



Land Division

INFORMATION GUIDE

Density & Lot Dimensions in Commercial/Mixed Use, Campus Institutional, Employment, & Industrial Zones, Ch. 33.613, 33.614, & 33.615

Lot dimension requirements in C, CI, E and I zones

Lots created through a land division must comply with the dimensional standards for the zone in which the site is located. The following lot dimension standards apply in Commercial/Mixed Use, Campus Institutional, Employment and Industrial Zones:

Minimum front lot line - This standard regulates the amount of frontage that a lot has on a street. If the lot is on a corner, the front lot line is the shorter of the two lot lines that abut a street. If the two lot lines are the same length, the applicant may choose the front lot line.

Minimum lot area – Lots may vary in size provided they comply with the minimum lot area standard.

Minimum dimension – Lots must be of a size and shape so that a square measuring the specified dimensions can be placed totally within the lot.

Commercial/Mixed Use and Campus Institutional zones – Zoning Code Chapter 33.613

- Minimum front lot line: 10 feet. However, additional street frontage may be required to meet parking, landscaping and pedestrian circulation standards.
- No minimum lot area, width or depth standards.
- Lots must be of a size, shape and orientation that is appropriate for the location of the land division and for the type of development and use that is contemplated.
- Minimum Density in CM2 and CM3 Zones: Minimum density applies to new development when at least one dwelling unit is proposed (33.130.207). Land within an Environmental zone may be subtracted from the calculation of minimum density. Minimum density requirements are as follows: CM2, 1 unit per 1,450 square feet of site area; CM3, 1 unit per 1,000 square feet of site area.

Employment zones – Zoning Code Chapter 33.614

Lot dimension standards in Employment Zones are based on the zone in which the proposal is located and the number of lots proposed. Use the tables below to determine the lot area and dimension standards for a particular proposal.

Lot Dimension Standards in Employment Zones Summary of Zoning Code section 33.614.100.A		
	Standard A	Standard B
EG1	N/A	100% of lots must meet
EG2 – 10 or more lots	80% of lots must meet	20% of lots must meet
EG2 – less than 10 lots	All but one lot must meet	One lot <i>may</i> meet
EX	Each lot must have a front lot line that is at least 10 feet long	

Table 614-1 Minimum Lot Size and Dimension in Employment Zones			
	Minimum Lot Area	Minimum Dimension	Minimum Front Lot Line
Standard A	20,000 sq. ft.	100 ft. x 100 ft.	35 ft.
Standard B	10,000 sq. ft.	75 ft. x 75 ft.	35 ft.

Industrial zones – Zoning Code Chapter 33.615

Lot dimension standards in industrial zones are based on the zone in which the proposal is located and the number of lots proposed. Use the tables below to determine the lot area and dimension standards for a particular proposal.

Lot Dimension Standards in Industrial Zones Summary of Zoning Code section 33.615.100.A		
	Standard A (from Table 615-1)	Standard B (from Table 615-1)
IG1		100% of lots must meet
IG2 & IH – 10 or more lots	80% of lots must meet	20% of lots must meet or more lots
IG2 & IH – less than 10 lots	All but one lot must meet	One lot may meet

Table 615-1 Minimum Lot Size and Dimension in Industrial Zones			
	Minimum Lot Area	Minimum Dimension	Minimum Front Lot Line
Standard A	40,000 sq. ft.	150 ft. x 150 ft.	35 ft.
Standard B	10,000 sq. ft.	75 ft. x 75 ft.	35 ft.

Additional Regulations for sites larger than 50 acres

- At least one lot must be at least 50 acres after the land division; or
- A land division may result in lots less than 50 acres if:
 - The land division site includes existing buildings and exterior improvements that cover more than 40% of the site and currently have an allowed industrial use in the zone;
 - The proposed configuration of lots is necessary to provide a public facility or service; or
 - The proposed configuration of lots is necessary to protect a natural resource or to implement a Oregon Department of Environmental Quality (DEQ) remediation plan, described in OR 465.225

Exceptions to lot dimension standards in the employment and industrial zones

Zoning Code sections 33.614.200 & 33.615.200

Land under an existing buildings may be divided when the ownership of the existing building is also being divided. There are no minimum lot sizes in these cases. However, all Zoning Code development standards must be met.

Frequently Asked Questions

Q Can I request an Adjustment to lot dimension standards?

A Yes. Adjustments to lot dimension standards may be requested for sites in the Commercial, Employment and Industrial Zones. See Zoning Code chapter 33.805, Adjustments and discuss your proposal with a planner through a 15 minute appointment or Early Assistance appointment.

For more information, call Planning and Zoning staff at 503-823-7300 or schedule a 15-minute appointment at www.portland.gov/ppd/15-min.

Current Zoning Code is available at www.portland.gov/code/33.

All information is subject to change.

