



ZONING CODE

INFORMATION GUIDE

Planned Development Review

Planned Developments are intended to allow for creative development while assuring that development will complement the existing neighborhood character. Planned Developments provide a master planning mechanism for allowing additional housing types and uses, the transfer of density and floor area, and increased height and floor area on large sites in Commercial/Mixed Use zones. The resulting development is intended to configure the site and development to visually integrate both the natural and built features of the site and the surrounding area. Regulations are found in Portland Zoning Code 33.270 Planned Development and 33.854 Planned Development Review.

Portland Zoning Code includes three options for Planned Development Reviews and how those reviews relate to other regulations, including an Additional Development option, a Planned Development Bonus option and a Planned Development option associated with a Land Division Review.

Additional Development Options

Applicants can propose to transfer development within a site, propose alternative housing types, modify site-related development standards, propose commercial uses in residential zones, and transfer development between sites. Proposals do not increase the allowable number of dwelling units on a site but allow alternative housing types to be considered. In Single-Dwelling zones, additional development types that may be requested include:

- Attached houses
- Duplexes
- Attached duplexes
- Multi-dwelling structures
- Multi-dwelling development



Examples of proposals that include alternative development options:

- Developing multi-dwelling structures or development on one lot in a single-dwelling zone and modify certain development standards;
- Developing a multi-dwelling apartment with a small retail store in a zone that doesn't allow commercial development; and
- Proposing to transfer development potential on a split-zoned site to equalize density throughout the site.

Planned Development Bonus

Applicants with larger sites in CM2, CM3, CE, and CX zones outside of the Central City and Gateway plan districts may propose additional FAR and height in exchange for the provision of affordable housing, public open space, low carbon buildings and a public review process.

An example of a proposal that involves a Planned Development Bonus Review:

- Developing a 75-foot tall energy efficient building on 2-acre site in the CM2 zone with a public plaza and affordable housing.

Land Divisions

Applicants can propose lots that do not meet the minimum lot area or minimum lot dimension standards in the RF through R2.5 zones. Some Planned Developments require a concurrent Land Division Review in order to create rights-of-way or plan site area within a tract.



Examples of proposals in conjunction of a Land Division Review:

- Creating small or narrow lots that do not meet minimum lot size or dimensional requirements in Single-Dwelling Zones;
- Modifying development standards for newly created narrow lots, such as garage width standards; and
- Altering housing types, such as multi-dwelling development in a single-dwelling zone, and creating a separate tract for an environmental resource area or floodway.

Review Procedures, Additional Requirements and Supplemental Application Requirements

- Proposals that are using the Commercial/Mixed Use zones Planned Development bonus are processed through a Type III procedure. Additional requirements for Planned Developments in the Commercial/Mixed Use zones are found in 33.270.200. Supplemental Application Requirements are found in 33.854.250.A.
- When a Planned Development Review is proposed in conjunction with a Land Division Review, the review is processed as follows:
 - Proposals in the RF through R2.5 zones that include attached duplexes, multi-dwelling structures, or multi-dwelling structures, or multi-dwelling development are processed through a Type III procedure. Supplemental Application Requirements are found in 33.854.250.B.
 - All other Planned Development Review proposals are processed through the Type IIx procedure. Supplemental Application Requirements are found in 33.854.250.B.
- When a Planned Development Review is not proposed in conjunction with a Land Division Review, the review is processed as follows:
 - Proposals that include any of the following elements are processed through a Type III procedure:
 - Attached duplexes, multi-dwelling structures, or multi-dwelling development in the RF through R2.5 zones;
 - Eleven or more units;
 - Four or more units when any building location, utility or service is proposed within a Landslide Hazard Area;
 - Environmental Review; and
 - Any portion of the site is in an Open Space zone.
 - All other proposals not assigned to a Type III procedure as listed above are processed through a Type IIx procedure.

Neighborhood Contact

The neighborhood contact requirements must be met for all Planned Developments. The applicant must follow the instructions found in Portland Zoning Code Chapter 33.705 Neighborhood Contact.

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

Current Zoning Code is available at www.portlandoregon.gov/bps/zoningcode

All Information is Subject to Change.

PLANNED DEVELOPMENT REVIEW