



Oregon Administrative Boundary Standard **Zoning Extension**

Version 1.0

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Please address comments to:

Planning Workgroup

Administrative Boundaries FIT

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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, administering 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
Field Name	Description	Data Type	Length	Domain	Populated by
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

#	Statewide Zone Classes	Zone Code
	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

#	Zones	Zone Class	Residential Lot Size		Dwelling Units Allowed (Dwelling Units/Net Acre)			Zone Code	Generalized Descriptions and Explanations of Zone Classes
			Min	Max	Min	Max	Nominal Density		
	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 "multistory 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](#).