



# ZONING CODE

INFORMATION GUIDE

## Nonconforming Development Ch. 33.258

Date \_\_\_\_\_ Permit \_\_\_\_\_

Project name or address \_\_\_\_\_

Project cost \_\_\_\_\_ Maximum upgrade cost \_\_\_\_\_

**Zoning Code: 33.258.070 D2** - Whenever a property owner or tenant makes interior or exterior improvements to a site totaling more than the dollar threshold identified in 33.258.070.D.2.a, up to 10 percent of the project cost must be spent toward bringing the site into conformance with the Zoning Code.

Development not complying with the development standards listed below must be brought into conformance or receive an adjustment. Additional standards may apply if the site is within a plan district or overlay zone. The applicant may choose the order in which the following standards are brought into conformance.

**1. Landscaping and trees required for the following areas:**

- Exterior display, storage and work activity areas;

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Setbacks for surface parking and exterior development areas;

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Interior parking lot landscaping;

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Existing building setbacks;

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Minimum landscaped areas other than described above; and

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Tree density standards of Chapter 11.50 for the site.

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Pedestrian circulation systems**

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. Bicycle parking**, sites that do not have accessory surface parking or are inside the Central City Core Area or Lloyd District, as shown on Map 510-8, are not required to meet this standard for long-term bicycle parking, but are required to meet this standard for short-term bicycle parking.

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. Screening**

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Required paving of surface parking and exterior storage and display areas**

Code section ( \_\_\_\_\_ ) Requirement \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* Exception: Where landscaping was conforming after March 16, 2001, and before July 8, 2005, it is exempt from these requirements.

The Zoning Code is available at [www.portlandoregon.gov/zoningcode](http://www.portlandoregon.gov/zoningcode).

All information is subject to change.