



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

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## MEMORANDUM

**Date:** July 5, 2018  
**To:** Design Commission  
**From:** Staci Monroe, City Planner – Design/Historic Review Team  
(503) 823-0624, [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
**Re:** Briefing - Overview of new Central City Willamette River Zoning Code  
July 12, 2018 Design Commission Hearing

The Bureau of Planning and Sustainability (BPS) will present new zoning code regulations relevant to the Design Commission at the upcoming meeting on July 12. The code is available online <https://www.portlandoregon.gov/bps/article/689696>. A summary of the new regulations includes:

### **River Overlay Zones** – Chapter 33.475

- New River General (g\*) overlay zone for Central City:
  - River setback expanded from 25' to 50' from top of bank – all uses within and riverward of the setback must be river-dependent or river-related
  - New landscaping standards that focus understory closer to the river
  - New exterior lighting standards that require all lighting to focus down, with no spill to the sides or up of the fixture; additional standards within and near the river setback area
  - New standard for marine passenger docks and terminals that limits the footprint of structures within the river setback to 5,000 square feet, multiple stories are allowed
  - Requirement to develop viewpoints when the major public trail is also required
- New River Environmental (e) overlay zone:
  - Exemptions for repair/maintenance of existing structures, maintenance of outdoor areas, development over existing docks and wharfs, removal of small trees, etc.
  - Standards for utilities, stormwater outfalls, trails, public viewpoints, view corridors, resource enhancement, temporary floating structures, removal or pruning of vegetation, and mitigation
  - If the proposal is not exemption and cannot meet standards, then it must go through River Review
- New standards for removal and remediation of hazardous materials

### **Greenway Goal Exception** – Chapter 33.840

- Non river-dependent or river-related uses can be allowed within the river setback through this exception

### **Major Public Trails** – Chapter 33.272

- The major public trail (aka Greenway Trail) is denoted on the official zoning maps

- New administrative rule to determine rough proportionality, which determines when a trail easement is required and when trail construction is required

The amendments also include revisions to existing definitions and measurements as well as provides a few new ones (Chapters 33.920 and 33.930).

Please contact me at (503) 823.0624 with any questions or concerns.