



2035 Comprehensive Plan Code Reconciliation Project

PSC Work Session
January 9, 2018



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Agenda

Discuss:

- Topic 7 – Self-Service Storage uses

Action Requested:

- Approve the *Code Reconciliation Project - Proposed Draft*, as amended by the additional code amendments in the January 4 memo, and the amendments that implement the preferred approach on Self-Service Storage facilities and active use requirements and standards.
- Direct staff to update the effective dates for new codes throughout Title 33, where appropriate, from January 1, 2108 to May 24, 2018.



Topic 7 – Self Service Storage

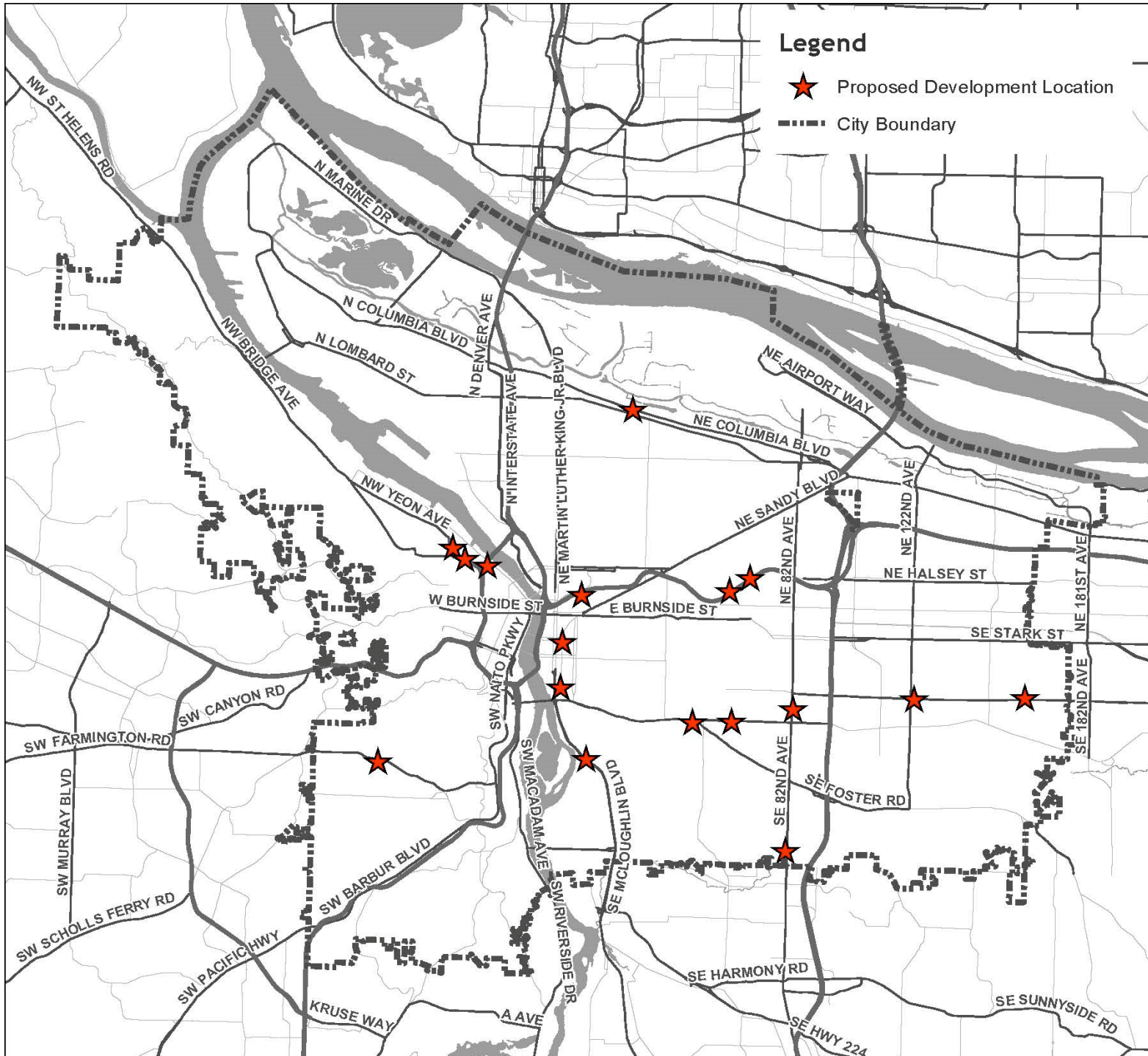
- PSC received testimony from stakeholders requesting that the city:
 - prohibit Self-Service Storage uses in the CM3 and CE zones, or
 - prohibit Self-Service Storage uses in the CM3 and CE zones on frequent service transit streets, or
 - limit the size of self-service storage uses and/or apply additional development standards similar to Centers Main Street overlay zone.



Topic 7 – Self Service Storage

- Strong demand due to increase in apartments and limited SSS development during recession.
- At least 17 projects proposed/built in past 4 years.
- Over 1,500,000 square feet of total space.
- Buildings from 74,000 SF to over 150,000 SF.
- Variety of zones; many on transit streets.





Legend

-  Proposed Development Location
-  City Boundary

December 11, 2017

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Self Service Storage - Proposed Development



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Topic 7 – Self Service Storage

Currently Allowed Zones	Future Allowed Zones
CG, CX	CE, CM3, CX
EX, EG1, EG2	EX, EG1, EG2
IH, IG1, IG2	IH, IG1, IG2

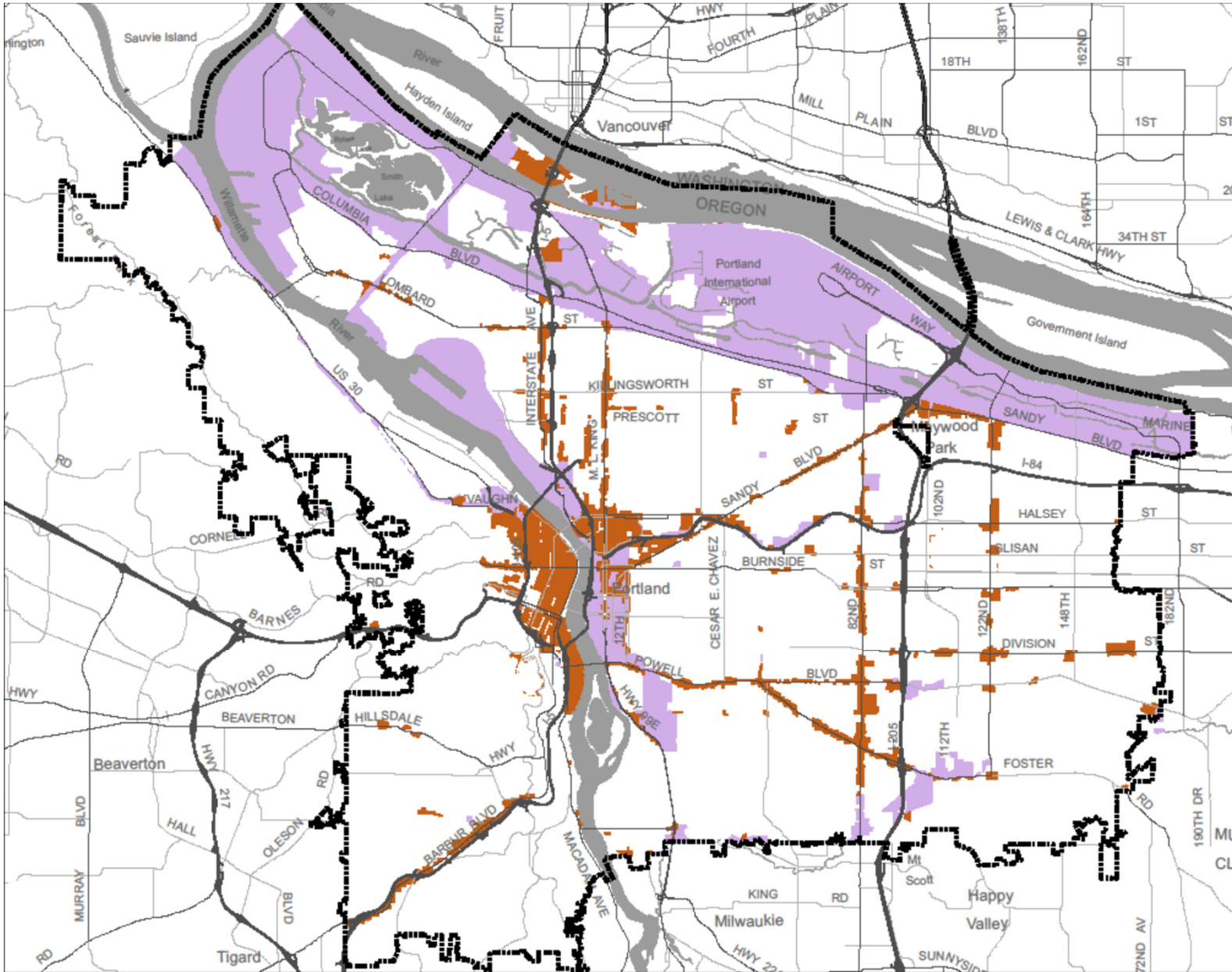
Currently Limited Places	Future Limited Places
Selected Plan Districts	Selected Plan Districts
	Main Street Overlay
	Prime Industrial Overlay



Topic 7 – Self Service Storage

Zones	Allowed Acres Before CP Changes	Allowed Acres After CP Changes	Change
EG, IG, IH	13,616	1,619	-11,997
C and EX	2,989	2,398	-591
Total	16,605	4,017	-12,587





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Self Storage Opportunity Areas

Before Comp
 Plan Changes

Legend

- Self Storage Allowed Area**
- Commercial/EX base zones
- Industrial/EG base zones
- City Boundary



0 5,000 10,000 Feet

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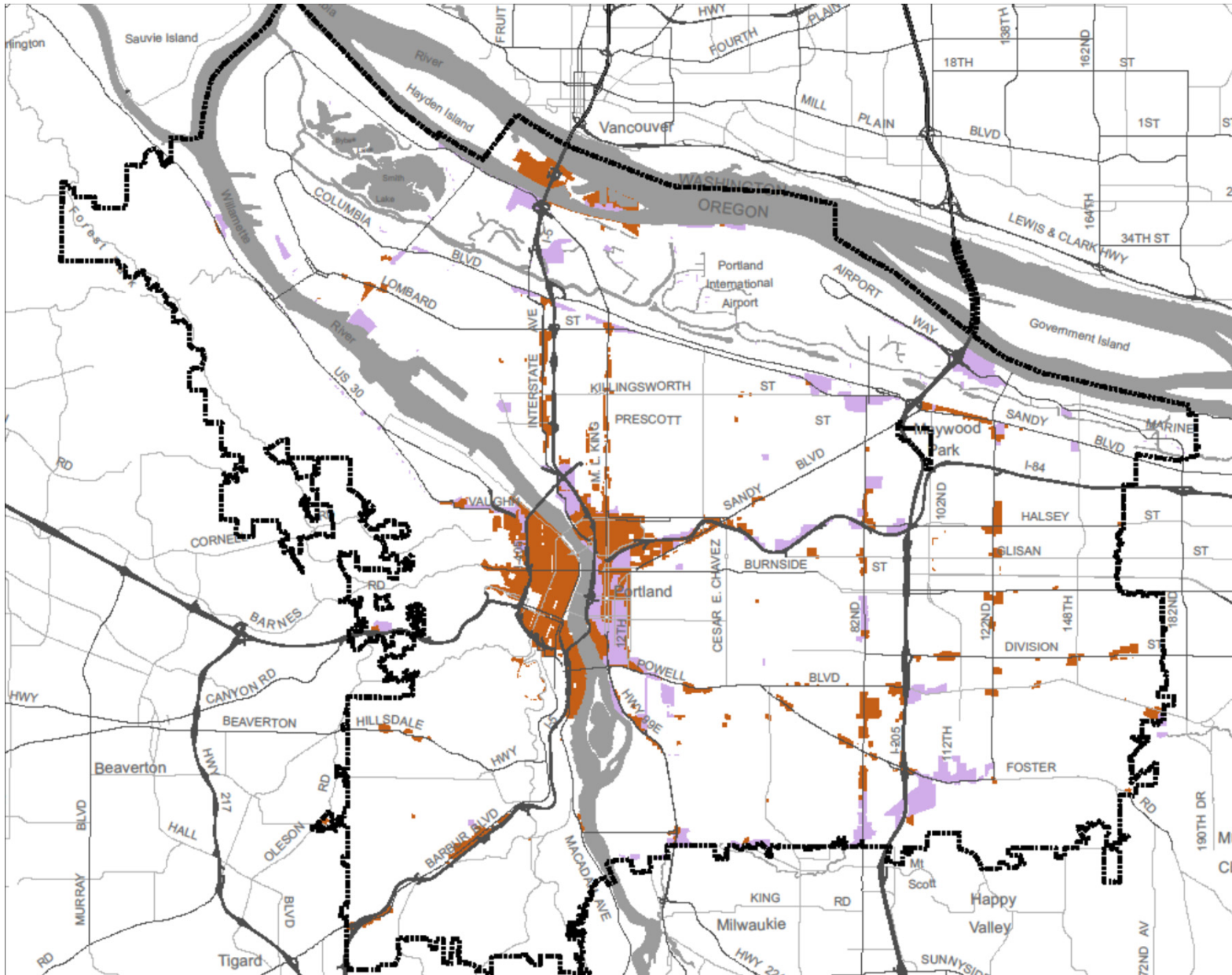
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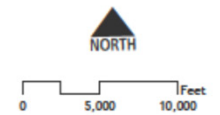
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Self Storage Opportunity Areas

After Comp
 Plan Changes

Legend

- Self Storage Allowed Area**
- Commercial/EX base zones
 - Industrial/EG base zones
 - City Boundary



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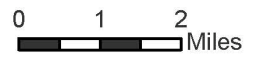
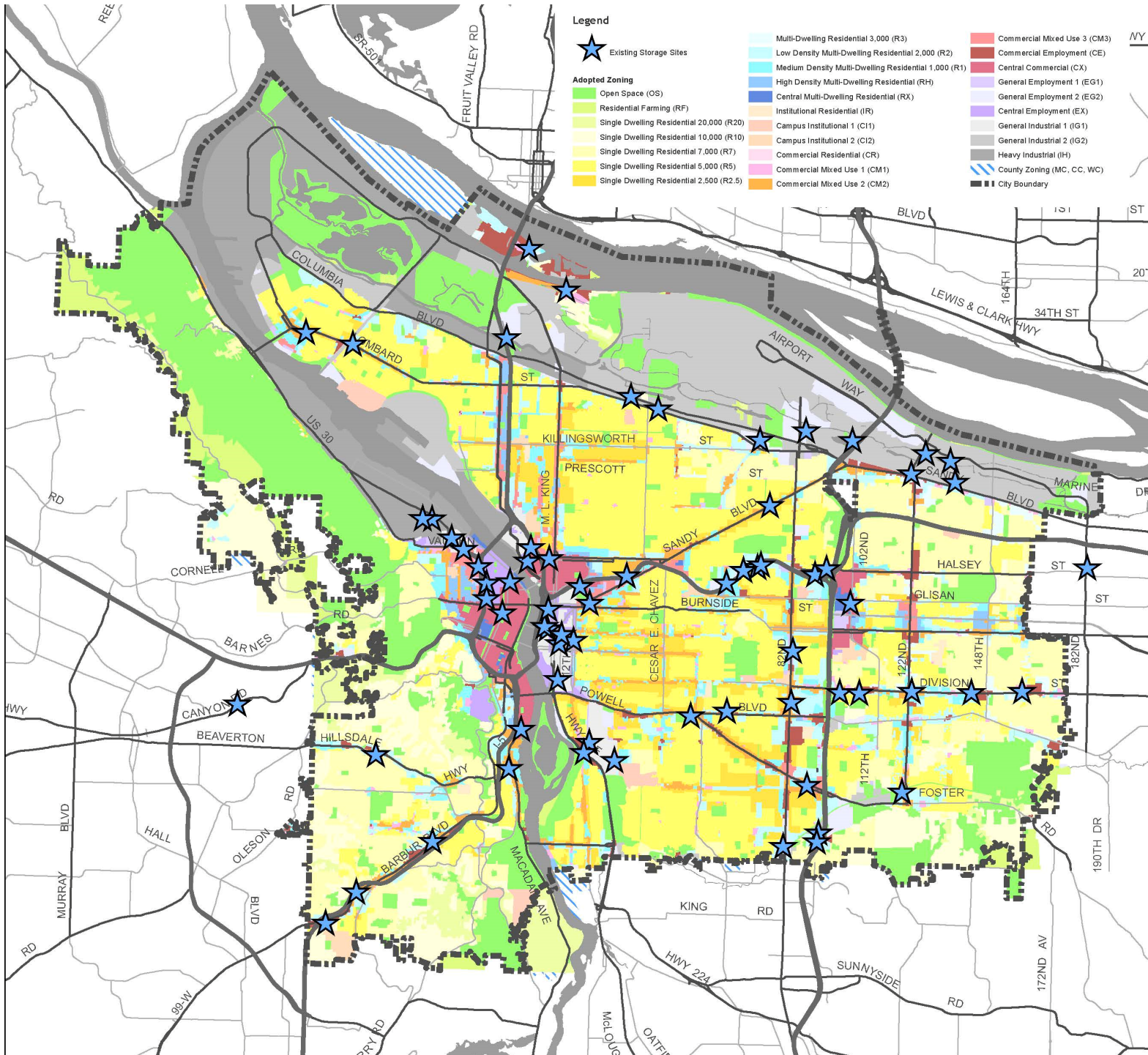
Topic 7 – Self Service Storage

PSC Direction from 12/12/17:

- Include language to require that active uses face the transit corridor.
- Include language that specifies a required depth for the active use.
- Expand use requirements to streetcar lines, BRT lines, and light-rail transit stations.
- Consider whether Self-Service Storage uses are appropriate in the CM3 zone in high amenity/public investment areas.



Self-service Storage - Existing Sites



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Topic 7 – Self Service Storage

Proposal:

- In the CM3, CE, CX, EX and EG zones require 25% of the ground floor area within 100 feet of a Civic Corridor, Neighborhood Corridor, and Streetcar Line, and on long site frontages within 500 feet of a Transit Station to be in an “active” use;
- require a minimum 12-foot height and 25-foot depth for the space for the use, and
- require that the use face and have an entrance on a transit street.

Active uses: Household Living; Retail Sales and Service; Office; Vehicle Repair; Industrial Service; Manufacturing and Production; Wholesale Sales; Daycare; Community Service; or Religious Institutions.

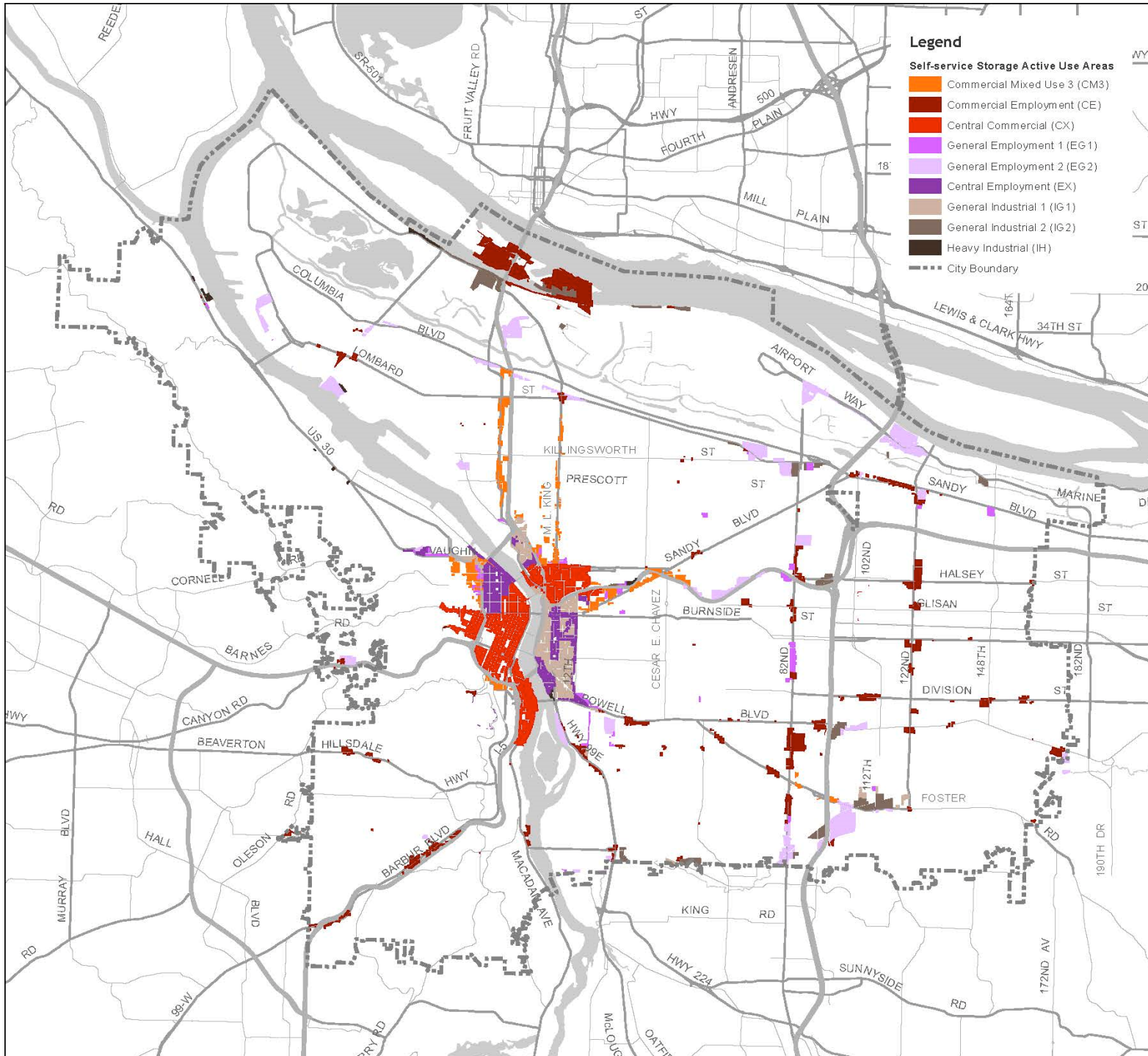


Topic 7 – Self Service Storage

Options:

- **Option 1:** Limit the total floor area of Self-Storage uses to 50% in the CM3 zone in these locations.
- **Option 2:** Prohibit Self-Storage in the CM3 zone in these locations.
- **Option 3:** No change to the use allowance in CM3.





Legend

Self-service Storage Active Use Areas

- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)
- City Boundary

January 8, 2018

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Self-service Storage Active Use Areas - C/MU, E and I Zones



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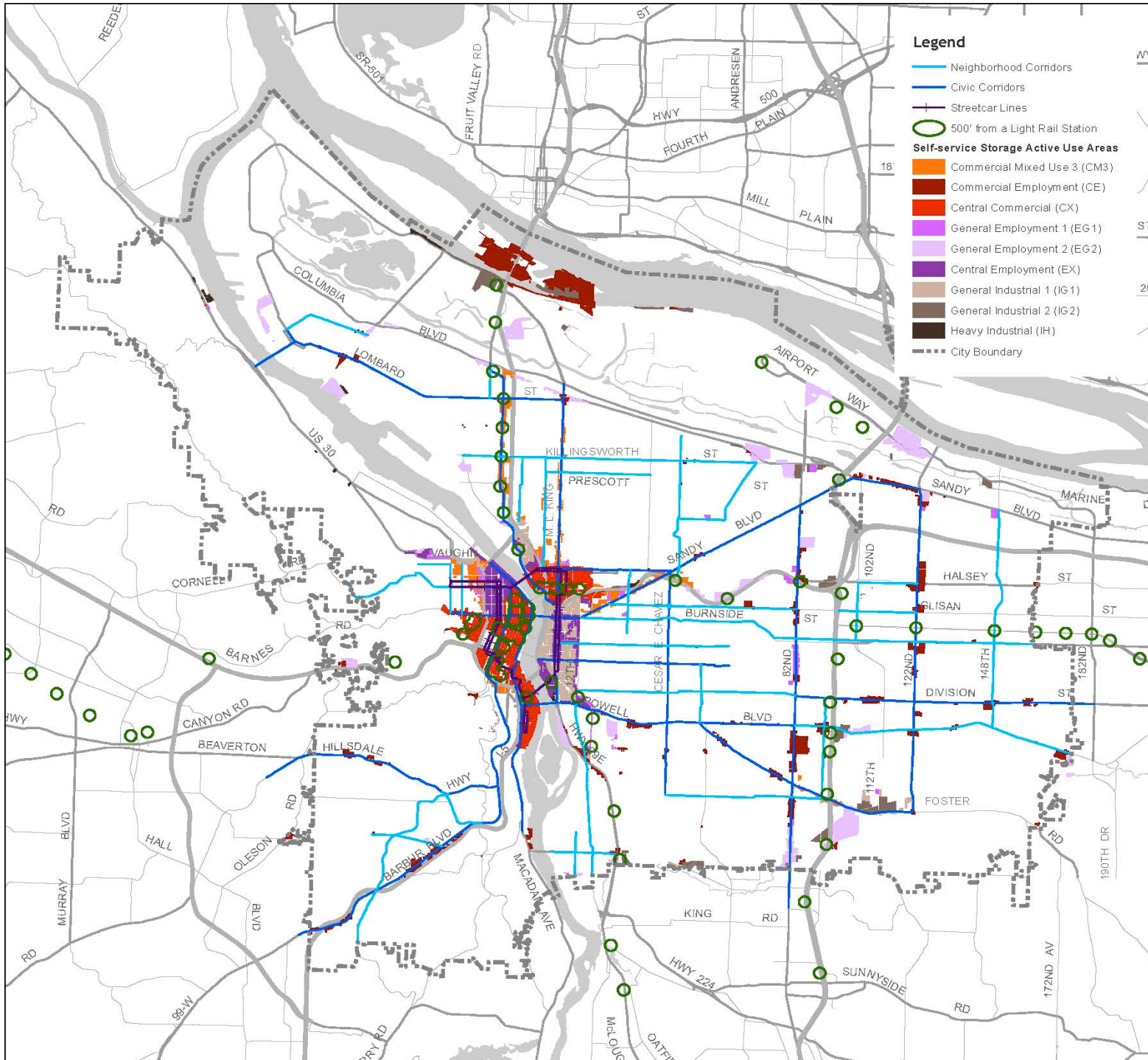


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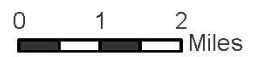
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- Legend**
- Neighborhood Corridors
 - Civic Corridors
 - Streetcar Lines
 - 500' from a Light Rail Station
 - Self-service Storage Active Use Areas**
 - Commercial Mixed Use 3 (CM3)
 - Commercial Employment (CE)
 - Central Commercial (CX)
 - General Employment 1 (EG1)
 - General Employment 2 (EG2)
 - Central Employment (EX)
 - General Industrial 1 (IG1)
 - General Industrial 2 (IG2)
 - Heavy Industrial (IH)
 - City Boundary

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Self-service Storage Active Use Areas - C/MU, E and I Zones



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Topic 7 – Self Service Storage

Zones	Total Acres	Total Acres less limited area
CE	983	588
CM3	282	152
CX	754	197
EG1	137	80
EG2	829	687
EX	346	156
IG1	340	340
IG2	359	359
IH	37	37
Total	4067	2596





Resource Slides

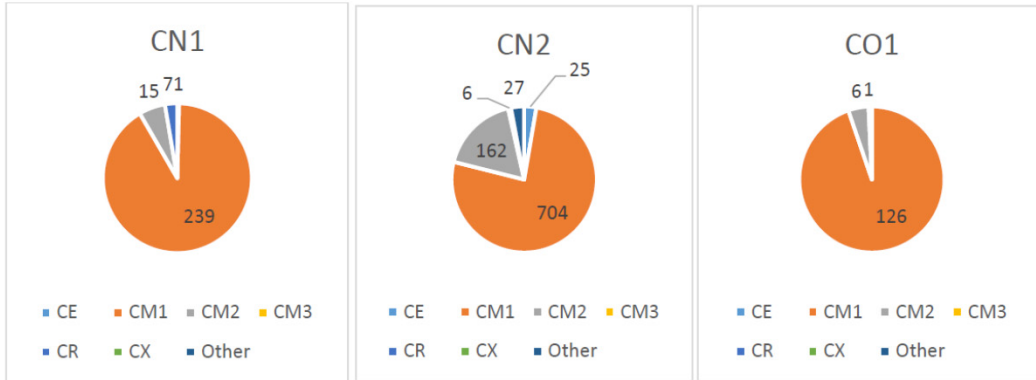
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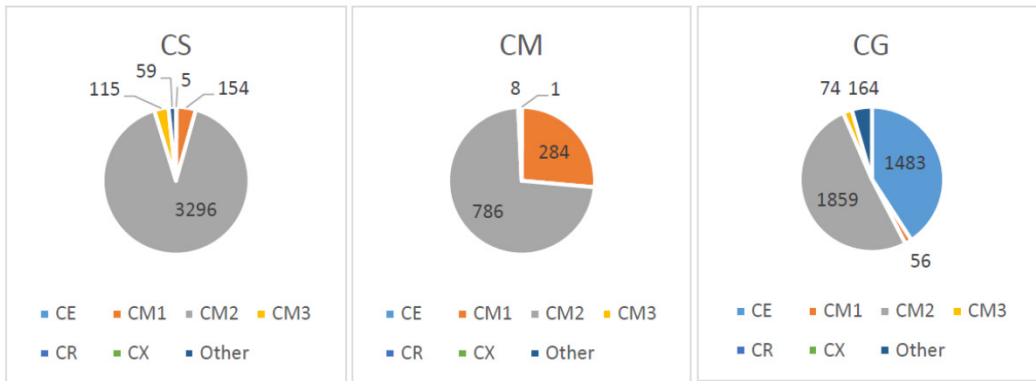
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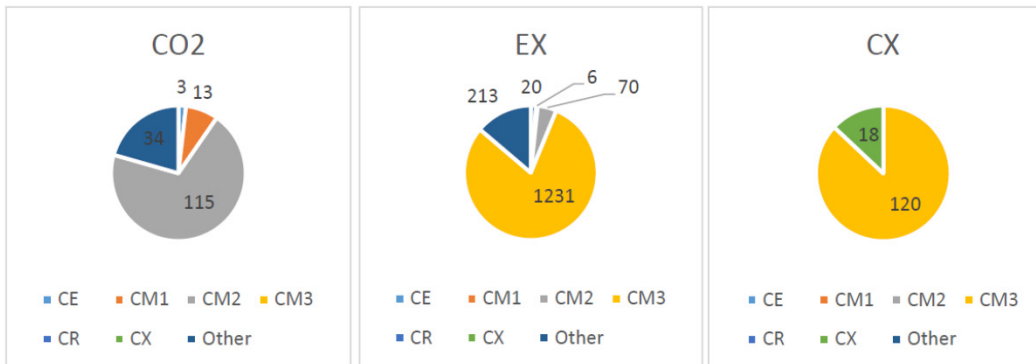
Small Scale Commercial Zones



Medium Scale Commercial Zones



Medium and Large Scale Commercial Zones

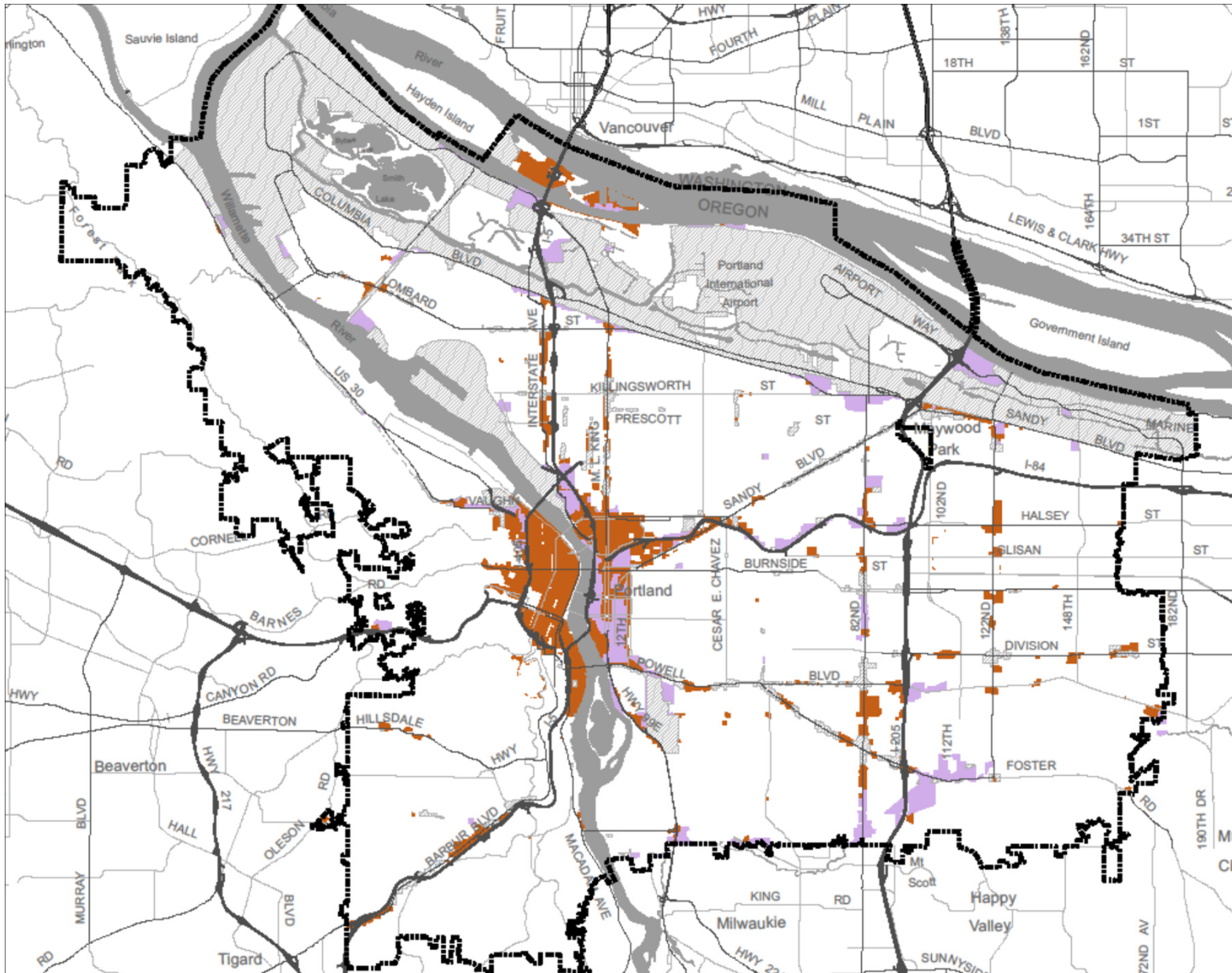


Topic 7 – Self Service Storage

Topic 7 – Self Service Storage

Zones	Total Acres	Total Acres less limited area w/ I zones
CE	983	588
CM3	282	152
CX	754	197
EG1	137	80
EG2	829	687
EX	346	156
IG1	340	264
IG2	359	233
IH	37	32
Total	4067	2389





November 7, 2017

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Self Storage Opportunity Areas

After Comp
Plan Changes

Legend

Self Storage Allowed

- Commercial/EX base zones
- Industrial/EG base zones
- Areas no longer allowed after CP changes
- City Boundary



0 5,000 10,000 Feet

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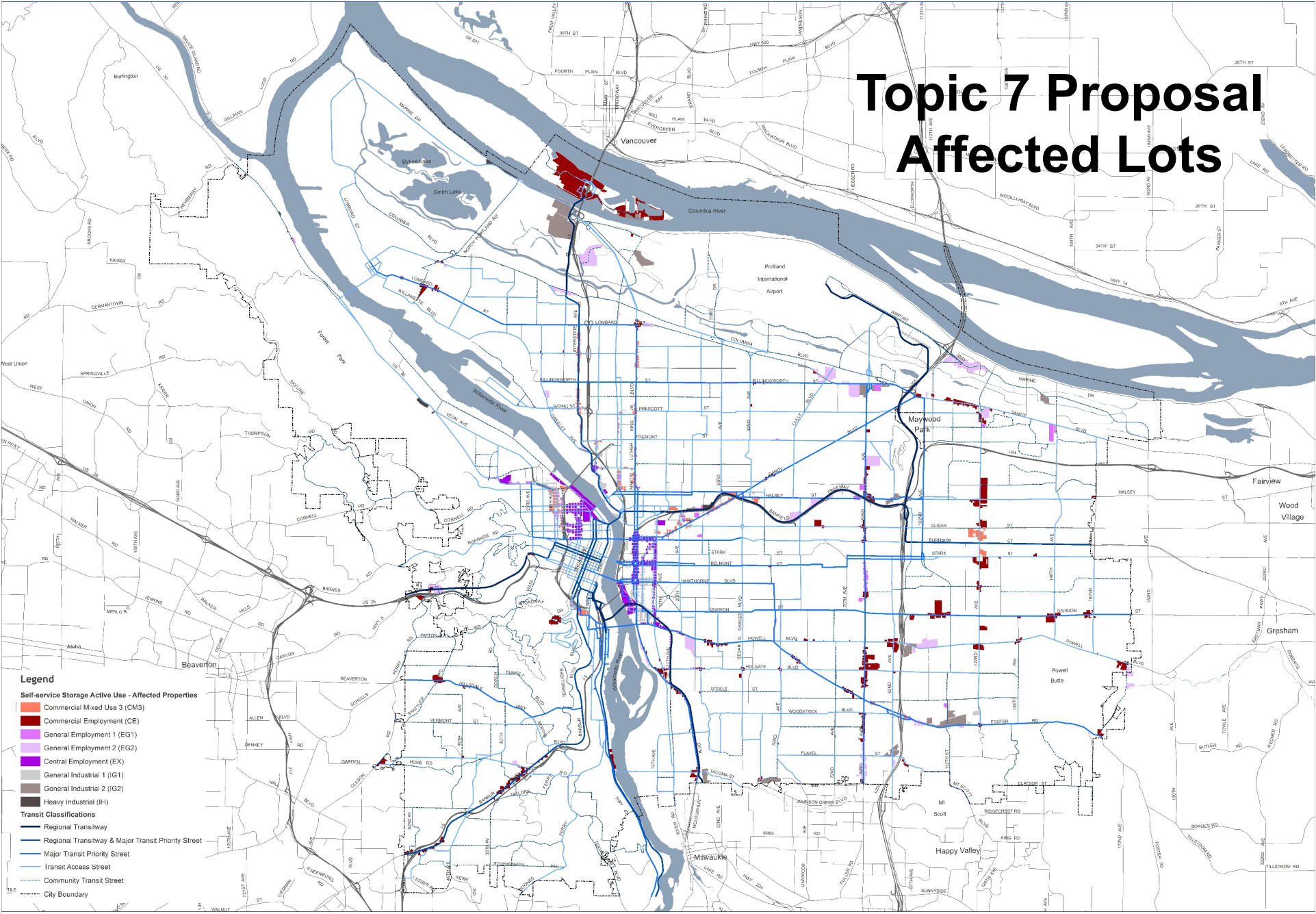
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Topic 7 Proposal Affected Lots

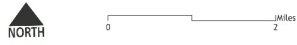


- Legend**
- Self-service Storage Active Use - Affected Properties**
- Commercial Mixed Use 3 (CM3)
 - Commercial Employment (CE)
 - General Employment 1 (EG1)
 - General Employment 2 (EG2)
 - Central Employment (EX)
 - General Industrial 1 (IG1)
 - General Industrial 2 (IG2)
 - Heavy Industrial (IH)
- Transit Classifications**
- Regional Transitway
 - Regional Transitway & Major Transit Priority Street
 - Major Transit Priority Street
 - Transit Access Street
 - Community Transit Street
 - City Boundary

December 6, 2017

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Topic 1 – Apply CR Zone

- Larger policy issue - needs further study
- Coordinate with BDS to consider fees for Comprehensive Plan map and Zoning map amendments.

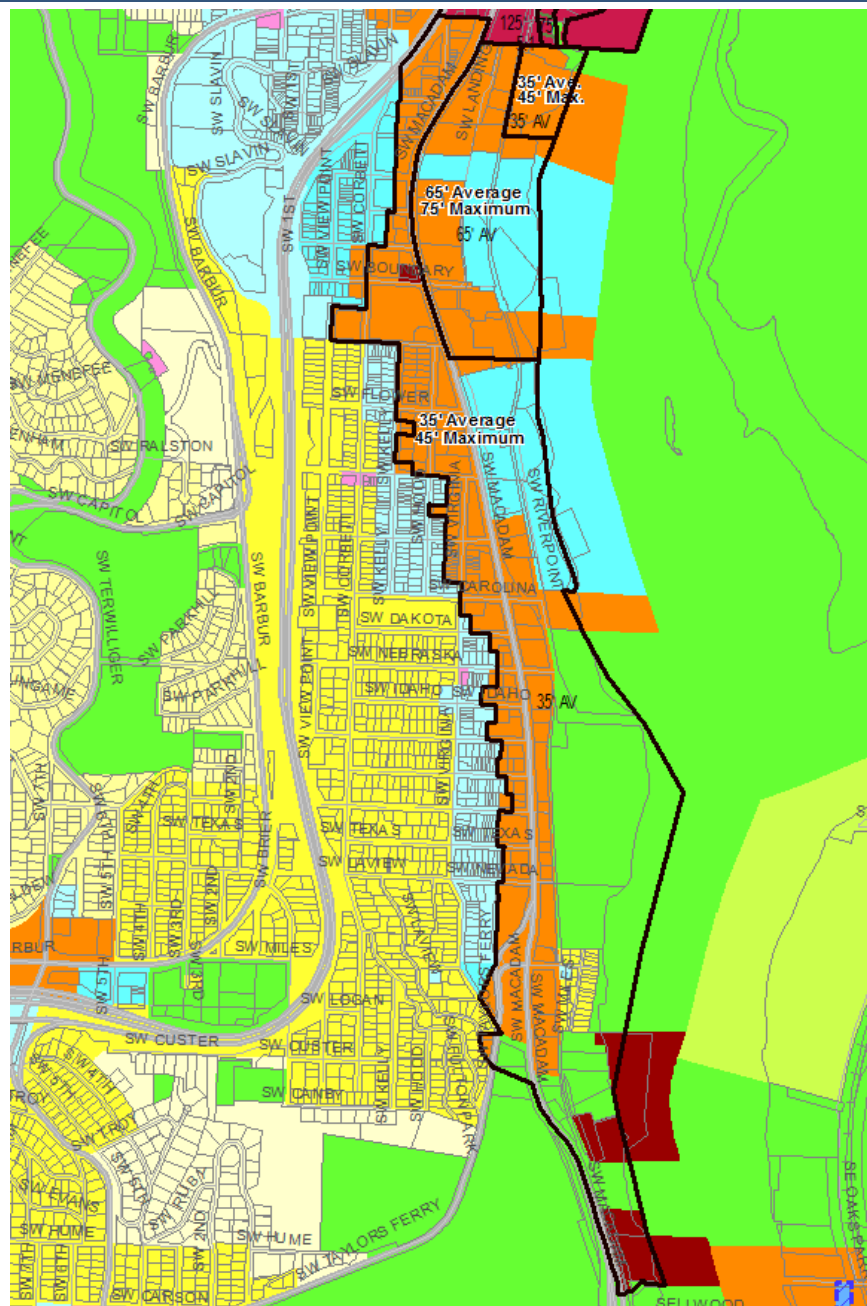


Topic 2 – Plan District FAR

Plan District	FAR	IH Bonus
Macadam	2:1	0.5:1
Hayden Island (JB)	0.75:1	0.75:1
Hollywood (CS/75')	4:1	1:1



Topic 2 – Plan District FAR



Topic 5 - Title 11, Trees

- Exempts several zones outright that allow 100 % lot coverage with no required landscaping: CX, EX, CS, CM, IG1, IH zones.
- 11.50.040 Tree Preservation Standards: applies to all sites 5,000 SF or larger and with 85% or less existing or proposed building coverage.
- 11.50.050 Tree Density Standards: required tree area is based on use (Option A), or sliding scale in Option B.



Building Coverage and Landscaping

Table 130-2

Summary of Development Standards in Commercial/Mixed Use Zones

	CR	CM1	CM2	CM3	CE	CX
Max. Building Coverage: Inner Pattern Area	85%	85%	100%	100%	85%	100%
Max. Building Coverage: Eastern, Western, and River Pattern Areas	75%	75%	85%	85%	75%	100%
Min. Landscaped Area	15%	15%	15%*	15%*	15%	None

* Allows urban green options as alternative to traditional landscaping



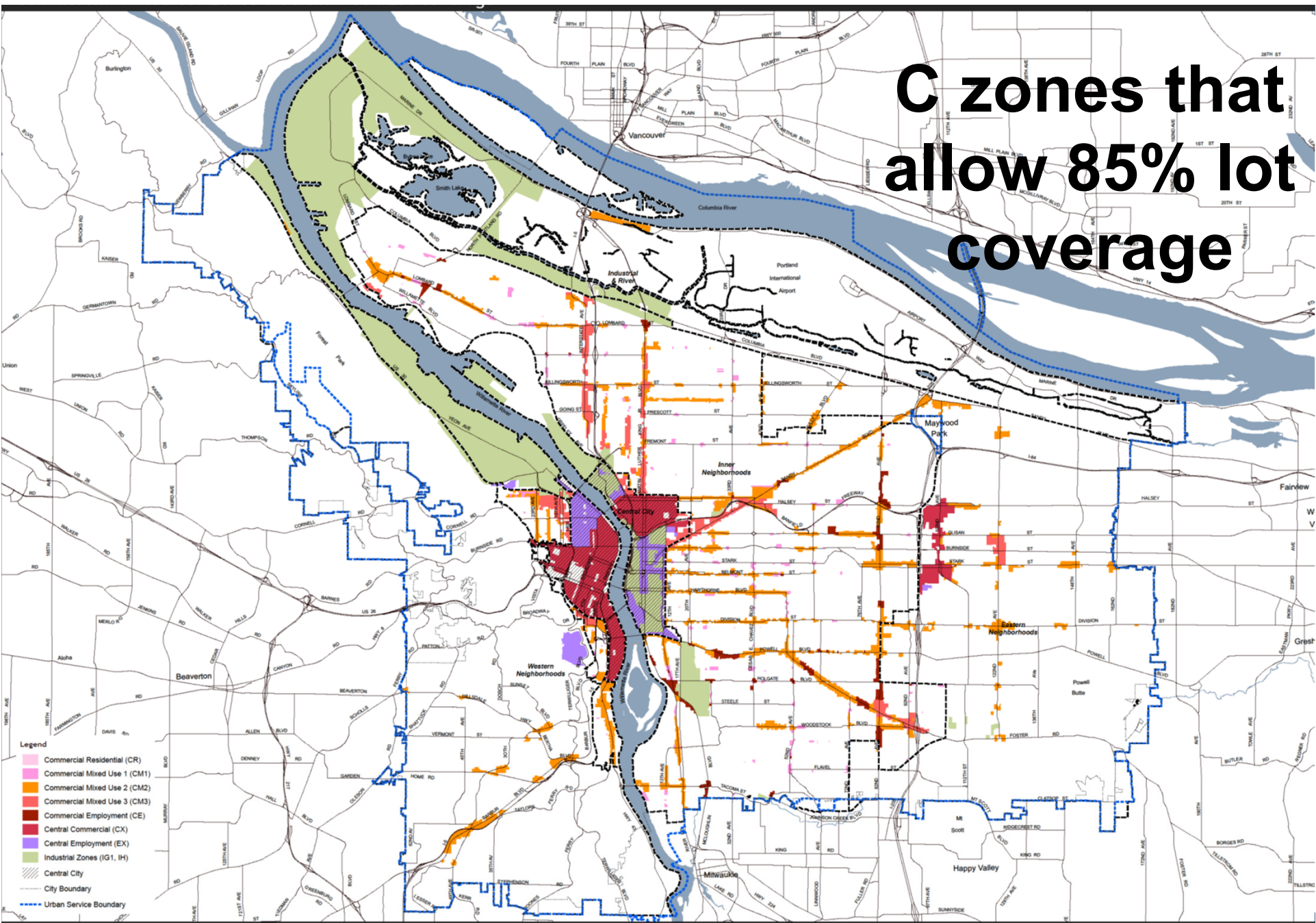
Lot Coverage and Landscaping



Relate development standards to pattern areas



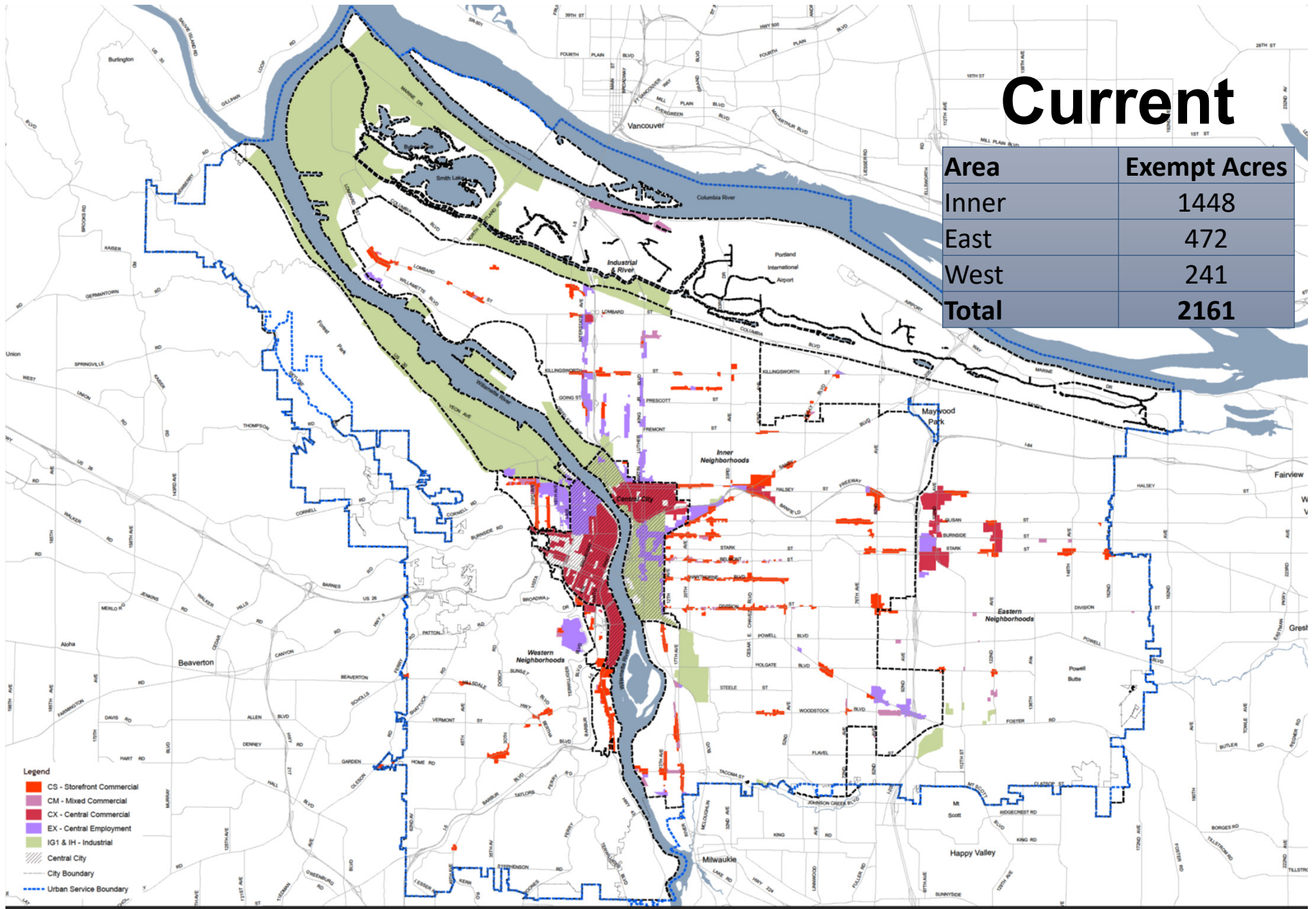
C zones that allow 85% lot coverage



- Legend**
- Commercial Residential (CR)
 - Commercial Mixed Use 1 (CM1)
 - Commercial Mixed Use 2 (CM2)
 - Commercial Mixed Use 3 (CM3)
 - Commercial Employment (CE)
 - Central Commercial (CX)
 - Central Employment (EX)
 - Central Zones (IG1, IH)
 - Central City
 - City Boundary
 - Urban Service Boundary

Current

Area	Exempt Acres
Inner	1448
East	472
West	241
Total	2161

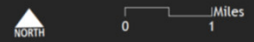


- Legend**
- CS - Storefront Commercial
 - CM - Mixed Commercial
 - CX - Central Commercial
 - EX - Central Employment
 - IG1 & IH - Industrial
 - Central City
 - City Boundary
 - Urban Service Boundary

April 11, 2017

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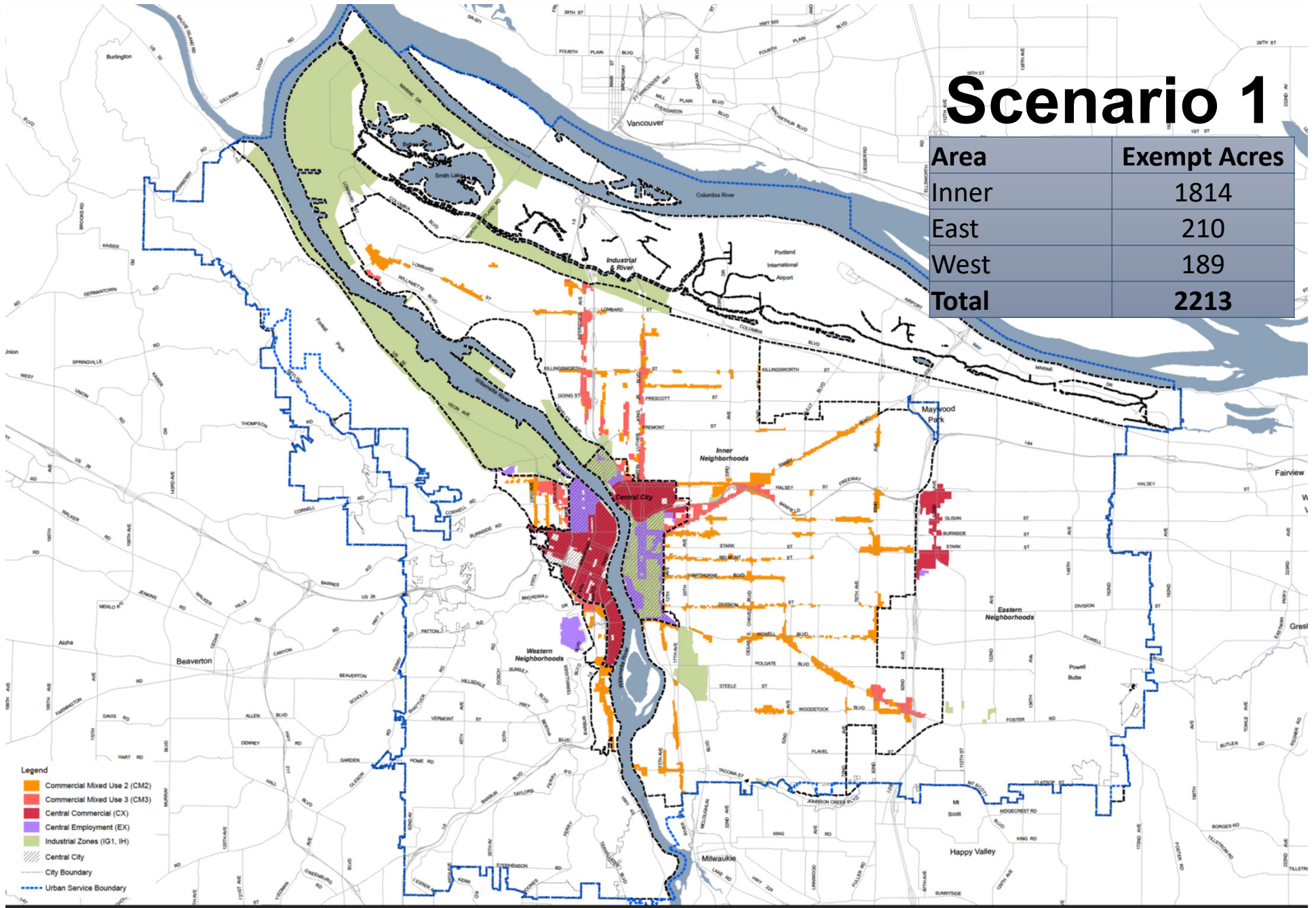


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Scenario 1

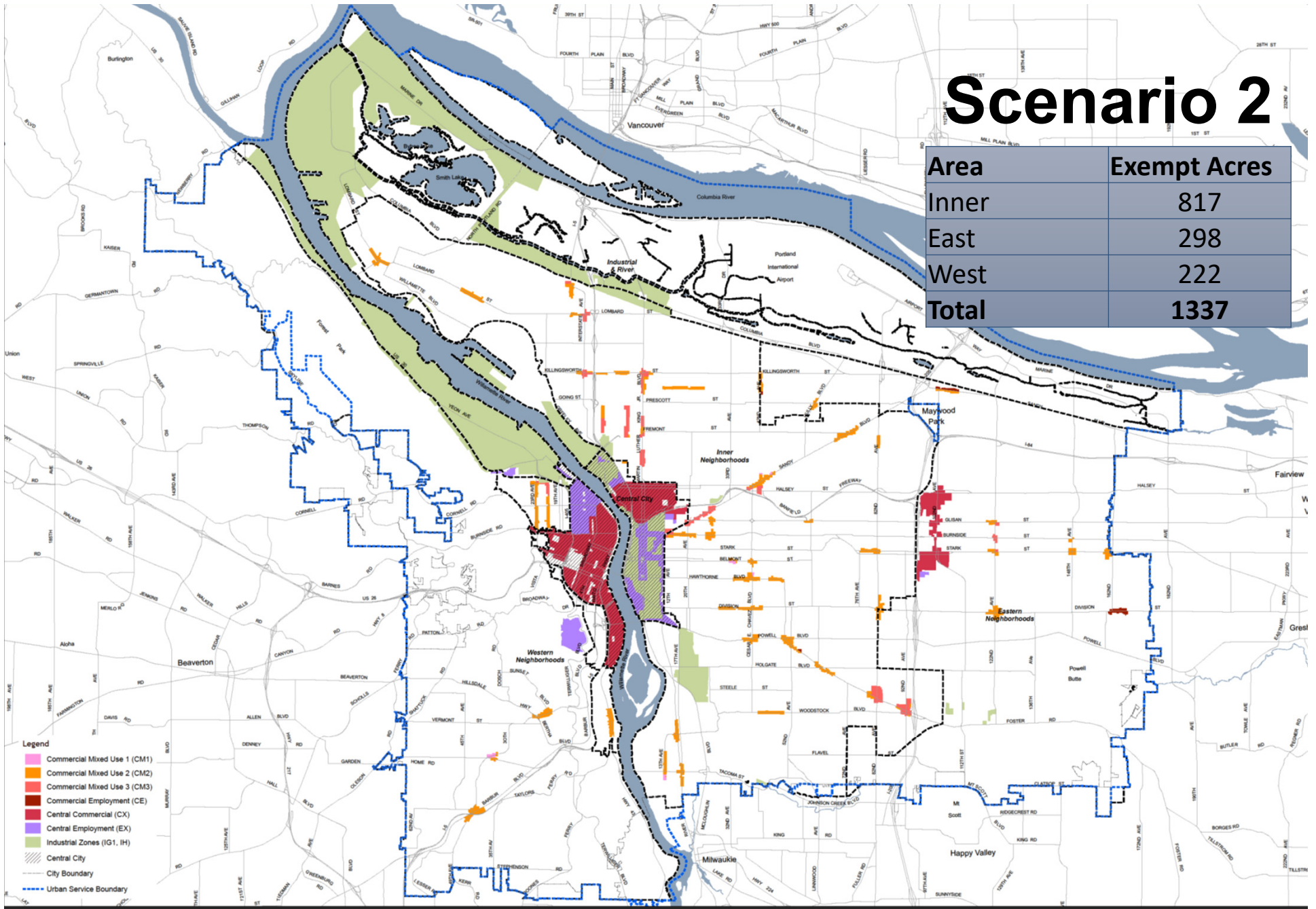
Area	Exempt Acres
Inner	1814
East	210
West	189
Total	2213



- Legend**
- Commercial Mixed Use 2 (CM2)
 - Commercial Mixed Use 3 (CM3)
 - Central Commercial (CX)
 - Central Employment (EX)
 - Industrial Zones (IG1, IH)
 - Central City
 - City Boundary
 - Urban Service Boundary

Scenario 2

Area	Exempt Acres
Inner	817
East	298
West	222
Total	1337



- Legend**
- Commercial Mixed Use 1 (CM1)
 - Commercial Mixed Use 2 (CM2)
 - Commercial Mixed Use 3 (CM3)
 - Commercial Employment (CE)
 - Central Commercial (CX)
 - Central Employment (EX)
 - Industrial Zones (IG1, IH)
 - Central City
 - City Boundary
 - Urban Service Boundary

April 11, 2017

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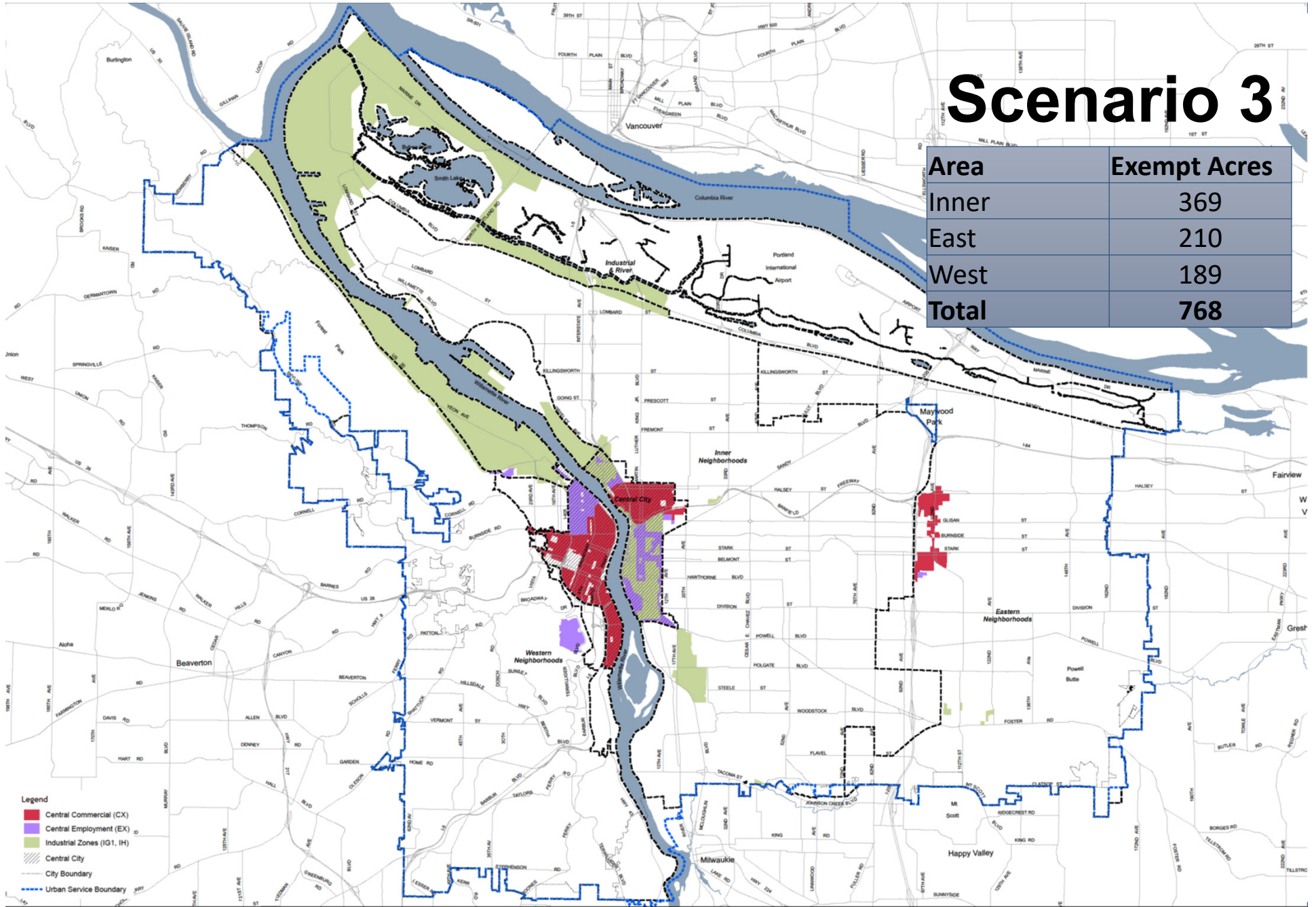
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Scenario 3

Area	Exempt Acres
Inner	369
East	210
West	189
Total	768



- Legend**
- Central Commercial (CX)
 - Central Employment (EX)
 - Industrial Zones (IG1, IH)
 - Central City
 - City Boundary
 - Urban Service Boundary



Acreage Changes

Exempt Zone Acreage by Scenario				
	Existing	1	2	3
Inner	1448	1814	817	369
East	472	210	298	210
West	241	189	222	189
Total	2161	2213	1337	768



Title 11 and Title 33

11.50.050.C.2 Required Tree Density.

The required tree area shall be planted with some combination of large, medium or small canopy trees at the following rates:

Table 50-3 Number of Required Trees and Minimum Planting Area		
Canopy size category (at maturity)	Number of trees required per size of tree area	Min. required planting area per tree (min. dimension)
Large	1 per 1,000 s.f.	150 s.f. (10' x 10')
Medium	1 per 500 s.f.	75 s.f. (5' x 5')
Small	1 per 300 s.f.	50 s.f. (3' x 3')

33.248.020.A.2 L1, general landscaping.

2. Required materials. The L1 standard has two different requirements for trees and shrubs. Ground cover plants must fully cover the remainder of the landscaped area.
 - a. Where the area to be landscaped is less than 30 feet deep, the standard is **one large tree per 30 linear feet, one medium tree per 22 linear feet, or one small tree per 15 linear feet**. Trees of different sizes may be combined to meet the standard. Trees may be grouped.
 - b. Where the area is 30 feet deep or greater, the requirement is either two high shrubs or three low shrubs per 400 square feet of landscaped area in addition to the trees required in 2.a, above. The shrubs and trees may be grouped.



Title 11 and Title 33

	Title 11	Title 33 (L1)
Site size	10,000	10,000
Bldg. Coverage	85% (8,500)	85% (8,500)
Tree Area/LS Area	15% (1,500)	15% (1,500)
Dimension	100 x 15	100 x 15
Large Tree Std.	1/1000 sf	1/30 lf
# Required	1.5	3.3
Med Tree Std.	1/500 sf	1/22 lf
# Required	3	4.5
Small Tree Std.	1/300 sf	1/15 lf
# Required	5	6.6

Title 11 Tree Planting & Establishment, Fee in Lieu (per tree): \$487.50



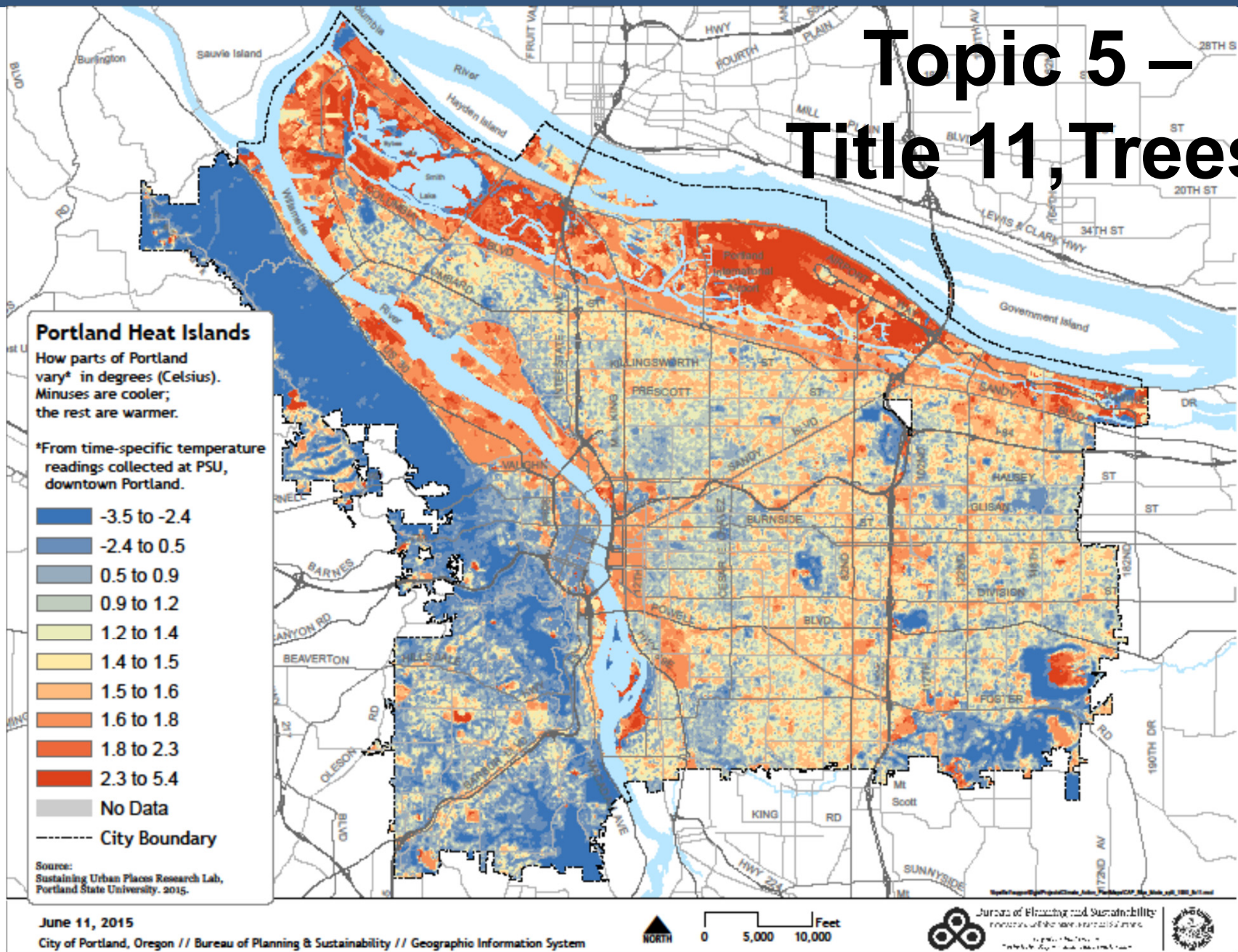
Title 11 and Title 33

	Title 11	Title 33 (L1)
Site size	10,000	10,000
Bldg. Coverage	85% (8,500)	85% (8,500)
Tree Area/LS Area	15% (1,500)	15% (1,500)
Dimension	50 x 30	50 x 30
Large Tree Std.	1/1000 sf	1/30 lf
# Required	1.5	1.6
Med Tree Std.	1/500 sf	1/22 lf
# Required	3	2.3
Small Tree Std.	1/300 sf	1/15 lf
# Required	5	3.1

Title 11 Tree Planting & Establishment, Fee in Lieu (per tree): \$487.50



Topic 5 – Title 11, Trees



Topic 6 – Signs, Title 32

- Assigns CM1 zone to the “smaller” allowances indicated in Table 2 and Table 3.
- Assigns CM2 and CI2 zones to the “medium” allowances indicated in Table 2 and Table 3.
- Assigns CM3 zone to the “larger” allowances indicated in Table 2 and Table 3.
- Assigns CR and CI1 zones to the standards of Table 1, which include residential zones.



Topic 6 - Title 32, Signs

Table 1 Standards for Permanent Signs in <u>CI1</u> , <u>CR</u> , <u>IR</u> , <u>OS</u> and <u>RF</u> Through <u>RH</u> Zones [1]					
Use Category/Structure Type[2]	Number of Signs	Max. Sign Face Area	Types of Signs Allowed	Maximum Sign Height	Additional Signs Allowed [3]
Household Living/ Houses, Duplexes, Attached Houses.	1 per site	1 sq. ft.	Fascia, Painted Wall Freestanding	Top of wall, or 10 ft. whichever is less. 6 ft.	lawn signs, directional signs
Household Living/ Townhouse, Multi-dwelling Group Living, Day Care, Nonresidential category uses not listed below.	1 per building	10 sq. ft.	Fascia, Awning, Painted Wall Freestanding	Top of wall 10 ft.	lawn signs, directional signs
Subdivisions, PUDs, Houseboat Moorages, Mobile Home Parks, Agricultural Uses. [4]	1 per entrance	32 sq. ft.	Monument	10 ft.	lawn signs, directional signs
Parks and Open Areas [5]	1 per street frontage	10 sq. ft.	Monument	10 ft.	lawn signs, directional signs
Colleges, Community Service, Medical Centers, Religious Institutions, Schools, Commercial Outdoor Recreation, Major Event Entertainment, and nonconforming uses in Commercial and Industrial use categories.	The sign standards of the <u>CNRX</u> zones applies. See Section 32.32.020.				



Table 2
Standards for Permanent Signs in Nonresidential Zones and RX Zone [1]
 (Amended by Ordinance No. 176469, effective July 1, 2002.)

	<u>CE, CM3, CO2, CG, EG1&2, EX, IG1&2, IH</u>	<u>CI2, CM2, CS, CX</u>	<u>CN1&2, CO1, CM, CM1, RX</u>
Signs Attached to Buildings			
Size Allocation	<ul style="list-style-type: none"> • 1 sq. ft. per 1 ft. of primary bldg. wall if a freestanding sign is also on the same street frontage • 1-1/2 sq. ft. per 1 ft. of primary bldg. wall if there is no freestanding sign on the same street frontage 	Same	Same
Maximum Number	No limit within size allocation	Same	Same
Maximum Area Per Sign	200 sq. ft.	100 sq. ft.	50 sq. ft.
Min. Guaranteed Sign Area For A Ground Floor Tenant Space	32 sq. ft.	Same	Same
Types Allowed			
Fascia, Awning, Marquee, Pitched Roof, Painted Wall	Yes	Yes	Yes
Projecting	Yes, but no projecting signs if a freestanding sign is also on the same street frontage	Same	Same
Rooftop	No	No	No
Freestanding Signs			
Maximum Number	1 per site or 1 per 300 ft. of arterial street frontage and 1 for each additional 300 ft. or fraction thereof [2].	1 per arterial street frontage [3]	1 per arterial street frontage [3]
When Not Allowed	Not allowed if there is already a projecting sign on the same site frontage, or if existing signs attached to buildings exceed the limit of 1 sq. ft. to 1 ft. of primary building wall	Same	Same
Size Allocation For All Freestanding Signs	1 sq. ft. per 1 ft. of arterial street frontage. Local street frontage can be used if there are not arterial site frontages.	Same	Same
Size Limit	200 sq. ft.	100 sq. ft.	50 sq. ft.
Maximum Height	25 ft. [4]	20 ft. [4]	15 ft. [4]
Additional Signs Allowed [5]			
Directional Signs, Portable Signs, Lawn Signs	See Subsections 32.32.030 G-J		

Topic 6 Title 32 Signs



Yes = Allowed No = Prohibited
 Notes:
 [1] Temporary signs are regulated under 32.32.010 K, Temporary Signs.
 [2] On sites with multiple arterial frontages, the first 300 feet may not be used on the second sign. For example, a 350 foot street frontage may have a 200 sq. ft. and a 50 sq. ft. freestanding sign. Regional Trafficways that are not also Major City Traffic Streets are not considered arterial streets for purposes of this Title.
 [3] Where a site has no arterial street frontage, one freestanding sign is allowed.

Topic 6 - Title 32, Signs

Table 3 Sign Features for All Signs In Table 2		
	CO2, CS, CG CE, CI2, CM2, CM3, CX, EG1&2, EX, IG&2, IH	CN1&2, CO1, CM1, RX
Changing Image Sign Features (see 32.32.030.D)	Yes [1]	No[2]
Lighting	Direct, Indirect, or Internal	Same
Maximum Distance Extending Into R-O-W (see 32.32.030.C)	6-1/2 ft. or 2/3 of distance to roadway, whichever is less	Same
Maximum Area Extending into R-O-W (see 32.32.030.C)	30 sq. ft.	Same

Yes = Allowed

No = Prohibited

Notes:

- [1] Changing image sign features are allowed in the ~~CO2, CS, CG~~CE, CI2, CM2, CM3, CX, EG1 &2, EX, IG1 &2, and IH zones if they meet the standards of 32.32.030 D., Changing image sign features.
- [2] Changing image sign features are prohibited in the RX, ~~CN, CO1, CM1~~ and CM1 zones; except, changing image sign features are allowed in these zones if the sign is in, or adjacent to and facing, a sports field and meets the standards of 32.32.030 C, Changing image sign features.

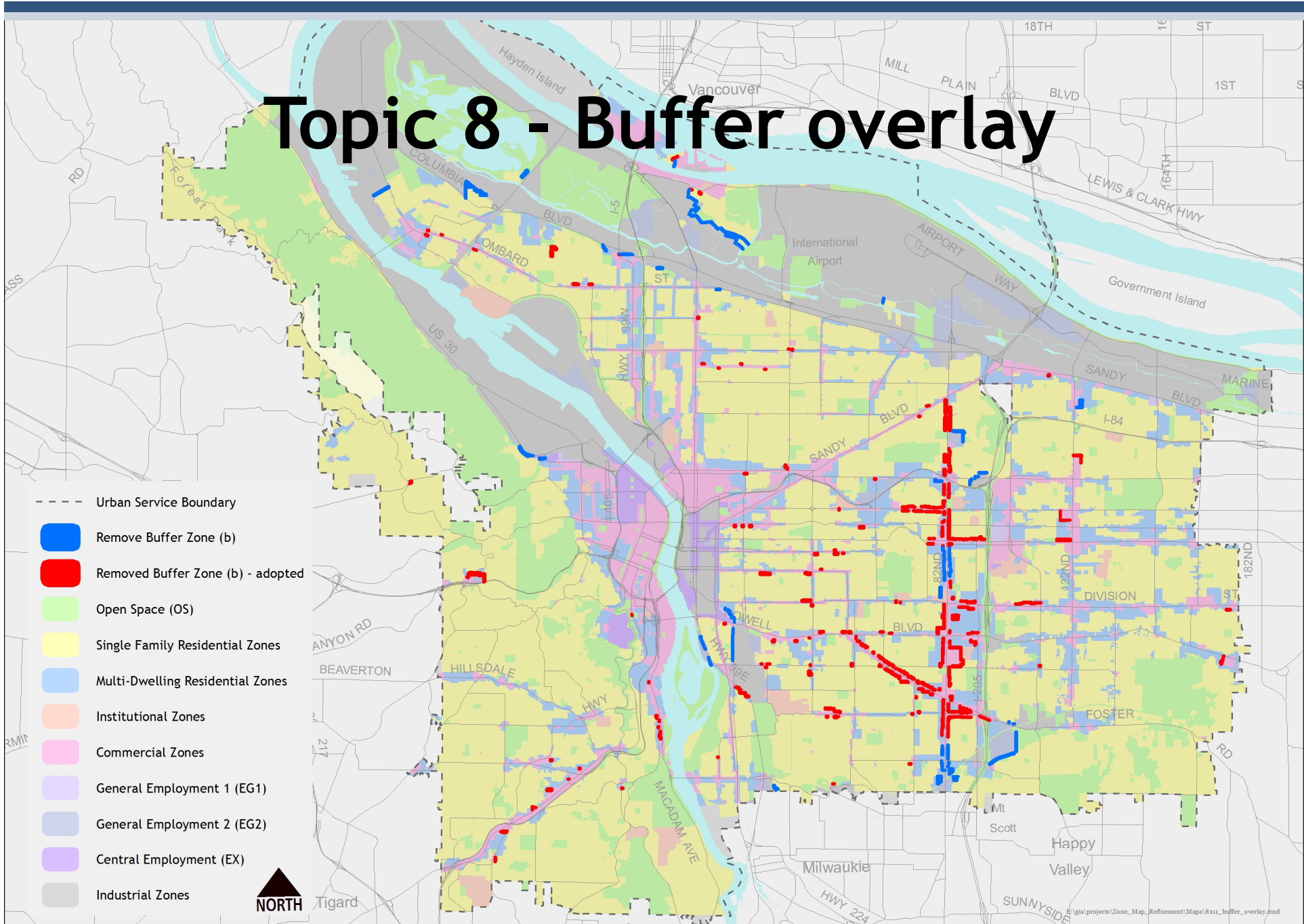


Topic 8 – Buffer Overlay

- Extend updated residential buffering approach in C zones to EG and I zones.
- Proposed citywide update of setbacks, landscaping, and exterior activity limits in EG and I zones adjacent to R zones, sized to match or exceed standards in C zones.
- Proposed removal of Buffer overlay from map and code.

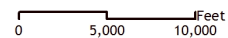


Topic 8 - Buffer overlay



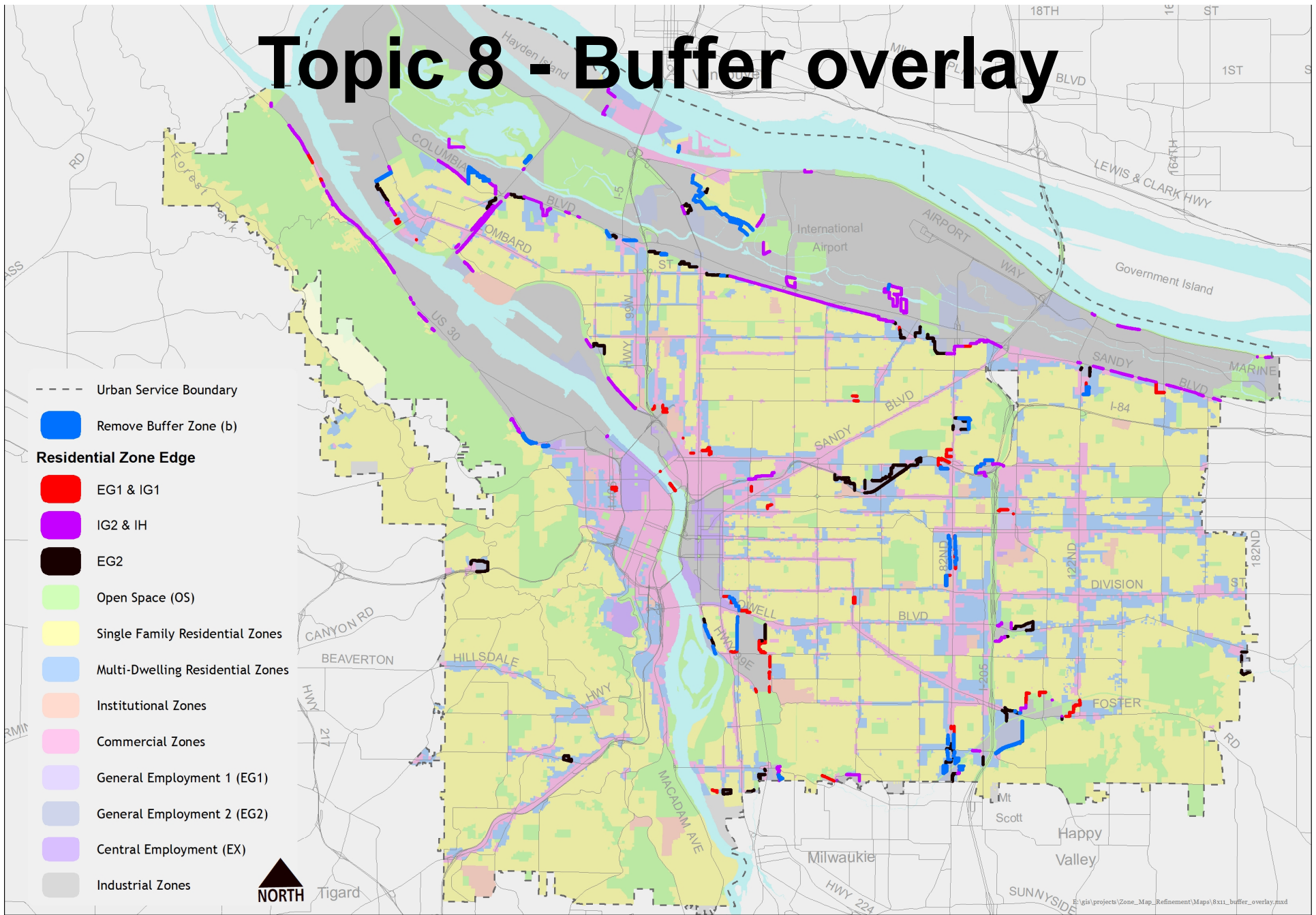
September, 2017

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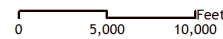
E:\gis\projects\Zone_Map_Refinement\Maps\6x11_buffer_overlay.mxd

Topic 8 - Buffer overlay



October, 2017

City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System



Topic 8 – Buffer Overlay

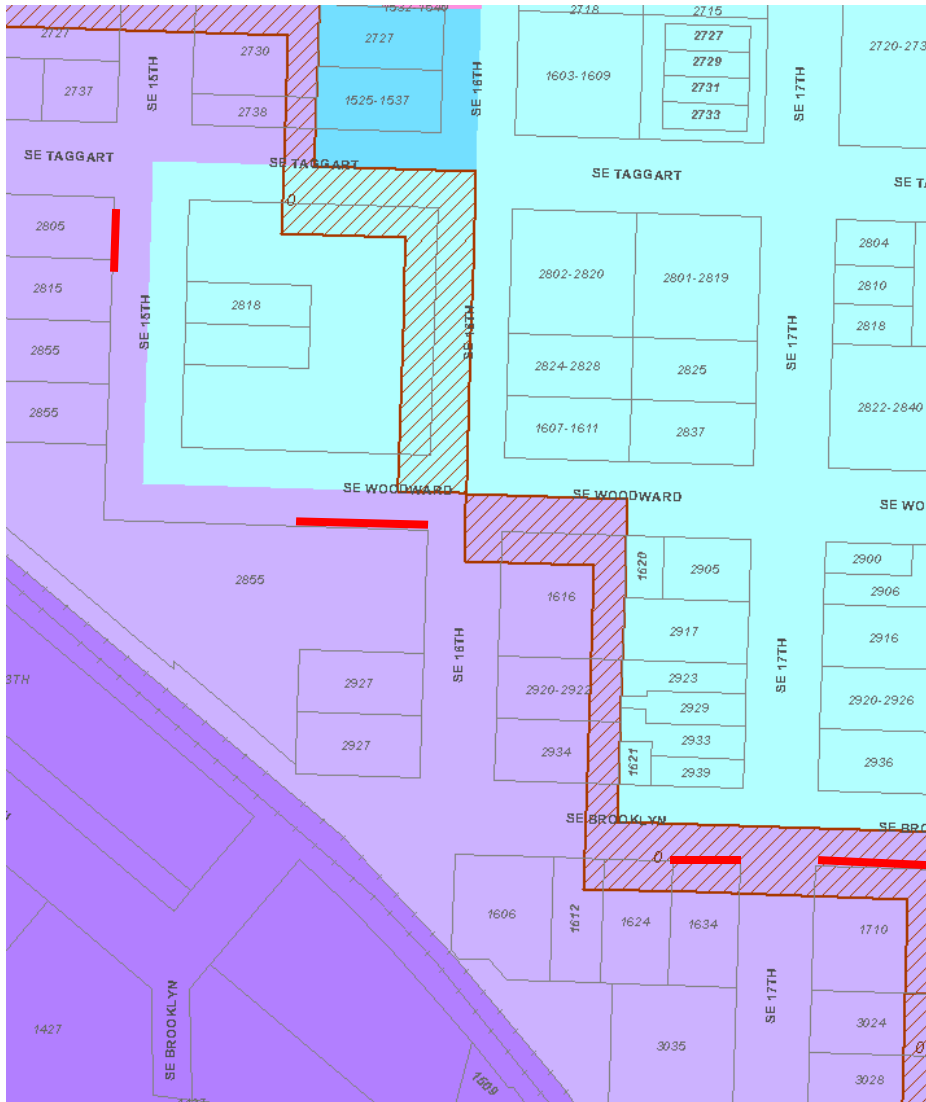
- In the EG1 and IG1 zones, building setback changes from 8 to 14 feet for buildings higher than 16 feet to 10 feet.
- In the IG2 and IH zones, require a 25-foot setback and L3 landscaping (vertical screen) for exterior work activities. Delete the current 10' + L4 landscaping option.



Topic 8 – Willamette Heights testimony



Topic 8 – Driveway access limit – nonconforming sites



Topic 8 – Driveway access limit – Columbia East



City of Portland, Oregon



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Topics 10 -13

Topic	Issue/Comment	PSC Direction
10	Request to amend selected sections of code regarding retaining walls (33.110.257); landscaping (33.248.020) and fences (33.248.020) to address livability concerns.	PSC Direction: No change to staff proposal.
11	Objection to proposed application of transitional sites zoning standards for Residential properties adjacent to Campus Institutional zones (33.110.240.H).	PSC Direction: Reject staff amendment; retail original proposal to include CI zones.
12	Do not downzone anything.	PSC Direction: No change to staff proposal.
13	Concerns about zoning changes at NE Sandy and NE 47 th that reduce development entitlements.	PSC Direction: No change to staff proposal; topic addressed in Map Refinement Project.

