

# Table of Contents

Chapter Number	Page Number
<b>Introduction</b>	
How to Use This Document	i
10 Legal Framework and Relationships	10-1
<b>Base Zones</b>	
100 Open Space Zone	100-1
110 Single-Dwelling Residential Zones	110-1
120 Multi-Dwelling Residential Zones	120-1
130 Commercial/Mixed Use Zones	130-1
140 Employment and Industrial Zones	140-1
150 Campus Institutional Zones	150-1
<b>Additional Use and Development Regulations</b>	
203 Accessory Home Occupations	203-1
205 Accessory Dwelling Units	205-1
207 Accessory Short-Term Rentals	207-1
209 Aviation	209-1
218 Community Design Standards	218-1
219 Convenience Stores	219-1
224 Drive-Through Facilities	224-1
229 Elderly and Disabled High Density Housing	229-1
236 Floating Structures	236-1
237 Food Production and Distribution	237-1
243 Helicopter Landing Facilities	243-1
245 Inclusionary Housing	245-1
248 Landscaping and Screening	248-1
251 Manufactured Housing and Manufactured Dwelling Parks	251-1
253 Middle Housing Land Division Sites	253-1
254 Mining and Waste-Related	254-1
258 Nonconforming Situations	258-1
260 Occupied Recreational Vehicle	260-1
262 Off-Site Impacts	262-1
266 Parking and Loading	266-1
270 Planned Developments	270-1

272	Major Public Trails	272-1
274	Radio Frequency Transmission Facilities	274-1
279	Recreational Fields for Organized Sports	279-1
281	Schools and School Sites	281-1
284	Self-Service Storage	284-1
285	Short Term, Mass, and Outdoor Shelters	285-1
288	Special Street Setbacks	288-1
293	Superblocks	293-1
296	Temporary Activities	296-1
299	Wind Turbines	299-1

### **Overlay Zones**

400	Aircraft Landing Overlay Zone	400-1
410	Buffer Zone	410-1
415	Centers Main Street Overlay Zone	415-1
418	Constrained Sites Overlay Zone	418-1
420	Design Overlay Zone	420-1
430	Environmental Zones	430-1
435	Future Urban Zone	435-1
440	Greenway Overlay Zones	440-1
445	Historic Resource Overlay Zone	445-1
465	Pleasant Valley Natural Resources Overlay Zone	465-1
470	Portland International Airport Noise Impact Zone	470-1
471	Prime Industrial Overlay Zone	471-1
475	River Overlay Zones	475-1
480	Scenic Resource Zone	480-1

### **Plan Districts**

500	Plan Districts In General	500-1
505	Albina Community Plan District	505-1
508	Cascade Station/Portland International Center (CS/PIC) Plan District	508-1
510	Central City Plan District	510-1
515	Columbia South Shore Plan District	515-1
520	Division Street Plan District	520-1
521	East Corridor Plan District	521-1
526	Gateway Plan District	525-1
530	Glendoveer Plan District	530-1

531	Guild's Lake Industrial Sanctuary Plan District	531-1
532	Hayden Island Plan District	532-1
533	Healy Heights Plan District	533-1
534	Hillsdale Plan District	534-1
536	Hollywood Plan District	536-1
537	Johnson Creek Basin Plan District	537-1
538	Kenton Plan District	538-1
540	Laurelhurst-Eastmoreland Plan District	540-1
545	Lombard Street Plan District	545-1
550	Macadam Plan District	550-1
555	Marquam Hill Plan District	555-1
560	North Cully Plan District	560-1
561	North Interstate Plan District	561-1
562	Northwest Plan District	562-1
563	Northwest Hills Plan District	563-1
564	Pleasant Valley Plan District	564-1
565	Portland International Airport Plan District	565-1
566	Portland International Raceway Plan District	566-1
567	Powell Boulevard Plan District	567-1
570	Rocky Butte Plan District	570-1
575	Sandy Boulevard Plan District	575-1
580	South Auditorium Plan District	580-1
583	St. Johns Plan District	583-1
585	Swan Island Plan District	585-1
595	West Portland Multicultural Plan District	595-1

#### **Land Divisions and Planned Developments**

605	Lots in the Open Space Zone	605-1
610	Lots in RF through R5 Zones	610-1
611	Lots in the R2.5 Zone	611-1
612	Lots in Multi-Dwelling Zones	612-1
613	Lots in Commercial/Mixed Use Zones	613-1
614	Lots in Employment Zones	614-1
615	Lots in Industrial Zones	615-1
630	Tree Preservation	630-1
631	Sites in Special Flood Hazard Areas	631-1

632	Sites in Potential Landslide Hazard Areas	632-1
633	Phased Plans and Staged Final Plats	633-1
634	Required Recreation Area	634-1
635	Clearing and Grading and Land Suitability	635-1
636	Tracts and Easements	636-1
639	Solar Access	639-1
640	Streams, Springs, and Seeps	640-1
641	Transportation Impact	641-1
642	Land Divisions of Manufactured Dwelling Parks	642-1
643	Middle Housing Land Division	643-1
651	Water Service	651-1
652	Sanitary Sewer Disposal Service	652-1
653	Stormwater Management	653-1
654	Rights-of-Way	654-1
655	School District Enrollment Capacity	655-1
660	Review in OS, R, & IR Zones	660-1
662	Review of Land Divisions in CI, Commercial/Mixed Use, Employment, and Industrial Zones	662-1
663	Final Plats	663-1
664	Review on Large Sites in I Zones	664-1
668	Review of Changes to an Approved Planned Unit Development	668-1
669	Review of Changes to an Approved Industrial Park	669-1
670	Review of Land Divisions of Manufactured Dwelling Parks	670-1
671	Review of Middle Housing Land Divisions	671-1
675	Replat	675-1
676	Lot Confirmation	676-1
677	Property Line Adjustments	677-1
<b>Administration and Procedures</b>		
700	Administration and Enforcement	700-1
710	Review Bodies	710-1
720	Assignment of Review Bodies	720-1
730	Quasi-Judicial Procedures	730-1
740	Legislative Procedure	740-1
750	Fees	750-1




**Land Use Reviews**



800	General Information on Land Use Reviews	800-1
805	Adjustments	805-1
806	Airport Reviews	806-1
808	Central City Parking Review	808-1
809	Comprehensive Natural Resource Plans	809-1
810	Comprehensive Plan Map Amendments	810-1
815	Conditional Uses	815-1
820	Conditional Use Master Plans	820-1
825	Design Review	825-1
833	Gateway Master Plan Review	833-1
835	Goal, Policy, and Regulation Amendments	835-1
846	Historic Resource Reviews	846-1
848	Impact Mitigation Plans	848-1
849	Marquam Hill Parking Review	849-1
850	Statewide Planning Goal Exceptions	850-1
851	South Waterfront Greenway Review	851-1
852	Transportation Impact Review	852-1
853	Tree Review	853-1
854	Planned Development Review	854-1
855	Zoning Map Amendments	855-1
865	River Review	865-1

**General Terms**

900	List of Terms	900-1
910	Definitions	910-1
920	Descriptions of the Use Categories	920-1
930	Measurements	930-1

## Index of Symbols on the Official Zoning Maps

	Symbol	Full Name	Chapter
Base Zones	CE	Commercial Employment	33.130
	CI1	Campus Institutional 1	33.150
	CI2	Campus Institutional 2	33.150
	CR	Commercial Residential	33.130
	CM1	Commercial/Mixed Use 1	33.130
	CM2	Commercial/Mixed Use 2	33.130
	CM3	Commercial/Mixed Use 3	33.130
	CX	Central Commercial	33.130
	EG1	General Employment 1	33.140
	EG2	General Employment 2	33.140
	EX	Central Employment	33.140
	IG1	General Industrial 1	33.140
	IG2	General Industrial 2	33.140
	IH	Heavy Industrial	33.140
	IR	Institutional Residential	33.150
	OS	Open Space	33.100
	R2.5	Residential 2,500	33.110
	R5	Residential 5,000	33.110
	R7	Residential 7,000	33.110
	R10	Residential 10,000	33.110
	R20	Residential 20,000	33.110
	RF	Residential Farm/Forest	33.110
	RM1	Residential Multi-Dwelling 1	33.120
	RM2	Residential Multi-Dwelling 2	33.120
	RM3	Residential Multi-Dwelling 3	33.120
	RM4	Residential Multi-Dwelling 4	33.120
	RMP	Residential Manufactured Dwelling Park	33.120
	RX	Central Residential	33.120
Overlay Zones	b	Buffer Overlay Zone	33.410
	c or 	Environmental Conservation Overlay Zone	33.430
	d	Design Overlay Zone	33.420
	e	River Environmental Overlay Zone	33.475
	f	Future Urban overlay zone	33.435
	g	River general overlay zone	33.440
	g*	River general overlay zone	33.475
	h	Aircraft Landing overlay zone	33.400
	i	River Industrial Overlay Zone	33.440
	k	Prime Industrial Overlay Zone	33.471
	m	Centers Main Street Overlay Zone	33.415
	n	River Natural Overlay Zone	33.440
	p or 	Environmental Protection Overlay Zone	33.430
	q	River Water Quality Overlay Zone	33.440
	r	River Recreational Overlay Zone	33.440
	r*	River Recreational overlay zone	33.473
	s	Scenic Resource Overlay Zone	33.480
	v or 	Pleasant Valley Natural Resources Overlay Zone	33.465
	x	Portland International Airport Noise Impact Overlay Zone	33.470
	z	Constrained Sites Overlay Zone	33.418

Special	(XX)	Comprehensive Plan Map Designation	Comp. Plan
	• • • • •	Areas of difference between current zoning and Comprehensive Plan Map Designation	All
		Plan Districts	33.500s
		Historic and Conservation Districts	33.445
		Natural Resource Management Plans	NRMP documents
	★ ★ ★	Major Public Trails	33.272
	●	Historic Landmarks	33.445
	▲	Conservation Landmarks	33.445

