



Non-Conforming Uses and Split Zones

Planning and Sustainability Commission
January 27, 2015 Work Session



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Non-Conforming Uses and Split Zones

- Why are they important to address in the Comprehensive Plan?
- Staff's methodology
- Examples for PSC discussion

Overview of Testimony

Property owners:

- Requesting a map change to fix a non-conforming and/or split zone situation

Neighbors:

- Proposing a map change on someone else's property
- Supporting a property owner's map change request
- Opposing a map change proposed by staff
- Opposing a property owner's map change request

Non-Conforming Uses

Under what circumstances should we change a Comprehensive Plan map designation so that a non-conforming commercial use can continue to operate?

Examples selected for discussion:

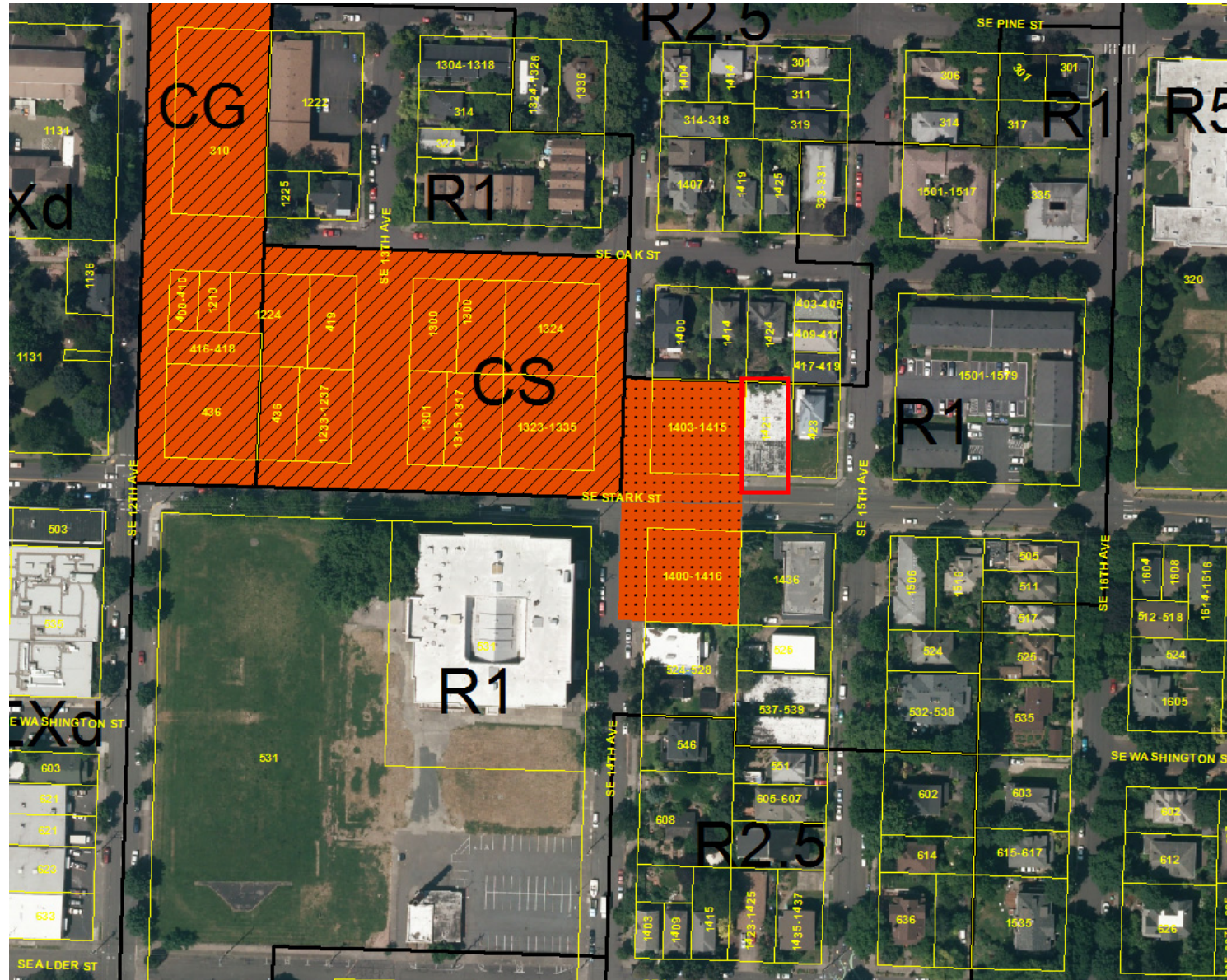
- *Commercial properties adjacent to areas designated and zoned for mixed use*
- *Dispersed commercial properties entirely surrounded by residences*

Non-conforming Use

Reference # 1-3

14th and Stark

(example of commercial properties adjacent to areas designated and zoned for mixed use)









1430 SE Stark St, Portland, Oregon, United States
Address is approximate



Leslie
Hand Painted
Glass
503-771-5274
www.lesliehandpainted.com



Non-conforming Use

Reference # 1-28

NE 53rd and Halsey

(example of dispersed commercial property entirely surrounded by residences)





Non-conforming Use

Reference #1-29

9647 SE Harold

(example of dispersed commercial property entirely surrounded by residences)





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SE Harold St

SPEED 30

NOW UNDER NEW OWNERSHIP

NEW OPEN

Non-Conforming Uses

- **Discussion**
- **Direction to staff**

Split Zones

When a property ownership is split between two designations and zones, under what circumstances should we adjust the map?

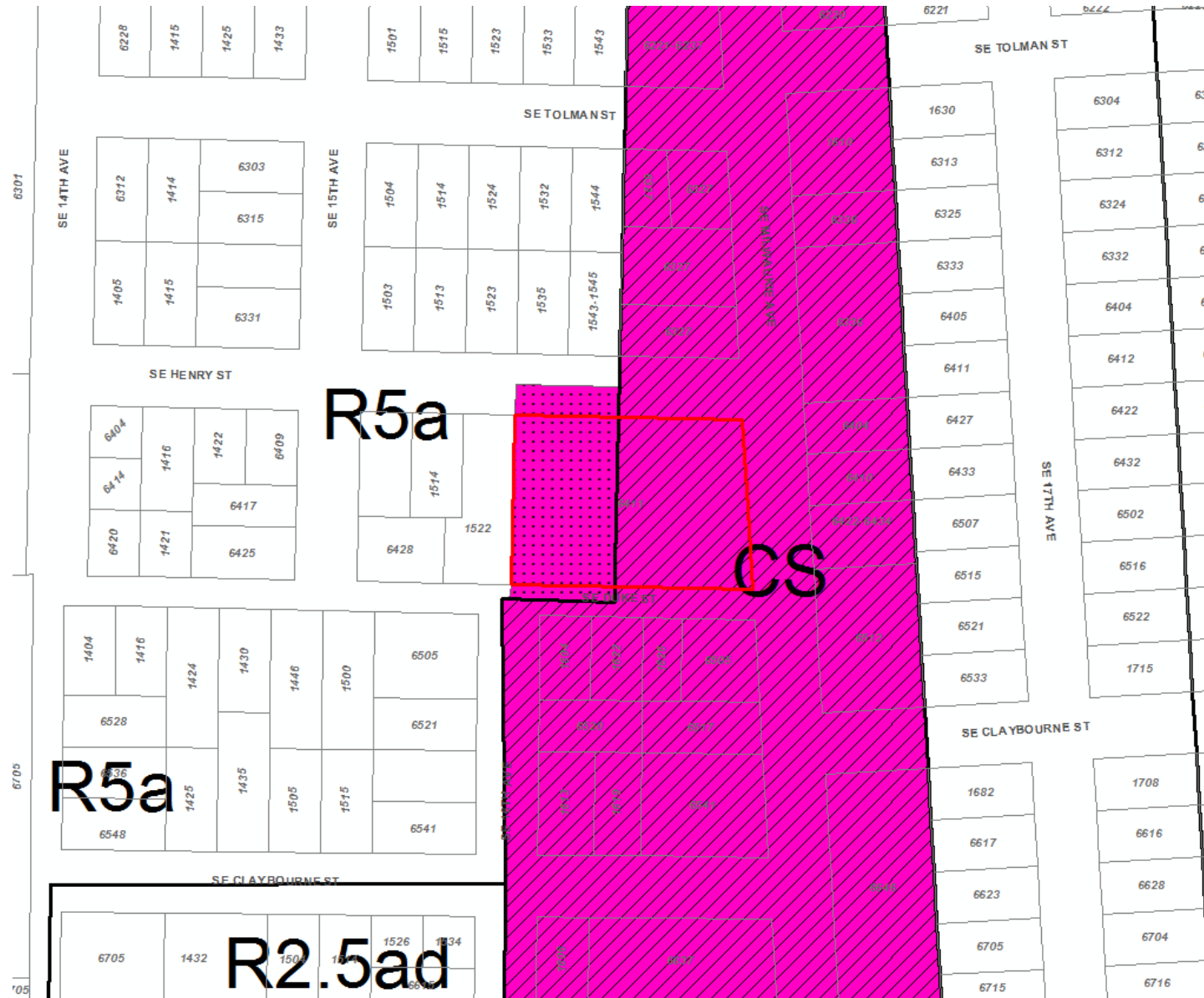
Examples selected for discussion:

- *Two situations where an accessory parking lot has a different designation than the commercial building*

Split Zone

Reference # 2-1

Sellwood QFC







Split Zone

Reference # 2-2

3519-3531 SE
Division/2425 SE
35th Place





2427 SE 35th Pl

Portland, Oregon

Street View - Aug 2014



Split Zone Situations

- **Discussion**
- **Direction to staff**

Nurseries

How should we address nurseries located in residential neighborhoods?

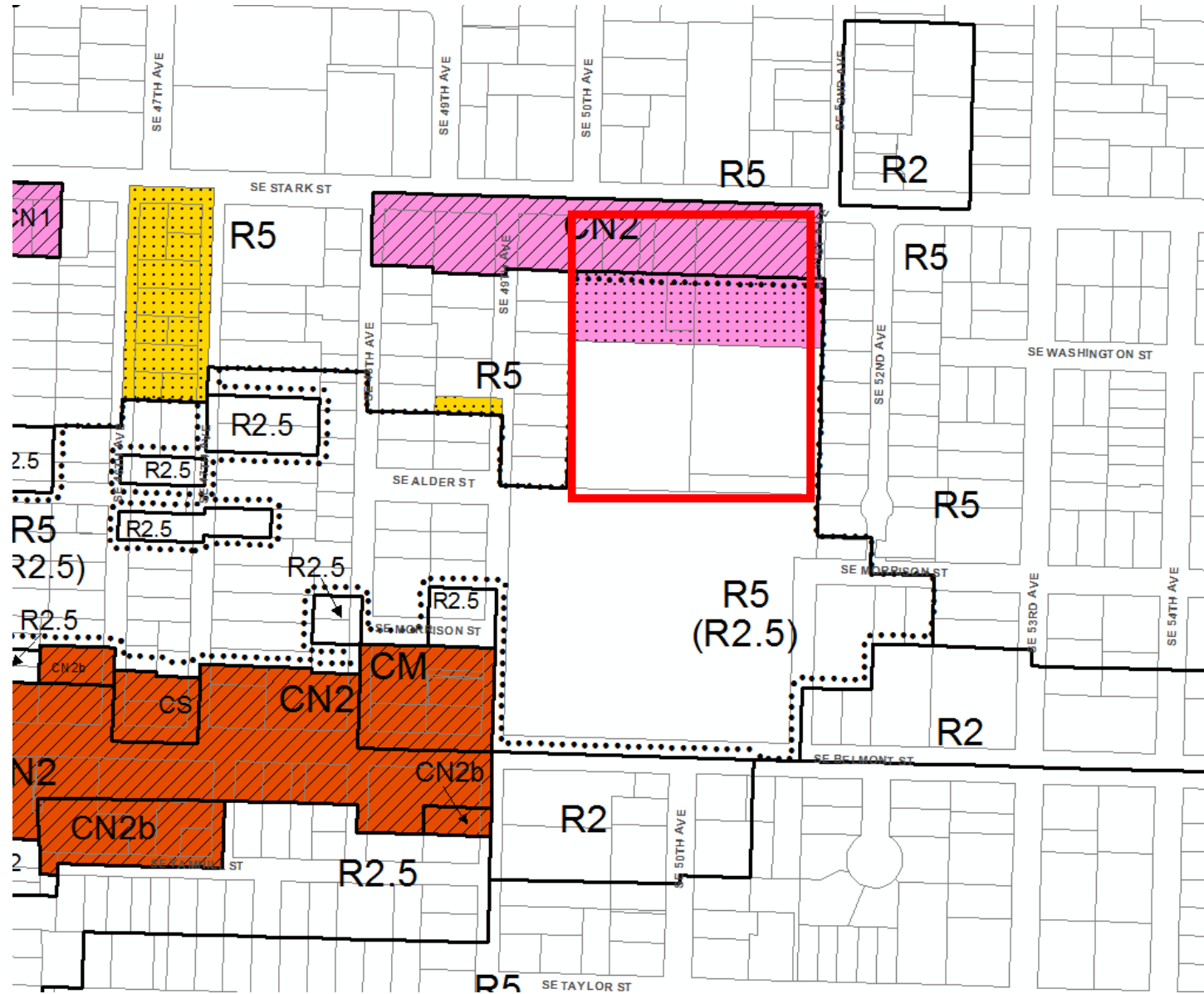
Example selected for discussion:

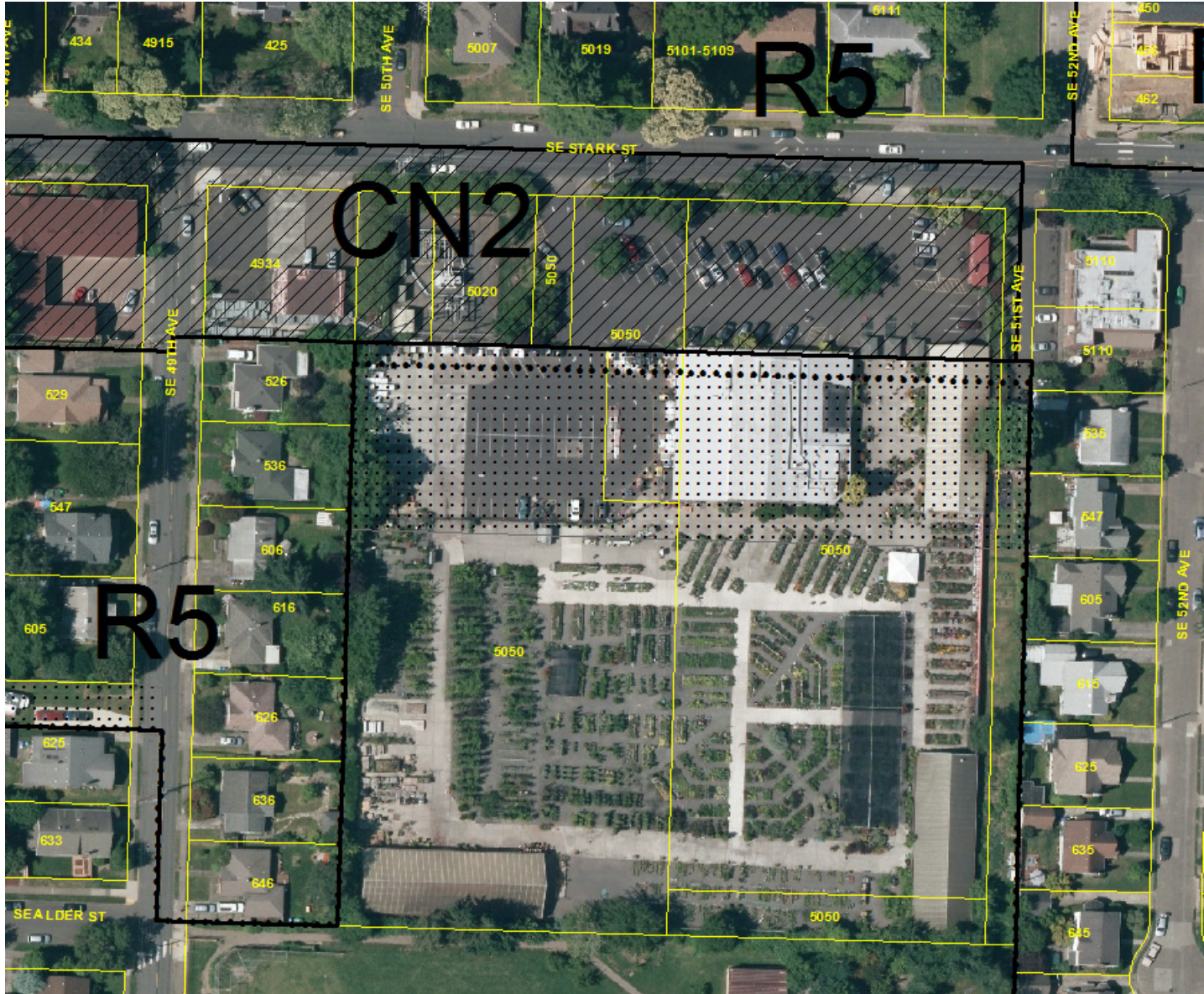
- *Portland Nursery on SE Stark (non-conforming and split zone situation)*

Portland Nursery

Reference #3-1

5050 SE Stark





Nurseries

- **Discussion**
- **Direction to staff**