

How the different commercial zones look

Commercial zones found throughout Portland:

	General Commercial (CG) Commercial development designed for access by motor vehicles.	Neighborhood Commercial 2 (CN2) Meant for small sites near less dense residential neighborhoods. Designed for access by motor vehicles.	Neighborhood Commercial 1 (CN1) Meant for small sites near denser residential neighborhoods. Uses are limited in size to keep a local feel.	Office Commercial 1 & 2 (CO1 & CO2) Meant to accommodate lower intensity office in residential and commercial areas, intended to serve neighborhoods.	Storefront Commercial (CS) Meant to preserve or enhance older commercial areas that have a walkable, storefront character.	Mixed Commercial/Residential (CM) Promotes development with commercial and housing uses on the same site. Residential uses are required.	Central Employment (EX) Intended to allow mixed-use, industrial, business, and service uses which need a central location
Examples Built examples from around Portland							
Permitted Uses Uses that are always allowed							
Limited Uses Allowed, but with limitations, or subject to additional city review							
Building and Site Requirements FAR = total building floor area (all floors)* size in area of the property *Excludes residential floor area. Floor Area Ratio (FAR) 1:1 Ratio **No parking required on frequent transit streets.	Height 45' high (3-4 stories) MAX FAR 3/1 Lot Coverage 85% MAX Minimum Landscaping Required On-site Parking Required** Buildings: Interior, Corner, Parking, Drive-thru Site Plans: Interior, Corner, Parking, Drive-thru	Height 30' high (2 stories) MAX FAR .75/1 Lot Coverage 65% MAX Minimum Landscaping Required On-site Parking Required** Buildings: Interior, Corner, Parking, Drive-thru Site Plans: Interior, Corner, Parking, Drive-thru	Height 30' high (2 stories) MAX FAR .75/1 Lot Coverage 85% MAX Minimum Landscaping Required On-site Parking Required Buildings: Interior, Corner, Parking Site Plans: Interior, Corner, Parking	Height 30-45' high (2-4 stories) MAX FAR .75-2/1 Lot Coverage 50-65% MAX Minimum Landscaping Required On-site Parking Required (CO1 only) Buildings: Interior, Corner, Parking Site Plans: Interior, Corner, Parking	Height 45' high (3-4 stories) MAX FAR 3/1 Lot Coverage 50% MIN Landscaping Required Buildings: Interior, Corner, Parking Site Plans: Interior, Corner, Parking	Height 45' high (3-4 stories) MAX FAR 1/1 Lot Coverage 50% MIN Landscaping Required Buildings: Interior, Corner, Parking Site Plans: Interior, Corner, Parking	Height 65' high (3-4 stories) MAX FAR 3/1 Lot Coverage 100% MAX Landscaping Required Buildings: Interior, Corner, Parking Site Plans: Interior, Corner, Parking