



# 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 Modification Review approval criteria apply:

#### Design Review

The review body may consider modification of site-related development standards. The applicant must show that 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 review body may consider modification of site-related development standards. The applicant must show that the resulting development will better meet the approval criteria for Historic Resource Review than development that meets the standards being modified. The applicant must also show the design meets the purpose of the standard being modified, or the preservation of the character of the historic resource is more important than meeting the purpose of the standard being modified. These approval criteria are found in 33.846 *Historic Resource Reviews*.

#### Environmental Review, Pleasant Valley Resource Review and River Review

The 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 33.865 *River Review*.

#### Information about Modifications

- Modifications are exceptions, and must meet the approval criteria, or will be denied.
- Modifications done as part of the above land use reviews are not required to go through the adjustment process.
- The Review Body may not consider modifications to standards for 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 could not meet the approval criteria that the development results in greater protection of resources and functional value, but could be requested through the adjustment review process instead.
- Modification may only be requested to development-related standards. The adjustment review process is available for requests to modify both development-related standards and use-related standards. Adjustment Reviews may be requested as part of the land use reviews above, or as stand-alone land use reviews.

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

### Modification Review Allowed (development-related standards)

- 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 (use-related standards)

- 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. Please note that if the Modification Review is denied, no refund is given. 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](http://www.portlandoregon.gov/bps/zoningcode)

All Information is Subject to Change.

### MODIFICATION REVIEW