



INDUSTRIAL EDGE POLICY PROJECT

May 16, 2025

Tom Armstrong

Supervising Planner
Bureau of Planning and
Sustainability

Julia Michel

Economic Planner II
Bureau of Planning and
Sustainability



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Why create new policy for the Industrial Edge?

Increasing demand for industrial land over the last decade has resulted in more impacts to residential neighborhoods along the industrial edge.

Communities living in industrial edges have cited the following impacts:

- Concentrated emissions from idling trucks
- Increased truck traffic on local roads
- Increased urban heat island effects
- Prolonged noise due to extended hours of operation



Project Purpose Statement

This project will address and minimize to the extent feasible the impacts of industrial uses on nearby residential areas.

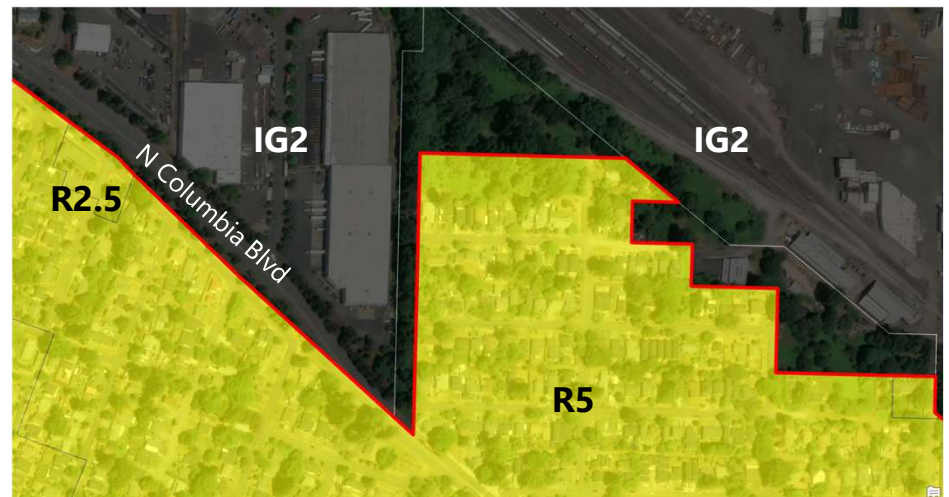
Through this effort, the City will explore clear, objective development standards to improve compatibility between industrial and residential uses and better protect community health and livability.

What is the Industrial Edge?

'Industrial Edge' describes areas in the city where industrial zoning abuts residential zoning, siting often incompatible uses near each other.

Zones* that allow Industrial Uses	Zones* that Allow Residential Uses
EG1, EG2, IG1, IG2, IH	RF, R20, R10, R7, R5, R2.5, RM1, RM2, RM3, RM4, RX, RMP, CR, CM1, CM2, CM3, CE, CX

**These are preliminary lists of zones being considered*



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Where is the Industrial Edge?

**68 miles of
industrial edge**

May 5, 2023

City of Portland ||
Bureau of Planning and Sustainability ||
Geographic Information Systems

**Employment Zones
Neighboring Residential
Zones & Residential
Zones Neighboring
Industrial Zones**

Legend

- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- 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)
- Commercial Residential (CR)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Residential and Employment Zone Edge 1/4 Mile Buffer

The information on this map was derived from City of Portland data. The City of Portland makes no warranty as to the accuracy, completeness, or timeliness of the information, and the user assumes all responsibility for any errors, omissions, or damages.

The City of Portland makes no warranty as to the accuracy, completeness, or timeliness of the information, and the user assumes all responsibility for any errors, omissions, or damages.

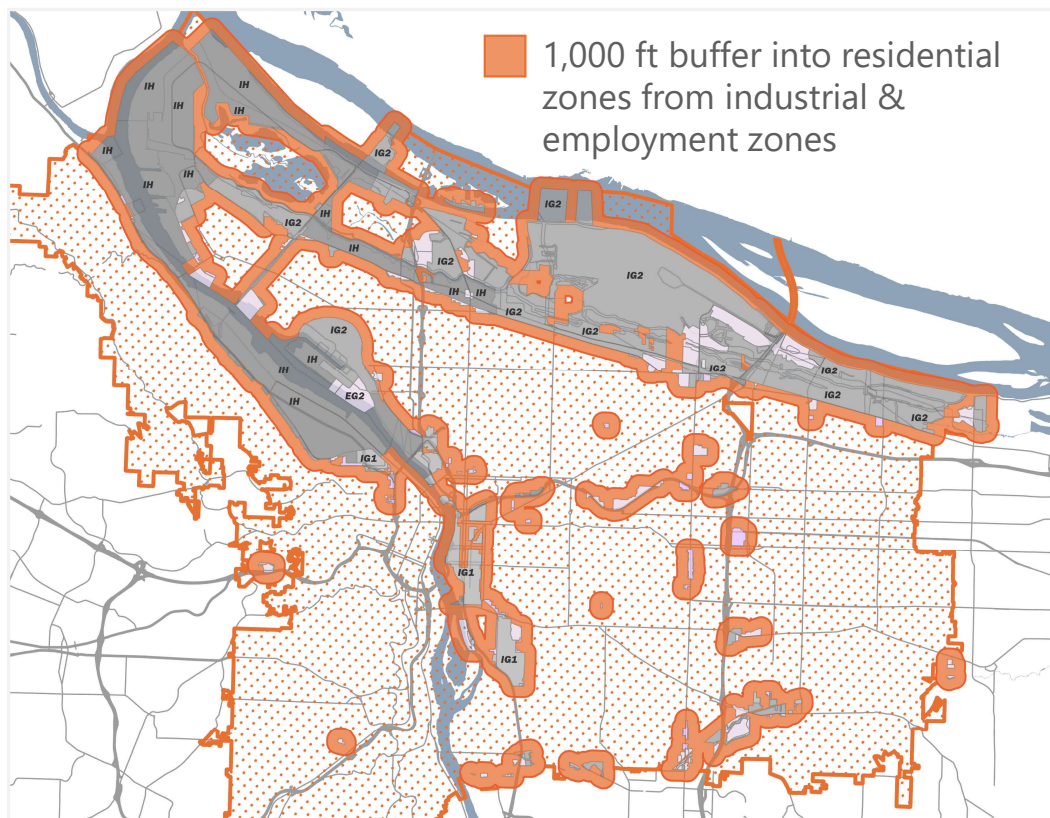
NORTH
0 0.5 1 Miles



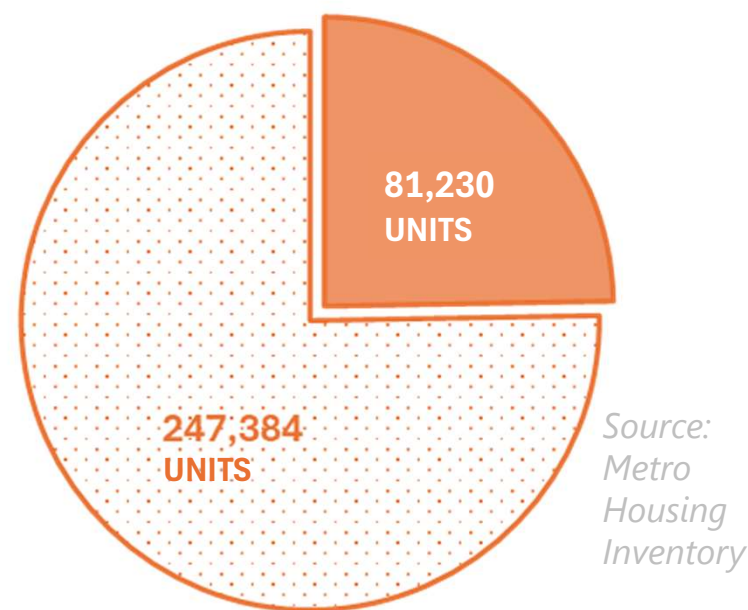
**THE BUREAU OF PLANNING
& SUSTAINABILITY**

Who is impacted?

Within 1,000 feet of industrial or employment zones



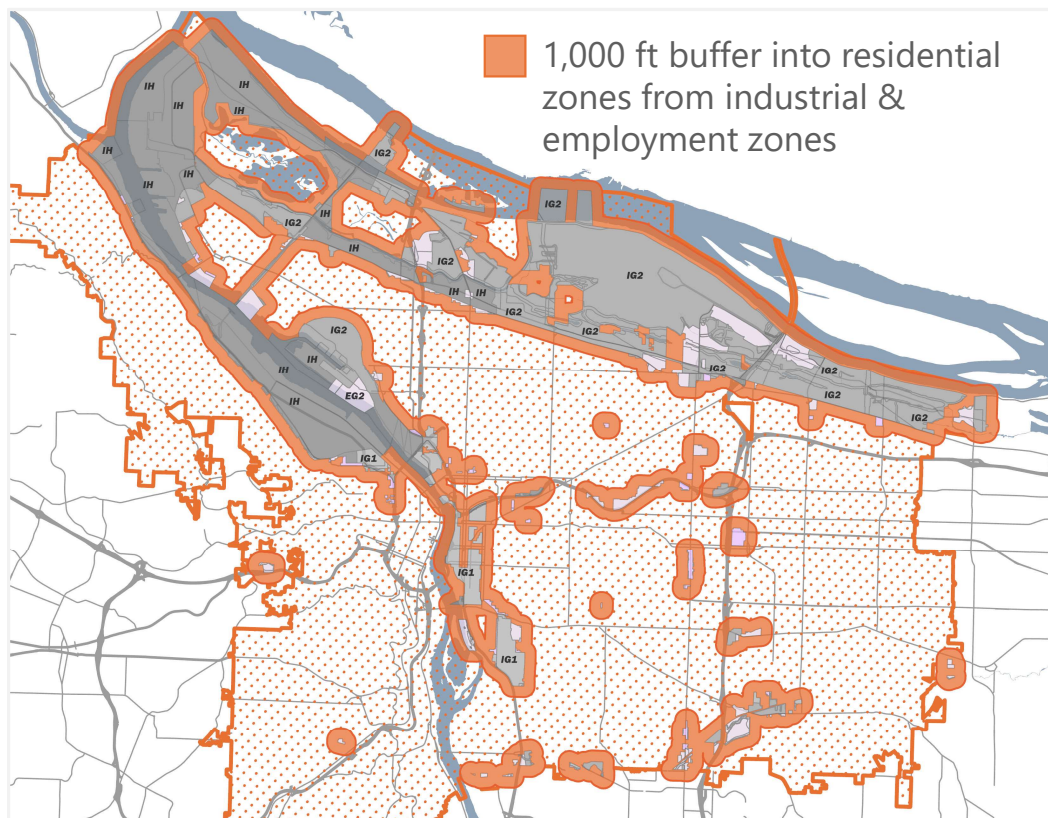
~25% of Portland housing units are within 1,000 feet of an industrial or employment zone.



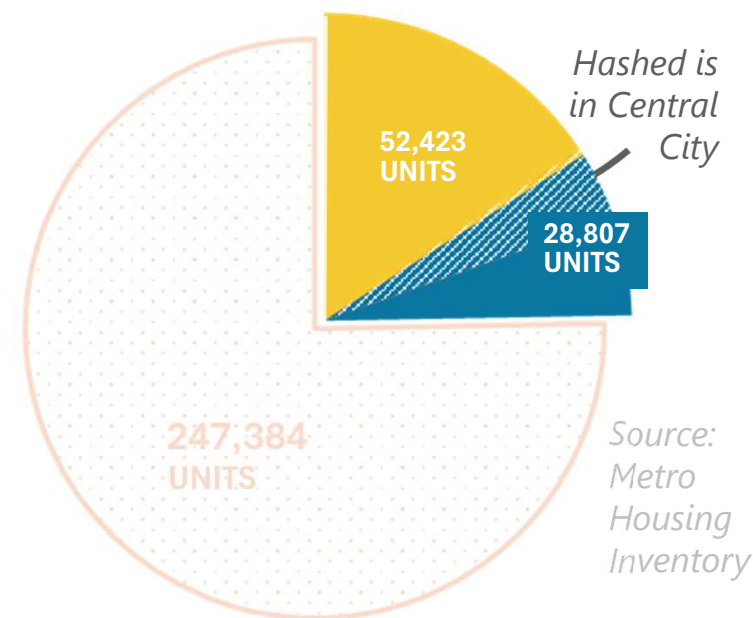
- Units within 1,000 ft
- Units outside 1,000 ft

Who is impacted?

Within 1,000 feet of industrial or employment zones



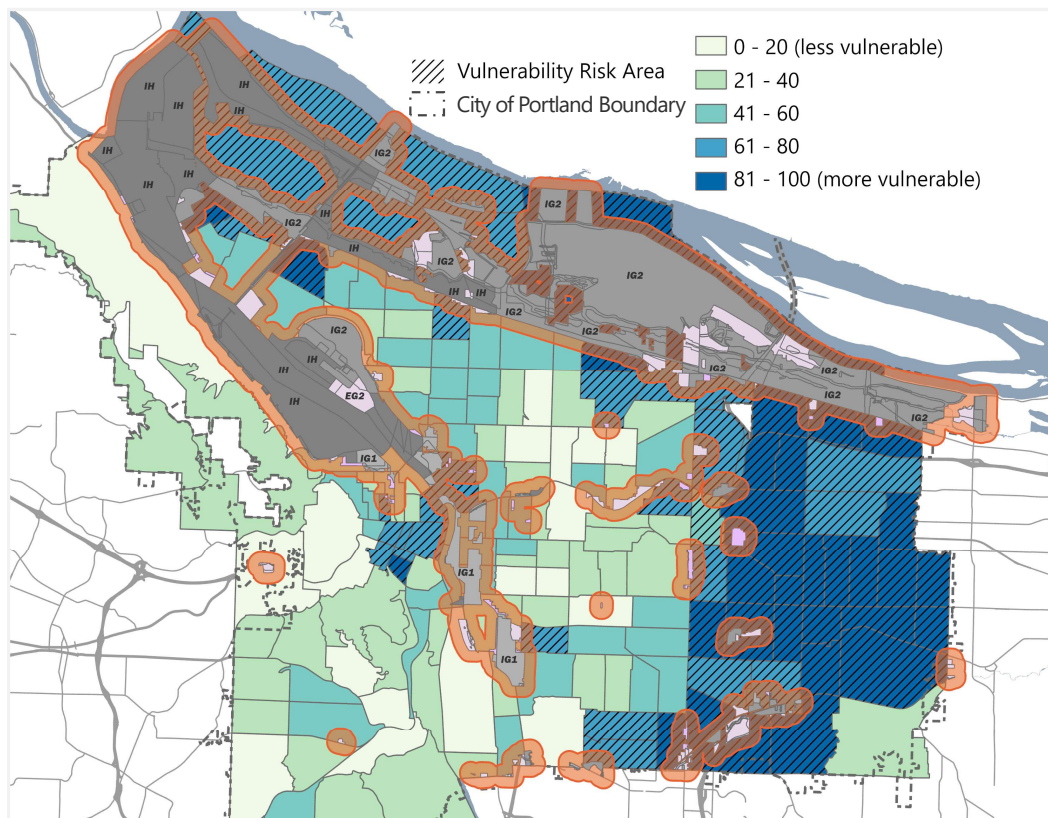
Of units within 1,000 feet of industrial or employment zones, **close to two-thirds of units are located in residential zones.**



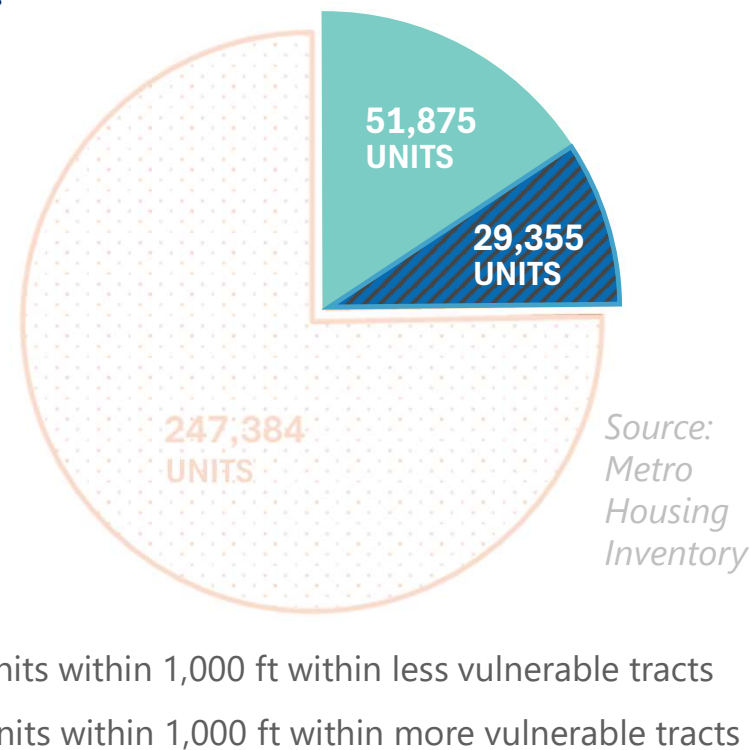
- Units in Residential Zones
- Units in Mixed Use Zones

Who is impacted?

Within 1,000 feet of industrial or employment zones



Of units within 1,000 feet of industrial or employment zones, **one-third of units are in an economically vulnerable census tract.**



THE BUREAU OF
PLANNING &
SUSTAINABILITY

Policy Considerations

1. What properties would qualify?

- What zones or uses qualify a property?
- Based on proximity to residential zones or sensitive uses or both?
- Based on distance or adjacency?
- Are there areas or properties that are exempt?
 - Based on building size?
 - Based on lot size?
 - Based on # of loading docks?

Adjacent to Use



Within A Distance of Zone

Policy Considerations

2. If a property qualifies, what standards and regulations apply?

- Are uses limited or prohibited?
- If limited, what is being regulated?
- What regulations apply to properties adjacent to residential vs properties within a distance of residential?
 - a) Setbacks (adjacent)
 - b) Landscape buffers (adjacent)
 - c) Screening (adjacent)
 - d) Site Circulation Plan (adjacent)
 - e) Access Points (adjacent & distance)
 - f) Hours of Operation (adjacent & distance)
 - g) Off-site impacts (adjacent & distance)

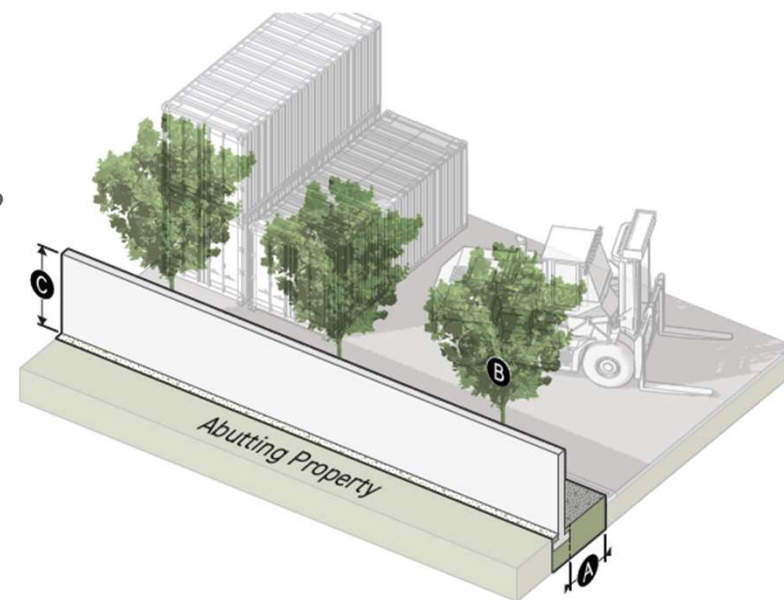
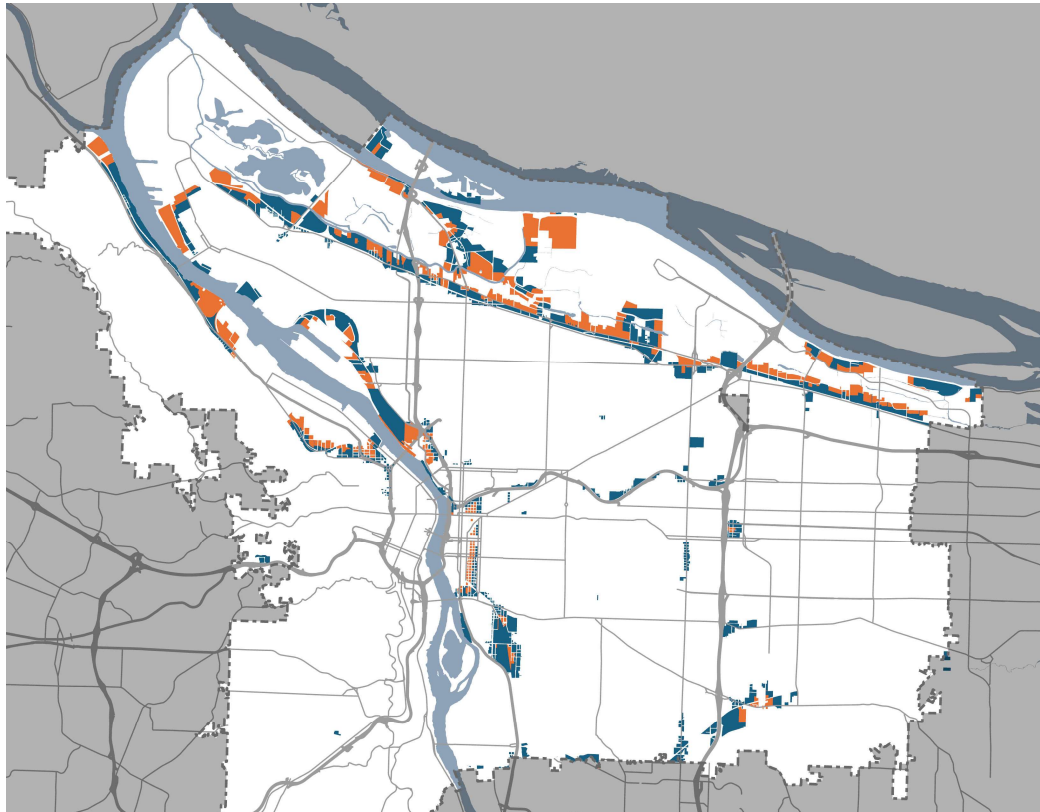


Diagram from Los Angeles' new code, showing screening and landscape buffer standards for industrial uses adjacent to lower-intensity or sensitive uses.



Who is impacted by new policy?

Industrial lots within 500 ft and 1,000 ft buffer of residential zones



- Industrial lots within 500 ft of residential zones
- Industrial lots within 1,000 ft of residential zones
- City of Portland Boundary



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Who is impacted?

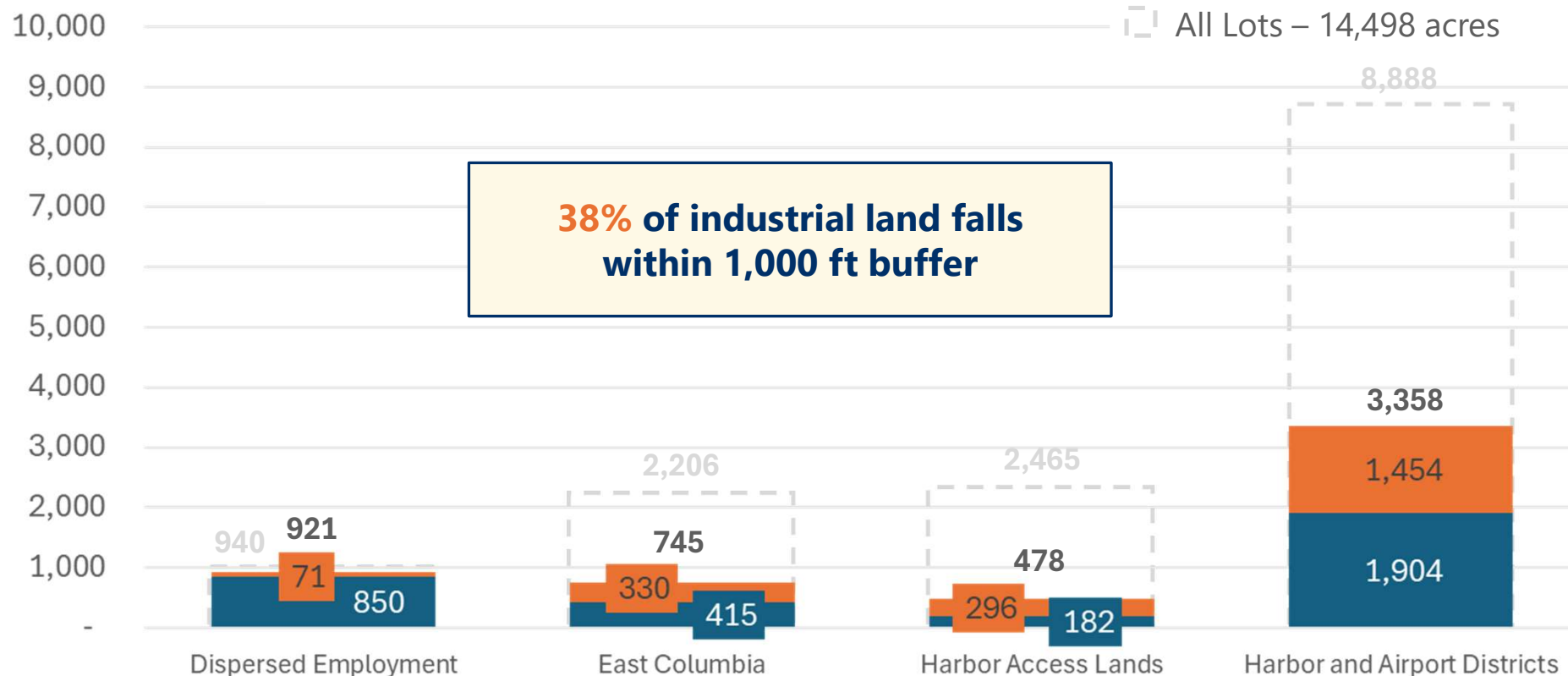
Industrial lots within 500 ft and 1,000 ft buffer of residential zones

Gross Acres of Industrial Lots

1,000 ft – 5,502 acres

500 ft – 3,351 acres

All Lots – 14,498 acres



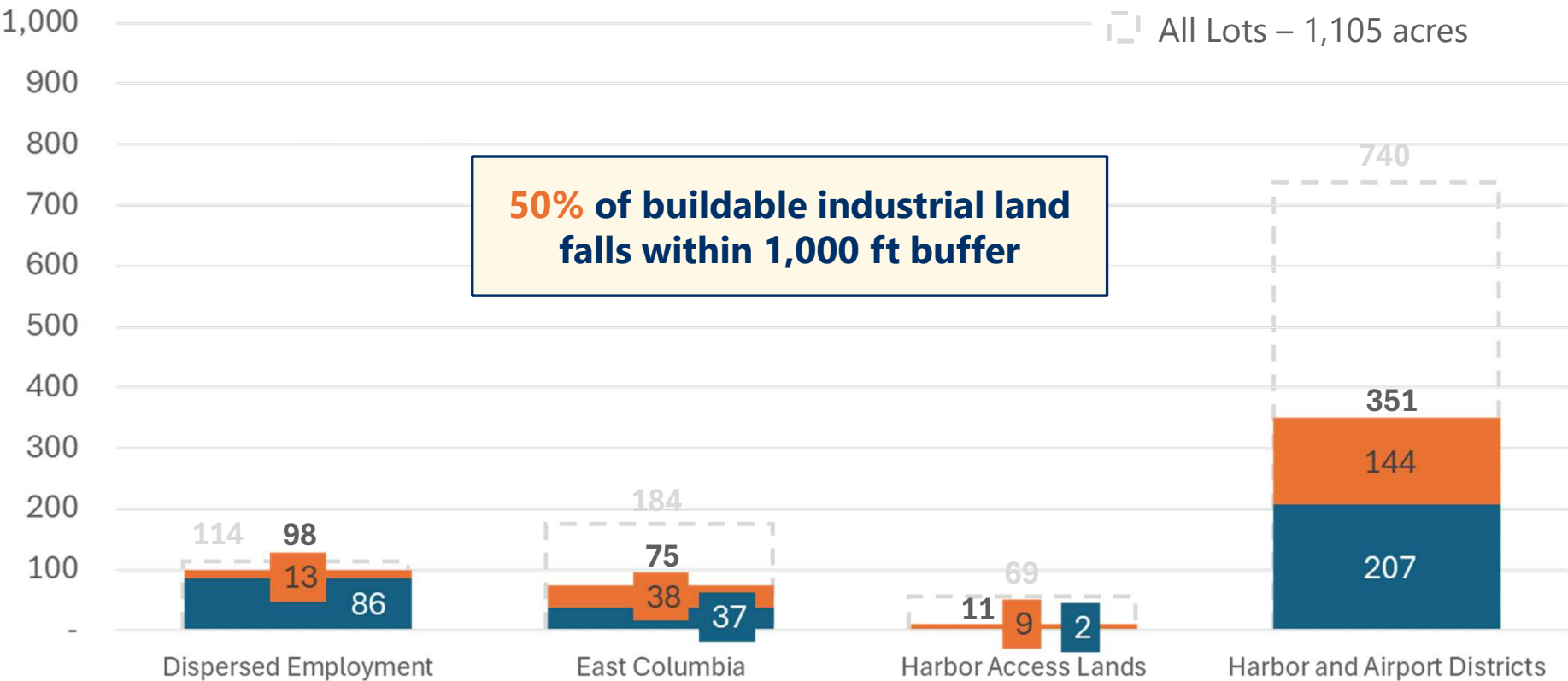
THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Who is impacted?

Industrial lots within 500 ft and 1,000 ft buffer of residential zones

Buildable Acres

- 1,000 ft – 534 acres
- 500 ft – 332 acres
- All Lots – 1,105 acres



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

EOA Accounting

1. Account for future adoption so that the EOA does not need to be updated when future regulations are adopted.
2. Buildable Land Inventory includes a constraint factor to represent the impact of future regulations.
3. The EOA scenarios will analyze the impact of 500 and 1,000 foot buffers.

Next Steps

1. Incorporate preliminary assumptions of industrial edge policy impacts into the Economic Opportunity Analysis (EOA).
2. Engage in a specific zoning code amendment project to explore and adopt standards and regulations that aim to protect communities from impacts in the industrial edge.