

Zoning Snapshot: DCL

THE "BURNSIDE BONUS"

Why this specific location is more valuable than other DCL lots.



786 NE Burnside Rd,
Gresham, OR 97030

PERMITTED USE CHECKLIST

(According to Table 4.1120)

COMMERCIAL & RETAIL

- [P] Business & Retail Service (Shops, Offices)
- [P] Clinics (Medical, Dental)
- [P] Restaurants / Taprooms
- [P] Live/Work Units
- [L] Auto-Dependent Uses (Subject to Outdoor Commercial standards)
- [L] Commercial Parking (Structured)

RESIDENTIAL

- [P] Multifamily Housing (Apartments)
- [P] Townhouses
- [P] Mixed-Use Projects
- (Note: Single Family & Duplexes are NOT permitted – Density is required)

INDUSTRIAL / EMPLOYMENT

- [P] Information Services (Tech/Data)
- [L] Manufacturing (Allowed if combined with Retail/Service)

District: DCL (Downtown Commercial Low-Rise)

Because this property has frontage on Burnside Road, it qualifies for specific use exemptions that unlock significant value!

Feature	Standard	Notes
Minimum Front Setback	0 Feet	You can build right to the property line.
Max Front Setback	10 - 20 Feet	Keeps the building engaged with the street
Building Height	35' (Base)	Up to 65' allowed with bonuses
(FAR)	1.0 : 1 (Base)	Up to 3.0 : 1 with bonuses (High Density)

Disclaimer: All zoning information is derived from City of Gresham Development Code Section 4.1100.

Buyers are advised to verify specific use cases with the City of Gresham Planning Department.