

Base Zones and Overlay Zones



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Base Zone Name	Map Symbol
Open Space	OS
Single Dwelling Zones	
Residential Farm and Forest	RF
Residential 20,000	R20
Residential 10,000	R10
Residential 7,000	R7
Residential 5,000	R5
Residential 2,500	R2.5
Multi Dwelling Zones	
Residential 3,000	R3
Residential 2,000	R2
Residential 1,000	R1
High Density Residential	RH
Central Residential	RX
Institutional Residential	IR
Commercial Zones	
Neighborhood Commercial 1	CN1
Neighborhood Commercial 2	CN2
Office Commercial 1	CO1
Office Commercial 2	CO2
Mixed Commercial/Residential	CM
Storefront Commercial	CS
General Commercial	CG
Central Commercial	CX
Employment Zones	
General Employment 1	EG1
General Employment 2	EG2
Central Employment	EX
Industrial Zones	
General Industrial 1	IG1
General Industrial 2	IG2
Heavy Industrial	IH

Overlay Zone Name	Map Symbol
Aircraft Landing	h
Airport Noise Impact	x
Alternative Design Density	a
Buffer	b
Design	d
Environmental Conservation	c
Environmental Protection	p
Future Urban	f
Historic Landmark	● or ▲
Historic Resource Protection	** see below
Light Rail Transit Station	t
Main Street Node	j
Main Street Corridor	m
Pleasant Valley Natural Resources	v
River Natural (Greenway)	n
River Recreational (Greenway)	r
River General (Greenway)	g
River Industrial (Greenway)	i
River Water Quality (Greenway)	q
Scenic Resource	s

Comprehensive Plan Map Designations that have more than One Corresponding Zone		
Comprehensive Plan Map Designation	Map Symbol	Consistent Zones
Neighbor Commercial	(NC)	CN1, CN2
Office Commercial	(OC)	CO1, CO2
Urban Commercial	(UC)	CM, CS
Mixed Employment	(ME)	EG1, EG2
Industrial Sanctuary	(IS)	IG1, IG2, IH

** Mapped boundary of Conservation or Historic District

Helpful Information

City of Portland, Oregon
Bureau of Development Services
1900 SW 4th Avenue, Portland, OR 97201
www.portlandoregon.gov/bds

Zoning information.....503-823-7526

Development Services Center (First Floor)

For Hours Call 503-823-7310

or visit **www.portlandoregon.gov/bds**

Receive information about:

- Zoning Information: base zones, overlay zones, plan districts, and land use reviews.
- Individual property land use and zoning history.
- Land use decisions and conditions of approval.
- Land use application/building permit processes.

www.portlandmaps.com

- Must have address or intersection to access.
- Comprehensive property specific mapping information, relating to zoning, public services, natural resources and hazards, census, etc.
- Details about permits and land use reviews.

www.portlandoregon.gov/bds

Zoning/Land Use

On this page you will find information on current zoning, land use reviews, Measure 49, and frequently asked questions (FAQs). You will also find:

- Public notices first by coalition and then by neighborhood (Don't know your coalition? Go onto the ONI site – see right – to find yours.) This tells you what projects and proposals in your neighborhood need a land use review.
- Agendas for pre-application conferences, Planning Commission, Design Commission, Adjustment Commission, Hearings Officer, and Historic Landmarks Commission.

www.portlandoregon.gov/bps

- Zoning Code (historical codes available for reference in-office only, in DSC).
- Zoning and Comprehensive Plan Maps (historical codes available for reference in-office only, in DSC).
- Adopted Plans and Handbooks.
- Includes Zoning Code (Title 33), and other relevant State and City Code sections.

Other Bureaus and Agencies

Bureau of Planning & Sustainability (BPS)

1900 SW 4th Ave – 7th floor, 503-823-7700

www.portlandoregon.gov/bps

Zoning Code, maps, Comprehensive Plan, District liaisons, ongoing planning projects and studies, community and neighborhood plans.

Office of Neighborhood Involvement (ONI)

1221 SW 4th (City Hall) Ste 110, 503-823-4519

www.portlandoregon.gov/oni

Neighborhood and business associations and coalitions contact and meeting information, demographics, maps, general information on crime prevention, and mediation.

Bureau of Environmental Services (BES)

1120 SW 5th Avenue (Portland Building), 503-823-7740

www.portlandoregon.gov/bes

Information about: Watershed management, wastewater treatment, sewer lines, stormwater, CSO project.

Portland Development Commission (PDC)

222 NW 5th Avenue, 503-823-3200 **www.pdc.us**

Ongoing economic development projects.

Portland Bureau of Transportation (PBOT)

1120 SW 5th (Portland Building), 503-823-5185

www.portlandoregon.gov/transportation

Transportation plans and projects, neighborhood traffic safety projects.

Portland Parks and Recreation (PPR)

1120 SW 5th (Portland Building). 503-823-7529

www.portlandoregon.gov/parks

Parks, natural areas, community centers, trails, etc.

Office of Management & Finance

111 SW Columbia, Suite 600, 503-823-5157

www.portlandoregon.gov/omf

Business Licenses and resources and revenue bureau.

Portland Water Bureau

1120 SW 5th (Portland Building), 503-823-7404

www.portlandoregon.gov/water

City Information Line

503-823-4000. **www.portlandoregon.gov**

Access to City Web sites and general information about City programs and services.

Metro (Portland Metropolitan Area Regional Government)

600 NE Grand Avenue, 503-797-1700

www.oregonmetro.gov

Dept. of Land Conservation and Development

(DLCD) State of Oregon Planning Agency, 800 NE

Oregon, Salem, 503-373-0050 **www.lcd.state.or.us**