

CC2035 Amendments to the Central City Plan District

Sections in faded text contain relatively minor changes or have been deleted

Use Regulations

33.510.100 Vehicle Repair and Vehicle Sales or Leasing

- Expanded mapped area where regulations apply on Map 510-17
- Added a temporary sales or leasing provision which will allow things such as car show at the Convention Center.

~~33.510.110 Mixed Use Waterfront Development~~

~~33.510.112 Commercial Parking~~

~~33.510.113 Retail Sales And Service and Office Uses in the IG1 Zone-(moved)~~

~~33.510.114 Exemptions for Portland State University~~

33.510.115 Additional Uses Allowed in the Open Space Zone

- Allows small Retail Sales And Service uses in OS zone. Sites less than 1 acre in size limited to 2,500 sq. ft. Over 1 acre limited to 5% of site or 10,000 sq. ft. whichever is less.

33.510.116 Retail Sales And Service Uses for Specified Sites in the CX and EX Zones

- Increases Retail Sales And Service uses on specific sites shown on Map 510-12. Allows up to 50,000 sq. ft. of retail. Up to 60,000 through a conditional use. The limitation does not apply to hotels.

33.510.117 Retail Sales And Service and Office Uses in the RX Zone

- Increases the amount of Retail Sales And Service or Office uses allowed in a residential building in the RX zone for both new and existing development. Conditional Use requirements deleted except along the Park blocks.
- New allowances for Retail Sales And Service or Office uses in older, existing nonresidential development at risk of demolition.

~~33.510.118 Use Regulations for Specified Sites in the West End Subdistrict Subarea~~

33.510.119 Retail Sales And Service and Office Uses in the IG1 Zone

- In the Central Eastside (CES), Industrial Office provision is already in effect across whole subdistrict. New exception allows up to 4:1 of Industrial Office when 33% or 5,000 sq. ft., whichever is more, of the ground floor is dedicated to an industrial use. Only applicable in CES.
- In the CES, unique provision allows the Volunteers of America women's residential center to remain and expand on site up to 3 times the site area.

~~33.510.120¹⁹ Retail Sales And Service and Office Uses in Specified Historic Resources in the IG2 and IH Zones~~

33.510.121 Residential Uses in the EX zone (NEW)

- Residential use restrictions for portions of Lower Albina and CES subdistricts. Map 510-6 shows where conditional use allowances, prohibitions and master plan requirement apply.

Development Standards (*FAR, bonuses and transfers and height sections have been reorganized*)

33.510.200 Floor Area Ratios

- Minimum FARs applied across the CC (1:1 to 3:1). Sites zoned industrial and open space exempt, plus public schools.
- Required residential on half of Block 33 in New Chinatown/Japantown historic district in order to raise base FAR to 9 to 1
- Retained some specific FAR regulations for South Waterfront and the Park Blocks. West End and North Pearl special FAR provisions eliminated, making them more like all other areas in CC.
- Neighborhood facility (e.g. public school, daycare) exemptions from maximum FAR is expanded to entire Central City.

33.510.205 ~~Height~~ Floor Area Bonus and Transfer Options

Bonuses:

- Priority order for FAR increases: first 3 to 1 by inclusionary housing, Affordable Housing Fund, historic resources transfer or riverfront open space bonus (different for South Waterfront).
- FAR transferred before effective date of new regulations may be used first for 2 years from effective date.
- Unused FAR earned on the site through an old bonus provision can be used first on the site where it was earned.
- FAR bonuses:
 - Inclusionary Housing – floor area earned is equal to net building area that triggers requirement, up to 3 to 1.
 - Affordable Housing Fund – pay per square foot up to 3 to 1.
 - Riverfront open space – provide open space adjacent to the Willamette River, each square foot of open space earns 3 square feet of floor area.
 - South Waterfront: greenway (3 for 1), open space (1 for 1) and open space fund (\$ for 1) bonus – dedicated of open space earns floor area.

Transfers:

- Sending site must retain a minimum amount of FAR.
- OS zone may be sending site but not receiving site
- Historic Resources:
 - Unused FAR up to maximum FAR, PLUS additional 3 to 1 may be transferred
 - Sending sites: RH, RX, CX, EX, OS zones with Landmark or contributing resource must meet seismic requirements 24.85, OR sign a phased seismic agreement.
 - Receiving sites must be zoned RH, RX, CX or EX and be in Central City (not South Waterfront).
 - Transfers outside of Central City as allowed by base zone transfer provisions.
- Transfer of floor area within a floor area transfer sector:
 - Eligible after 3 to 1 earned first – see prioritization.
 - Map 510-23 shows sectors within which transferring is possible
 - Cannot send from historic resources.

33.510.210 Floor Area and Height Bonus Options-Height

- Base height (510-3) and bonus height (510-4) maps created.
- Height reduced in historic districts and no bonus height (exception: blk 33).
- Height restrictions for scenic view corridors: projections prohibited.
- Exceptions to base height pulled into 510 from base zone to have in one place. These are adjustable but need to check if in a view corridor.
- Heights above 510-4 prohibited.
- Special provisions for South Waterfront, North Pearl, RiverPlace - height opportunity areas require narrower towers for more height.
- If eligible for bonus height noted on Map 520-3, earning or transferring 1 to 1 FAR unlocks full bonus height. Amount of bonus height now varies across the Central City: Map 510-4 shows the bonus/ultimate height a building can get to.
- Shadow study requirements shown on 510-3 and 510-4. Analysis 4 days/times/year on blocks west and south of parks. Increased number of parks where it applies.
- Height transfers for provision of open space, but not above ultimate height map.

33.510.211 Shadow Study Required (NEW)

- Applies to east side of Park Blocks shown on Map 510-11 – one day/year at 10 am for morning sun
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33.510.215 Required Building Lines

- Applies to all new development and major remodels in EX, RX and CX. Supports CC2035 street and development character concept for more intentional street hierarchy. More retail oriented streets encourage development adjacent to the sidewalk or allowing some stopping/gathering spaces.
- Other streets as shown on Map 510-7 may include landscaping for a greener, more landscaped character and less retail frontage.
- Park Blocks: required 12-foot setback for a least 75% of the length of the lot line for new development. Landscaping requirements apply. Map 510-22 shows where this applies (Green Loop alignment).

33.510.220 Ground Floor Windows

- New Map 510-8 shows streets and open areas where 60% ground floor windows is required on adjacent building facades. These streets align with retail streets.
- All other street frontages in RX, CX and EX are 40%.
- Windows into bicycle parking areas are allowed for up to 25% of the requirement.
- Ground floor residential not exempt, but base zone provides several options for meeting the requirement.

33.510.221 Required Windows Above the Ground Floor

~~33.510.223 Exterior Display and Storage~~

33.510.223-Bird-Safe Exterior Glazing (NEW)

- New standard applies to all new buildings by façade with 30% or more glazing within first 60 feet, measured from adjacent grade.

- Major remodels must meet standard if more than 75% of the façade is altered and the altered façade has 30% or more glazing.
- Includes glazed balconies, glazed portion of sky bridges or fencing
- Also applies to glazing within the first 15 feet of an adjacent ecoroofs
- New Admin Rules: Portland Bird Safe Windows list details acceptable pattern spacing and application techniques

~~33.510.224 Mechanical Equipment along the Portland Streetcar Alignment~~

33.510.225 Ground Floor Active Uses

- Streets shown on Map 510-9 where space must be built to support retail and active ground floor uses.
- Ground floor residential prohibited along mapped streets.

~~33.510.226 Minimum Active Floor Area~~

33.510.230 Required Residential Development Areas

- Number of areas where this applies have been reduced to allow for more development flexibility. Map 510-6 shows remaining areas.

33.510.240 Drive-Through Facilities

- New drive-throughs are prohibited.

~~33.510.242 Demolitions~~

33.510.243 Ecoroofs (NEW)

- Applies in CX, RX, EX and IG1 to new buildings with a net building area of 20,000 sq ft or more.
- No more than 40% of the roof area can be covered in non-ecorooft structures such as mechanical equipment, uncovered outdoor area, etc.
- Roof top parking does not count as roof area.
- Roof area with a slope greater than 25% does not count as roof area.
- BES must approve as meeting SWMM.

33.510.244 Low Carbon Buildings (NEW)

- Applies to new development with a net building area of at least 50,000 sq. ft. or alterations that add at least 50,000 sq. ft.
- Applicant must provide proof of registration (e.g. LEED) and check list to BPS. BPS will provide letter to applicant if they've met the standard. This letter is submitted to BDS as part of permit submittal.
- List of approved low carbon programs are part of a BPS Admin Rule.

33.510.2501 Additional Standards in the North Pearl Subarea

- Special building height corridor remains as shown on Map 510-18.
- Open Area requirement is eliminated as most parcels have been developed.
- Standards related to waterfront development remain and have been updated to reflect the new 50-foot required setback.

33.510.251~~2~~ Additional Standards in the South Waterfront Subdistrict

- Required ground floor Retail Sales And Service uses eliminated. Updated Central City-wide required building lines, ground floor windows and ground floor active uses apply in SoWa.

33.510.252 Additional Standard in the Central Eastside Subdistrict (NEW)

- New Household Living, Retail Sales And Service and Office developments are required to record a disclosure statement acknowledging nearby industrial activity (noise, odors, glare, vibrations) and provide it to all tenants. Statement can be found in the DSC.
- Noise insulation standard applies to dwelling units in EX zoned sites across the street or next to IG1.

33.510.253 Greenway Overlay Zone in the South Waterfront Subdistrict

- Updates to the trail terminology to be consistent with 33.272.
- Clarifies when major public trails, pedestrian connections and public viewpoints are required, based on the rough proportionality of impacts to a major public trail system by a proposal development. Formula for rough proportionality is adopted as part of Admin Rules for BDS implementation.
- Exemption for public streets from design review, but not greenway review.
- With the completion of the updated Scenic Resource Protection Plan, developed viewpoints and corridors in SOWA are now added to that plan. Major and minor viewpoints have been removed from Map 510-15- South Waterfront Greenway Public Access.
- South Waterfront Greenway Plant list is being removed in its entirety from the zoning code and can be found with the Portland Plant List which will be updated periodically via an Admin Rule.

33.510.255 Central City Master Plans (NEW)

- New provisions require specific large sites to submit a master plan prior to new development. The master plan is intended to focus on location of building pads, open space areas, circulation, accessways, and maximum potential building massing (height and bulk).
- Specific design details, materials for a building or open space area are reviewed during later phases, after approval of larger master plan.
- Required Sites: US Main Post Office; PPS Headquarters Site (Blanchard); Clinton Station Area; OMSI Station Area; RiverPlace Area; Lincoln High School (if not developed as public school).
- Voluntary Sites: Sites at least 160,000 sq. ft. may voluntarily create a master plan.
- Components: Components of a Central City Master Plan are:
 - Site Plan
 - Three-Dimensional Massing Diagram
 - Sections and Sectional Diagrams

33.510.257 Signs for Additional Uses Allowed in the Open Space Zone

Parking and Access

33.510.261 Parking Built After July 9, 2018

- Overview:
 - No minimum parking requirements. New maximum requirements by use in all parking sectors. Table 1 and Map 510-10.
 - Sharing of parking is a goal of the new parking code.
 - Parking sectors reduced to 6 from 26. Buildings may provide parking for other buildings within their parking sector.
 - New surface parking is prohibited, except in in IG1 and IH – up to 20 spaces and up to 100 spaces for a public school use.
 - Operation reporting is eliminated or greatly reduced for all parking approved under maximum ratios in a structure. Upon request basis.
 - All new parking:
 - Must provide carpool spaces.
 - No new surface parking (except a few locations).
 - Parking limitations around transit mall updated to reflect rail expansion.
 - 50% of street facing facade must meet ground floor active use provisions
- Types of parking:
 - Growth:
 - In conjunction with new development or adding floor area.
 - New parking ratio table caps parking, lower ratios
 - May be operated as accessory or commercial parking at all times.
 - Hotel and residential parking are considered growth parking.
 - Preservation Parking:
 - Allowed when approved through Central City Parking Review.
 - May be operated as accessory or commercial parking at all times.
 - Eligibility is for any building with less than: .7 stall /1,000 sq. ft. for commercial and .5 stall/ unit for residential and hotel.
 - Medical Centers and Colleges in SOWA are eligible.
 - Parking entitlements can be transferred within a parking sector, with covenant
 - Visitor Parking:
 - Allowed when approved through Central City Parking Review
 - Serves short term parking. Early bird discounts and sale of monthly permits prohibited to ensure that commuter use is not being served.
 - No new undedicated general or RX parking. Regulations of existing parking will still apply.

33.510.262 Parking Built Before July 9, 2018

- Existing parking can continue to operate - RX and Residential/Hotel are eliminated as parking types and become growth parking.
- If parking is in a structure, there is more flexibility to operate as accessory or commercial. Existing surface parking cannot expand and there are operation restrictions.

33.510.263 Parking and Loading Access

- Restricted streets are detailed in the code, no longer mapped

- A number of streets are prohibited along the transit mall unless it is only frontage, adjustment required
- If a property abuts light rail or street car, but it is a separated access, it is allowed
- If you need to cross the alignment or on a street designated as major bikeway, major traffic street truck street—not allowed.
- All other situations allowed
- ~~33.510.263 Parking in the Core Area~~
- ~~33.510.264 Parking in Lloyd District~~
- ~~33.510.265 Parking in the Goose Hollow Subdistrict, Lower Albina Subdistrict, Central Eastside Subdistrict, and River District Sectors 1 and 2~~

~~33.510.267 Parking in the South Waterfront Subdistrict~~

510 Maps

510-1 Central City Plan District and Subdistricts

510-2 Maximum Floor Area Ratios

510-3 ~~Maximum~~ Base Heights

510-4 Bonus Heights

510-~~45~~ FARGreenway Bonus Options-Target Areas

510-~~5~~ Required Residential Development Areas

510-6 Special Residential Use Areas

510-~~67~~ Required Building Lines

510-8 Ground Floor Windows

510-~~79~~ Ground Floor Active Use Areas

510-~~810~~ Core and Parking Sectors

510-9 Parking Access Restricted Streets

510-~~1011~~ Areas Where Additional Uses are Allowed in the OS Zone Shadow Study Required

510-11 Special Areas

510-12 Retail Sales and Services Limited

510-~~1213~~ Streetcar Alignment

510-~~1314~~ South Park Blocks Frontages

510-14 Areas Where Additional Uses are Allowed in the RX Zone

510-15 South Waterfront Greenway Public Access ~~Map~~

510-16 North Pearl Height Opportunity Area/South Waterfront Height Opportunity Area/ RiverPlace Height Opportunity Area

510-17 South Waterfront 2002 Top of Bank Line

510-~~1817~~ Area Where Vehicle Repair and Vehicle Sales and Leasing, and Exterior Display and Storage are Uses are Restricted

510-~~1918~~ North Pearl Subarea Special Building Height Corridor

510-20 Pearl Development Transfer Opportunity Area

510-21 Required Retail Sales and Service Use in South Waterfront

510-19 Required Central City Master Plan

510-20 View Corridor Areas

510-21 South Waterfront 2002 Top of Bank Line

510-22 Park Blocks Required Building Line

Other Code Sections

33.140.245 Exterior Display, Storage and Work Activities

- Same exterior display requirements that apply to CX zone will apply to EX allowing the display of goods but still prohibiting motor vehicles, recreational vehicles, building materials, and goods associated with industrial use.

33.293.020 Superblocks

- Sites within the boundaries of an approved Central City master plan and public school uses are exempt from the regulations.

33.808 Central City Parking Review

- Streamlined regulations to apply to preservation parking, visitor parking and some changes to existing parking.
- Review procedures: Type II and Type 1x.

33.825 Review Procedures, Building Models

- Models of proposals in the Central City plan district must be submitted as a 3-D digital model before issuance of a building permit.

33.920 Description of the Use Categories

- Updated definition for industrial office and traditional office including examples.
 - Industrial office: Focus on science, technology, and design services associated with production of physical or digital goods