



# COMMERCIAL BOOK

WFG NATIONAL COMMERCIAL SERVICES OREGON

## PROPERTY ADDRESS

6112 SE Foster Road, Portland, OR 97206

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- **Property Details**
- **Utility As-Builts (Water & Sewer)**
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# PROPERTY DETAILS

- **Property Information**
- **Assessors Tax Map**
- **Vesting Deed**

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The information contained is provided by WFG's Customer Service Department to our customers, and while deemed reliable, is not guaranteed.

# Property Detail Report

Owner: Arden Commercial Real Estate LLC  
Site: 6112 SE Foster Rd Portland OR 97206  
Mail: 12777 W Ginger Creek Dr Boise ID 83713



## Location and Site Information

County:	<b>Multnomah</b>	Lot SqFt:	<b>16,772</b>
Legal Description:	<b>GRAY TR, N 1/2 OF LOT 15 EXC PT IN ST, LOT 16-19 EXC PT IN ST, LOT 20 EXC PT IN STS</b>	Lot Acres:	<b>0.39</b>
APN:	<b>R172630</b>	Land Use:	<b>201 - Commercial, Commercial, Improved</b>
Tax Lot:	<b>1S2E07DD07000</b>	Land Use STD:	<b>Commercial (General)</b>
Twn-Rng-Sec:	<b>01S / 02E / 07 / SE</b>	County Bldg Use:	<b>2000 - Restaurant Tavern</b>
Neighborhood:	<b>Mt. Scott-Arleta</b>	# Dwellings:	
Subdivision:	<b>Gray Tr</b>	Map Page/Grid:	<b>627-D3</b>
Legal Lot/Block:	<b>15</b>	Zoning:	<b>Portland-CM2</b>
Census Tract/Block:	<b>000802 / 2015</b>	Watershed:	<b>Columbia Slough-Willamette River</b>
Elementary School:	<b>Creston Elementary School</b>	High School:	<b>Franklin High School</b>
Middle School:	<b>Hosford Middle School</b>	School District:	<b>Portland School District</b>

## Property Characteristics

Total Living Area:	<b>7,153</b>	Bedrooms:		Year Built/Eff:	<b>1948</b>
First Floor SqFt:	<b>7,153</b>	Bathrooms Total:		Heating:	
Second Floor SqFt:		Bathrooms Full/Half:		Cooling:	
Basement Fin/Unfin:		Stories:		Fireplace:	
Attic Fin/Unfin:		Foundation:		Pool:	
Garage SqFt:	<b>6,400</b>	Roof Material:	<b>Built-up</b>	Kitchen:	<b>0</b>

## Assessment and Tax Information

Market Total:	<b>\$1,926,280.00</b>	Property Tax:	<b>\$25,627.28</b>
Market Land:	<b>\$922,520.00</b>	Exemption:	
Market Structure:	<b>\$1,003,760.00</b>	Market Improved %:	<b>52.00%</b>
Assessment Year:	<b>2025</b>	Levy Code:	<b>201</b>
Assessed Total:	<b>\$951,100.00</b>	Mill Rate:	<b>26.9449</b>

## Sale and Loan Information

Sale Date:	<b>03/21/2017</b>	Lender:	
Sale Amount:	<b>\$875,000.00</b>	Loan Amount:	<b>\$0.00</b>
Document #:	<b>34166</b>	Loan Type:	
Deed Type:	<b>Warranty Deed</b>	Price/SqFt:	<b>\$122.33</b>
Title Co:	<b>FIDELITY NATL TITLE OF OR</b>	Seller Name:	<b>UNITED PACIFIC MANAGEMENT L L C</b>

Sentry Dynamics, Inc. and its customers make no representation, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





**WFG National Title Insurance Company**  
a Williston Financial Group company

**Parcel ID: R172630**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**RECORDING REQUESTED BY:**



**Fidelity National Title**  
Company of Oregon

900 SW 5th Avenue  
Portland, OR 97204

Multnomah County Official Records  
R Weldon, Deputy Clerk

**2017-034166**

03/21/2017 12:52:34 PM

1R-W DEED Pgs=4 Stn=0 CRESWEP  
\$6.00 \$20.00 \$11.00 \$20.00

**\$57.00**

**GRANTOR'S NAME:**

United Pacific Management, LLC

**GRANTEE'S NAME:**

Arden Commerical Real Estate LLC

**AFTER RECORDING RETURN TO:**

Order No.: 45141521487-PK

Arden Commercial Real Estate LLC, an Oregon limited liability  
company  
2801 SE 38th Avenue  
Portland, OR 97202

**SEND TAX STATEMENTS TO:**

Arden Commercial Real Estate LLC, an Oregon limited liability  
company  
2801 SE 38th Avenue  
Portland, OR 97202

APN: R172630

Map: 1S2E07DD-0700

6112 SE Foster Road, Portland, OR 97206

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**United Pacific Management, L.L.C., an Oregon limited liability company**, which acquired title as United Pacific Management LLC Grantor, conveys and warrants to **Arden Commercial Real Estate LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Multnomah, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$875,000.00)**. (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Fidelity National Title of Oregon 45141521487 - 607mm

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-20-17

United Pacific Management, L.L.C., an Oregon limited liability company

BY: Chung Bo Yu  
Chung Bo Yu, Member

State of Oregon  
County of Multnomah

This instrument was acknowledged before me on 3/20/17 by  
Chung Bo Yu as member of

Paula Anne Mraz Kingsley  
Notary Public - State of Oregon

My Commission Expires: 5/29/18

United Pacific Management, L.L.C. an Oregon limited liability company



**EXHIBIT "A"**  
Legal Description

The North half of Lot 15, all of Lots 16, 17, 18 and 19, and Fractional Lot 20, GRAY TRACT, in the City of Portland. County of Multnomah and State of Oregon.

EXHIBIT "B"  
PERMITTED EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United Pacific Management LLC  
Purpose: Grant of Easement for Placement of Artwork  
Recording Date: April 6, 2012  
Recording No: 2012-41009

# UTILITY AS-BUILTS

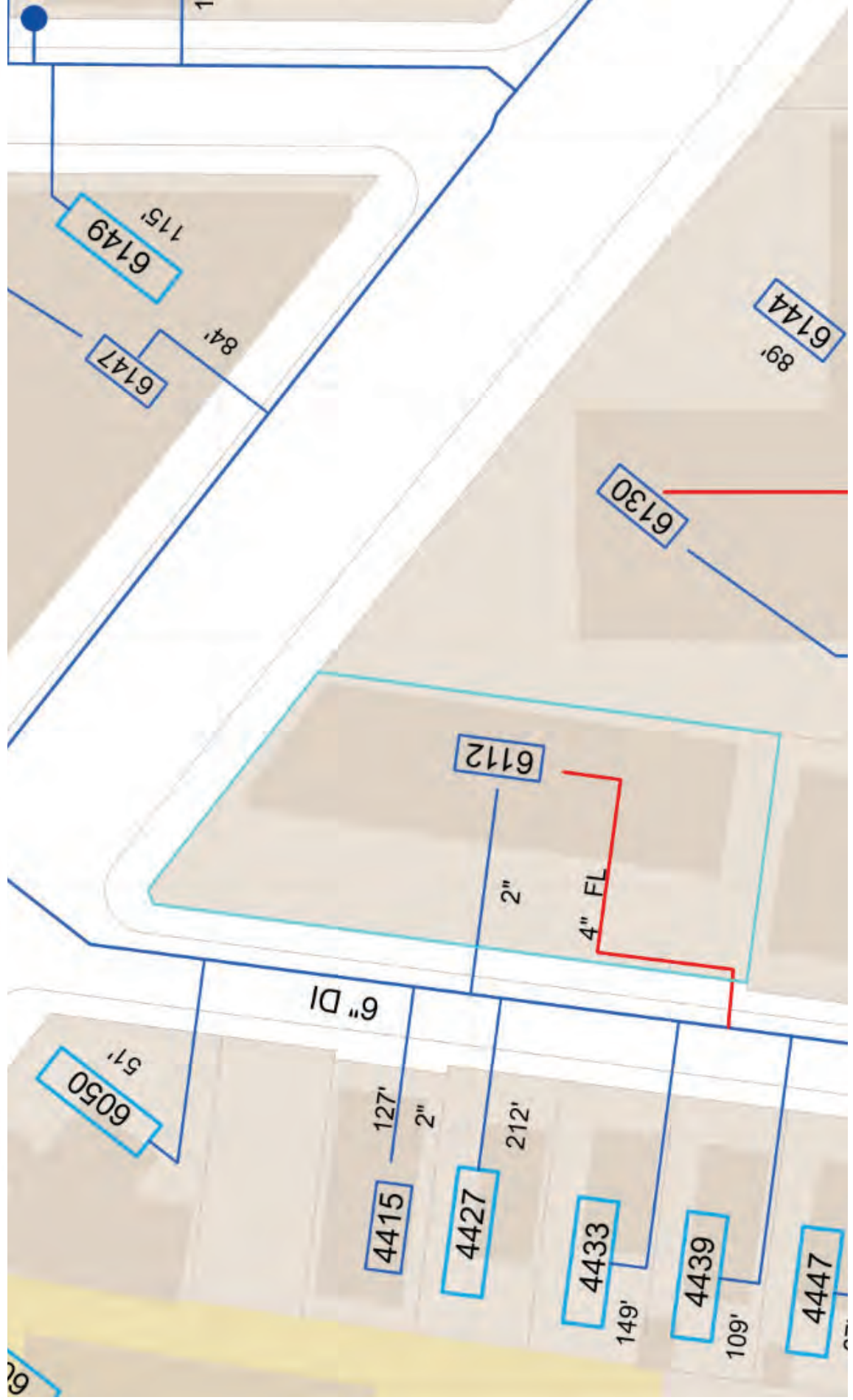
- **Water As-Built Maps**

City of Portland

- **Sewer As-Built Maps**

City of Portland

# WATER LINE MAP



This map is a copy of public record and is provided solely for informational purposes.

WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.



# ZONING DETAILS

- **Detailed Zoning Information**

Portland-CM2 (Commercial Mixed Use)

Overlay M (Centers Main Street)

- **Zoning Map**

- **Community Jurisdiction**

## 33.130 Commercial/Mixed Use Zones

# 130

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### Sections:

#### General

- 33.130.010 Purpose
- 33.130.020 List of the Commercial/Mixed Use Zones
- 33.130.030 Characteristics of the Zones
- 33.130.040 Other Zoning Regulations
- 33.130.050 Neighborhood Contact

#### Use Regulations

- 33.130.100 Primary Uses
- 33.130.110 Accessory Uses

#### Development Standards

- 33.130.200 Lot Size
- 33.130.205 Floor Area Ratio
- 33.130.207 Minimum Density
- 33.130.210 Height
- 33.130.212 Floor Area and Height Bonus Options
- 33.130.215 Setbacks
- 33.130.220 Building Coverage
- 33.130.222 Building Length and Façade Articulation
- 33.130.225 Landscaped Areas
- 33.130.227 Trees
- 33.130.228 Required Outdoor Areas
- 33.130.230 Windows
- 33.130.235 Screening
- 33.130.240 Pedestrian Standards
- 33.130.242 Transit Street Main Entrance
- 33.130.245 Exterior Display, Storage, and Work Activities
- 33.130.250 General Requirements for Small Housing Types
- 33.130.255 Trucks and Equipment
- 33.130.260 Drive-Through Facilities
- 33.130.265 Detached Accessory Structures
- 33.130.270 Fences
- 33.130.275 Demolitions
- 33.130.285 Nonconforming Development
- 33.130.290 Parking, Loading, and Transportation Demand Management
- 33.130.292 Street and Pedestrian Connections
- 33.130.295 Signs
- 33.130.305 Superblock Requirements
- 33.130.310 Recycling Areas

Supplemental Information

Map 130-1 Civic Corridors with Required Setbacks

Map 130-2 Pattern Areas

Map 130-3 Civic and Neighborhood Corridors

**General**

**33.130.010 Purpose**

The commercial/mixed use zones are intended for commercial and mixed use areas of the City as designated on the Comprehensive Plan map. These zones implement the vision, guiding principles, and goals and policies of the Comprehensive Plan, and encourage economic prosperity, human health, environmental health, equity, and resilience. These zones are primarily distinguished by the uses allowed and the intensity of development allowed. The zones allow a mix of commercial activities, housing, and employment uses that reflect the different types of centers and corridors described in the Urban Design chapter of the Comprehensive Plan, and also accommodate smaller, dispersed commercial and mixed use areas to provide opportunities for services in areas between the centers and corridors.

The commercial/mixed use zones are intended to serve local neighborhood areas, larger districts, as well as broader citywide or regional markets. The regulations promote uses and development that support healthy complete neighborhoods—places where people of all ages and abilities have safe and convenient access to the goods and services they need in their daily life, and where people have the opportunity to live active lifestyles. The zones encourage quality and innovative design, and facilitate creation of great places and great streets.

The development standards are designed to allow development flexibility, within parameters, that supports the intended characteristics of the specific zone. In addition, the regulations provide guidance to property owners, developers, and neighbors about the limits of what is allowed.

**33.130.020 List of the Commercial/Mixed Use Zones**

The full and short names of the commercial/mixed use zones and their map symbols are listed below. When this Title refers to the commercial/mixed use zones, it is referring to the zones listed here.

<b>Full Name</b>	<b>Short Name / Map Symbol</b>
Commercial Residential	CR
Commercial/Mixed Use 1	CM1
Commercial/Mixed Use 2	CM2
Commercial/Mixed Use 3	CM3
Commercial Employment	CE
Central Commercial	CX

**33.130.030 Characteristics of the Zones**

- A. Commercial Residential zone.** The Commercial Residential (CR) zone is a low-intensity zone for small and isolated sites in residential neighborhoods. The zone is intended to be applied in limited situations on local streets and neighborhood collectors in areas that are predominately zoned single-dwelling residential. The zone encourages the provision of small scale retail and service uses for surrounding residential areas. Uses are restricted in size to promote a local orientation, and to limit adverse impacts on surrounding residential areas. Where commercial uses are not present, residential density is limited to provide

compatibility with surrounding residential areas. Development is intended to be pedestrian-oriented and building height is intended to be compatible with the scale of surrounding residentially zoned areas.

- B. Commercial/Mixed Use 1 zone.** The Commercial/Mixed Use 1 (CM1) zone is a small-scale zone intended for sites in dispersed mixed use nodes within lower density residential areas, as well as on neighborhood corridors and at the edges of neighborhood centers, town centers and regional centers. The zone is also appropriate in core commercial areas of centers in locations where older commercial storefront buildings of 1 to 2 stories are predominant. This zone allows a mix of commercial and residential uses. The size of commercial uses is limited to minimize impacts on surrounding residential areas. Buildings in this zone will generally be up to three stories tall. Development is intended to be pedestrian-oriented and compatible with the scale and characteristics of adjacent residentially zoned areas or low-rise commercial areas.
- C. Commercial/Mixed Use 2 zone.** The Commercial/Mixed Use 2 (CM2) zone is a medium-scale zone intended for sites in a variety of centers, along corridors, and in other mixed use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.
- D. Commercial/Mixed Use 3 zone.** The Commercial/Mixed Use 3 (CM3) zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. The Design overlay zone is applied to this zone.
- E. Commercial Employment zone.** The Commercial Employment (CE) zone is a medium-scale zone intended for sites along corridors with a Neighborhood Collector or higher traffic classification, especially along civic corridors that are also Major Truck Streets or Priority Truck Streets. This zone is generally not appropriate in designated centers, except on a site that is currently developed in an auto-oriented manner and where more urban development is not yet economically feasible. The zone allows a mix of commercial uses, including auto-accommodating development and drive-through facilities, as well as some light manufacturing and distribution uses that have few off-site impacts. The emphasis of this zone is on commercial and employment uses, but residential uses are also allowed. Buildings in this zone will generally be up to four stories tall. This zone is intended to allow

for development with auto-accommodating configurations, while also including pedestrian-oriented design features that support transit and pedestrian access.

- F. Central Commercial zone.** The Central Commercial (CX) zone is intended to provide for commercial and mixed use development within Portland's most urban and intense areas, specifically the Central City and the Gateway Regional Center. A broad range of uses are allowed to reflect Portland's role as a commercial, cultural, residential, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. The Design overlay zone is applied to this zone.

### **33.130.040 Other Zoning Regulations**

The regulations in this chapter state the allowed uses and the development standards for the base zones. Sites with overlay zones, plan districts, or designated historical landmarks are subject to additional regulations. The Official Zoning Maps indicate which sites are subject to the additional regulations. Specific uses or development types may also be subject to regulations in the 200s series of chapters.

### **33.130.050 Neighborhood Contact**

Neighborhood contact is a set of outreach steps that must be taken before certain developments can be submitted for approval. Neighborhood contact is required as follows:

**A. Neighborhood contact I.**

1. Neighborhood contact I requirements. When proposed development will add at least 10,000 square feet and not more than 25,000 square feet of net building area to a site, the neighborhood contact steps of 33.705.020.A., Neighborhood contact I, are required. All the steps in 33.705.020.A. must be completed before an application for a building permit can be submitted.
2. Exemption. If the proposed development has already met the neighborhood contact requirements as part of a land use review process, it is exempt from the neighborhood contact requirements.

**B. Neighborhood contact II.**

1. Neighborhood contact II requirements. When the proposed development will add more than 25,000 square feet of net building area to a site, the neighborhood contact steps of 33.705.020.B., Neighborhood contact II, are required. All of the steps in 33.705.020.B. must be completed before an application for a building permit can be submitted.
2. Exemption. If the proposed development has already met the neighborhood contact requirements as part of a land use review process, it is exempt from the neighborhood contact requirements.

## Use Regulations

### 33.130.100 Primary Uses

- A. Allowed uses.** Uses allowed in the commercial/mixed use zones are listed in Table 130-1 with a "Y". These uses are allowed if they comply with the development standards and other regulations of this Title. Being listed as an allowed use does not mean that a proposed development will be granted an adjustment or other exception to the regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters.
- B. Limited uses.** Uses allowed that are subject to limitations are listed in Table 130-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 130-1.
1. Commercial limitations. These regulations apply to all parts of Table 130-1 that have a [1].
    - a. In the CR and CM1 zones, each individual Retail Sales and Service and Office use is limited to 5,000 square feet of net building area, except that in the CM1 zone on sites that are over 40,000 square feet in size and are located on a Neighborhood Collector or higher classification traffic street, each individual Retail Sales and Service or Office use is limited to 40,000 square feet of net building area; and
    - b. In the CR zone, in addition to the size limitation specified in Subparagraph B.2.a., the hours when Retail Sales And Service uses can be open to the public are limited to 6:00 AM to 11:00 PM.
    - c. In the CM1, CM2, and CM3 zones, Quick Vehicle Servicing uses that existed on May 24, 2018 are allowed. New Quick Vehicle Servicing uses are prohibited. If a Quick Vehicle Servicing use that existed on May 24, 2018 is discontinued for 3 continuous years, reestablishment of the use is prohibited. If the Quick Vehicle Servicing use ceases operations, even if the structure or materials related to the use remain, the use as been discontinued. If the Quick Vehicle Servicing use changes to another use without obtaining all building, land use, and development permits that would have been required at the time of the change, the use has been discontinued.
  2. Industrial use and size limitations. These regulations apply to all parts of Table 130-1 that have a [2]. Utility Scale Energy Production and Industrial Service are conditional uses. All other industrial uses are allowed, and all industrial uses, including Utility Scale Energy Production and Industrial Service, are limited in size as follows. Amounts in excess of the limits are prohibited:
    - a. In the CM1 zone, each individual Industrial use is limited to 5,000 square feet of net building area;

- b. In the CM2 and CX zones, each individual Industrial use is limited to 15,000 square feet of net building area;
    - c. In the CM3 zone, the total net building area of all Industrial uses on the site may not exceed the total square footage of the site; and
    - d. In the CE zone, each individual Industrial use is limited to 40,000 square feet of net building area.
3. Self-Service Storage limitation. This regulation applies to all parts of Table 130-1 that have a [3]. The limitations are stated with the special regulations for these uses in Chapter 33.284, Self-Service Storage.
4. Exterior development limitation. This regulation applies to all parts of Table 130-1 that have a [4]. Exterior display or storage of industrial equipment, such as tools, equipment, vehicles, products, materials, or other objects that are part of or used for the business operation is prohibited.
5. Community Services. This regulation applies to all parts of Table 130-1 that have a [5]. Most Community Service uses are allowed by right. Short term, mass, and outdoor shelters may be allowed by right if they meet certain standards, or may be a conditional use. See Chapter 33.285, Short Term, Mass, and Outdoor Shelters.
6. Radio Frequency Transmission Facilities. This regulation applies to all parts of Table 130-1 that have a [6]. Some Radio Frequency Transmission Facilities are allowed by right. See Chapter 33.274.
7. Basic Utilities. This regulation applies to all parts of Table 130-1 that have a [7].
  - a. Public safety facilities that include Radio Frequency Transmission Facilities are a conditional use. The approval criteria are in Section 33.815.223.
  - b. Small Scale Energy Production that provides energy for on-site or off-site use are considered accessory to the primary use on the site. However, it is only considered accessory if they generate energy from biological materials or byproducts from the site itself, or conditions on the site itself; plus not more than 10 tons per week of biological material or byproducts from other sites. Installations that sell power they generate — at retail (net metered) or wholesale — are included.
  - c. All other Basic Utilities are allowed.
8. Commercial Parking. This regulation applies to all parts of Table 130-1 that have an [8]. Commercial Parking is a conditional use in the CX zone except when superseded by plan district regulations. In the CM2 and CM3 zones, Commercial Parking is allowed as follows:
  - a. Commercial Parking is allowed by right in structured parking.
  - b. Commercial Parking is allowed by right on a surface parking lot legally constructed on or before May 24, 2018.

- c. Commercial Parking is allowed by right on a surface parking lot legally constructed after May 24, 2018 when all of the following are met:
  - (1) The surface parking lot was constructed as accessory parking for other primary uses on the site; and
  - (2) The total number of parking spaces on the site does not exceed the maximum number of parking spaces allowed for the other primary uses on the site.
9. Agriculture in the CR and CM1 zones. This regulation applies to all parts of Table 130-1 that have a [9]. If the use and site do not meet the regulations of Chapter 33.237, Food Production and Distribution, Agriculture is prohibited.
10. Agriculture in the CM2 and CX zones. This regulation applies to all parts of Table 130-1 that have a [10]. Agriculture is a conditional use. Where the use and site meet the regulations of Chapter 33.237, Food Production and Distribution, the applicant may choose whether it is allowed as a Market Garden, which does not require a conditional use.
11. Agriculture in the CM3 and CE zones. This regulation applies to all parts of Table 130-1 that have an [11]. Agriculture that is outdoors is a conditional use. Agriculture that is entirely indoors is allowed up to the following limits. Indoor Agriculture in excess of the following limits is prohibited. Where the use and site meet the regulations of Chapter 33.237, Food Production and Distribution, the applicant may choose whether it is allowed as a Market Garden, which does not require a conditional use:
  - a. In the CM3 zone, the total net building area of all indoor Agriculture per site may not exceed the total square footage of the site; and
  - b. In the CE zone, each indoor Agriculture use is limited to 40,000 square feet of net building area.
- C. Conditional uses.** Uses that are allowed if approved through the conditional use review process are listed in Table 130-1 with a "CU". These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards, and other regulations of this Title. Uses listed with a "CU" that also have a footnote number in the table are subject to the regulations cited in the footnote. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The conditional use review process and approval criteria are stated in Chapter 33.815, Conditional Uses.
- D. Prohibited uses.** Uses listed in Table 130-1 with an "N" are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of Chapter 33.258, Nonconforming Uses and Development.

### **33.130.110 Accessory Uses**

Uses that are accessory to a primary use are allowed if they comply with specific regulations for the accessory uses and all development standards.

<b>Table 130-1 Commercial/Mixed Use Zone Primary Uses</b>						
<b>Use Categories</b>	<b>CR</b>	<b>CM1</b>	<b>CM2</b>	<b>CM3</b>	<b>CE</b>	<b>CX</b>
<b>Residential Categories</b>						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	Y
<b>Commercial Categories</b>						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [1]	L [1]	L [1]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [4]
Commercial Parking	N	N	L [8]	L [8]	Y	CU [8]
Self-Service Storage	N	N	N	L [3]	L [3]	L [3]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
<b>Industrial Categories</b>						
Manufacturing and Production	N	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]
Warehouse and Freight Movement	N	N	N	L [2,4]	L [2,4]	N
Wholesale Sales	N	N	L [2,4]	L [2,4]	L [2,4]	L [2,4]
Industrial Service	N	N	CU [2,4]	CU [2,4]	CU [2,4]	CU [2,4]
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
<b>Institutional Categories</b>						
Basic Utilities	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Parks and Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y
Colleges	N	Y	Y	Y	Y	Y
Medical Centers	N	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y

<b>Table 130-1 Commercial/Mixed Use Zone Primary Uses</b>						
<b>Use Categories</b>	<b>CR</b>	<b>CM1</b>	<b>CM2</b>	<b>CM3</b>	<b>CE</b>	<b>CX</b>
<b>Other Categories</b>						
Agriculture	L [9]	L [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [10]
Aviation and Surface Passenger Terminals	N	N	N	N	CU	CU
Detention Facilities	N	N	N	CU	CU	CU
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	N	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
Rail Lines and Utility Corridors	N	CU	CU	CU	CU	CU

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special  
Limitations

N = No, Prohibited

**Notes:**

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [ ] are stated in 33.130.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

### **Development Standards**

#### **33.130.200 Lot Size**

There is no required minimum lot size for development of land in commercial/mixed use zones. Creation of new lots is subject to the regulations of Chapter 33.613, Lots in Commercial/Mixed Use Zones.

#### **33.130.205 Floor Area Ratio**

- A. Purpose.** Floor area ratios (FARs) regulate the amount of use (the intensity) allowed on a site. FARs provide a means to match the potential amount of uses with the desired character of the area and the provision of public services. FARs also work with the height, setback, and building coverage standards to control the overall bulk of development. The bonus FAR options allow additional floor area as an incentive for providing affordable housing.
- B. FAR standard.** The maximum floor area ratios are stated in Table 130-2 and apply to all uses and development. Additional floor area may be allowed through bonus options, as described in Section 33.130.212, or transferred from historic resources per Subsection C. Adjustments to the maximum floor area ratios are prohibited. Except in the CR zone, floor area does not include the following:
1. Floor area for structured parking when at least 50 percent, or 6, of the parking spaces in the structure, whichever is greater, have at least a Level 2 charger adjacent to the space, up to a maximum of 0.5 to 1;
  2. Floor area for required long term bicycle parking that is not located in a dwelling unit, up to a maximum of 0.5 to 1; and

3. Floor area for indoor common area used to meet the requirements of Section 33.130.228.

**C. Transfer of floor area from historic resources.** Floor area ratios may be transferred from a site that contains a historic resource as follows:

1. Sending sites. FAR may be transferred from a site that contains a Historic or Conservation Landmark or a contributing resource in a Historic or Conservation District. Sites that are eligible to send floor area through this transfer are allowed to transfer:
  - a. Unused FAR up to the maximum FAR allowed by the zone; and
  - b. An additional amount equivalent to 50 percent of the maximum FAR for the zone. To qualify to transfer this additional amount of FAR, Portland Permitting & Development must verify that the landmark or contributing resource on the site meets one of the following:
    - (1) If the building is classified as Risk category I or II, as defined in the Oregon Structural Specialty Code, it has been shown to meet or exceed the American Society of Civil Engineers (ASCE) 41- BPOE improvement standard as defined in City of Portland Title 24.85;
    - (2) If the building is classified as Risk category III or IV, as defined in the Oregon Structural Specialty Code, it has been shown to meet or exceed the ASCE41-BPON improvement standard as defined in City of Portland Title 24.85; or
    - (3) The owner of the landmark or contributing resource has entered into a phased seismic agreement with the City of Portland as described in Section 24.85.
2. Receiving site. The transfer must be to a site that is zoned CM1, CM2, CM3, CE, CX, RM1, RM2, RM3, RM4, or RX outside of the Central City plan district. Transferring to a site that is zoned CR is prohibited. Transferring to a site where a Historic or Conservation Landmark or a contributing structure in a Historic or Conservation District has been demolished within the past ten years is prohibited unless the landmark or contributing structure was destroyed by fire or other causes beyond the control of the owner, the only structure on the site that was demolished was an accessory structure, or the demolition was approved through demolition review.
3. Maximum increase in FAR in the CM1, CM2, CM3, and CE zones. In the CM1, CM2, CM3, and CE zones, the total FAR on the receiving site may not exceed the maximum FAR with bonuses identified on Table 130-3. This total FAR includes FAR transferred from historic resources, and any additional FAR allowed at the receiving site from bonus options, or from other transfers. In addition, an increase on the receiving site of more than the following due to a historic resource transfer is prohibited:
  - a. 0.5 to 1 in the CM1 zone;
  - b. 0.75 to 1 in the CM2 zone;
  - c. 1 to 1 in the CM3 zone;

- d. 0.5 to 1 in the CE zone.
4. Maximum increase in FAR in the CX zone. In the CX zone, an increase in FAR on the receiving site of more than 3 to 1 is prohibited. The total increased FAR includes FAR transferred from historic resources, and additional FAR allowed at the receiving site from bonus provisions, or from other transfers;
5. Development standards. The building on the receiving site must meet the development standards of the base zone, overlay zone, and plan district except floor area ratio, which is regulated by Paragraphs C.2 and C.3 above;
6. The property owner must execute a covenant with the City that is attached to and recorded with the deed of both the site transferring and the site receiving the density. The covenant must reflect the respective increase and decrease of potential FAR. The covenants for both sites must meet the requirements of Section 33.700.060, Covenants with the City.

### **33.130.207 Minimum Density**

- A. Purpose.** The minimum density standards ensure that the service capacity is not wasted and that the City's housing goals are met.
- B. Minimum Density.** The minimum density requirements for the CM2 and CM3 zones are stated in Table 130-2. Minimum density applies to new development when at least one dwelling unit is proposed. Group Living uses are exempt from minimum density requirements. Land within an Environmental zone may be subtracted from the calculation of minimum density.

### **33.130.210 Height**

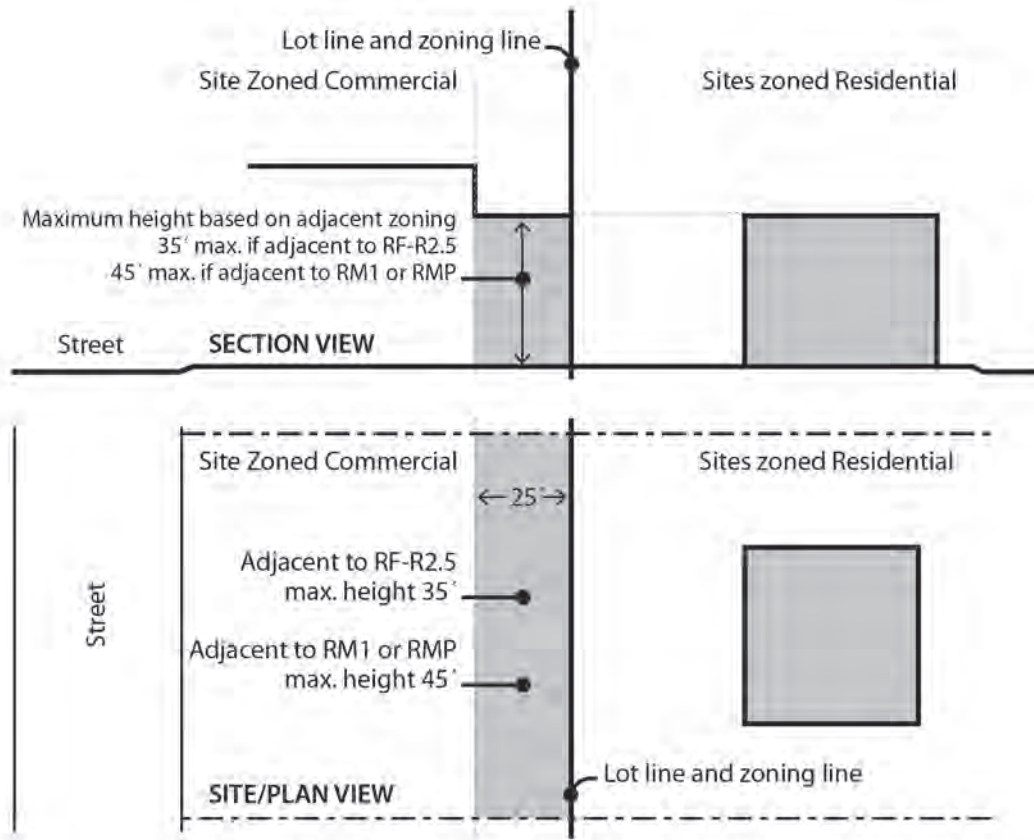
- A. Purpose.** The height limits are intended to control the overall scale of buildings. The height limits in the CR and CM1 zones allow buildings that are in scale with low rise residential areas. The height limits in the CM2 and CE zones allow for a greater building height at a scale that can accommodate the growth intended for centers and corridors, while relating to the low- to mid-rise scale of neighborhood residential areas. The CM3 zone allows the tallest buildings outside the Central City and Gateway plan districts, consistent with its intended role in accommodating higher-density development in areas well served by transit and other services. The CX zone allows the tallest buildings in the commercial/mixed use zones, consistent with its intended role in accommodating high-density development in the Central City and the Gateway plan districts.

In some situations, step downs in maximum height provide a transition in scale to adjacent lower-scale residential areas, and preserve opportunities for light, air and privacy. Exceptions to height limit standards accommodate minor projections that do not significantly increase the visual scale of buildings; provide flexibility in the height of parapets and railings to facilitate rooftop outdoor spaces and equipment screening; and accommodate ground-floor spaces with high ceilings to encourage ground-floor commercial uses, mechanical parking, and other uses that benefit from high ceilings.

**B. Height standard.**

1. Base height. The base height standards for all structures, except detached accessory structures, are stated in Table 130-2. The height standards for detached accessory structures are stated in 33.130.265, Detached Accessory Structures.
2. Step-down height. In the following situations, the base height is reduced, or stepped-down. Stepped-down height is not required in the CR zone:
  - a. Step-down adjacent to residential zones. The following step-down height limits apply within 25 feet of sites zoned residential. Sites with property lines that abut residential zones for less than a 5-foot length are exempt from these standards:
    - (1) On the portion of the site within 25 feet of a site zoned RF through R2.5, the step-down height limit is 35 feet. See Figure 130-1.
    - (2) On the portion of the site within 25 feet of a site zoned RM1 or RMP, the step-down height limit is 45 feet. See Figure 130-1.

**Figure 130-1**  
**Step-Down Height Adjacent to Residential Zones**



- b. Step-down across a local service street or alley from a residential zone. In the CM2, CM3, CX, and CE zones the following step-down height limit applies. The limit does not apply to portions of buildings within 100 feet of a transit street. On the portion of the site within 15 feet of a lot line that is across a local service street or alley from a site zoned RF through R2.5 or RM1 or RMP, the step-down height limit is 45 feet. See Figure 130-2.
  3. Bonus height. The base height limits can be increased through options described in Section 33.130.212. When a bonus option allowed by 33.130.212 is used to increase the base height, the step-down height limits do not increase.
- C. Exceptions.** Exceptions to the base height, step-down height, and bonus height limits are stated below:
1. Projections allowed. Chimneys, vents, flag poles, satellite receiving dishes, and other similar items that are attached to a building and have a width, depth, or diameter of 5 feet or less may extend 10 feet above the height limits, or 5 feet above the highest point of the roof, whichever is greater. Items that are greater than 5 feet in width, depth, or diameter are not allowed to project above the base, step-down, or bonus height limits.

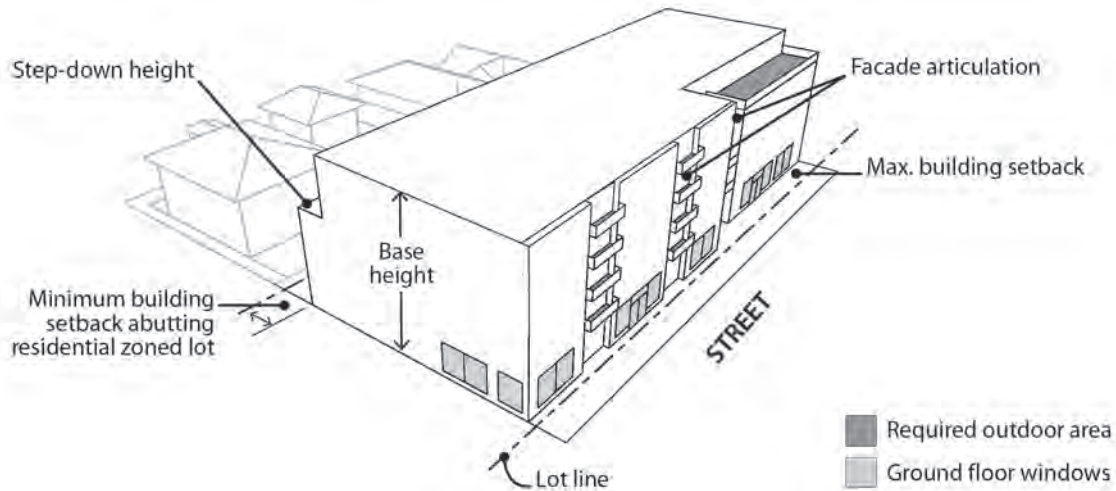
2. Parapets and railings. In the CM1, CM2, CM3, CE and CX zones, parapets and rooftop railings may extend 4 feet above the height limits.
3. Walls and fences. In the CM1, CM2, CM3, CE and CX zones, walls or fences located between individual rooftop decks may extend 6 feet above the height limits if the visual screen is set back at least 4 feet from the edges of the roof.
4. Rooftop equipment. In the CM1, CM2, CM3, CE and CX zones, rooftop mechanical equipment and stairwell enclosures that provide rooftop access may extend above the height limits as follows, provided that the equipment and enclosures are set back at least 15 feet from all roof edges on street facing facades:
  - a. Elevator mechanical equipment and stairwell enclosures may extend up to 16 feet above the height limits; and
  - b. Other mechanical equipment that cumulatively cover no more than 10 percent of the roof area may extend up to 10 feet above the height limits.
5. Antennas and mounting devices, utility power poles, and public safety facilities are exempt from the height limits.
6. Small wind turbines are subject to the standards of Chapter 33.299.
7. Roof mounted solar panels are not included in height calculations and may exceed the maximum height limits if the following are met:
  - a. For flat roofs or the horizontal portion of mansard roofs, the solar panel may extend up to 5 feet above the top of the highest point of the roof; and
  - b. For pitched, shed, hipped, or gambrel roofs, the solar panel must be mounted no more than 12 inches from the surface of the roof at any point, and may not extend above the ridgeline of the roof. The 12 inches is measured from the upper side of the solar panel.
8. High ceilings. In the CM1, CM2, CM3, CE and CX zones outside the Central City plan district, base height, step-down height, and bonus height may be increased by 5 feet when at least 75 percent of the ground floor has at least 15 feet between the floor and the bottom of the structure above. The bottom of the structure above includes supporting beams. This exception does not apply if any portion of the ground floor is more than 2 feet above the existing or proposed sidewalk.

<b>Table 130-2 Summary of Development Standards in Commercial/Mixed Use Zones</b>						
<b>Standards</b>	<b>CR</b>	<b>CM1</b>	<b>CM2</b>	<b>CM3</b>	<b>CE</b>	<b>CX</b>
Maximum FAR (see 33.130.205 and 33.130.212)	1 to 1 [1]	1.5 to 1	2.5 to 1	3 to 1	2.5 to 1	4 to 1
- Bonus FAR (see 33.130.212)	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Minimum Density (see 33.130.207)	NA	NA	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	NA	NA
Base Height (see 33.130.210.B.1)	30 ft.	35 ft.	45 ft.	65 ft.	45 ft.	75 ft.
Step-down Height (see 33.130.210.B.2)						
- Within 25 ft. of lot line abutting RF-R2.5 zones	NA	NA	35 ft.	35 ft.	35 ft.	35 ft.
- Within 25 ft. of lot line abutting RM1 and RMP Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 15 ft. of lot line across a local service street from RF – R2.5 zones and RM1 and RMP zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Bonus Height (see 33.130.212)	NA	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Min. Building Setbacks (see 33.130.215.B)						
- Street Lot Line	none	none	none	none	none	none
- Street Lot Line abutting selected Civic Corridors	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line across a local street from an RF – RM2 or RMP Zone.	none	none	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.
Min. Building Setbacks (see 33.130.215.B)						
- Lot Line Abutting OS, RX, C, E, or I Zoned Lot	none	none	none	none	none	none
- Lot Line Abutting RF – RM4, RMP, or IR zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Max. Building Setbacks (see 33.130.215.C)						
- Street Lot Line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line Abutting Selected Civic Corridors	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Max. Building Coverage (% of site area)						
- Inner Pattern Area	85%	85%	100%	100%	85%	100%
- Eastern, Western, and River Pattern Areas (see 33.130.220)	75%	75%	85%	85%	75%	100%
Min. Landscaped Area (% of site area) (see 33.130.225)	15%	15%	15%	15%	15%	None
Landscape Buffer Abutting an RF – RM4 or RMP Zoned Lot (see 33.130.215.B)	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3
Required Residential Outdoor Area (see 33.130.228)	Yes	Yes	Yes	Yes	Yes	No
Ground Floor Window Standards (see 33.130.230.B)	Yes	Yes	Yes	Yes	Yes	Yes

Notes:

[1] On sites that do not have a Retail Sales And Service or Office use, maximum density for Household Living is 1 unit per 2,500 square feet of site area.

**Example Illustration:  
Some building form and setback development standards**



**33.130.212 Floor Area and Height Bonus Options**

- A. Purpose.** The bonus options allow additional floor area and an increase in height as an incentive for development that provides a public or community benefit. The bonus can be gained in exchange for providing affordable housing or affordable commercial space in conjunction with new development.
- B. General floor area and height bonus option regulations.**
  - 1. Unless specified below, the bonus options in this section are allowed only in the CM1, CM2, CM3, and CE zones, and in the CX zone outside the Central City and Gateway plan districts. Sites where a Historic or Conservation Landmark or a contributing structure in a Historic or Conservation District has been demolished within the past ten years are not eligible to use bonus options unless the landmark or contributing structure was destroyed by fire or other causes beyond the control of the owner, the only structure on the site that was demolished was an accessory structure, or the demolition was approved through demolition review.
  - 2. The bonus options refer to an administrative agency or qualified administrator. The administrative and reporting requirements of each bonus must be met to the satisfaction of the named agency or administrator. The named agencies are authorized to publish administrative rules with clear and objective administrative requirements.
  - 3. More than one bonus option may be used up to the overall maximums per site stated in Table 130-3. For development without any residential use, and for mixed use development that proposes fewer than 20 dwelling units and does not voluntarily provide units on the site per the standards of 33.245.040.A, the affordable commercial space bonus option must be used up to the maximum increment allowed for the zone before any other bonus is allowed. Except as follows, adjustments to the maximum FAR and height obtainable through bonuses are prohibited. Until January 2, 2032, adjustments to increase the bonus height may be requested for new buildings

when at least 75 percent of the total floor area is in a residential use. In this case, adjustments to increase the bonus height by more than 20 percent of the base height limit shown in Table 130-2, or 10 feet, whichever is greater, are prohibited.

4. The increment of additional floor area ratio allowed per bonus is stated in Table 130-3 and described in Subsections C through E.
5. The increment of additional height allowed per bonus is stated in Table 130-3, except that additional height is not allowed where the step-down height limits of 33.130.210.B.2 apply.

<b>Table 130-3 Summary of Bonus FAR and Height</b>						
		<b>CM1</b>	<b>CM2</b>	<b>CM3</b>	<b>CE</b>	<b>CX</b>
<b>Overall Maximums Per Zone</b>						
Maximum FAR with bonus		2.5 to 1	4 to 1	5 to 1	4 to 1	6 to 1
Maximum height with bonus		35 ft.	55 ft. [1] 75 ft. [2]	75 ft. 120 ft. [2]	45 ft.	85 ft. 120 ft. [2]
<b>Increment of Additional FAR and Height Per Bonus</b>						
Inclusionary Housing (see 33.130.212.C)	FAR Height	1 to 1 none	1.5 to 1 10 ft.	2 to 1 10 ft.	1 to 1 none	2 to 1 10 ft.
Affordable Commercial Space (see 33.130.212.D)	FAR Height	0.5 to 1 none	0.75 to 1 10 ft.	1 to 1 10 ft.	0.5 to 1 none	1 to 1 10 ft.
Planned Development (see 33.130.212.E)	FAR Height	none none	1.5 to 1 up to 30 ft.	2 to 1 up to 55 ft.	1.5 to 1 up to 30 ft.	2 to 1 up to 45 ft.

[1] Bonus height in the CM2 zone is only allowed on sites that are within a Historic District, Conservation District, or the Design Overlay Zone and that have a Comprehensive Plan Map designation of Mixed Use–Urban Center or Mixed Use–Civic Corridor. Bonus height on a site where a Historic or Conservation Landmark or a contributing structure in a Historic or Conservation District has been demolished within the past ten years is prohibited unless the landmark or contributing structure was destroyed by fire or other causes beyond the control of the owner or the only structure on the site that was demolished was an accessory structure.

[2] This larger overall maximum is only allowed through the Planned Development bonus option and required Planned Development Review.

**C. Inclusionary housing bonus.** Maximum height and FAR may be increased as stated in Table 130-3 if one of the following is met:

1. Mandatory inclusionary housing. Bonus height and FAR is allowed for development that triggers 33.245, Inclusionary Housing. The amount of bonus floor area allowed is an amount equal to the net building area of the building that triggers 33.245, up to the increment of additional FAR allowed as stated in Table 130-3. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met; or
2. Voluntary inclusionary housing. Maximum height and FAR may be increased as stated in Table 130-3 when one of the following voluntary bonus options is met:
  - a. Bonus height and FAR is allowed for projects that voluntarily comply with the standards of 33.245.040 and 33.245.050. The amount of bonus floor area allowed is an amount equal to the net building area of the building that complies

with 33.245.040 and .050, up to the increment of additional FAR allowed as stated in Table 130-3. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met. The letter is required to be submitted before a building permit can be issued for development, but is not required in order to apply for a land use review; or

- b. Bonus height and FAR is allowed in exchange for payment into the Affordable Housing Fund. For each square foot of floor area purchased a fee must be paid to the Portland Housing Bureau (PHB). The Portland Housing Bureau collects and administers the Affordable Housing Fund, and determines the fee. PHB determines the fee per square foot and updates the fee at least every three years. The fee schedule is available from Portland Permitting & Development. To qualify for this bonus, the applicant must provide a letter from PHB documenting the amount that has been contributed. The letter is required to be submitted before a building permit can be issued for development, but is not required in order to apply for a land use review.

**D. Affordable commercial space bonus.** Proposals that provide on-site affordable commercial space, or pay into the Affordable Commercial Space Fund, may increase maximum height and FAR if all of the following are met. Floor area may be increased by 2 square feet for each square foot of on-site affordable commercial space provided, up to the maximum stated in Table 130-3. Floor area may be increased by 1 square foot for each square foot purchased through the Affordable Commercial Space Fund, up to the maximum stated in Table 130-3:

1. The applicant must submit with the development application a letter from Prosper Portland certifying that any program administrative requirements have been met; and
2. The property owner must execute a covenant with the City that complies with the requirements of Section 33.700.060. The covenant must ensure that floor area built as a result of this bonus will meet the administrative requirements of Prosper Portland or qualified administrator.

**E. Planned Development bonus.** Proposals that provide a combination of affordable housing, a publicly accessible plaza or park, and energy efficient buildings may increase maximum height and FAR as stated in Table 130-3 if approved through a Planned Development Review and Design Review (see Chapter 33.270 and Chapter 33.854). The site must be at least two acres in size to be eligible for this bonus. Sites located within Historic or Conservation districts are not eligible to use this bonus.

### **33.130.215 Setbacks**

**A. Purpose.** The required building setbacks promote streetscapes that are consistent with the desired character of the different commercial/mixed use zones. The setbacks promote buildings close to the sidewalk to reinforce a pedestrian orientation and built-up streetscape. The setback requirements for areas that abut residential zones promote commercial/mixed use development that will maintain light, air, and the potential for privacy for adjacent residential zones.

The front setback requirements for Civic Corridors in Eastern and Western pattern areas provide opportunities for additional pedestrian space and separation from the vehicle traffic along these major streets to create an environment for building users and pedestrians that is less impacted by close proximity to traffic, and provide opportunities for front landscaping reflective of the vegetated characteristics of these neighborhood pattern areas.

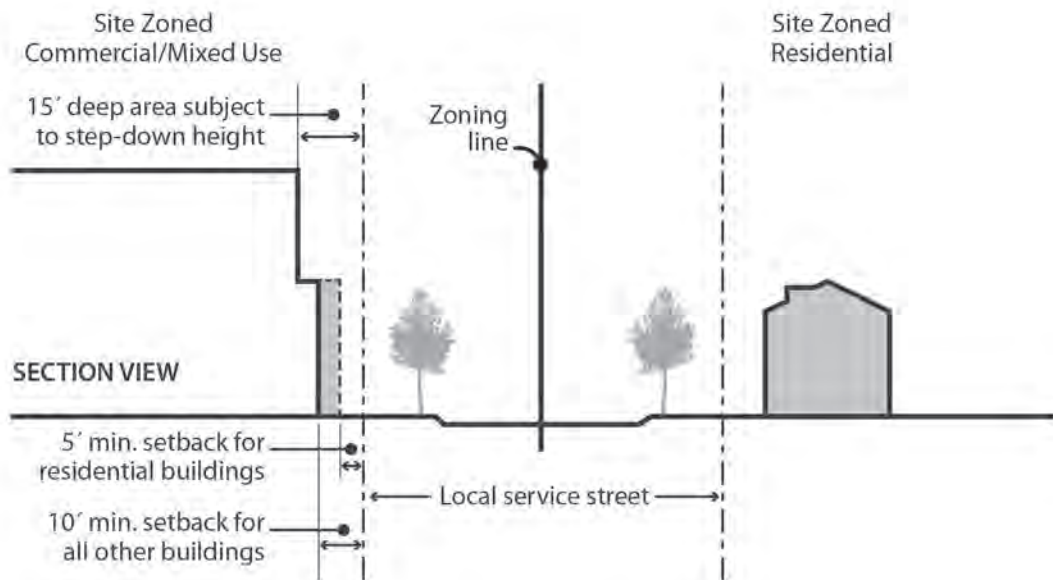
The minimum building setbacks along local service streets adjacent to residential zones work together with requirements for step downs in building height (33.130.210.B.2.b.) to ensure that there is a transition in street frontage characteristics to lower scale residential zones. In these situations, the building setback regulations promote street frontages with landscaping and residential uses to provide a transition and a cohesive street environment with similar street frontage characteristics on both sides of the street, and limit exterior display and storage to minimize impacts to nearby residentially-zoned areas.

**B. Minimum building setbacks.** Minimum required building setbacks are listed below and summarized in Table 130-2. Unless otherwise specified in this section, the minimum required setbacks apply to all buildings and structures on a site. Setbacks for exterior development are stated in 33.130.245, and setbacks for parking areas are stated in Chapter 33.266, Parking, Loading and Transportation and Parking Demand Management.

1. Required setbacks from a street lot line. Unless as specified below, there is no minimum required setback from a street lot line:
  - a. The minimum setback required from a street lot line adjacent to a Civic Corridor shown on Map 130-1 is 10 feet.
  - b. The following minimum setbacks are required from a street lot line on the portion of the site that is across a local service street from an RF through RM2 or RMP zone. The setbacks do not apply in the CR or CM1 zones, or on or within 100 feet of a transit street:
    - (1) Buildings that are entirely in a residential use, and portions of buildings with dwelling units on the ground floor, must be set back 5 feet from a street lot line facing an RF through RM2 or RMP zone. The setback must be landscaped to at least the L1 standard. Vehicle access is not allowed through the setback unless the local service street facing the residential zone is the only frontage for the site. Up to one third of the setback area can be hard surfaced for pedestrian or bicycle access. Exterior display and storage is not allowed within the setback.
    - (2) All other buildings must be set back 10 feet from a street lot line facing an RF through RM2 or RMP zone. The setback must be landscaped to at least the L1 standard. Vehicle access is not allowed through the setback unless the local service street facing the residential zone is the only frontage for the site. Up to one third of the setback area can be hard surfaced for pedestrian or bicycle access. Exterior display and storage is not allowed within the setback. See Figure 130-2.
  - c. See 33.130.250.D for the required garage entrance setback for a garage that is accessory to a house, attached house, manufactured home, or duplex.

- d. Structured parking that does not allow exiting in a forward motion must be set back 18 feet from the street lot line. See 33.266.130.C.

**Figure 130-2**  
**Building Setbacks and Step-Down Height Across a Local Service Street from Residential Zones**



- 2. Required setbacks from a lot line that is not a street lot line:
  - a. There is no minimum setback required from a lot line that abuts an OS, RX, C, E or CI zone. And, no setback is required from an internal lot line that is also a zoning line on sites with split zoning.
  - b. Except as follows, the required minimum setback from a lot line that abuts an RF through RM4, RMP, or IR zone is 10 feet. The required setback area must be landscaped to the L3 standard. Areas paved for pedestrian or bicycle use can be located in the required building setback area, but may not extend closer than 5 feet to a lot line abutting an RF through RM4 or RMP zone.
    - (1) In the Inner Pattern Area on sites that abut a Civic or Neighborhood Corridor shown on Map 130-3 no setback is required from a lot line that abuts a property in the RM2-RM4 zones that also has a lot line on a Civic or Neighborhood Corridor.
    - (2) Buildings that are 15 feet or less in height are exempt from the required setback.
    - (3) For both exceptions, any setback provided that is 5 feet or greater in depth must be landscaped to at least the L3 standard for a distance of up to 10 feet from the lot line. This means that if the building is setback 3 feet, no landscaping is required, but if the building is setback 15 feet, then the first 10 feet measured from the lot line must be landscaped.

- c. Windows in the walls of dwelling units must be setback a minimum of 5 feet from a lot line that abuts a C, E, I, or CI zoned lot. Windows of dwelling units that also have other windows facing a street lot line or facing a dedicated open space that is at least 10 feet in depth, such as a required setback or required outdoor area, are exempt from this standard. The setback area must be a minimum width of 12 feet or the width of the residential window, whichever is greater.
3. Extensions into required building setbacks and buffering requirements of Table 130-2.
    - a. The following features of a building may extend into a required building setback up to 20 percent of the depth of the setback. However, except for building eaves and stormwater planters, they may not extend closer than 5 feet to a lot line abutting an RF – RM4 or RMP zoned lot.
      - (1) Eaves, chimneys, fireplace inserts and vents, mechanical equipment, fire escapes, water collection cisterns and stormwater planters;
      - (2) Stairways and wheelchair ramps that do not meet the standard of Subparagraph B.3.b below; and
      - (3) Bays and bay windows may extend into a street setback, but not a required setback abutting an RF – RM4 or RMP zoned lot, and also must meet the following requirements:
        - Each bay and bay window may be up to 12 feet long, but the total area of all bays and bay windows on a building facade cannot be more than 30 percent of the area of the facade;
        - At least 30 percent of the area of the bay which faces the street lot line requiring the setback must be glazing or glass block;
        - Bays and bay windows must cantilever beyond the foundation of the building; and
        - The bay may not include any doors.
    - b. The following minor features of a building are allowed to fully extend into required building setbacks, but may not extend closer than 5 feet to a lot line abutting an RF – RM4 or RMP zoned lot.
      - (1) Uncovered decks, stairways, and wheelchair ramps with surfaces that are no more than 2-1/2 feet above the ground;
      - (2) On lots that slope down from the street, vehicular and pedestrian entry bridges with surfaces that are no more than 2-1/2 feet above the average sidewalk elevation; and
      - (3) Canopies, marquees, awnings, and similar features may fully extend into a street setback.
    - c. Uncovered decks are allowed to fully extend into required street setbacks.

4. Detached accessory structures. For sites entirely in residential use, detached accessory structures are subject to the multi-dwelling zone standards of Section 33.120.280. The setback standards for detached accessory structures are stated in 33.130.265 below. Fences are addressed in 33.130.270 below.

**C. Maximum building setbacks.** Except as stated in Subsection E., the maximum building setback standards are stated below.

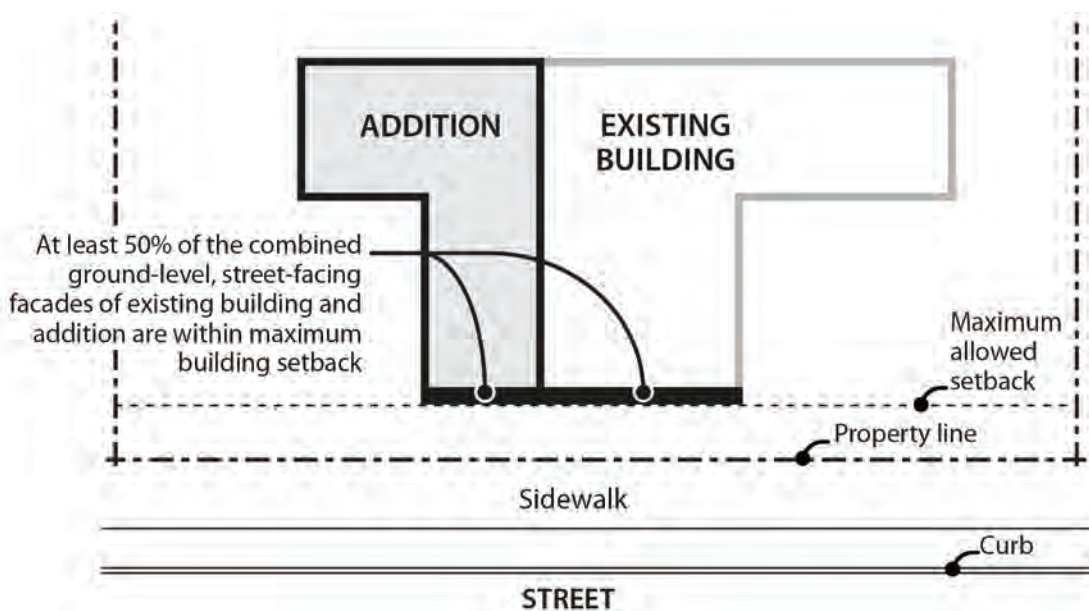
1. Maximum setback standards. Unless otherwise specified, the maximum a building can be set back from a street lot line is 10 feet, except on Civic Corridors shown on Map 130-1, where the maximum set back is 20 feet. At least 50 percent of the length of the ground level street-facing facade of the building must meet the maximum setback standard.
2. Applying the standard.
  - a. Where an existing building is being altered, the standards apply to the ground level, street-facing facade of the entire building. See Figures 130-3 and 130-4.
  - b. Where there is more than one building on the site, the standards of this paragraph apply to the combined ground level, street-facing facades of all of the buildings. See Figures 130-5 and 130-6.
  - c. In the CR, CM1, CM2, CM3, and CX zones, and in the CE zone within a Pedestrian District, if the site has street lot lines on three or more streets, the maximum setback standard only applies to two of the streets. When this occurs, the standard must be applied to the streets with the highest transit street classifications. If the site is a through lot, the maximum setback standard only applies to the street with the highest transit street classification. If multiple streets have the same highest transit street classification, the applicant may choose which street or streets to apply the standard.
  - d. In the CE zone outside of pedestrian districts, the maximum setback standard only applies to transit streets unless the site does not have a street lot line on a transit street. If the site does not have a street lot line on a transit street, then the maximum setback standard applies to one street, and if there is more than one street, the applicant may choose which street to apply the standard. If the site has street lot lines on three or more transit streets, the maximum setback standard applies only to two of the streets. When this occurs, the standard must be applied to the streets with the highest transit classification. If multiple transit streets have the same highest street classification, the applicant may choose which streets to apply the standard.
  - e. For buildings where all of the floor area is in residential use, the street-facing facade of an open porch that meets the following standards is included as part of the ground level, street-facing facade of the building:
    - (1) For houses, attached houses, manufactured homes and duplexes, the porch must be at least 25 square feet in area. For multi-dwelling structures, the porch must be at least 9 feet wide and 7 feet deep;
    - (2) The porch must have at least one entrance facing the street; and

- (3) The porch must have a roof that is no more than 12 feet above the floor of the porch and at least 30 percent solid. This standard may be met by having 30 percent of the porch area covered with a solid roof, or by having the entire area covered with a trellis or other open material if no more than 70 percent of the area of the material is open.
3. Exception. The maximum building setbacks do not apply to primary structures under 500 square feet in floor area, or to detached accessory structures. The street-facing facades of detached accessory structures do not count towards meeting maximum setback standards. See Figure 130-5.

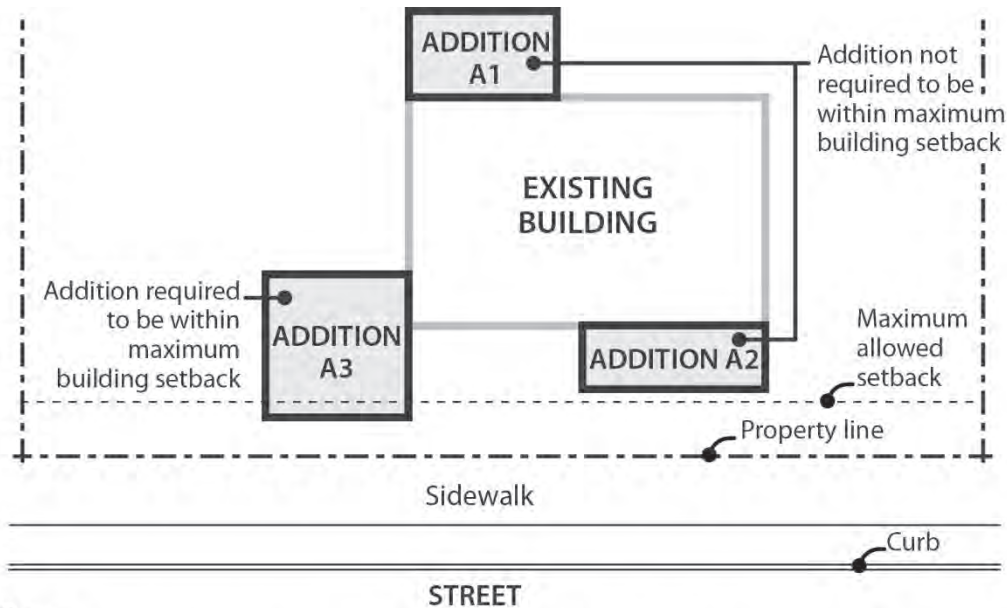
**D. Improvements in the setback area between a building and a street lot line.**

1. General standard. The land between any building and a street lot line must be landscaped to at least the L1 level and/or hard-surfaced for use by pedestrians. This area may be counted towards any minimum landscaped area requirements. Vegetated stormwater management facilities used to meet Bureau of Environmental Services stormwater management requirements, and residential outdoor areas, such as play areas and garden plots, as well as vehicle areas and exterior display, storage, and work activities, if allowed, are exempt from this standard. Bicycle parking may be located in the area between a building and a street lot line when the area is hard surfaced.
2. Improvements within transit street maximum building setbacks. Along transit streets, at least 50 percent of the setback area between the street lot line and the portion of the building that complies with the maximum building setback must be hard surfaced for use by pedestrians. Buildings entirely in a residential use are exempt from this standard.

**Figure 130-3**  
**Alteration to Existing Building in Conformance with Maximum Setback Standard**



**Figure 130-4**  
**Alterations to Existing Building**



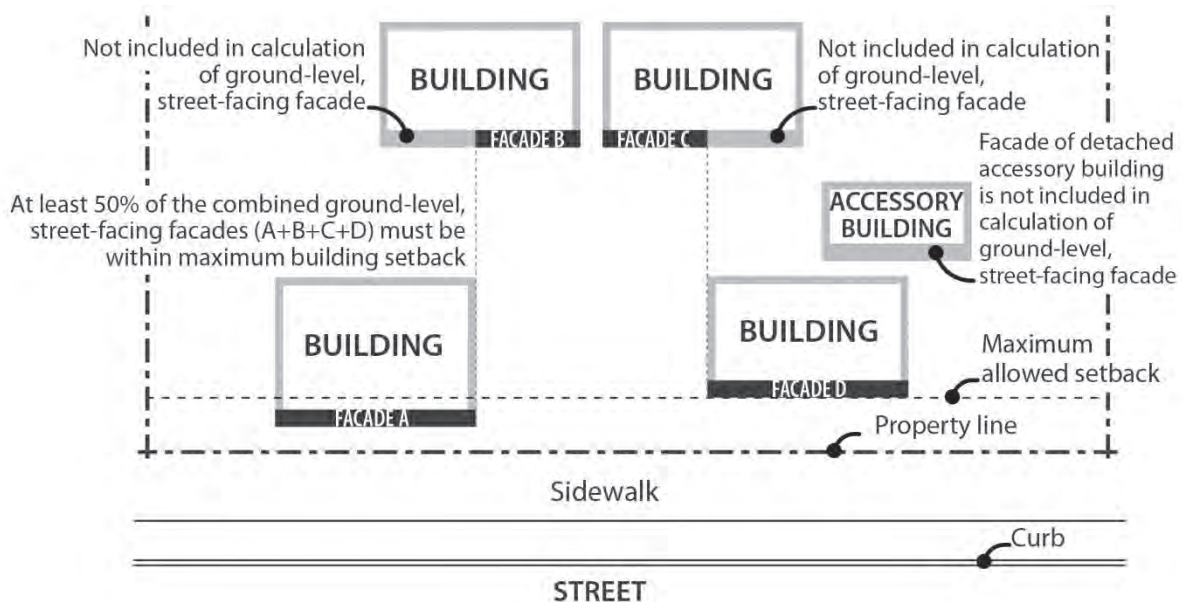
**Notes:**

Addition A1. Not subject to maximum setback standard because addition has no street-facing facade.

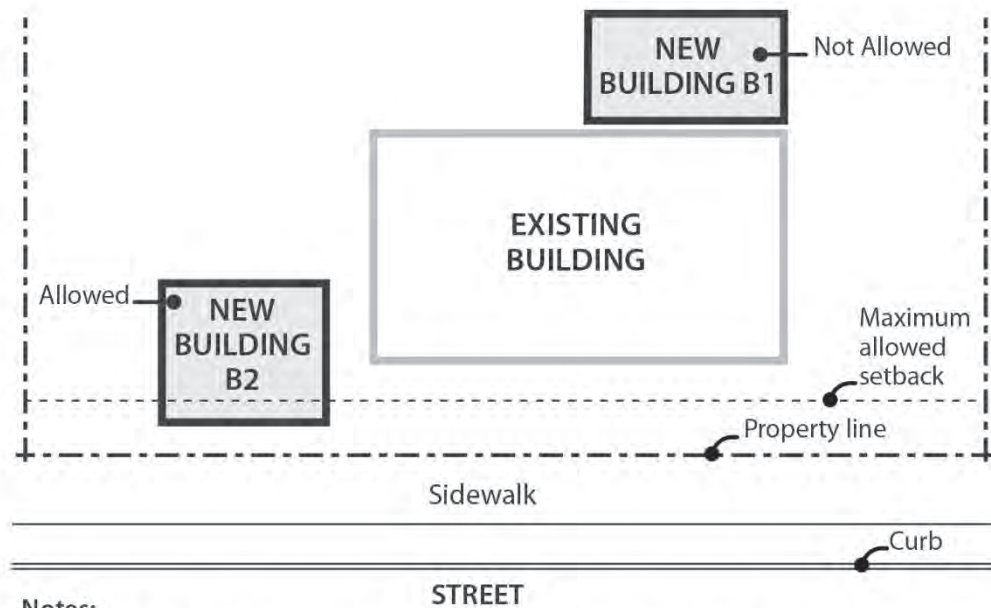
Addition A2. Brings building closer to conformance with maximum setback standard because it does not increase the length of the street-facing facade, and it brings building closer to maximum building setback line.

Addition A3. Because addition increases length of street facing facade, 100% of addition facade must be within maximum setback until maximum setback standard for entire building is met.

**Figure 130-5**  
**Calculating Maximum Building Setback When More Than One Building On Site**



**Figure 130-6**  
**New Buildings on Sites with Buildings That Do Not Meet the Maximum Building Setback**



**Notes:**

New Building B1. Not allowed because it moves site further out of conformance with maximum setback standard.

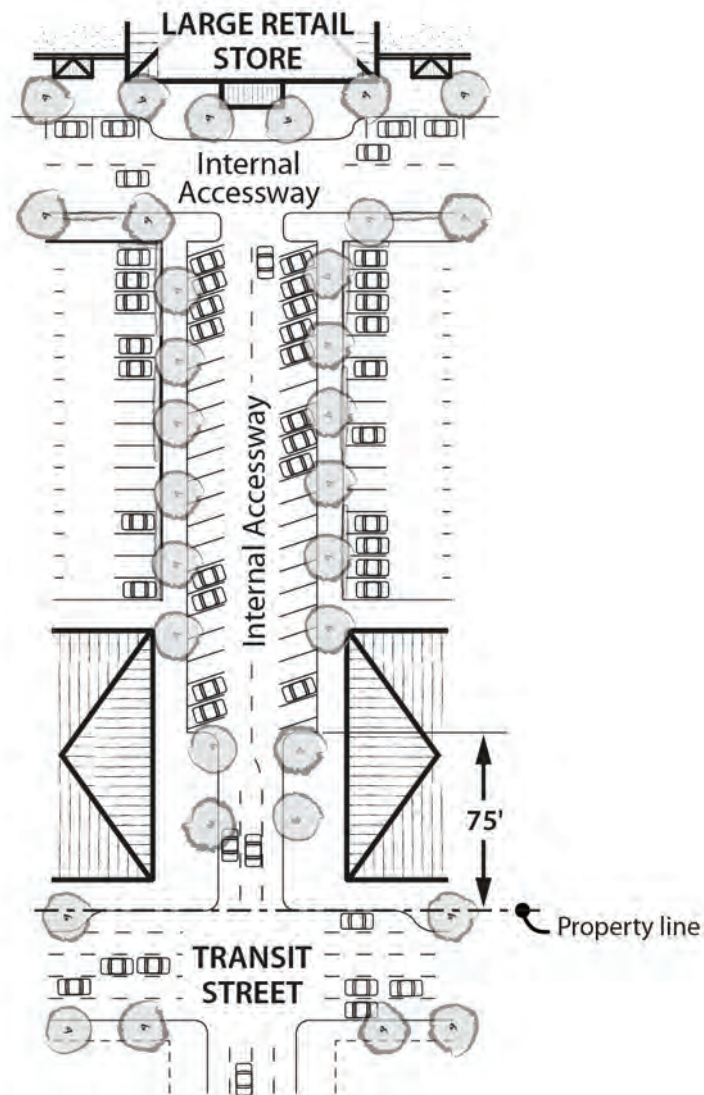
New Building B2. Because building increases length of combined street-facing facade on the site, 100% of building facade must be within maximum setback until maximum setback standard for site is met.

**E. Alternative maximum building setback for large retailers.**

1. Purpose. The intent of the regulations is to allow deeper street setbacks for very large retail stores locating along transit streets or in Pedestrian Districts in exchange for a pedestrian and transit-friendly main street type of development. These large retail sites can still be transit-supportive and pedestrian-friendly by placing smaller buildings close to the street and by creating an internal circulation system that is similar to streets in order to separate the parking area into blocks. The intent is to encourage development that will, over time, form a pedestrian-friendly main street along the perimeter of the parking blocks and provide connectivity within the site and to adjacent streets and uses.
2. Regulation. Sites that have at least one building with at least 60,000 square feet of floor area in Retail Sales and Service use are exempt from the maximum setback requirement of Table 130-2 and the vehicle area frontage limitations of 33.266.130.C.3 if all of the requirements of this paragraph are met. For sites with frontage on more than one transit street or more than one street in a Pedestrian District, this exemption may be used only along one transit street frontage or frontage along a street in a Pedestrian District.
  - a. Other buildings on the site have ground level walls within the maximum setback for at least 25 percent of the frontage on a transit street or street in a Pedestrian District. These buildings must be constructed before or at the same time as the large retail store;

- b. Internal circulation system. An internal circulation system that meets the following standards must be provided:
- (1) Internal accessways that are similar to streets must divide the site into parking areas that are no greater than 55,000 square feet;
  - (2) These accessways must connect to the transit street, or street in a Pedestrian District, at least every 250 feet;
  - (3) Each internal accessway must have at least one auto travel lane, curbs, and unobstructed sidewalks on both sides and one of the following must be met:
    - The sidewalks must be at least 10 feet wide and planted with trees a maximum of 30 feet on center. Trees must be planted in the center of unpaved tree wells at least 18 square feet, with a minimum dimension of 3 feet. The unpaved area may be covered with a tree grate. Tree wells must be adjacent to the curb, and must be located so there is at least 6 feet of unobstructed sidewalk; or
    - The sidewalks must be at least 6 feet wide. There must be a planting strip at least 4 feet wide. The planting strip must be between the curb and the sidewalk, and be landscaped to at least the L1 standard, except that trees cannot be grouped.
  - (4) Along each internal accessway that intersects a transit street, parking must be provided between both sidewalks and the auto travel lanes except for within 75 feet of the transit street intersection, measured from the street lot line, where parking is not allowed;
  - (5) Curb extensions that are at least the full depth of the parking must be provided, as shown in Figure 130-7, at the intersections of internal accessways that have parking; and
  - (6) The internal accessways are excluded from the portion of the parking and loading area used to calculate required interior landscaping.
- c. Connections between sites. This standard applies to all commercial, office, or institutional development that is adjacent to sites either developed for Commercial or Institutional use, or zoned C, E, I, CI, or IR. The system must connect the buildings on the site to these adjacent sites.

**Figure 130-7**  
**Internal Circulation System**



**33.130.220 Building Coverage**

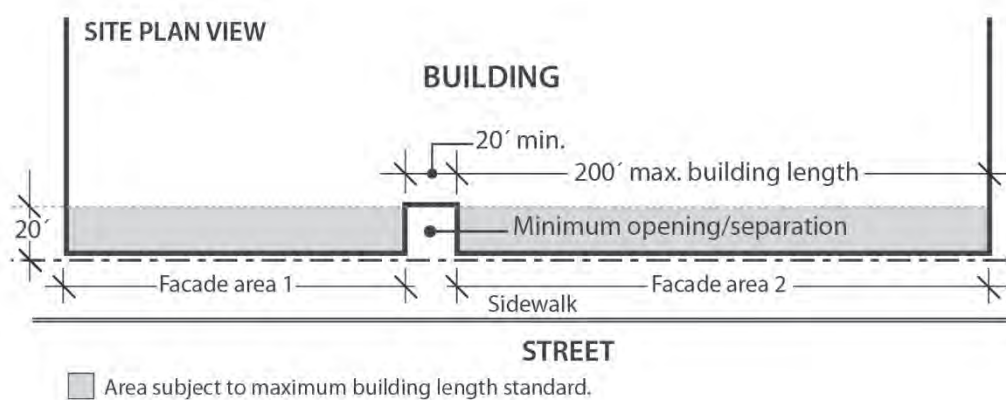
- A. Purpose.** The building coverage standards limit the footprint of buildings and work with the FAR, height, and setback standards to control the overall scale of development. The standards promote development consistent with the desired character of the zone. The standards allow a high degree of lot coverage in the Inner Neighborhoods pattern area to reflect the urban development patterns and continuous building frontages of the area. The standards for Eastern and Western pattern areas work in conjunction with landscaping requirements to respond to the less intensely developed characteristics of these areas.

- B. Building coverage standards.** The maximum building coverage standards are stated in Table 130-2, and the standards apply based on pattern area geography. Map 130-2 identifies the pattern areas. Maximum building coverage applies to all buildings and covered structures.

### 33.130.222 Building Length and Facade Articulation

- A. Purpose.** These standards, along with the height and setback standards, limit the bulk of buildings close to the street. These standards help ensure that large buildings will be divided into smaller components that relate to the scale and patterns of Portland's commercial/mixed-use areas and add visual interest and variety to the street environment.
- B. Maximum building length.** In the CR, CM1, CM2, CM3, and CE zones, the maximum building length for the portion of a building located within 20 feet of a street lot line is 200 feet. The portions of buildings subject to this standard must be separated by a minimum of 20 feet when located on the same site. See Figure 130-8.

**Figure 130-8**  
**Maximum Building Length**



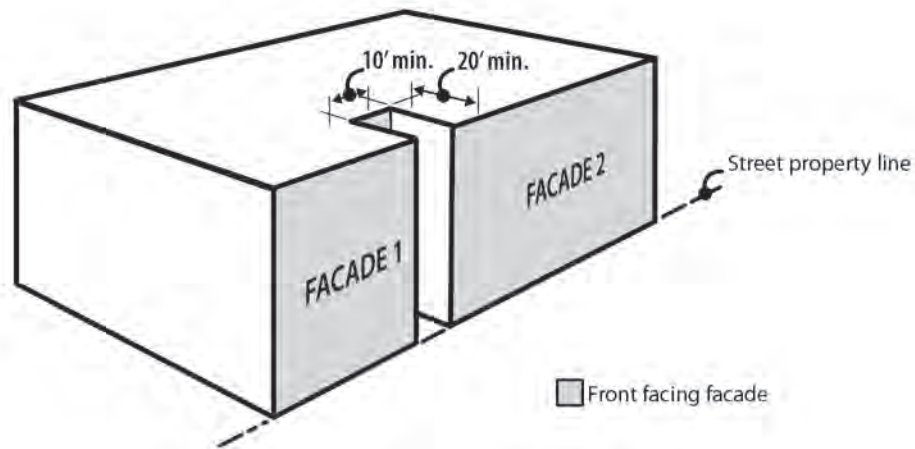
**C. Facade articulation.**

1. Where the standard applies. This standard applies in the CM2, CM3 and CE zones as follows. Development that includes a residential use is exempt from this standard until January 1, 2029:
  - a. In the CM2 and CE zones, the standard applies to buildings more than 35 feet high that have facade areas of more than 3,500 square feet within 20 feet of a street property line.
  - b. In the CM3 zone, the standard applies to buildings more than 45 feet high that have facade areas of more than 4,500 square feet within 20 feet of a street property line.
  - c. Portions of building facades that are vertically separated by a gap of at least 10 feet in width extending at least 20 feet in depth from the street property line are

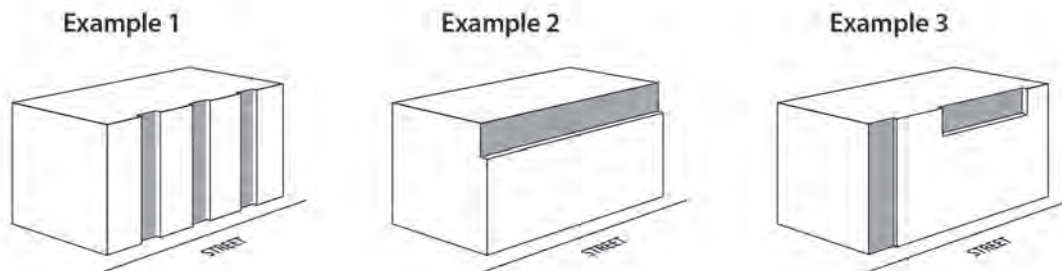
considered to be separate facade areas for the purposes of the facade area measurements. See Figure 130-9.

2. The standard. At least 25 percent of the area of a street-facing facade within 20 feet of a street lot line must be divided into facade planes that are off-set by at least 2 feet in depth from the rest of the facade. Facade area used to meet the facade articulation standard may be recessed behind or project out from the primary facade plane, but projections into street right-of-way, and balconies that do not count toward floor area do not count toward meeting this standard. See Figure 130-10.

**Figure 130-9**  
**Facade Articulation**



**Figure 130-10**  
**Facade Articulation**



### 33.130.225 Landscaped Areas

- A. **Purpose.** Landscaping is required in some zones because it is attractive and it helps to soften the effects of built and paved areas. Landscaping also helps cool the air temperature, intercept rainfall and reduce stormwater runoff by providing unpaved permeable surface. Landscaping can also provide food for people and habitat for birds and other wildlife. As an alternative to conventional landscaping, a range of urban green options are provided in the CM2 and CM3 zones in the Inner Neighborhoods pattern area

to reflect this area's more urban development patterns and historic storefront commercial characteristics. Landscaping is required for all commercial/mixed use-zoned lands abutting R zoned lands and as screening for parking lots (see Chapter 33.266) to provide buffering and promote livability.

**B. Minimum landscaped area.** The minimum amount of required landscaped area is stated in Table 130-2. Any required landscaping, such as for required setbacks or parking lots, applies towards meeting the minimum amount of required landscaped area. Sites developed with a house, attached house or duplex are exempt from the required minimum landscaped area standard. The required landscape area must meet one of the following:

1. Unless allowed by Paragraph B.2., required landscaped areas must:
  - a. Be at ground level, except when in raised planters that are used to meet minimum Bureau of Environmental Services stormwater management requirements; and
  - b. Comply with at least the L1 standard described in Chapter 33.248, Landscaping and Screening, or be a vegetated stormwater management facility that meets minimum Bureau of Environmental Services stormwater management requirements. However, up to one-third of the required landscaped area may be improved for active or passive recreational use, or for use by pedestrians. Examples of active or passive recreational use include walkways, play areas, plazas, picnic areas, garden plots, and unenclosed recreational facilities.
2. Urban green alternative landscaped area. In the CM2 and CM3 zones in the Inner pattern area shown on Map 130-2, one or more of the following may be used to meet the required landscape area:
  - a. Ecoroof. An ecoroof area may apply toward meeting the required landscaped area standard at a ratio of 4 square feet of ecoroof area for every 1 square foot of required landscaped area. The ecoroof area must be approved by the Bureau of Environmental Services as being in compliance with the Stormwater Management Manual.
  - b. Large trees. The minimum required landscaped area may be reduced to 10 percent of site area when the site includes an area with minimum dimensions of 30 feet by 30 feet planted with at least one large-canopy tree. An existing large-canopy tree can be used to meet this requirement, subject to the Tree Protection Specifications of Title 11 (Section 11.60.030). Large canopy trees are defined in Section 33.248.030, Plant Materials. At least 50 percent of the ground area within this space must be planted with ground cover plants and the remainder may be hard-surfaced for use by pedestrians.
  - c. Raised landscaped areas. Landscaped areas raised above ground level may be used to meet the minimum landscaped area standard when landscaped to at least the L1 standard and soil depth is a minimum of 30 inches. Large trees are not allowed in raised landscaped area used to meet this alternative.

- d. Pervious pavement. Up to 50 percent of the required landscaped area may be improved for pedestrian use, such as walkways and plazas, if the area is surfaced with pervious pavement approved by the Bureau of Environmental Services as being in compliance with the Stormwater Management Manual. If this provision is used, no impervious surfaces can be counted toward meeting the minimum landscaped area standard.

### **33.130.227 Trees**

Requirements for street trees and for on-site tree preservation, protection, and overall tree density are specified in Title 11. See Chapter 11.50, Trees in Development Situations.

### **33.130.228 Required Outdoor Areas**

**A. Purpose.** The required outdoor areas standards ensure opportunities for residents to have on-site access to outdoor space for recreation, relaxation, natural area, or growing food. Required outdoor areas are an important aspect for addressing the livability of a property with residential units by providing residents with opportunities for outdoor activities, some options for outdoor privacy, and a healthy environment. The standards ensure that outdoor areas are located so that residents have convenient access. These standards also allow for outdoor area requirements to be met by indoor community facilities because they provide opportunities for recreation or gathering.

**B. Requirements.**

1. Amount required:
  - a. On sites that are up to 20,000 square feet in total area, at least 36 square feet of outdoor area is required for each dwelling unit on the site;
  - b. For sites that are more than 20,000 square feet in total area, at least 48 square feet of outdoor area is required for each dwelling unit on the site;
  - c. For any site with a congregate housing facility, at least 10 percent total site area must be provided as common area.
2. Size, location and configuration. Required outdoor area may be provided as individual, private outdoor areas, such as patios or balconies, or as common, shared areas, such as outdoor courtyards and play areas, or indoor recreational facilities or community rooms. There also may be a combination of individual and common areas.
  - a. Individual unit outdoor areas. Where a separate outdoor area is provided for an individual unit, it must be designed so that a 4-foot by 6-foot dimension will fit entirely within it. The outdoor area must be directly accessible to the unit. Balconies that extend over street right-of-way count towards meeting this standard. Areas used for pedestrian circulation to more than one dwelling unit do not count towards meeting the required outdoor area. If the area is at ground level it may extend up to 5 feet into a required front setback, and may extend into required side and rear setbacks as long as the area is not closer than 5 feet to a lot line abutting an RF through RM4 zoned lot.
  - b. Common areas. There are two types of common area:

- (1) Outdoor common area. Where outdoor areas are common, shared areas, each area must be designed so that it is at least 500 square feet in area and must measure at least 20 feet in all directions. The outdoor common area must be located within 20 feet of a building entrance providing access to residential units.
  - (2) Indoor common area. Where an indoor common area is provided, it must be an indoor recreational facility or an indoor tenant community room. Indoor common areas that are not recreational facilities or community rooms, such as lobbies, hallways, laundry facilities, storage rooms, and vehicle or bicycle facilities, cannot be used to meet this requirement.
- c. Combination of individual and common areas. Where a combination of individual unit and common areas is provided, each individual area must meet Subparagraph B.2.a and each common area must meet B.2.b above, and together must provide a total amount of space equivalent to the combined amount of outdoor area required for each dwelling unit.
3. Surfacing materials. Required outdoor areas must be surfaced with lawn, pavers, decking, or sport court paving which allows the area to be used for active or passive recreational use.
  4. User amenities. User amenities, such as tables, benches, trees, shrubs, planter boxes, garden plots, drinking fountains, spas, or pools, may be placed in the outdoor area. Common, shared outdoor areas may also be developed with amenities such as play areas, plazas, roof-top patios, picnic areas, and open recreational facilities.

### **33.130.230 Windows**

#### **A. Windows in street-facing facades.**

1. Purpose. This standard:
  - Ensures that there is a visual connection between the living area of the residence and the street;
  - Enhances public safety by allowing people to survey their neighborhood from inside their residences; and
  - Provides a more pleasant pedestrian environment by preventing large expanses of blank facades along streets.
2. Where this standard applies. This standard applies to street-facing facades of buildings. Where a proposal is for an alteration or addition to existing development, the applicant may choose to apply the standard either to the portion being altered or added, or to the entire street-facing facade.
3. Windows in street-facing facades. At least 15 percent of the area of each facade that faces a street lot line must be windows or main entrance doors. Windows used to meet this standard must allow views from the building to the street. Glass block does not meet this standard. Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard. To count toward meeting this standard a door must be at the main entrance and face the

street lot line. For structures subject to ground floor window requirements, windows used to meet ground floor window requirements may also be used to meet this standard.

4. Exemptions:

- a. Development on flag lots or on lots that slope up or down from the street with an average slope of 20 percent or more are exempt from this standard.
- b. Detached accessory structures located more than 20 feet from a street lot line are exempt from this standard.

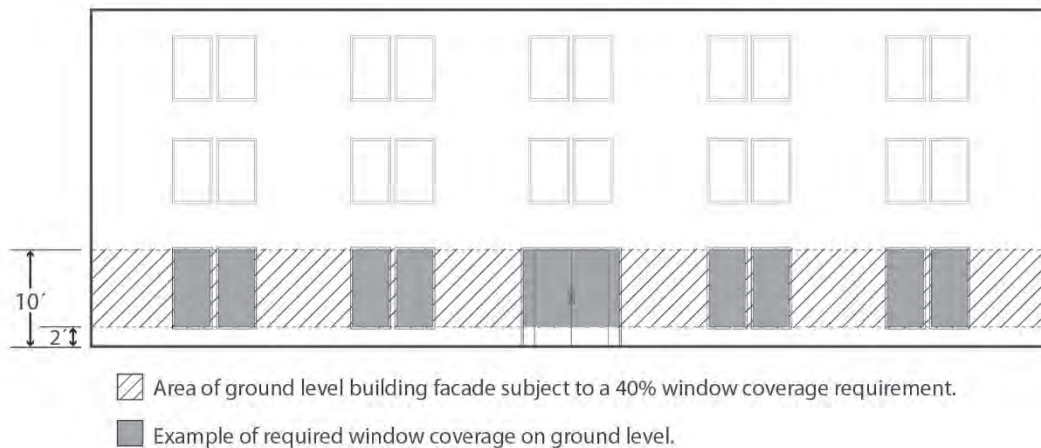
**B. Ground floor windows.**

1. Purpose. In the commercial/mixed use zones, blank walls on the ground level of buildings are limited in order to:
  - Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas, or allowing public art at the ground level;
  - Encourage continuity of retail and service uses;
  - Encourage surveillance opportunities by restricting fortress-like facades at street level; and
  - Avoid a monotonous pedestrian environment.
2. Ground floor window standard for wall area that is not the wall of a dwelling unit. The following standards apply to the portions of a ground floor wall of a street-facing facade that is not the wall of a dwelling unit:
  - a. General standard.
    - (1) Windows must cover at least 40 percent of the ground floor wall area of street-facing facades that are 20 feet or closer to a street lot line or a publicly-accessible plaza. For the purposes of this standard, ground floor wall areas include all exterior wall areas from 2 feet to 10 feet above the finished grade, and include openings in the walls of structured parking. See Figure 130-11.
    - (2) If the lot has more than one street frontage, then the following apply:
      - The ground floor window standard in Subsubparagraph B.2.a(1) applies to the facade that faces the highest transit street classification. All other ground level street-facing facades that are 20 feet or closer to the street lot line must have windows that cover 25 percent of the ground level wall area. Transit street classifications are identified in the Transportation Element of the Comprehensive Plan.
      - If two or more streets have the same highest transit street classification, then the applicant may choose on which of those streets to meet the higher standard in Subsubparagraph B.2.a(1).
      - The walls of structured parking that are part of a street-facing facade that is not required to meet the higher standard in Subsubparagraph

B.2.a(1) may be set back at least 5 feet and landscaped to the L2 standard instead of providing 25 percent windows.

- b. Exemptions:
  - (1) Houses, attached houses, manufactured homes, duplexes, attached duplexes, triplexes, and fourplexes are exempt from this Section;
  - (2) Ground floor street-facing walls of dwelling units must meet the standards in Paragraph B.4; and
  - (3) One opening for vehicular access to onsite parking area.
- 3. Qualifying window features. Required ground floor window areas must be windows that allow views into working areas, lobbies, stairwells, residential units or residential building common areas; glazing in pedestrian entrances; or display windows that are at least 24 inches deep set into a wall. Windows into storage areas, vehicle parking areas, mechanical and utility areas, garbage and recycling areas, and display cases attached to outside walls do not qualify. Windows into bicycle parking areas are allowed to qualify for up to 25 percent of the ground floor windows coverage requirement. Except for the windows of residential units and clerestory windows located above doors or other windows, the bottom of qualifying windows must be no more than 4 feet above the adjacent exterior grade.

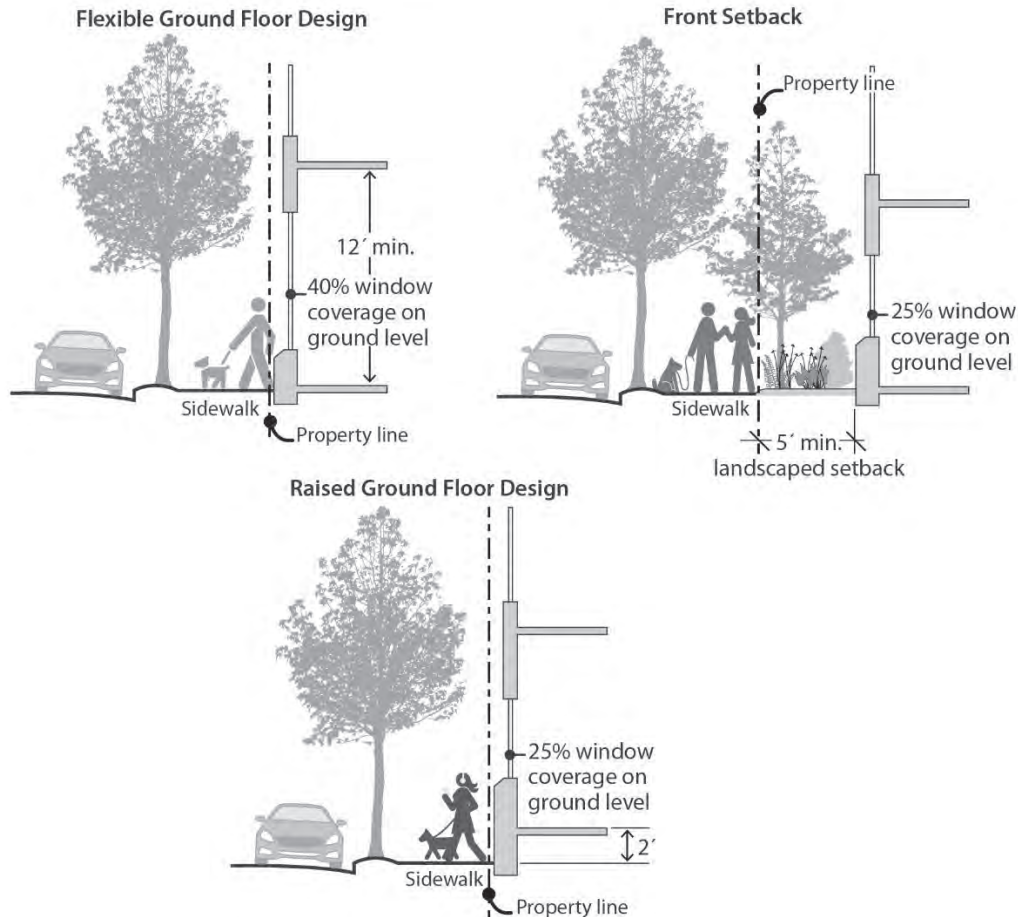
**Figure 130-11**  
**Ground Floor Windows**



- 4. Ground floor window and frontage standards for dwelling units. The ground floor wall area of street-facing facades of dwelling units that are 20 feet or closer to a street lot line must meet at least one of the following standards. For the purpose of these standards, ground floor wall areas include all exterior wall areas from 2 feet to 10 feet above the finished grade, and include openings in the walls of structured parking. See Figure 130-11:
  - a. Flexible ground floor design. The ground floor window standard of Subparagraph B.2.a(1) must be met, and the ground level of the building must be designed and constructed as follows:

- (1) The distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;
  - (2) The area meeting this standard must be at least 25 feet deep, measured from the street-facing facade; and
  - (3) Each unit must include a front entrance that is located at the level of the finished grade and can be accessed without steps.
- b. Front setback.
- (1) The portions of the building with residential dwelling units on the ground-floor must be set back at least 5 feet from the street lot line. The setback must be landscaped to at least the L1 level and/or hard-surfaced for use by pedestrians; and
  - (2) Windows must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground-floor.
- c. Raised ground floor.
- (1) The portion of the building with residential dwelling units on the ground-floor must have the finished floor of each residential unit at least 2 feet above the grade of the closest adjoining sidewalk.
  - (2) Window must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground-floor.

**Figure 130-12**  
**Ground Floor Window Options for Dwelling Units**



5. Exception for Public Art. Outside the Central City, public art may be used to meet up to one half of the required window coverage of the ground floor window provision. Covenants for the public art will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art. To qualify for this exception, documentation of approval by the City Arts Program or its designee must be provided prior to approval of the building permit.

### 33.130.235 Screening

- A. Purpose.** The screening standards address specific unsightly features which detract from the appearance of commercial/mixed use areas.
- B. Garbage and recycling collection areas.** All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. Trash receptacles for pedestrian use are exempt. Screening must comply with at least the L3 or F2 standards of Chapter 33.248, Landscaping and Screening.

- C. Mechanical equipment.** Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators must be screened from the street and any abutting residential zones by walls, fences, or vegetation. Screening must comply with at least the L2 or F2 standards of Chapter 33.248, Landscaping and Screening, and be tall enough to screen the equipment. Mechanical equipment placed on roofs must be screened in one of the following ways, if the equipment is within 50 feet of an R zone:
1. A parapet along facades facing the R zone that is as tall as the tallest part of the equipment;
  2. A screen around the equipment that is as tall as the tallest part of the equipment; or
  3. The equipment is set back from roof edges facing the R zone 3 feet for each foot of height of the equipment.
- D. Other screening requirements.** The screening requirements for parking, exterior storage, and exterior display areas are stated with the regulations for those types of development.

### 33.130.240 Pedestrian Standards

- A. Purpose.** The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian connection between abutting streets and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.
- B. The standards.** The standards of this Section apply to all development except houses, attached houses, and duplexes. An on-site pedestrian circulation system must be provided. The system must meet all standards of this Subsection.
1. Connections. The on-site pedestrian circulation system must provide connections as specified below:
    - a. Connection between streets and entrances.
      - (1) Sites with one street frontage.
        - Generally. There must be a connection between one main entrance of each building on the site and the adjacent street. The connection may not be more than 20 feet longer or 120 percent of the straight line distance, whichever is less. Buildings separated from the street by other buildings are exempt from this standard.
        - Household Living. If a building is located within 40 feet of a street lot line, and all of the floor area in the building is in a Household Living use, then there must be at least one connection between one main entrance and the adjacent street. The connection may not be more than 20 feet longer or 120 percent of the straight line distance, whichever is less.
        - Tree preservation. If a tree that is at least 12 inches in diameter is proposed for preservation, and the location of the tree or its root protection zone would prevent the standard of this paragraph from being met, the connection may be up to 200 percent of the straight line distance.

- (2) Sites with more than one street frontage. Where the site has more than one street frontage, the following must be met:
    - The standard of Subparagraph B.1.a(1) must be met to connect the main entrance of each building on the site to the closest sidewalk or roadway if there are no sidewalks;
    - An additional connection, which does not have to be a straight line connection, is required between each of the other streets and a pedestrian entrance. However, if at least 50 percent of a street facing facade is within 10 feet of the street, no connection is required to that street.
  - b. Internal connections. The system must connect all main entrances on the site and provide connections to other areas of the site used by building occupants, including parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities. Pedestrian connections to public sidewalks may substitute for internal connections for main entrances that are within 10 feet of a public sidewalk.
2. Materials.
    - a. The circulation system must be hard-surfaced and be at least 6 feet wide. On sites where all of the floor area is in Household Living, segments of the circulation system that provide access to no more than 4 units may be 3 feet wide.
    - b. Except as allowed in Subparagraph B.2.d., where the system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement. Elevation changes and speed bumps must be at least 4 inches high.
    - c. Except as allowed in Subparagraph B.2.d., where the system is parallel and adjacent to an auto travel lane, the system must be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used it must be at least 4 inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than 5 feet on center.
    - d. On sites where all the floor area is in a Household Living use, the pedestrian circulation system may be located within an auto travel lane if the auto travel lane provides access to 16 or fewer parking spaces and the entire auto travel lane is surfaced with paving blocks or bricks.
  3. Lighting. The on-site pedestrian circulation system must be lighted to a level where the system can be used at night by the employees, residents, and customers.

### **33.130.242 Transit Street Main Entrance**

- A. Purpose.** Locating the main entrance to a use on a transit street provides convenient pedestrian access between the use and public sidewalks and transit facilities, and so promotes walking and the use of transit.

**B. Applicability.**

1. Generally. All sites with at least one frontage on a transit street, and where any of the floor area on the site is in nonresidential uses, or residential use in a multi-dwelling structure, must meet the following standards. If the site has frontage on more than one transit street, the standards of Subsection C, below, must be met on at least one of the transit streets;
2. Small housing types. Houses, attached houses, manufactured homes, duplexes, attached duplexes, triplexes, and fourplexes must meet the standards of 33.130.250.B, Residential Main Entrance, instead of the requirements of this section.

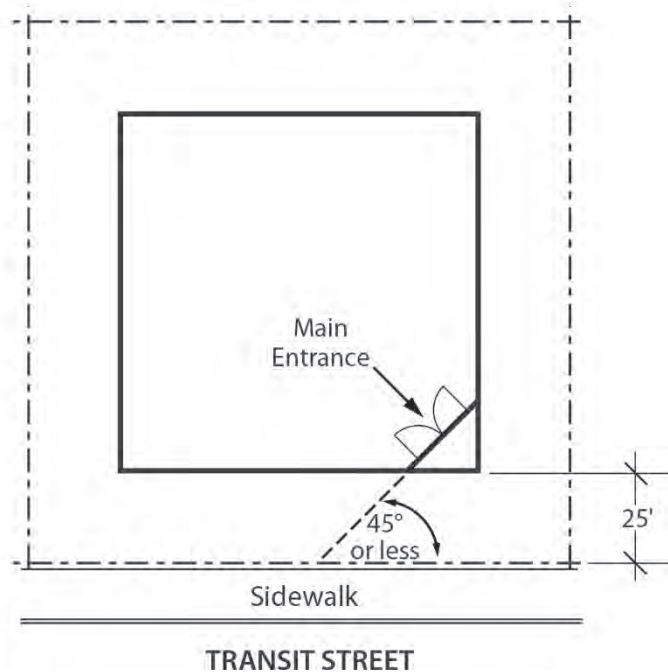
**C. Location.** For portions of a building within the maximum building setback, at least one main entrance for each nonresidential tenant space on the ground floor, and one main entrance to a multi-dwelling structure must meet the standards of this section. The ground floor is the lowest floor of the building that is within four feet of the adjacent transit street grade. The main entrance must:

1. Be within 25 feet of the transit street;
2. Allow pedestrians to both enter and exit the building; and
3. Meet one of the following:
  - a. Face the transit street;
  - b. Be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 130-13; or
  - c. If it is an entrance to a multi-dwelling structure:
    - (1) Face a courtyard at least 15 feet in width that abuts the transit street and that is landscaped to at least the L1 level, or hard-surfaced for use by pedestrians; and
    - (2) Be within 60 feet of the transit street.

**D. Distance between entrances.** For portions of a building subject to the maximum building setback, a minimum of one entrance is required for every 200 feet of building length.

**E. Unlocked during regular business hours.** Each main entrance to nonresidential uses that meets the standards of Subsection C and D must be unlocked during regular business hours.

**Figure 130-13**  
**Transit Street Main Entrance**



**33.130.245 Exterior Display, Storage, and Work Activities**

**A. Purpose.** The standards of this section are intended to assure that exterior display, storage, and work activities:

- Will be consistent with the desired character of the zone;
- Will not be a detriment to the overall appearance of a commercial/mixed use area;
- Will not have adverse impacts on adjacent properties, especially those zoned residential; and
- Will not have an adverse impact on the environment.

**B. Exterior display.**

1. CR zone. Exterior display of goods is not allowed.
2. CM1, CM2, CM3, and CX zones. Exterior display of goods is allowed except for the display of motor vehicles, recreational vehicles, motor vehicle parts and supplies, building materials, and the display of goods associated with an industrial use.
3. CE zone. Exterior display of goods is allowed except for the display of goods associated with industrial uses. Exterior display areas for motor vehicles and trailers must be set back at least 5 feet from street lot lines and be landscaped to at least the L1 standard.
4. Exterior display landscape screening abutting R zones. Exterior display areas must be set back at least 5 feet from lot lines abutting R zones and be landscaped to at least the L3 standard.

**C. Exterior storage.**

1. Exterior storage is not allowed in the CR, CM1, CM2, CM3, and CX zones.
2. Exterior storage is allowed in the CE zone if the storage area complies with the standards of this paragraph. Exterior storage is limited to 20 percent of the site area for all uses except lumber yards and other building material stores. All exterior storage areas must be set back 5 feet from nonstreet lot lines and 10 feet from street lot lines, with the setback area landscaped to at least the L3 standard.

**D. Exterior work activities.** Exterior work activities are prohibited in the commercial/mixed use zones except for the propagation and sale of plants, sales of motor vehicle fuels, and car washes, which are allowed. Exterior work activities related to sales of motor vehicle fuels and car washes are not allowed within 25 feet of a lot line that abuts a residential zone.

**E. Other exterior activities.** The following exterior activities are allowed in the commercial/mixed use zones: outdoor eating areas, entertainment and recreation activities that are commonly performed outside, and outdoor markets and vendor stalls.

**F. Paving.** All exterior display and storage areas, except for plant nurseries, must be paved.

**33.130.250 General Requirements for Small Housing Types**

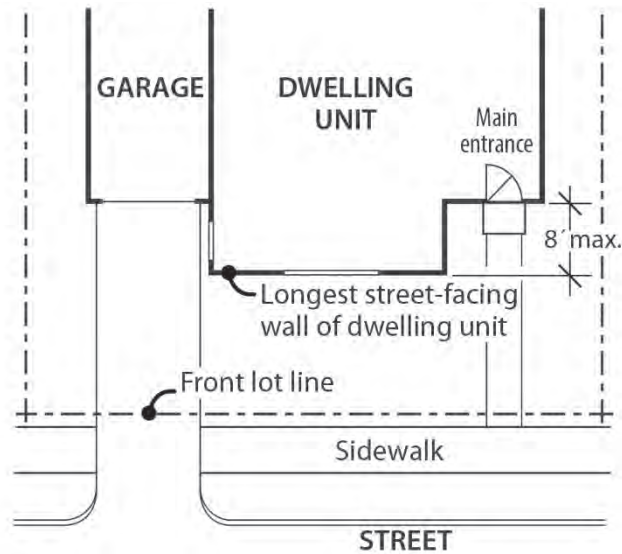
**A. Generally.** Except as specified in this section, all development—residential, mixed-use, and nonresidential—must meet the other development standards for the zone such as height, setbacks, and building coverage.

**B. Residential main entrance.**

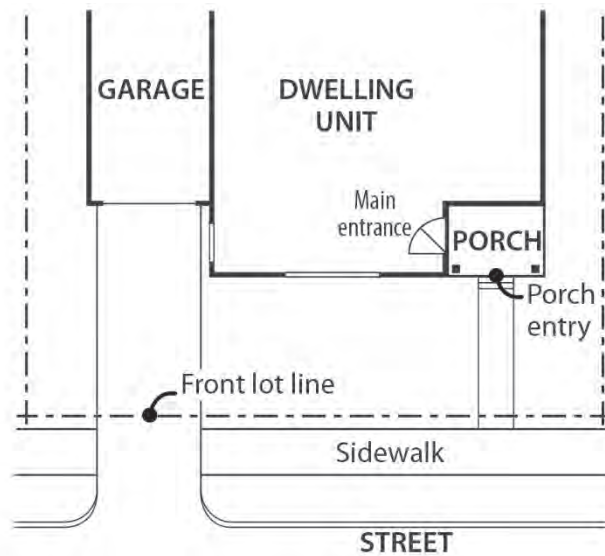
1. Purpose. These standards:
  - Together with the window and garage standards, ensure that there is a physical and visual connection between the living area of the residence and the street;
  - Enhance public safety for residents and visitors and provide opportunities for community interaction;
  - Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
  - Ensure that pedestrians can easily find the main entrance, and so establish how to enter the residence;
  - Ensure a connection to the public realm for development of lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.
2. Where these standards apply.
  - a. The standards of this subsection apply to houses, attached houses, manufactured homes, duplexes, attached duplexes, triplexes, and fourplexes in the commercial/mixed use zones.

- b. Where a proposal is for an alteration or addition to existing development, the standards of this section apply only to the portion being altered or added.
  - c. On sites with frontage on both a private street and a public street, the standards apply to the site frontage on the public street. On all other sites with more than one street lot line, the applicant may choose on which frontage to meet the standards.
  - d. Development on flag lots or on lots which slope up or down from the street with an average slope of 20 percent or more are exempt from these standards.
3. Location. At least one main entrance for each structure must:
- a. Be within 8 feet of the longest street-facing wall of the structure; and
  - b. Either:
    - (1) Face the street, See Figure 130-14;
    - (2) Be at an angle of up to 45 degrees from the street; or
    - (3) Open onto a porch. See Figure 130-15. The porch must:
      - Be at least 25 square feet in area;
      - Have at least one entrance facing the street; and
      - Have a roof that is:
        - No more than 12 feet above the floor of the porch; and
        - At least 30 percent solid. This standard may be met by having 30 percent of the porch area covered with a solid roof, or by having the entire area covered with lattice or other open material if no more than 70 percent of the area of the material is open.
4. Duplexes on corner lots. Where a duplex is on a corner lot, the requirements of Paragraph C.3, above, must be met for both dwelling units. Both main entrances may face the same street.

**Figure 130-14**  
**Main Entrance Facing the Street**



**Figure 130-15**  
**Main Entrance Opening On to a Porch**



**C. Garages.**

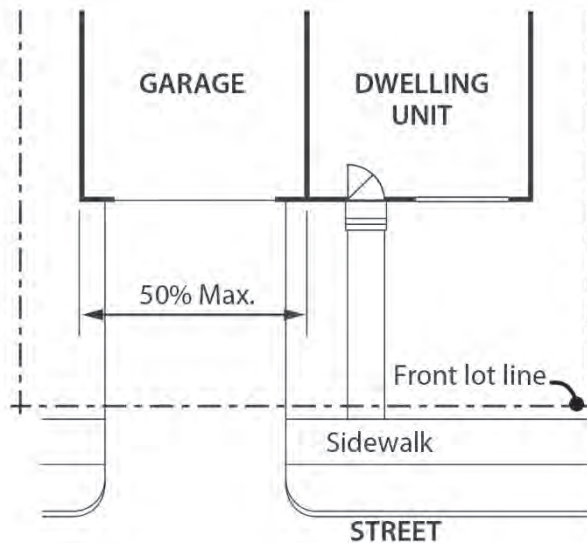
1. Purpose. These standards:

- Together with the window and main entrance standards, ensure that there is a physical and visual connection between the living area of the residence and the street;

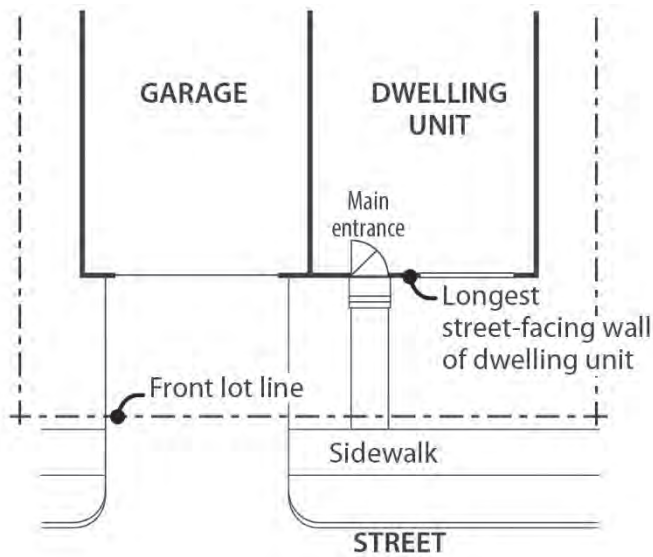
- Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than the garage;
  - Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
  - Provide for a more pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk;
  - Enhance public safety by preventing garages from blocking views of the street from inside the residence;
  - Prevent cars from overhanging the street or sidewalk; and
  - Provide for adequate visibility for a driver backing out of a garage.
2. Where these standards apply. The requirements of Paragraphs D.3, D.4 and D.5, below, apply to houses, attached houses, manufactured homes, duplexes, attached duplexes, triplexes, and fourplexes. When a proposal is for an alteration or addition to existing development, the standards of this section apply only to the portion being altered or added. Development on flag lots or on lots which slope up or down from the street with an average slope of 20 percent or more are exempt from these standards.
3. Length of street-facing garage wall. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building facade. See Figure 130-16. For attached houses and attached duplexes, the standard applies to the combined length of the street-facing facades of the attached units.
4. Street lot line setbacks.
- a. Generally. A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit. See Figure 130-17.
  - b. Exception. A street-facing garage wall may be up to 6 feet in front of the longest street-facing wall of the dwelling unit, if:
    - (1) The street-facing garage wall is 40 percent or less of the length of the building facade; and
    - (2) There is a porch at the main entrance. The garage wall may not be closer to the street lot line than the front of the porch. See Figure 130-18. The porch must meet the following:
      - The porch must be at least 48 square feet in area and have minimum dimensions of 6 feet by 6 feet;
      - The porch must have a solid roof; and
      - The roof may not be more than 12 feet above the floor of the porch.
  - c. Exemption. Where a lot has more than one street lot line, and there is an existing dwelling unit on the lot, this standard must be met only on the street-facing facade on which the main entrance is located.

5. Garage entrance setback. The garage entrance must be either 5 feet or closer to the street property line, or 18 feet or farther from the street property line. If the garage entrance is located within 5 feet of the front property line, it may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.

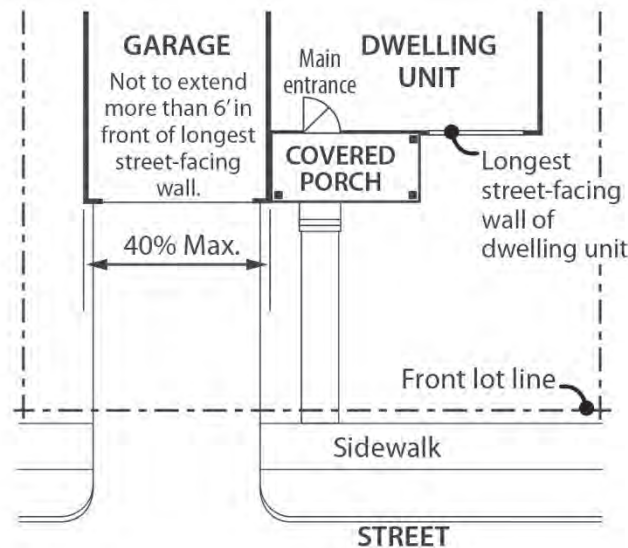
**Figure 130-16**  
**Length of Street Facing Garage Wall**



**Figure 130-17**  
**Street Lot Line Setback**



**Figure 130-18**  
**Garage Front Setback Exception**



### 33.130.255 Trucks and Equipment

- A. Purpose.** The parking and storage of trucks and equipment is regulated to ensure that it will be consistent with the desired character of the commercial/mixed use zones and to limit adverse effects on adjacent residential lands.
- B. Truck and equipment parking standards.** The standards for truck and equipment parking apply to business vehicles that are parked regularly at a site. The regulations do not apply to pick-up and delivery activities, to the use of vehicles during construction, or to services at the site which occur on an intermittent and short term basis. The truck categories are defined in Chapter 33.910.
1. Light trucks. The parking of passenger vehicles, light trucks, and similar equipment is allowed in all commercial/mixed use zone areas that comply with the development standards for parking areas.
  2. Medium trucks. The parking of pickup trucks in the medium truck category is allowed in all commercial/mixed use zones. The parking of all other medium trucks and similar equipment is allowed only in the CE and CM3 zone. Truck parking areas must comply with the development standards for auto parking areas.
  3. Heavy trucks. The parking of heavy trucks and similar equipment is not allowed in any commercial/mixed use zone.

### 33.130.260 Drive-Through Facilities

- A. Purpose.** The drive-through facility regulations support the desired character of the commercial/mixed use zones that are intended to be pedestrian-oriented, while allowing the continuation and improvement of existing drive-through facilities in some of these

zones. In zones intended for auto-accommodating development, these regulations allow for drive-through facilities, while limiting the impacts from drive-through facilities on adjacent residential zones, such as noise and air pollution from idling cars.

- B. CR and CX zones.** Drive-through facilities are prohibited in the CR and CX zones.
- C. CM1, CM2, and CM3 zones.** The following regulations apply to drive-through facilities in the CM1, CM2 and CM3 zones:
  - 1. New drive-through facilities are prohibited; and
  - 2. Existing drive-through facilities are allowed. Existing facilities can be rebuilt, expanded, or relocated on the site. The standards for drive-through facilities are stated in Chapter 33.224, Drive-Through Facilities. If the use with the drive-through facility is discontinued for 3 continuous years, reestablishment of the drive-through facility is prohibited. If the use ceases operation, even if the structure or materials related to the use remain, the use has been discontinued. A list of the standard evidence that can be provided to prove that the use has been maintained over time can be found in Subsection 33.258.038.B. If the applicant provides standard evidence from the list, the Director of PP&D will determine if the evidence is satisfactory. If the applicant provides evidence other than the standard evidence listed, a Determination of Legal Nonconforming Status is required.
- D. CE zone.**
  - 1. New drive-through facilities are prohibited except for drive-through facilities associated with Quick Vehicle Servicing uses. Drive-through facilities are not allowed within 25 feet of a lot line that abuts a residential zone. The standards for drive-through facilities are stated in Chapter 33.224, Drive-Through Facilities.; and
  - 2. Existing drive-through facilities are allowed. Existing facilities can be rebuilt, expanded, or relocated on the site. The standards for drive-through facilities are stated in Chapter 33.224, Drive-Through Facilities. If the use with the drive-through facility is discontinued for 3 continuous years, reestablishment of the drive-through facility is prohibited. If the use ceases operation, even if the structure or materials related to the use remain, the use has been discontinued. A list of the standard evidence that can be provided to prove that the use has been maintained over time can be found in Subsection 33.258.038.B. If the applicant provides standard evidence from the list, the Director of PP&D will determine if the evidence is satisfactory. If the applicant provides evidence other than the standard evidence listed, a Determination of Legal Nonconforming Status is required.

### **33.130.265 Detached Accessory Structures**

- A. Purpose.** These standards are intended to maintain separation and privacy to abutting residential zoned lots from nonresidential development.
- B. General standards.**
  - 1. The regulations of this section apply only to detached accessory structures on sites with non-residential uses. For sites where all of the floor area is in residential use, detached accessory structures are subject to the standards of Section 33.120.280.

Detached garages are also subject to the standards of 33.130.250, General Requirements for Small Housing Types.

2. The height and building coverage standards of the base zone apply to detached accessory structures.

**C. Setbacks.**

1. Uncovered accessory structures. Uncovered accessory structures such as flag poles, lamp posts, signs, antennas and dishes, mechanical equipment, uncovered decks, play structures, and tennis courts are allowed in a required setback, but can be no closer than 5 feet to a lot line abutting an RF through RM4 zoned lot.
2. Covered structures.
  - a. Covered structures such as storage buildings, greenhouses, covered bicycle parking, and work sheds are subject to the setbacks for buildings.
  - b. Water cisterns that are 6 feet or less in height are allowed in side and rear setbacks, including setbacks for abutting a residential zone.
  - c. See Section 33.130.250, General Requirements for Small Housing Types, for additional requirements for garages that are accessory to residential development.

**33.130.270 Fences**

- A. Purpose.** The fence regulations promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences near streets are kept low in order to allow visibility into and out of the site and to ensure visibility for motorists. Fences in any required side or rear setback are limited in height so as to not conflict with the purpose for the setback.
- B. Types of fences.** The standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry, or other material.
- C. Location and heights.**
  1. Fences abutting street lot lines and pedestrian connections. Within 10 feet of a street lot line or lot line that abuts a pedestrian connection, fences that meet the following standards are allowed:
    - a. Fences that are more than 50 percent sight-obscuring may be up to 3-1/2 feet high.
    - b. Fences that are 50 percent or less sight-obscuring may be up to 8 feet high.
  2. Fences abutting other lot lines. Fences up to 8 feet high are allowed in required building setbacks along all other lot lines.
  3. Fences in all other locations. The height for fences in locations other than described in Paragraphs C.1 and C.2 is the same as the regular height limits of the zone.
- D. Reference to other regulations.** Electrified fences are regulated under Title 26, Electrical Regulations. The use of barbed wire is regulated under Title 24, Building Regulations.

### **33.130.275 Demolitions**

- A. Generally.** Demolition on a site that requires a demolition permit is subject to the tree preservation and protection requirements of Title 11, Trees. See Chapter 11.50, Trees in Development Situations.
- B. Historic resources.** Demolition of historic resources is regulated by Chapter 33.445, Historic Resource Overlay Zone.
- C. CX zone landscaping.** In the CX zone, sites must be landscaped within 6 months of the demolition of buildings unless there is an approved development for the site. Approved development means a project approved through design review. The landscaping must meet at least the L1 standard of Chapter 33.248, Landscaping and Screening, except that no shrubs or trees are required.

### **33.130.285 Nonconforming Development**

Existing development that does not conform to the development standards of this chapter may be subject to the regulations of Chapter 33.258, Nonconforming Situations.

### **33.130.290 Parking, Loading, and Transportation and Parking Demand Management**

The regulations for vehicle parking, bicycle parking, loading, and transportation and parking demand management are stated in Chapter 33.266, Parking, Loading, and Transportation and Parking Demand Management.

### **33.130.292 Street and Pedestrian Connections**

#### **A. Large site pedestrian connectivity.**

1. Purpose. The large site pedestrian connectivity standard implements regional pedestrian and bicycle connectivity standards. The standard enhances direct movement by pedestrians and bicycles between destinations and increases the convenience of travelling by foot or bike. The standard also protects public health and safety by ensuring safe movement and access through a large site. The standard provides flexibility for locating the pedestrian connection in a manner that addresses site constraints such as existing development.
2. When does the standard apply. The large site pedestrian connectivity standard applies to new development and major remodeling on sites that are more than 5 acres in size.
3. Standard. If the site does not have pedestrian connections at least every 330 feet as measured from the centerline of each connection, then dedication of ROW for pedestrian connections is required.
4. Exemptions. Dedication of right-of-way for pedestrian connections is not required in:
  - a. The Central City plan district; and
  - b. Areas of a site that are in the Environmental Protection overlay zone, the Environmental Conservation overlay zone, or have slopes with an average slope of 20 percent or greater. This means that if the 330 feet interval falls in one of these areas, that pedestrian connection is not required.

5. Pedestrian connection alignment, width and design. The Bureau of Transportation must approve the alignment of the pedestrian connections. The final alignment must ensure that pedestrian connections are located at least 200 feet apart. The Bureau of Transportation must also approve the width of, and configuration of element within, the pedestrian connections.
- B. Additional requirements for street and pedestrian/bicycle connections are regulated by the Bureau of Transportation. See Section 17.88.040, Through Streets, of the Portland City Code.

### **33.130.295 Signs**

The sign regulations are stated in Title 32, Signs and Related Regulations.

### **33.130.305 Superblock Requirements**

Development in the CM2, CM3, CE, and CX zones which are on land that includes vacated rights-of-way may be subject to the superblock standards of Chapter 33.293, Superblocks.

### **33.130.310 Recycling Areas**

Requirements for recycling areas are regulated by the Bureau of Planning and Sustainability. See Section 17.102.270, Businesses and Multifamily Complexes Required to Recycle, of the Portland City Code.

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*(Amended by: Ord. No. 165594, effective 7/8/92; Ord. No. 167186, effective 12/31/93; Ord. No. 167189, effective 1/14/94; Ord. No. 169099, effective 8/18/95; Ord. No. 169535, effective 1/8/96; Ord. No. 169987, effective 7/1/96; Ord. No. 170704, effective 1/1/97; Ord. No. 171219, effective 7/1/97; Ord. No. 171718, effective 11/29/97; Ord. No. 173533, effective 8/2/99; Ord. No. 173593, effective 9/3/99; Ord. No. 173729, effective 9/8/99; Ord. No. 174263, effective 4/15/00; Ord. No. 174980, effective 11/20/00; Ord. No. 175204, effective 3/1/01; Ord. No. 175837, effective 9/7/01; Ord. No. 175966, effective 10/26/01; Ord. Nos. 175965 and 176333, effective 7/1/02; Ord. No. 176469, effective 7/1/02; Ord. No. 177028, effective 12/14/02; Ord. No. 177422, effective 6/7/03; Ord. No. 177404, effective 7/1/03; Ord. No. 178172, effective 3/5/04; Ord. No. 178509, effective 7/16/04; Ord. No. 179092, effective 4/1/05; Ord. No. 179845, effective 1/20/06; Ord. Nos. 179980 and 179994, effective 4/22/06; Ord. No. 180619, effective 12/22/06; Ord. No. 181357, effective 11/9/07; Ord. No. 182429, effective 1/16/09; Ord. No. 183598, effective 4/24/10; Ord. No. 184016, effective 08/20/10; Ord. No. 184524, effective 7/1/11; Ord. No. 185412, effective 6/13/12; Ord. No. 185915, effective 5/1/13; Ord. No. 185974, effective 5/10/13; Ord. No. 186639, effective 7/11/14; Ord. No. 186053, effective 1/1/15; Ord. No. 187216, effective 7/24/15; Ord. No. 187471, effective 1/1/16; Ord. No. 188142, effective 1/13/17; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18; Ord. No. 189137, effective 08/22/18; Ord. No. 189488, effective 12/2/19; Ord. No. 189807, effective 12/18/19; Ord. No. 189805, effective 3/1/20; Ord. No. 189784, effective 3/1/20; Ord. No. 190380, effective 4/30/21 and 8/1/21; Ord. No. 190687, effective 3/1/22; Ord. No. 190978, effective 8/31/22; Ord. No. 191164, effective 3/31/23; Ord. No. 191310, effective 6/30/23; Ord. No. 191609, effective 3/1/24; Ord. No. 191779, effective 10/1/24; Ord. No. 191942, effective 1/1/25; Ord. No. 191961, effective 3/1/25.)*

## 33.415 Centers Main Street Overlay Zone

# 415

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### Sections:

#### General

- 33.415.010 Purpose
- 33.415.020 Short Name and Map Symbol
- 33.415.030 Where These Regulations Apply

#### Use Regulations

- 33.415.100 Additional Prohibited Uses
- 33.415.200 Required Ground Floor Active Use

#### Development Regulations

- 33.415.300 Prohibited Development
- 33.415.310 Minimum Floor Area Ratio
- 33.415.320 Maximum Building Setbacks
- 33.415.330 Location of Vehicle Areas
- 33.415.340 Ground Floor Windows
- 33.415.350 Entrances
- 33.415.410 Additional Use and Development Standards in the CM1 Zone

### General

#### 33.415.010 Purpose

The Centers Main Street overlay zone encourages a mix of commercial, residential and employment uses on the key main streets within town centers and neighborhood centers identified in the Comprehensive Plan. The regulations are intended to encourage a continuous area of shops and services, create a safe and pleasant pedestrian environment, minimize conflicts between vehicles and pedestrians, support hubs of community activity, and foster a dense, urban environment with development intensities that are supportive of transit.

#### 33.415.020 Short Name and Map Symbol

The Centers Main Street overlay zone is shown on the Zoning Map with an "m" map symbol.

#### 33.415.030 Where These Regulations Apply

The regulations of this chapter apply to sites in the Centers Main Street overlay zone.

### Use Regulations

#### 33.415.100 Additional Prohibited Uses

The following additional uses are prohibited within 100 feet of a transit street:

- A. Quick Vehicle Servicing; and
- B. Self-Service Storage.

### **33.415.200 Required Ground Floor Active Use**

On sites with frontage on a transit street, at least 25 percent of the ground level floor area located within 100 feet of the transit street must be in one of the following active uses. Development that includes a residential use is exempt from this standard until January 1, 2029. Only uses allowed in the base zone may be chosen:

- A. Retail Sales and Service;
- B. Office;
- C. Industrial Service;
- D. Manufacturing and Production;
- E. Community Service;
- F. Daycare;
- G. Religious Institutions;
- H. Schools;
- I. Colleges. If a College use is provided to meet this regulation, the floor area must be in one or more of the following functions: lobby; library; food service; theatre; meeting area; or
- J. Medical Centers. If a Medical Center use is provided to meet this regulation, the floor area must be in one or more of the following functions: lobby; waiting room; food service; out-patient clinic.

## **Development Regulations**

### **33.415.300 Prohibited Development**

The following development is prohibited within 100 feet of a transit street:

- A. Drive-through facilities; and
- B. Houses, attached houses, and duplexes.

### **33.415.310 Minimum Floor Area Ratio**

- A. In the Inner Pattern Area the minimum floor area ratio (FAR) for all new development is 0.5 to 1. Pattern areas are shown on Map 415-1.
- B. In the Eastern and Western Pattern Area the minimum floor area ratio (FAR) for all new development is 0.25 to 1. Pattern areas are shown on Map 415-1.

### **33.415.320 Maximum Building Setback**

In the Inner Pattern Area, at least 70 percent of the length of the ground level street-facing facade of the building must meet the maximum building setback standard of the base zone. If the site has three or more block frontages, this standard only applies to two frontages. In the case of sites with three or more block frontages, the two frontages subject to this standard are those with the highest transit street classifications. If multiple streets have the same highest transit street classification, the

applicant may choose on which streets to meet the standard. Pattern areas are shown on Map 415-1.

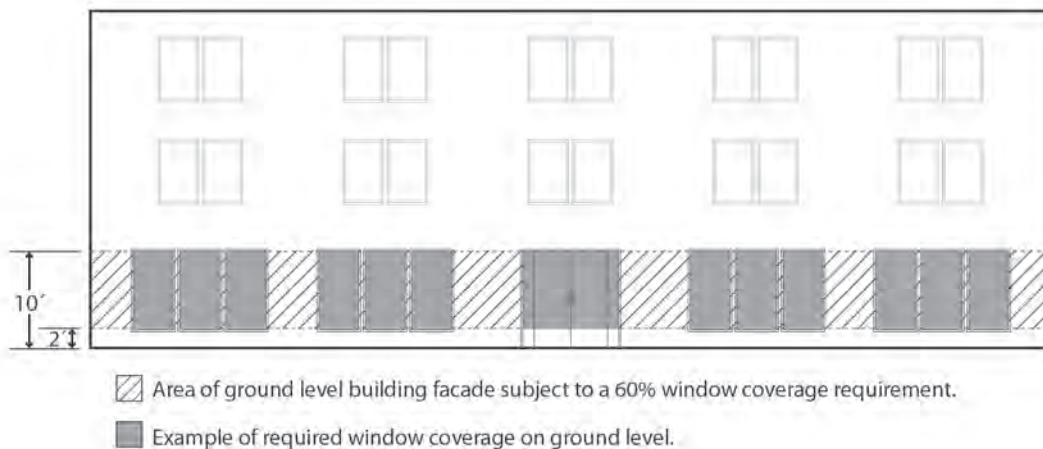
### 33.415.330 Location of Vehicle Areas

- A. Purpose.** The vehicle area regulations help minimize conflicts between vehicles and pedestrians on transit streets, and create a pleasant, pedestrian-oriented environment by limiting the areas where parking and vehicular activity may be located on site.
- B. Location of vehicle area.** The following limitations apply on transit streets. Pattern areas are shown on Map 415-1:
  1. In the Inner Pattern area, no more than 30 percent of any transit street frontage may be used for vehicle areas; and
  2. In the Eastern and Western Pattern areas, no more than 50 percent of any transit street frontage may be used for vehicle areas.
- C. Exemption.** Sites that meet all of the requirements of 33.130.215.E, Alternative maximum building setback for large retailers, are exempt from this standard.

### 33.415.340 Ground Floor Windows

The ground floor window standards of the base zones apply to all sites in the Centers Main Street overlay zone, however the percentage of ground floor window required by 33.130.230.B.2.a(1) is increased to 60 percent. See Figure 415-1. Until January 1, 2029, the increase to 60 percent for 33.130.230.B.2.a(1) does not apply to development that includes a residential use.

**Figure 415-1**  
**Ground Floor Windows**



### 33.415.350 Entrances

- A. Purpose.** Building entrances provide convenient pedestrian access between the use and public sidewalks and transit facilities. They help promote an environment that supports retail facilities and pedestrian activity.

- B. Entrance frequency.** On transit streets, at least one entrance is required for every 100 feet of building length for portions of buildings subject to the maximum street setback.
- C. Entrance Design.** Required entrances must be designed to meet the requirements of 33.130.242 Transit Street Main Entrance.

### **33.415.410 Additional Use and Development Standards in the CM1 Zone**

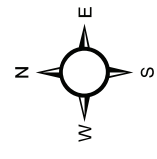
- A. Purpose.** Some locations in the Centers Main Street overlay zone are zoned CM1 and contain areas of continuous, older low-rise commercial storefront buildings that typically feature a concentration of retail uses, no landscaping, and are one to three stories in height. These additional regulations work in conjunction with regulations in the base zone, and the other standards of this section to support and protect the low-rise storefront scale and development features of these areas.
- B. Where these regulations apply.** The regulations in this Section apply to sites zoned CM1.
- C. Retail Sales And Service and Office use limitations.** Each individual Retail Sales And Service or Office use is limited to 40,000 square feet of net building area.
- D. Industrial use.** Manufacturing and Production and Wholesale Sales uses are allowed but each individual use is limited to 15,000 square feet of net building area.
- E. Maximum floor area ratio.** The maximum floor area ratio is 2.5 to 1.
- F. Maximum building coverage.** The maximum building coverage allowed is 100 percent.
- G. Landscaping.** No landscaping is required.

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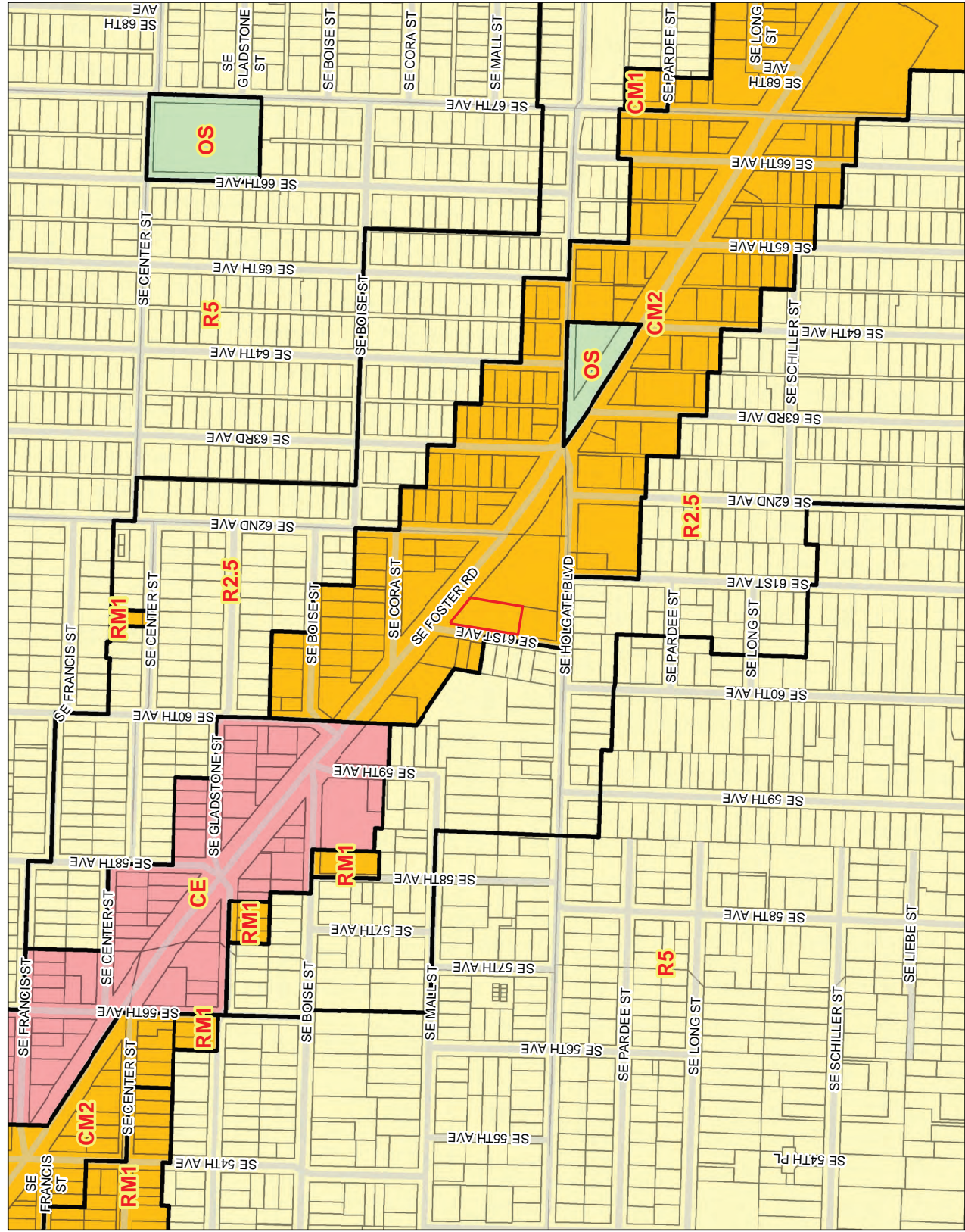
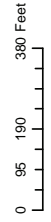
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# Zoning

- Subject Property
- Tax Lots
- Commercial
- Mixed Use Residential
- Parks & Open Spaces
- Single Family

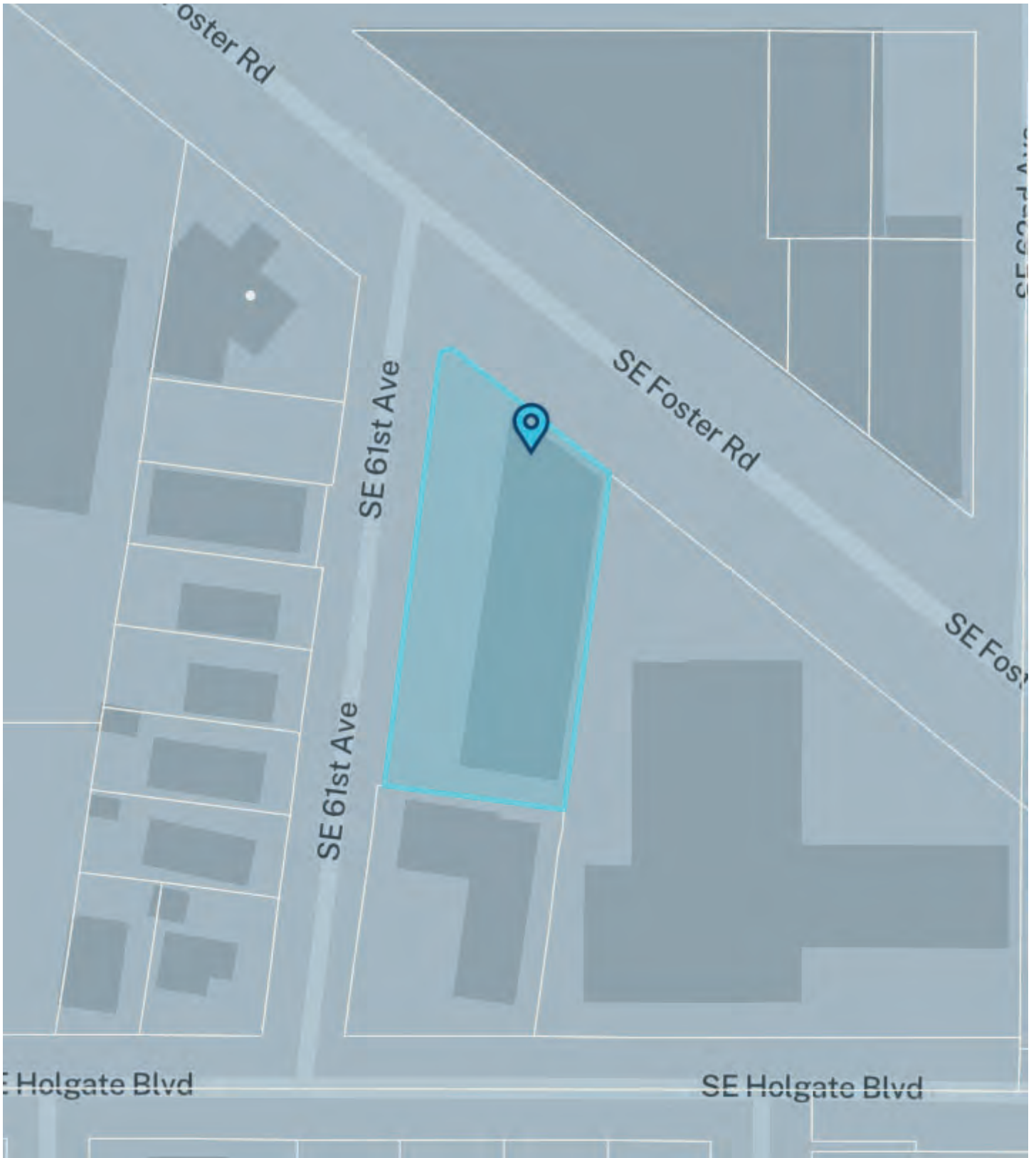


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Searched location: 6112 SE FOSTER RD, PORTLAND, OR, 97206



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## Summary data

### Site Location

[^ Collapse](#)

Address	6112 SE FOSTER RD
City	Portland
ZIP code	97206
County	Multnomah
State	OR
Coordinates	(45.491106, -122.600398)

### Taxlot Information

[Collapse](#)

Taxlot ID	1S2E07DD -07000
Taxlot area	0.39 acres
Sale price	\$875,000
Date of last sale	03/2017
Real market value of land	\$922,520
Real market value of building	\$1,003,760
Total real market value	\$1,926,280
Build area (sqft)	2,146
Year built	1993
Land use	COM
County tax code	201
Property account number	R172630
State general property code	201

## Political Boundaries

[Collapse](#)

Metro councilor	Duncan Hwang
Metro councilor email	<a href="mailto:duncan.hwang@oregonmetro.gov">duncan.hwang@oregonmetro.gov</a>
Metro council district	6
Neighborhood association or community planning organization	Mt. Scott-Arleta
Jurisdiction	Portland
Voter precinct	4602
US congressional district (2020)	3
Oregon house district (2020)	46
Oregon senate district (2020)	23

## Land Use and Planning

[Collapse](#)

Urban growth boundary	Inside
Watershed	Willamette River-Frontal Columbia River
Sub-watershed	Willamette River
Basin	Willamette
Sub-basin	Lower Willamette
Flood plain	Outside
Urban or rural reserve	No data
Reserve name	No data
Local zoning	CM2
RLIS zoning classification	MUR4z

RLIS zoning type

MUR

### Service Districts

Collapse

Residential hauler	Portland Disposal and Recycling
Residential hauler phone	(503) 281-8736
Commercial hauler	Unfranchised
Commercial hauler phone	No data
Dropbox provider	Unfranchised
Dropbox provider phone	No data
School district	PORTLAND
School district number	1J
Fire district	No data
Park district	No data
Sewer district	No data
Water district	No data

# CUSTOM MAPS







- Topography
- Water Features
- Aerial
- Aerial Environmental
- Community
- Transit
- Vacant Land

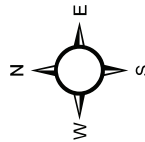
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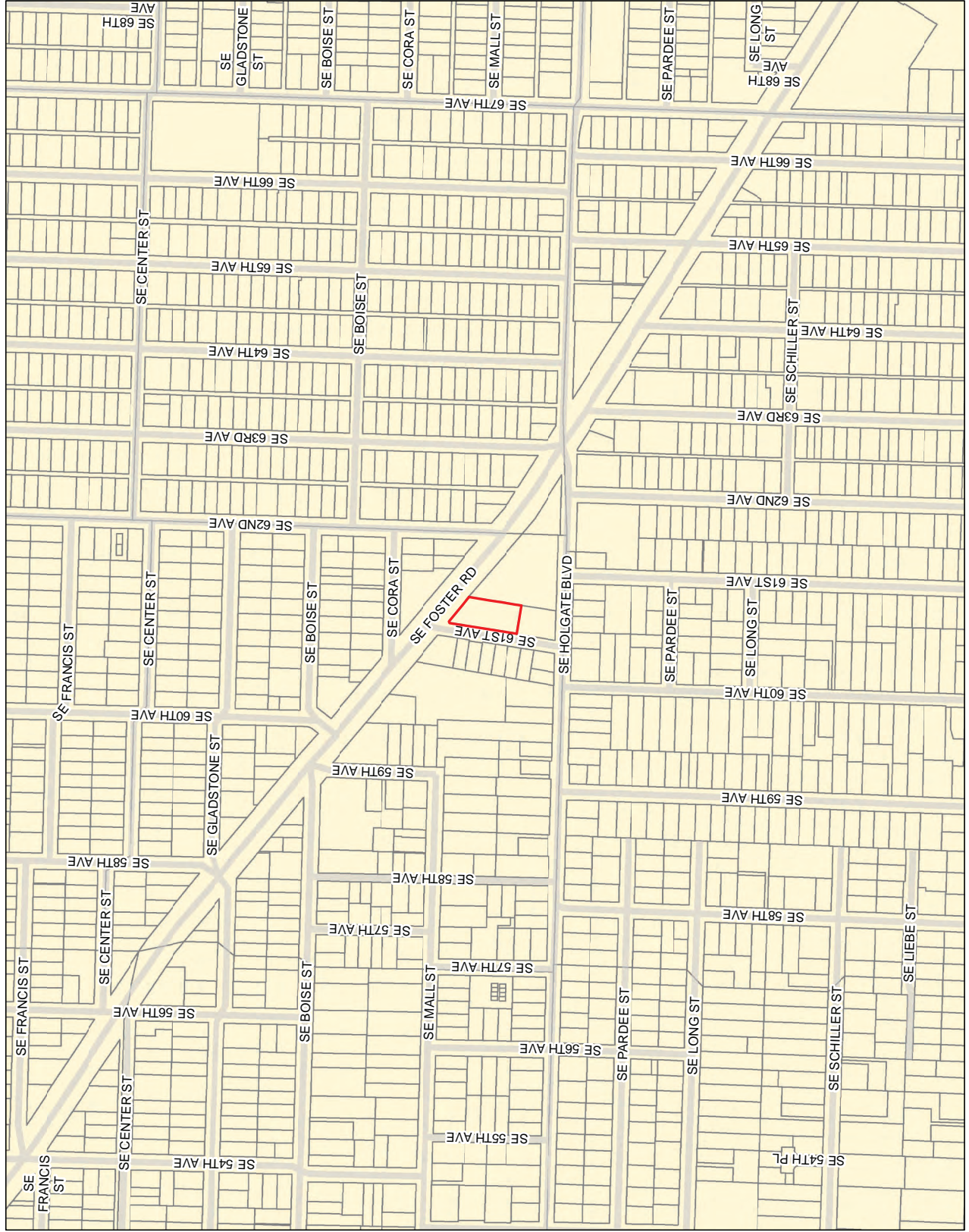


# Flood Plain

-  Tax Lots
-  Subject Property
-  Streams
-  Flood Plain
-  Wetlands
-  Rivers





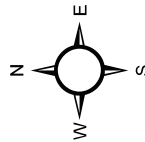
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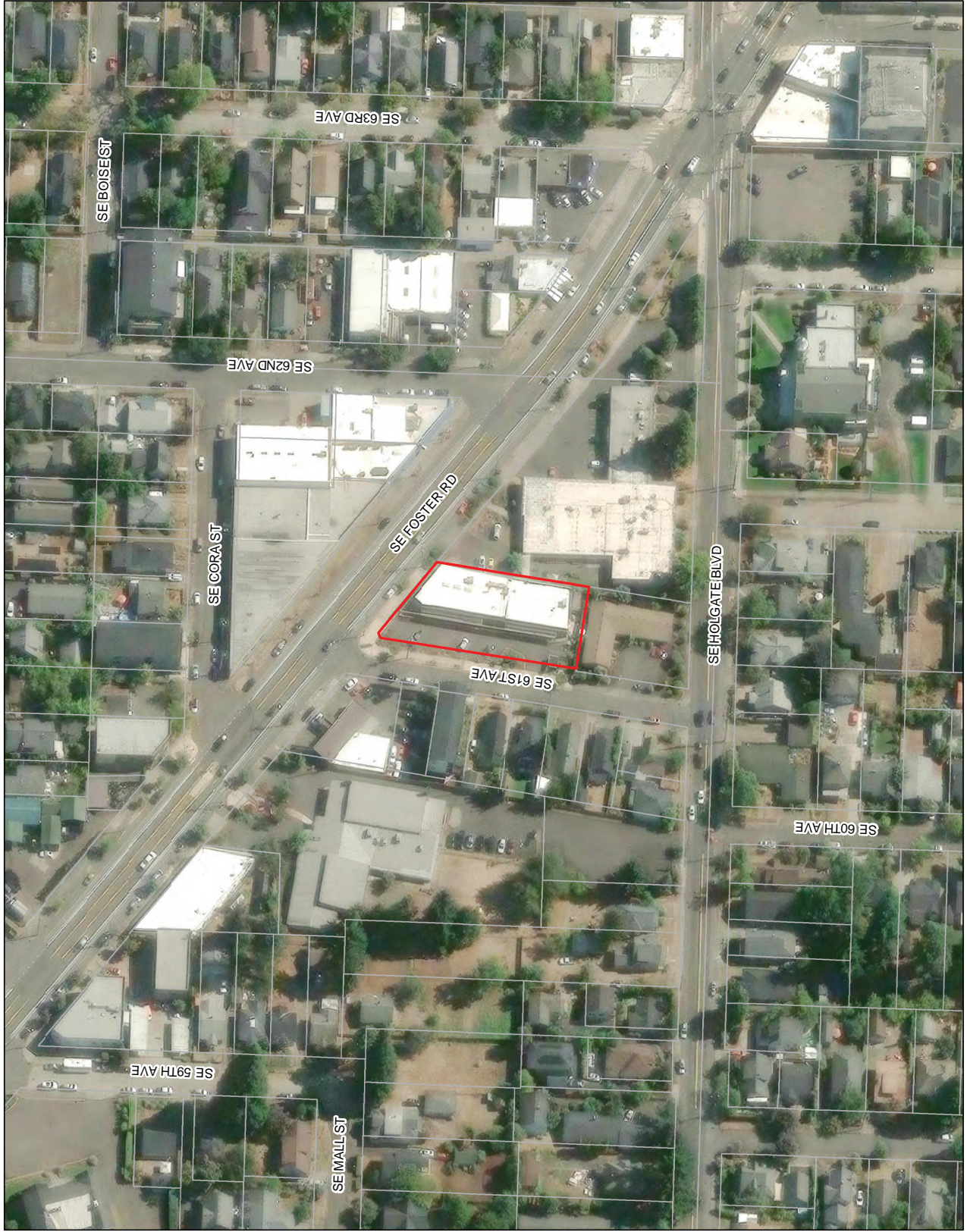
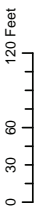
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# Aerial

-  Subject Property
-  Tax Lots



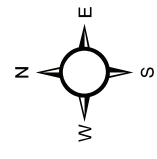
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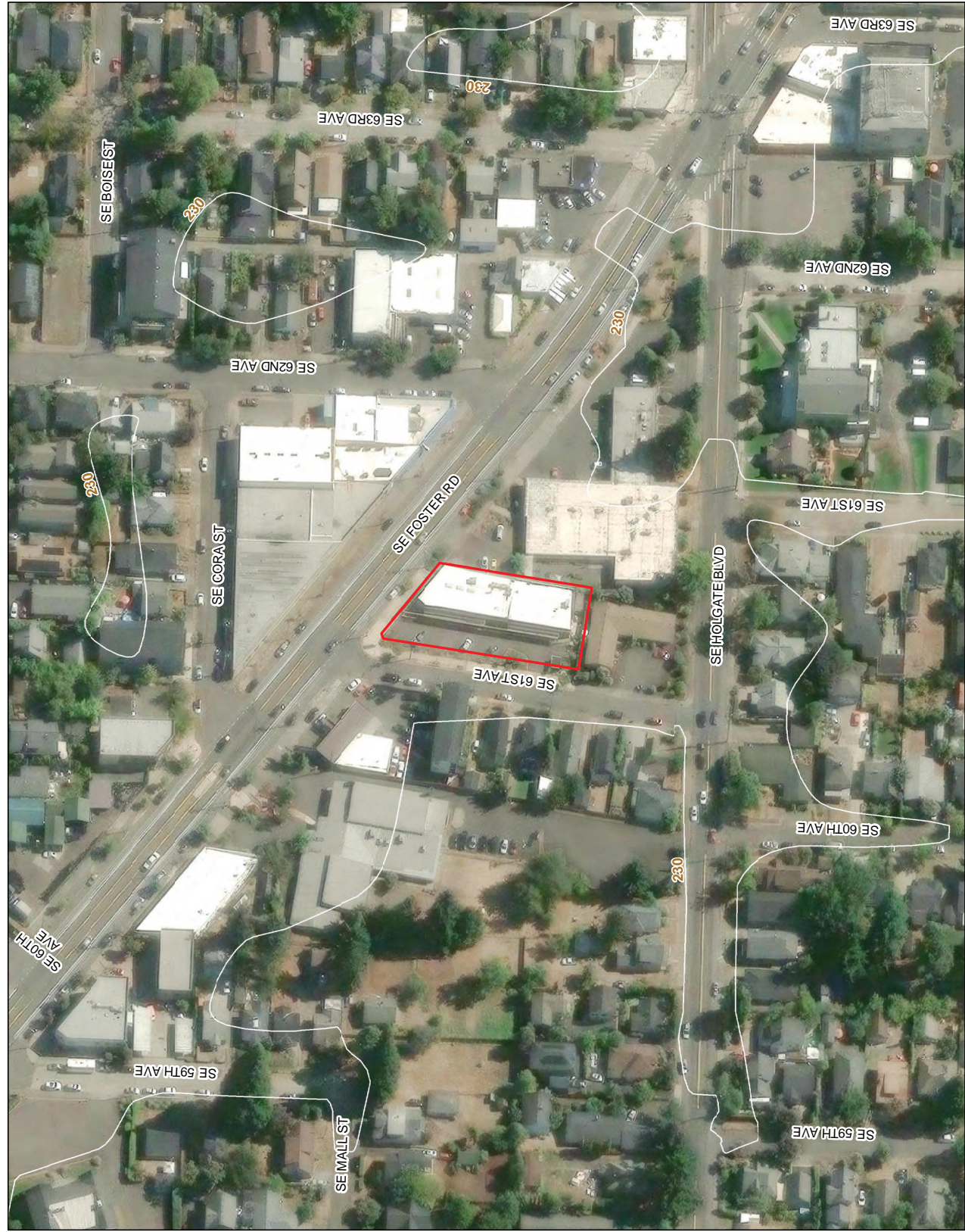
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# Aerial Topo

-  Tax Lots
-  Subject Property
-  5' Contours









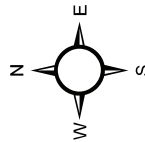
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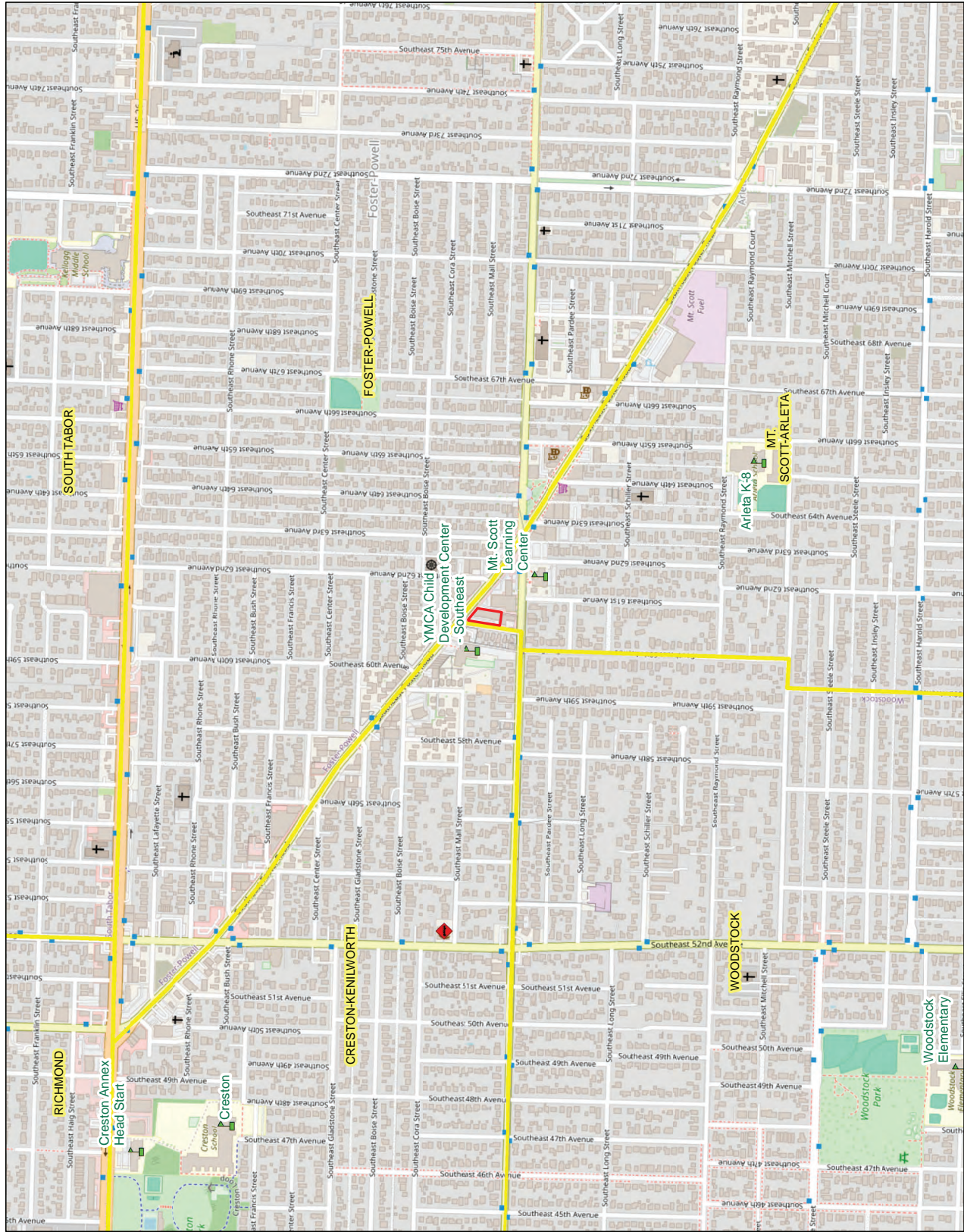
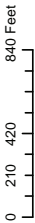
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# Community

-  Tax Lots
-  Subject Property
-  Fire Stations
-  Hospitals
-  Schools
-  Libraries
-  Neighborhoods
-  Rivers
-  Park



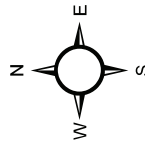
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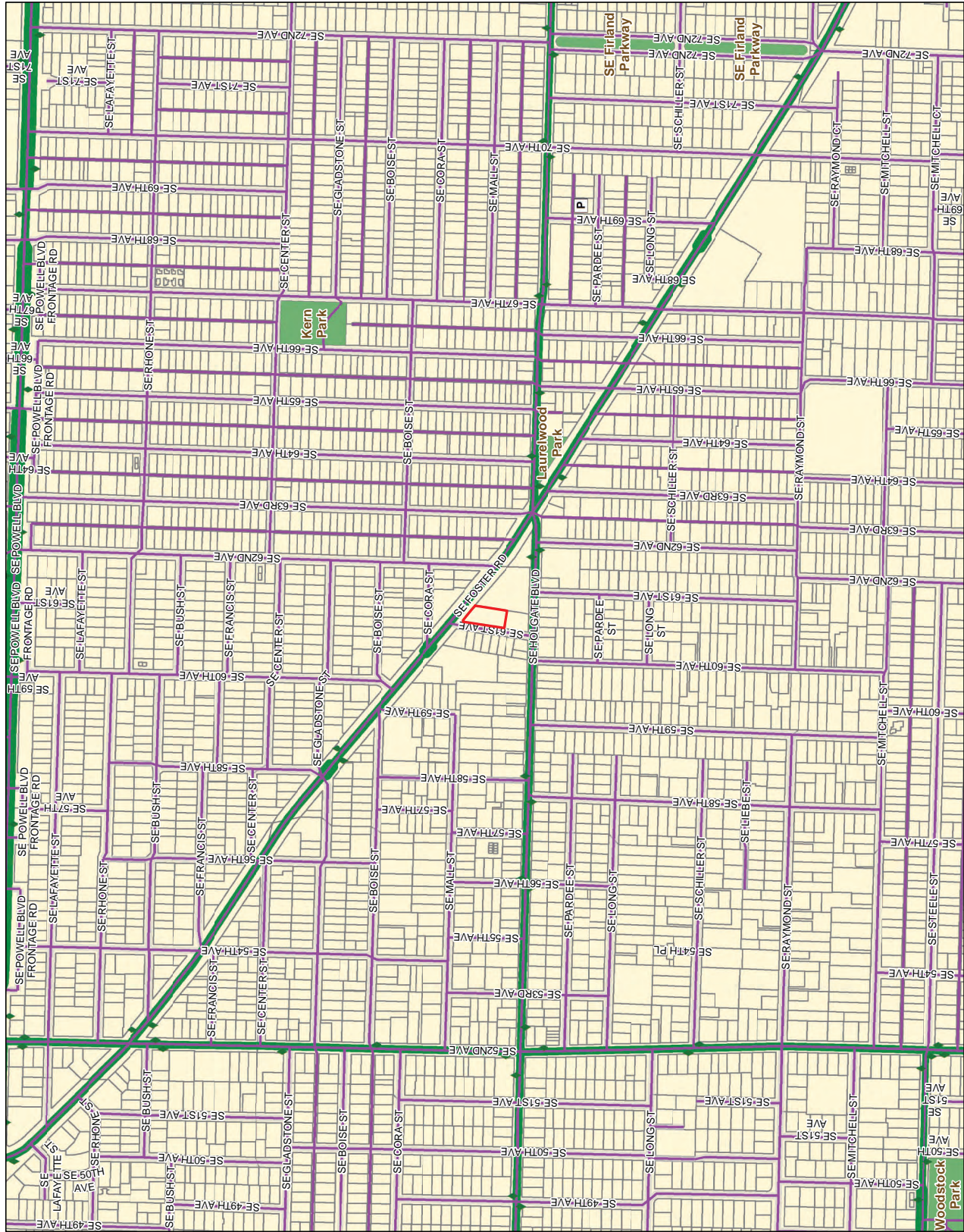
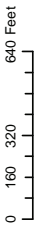
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# Transit

-  Tax Lots
-  Subject Property
-  Bus Stops
-  Light Rail Stops
-  Park & Ride
-  Transit Centers
-  Bike Routes
-  Bus Lines
-  Light Rail
-  OHSU Tram
-  Park







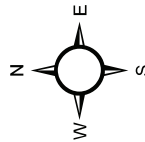
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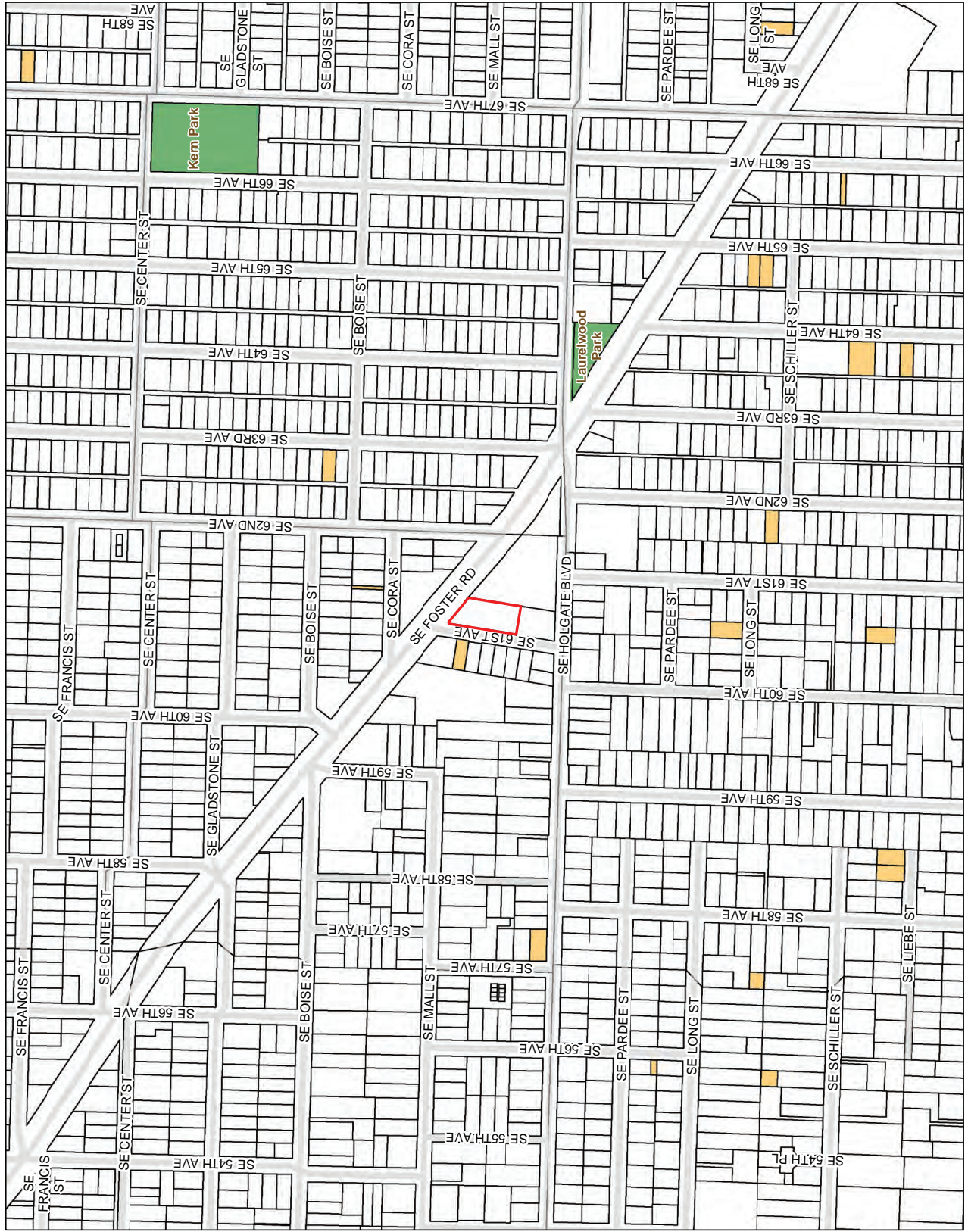
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# Vacant

-  Tax Lots
-  Subject Property
-  Vacant Lots
-  Park



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# COMMUNITY INFORMATION

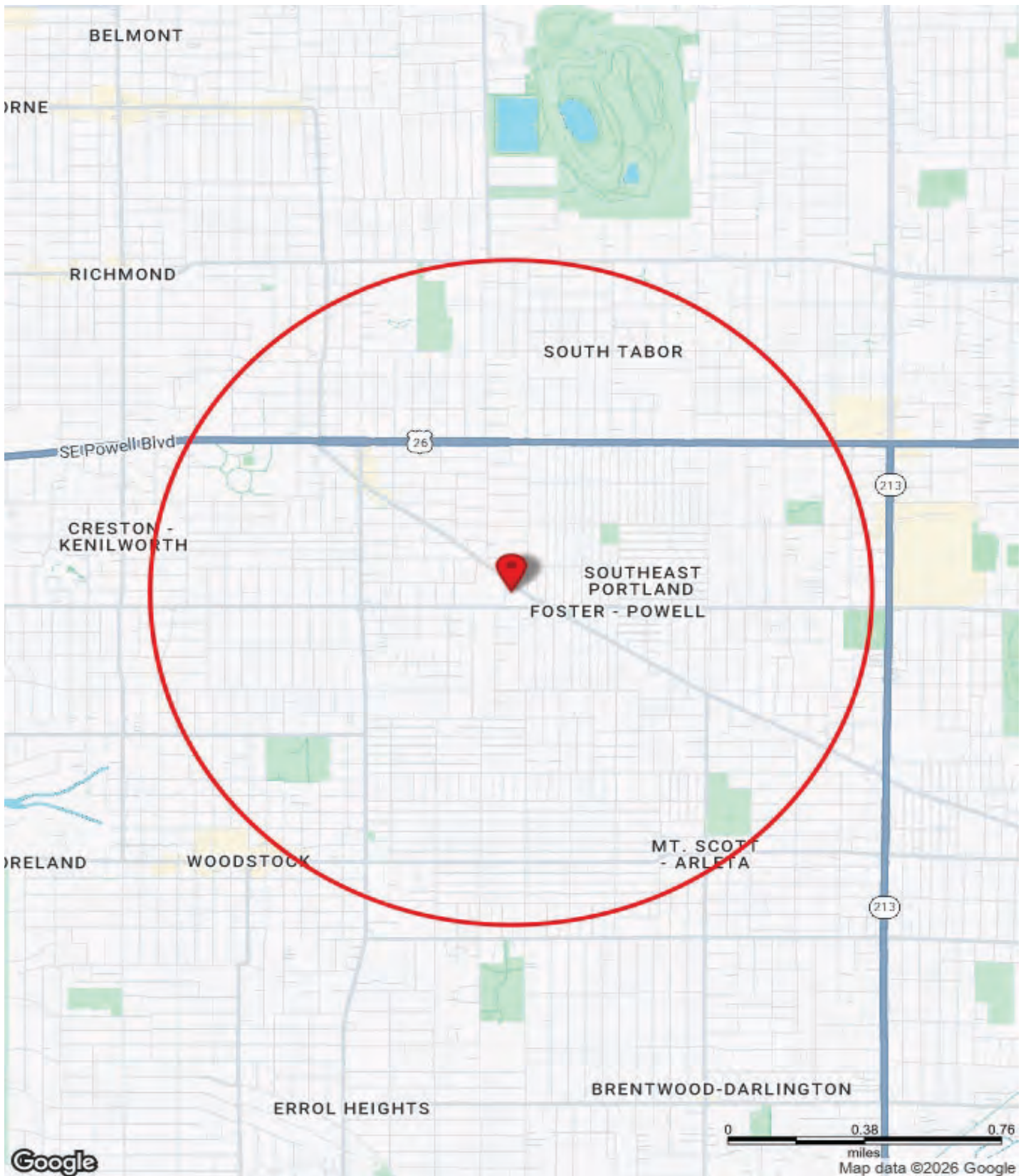
- Demographics
- Traffic Counts

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6112 SE Foster Rd, Portland, OR 97206





**6112 SE Foster Rd, Portland, OR 97206**  
**Sitewise Online**  
**Pop-Facts: Demographic Quick Facts**

Pop-Facts: Demographic Quick Facts	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>Population</b>		
2030 Projection	24,829	
2025 Estimate	25,889	
2020 Census	27,901	
2010 Census	25,255	
Growth 2025-2030	-4.10%	
Growth 2020-2025	-7.21%	
Growth 2010-2020	10.48%	
<b>Households</b>		
2030 Projection	10,462	
2025 Estimate	10,926	
2020 Census	11,842	
2010 Census	10,759	
Growth 2025-2030	-4.24%	
Growth 2020-2025	-7.74%	
Growth 2010-2020	9.14%	
<b>2025 Estimated Population by Single-Classification Race</b>		
	<b>25,889</b>	
White Alone	18,802	72.63%
Black or African American Alone	633	2.44%
American Indian and Alaska Native Alone	187	0.72%
Asian Alone	2,115	8.17%
Native Hawaiian and Other Pacific Islander Alone	104	0.40%
Some Other Race Alone	907	3.50%
Two or More Races	3,141	12.13%
<b>2025 Estimated Population by Ethnicity (Hispanic or Latino)</b>		
	<b>25,889</b>	
Hispanic or Latino	2,645	10.22%
Not Hispanic or Latino	23,244	89.78%
<b>2025 Occupied Housing Units by Tenure</b>		
	<b>10,926</b>	
Owner-Occupied	6,456	59.09%
Renter-Occupied	4,470	40.91%
<b>2025 Average Household Size</b>		
	2.34	



**6112 SE Foster Rd, Portland, OR 97206**  
**Sitewise Online**  
**Pop-Facts: Demographic Quick Facts**

Pop-Facts: Demographic Quick Facts	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Households by Household Income</b>	<b>10,926</b>	
Income Less than \$15,000	670	6.13%
Income \$15,000 to \$24,999	506	4.63%
Income \$25,000 to \$34,999	413	3.78%
Income \$35,000 to \$49,999	834	7.64%
Income \$50,000 to \$74,999	1,862	17.04%
Income \$75,000 to \$99,999	1,698	15.54%
Income \$100,000 to \$124,999	1,292	11.83%
Income \$125,000 to \$149,999	1,130	10.34%
Income \$150,000 to \$199,999	1,217	11.14%
Income \$200,000 to \$249,999	532	4.87%
Income \$250,000 to \$499,999	573	5.24%
Income \$500,000 or more	199	1.82%
<b>2025 Est. Average Household Income</b>	<b>\$ 116,242</b>	
<b>2025 Est. Median Household Income</b>	<b>\$ 92,347</b>	
<b>2025 Median HH Inc. by Single-Classification Race</b>		
White Alone	\$ 96,506	
Black or African American Alone	\$ 56,528	
American Indian and Alaska Native Alone	\$ 80,091	
Asian Alone	\$ 76,136	
Native Hawaiian and Other Pacific Islander Alone	\$ 71,366	
Some Other Race Alone	\$ 83,877	
Two or More Races	\$ 73,991	
Hispanic or Latino	\$ 88,374	
Not Hispanic or Latino	\$ 92,934	
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**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Population Quick Facts**

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Growth 2025-2030	-4.10%	
Growth 2020-2025	-7.21%	
Growth 2010-2020	10.48%	
<b>2025 Est. Population by Age</b>	<b>25,889</b>	
Age 0 to 4	1,132	4.37%
Age 5 to 9	1,234	4.77%
Age 10 to 14	1,328	5.13%
Age 15 to 17	656	2.54%
Age 18 to 20	631	2.44%
Age 21 to 24	797	3.08%
Age 25 to 34	4,105	15.86%
Age 35 to 44	5,888	22.74%
Age 45 to 54	4,100	15.84%
Age 55 to 64	2,681	10.35%
Age 65 to 74	2,016	7.79%
Age 75 to 84	1,038	4.01%
Age 85 and over	283	1.09%
Age 16 and over	21,974	84.88%
Age 18 and over	21,538	83.19%
Age 21 and over	20,908	80.76%
Age 65 and over	3,337	12.89%
<b>2025 Est. Median Age</b>	<b>40.20</b>	
<b>2025 Est. Average Age</b>	<b>40.33</b>	



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Some Other Race Alone	907	3.50%
Two or More Races	3,141	12.13%
<b>2025 Est. Population by Ethnicity (Hispanic or Latino)</b>	<b>25,889</b>	
Hispanic or Latino	2,645	10.22%
Not Hispanic or Latino	23,244	89.78%
<b>2025 Est. Population by Sex</b>	<b>25,889</b>	
Male	12,815	49.50%
Female	13,074	50.50%
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**6112 SE Foster Rd, Portland, OR 97206**  
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White Alone	\$ 96,506	
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Asian Alone	\$ 76,136	
Native Hawaiian and Other Pacific Islander Alone	\$ 71,366	
Some Other Race Alone	\$ 83,877	
Two or More Races	\$ 73,991	
Hispanic or Latino	\$ 88,374	
Not Hispanic or Latino	\$ 92,934	
<b>2025 Est. Households by Household Type</b>	<b>10,926</b>	
Family Households	5,774	52.84%
Nonfamily Households	5,152	47.16%
<b>2025 Est. Group Quarters Population</b>	<b>289</b>	



6112 SE Foster Rd, Portland, OR 97206  
Sitewise Online  
Pop-Facts: Household Quick Facts

Pop-Facts: Household Quick Facts	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Households by Household Size</b>	<b>10,926</b>	
1-person	2,946	26.97%
2-person	4,162	38.09%
3-person	1,899	17.38%
4-person	1,318	12.06%
5-person	399	3.65%
6-person	128	1.17%
7-or-more-person	75	0.68%
<b>2025 Est. Average Household Size</b>	<b>2.34</b>	



**6112 SE Foster Rd, Portland, OR 97206**  
**Sitewise Online**  
**Pop-Facts: Household Quick Facts**

Pop-Facts: Household Quick Facts	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. HHs by Type and Presence of Own Children &lt; 18</b>	<b>10,926</b>	
Married-Couple	4,240	38.80%
Married-Couple Family, With Own Kids < 18	1,846	16.90%
Married-Couple Family, Without Own Kids < 18	2,394	21.91%
Cohabiting Couple	1,737	15.90%
With Own Kids < 18	261	2.39%
Without Own Kids < 18	1,476	13.51%
Female Householder, No Spouse or Partner Present	2,956	27.06%
Living Alone	1,777	16.26%
With Own Kids < 18	231	2.12%
With Relatives, Without Own Kids < 18	556	5.09%
With Only Nonrelatives	392	3.58%
Male Householder, No Spouse or Partner Present	1,993	18.24%
Living Alone	1,218	11.15%
With Own Kids < 18	178	1.63%
With Relatives, Without Own Kids < 18	236	2.16%
With Only Nonrelatives	361	3.31%
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**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Demographic Snapshot (Part 1)**

Pop-Facts: Demographic Snapshot (Part 1)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>Population</b>		
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Growth 2020-2025	-7.21%	
Growth 2010-2020	10.48%	
<b>2025 Est. Population by Single-Classification Race</b>	<b>25,889</b>	
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American Indian and Alaska Native Alone	187	0.72%
Asian Alone	2,115	8.17%
Native Hawaiian and Other Pacific Islander Alone	104	0.40%
Some Other Race Alone	907	3.50%
Two or More Races	3,141	12.13%
<b>2025 Est. Population Hispanic or Latino by Origin</b>	<b>25,889</b>	
Not Hispanic or Latino	23,244	89.78%
Hispanic or Latino	2,645	10.22%
<b>Hispanic or Latino by Origin</b>	<b>2,645</b>	
Mexican	1,790	67.68%
Puerto Rican	163	6.14%
Cuban	66	2.49%
All Other Hispanic or Latino	627	23.69%
<b>2025 Est. Hisp. or Latino Pop by Single-Classification Race</b>	<b>2,645</b>	
White Alone	714	27.01%
Black or African American Alone	27	1.02%
American Indian and Alaska Native Alone	66	2.49%
Asian Alone	32	1.20%
Native Hawaiian and Other Pacific Islander Alone	3	0.11%
Some Other Race Alone	710	26.85%
Two or More Races	1,093	41.31%



6112 SE Foster Rd, Portland, OR 97206  
Sitewise Online  
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Pop by Race, Asian Alone, by Category</b>	<b>2,115</b>	
Chinese, except Taiwanese	696	32.89%
Filipino	115	5.43%
Japanese	215	10.17%
Asian Indian	63	2.98%
Korean	55	2.61%
Vietnamese	610	28.85%
Cambodian	43	2.05%
Hmong	0	0.00%
Laotian	46	2.18%
Thai	34	1.63%
All other Asian Races, including 2 or more	237	11.21%
<b>2025 Est. Pop Age 5+ by Language Spoken At Home</b>	<b>24,757</b>	
Speak only English	21,258	85.87%
Speak Asian or Pacific Island Language	1,413	5.71%
Speak IndoEuropean Language	556	2.25%
Speak Spanish	1,454	5.87%
Speak Other Language	76	0.31%



**6112 SE Foster Rd, Portland, OR 97206**  
**Sitewise Online**  
**Pop-Facts: Demographic Snapshot (Part 1)**

Pop-Facts: Demographic Snapshot (Part 1)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Population by Sex</b>	<b>25,889</b>	
Male	12,815	49.50%
Female	13,074	50.50%
<b>2025 Est. Population by Age</b>	<b>25,889</b>	
Age 0 to 4	1,132	4.37%
Age 5 to 9	1,234	4.77%
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Age 15 to 17	656	2.54%
Age 18 to 20	631	2.44%
Age 21 to 24	797	3.08%
Age 25 to 34	4,105	15.86%
Age 35 to 44	5,888	22.74%
Age 45 to 54	4,100	15.84%
Age 55 to 64	2,681	10.35%
Age 65 to 74	2,016	7.79%
Age 75 to 84	1,038	4.01%
Age 85 and over	283	1.09%
Age 16 and over	21,974	84.88%
Age 18 and over	21,538	83.19%
Age 21 and over	20,908	80.76%
Age 65 and over	3,337	12.89%
<b>2025 Est. Median Age</b>	<b>40.20</b>	
<b>2025 Est. Average Age</b>	<b>40.33</b>	



**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Demographic Snapshot (Part 1)**

Pop-Facts: Demographic Snapshot (Part 1)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Male Population by Age</b>	<b>12,815</b>	
Age 0 to 4	576	4.50%
Age 5 to 9	637	4.97%
Age 10 to 14	689	5.38%
Age 15 to 17	330	2.58%
Age 18 to 20	327	2.55%
Age 21 to 24	422	3.29%
Age 25 to 34	2,016	15.73%
Age 35 to 44	2,913	22.73%
Age 45 to 54	2,063	16.10%
Age 55 to 64	1,365	10.65%
Age 65 to 74	924	7.21%
Age 75 to 84	469	3.66%
Age 85 and over	84	0.65%
<b>2025 Est. Median Age, Male</b>	<b>39.84</b>	
<b>2025 Est. Average Age, Male</b>	<b>39.67</b>	
<b>2025 Est. Female Population by Age</b>	<b>13,074</b>	
Age 0 to 4	556	4.25%
Age 5 to 9	598	4.57%
Age 10 to 14	638	4.88%
Age 15 to 17	326	2.49%
Age 18 to 20	304	2.33%
Age 21 to 24	375	2.87%
Age 25 to 34	2,089	15.98%
Age 35 to 44	2,975	22.76%
Age 45 to 54	2,037	15.58%
Age 55 to 64	1,316	10.06%
Age 65 to 74	1,092	8.35%
Age 75 to 84	569	4.35%
Age 85 and over	199	1.52%
<b>2025 Est. Median Age, Female</b>	<b>40.55</b>	
<b>2025 Est. Average Age, Female</b>	<b>40.99</b>	



**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Demographic Snapshot (Part 1)**

Pop-Facts: Demographic Snapshot (Part 1)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Pop Age 15+ by Marital Status</b>	<b>22,195</b>	
Total, Never Married	9,614	43.32%
Males, Never Married	5,065	22.82%
Females, Never Married	4,549	20.50%
Married, Spouse present	8,509	38.34%
Married, Spouse absent	658	2.96%
Widowed	724	3.26%
Males, Widowed	109	0.49%
Females, Widowed	615	2.77%
Divorced	2,690	12.12%
Males, Divorced	1,131	5.10%
Females, Divorced	1,559	7.02%
<b>2025 Est. Pop Age 25+ by Edu. Attainment</b>	<b>20,111</b>	
Less than 9th grade	610	3.03%
Some High School, no diploma	546	2.71%
High School Graduate (or GED)	2,902	14.43%
Some College, no degree	4,020	19.99%
Associate Degree	1,355	6.74%
Bachelor's Degree	6,673	33.18%
Master's Degree	2,725	13.55%
Professional School Degree	875	4.35%
Doctorate Degree	405	2.02%
<b>2025 Est. Pop. Age 25+ by Edu. Attain., Hisp./Lat.</b>	<b>1,738</b>	
No High School Diploma	329	18.96%
High School Graduate	193	11.09%
Some College or Associate's Degree	556	32.01%
Bachelor's Degree or Higher	659	37.94%
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**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>Households</b>		
2030 Projection	10,462	
2025 Estimate	10,926	
2020 Census	11,842	
2010 Census	10,759	
Growth 2025-2030	-4.24%	
Growth 2020-2025	-7.74%	
Growth 2010-2020	10.06%	
<b>2025 Est. Households by Household Type</b>	<b>10,926</b>	
Family Households	5,774	52.84%
Nonfamily Households	5,152	47.16%
<b>2025 Est. Group Quarters Population</b>	<b>289</b>	
<b>2025 HHs by Ethnicity: Hispanic/Latino</b>	<b>875</b>	<b>8.01%</b>
<b>2025 Est. Households by HH Income</b>	<b>10,926</b>	
Income < \$15,000	670	6.13%
Income \$15,000 to \$24,999	506	4.63%
Income \$25,000 to \$34,999	413	3.78%
Income \$35,000 to \$49,999	834	7.64%
Income \$50,000 to \$74,999	1,862	17.04%
Income \$75,000 to \$99,999	1,698	15.54%
Income \$100,000 to \$124,999	1,292	11.83%
Income \$125,000 to \$149,999	1,130	10.34%
Income \$150,000 to \$199,999	1,217	11.14%
Income \$200,000 to \$249,999	532	4.87%
Income \$250,000 to \$499,999	573	5.24%
Income \$500,000+	199	1.82%
<b>2025 Est. Average Household Income</b>	<b>\$ 116,242</b>	
<b>2025 Est. Median Household Income</b>	<b>\$ 92,347</b>	
<b>2025 Median HH Income by Single-Class. Race or Ethn.</b>		
White Alone	\$ 96,506	
Black or African American Alone	\$ 56,528	
American Indian and Alaska Native Alone	\$ 80,091	
Asian Alone	\$ 76,136	
Native Hawaiian and Other Pacific Islander Alone	\$ 71,366	
Some Other Race Alone	\$ 83,877	
Two or More Races	\$ 73,991	
Hispanic or Latino	\$ 88,374	



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**Pop-Facts: Demographic Snapshot (Part 2)**

<b>Pop-Facts: Demographic Snapshot (Part 2)</b>	<b>6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi</b>	
Not Hispanic or Latino	\$	92,934



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**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Households by Household Size</b>	<b>10,926</b>	
1-person	2,946	26.97%
2-person	4,162	38.09%
3-person	1,899	17.38%
4-person	1,318	12.06%
5-person	399	3.65%
6-person	128	1.17%
7-or-more-person	75	0.68%
<b>2025 Est. Average Household Size</b>	2.34	
<b>2025 Est. HHs by Type and Presence of Own Children &lt; 18</b>	<b>10,926</b>	
Married-Couple	4,240	38.80%
Married-Couple Family, With Own Kids < 18	1,846	16.90%
Married-Couple Family, Without Own Kids < 18	2,394	21.91%
Cohabiting Couple	1,737	15.90%
With Own Kids < 18	261	2.39%
Without Own Kids < 18	1,476	13.51%
Female Householder, No Spouse or Partner Present	2,956	27.06%
Living Alone	1,777	16.26%
With Own Kids < 18	231	2.12%
With Relatives, Without Own Kids < 18	556	5.09%
With Only Nonrelatives	392	3.58%
Male Householder, No Spouse or Partner Present	1,993	18.24%
Living Alone	1,218	11.15%
With Own Kids < 18	178	1.63%
With Relatives, Without Own Kids < 18	236	2.16%
With Only Nonrelatives	361	3.31%



**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Households by Number of Vehicles</b>	<b>10,926</b>	
No Vehicles	1,095	10.02%
1 Vehicle	4,224	38.66%
2 Vehicles	4,245	38.85%
3 Vehicles	1,134	10.37%
4 Vehicles	197	1.80%
5 or more Vehicles	32	0.29%
<b>2025 Est. Average Number of Vehicles</b>	<b>1.56</b>	
<b>Family Households</b>		
2030 Projection	5,524	
2025 Estimate	5,774	
2010 Census	5,724	
Growth 2025-2030	-4.33%	
Growth 2010-2025	0.87%	
<b>2025 Est. Families by Poverty Status</b>	<b>5,774</b>	
2025 Families at or Above Poverty	5,473	94.79%
2025 Families at or Above Poverty with Children	2,440	42.26%
2025 Families Below Poverty	301	5.21%
2025 Families Below Poverty with Children	168	2.91%
<b>2025 Est. Pop Age 16+ by Employment Status</b>	<b>21,974</b>	
In Armed Forces	0	0.00%
Civilian - Employed	15,602	71.00%
Civilian - Unemployed	749	3.41%
Not in Labor Force	5,623	25.59%
<b>2025 Est. Civ. Employed Pop 16+ by Class of Worker</b>	<b>15,643</b>	
For-Profit Private Workers	9,460	60.48%
Non-Profit Private Workers	1,952	12.48%
Local Government Workers	1,285	8.22%
State Government Workers	727	4.64%
Federal Government Workers	377	2.41%
Self-Employed Workers	1,818	11.62%
Unpaid Family Workers	23	0.15%



**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Civ. Employed Pop 16+ by Occupation</b>	<b>15,643</b>	
Architect/Engineer	531	3.39%
Arts/Entertainment/Sports	1,101	7.04%
Building Grounds Maintenance	294	1.88%
Business/Financial Operations	1,101	7.04%
Community/Social Services	405	2.59%
Computer/Mathematical	814	5.21%
Construction/Extraction	437	2.79%
Education/Training/Library	1,015	6.49%
Farming/Fishing/Forestry	3	0.02%
Food Prep/Serving	1,075	6.87%
Healthcare Practitioner/Technician	1,115	7.13%
Healthcare Support	367	2.35%
Maintenance Repair	264	1.68%
Legal	306	1.96%
Life/Physical/Social Science	363	2.32%
Management	2,147	13.73%
Office/Admin. Support	1,430	9.14%
Production	577	3.69%
Protective Service	144	0.92%
Sales/Related	1,105	7.06%
Personal Care/Service	347	2.22%
Transportation/Moving	702	4.49%
<b>2025 Est. Pop 16+ by Occupation Classification</b>	<b>15,643</b>	
Blue Collar	1,979	12.65%
White Collar	11,434	73.09%
Service & Farm	2,230	14.25%
<b>2025 Est. Workers Age 16+ by Transp. To Work</b>	<b>15,299</b>	
Drove Alone	7,771	50.79%
Car Pooled	1,147	7.50%
Public Transportation	1,365	8.92%
Walked	278	1.82%
Bicycle	761	4.97%
Other Means	111	0.73%
Worked at Home	3,866	25.27%
<b>2025 Est. Workers Age 16+ by Travel Time to Work*</b>		
Less than 15 minutes	1,776	
15 to 29 Minutes	5,186	
30 to 44 Minutes	3,339	
45 to 59 Minutes	993	
60 or more Minutes	657	



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
2025 Est. Avg. Travel Time to Work in Minutes*	29.45	
2025 Est. Occupied Housing Units by Tenure	10,926	
Owner-Occupied	6,456	59.09%
Renter-Occupied	4,470	40.91%
2025 Occupied Housing Units: Avg. Length of Residence		
Owner-Occupied	14	
Renter-Occupied	5	



**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2025 Est. Owner Occupied Housing Units by Value</b>	<b>6,456</b>	
Value Less than \$20,000	17	0.26%
Value \$20,000 to \$39,999	0	0.00%
Value \$40,000 to \$59,999	23	0.36%
Value \$60,000 to \$79,999	23	0.36%
Value \$80,000 to \$99,999	3	0.04%
Value \$100,000 to \$149,999	7	0.11%
Value \$150,000 to \$199,999	33	0.52%
Value \$200,000 to \$299,999	83	1.28%
Value \$300,000 to \$399,999	589	9.12%
Value \$400,000 to \$499,999	1,460	22.62%
Value \$500,000 to \$749,999	2,989	46.30%
Value \$750,000 to \$999,999	1,007	15.60%
Value \$1,000,000 to \$1,499,999	207	3.21%
Value \$1,500,000 to \$1,999,999	14	0.22%
Value \$2,000,000 or more	1	0.02%
<b>2025 Est. Median All Owner-Occupied Housing Unit Value</b>	<b>\$ 582,871</b>	
<b>2025 Est. Housing Units by Units in Structure</b>	<b>11,779</b>	
1 Unit Attached	401	3.40%
1 Unit Detached	9,079	77.08%
2 Units	351	2.98%
3 or 4 Units	490	4.16%
5 to 19 Units	898	7.63%
20 to 49 Units	343	2.91%
50 or More Units	179	1.52%
Mobile Home or Trailer	39	0.33%
Boat, RV, Van, etc.	0	0.00%
<b>Dominant structure type</b>	<b>1 Unit Detached</b>	
<b>2025 Est. Housing Units by Year Structure Built</b>	<b>11,779</b>	
Housing Units Built 2020 or Later	44	0.37%
Housing Units Built 2010 to 2019	1,006	8.54%
Housing Units Built 2000 to 2009	362	3.07%
Housing Units Built 1990 to 1999	398	3.38%
Housing Units Built 1980 to 1989	507	4.30%
Housing Units Built 1970 to 1979	1,273	10.81%
Housing Units Built 1960 to 1969	1,232	10.46%
Housing Units Built 1950 to 1959	1,642	13.94%
Housing Units Built 1940 to 1949	1,152	9.78%
Housing Units Built 1939 or Earlier	4,162	35.34%
<b>2025 Est. Median Year Structure Built**</b>	<b>1953</b>	



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>Dominant Year Structure Built</b>	<b>1939 or Earlier</b>	
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* This row intentionally left blank. No Total Category.		
**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.		



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**Pop-Facts: Census Demographic Overview (Part 1)**

Pop-Facts: Census Demographic Overview (Part 1)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>Population</b>		
2030 Projection	24,829	
2025 Estimate	25,889	
2020 Census	27,901	
2010 Census	25,255	
Growth 2025-2030	-4.10%	
Growth 2020-2025	-7.21%	
Growth 2010-2020	10.48%	
<b>2020 Population by Single-Classification Race</b>	<b>27,901</b>	
White Alone	20,713	74.24%
Black or African American Alone	625	2.24%
American Indian and Alaska Native Alone	210	0.75%
Asian Alone	2,315	8.30%
Native Hawaiian and Other Pacific Islander Alone	107	0.38%
Some Other Race Alone	896	3.21%
Two or More Races	3,034	10.88%
<b>2020 Population By Ethnicity</b>	<b>27,901</b>	
Not Hispanic or Latino	25,436	91.16%
Hispanic or Latino	2,466	8.84%
<b>2020 Hispanic or Latino by Single-Classification Race</b>	<b>2,466</b>	
White Alone	646	26.20%
Black or African American Alone	25	1.02%
American Indian and Alaska Native Alone	68	2.74%
Asian Alone	31	1.28%
Native Hawaiian and Other Pacific Islander Alone	2	0.10%
Some Other Race Alone	684	27.76%
Two or More Races	1,009	40.91%
<b>2020 Population by Sex</b>	<b>27,901</b>	
Male	13,475	48.30%
Female	14,014	50.23%
Male/Female Ratio	0.96	



**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Census Demographic Overview (Part 1)**

Pop-Facts: Census Demographic Overview (Part 1)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2020 Population by Age</b>	<b>27,901</b>	
Age 0 to 4	1,363	4.88%
Age 5 to 9	1,537	5.51%
Age 10 to 14	1,310	4.70%
Age 15 to 17	679	2.43%
Age 18 to 20	574	2.06%
Age 21 to 24	1,154	4.14%
Age 25 to 34	5,216	18.69%
Age 35 to 44	5,971	21.40%
Age 45 to 54	3,943	14.13%
Age 55 to 64	2,560	9.18%
Age 65 to 74	2,088	7.49%
Age 75 to 84	812	2.91%
Age 85 and over	283	1.02%
Age 16 and over	23,046	82.60%
Age 18 and over	22,601	81.00%
Age 21 and over	22,027	78.95%
Age 65 and over	3,184	11.41%
<b>2020 Median Age</b>	<b>38.20</b>	



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Pop-Facts: Census Demographic Overview (Part 1)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2020 Male Population by Age</b>	<b>13,475</b>	
Age 0 to 4	681	5.05%
Age 5 to 9	814	6.04%
Age 10 to 14	652	4.84%
Age 15 to 17	363	2.69%
Age 18 to 20	305	2.26%
Age 21 to 24	543	4.03%
Age 25 to 34	2,553	18.94%
Age 35 to 44	2,912	21.61%
Age 45 to 54	2,001	14.85%
Age 55 to 64	1,258	9.34%
Age 65 to 74	948	7.03%
Age 75 to 84	358	2.65%
Age 85 and over	89	0.66%
<b>2020 Median Age, Male</b>	<b>37.84</b>	
<b>2020 Female Population by Age</b>	<b>14,014</b>	
Age 0 to 4	682	4.87%
Age 5 to 9	724	5.16%
Age 10 to 14	658	4.70%
Age 15 to 17	316	2.25%
Age 18 to 20	269	1.92%
Age 21 to 24	611	4.36%
Age 25 to 34	2,663	19.00%
Age 35 to 44	3,059	21.83%
Age 45 to 54	1,942	13.86%
Age 55 to 64	1,302	9.29%
Age 65 to 74	1,141	8.14%
Age 75 to 84	455	3.25%
Age 85 and over	194	1.38%
<b>2020 Median Age, Female</b>	<b>38.55</b>	
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**6112 SE Foster Rd, Portland, OR 97206**  
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**Pop-Facts: Census Demographic Overview (Part 2)**

Pop-Facts: Census Demographic Overview (Part 2)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>Households</b>		
2030 Projection	10,462	
2025 Estimate	10,926	
2020 Census	11,842	
2010 Census	10,759	
Growth 2025-2030	-4.24%	
Growth 2020-2025	-7.74%	
Growth 2010-2020	10.06%	
<b>2020 Households by Household Type</b>	<b>11,842</b>	
Family Households	6,151	51.94%
Non-family Households	5,691	48.06%
<b>2020 Group Quarters Population</b>	<b>277</b>	
<b>2020 Hispanic or Latino Households</b>	<b>810</b>	<b>6.84%</b>
<b>2020 Households by Household Size</b>	<b>11,842</b>	
1-person	3,298	27.85%
2-person	4,365	36.86%
3-person	1,978	16.71%
4-person	1,370	11.57%
5-person	415	3.51%
6-person	133	1.13%
7-or-more-person	75	0.63%
<b>2020 Occupied Housing Units by Tenure</b>		
Owner-Occupied		
Renter-Occupied		



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**Pop-Facts: Census Demographic Overview (Part 2)**

Pop-Facts: Census Demographic Overview (Part 2)	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi	
<b>2010 Households by Type and Presence of Children</b>	<b>10,759</b>	
Married-Couple Family, own children	1,598	14.85%
Male Householder, own children	276	2.57%
Female Householder, own children	619	5.75%
Married-Couple Family, no own children	2,355	21.89%
Male Householder, no own children	302	2.81%
Female Householder, no own children	573	5.33%
Non-family Households	5,036	46.80%
<b>2010 Households by Presence of People Under Age 18</b>	<b>10,759</b>	
HH with 1 or More People Under Age 18:	2,741	25.48%
Households with No People Under Age 18:	8,018	74.52%
<b>HH with 1 or More People Under Age 18:</b>	<b>2,741</b>	
Married-Couple Family	1,681	61.32%
Other Family, Male Householder	317	11.57%
Other Family, Female Householder	707	25.79%
Nonfamily, Male Householder	24	0.88%
Nonfamily, Female Householder	12	0.44%
<b>Households with No People Under Age 18:</b>	<b>8,018</b>	
Married-Couple Family	2,272	28.34%
Other Family, Male Householder	261	3.25%
Other Family, Female Householder	485	6.05%
Nonfamily, Male Householder	2,379	29.67%
Nonfamily, Female Householder	2,621	32.69%
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Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi		
	2025 Demand	2025 Supply	Opportunity Gap/Surplus
<b>Total retail trade including food and drink (NAICS 44, 45 and 722)</b>	\$ 782,840,805	\$ 370,538,769	\$ 412,302,036
<b>Total retail trade (NAICS 44 and 45)</b>	\$ 670,684,048	\$ 234,585,505	\$ 436,098,542
<b>Motor vehicle and parts dealers (NAICS 441)</b>	\$ 138,788,010	\$ 30,332,164	\$ 108,455,845
Automobile dealers (NAICS 4411)	\$ 117,680,032	\$ 12,250,600	\$ 105,429,432
New car dealers (NAICS 44111)	\$ 105,687,222	\$ 0	\$ 105,687,222
Used car dealers (NAICS 44112)	\$ 11,992,808	\$ 12,250,600	-\$ 257,792
Other motor vehicle dealers (NAICS 4412)	\$ 8,666,600	\$ 1,707,732	\$ 6,958,869
Recreational vehicle dealers (NAICS 44121)	\$ 3,332,273	\$ 553,010	\$ 2,779,263
Motorcycle, boat, and other motor vehicle dealers (NAICS 44122)	\$ 5,334,327	\$ 1,154,722	\$ 4,179,606
Boat dealers (NAICS 441222)	\$ 1,992,468	\$ 208,876	\$ 1,783,593
Motorcycle, ATV, and all other motor vehicle dealers (NAICS 441228)	\$ 3,341,859	\$ 945,846	\$ 2,396,013
Automotive parts, accessories, and tire stores (NAICS 4413)	\$ 12,441,380	\$ 16,373,833	-\$ 3,932,454
Automotive parts and accessories stores (NAICS 44131)	\$ 7,847,691	\$ 8,299,199	-\$ 451,508
Tire dealers (NAICS 44132)	\$ 4,593,688	\$ 8,074,634	-\$ 3,480,946
<b>Furniture and home furnishings stores (NAICS 442)</b>	\$ 11,843,131	\$ 12,334,998	-\$ 491,867
Furniture stores (NAICS 4421)	\$ 6,369,351	\$ 3,343,924	\$ 3,025,427
Home furnishings stores (NAICS 4422)	\$ 5,473,780	\$ 8,991,075	-\$ 3,517,294
Floor covering stores (NAICS 44221)	\$ 2,269,562	\$ 6,425,742	-\$ 4,156,180
Other home furnishings stores (NAICS 44229)	\$ 3,204,218	\$ 2,565,333	\$ 638,885
Window treatment stores (NAICS 442291)	\$ 180,769	\$ 0	\$ 180,769
All other home furnishings stores (NAICS 442299)	\$ 3,023,449	\$ 2,565,333	\$ 458,116
<b>Electronics and appliance stores (NAICS 443)</b>	\$ 8,578,421	\$ 4,037,185	\$ 4,541,236
Household appliance stores (NAICS 443141)	\$ 1,974,462	\$ 0	\$ 1,974,462
Electronics stores (NAICS 443142)	\$ 6,603,959	\$ 4,037,185	\$ 2,566,774
<b>Building material and garden equipment and supplies dealers (NAICS 444)</b>	\$ 42,145,753	\$ 18,180,627	\$ 23,965,126
Building material and supplies dealers (NAICS 4441)	\$ 36,325,567	\$ 13,872,899	\$ 22,452,668
Home centers (NAICS 44411)	\$ 19,745,077	\$ 1,455,822	\$ 18,289,255
Paint and wallpaper stores (NAICS 44412)	\$ 1,413,556	\$ 1,095,619	\$ 317,937
Hardware stores (NAICS 44413)	\$ 3,652,168	\$ 1,354,378	\$ 2,297,790
Other building material dealers (NAICS 44419)	\$ 11,514,766	\$ 9,967,080	\$ 1,547,686
Lawn and garden equipment and supplies stores (NAICS 4442)	\$ 5,820,185	\$ 4,307,728	\$ 1,512,458
Outdoor power equipment stores (NAICS 44421)	\$ 1,171,699	\$ 83,453	\$ 1,088,246
Nursery, garden center, and farm supply stores (NAICS 44422)	\$ 4,648,486	\$ 4,224,275	\$ 424,211
<b>Food and beverage stores (NAICS 445)</b>	\$ 90,762,855	\$ 76,999,905	\$ 13,762,949
Grocery stores (NAICS 4451)	\$ 81,720,478	\$ 65,738,267	\$ 15,982,212
Supermarkets and other grocery (except convenience) stores (NAICS 44511)	\$ 78,019,280	\$ 46,620,020	\$ 31,399,260
Convenience stores (NAICS 44512)	\$ 3,701,198	\$ 19,118,247	-\$ 15,417,049
Specialty food stores (NAICS 4452)	\$ 2,603,680	\$ 5,770,104	-\$ 3,166,424



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Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi		
	2025 Demand	2025 Supply	Opportunity Gap/Surplus
Meat markets (NAICS 44521)	\$ 790,884	\$ 0	\$ 790,884
Fish and seafood markets (NAICS 44522)	\$ 310,931	\$ 4,572,080	\$ - 4,261,148
Fruit and vegetable markets (NAICS 44523)	\$ 535,758	\$ 10,579	\$ 525,180
Other specialty food stores (NAICS 44529)	\$ 966,106	\$ 1,187,446	\$ - 221,339
Baked goods and confectionery and nut stores (NAICS 445291 + 445292)	\$ 510,336	\$ 136,267	\$ 374,069
All other specialty food stores (NAICS 445299)	\$ 455,770	\$ 1,051,179	\$ - 595,408
Beer, wine, and liquor stores (NAICS 4453)	\$ 6,438,696	\$ 5,491,534	\$ 947,162
<b>Health and personal care stores (NAICS 446)</b>	\$ 38,564,702	\$ 11,470,225	\$ 27,094,477
Pharmacies and drug stores (NAICS 44611)	\$ 32,516,509	\$ 10,354,877	\$ 22,161,632
Cosmetics, beauty supplies, and perfume stores (NAICS 44612)	\$ 2,677,836	\$ 0	\$ 2,677,836
Optical goods stores (NAICS 44613)	\$ 1,224,641	\$ 0	\$ 1,224,641
Other health and personal care stores (NAICS 44619)	\$ 2,145,716	\$ 1,115,348	\$ 1,030,367
Food (health) supplement stores (NAICS 446191)	\$ 759,037	\$ 1,115,348	\$ - 356,311
All other health and personal care stores (NAICS 446199)	\$ 1,386,678	\$ 0	\$ 1,386,678
<b>Gasoline stations (NAICS 447)</b>	\$ 63,293,903	\$ 5,264,677	\$ 58,029,225
<b>Clothing and clothing accessories stores (NAICS 448)</b>	\$ 29,844,220	\$ 7,247,964	\$ 22,596,257
Clothing stores (NAICS 4481)	\$ 20,857,275	\$ 5,984,936	\$ 14,872,339
Men's clothing stores (NAICS 44811)	\$ 888,060	\$ 0	\$ 888,060
Women's clothing stores (NAICS 44812)	\$ 3,246,195	\$ 638,474	\$ 2,607,721
Children's and infants' clothing stores (NAICS 44813)	\$ 799,714	\$ 0	\$ 799,714
Family clothing stores (NAICS 44814)	\$ 12,906,926	\$ 5,346,462	\$ 7,560,465
Clothing accessories stores (NAICS 44815)	\$ 1,224,377	\$ 0	\$ 1,224,377
Other clothing stores (NAICS 44819)	\$ 1,792,004	\$ 0	\$ 1,792,004
Shoe stores (NAICS 4482)	\$ 3,857,343	\$ 84,901	\$ 3,772,442
Jewelry, luggage, and leather goods stores (NAICS 4483)	\$ 5,129,602	\$ 1,178,126	\$ 3,951,476
Jewelry stores (NAICS 44831)	\$ 2,880,303	\$ 841,075	\$ 2,039,227
Luggage and leather goods stores (NAICS 44832)	\$ 2,249,300	\$ 337,051	\$ 1,912,249
<b>Sporting goods, hobby, musical instrument, and book stores (NAICS 451)</b>	\$ 10,213,496	\$ 7,553,927	\$ 2,659,569
Sporting goods, hobby, and musical instrument stores (NAICS 4511)	\$ 9,117,600	\$ 7,446,245	\$ 1,671,355
Sporting goods stores (NAICS 45111)	\$ 6,534,983	\$ 4,836,933	\$ 1,698,050
Hobby, toy, and game stores (NAICS 45112)	\$ 1,966,773	\$ 1,552,169	\$ 414,604
Sewing, needlework, and piece goods stores (NAICS 45113)	\$ 293,825	\$ 841,696	\$ - 547,871
Musical instrument and supplies stores (NAICS 45114)	\$ 322,019	\$ 215,447	\$ 106,572
Book stores and news dealers (NAICS 4512)	\$ 1,095,896	\$ 107,682	\$ 988,214
Book stores (NAICS 451211)	\$ 1,039,071	\$ 107,682	\$ 931,389
News dealers and newsstands (NAICS 451212)	\$ 56,825	\$ 0	\$ 56,825
<b>General merchandise stores (NAICS 452)</b>	\$ 83,728,344	\$ 2,008,489	\$ 81,719,854
Department stores (NAICS 4522)	\$ 5,328,760	\$ 197,531	\$ 5,131,228
Other general merchandise stores (NAICS 4523)	\$ 78,399,584	\$ 1,810,958	\$ 76,588,626
Warehouse clubs and supercenters (NAICS 452311)	\$ 72,020,848	\$ 0	\$ 72,020,848
All other general merchandise stores (NAICS 452319)	\$ 6,378,736	\$ 1,810,958	\$ 4,567,779



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Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi		
	2025 Demand	2025 Supply	Opportunity Gap/Surplus
<b>Miscellaneous store retailers (NAICS 453)</b>	\$ 15,902,492	\$ 21,887,168	-\$ 5,984,676
Florists (NAICS 4531)	\$ 764,951	\$ 1,070,534	-\$ 305,583
Office supplies, stationery, and gift stores (NAICS 4532)	\$ 2,483,167	\$ 2,847,778	-\$ 364,611
Office supplies and stationery stores (NAICS 45321)	\$ 609,218	\$ 177,927	\$ 431,292
Gift, novelty, and souvenir stores (NAICS 45322)	\$ 1,873,949	\$ 2,669,852	-\$ 795,903
Used merchandise stores (NAICS 4533)	\$ 2,492,271	\$ 906,175	\$ 1,586,096
Other miscellaneous store retailers (NAICS 4539)	\$ 10,162,103	\$ 17,062,681	-\$ 6,900,578
Pet and pet supplies stores (NAICS 45391)	\$ 3,081,957	\$ 1,800,313	\$ 1,281,643
Art dealers (NAICS 45392)	\$ 1,636,810	\$ 19,782	\$ 1,617,028
Manufactured (mobile) home dealers (NAICS 45393)	\$ 956,579	\$ 0	\$ 956,579
All other miscellaneous store retailers (NAICS 45399)	\$ 4,486,758	\$ 15,242,586	-\$ 10,755,828
Tobacco stores (NAICS 453991)	\$ 1,355,461	\$ 3,516,552	-\$ 2,161,092
All other miscellaneous store retailers (except tobacco stores) (NAICS 453998)	\$ 3,131,298	\$ 11,726,033	-\$ 8,594,736
<b>Non-store retailers (NAICS 454)</b>	\$ 137,018,720	\$ 37,268,177	\$ 99,750,543
Electronic shopping and mail-order houses (NAICS 4541)	\$ 130,472,019	\$ 37,185,852	\$ 93,286,169
Vending machine operators (NAICS 4542)	\$ 840,449	\$ 0	\$ 840,449
Direct selling establishments (NAICS 4543)	\$ 5,706,251	\$ 82,325	\$ 5,623,926
Fuel dealers (NAICS 45431)	\$ 3,247,146	\$ 82,325	\$ 3,164,821
Other direct selling establishments (NAICS 45439)	\$ 2,459,105	\$ 0	\$ 2,459,105
<b>Food services and drinking places (NAICS 722)</b>	\$ 112,156,758	\$ 135,953,264	-\$ 23,796,505
Special food services (NAICS 7223)	\$ 7,547,332	\$ 790,022	\$ 6,757,309
Food service contractors (NAICS 72231)	\$ 5,941,271	\$ 0	\$ 5,941,271
Caterers (NAICS 72232)	\$ 1,449,601	\$ 0	\$ 1,449,601
Mobile food services (NAICS 72233)	\$ 156,459	\$ 790,022	-\$ 633,563
Drinking places (alcoholic beverages) (NAICS 7224)	\$ 3,637,036	\$ 10,392,368	-\$ 6,755,332
Restaurants and other eating places (NAICS 7225)	\$ 100,972,391	\$ 124,770,873	-\$ 23,798,481
Full-service restaurants (NAICS 722511)	\$ 50,470,285	\$ 53,793,516	-\$ 3,323,231
Limited-service restaurants (NAICS 722513)	\$ 42,850,799	\$ 60,085,369	-\$ 17,234,570
Cafeterias, grill buffets, and buffets (NAICS 722514)	\$ 1,092,402	\$ 201,731	\$ 890,671
Snack and nonalcoholic beverage bars (NAICS 722515)	\$ 6,558,905	\$ 10,690,258	-\$ 4,131,352
<b>GAFO*</b>	\$ 144,210,096	\$ 33,185,411	\$ 111,024,684
General Merchandise Stores-452	\$ 83,728,344	\$ 2,008,489	\$ 81,719,854
Clothing & Clothing Accessories Stores-448	\$ 29,844,220	\$ 7,247,964	\$ 22,596,257
Furniture & Home Furnishings Stores-442	\$ 11,843,131	\$ 12,334,998	-\$ 491,867
Electronics & Appliance Stores-443	\$ 8,578,421	\$ 4,037,185	\$ 4,541,236
Sporting Goods, Hobby, Book, Music Stores-451	\$ 10,213,496	\$ 7,553,927	\$ 2,659,569
Office Supplies, Stationery, Gift Stores-4532	\$ 2,483,167	\$ 2,847,778	-\$ 364,611
* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.			



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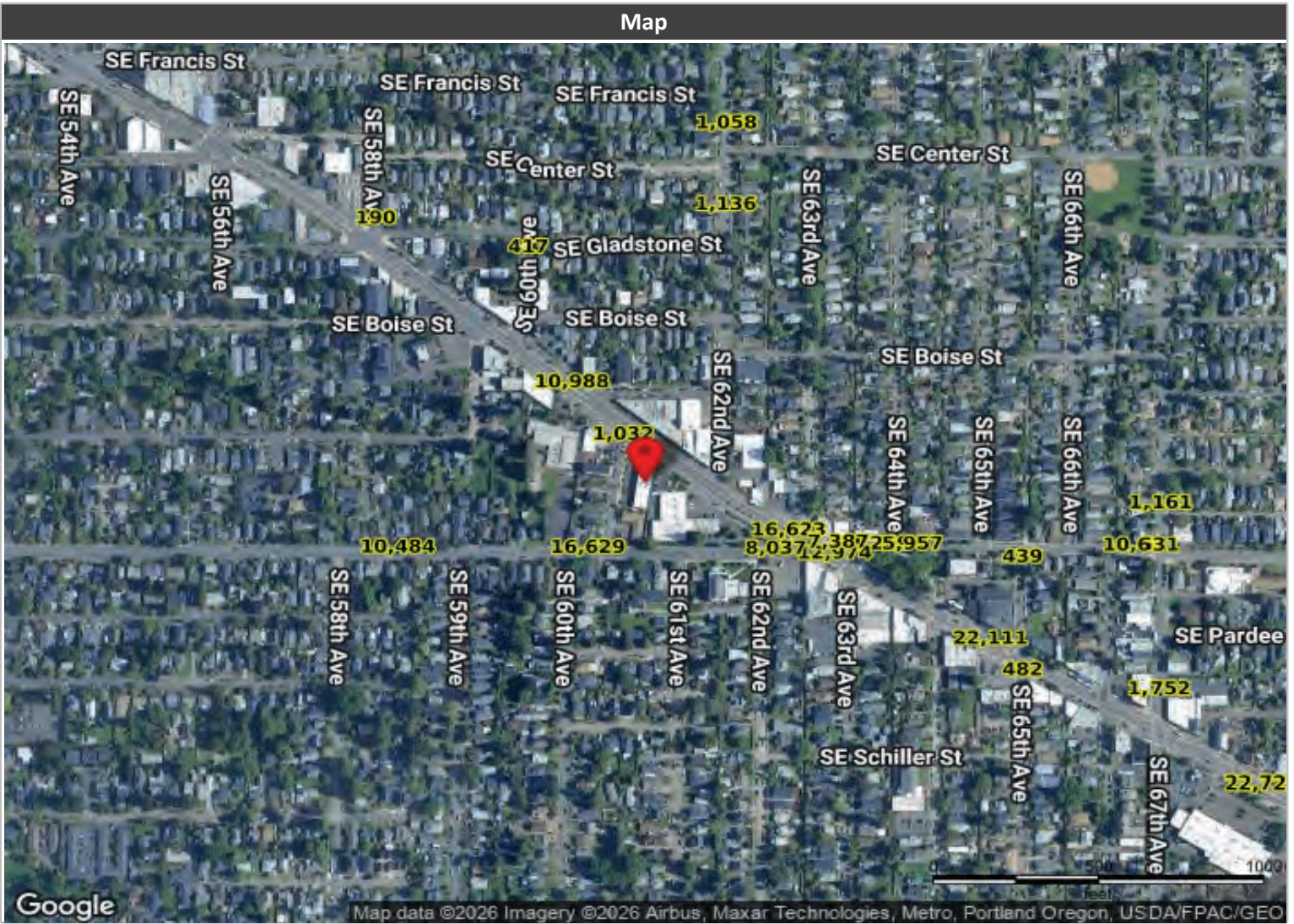
Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	6112 SE Foster Rd, Portland, OR 97206 0 - 1 mi		
	2025 Demand	2025 Supply	Opportunity Gap/Surplus
<p>Retail Market Power data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey or CEX), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census. Additional data sources are incorporated to create both supply and demand estimates.</p>			
<p>The difference between demand and supply represents the opportunity gap or surplus available for each merchandise line in the specified reporting geography. When this difference is positive (demand is greater than the supply), there is an opportunity gap for that merchandise line; when the difference is negative (supply is greater than demand), there is a surplus.</p>			
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# Traffic Listing

6112 SE Foster Rd, Portland, OR 97206

April 7, 2026



#	Street	Cross Street	Dir.	Volume	Type/Year	Dist. (mi)
1.	SE Foster Rd	SE Foster Rd	N	1,032	Current Year	0.0
2.	Southeast Holgate Boulevard	SE 61st Ave	E	16,629	Current Year	0.1
3.	Southeast Foster Road	SE Cora St	SE	10,988	Current Year	0.1
4.	SE Foster Rd	SE 63rd Ave-62nd Ave Aly	NW	16,623	Current Year	0.1
5.	SE Holgate Blvd	SE 62nd Ave	W	8,037	Current Year	0.1
6.	Southeast Foster Road	SE 63rd Ave	SE	12,974	Current Year	0.1
7.	SE Holgate Blvd	SE 64th Ave-63rd Ave Aly	E	7,387	Current Year	0.1
8.	Southeast Holgate Boulevard	SE 76th Ave	E	4,269	Current Year	0.1
9.	SE Holgate Blvd	SE 58th Ave	W	10,484	Current Year	0.2
10.	Southeast Holgate Boulevard	SE 71st Ave	W	5,957	Current Year	0.2
11.	SE 62nd Ave	SE Gladstone St	N	417	Current Year	0.2
12.	SE 62nd Ave	SE Gladstone St	S	1,136	Published (1998)	0.2
13.	SE Holgate Blvd	SE Gladstone St	N	439	Current Year	0.2
14.	SE Foster Rd	SE 65th Ave-64th Ave Aly	NW	22,111	Published (1997)	0.2
15.	SE 62nd Ave	SE Center St	S	1,058	Current Year	0.2
16.	SE 62nd Ave	SE Gladstone St	SW	190	Current Year	0.2