



CITY OF PORTLAND, OREGON BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandonline.com/bds



Planned Development Approval Criteria

Approval criteria are the criteria by which your application is judged to determine whether or not it should be approved. It is the applicant's responsibility to explain how **all** of the relevant approval criteria for the proposal are met in a written narrative submitted with the application. If a particular criterion is not applicable to your proposal, explain why it does not apply. There are both general criteria that apply to all proposals and more specific criteria geared toward proposals with certain characteristics.

Planned Developments that do not include a land division must also address the criteria in Section 33.665.340, Proposals Without a Land Division. These criteria are not included in this handout, but can be found in the Zoning Code, available online at www.portlandonline.com/zoningcode.

Section 1 - All Planned Developments

33.665.310 Approval Criteria for Planned Developments in All Zones

Configure the site and design development to:

- A.** Visually integrate with both the natural and built features of the site and the natural and built features of the surrounding area. Aspects to be considered include:
1. Orienting the site and development to the public realm, while limiting less active uses of the site such as parking and storage areas along the public realm;
 2. Preservation of natural features on the site, such as stands of trees, water features or topographical elements;
 3. Inclusion of architectural features that complement positive characteristics of surrounding development, such as similar building scale and style, building materials, setbacks, and landscaping;
 4. Mitigation of differences in appearance through means such as setbacks, screening, landscaping, and other design features;
 5. Minimizing potential negative effects on surrounding residential uses; and
 6. Preservation of any City-designated scenic resources; and
- City designated scenic resources are present if your property is in a scenic overlay zone, which is identified on the Zoning map with an "s". For example, the zone may be "R7s".*
- B.** Provision of adequate open area on sites zoned RF through R2.5 where proposed development includes attached houses, duplexes, attached duplexes, or multi-dwelling structures. Open area does not include vehicle areas.

Section 2 – Modification of Site-Related Development Standards

33.665.320 Additional Approval Criteria for Modifications of Site-Related Development Standards

The following criteria apply to modifications of site-related development standards, including parking standards. These modifications are done as part of a Planned Development review and do not have to go through the adjustment process. The modification will be approved if the following approval criteria are met:

A. Better meets approval criteria. The resulting development will better meet the approval criteria of Section 33.665.310, above; and

The approval criteria of Section 33.665.310 are the general criteria in Section 1 of this packet.

B. Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standards for which a modification is requested.

The “purpose” of a standard is described at the beginning of the code section in which the standard is located.

Section 3 – Commercial Uses in Residential Zones

The approval criteria of section 33.665.330 apply to proposals for commercial uses in residential zones.

1. The area surrounding the proposed location of the commercial uses is deficient in support commercial opportunities;
2. The proposed commercial development and uses will be primarily for the service and convenience of residents of the neighborhood; and
3. The proposed commercial development and uses must be consistent with the purpose and regulations of the CN1 zone.

Note: Planned Development proposals *without* a land division must also address the approval criteria in Zoning Code Section 33.665.340.

Proposals *with* a land division must also address the approval criteria for land divisions (see land division application materials).

For more information visit or call the Planning and Zoning staff at the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526

For current Portland Zoning Code visit www.portlandonline.com/bds/zoningcode

Information is subject to change.