



ZONING CODE

INFORMATION GUIDE

Development Standards in the Commercial Zones, Ch. 33.130

The following is not a complete list of standards. For all regulations that apply to your site, please review the Zoning Map at www.portlandmaps.com and the Zoning Code at www.portlandoregon.gov/zoningcode. Refer to the Zoning Code section listed next to the standard for additional information. These standards may be superseded by the regulations of an overlay zone or plan district.

Table 130-3 - Summary of Development standards in the commercial zones

Standard	CN1	CN2	CO1	CO2	CM	CS	CG	CX
Maximum FAR (33.130.205)	1.5 to 1	1.5 to 1	1.5 to 1	2.5 to 1	2.5 to 1	3 to 1	3 to 1	4 to 1
Maximum FAR with Inclusionary Housing Bonus	2.5 to 1	2.5 to 1	2.5 to 1	4 to 1	4 to 1	4 to 1	3.5 to 1	6 to 1
Maximum Height (33.130.210)	30 ft.	30 ft.	30 ft.	45 ft.	45 ft.	45 ft.	45 ft.	75 ft.
Minimum Building Setbacks (33.130.215)								
• Street lot line	0	0	0	0	0	0	0	0
• Lot line abutting OS, RX, C, E or I zoned lot	0	0	0	0	0	0	0	0
• Lot line abutting other R zoned lot	See Table 130-4							
• Garage entrance (33.130.250.E) ^[1]	5/18 ft.	5/18 ft.	5/18 ft.	5/18 ft.	5/18 ft.	5/18 ft.	5/18 ft.	5/18 ft.
Maximum Building Setbacks (33.130.215)								
• Street lot line	none	none	none	none	10 ft.	10 ft.	none	none
• Transit street or pedestrian district (33.130.215.B1)	10 ft.	10 ft.	10 ft.	10 ft.	none	none	10 ft.	10 ft.
Building coverage (33.130.220)	max. 85% of site area	max. 65% of site area	max. 50% of site area	max. 65% of site area	min. 50% of site area	min. 50% of site area	max. 85% of site area	no limit
Minimum landscaped area (33.130.225)	15% of site area	15% of site area	15% of site area	15% of site area	none	none	15% of site area	none
Landscaping abutting R zoned lot (33.130.215.B)	5 ft. at L3 ^[2]							
Ground floor window standards apply (33.130.230)	yes	yes	yes	yes	yes	yes	yes	yes
Pedestrian standards apply (33.130.240)	yes	yes	yes	yes	yes	yes	yes	yes
Required parking (33.266)	none required	yes	none required	yes	none required	none required	yes	none required

Notes:

[1] This standard applies to houses, attached houses, manufactured homes and duplexes. See 33.130.250.E.

[2] Does not apply to lot lines that abut a lot in the RX zone. Landscaping is not required when buildings abut a lot line.

Continued on back...

Table 130-4 Minimum building setbacks from residential zone lot lines

Height of building wall	Lots abutting a side lot line of R zoned lot	Lots abutting a rear lot line of R zoned lot
15 ft. or less	5 ft.	0
16 to 30 ft.	8 ft.	8 ft.
31 to 45 ft.	11 ft.	11 ft.
46 ft. or more	14 ft.	14 ft.

Notes: [1] Does not apply to lot lines that abut lots in the RX zone.

For more information contact Planning and Zoning at the
 Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526
 For current Portland Zoning Code www.portlandoregon.gov/zoningcode

Information is subject to change