

Oregon

Administrative Boundary

Standard

\*\*Zoning Extension\*\*

Version 1.0

April 2014

(pending OGIC endorsement)

Revision History:

v.2 incorporates Planning WG input

v.3 incorporates public comments & FIT Forum input

proposed v1.0 moves pending issue to Issues appendix; clerical fixes

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1.0 Introduction

Under the direction of the Oregon Geographic Information Council (OGIC), the Oregon Framework Implementation Team has delegated the development of an Administrative Boundaries Framework Implementation Plan and an Administrative Boundary Data Content Standard to the Framework Implementation Team Administrative Boundary Subcommittee (Admin-FIT). The Administrative Boundaries Framework is a collection of prioritized, spatially referenced digital representations of broadly defined boundary feature sets for Oregon. The Administrative Boundaries Framework Theme currently comprises almost 100 elements used for defining service territories, administrating programs, delineating jurisdictions for governments and elections, generating revenue, and managing natural resource areas.

The Oregon Administrative Boundary Standard (OABS) specifies a common content model for geographic area boundary data. This is an extension to the common content model for the zoning element and inherits most of its substance from the parent standard. Thus, only the portions applying uniquely to zoning are documented in this extension.

**2.0 Data Model**

**2.1 Minimum Data Elements**

*2.1.1 Geographic Areas (polygons)*

| **Field Name** | **Description** | **Data Type** | **Length** | **Domain** | **Populated by** |
| --- | --- | --- | --- | --- | --- |
| FID |  | Object ID |  | *none* | generated internally by ArcGIS |
| shape |  | Polygon | 17 | *none* | generated internally by ArcGIS |
| area | Area in map units | Double | 17 | *none* | generated internally by ArcGIS |
| perimeter |  | Double |  | *none* | generated internally by ArcGIS |
| UnitID | Framework unique identifier | String | 17 | *none* | Concatenate unitOwnerID and instCode (now orZCode) |
| localZCode | Alternate name of the geographic area, if any | String | 99 | *none* | Local Code from Crosswalk |
| localZDesc | Name of the specific instance of the geographic area | String | 99 | *none* | Local Zone Title from Crosswalk |
| orZCode | Instance code for geo area | String | 9 | *none* | State Zoning code from crosswalk |
| orZDesc | Description of the geo area or a reference to it | String | 255 | *none* | Statewide Zone Class from crosswalk (or state zoning LUT) |
| codeRef | Coding System Reference (ANSI, FIPS) | String | 25 | GNIS | = GNIS |
| effDate | Effective Date in YYYYMMDD | String | 8 | *none* | script date query - processing date |
| unitOwnerID | Organization to which the unit belongs | String | 8 | *none* | Feature ID from GNIS  LUT |
| unitOwnerType | City or County | String | 5 | City  County | Script |
| unitOwnerName | Local Custodian; when used with unitOwnerType, no need for “City of” or “County of” prefixes | String | 40 | city & county names | Script? |
| gStewardID | Organization responsible for maintaining the geospatial feature | String | 5 |  | GNIS ID (sometimes different from UnitOwner) |

**3.0 Zoning Classification**

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  | **Zone Code** |
| **#** | **Statewide Zone Classes** |
|  | **Urban Zones** |  |
| 1 | Very Low-density Res. | VLDR |
| 2 | Low-density Res. | LDR |
| 3 | Medium Low-density Res. | MLDR |
| 4 | Medium-density Res. | MDR |
| 5 | Medium High-density Res. | MHDR |
| 6 | High-density Res. | HDR |
| 7 | Very High-density Res. | VHDR |
| 8 | Mixed-Use Com. & Res. Low | MURL |
| 9 | Mixed-Use Com. & Res. Medium | MURM |
| 10 | Mixed-Use Com. & Res. Med-high | MURMH |
| 11 | Mixed-Use Com. & Res. High | MURH |
| 12 | Mixed-Use Com. & Res. Very High | MURVH |
| 13 | Mixed-Use Com. & Res. Extremely High | MUREH |
| 14 | Commercial - Central | CC |
| 15 | Commercial - General | CG |
| 16 | Commercial - Neighborhood | CN |
| 17 | Commercial - Office | CO |
| 18 | Public & semi-public Uses | PF |
| 19 | Parks & Open Space | POS |
| 20 | Industrial Campus | IC |
| 21 | Industrial Office | IO |
| 22 | Industrial - Light | IL |
| 23 | Industrial - Heavy | IH |
| 24 | Future Urban Development | FUD |
|  | **Rural Zones** |  |
| 25 | Marginal Farm Land 10+ | MFL10 |
| 26 | Exclusive Farm Use 20+ | EFU20 |
| 27 | Exclusive Farm Use 40+ | EFU40 |
| 28 | Exclusive Farm Use 80 | EFU80 |
| 29 | Exclusive Farm Use 160+ | EFU160 |
| 30 | Mixed Farm-Forest 20 | FF20 |
| 31 | Mixed Farm-Forest 40 | FF40 |
| 32 | Mixed Farm-Forest 80 | FF80 |
| 33 | Mixed Farm-Forest 160+ | FF160 |
| 34 | Secondary Forest 80 | SF80 |
| 35 | Prime Forest 80 | PF80 |
| 36 | Rural Residential 10 acres | RR10 |
| 37 | Rural Residential 5 acres | RR5 |
| 38 | Rural Residential 2-4 acres | RR2 |
| 39 | Rural Residential 1 acre | RR1 |
| 40 | Rural Commercial | RC |
| 41 | UC Rural Commercial | UCRC |
| 42 | Rural Industrial | RI |
| 43 | UC Rural Industrial | UCRI |
| 44 | Open Space/Conservation | OSC |
| 45 | Mineral and Aggregate | MA |
| 46 | Coastal Estuarine | CE |
| 47 | Coastal Shorelands | CS |
| 48 | Beaches and Dunes | BD |
| 49 | Federal Range | RNG |
| 50 | Federal Forest | FOR |
| 51 | Indian reservation/tribal trust | IRM |
| 52 | Combo equal emphasis | CEE |
| 53 | Combo with priority emphasis | CPE |
| 54 | Other | O |

Refer to Appendix C for additional detail.

**Appendix A**

**Definitions of Terms**

Refer to Oregon Administrative Boundary Standard for definitions.

**Appendix B**

**Data Dictionary**

area: Internally generated number representing the area of each polygon feature (in units specified in the projection parameters).

codeRef: Citation, reference, or documentation identifying the instance code. GNIS used for source and stewards

gStewardID: Code for organization responsible for maintaining the geospatial feature (GNIS preferred; FIPS okay)

effDate: Date on which the geographic area was processed into the integrated data set.

FID: Feature ID internally assigned to each feature by the geospatial software.

localZCode: Local identifier for each geographic area feature. At the request of the local custodian (unitOwnerName), the code may be retained in the public version. Otherwise it will be removed prior to general publication.

localZDesc: Short description of local zoning code. At the request of the local custodian (unitOwnerName), the description may be retained in the public version. Otherwise it will be removed prior to general publication.

orZCode: The statewide zoning code for each geographic area feature.

orZDesc: Short description of the statewide zoning code.

perimeter: Internally generated number representing the length of the boundary delineating the polygon feature (in units specified in the projection parameters).

shape: The collection of vertices that comprise the boundary of the geographic area feature. It is considered an “internal” field, since it is captured by proprietary digitizing software in a manner consistent with its topological algorithms. This topology generally takes the form of Cartesian coordinates (matched x-y-z pairs) in the projection units specified. For Admin-FIT pilot projects, the OGIC exchange standard projection (a customized Lambert conical projection) is required for the final implementation.

unitID: The unique boundary identifier for the Admin-FIT framework theme. This identifier will be the concatenation of two fields: an agency identifier (unitOwnerID) and an instance code (orZCode).

unitOwnerID: Code for organization responsible for administering the zone. GNIS codes are preferred; use FIPS codes if GNIS codes not assigned.

unitOwnerName: Name of local custodian (without “City of” and “County of”). [Note: This may be replaced by a master table provided by GEO through the Reference category.]

unitOwnerType: “City” or “County” only relating to local custodian.

**Appendix C**

**Statewide Zoning Class Guidance**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | Residential | | Dwelling Units Allowed | | |  |  |
|  |  | **Zone Class** | Lot Size | | (Dwelling Units/Net Acre) | | | **Zone Code** |  |
| **#** | **Zones** | **Min** | **Max** | **Min** | **Max** | **Nominal Density** | **Generalized Descriptions and Explanations of Zone Classes** |
|  | **Urban Zones** |  |  |  |  |  |  |  | **Mostly in urban areas, though a few may be in unincorporated communities or rural areas (e.g., public & semi-public uses or parks & open space)** |
| 1 | Very Low-density Res. | VLDR | 12,001 | 43,560 | 1 | 3 | 2 | VLDR | Single-family detached housing; maximum density is 3 units/net acre |
| 2 | Low-density Res. | LDR | 7,001 | 12,000 | 3.1 | 5 | 4 | LDR | Single-family detached housing; maximum density is 5 units/net acre |
| 3 | Medium Low-density Res. | MLDR | 4,501 | 7,000 | 5.1 | 8 | 7 | MLDR | Single-family detached or attached housing; maximum density is 8 units/net acre |
| 4 | Medium-density Res. | MDR | 2,001 | 4,500 | 8.1 | 16 | 10 | MDR | Single-family detached or attached housing permitted outright; maximum density is 16 units/net acre |
| 5 | Medium High-density Res. | MHDR | 2,001 | 9,000 | 4 | 15 | 12 | MHDR | Multi-family, single-family, townhouses, row houses permitted outright; maximum density is 15 units/net acre |
| 6 | High-density Res. | HDR | 801 | 2,000 | 16 | 45 | 29 | HDR | Multi-family, single-family, townhouses, row houses permitted outright; maximum density is 45 units/net acre |
| 7 | Very High-density Res. | VHDR | 401 | 800 | 46 | 85 | 73 | VHDR | Multi-family, single-family, townhouses, row houses permitted outright; maximum density is 85 units/net acre |
| 8 | Mixed-Use Com. & Res. Low | MURL | 2,001 | 9,000 | 4 | 15 | 11 | MURL | MUR districts permit by right a mix of commercial & residential uses; maximum density is 15 units/net acre |
| 9 | Mixed-Use Com. & Res. Medium | MURM | 1,401 | 2,000 | 16 | 25 | 21 | MURM | MUR districts permit by right a mix of commercial & residential uses; maximum density is 25 units/net acre |
| 10 | Mixed-Use Com. & Res. Med-high | MURMH | 801 | 1,400 | 26 | 45 | 35 | MURMH | MUR districts permit by right a mix of commercial & residential uses; maximum density is 45 units/net acre |
| 11 | Mixed-Use Com. & Res. High | MURH | 351 | 800 | 46 | 99 | 65 | MURH | MUR districts permit by right a mix of commercial & residential uses; maximum density is 99 units/net acre |
| 12 | Mixed-Use Com. & Res. Very High | MURVH | 50 | 350 | 100 | 125 | 110 | MURVH | MUR districts permit by right a mix of commercial & residential uses; maximum density is 125 units/net acre |
| 13 | Mixed-Use Com. & Res. Extremely High | MUREH | N/A | N/A | 126 | 700 | 225 | MUREH | MUR districts permit by right a mix of commercial & residential uses; maximum density is 700 units/net acre |
| 14 | Commercial - Central | CC |  |  |  |  |  | CC | Central Commercial - allows a full range of commercial uses in centers, corridors, mains streets & station communities. |
| 15 | Commercial - General | CG |  |  |  |  |  | CG | General Commercial - allows a full range of commercial uses, generally on larger/irregular parcels (e.g., large footprint retailers) |
| 16 | Commercial - Neighborhood | CN |  |  |  |  |  | CN | Neighborhood Commercial - transition district between commercial retail/services and strictly residential uses |
| 17 | Commercial - Office | CO |  |  |  |  |  | CO | Office Commercial - allows higher intensity commercial uses in "multi-story office buildings" |
| 18 | Public & semi-public Uses | PF |  |  |  |  |  | PF | Public Facilities - public (e.g. government bldgs, schools) & semi-public uses (e.g. hospitals & churches) |
| 19 | Parks & Open Space | POS |  |  |  |  |  | POS | Public or private park uses |
| 20 | Industrial Campus | IC |  |  |  |  |  | IC | Campus/Industrial/Business Park - permits light industrial & limited commercial uses on large/irregular parcels |
| 21 | Industrial Office | IO |  |  |  |  |  | IO | Industrial Office - promotes multi-story light industrial office uses |
| 22 | Industrial - Light | IL |  |  |  |  |  | IL | Light Industrial - permits light manufacturing, fabrication, assembly & warehousing uses; limited retail/service uses. Airports are included. |
| 23 | Industrial - Heavy | IH |  |  |  |  |  | IH | Heavy Industrial - permits light industrial and heavy industrial manufacturing w/ noxious externalities present |
| 24 | Future Urban Development | FUD |  |  |  |  |  | FUD | Future Urban Development - holding zones inside Metro UGB - planned for future residential or nonres. uses (assume 10 DU/net) |
|  | **Rural Zones** |  |  |  |  |  |  |  | Mostly in rural areas or unincorporated communities, though some may be in urban areas (e.g., RR1 or open space/conservation) |
| 25 | Marginal Farm Land 10+ | MFL 10+ |  |  |  |  |  | MFL10 | 10 to <20 acre minimum parcel size |
| 26 | Exclusive Farm Use 20+ | EFU 20+ |  |  |  |  |  | EFU20 | 20 to <40 acre minimum parcel size |
| 27 | Exclusive Farm Use 40+ | EFU 40+ |  |  |  |  |  | EFU40 | 40 to <80 acre minimum parcel size |
| 28 | Exclusive Farm Use 80 | EFU 80 |  |  |  |  |  | EFU80 | 80 to <160 acre minimum parcel size |
| 29 | Exclusive Farm Use 160+ | EFU 160+ |  |  |  |  |  | EFU160 | 160+ acre minimum parcel size |
| 30 | Mixed Farm-Forest 20 | FF 20 |  |  |  |  |  | FF20 | 20 acre minimum parcel size |
| 31 | Mixed Farm-Forest 40 | FF 40 |  |  |  |  |  | FF40 | 40 acre minimum parcel size |
| 32 | Mixed Farm-Forest 80 | FF 80 |  |  |  |  |  | FF80 | 80 acre minimum parcel size |
| 33 | Mixed Farm-Forest 160+ | FF 160+ |  |  |  |  |  | FF160 | 160+ acre minimum parcel size |
| 34 | Secondary Forest 80 | SF 80 |  |  |  |  |  | SF80 | Lower productivity forest zones |
| 35 | Prime Forest 80 | PF 80 |  |  |  |  |  | PF80 | Higher productivity forest zones |
| 36 | Rural Residential 10 acres | RR 10 |  |  |  |  |  | RR10 | Ten acre minimum parcel size |
| 37 | Rural Residential 5 acres | RR 5 |  |  |  |  |  | RR5 | Five acre minimum parcel size |
| 38 | Rural Residential 2-4 acres | RR 2-4 |  |  |  |  |  | RR2 | Two to four acre minimum parcel sizes |
| 39 | Rural Residential 1 acre | RR 1 |  |  |  |  |  | RR1 | One acre minimum parcel size |
| 40 | Rural Commercial | RC |  |  |  |  |  | RC | All rural commercial zones outside unincorporated communities |
| 41 | UC Rural Commercial | UC RC |  |  |  |  |  | UCRC | All rural commercial zones inside unincorporated communities |
| 42 | Rural Industrial | RI |  |  |  |  |  | RI | All rural industrial zones outside unincorporated communities |
| 43 | UC Rural Industrial | UC RI |  |  |  |  |  | UCRI | All rural industrial zones inside unincorporated communities |
| 44 | Open Space/Conservation | OSC |  |  |  |  |  | OSC | 20 acre minimum parcel size |
| 45 | Mineral and Aggregate | MA |  |  |  |  |  | MA | Base zone rather than an overlay |
| 46 | Coastal Estuarine | CE |  |  |  |  |  | CE | For the protection of coastal estuarine areas |
| 47 | Coastal Shorelands | CS |  |  |  |  |  | CS | For the protection of coastal shorelands |
| 48 | Beaches and Dunes | BD |  |  |  |  |  | BD | For the protection of beaches and dunes |
| 49 | Federal Range | PR |  |  |  |  |  | RNG | federal rangelands (only some are zoned) |
| 50 | Federal Forest | PF |  |  |  |  |  | FOR | federal forests (only some are zoned) |
| 51 | Indian reservation/tribal trust | IRM |  |  |  |  |  | IRM | Mixed uses on tribal/trust lands (only some are zoned) |
| 52 | Combo equal emphasis | CEE | provisional; place in new or existing class when sufficient instances plainly indicate | | | | | CEE | Combination zoning where two uses have equal emphasis |
| 53 | Combo with priority emphasis | CPE | provisional; place in new or existing class when sufficient instances plainly indicate | | | | | CPE | Combination zoning where one use has priority over the other use |
| 54 | Other | O |  | | | | | O | Doesn't fit into any other category |

**Appendix D**

**Issues Addressed and Resolved**

The provisional categories are provided in order to sift out the most frequent zoning combinations if any exist. Periodically, the steward will examine the zones that are being placed in these provisional codes and, if warranted, propose one or more standard statewide zoning classes in which to place them. The provisional classes are:

|  |  |
| --- | --- |
| Combo equal emphasis | CEE |
| Combo with priority emphasis | CPE |

It may be possible to retire these provisional classes in the future.

Pending

UnitOwnerName could be done away with if a master lookup table were maintained in the Reference category. Similarly, for gStewardName if we want to be consistent. GEO would need to take on this responsibility to make it viable.

**Appendix E**

**Referenced Documents and Web Links**

In addition to the references listed in the Administrative Boundary Standard version 2.0 appendix D, see documents, meeting notes and stakeholder input posted on the [Administrative Boundary FIT Web page](http://www.oregon.gov/DAS/CIO/GEO/pages/fit/admin_boundaries/AdminFrame.aspx).