



ZONING CODE

INFORMATION GUIDE

Comprehensive Plan Map and Zoning Map Amendment Reviews

The Portland Zoning Map and Comprehensive Plan Map are key implementers of the *2035 Comprehensive Plan* goals and policies. The Zoning Map tells how land can be used and what can be built on any given property today. Whereas, the Comprehensive Plan Map depicts a long-term vision of how and where the city will grow and change over the next 20 years to accommodate anticipated population and job growth. In Portland, all properties have both Comprehensive Plan and Zoning designations. Usually, these designations match. For each Comprehensive Plan Map designation, there is at least one corresponding Zoning Map designation.

Changes to either map can be accomplished through a City-initiated legislative process or a property owner-initiated land use review. A property-owner initiated change to the Comprehensive Plan Map designation on a property requires approval through a Comprehensive Plan Map Amendment Review. When changing the Comprehensive Plan Map designation, a Zoning Map Amendment Review to a corresponding zone is also required. Changing the zoning to a different zone that corresponds to the existing Comprehensive Plan Map designation requires approval through a Zoning Map Amendment Review.

About Comprehensive Plan Map Amendments:

Comprehensive Plan Map Amendments change the way the City's 2035 Comprehensive Plan goals and policies are applied to a site. Proposals must meet all approval criteria in Chapter 33.810 Comprehensive Plan Map Amendments. Requests for Zoning Map Amendments are considered concurrently with requests for a Comprehensive Plan Map Amendment. Zoning Map Amendments must be to a zone corresponding to the requested Comprehensive Plan Map designation. Concurrent Zoning Map Amendments must meet all the approval criteria in Chapter 33.855 Zoning Map Amendments.

Comprehensive Plan Map Amendment Procedure:

Requests for a Comprehensive Plan Map Amendment Review follow a Type III procedure, with the exception that the Hearings Officer makes a recommendation to Portland City Council. City Council makes the final decision on Comprehensive Plan Map Amendments. There is no local appeal of City Council's decision. A pre-application conference is required for all Type III land use reviews.

About Zoning Map Amendments:

Zoning Map Amendments in compliance with the Comprehensive Plan Map designation may be approved if adequate public services are capable of supporting the uses allowed by the zone or will be capable by the time the development is complete. Zoning Map Amendment reviews allow the City to assess the adequacy of these services. Urban services include water supply, transportation system structure and capacity, police and fire protection, as well as sanitary waste and stormwater disposal systems.

Zoning Map Amendment Procedure:

Requests for Zoning Map Amendments that are in compliance with the Comprehensive Plan Map are processed through a Type III procedure. Staff makes a recommendation to the Hearings Officer and the Hearings Officer makes the final decision on Zoning Map Amendments. The Hearings Officer decision may be appealed to Portland City Council. A pre-application conference is required for all Type III land use reviews.

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.

COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENT REVIEWS