



ZONING CODE

INFORMATION GUIDE

Development Standards in the Employment and Industrial Zones, Ch. 33.140

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 These standards may be superseded by the regulations of an overlay zone or plan district.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 140-3

Summary of Development standards in the Employment and Industrial zones

Standard	EG1	EG2	EX	IG1	IG2	IH
Maximum FAR (33.140.205)	3 to 1	3 to 1	3 to 1	no limit	no limit	no limit
Maximum FAR with Inclusionary Housing Bonus	n/a	n/a	5 to 1	n/a	n/a	n/a
Maximum Height (33.140.210)	45 ft.	no limit	65 ft.	no limit	no limit	no limit
Minimum Building Setbacks (33.140.215)						
• Street lot line	5 ft.	25 ft.	0	0	25 ft.	5 ft.
• Lot line abutting OS, C, E or I zoned lot	0	0	0	0	0	0
• Lot line abutting R zoned lot	See Table 140-4	15 ft.	See Table 140-4	See Table 140-4	15 ft.	15 ft.
Maximum building setbacks (33.140.215) transit street or pedestrian district	10 ft.	none	10 ft.	none	none	none
Maximum building coverage (33.140.220)	85% of site area	85% of site area	100% of site area	100% of site area	85% of site area	100% of site area
Minimum landscaped area (33.140.225)	15% of site area	15% of site area	none	none	15% of site area	none
Ground floor window standards apply (33.140.230)	no	no	yes	no	no	no
Pedestrian standards apply (33.140.240)	yes	yes	yes	no	no	no
Minimum landscaping abutting R zoned lot (33.140.215.B) ^[1]	5 ft. at L3	10 ft. at L3	5 ft. at L3	5 ft. at L3	10 ft. at L3	10 ft. at L3

Notes:

[1] For building setbacks of 5 feet or less, landscaping is required for the entire depth of the setback. However, no landscaping is required when buildings abut a lot line.

Continued on back...

Table 140-4
Minimum building setbacks from residential zone lot lines^[1]

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.

Table 140-6
Exterior development setbacks and landscaping ^[1]

Standard	EG1, IG1	EG2, IG2	EX	IH
Exterior Display				
• Abutting a street	5 ft. / L1	10 ft. / L1	not allowed	5ft. / L1
• Abutting OS, C, E or I zoned lot	0	0	not allowed	0
• Abutting R or OS zoned lot	5 ft. / L3	10 ft. / L3	not allowed	10 ft. / L3
Exterior Storage				
• Abutting a street ^{[2][3]}	5 ft. / L3, or 5 ft. / F2+L2	25 ft. / L3, or 25 ft. / F2+L2	not allowed	5 ft. / L3, or 5 ft. / F2+L2
• Abutting C, E or I zoned lot	0 / F1	0 / F1	not allowed	0
• Abutting R or OS zoned lot	5 ft. / L4	10 ft. / L4, or 25 ft. / L3	not allowed	10 ft. / L4, or 25 ft. / L3

Notes:

- [1] The development standards first state the required setback, then the required landscaping standard.
- [2] If parking areas are placed between exterior storage areas and the street, an F2 screen only is required on the edge of the storage area.
- [3] When the F2+L2 option is used, the fence must be placed along the interior side of the landscaped area.

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.portlandoregon.gov/zoningcode

Information is subject to change