



ZONING CODE

INFORMATION GUIDE

Development Standards in the Commercial/Mixed Use Zones, Ch. 33.130

The following is not a complete list of standards. For all regulations that apply to your site, please review the Zoning Map at www.portlandmaps.com and the Zoning Code at www.portlandoregon.gov/zoningcode. Refer to the Zoning Code section listed next to the standard for additional information. These standards may be superseded by the regulations of an overlay zone or plan district.

Table 130-2 - Summary of Development Standards in the Commercial/Mixed Use Zones

Standard	CR	CM1	CM2	CM3	CE	CX
Maximum FAR (see 33.130.205 & 33.130.212)	1 to 1 [1]	1.5 to 1	2.5 to 1	3 to 1	2.5 to 1	4 to 1
Minimum Density (see 33.130.207)	N/A	N/A	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	N/A	N/A
Base Height (33.130.210.B.1)	30 ft.	35 ft.	45 ft.	65 ft.	45 ft.	75 ft.
Step-down Height (see 33.130.210.B.2)	N/A	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
• Within 25 ft. of lot line abutting RF-R2.5 Zones	N/A	N/A	45 ft.	45 ft.	45 ft.	45 ft.
• Within 25 ft. of lot line abutting R3, R2, R1 Zones	N/A	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
• Within 15 ft. of lot line across a local service street from RF - R2.5 Zones	N/A	N/A	45 ft.	45 ft.	45 ft.	45 ft.
• Within 15 ft. of lot line across a local service street from R3, R2, R1 Zones	N/A	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Bonus Height (see 33.130.212)	N/A	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Min. Building Setbacks (see 33.130.215.B)	none	none	none	none	none	none
• Street Lot Line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
• Street Lot Line abutting selected Civic Corridors	none	none	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.
• Street Lot Line across a local street from an RF - R1 Zone	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Min. Building Setbacks (see 33.130.215.B)	none	none	none	none	none	none
• Lot Line Abutting OS, RX, C, E, or I Zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
• Lot Line Abutting RF - RH Zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Max. Building Setbacks (see 33.130.215.C)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
• Street Lot Line	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
• Street Lot Line Abutting Selected Civic Corridors	85%	85%	100%	100%	85%	100%
Max. Building Coverage (% of site area)	75%	75%	85%	85%	75%	100%
• Inner Pattern Area						
• Eastern, Western, and River Pattern Areas (see 33.130.220)						
Min. Landscaped Area (% of site area) (see 33.130.225)	15%	15%	15%	15%	15%	none
Landscape Buffer Abutting an RF - RH Zoned Lot (see 33.130.215.B)	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3
Required Residential Outdoor Area (see 33.130.228)	Yes	Yes	Yes	Yes	Yes	No
Ground Floor Window Standards (see 33.130.230)	Yes	Yes	Yes	Yes	Yes	Yes

Notes: [1] On sites that do not have a Retail And Service or Office use, maximum density for Household Living is 1 unit per 2,500 square feet of site area.

Table 130-3 - Summary of Bonus FAR and Height

Overall Maximums Per Zone						
		CM1	CM2	CM3	CE	CX
Maximum FAR with Bonus		2.5 to 1	4 to 1	5 to 1	3 to 1	6 to 1
Maximum Height with Bonus		35 ft.	55 ft. [1] 75 ft. [2]	75 ft. [1] 120 ft. [2]	45 ft.	85 ft. 120 ft. [2]
Increment of Additional FAR and Height Per Bonus						
		CM1	CM2	CM3	CE	CX
Affordable Housing (see 33.130.212.C)	FAR Height	1 to 1 none	1.5 to 1 10 ft.	2 to 1 10 ft.	none none	2 to 1 10 ft.
Affordable Commercial Space (see 33.130.212.D)	FAR Height	0.5 to 1 none	0.75 to 1 10 ft.	1 to 1 10 ft.	0.5 to 1 none	1 to 1 10 ft.
Planned Development (see 33.130.212.E)	FAR Height	none none	1.5 to 1 up to 30 ft.	2 to 1 up to 55 ft.	1.5 to 1 up to 30 ft.	2 to 1 up to 45 ft.

Notes:

[1] Bonus height in the CM2 zone is only allowed on sites that are within the Design Overlay Zone and that have a Comprehensive Plan Map designation of Mixed Use-Urban Center or Mixed Use-Civic Corridor.

[2] This larger overall maximum is only allowed through the Planned Development bonus option and required Planned Development Review.

For more information contact Planning and Zoning at the
Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526
For current Portland Zoning Code www.portlandoregon.gov/zoningcode

Information is subject to change