



ZONING CODE

INFORMATION GUIDE

Modification Review

The Design Review, Historic Resource Review, Environmental Review, Pleasant Valley Resource Review and River Review processes allow certain Portland Zoning Code regulations to be altered when an accompanying Modification Review is requested. The following approval criteria apply:

Design Review

The resulting development will better meet the applicable design guidelines and, on balance, will be consistent with the purpose of the regulation to be modified. These approval criteria are found in 33.825 Design Review.



Historic Resource Review

The resulting development will meet the purpose of the standard being modified and the preservation of the character of the historic resource is more important than meeting the purpose of the standard to be modified. These approval criteria are found in 33.846 Historic Resource Reviews.

Environmental Review, Pleasant Valley Resource Review and River Review

The proposed development will result in greater protection of the resources and the functional value identified on the site and will, on balance, be consistent with the purpose of the applicable regulations. These approval criteria are found in 33.430 Environmental Zones, 33.465 Pleasant Valley Natural Resources Overlay Zone, or 33.865 River Review.

Information about Modifications

- Modifications done as part of the above land use reviews are not required to go through the Adjustment process.
- Modifications may not be considered for standards which Adjustments are prohibited.
- Modifications to development-related standards that are denied or cannot meet the approval criteria may be requested through the Adjustment Review process. For instance, a request to increase the allowable area of a freestanding sign cannot meet the Environmental Review approval criteria that the development results in greater protection of resources and functional value; therefore, such a request should occur through the Adjustment Review process.
- Modifications may only be requested to development-related standards. The Adjustment Review process is available for requests to modify both development standards and use-related standards.

Examples of regulations where Modification Review is allowed and those requiring Adjustment Review

Modification Review Allowed

- Building height*
- Setbacks
- Landscaping
- Parking area layout and dimensions
- Bicycle rack placement and dimensions
- Loading space placement and dimensions
- Building length and façade articulation
- Pedestrian standards
- Transit street main entrance
- Ground floor windows
- Ecoroofs
- Mechanical equipment requirements
- Sign placement and size
- Lot dimensions in Environmental Zones

**Requests to increase allowed building height are prohibited in the Central City Plan District*

Adjustment Review Required

- Floor area ratio
- Intensity of use
- Size of uses
- Number of units
- Concentration of uses
- Number of parking spaces
- Number of bicycle parking spaces
- Number of loading spaces

Fees

A Modification Review fee is charged for each requested Modification associated with a Design Review or Historic Resource Review. No fee is charged for Modifications associated with an Environmental Review, Pleasant Valley Resource Review or River Review.

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.

MODIFICATION REVIEW