

APPENDIX B

Portland Harbor Land Use Map Development

Development of a Land Use Map for Portland Harbor

City of Portland (City) zoning regulates general land use patterns for development in the City and can be used as a rough surrogate for evaluating land use. Properties in the City are mapped with zoning designations grouped into the general categories of single- and multi-dwelling residential, commercial, employment, industrial, and open space. In order to develop a current map of land use within the Portland Harbor Study Area (Study Area), the City's Bureau of Environmental Service (BES) first assigned each zoning class a land use specification in accordance with Table 1.

Table 1. Generalized Land Use Designations Based on Zoning Codes		
General Land Use Code	Detailed Zoning Code	Zoning Description
IND (Heavy Industrial)	IH	Heavy Industrial
LIND (Light Industrial)	IG1 IG2	General Industrial 1 General Industrial 1
GE (General Employment)	EG1 EG2 EX	General Employment 1 General Employment 2 Central Employment
COM (Commercial)	CG CN1 CN2 CS CM CO1 CO2 CX	General Commercial Neighborhood Commercial 1 Neighborhood Commercial Storefront Commercial Mixed Residential/ Commercial Office Commercial 1 Office Commercial 1 Central Commercial
RES (Residential)	R10 R7 R5 R3 R2.5 R1 RX RH IR	Residential 10,000 sq ft lots Residential 7,000 sq ft lots Residential 5,000 sq ft lots Residential 3,000 sq ft lots Residential 2,500 sq ft lots Residential 1,000 sq ft lots Central Residential High Density Residential Institutional Residential
POS (Parks and Open Space)	OS RF R20 RUR	Open Space Residential Farming Residential 20,000 sq ft lots Rural (Multnomah County zoning code)

Note:

sq ft = square-foot

Complete descriptions of the detailed zoning codes are located in Title 33 of the City Code¹, which sets development, density, and design standards for new development and property alterations. Residential, commercial, and open space zoning classifications are self-explanatory; general explanations of the employment and industrial zones are as follows.

- *General Employment Zones*: These zones allow a range of employment opportunities with the intent to promote viable and attractive industrial/commercial areas. Although the emphasis is on industrial and industrial-support uses, the zones also allow new development that is similar in character to existing development and allow for non-industrial uses within industrial areas. Within the Portland Harbor area, this zoning category is sometimes used to allow an area to transform to a less industrial nature (e.g., redevelopment of the Pearl District).
- *Industrial Zones*: These zones are intended to restrict areas designated as industrial sanctuaries to industrial development. General Industrial zones include some restrictions on the types of allowable industrial operations, while the Heavy Industrial zone allows for all kinds of industries, including those not desirable in other zones due to objectionable impacts or appearance.

As a second step for developing a current map of Study Area land use, BES used additional overlays to improve the accuracy of the information and to refine the map, as follows.

1. To reflect land use at properties that are managed by public entities as conservation or natural areas but are not zoned as Parks and Open Space, BES used data from Metro and BES to adjust the land use in these areas.²
2. Major Transportation (i.e., freeways and highways) land use is not designated through zoning but is a land use category that is important for stormwater evaluation. To reflect Major Transportation land use, BES used the area delineated as Oregon Department of Transportation (ODOT) right-of-way.³

Lastly, as a final step to develop the map, zoning classifications that extend over the actual river area were removed. This step facilitates the calculation of land use acreages in the upland portion of the Study Area.

¹ Portland Code Title 33 descriptions of land use zoning at <http://www.portlandoregon.gov/bps/34560>

² Metro's Outdoor Recreation and Conservation Areas GIS layer and a delineation of the properties acquired by the City for the Baltimore Woods natural area corridor.

³ Delineated using information from ODOT by the BES municipal stormwater program. Delineation typically includes the developed and undeveloped portions of the right-of-way. In some cases the delineation includes undeveloped areas adjacent to ODOT rights-of-way that are not actually being used for Major Transportation (e.g., land purchased by ODOT near onramps, but not used).

When using zoning as a surrogate for land use, consideration is needed of areas where actual land use does not match zoning for a variety of possible reasons. For example, commercial zones can contain residential properties that were built before this type of regulation existed or industrial-zoned land may be undeveloped. There also are processes that allow new development to occur at variance with current zoning. For the purpose of this *Municipal Stormwater Source Control Report for Portland Harbor*, the land use information provides a general sense of land use within the hydroboundary but should not be used as definitive source of information regarding land use at the individual property scale.