

## CHAPTER IV. IMPLEMENTATION TOOLS

### A. Zoning Code Changes

This section summarizes the recommended City's zoning code amendments necessary to implement the South Reach Scenic Resources Protection Plan. The changes include:

- 33.480, Scenic Resources – Updates to the scenic (s) overlay zones and clarifications to the zoning code.
- 33.475, River Overlay Zones – Updates to this code chapter add reference to the *South Reach Scenic Resources Protection Plan*, where needed, and the removal of standards for the development of viewpoints

Chapter 33.480, Scenic Resource Zone, includes zoning regulations for viewpoints, view corridors and scenic corridors. Many of the view corridors coincide with River overlay zones. These view corridors, where they overlap with River overlay zones, are added to the official zoning map as scenic (s) overlay zones. Map A includes the view corridors that are preserved via limits on building heights.

The application of the scenic (s) overlay zone to view corridors that overlap with River overlay zones is not a change in the legislative intent adopted by the 1991 *Scenic Resources Protection Plan*. Rather, adding the scenic (s) overlay zones to the zoning maps makes the relationship between the scenic (s) overlay zone and the River overlay zones clearer.

Zoning code regulations of the scenic (s) overlay allow for removal of trees within the overlay. The application of the scenic (s) overlay to the viewpoints contained in this plan will allow tree and vegetation removal and pruning to maintain views. This is not a change in the legislative intent adopted in 1991 *Scenic Resources Protection Plan* because the plan recommended a limit or prohibit decision for significant view corridors and allowing tree removal within view corridors supports protecting the significant views.

Additionally, language has been added to this chapter to clarify what improvements are required when a viewpoint is to be added as a part of new development or redevelopment or the development or significant upgrade of a trail. In the chapter, a new map shows the location of viewpoints that would be required to incorporate viewpoint improvements when development or redevelopment occurs.

Chapter 33.475, River Overlay Zones, generally includes zoning regulations for properties within the Willamette Greenway boundary and addresses a range of development characteristics, both in the river setback and portions of properties outside the setback. Updates to this chapter include the incorporation of reference to the SRSRPP and the removal of standards for viewpoints, contained in the River Environmental overlay. Viewpoints standards are removed and replaced by reference to Chapter 33.480, Scenic Resource Zone, to ensure a consistent application of viewpoint improvements across the city.

Volume 1 of the *River Plan / South Reach* contains the specific zoning code changes.

## B. Protection Plan Maps

This section includes the SRSRPP maps that show where portions of the zoning code are applied. The maps include:

- Map B – View Corridors without Special Height Restrictions
- Map C – Scenic Corridors and View Streets
- Map D – Scenic Sites and Focal Points

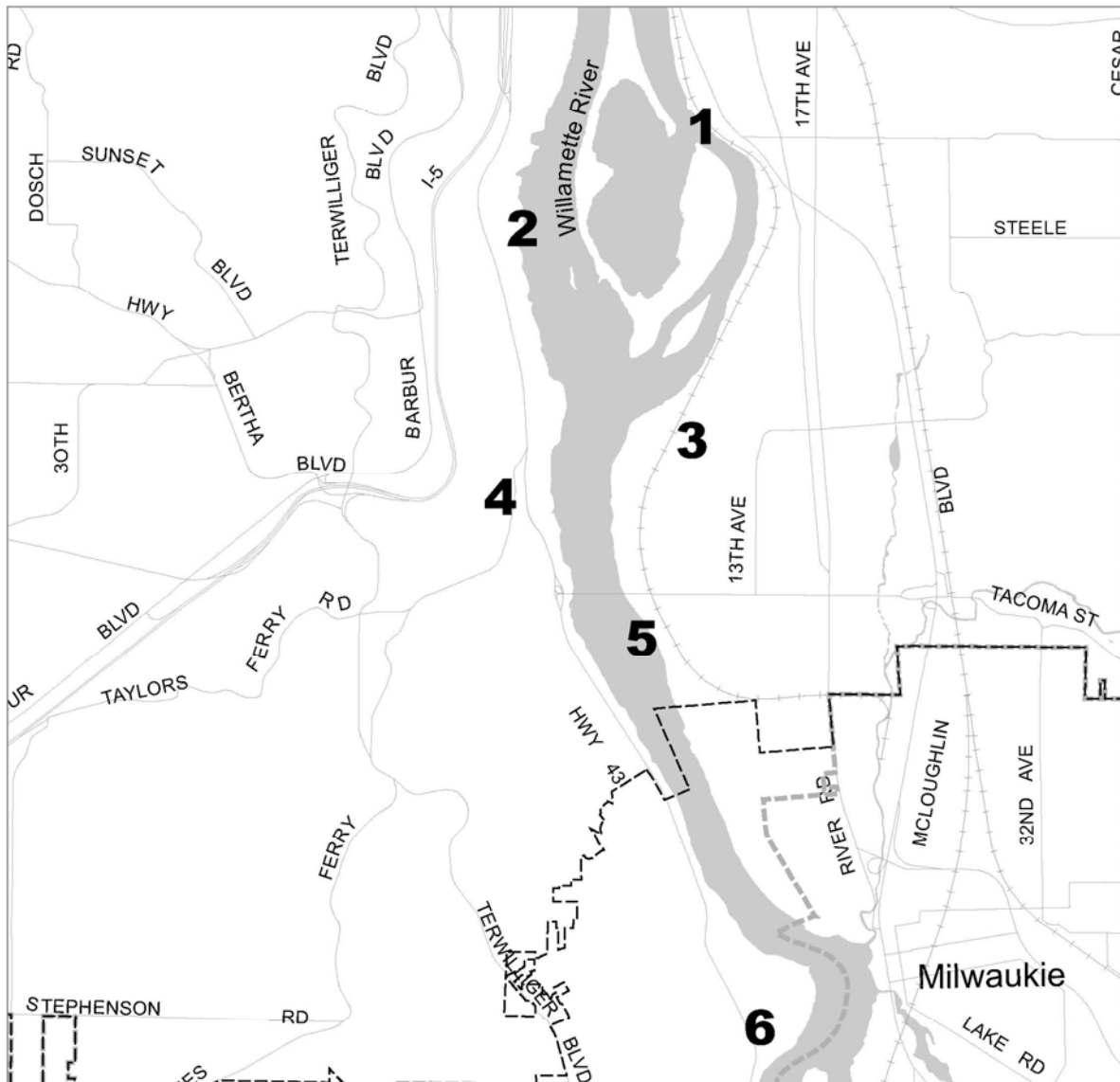
Note: The map series provided in the maps below utilizes the same lettering system as was used in the *Central City Scenic Resources Protection Plan*. In that plan, the Map A series addressed view corridors with special height restrictions. Because no height restrictions have been applied as a part of this plan, there is no SRSRPP Map A series.

# South Reach Scenic Resources Protection Plan

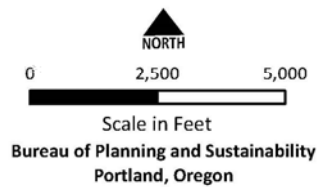
## View Corridors without Special Height Restrictions

# Map B

Index Map



- City Boundary
- ..... Urban Service Boundary

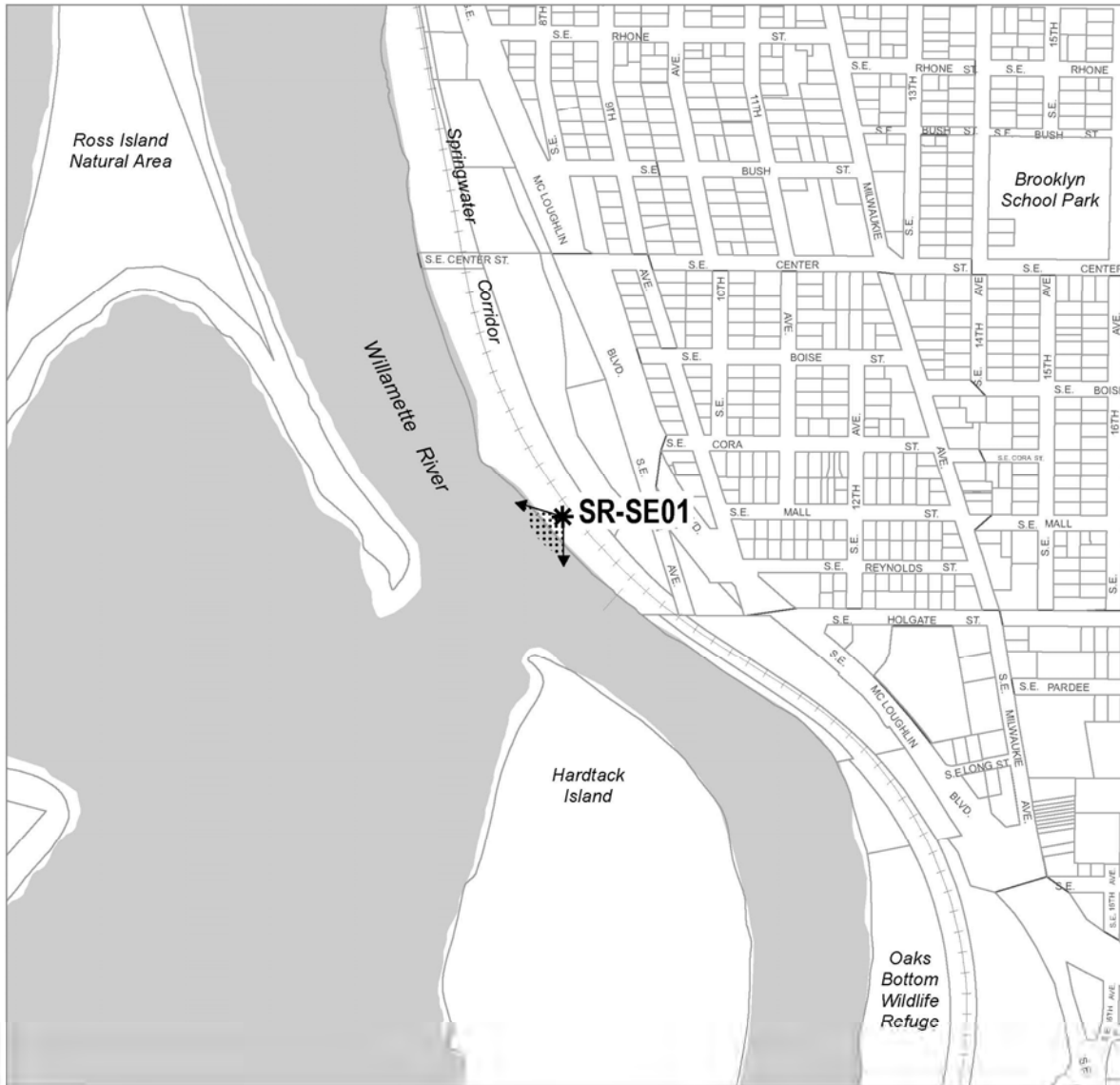


# South Reach Scenic Resources Protection Plan

## View Corridors without Special Height Restrictions

# Map B

Map 1 of 6



Legend

- City Boundary
- \* Viewpoint
- ▶ View corridors without special height restrictions

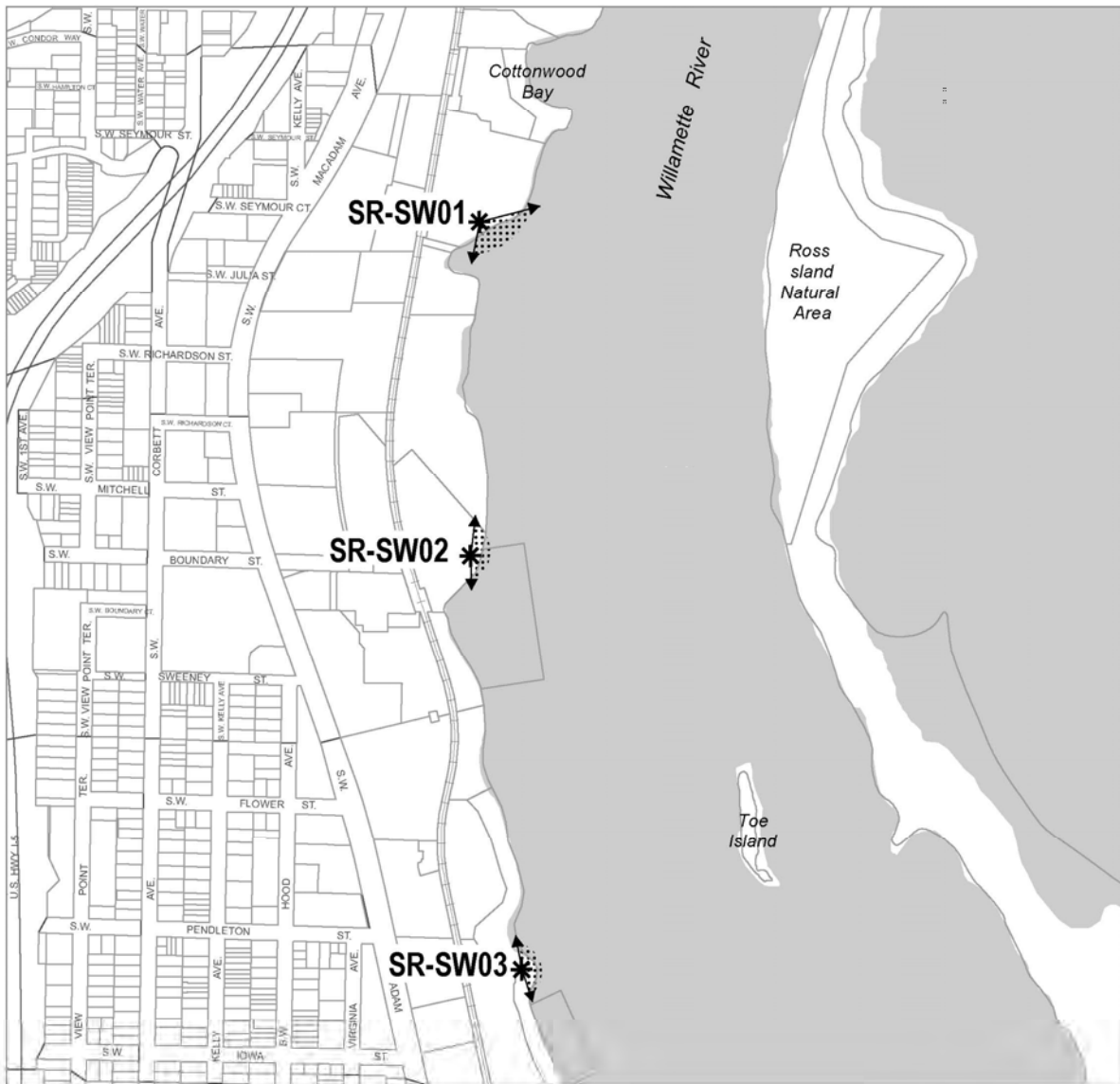


Scale in Feet  
Bureau of Planning and Sustainability  
Portland, Oregon

# South Reach Scenic Resources Protection Plan View Corridors without Special Height Restrictions

## Map B

Map 2 of 6



Legend

- City Boundary
- Viewpoint
- View corridors without special height restrictions

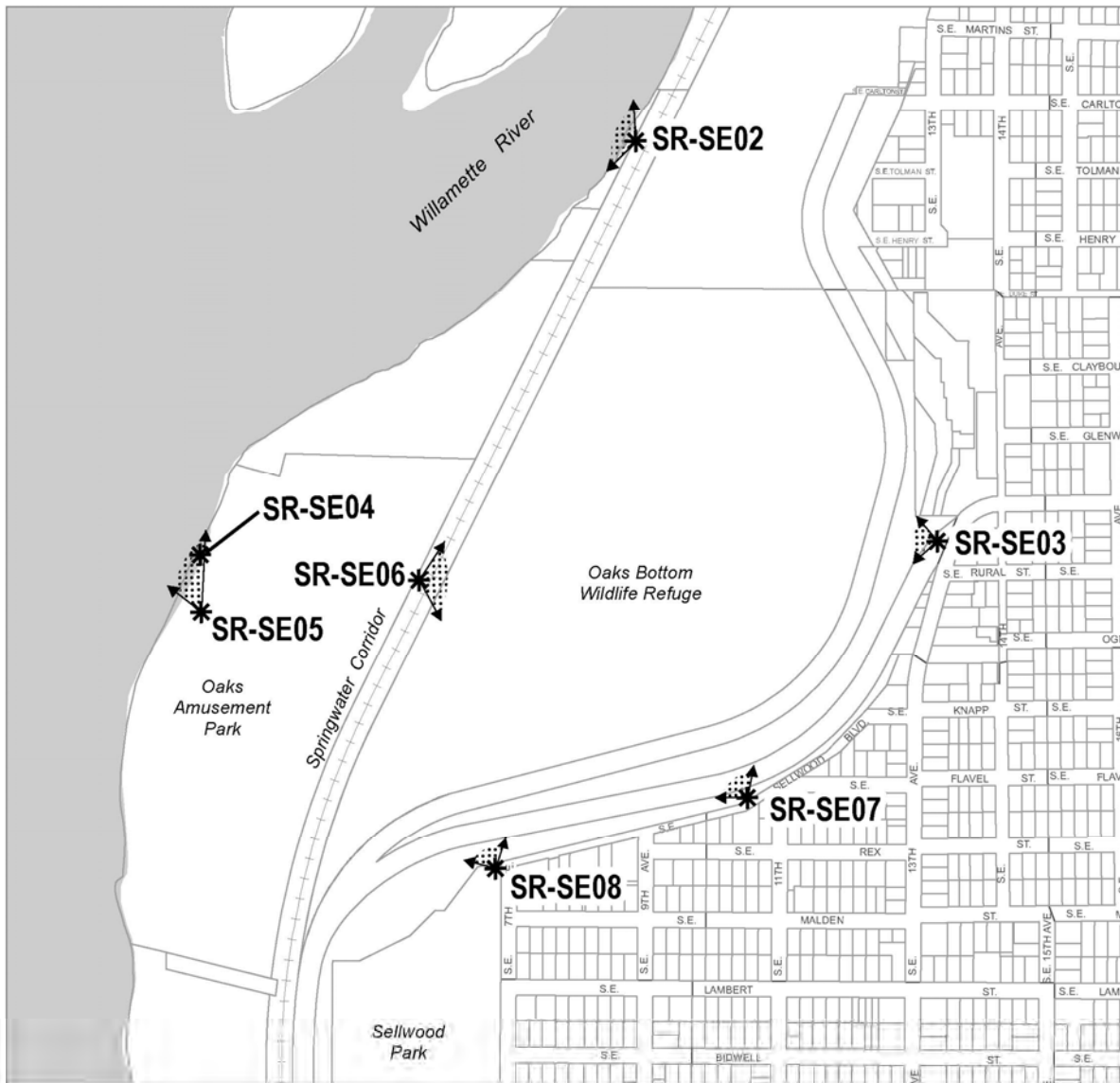


# South Reach Scenic Resources Protection Plan




## View Corridors without Special Height Restrictions

# Map B

Map 3 of 6



**Legend**

-  City Boundary
-  Viewpoint
-  View corridors without special height restrictions



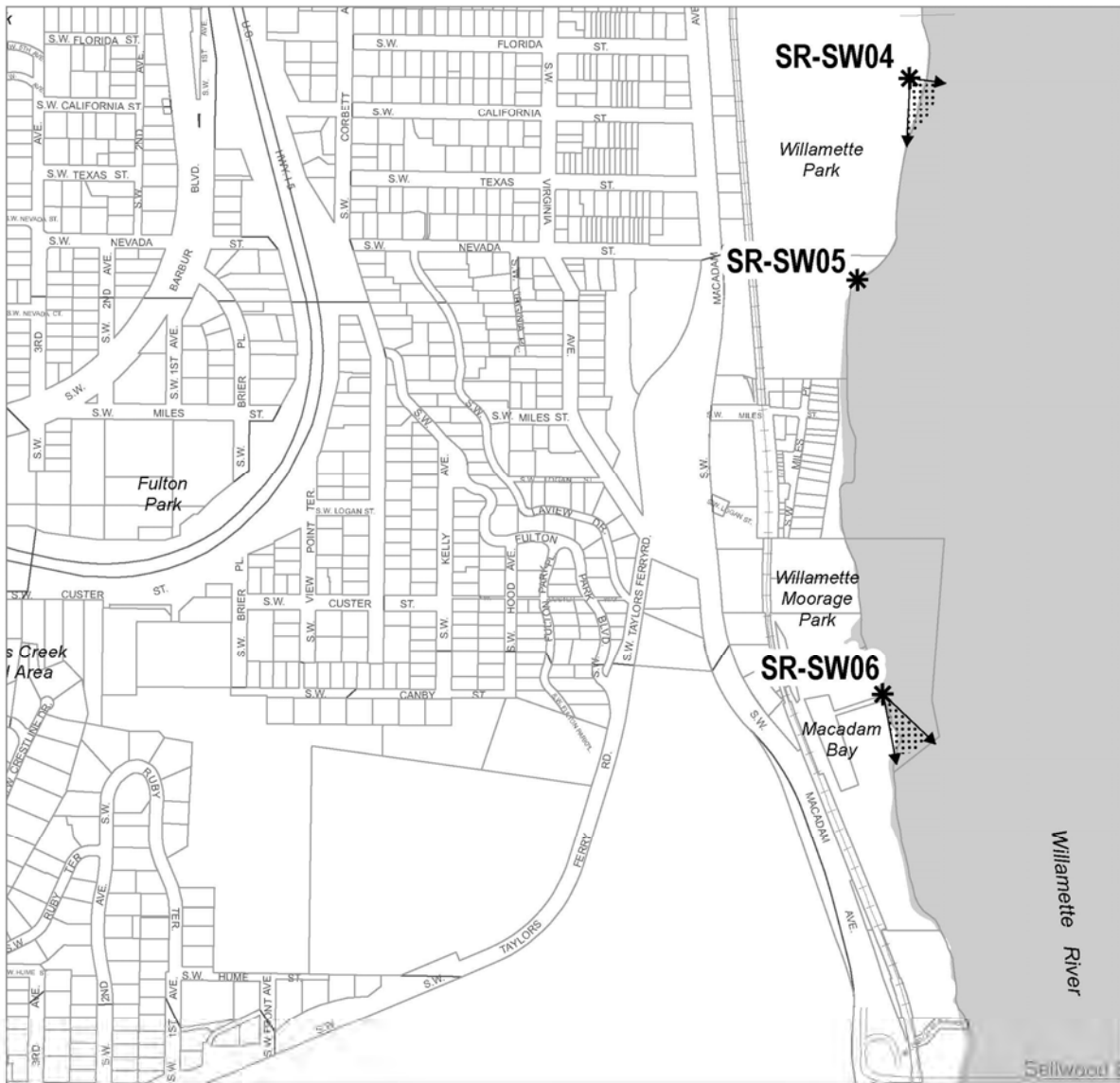


# South Reach Scenic Resources Protection Plan

## View Corridors without Special Height Restrictions

# Map B

Map 4 of 6



**Legend**

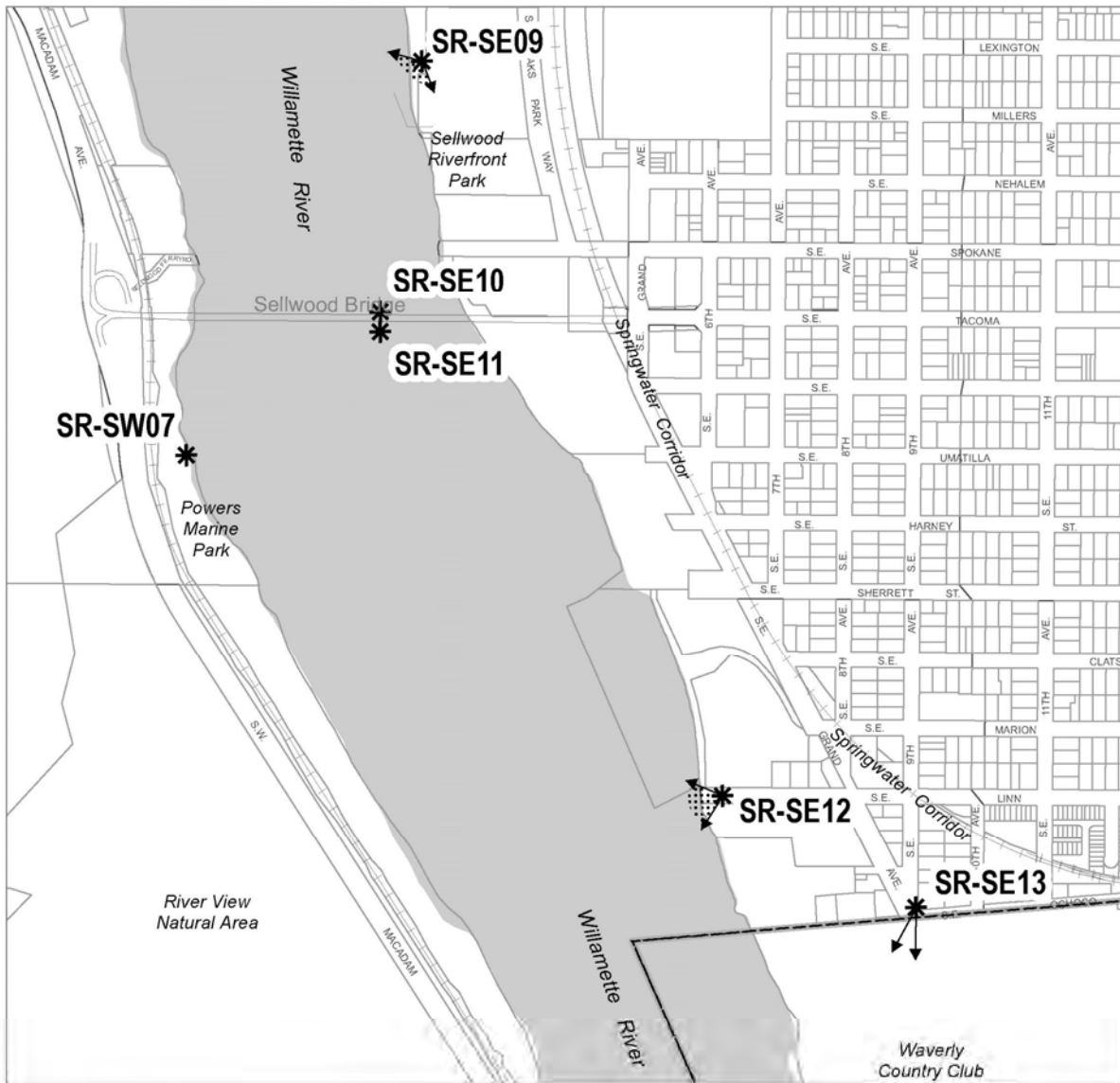
- City Boundary
- Viewpoint
- View corridors without special height restrictions



# South Reach Scenic Resources Protection Plan View Corridors without Special Height Restrictions

## Map B

Map 5 of 6



Legend

- City Boundary
- Viewpoint
- View corridors without special height restrictions





# South Reach Scenic Resources Protection Plan




## View Corridors without Special Height Restrictions

# Map B

Map 6 of 6



**Legend**

-  City Boundary
-  Viewpoint
-  View corridors without special height restrictions



# South Reach Scenic Resources Protection Plan





## Scenic Corridors and View Streets

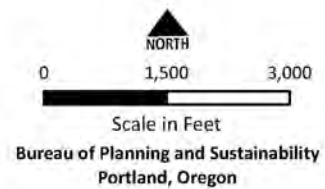
# Map C

Map 1 of 2



### Legend

-  City Boundary
-  Urban Service Boundary
-  View Street
-  Scenic Corridors

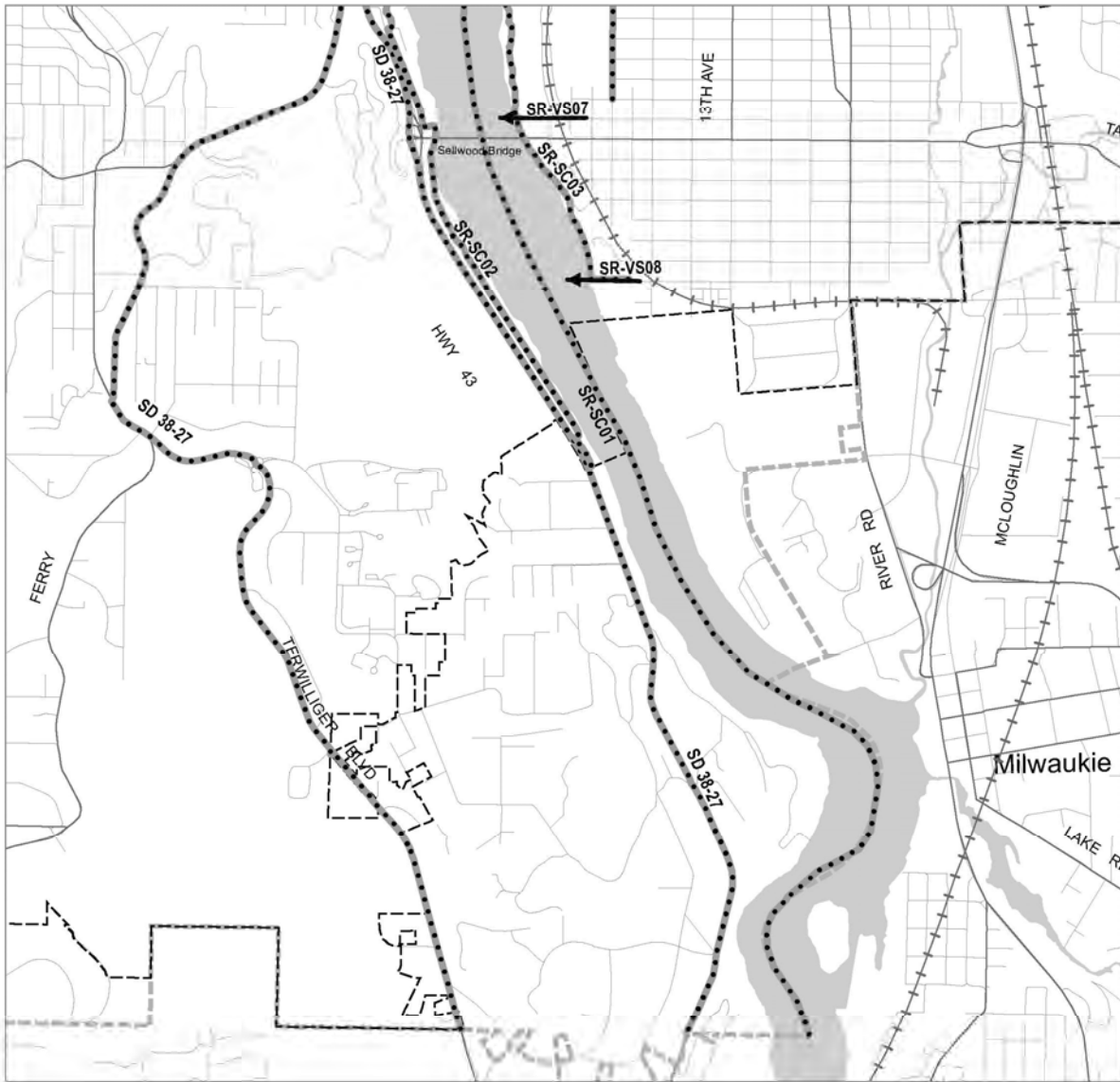


# South Reach Scenic Resources Protection Plan

## Scenic Corridors and View Streets

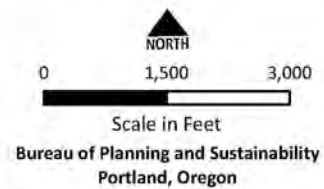
# Map C

Map 2 of 2



### Legend

- City Boundary
- Urban Service Boundary
- View Street
- Scenic Corridors

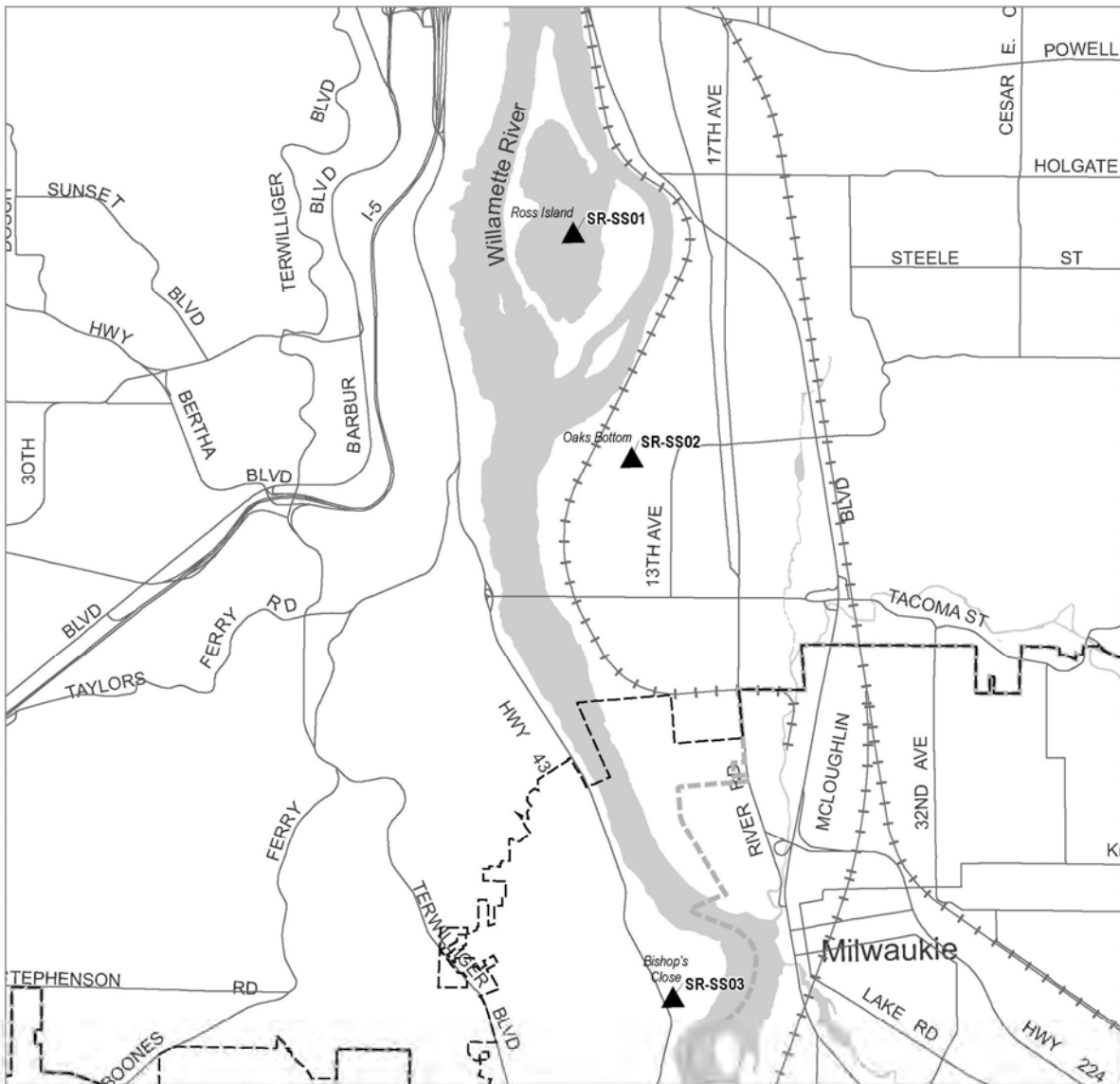


# South Reach Scenic Resources Protection Plan

## Scenic Sites and Focal Points

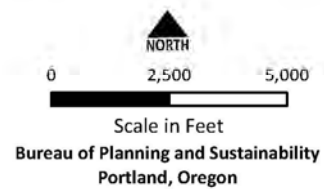
# Map D

Map 1 of 1



**Legend**

- City Boundary
- ..... Urban Service Boundary
- ▲ Scenic Site



## REFERENCES

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