



CITY OF PORTLAND, OREGON BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandonline.com/bds



Conditional Use Approval Criteria Specified Uses in Industrial Zones, Ch. 33.815.125

What is a Conditional Use?

A conditional use is one that is not allowed outright because it may change the desired character of an area. After review, the use may be permitted if there are minimal impacts, or if impacts are mitigated.

How will the Bureau of Development Services (BDS) review my proposal?

Your Conditional Use proposal will be reviewed in either a Type II or Type III procedure. The review procedures are explained in this packet. If you want to know which procedure your application will go through, call Planning and Zoning at 503-823-7526 or visit them in the Development Services Center, 1900 SW 4th Avenue, First Floor.

What must I do to complete the application process?

A checklist of everything that you will need to submit with your application is included at the front of this packet. Use the checklist as a guide as you work through the application packet.

The written statement mentioned in the checklist is your opportunity to show how your proposal meets the necessary approval criteria. In addition to the written statement, you may include drawings and other documents which demonstrate how your proposal meets the approval criteria. Directions on how to address the approval criteria are included in this packet.

The site plan is a drawing which shows that your proposal meets the site development standards for your proposed use in your zone. Site development standards are requirements about how you can develop your site such as building height, setbacks, and number of parking spaces. The site plan is a document which shows that you intend to develop the site in a way that meets these zoning code requirements. In some cases, you will also submit building/landscaping plans which help show that you are meeting the site development standards.

About Specified Conditional Uses in Industrial Zones

These approval criteria apply for uses in the following categories in the industrial zones: Retail Sales And Service, Office, Commercial Outdoor Recreation, Commercial Parking Facilities, Community Service, and Daycare uses.

Office uses in the IG1 zone in the Central City Plan District may use approval criteria 33.815.126, Office Uses in the IG1 Zone in the Central City Plan District, if they contain characteristics of manufacturing businesses. Office uses in the IG1 zone in the Employment Opportunity Subarea in the Central City Plan District may use the approval criteria listed in 33.815.132, Office Uses in the IG1 zone in the Employment Opportunity Subarea of the Central City Plan District.

These approval criteria promote preservation of land for industry while allowing other uses when they are supportive of the industrial area or not detrimental to the character of the industrial area.

How to address the Approval Criteria

The burden of proof is on you to show how your request meets the approval criteria that are listed below. Please submit a separate written statement in which you address each item. When you submit the written statement, use the approval criteria as an outline, so that anyone who reads your application can find where you have addressed each item.

Requests for conditional use will be approved if the review body finds that you have shown that all of the approval criteria have been met. Be sure to address each item.

Approval Criteria:

- A. The proposed use will not have significant adverse effects on nearby industrial firms, and on truck and freight movement;
- B. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity, level of service; on-street parking impacts; access restrictions; connectivity; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;
- C. The proposed use will not significantly alter the overall industrial character of the area, based on the existing proportion of industrial and non-industrial uses and the effects of incremental changes;
- D. The proposed use needs to be located in an industrial area or building because industrial firms or their employees constitute the primary market of the proposed use; and
- E. City-designated scenic resources are preserved.

Applicant's response

Please explain your proposal and how it meets the Approval Criteria A through E, above, for a Conditional Use for Specified Uses in Industrial Zones. Please respond on a separate written statement.

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

For current Portland Zoning Code visit www.portlandonline.com/bds | select Codes tab | City Codes | Title 33 Zoning Code