶	N¶	N¶	N¶
Waste-Related¶	N¶	N¶	N¶	N¶	N¶	N¶
<b>Institutional-Categories¶</b>	¶	¶	¶	¶	¶	¶
Basic-Utilities¶	Y/CU-[7]¶	Y/CU-[7]¶	Y/CU-[7]¶	Y/CU-[7]¶	Y/CU-[7]¶	Y/CU-[7]¶
Community-Service¶	L/CU-[5]¶	L/CU-[5]¶	L/CU-[5]¶	L/CU-[5]¶	L/CU-[5]¶	L/CU-[5]¶
Parks-and-Open-Areas¶	Y¶	Y¶	Y¶	Y¶	Y¶	Y¶
Schools¶	Y¶	Y¶	Y¶	Y¶	Y¶	Y¶
Colleges¶	N¶	Y¶	Y¶	Y¶	Y¶	Y¶
Medical-Centers¶	N¶	Y¶	Y¶	Y¶	Y¶	Y¶
Religious-Institutions¶	Y¶	Y¶	Y¶	Y¶	Y¶	Y¶
Daycare-¶	Y¶	Y¶	Y¶	Y¶	Y¶	Y¶

# 100s – Development Standards

**Table 110-4  
Summary of Development Standards In Single-Dwelling Zones**

Standard	RF	R20	R10	R7	R5	R2.5
Maximum FAR - 1 total dwelling unit [1] - 2 total dwelling units [2] - 3 total dwelling units [2] - 4 or more total dwelling units (See 33.110.210 and 33.110.265)	no limit	0.4 to 1 0.5 to 1 0.6 to 1 [3] 0.7 to 1 [3]	0.4 to 1 0.5 to 1 0.6 to 1 [3] 0.7 to 1 [3]	0.4 to 1 0.5 to 1 0.6 to 1 [3] 0.7 to 1 [3]	0.5 to 1 0.6 to 1 0.7 to 1 [3] 0.8 to 1 [3]	0.7 to 1 0.8 to 1 0.9 to 1 [3] 1 to 1 [3]
Maximum Height (See 33.110.215)	30 ft.	30 ft. [3]	30 ft. [3]	30 ft. [3]	30 ft. [3]	35 ft. [3]
Minimum Setbacks - Front building setback - Side building setback - Rear building setback - Garage entrance setback (See 33.110.220)	20 ft. 10 ft. 10 ft. 18 ft.	20 ft. 10 ft. 10 ft. 18 ft.	20 ft. 10 ft. 10 ft. 18 ft.	15 ft. 5 ft. 5 ft. 18 ft.	10 ft. 5 ft. 5 ft. 18 ft.	10 ft. 5 ft. 5 ft. 18 ft.

# 200s – Additional Use and Development Regulations

- Development standards and review requirements for specific situations regardless of zone.
- Common application of regulations in this section:
  - Accessory Dwelling Units (33.205)
  - Landscaping and Screening (33.248)
  - Parking, Loading, and Transportation and Parking Demand Management (33.266)
  - Nonconforming Situations (33.258)



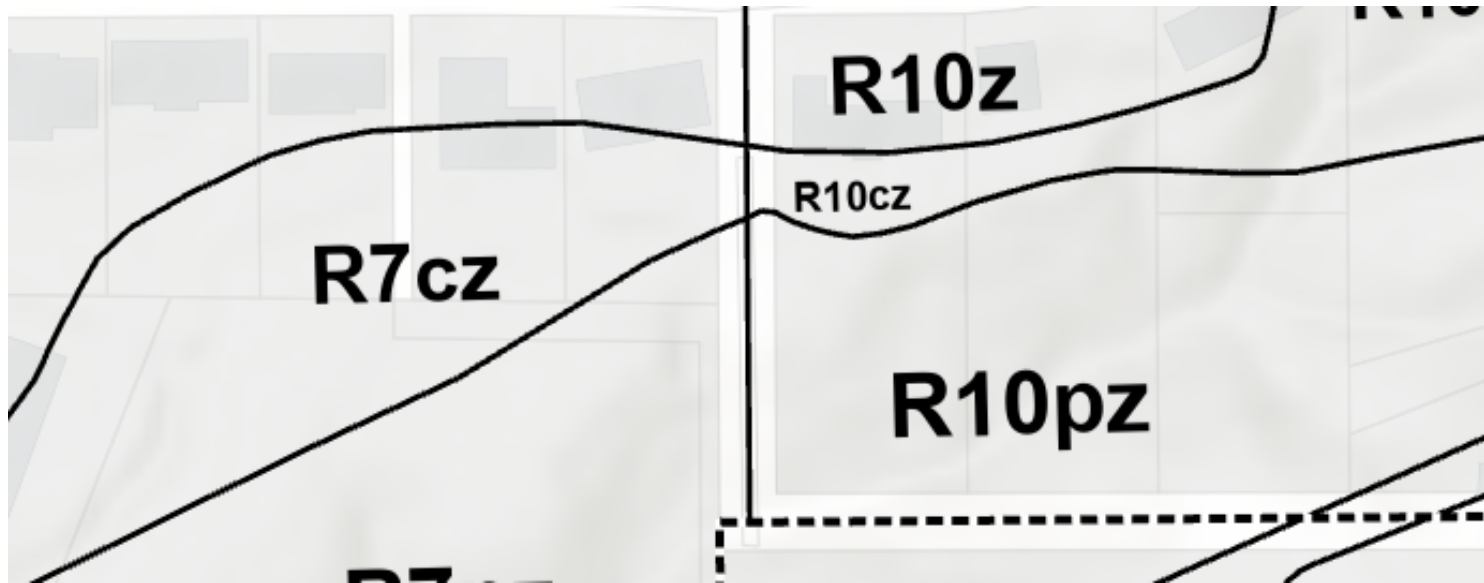


# 400s – Overlay Zones

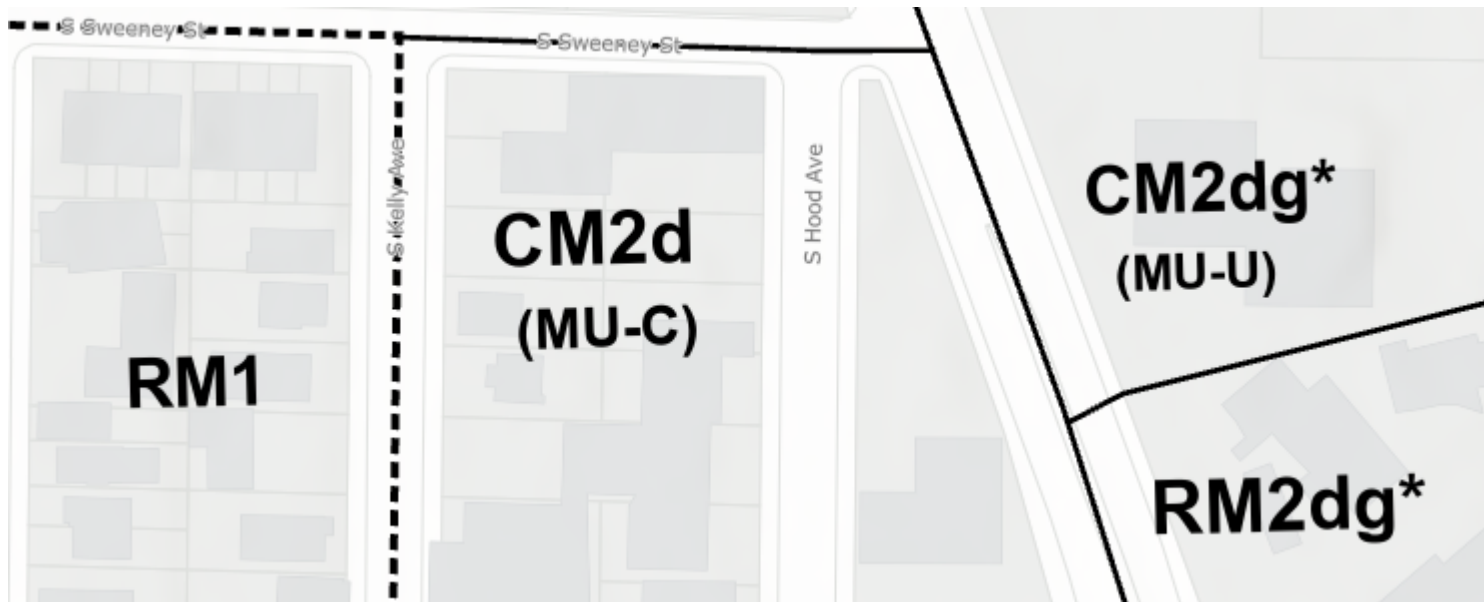
Regulations that address specific subjects that may be applicable in a variety of areas in the city. Examples:

- Environmental overlay zones (33.430)
- Design overlay zone (33.420)
- Scenic overlay zone (33.480)





**Environmental and constrained sites overlay zones (c, p, z)**



**Design and river general overlay zones (d and g\*)**

# Overlay Zones Names and Symbols

<u>Symbol</u>	<u>Full Name</u>	<u>Symbol</u>	<u>Full Name</u>
<b>h</b>	<b>Aircraft Landing</b>	<b>q</b>	<b>Greenway River Water Quality</b>
<b>b</b>	<b>Buffer</b>	<b>r</b>	<b>Greenway River Recreation</b>
<b>m</b>	<b>Centers Main Street</b>	<b>v</b>	<b>Pleasant Valley Natural Resources</b>
<b>z</b>	<b>Constrained Sites</b>	<b>x</b>	<b>Portland International Airport Noise Impact</b>
<b>d</b>	<b>Design</b>	<b>k</b>	<b>Prime Industrial</b>
<b>c</b>	<b>Environmental Conservation</b>	<b>g*</b>	<b>River General</b>
<b>p</b>	<b>Environmental Protection</b>	<b>r*</b>	<b>River Recreational</b>
<b>f</b>	<b>Future Urban</b>	<b>e</b>	<b>River Environmental</b>
<b>g</b>	<b>Greenway River General</b>	<b>s</b>	<b>Scenic Resource</b>
<b>i</b>	<b>Greenway River Industrial</b>	<b>No Symbol</b>	<b>Historic Resource Protection</b>
<b>n</b>	<b>Greenway River Natural</b>		



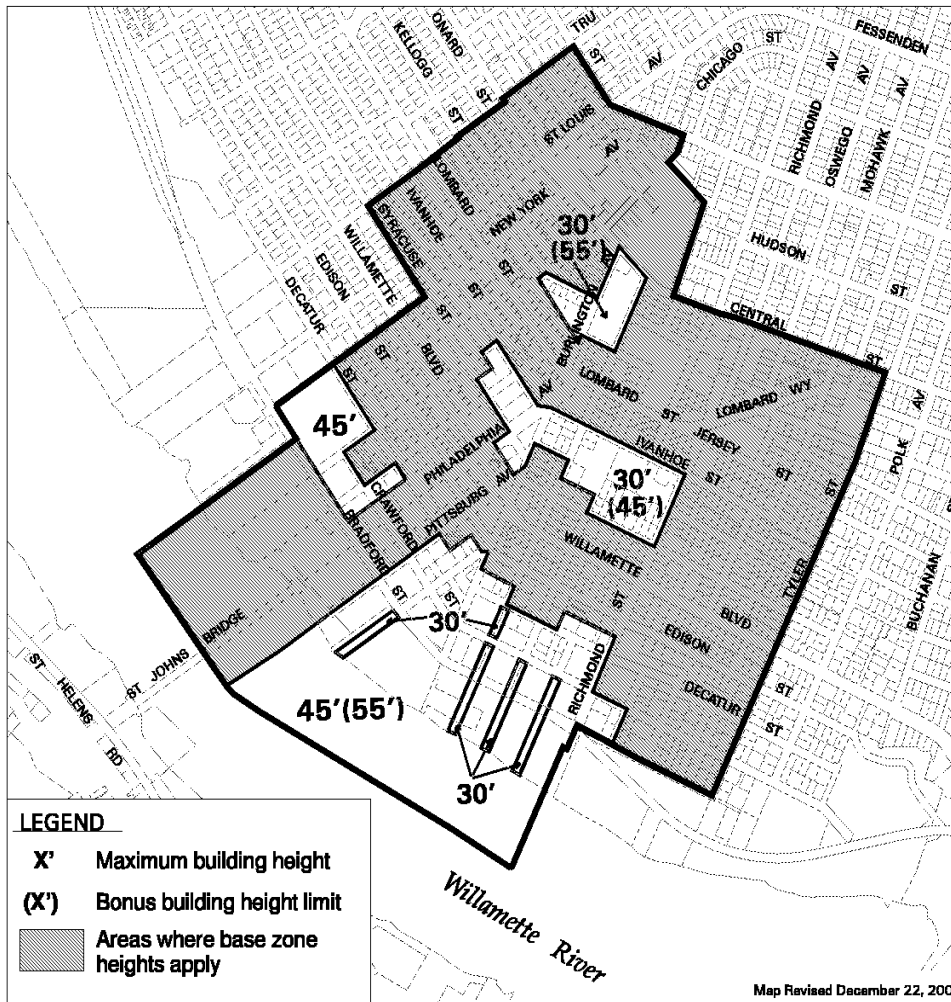
# 500s – Plan Districts

Regulations tailored to a specific areas of the city with unique characteristics.

Examples:

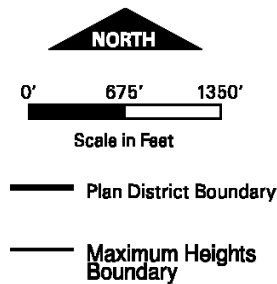
- Central City Plan District
- Gateway Plan District
- St. Johns Plan District
- West Portland Town Center





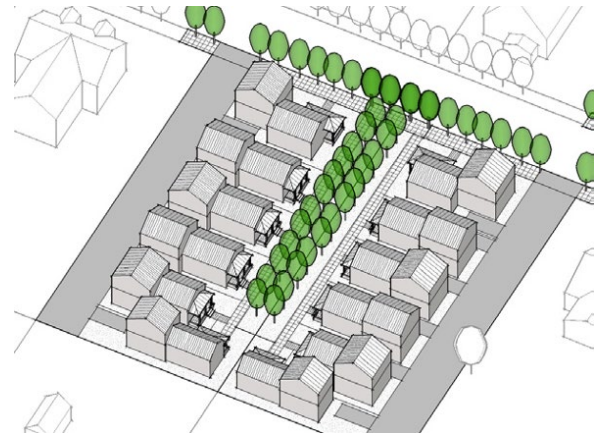
**Map 583-2**

# St Johns Plan District Maximum Heights



# 600s – Land Divisions

- Land Division regulations govern proposals for the division of land into parcels or lots.



# 700s – Code Administration and Procedures

The rules and regulations for administering the Code including:

- Rules for implementing the code, like hierarchy of regulations
- Descriptions of the different land use review procedure types
- Details concerning application requirements, staff-level processing, review bodies, public hearings and appeals.





# Procedure type for Land Use Reviews

## Procedure Types

- Type I, II, IIx, III, IV
- Procedure type determines timeline, public notice area, decision maker and appeal process
- Decision maker can be staff, a hearing body or City Council

PROCESS TYPE based on level of discretion and potential impacts	I	II	IIx	III	IV	Comprehensive Plan Map Amendment & Goal Exception
Neighborhood notice required before application		★ <sub>1</sub>	★ <sub>2</sub>	★ <sub>2</sub>		
Pre-application conference required				★	★	★
Public notice required, opportunity to comment	★	★	★	★	★	★
Notice to property owners, distance from site (in feet)	100	150	150	400	400	400
Notice to recognized organizations distance from site (in feet)	Within proximity of site	400	400	1,000	1,000	1,000
Length of comment period (in days)	30	21	30	21 <sub>3</sub>		
120-day review period applies	★	★	★	★	★	
Decision by case planner	★	★	★			
Decision by hearings body or City Council (public hearing required)				★ planner recommends to hearings body	★ City Council makes final decision	★ hearings body recommends to City Council
Estimated timeframe, (given complete application, without appeal, in months)	2 ½	2	3	4	3 ½	5
Opportunity for local appeal		★ to hearings body	★ to hearings body	★ to City Council		

1 For some design reviews

2 For land divisions, planned developments, and some design reviews

3 Comment period may be longer, as comments are accepted up to and at time of hearing.

# 800s – Land Use Reviews

- Assigns procedure types and approval criteria for the most common land use reviews, like:
  - Adjustment Review
  - Design Review
  - Conditional Use Review
  - Historic Resource Review
- Discretionary approval criteria (vs. objective standards)
- Provide opportunity for public involvement



# Approval Criteria...

- Set the bounds for the issues that must be addressed and can be considered in the review
- If all approval criteria are met, the review will be approved
- A proposal can comply with criteria with mitigation measures or limitations, which become conditions of approval
- The burden is on the applicant to show they have met the criteria

# 900s – General Terms

Provides references for understanding code language and applications of code requirements to specific situations, including:

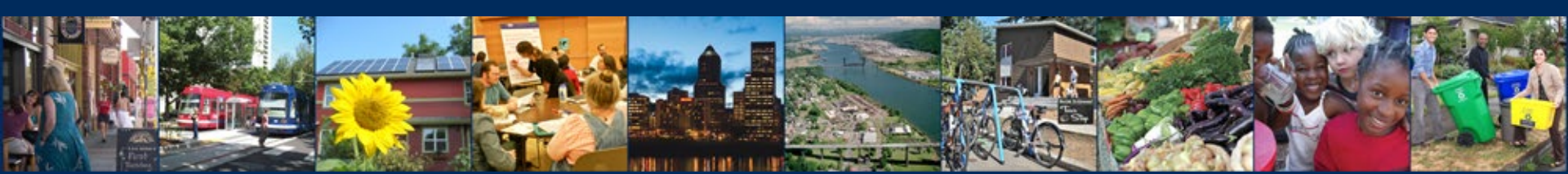
- Definitions
- Use Categories
- Measurements





## In summary...

- Comp Plan values are translated into zoning code regulations
- Zoning consists of base, overlay and plan districts
- Uses are either:
  - Allowed / Limited / Conditional / Prohibited
- Development Standards
- Prohibited vs. Not allowed
- Discretionary vs non-discretionary (clear and objective)
- Land Use Review apply approval criteria
- Procedures (Type I, II, IIx, III, IV)



# Thank you



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