



2035 Comprehensive Plan Code Reconciliation Project

PSC Hearing
October 24, 2017



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



Why do the project?

- Reconcile current Zoning and other City codes with recently adopted regulations:
 - 2035 Comp Plan: Mixed Use, Campus Institutional, Employment and Industrial zoning.
 - Inclusionary Housing.
- Clean up redundancies and fine tune.



What is Affected?

- Title 33 - Planning and Zoning
- Title 11 - Trees
- Title 18 - Noise Control
- Title 32 - Signs and Related Regulations



Review Bodies

- Planning and Sustainability Commission: Title 33, Title 11, and Title 32
- Urban Forestry Commission: Title 11
- Noise Review Board: Title 18



Title 33 Amendments

- Multiple chapters have minor and technical changes to correct code references, etc.
- Amendments occur throughout to provide consistency with new zones.
- Following is a recap of the most significant amendments - some may have an impact on development allowance or policy.



Multi Dwelling - 33.120

- Amend to conform with IH bonus approach.
- Delete the IR zone, which is moved to the Campus Institutional zones chapter (33.150).
- Amend RH 4:1 FAR maps consistent with proposal in the *Map Refinement Project*.



Commercial/Mixed Use - 33.130

- Amend affordable housing bonus consistent with the IH approach.
- Projects that trigger IH or voluntarily comply are allowed the maximum FAR and height allowed through bonuses.



Commercial/Mixed Use - 33.130

- Remove the reduced rent requirement from affordable commercial bonus and specify participation in PDC/Prosper Portland program.
- Reestablish design review for self-service storage uses in the CE zone.



Employment & Industrial - 33.140

- Amend to conform with the IH bonus approach.
- Change setbacks for buildings and outdoor activities adjacent to residential zones in order to reduce impacts. These changes are linked to removal of the Buffer overlay zone.



Campus Institutional - 33.150

- Amend to conform with the IH bonus approach for non-campus residential uses in C12 zone.



Self Service Storage - 33.284

- Amend to apply design guidelines that are specific to a particular design district.
- Use Community Design Guidelines where guidelines not specified.

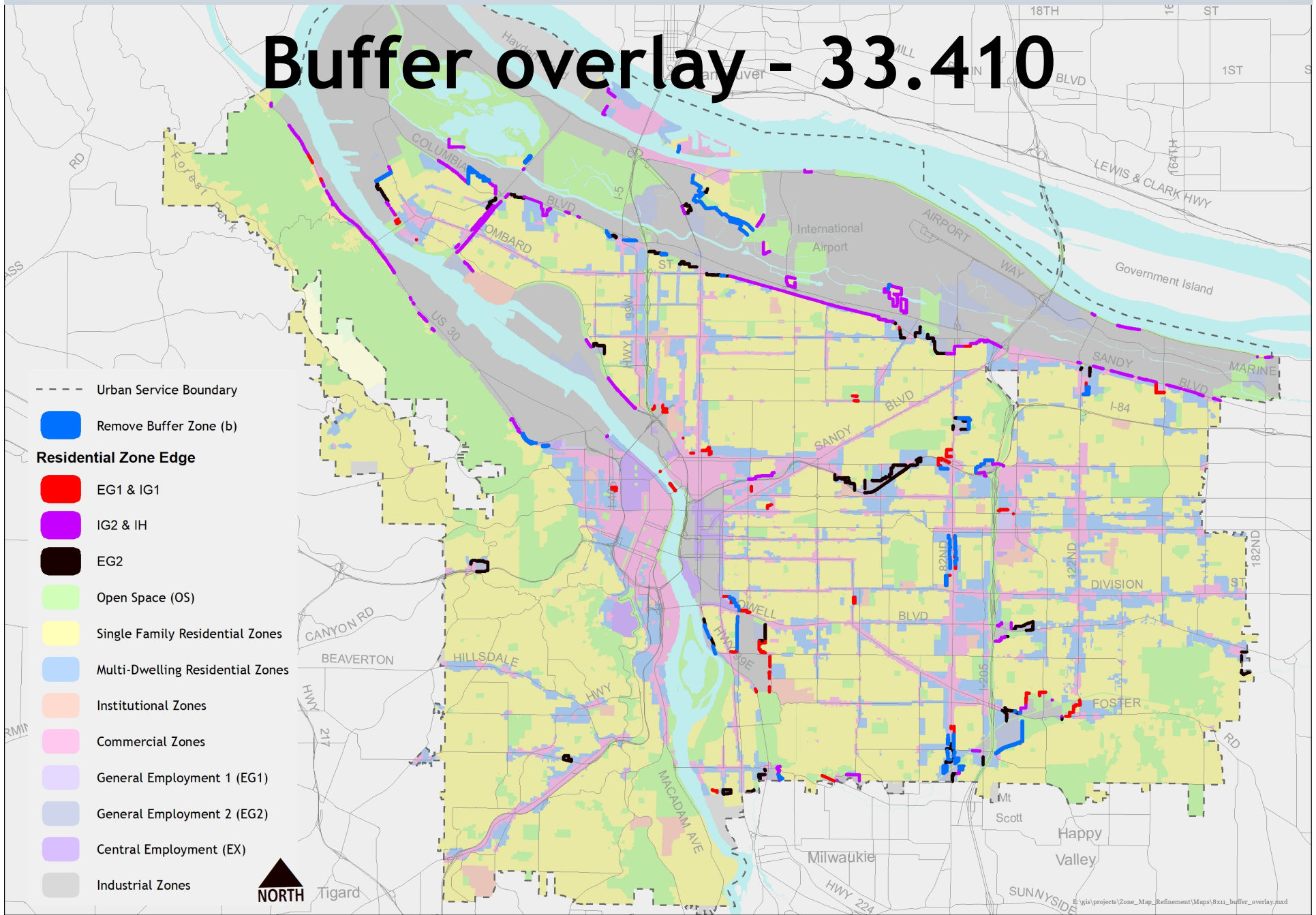


Buffer overlay - 33.410

- 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.



Buffer overlay - 33.410



October, 2017

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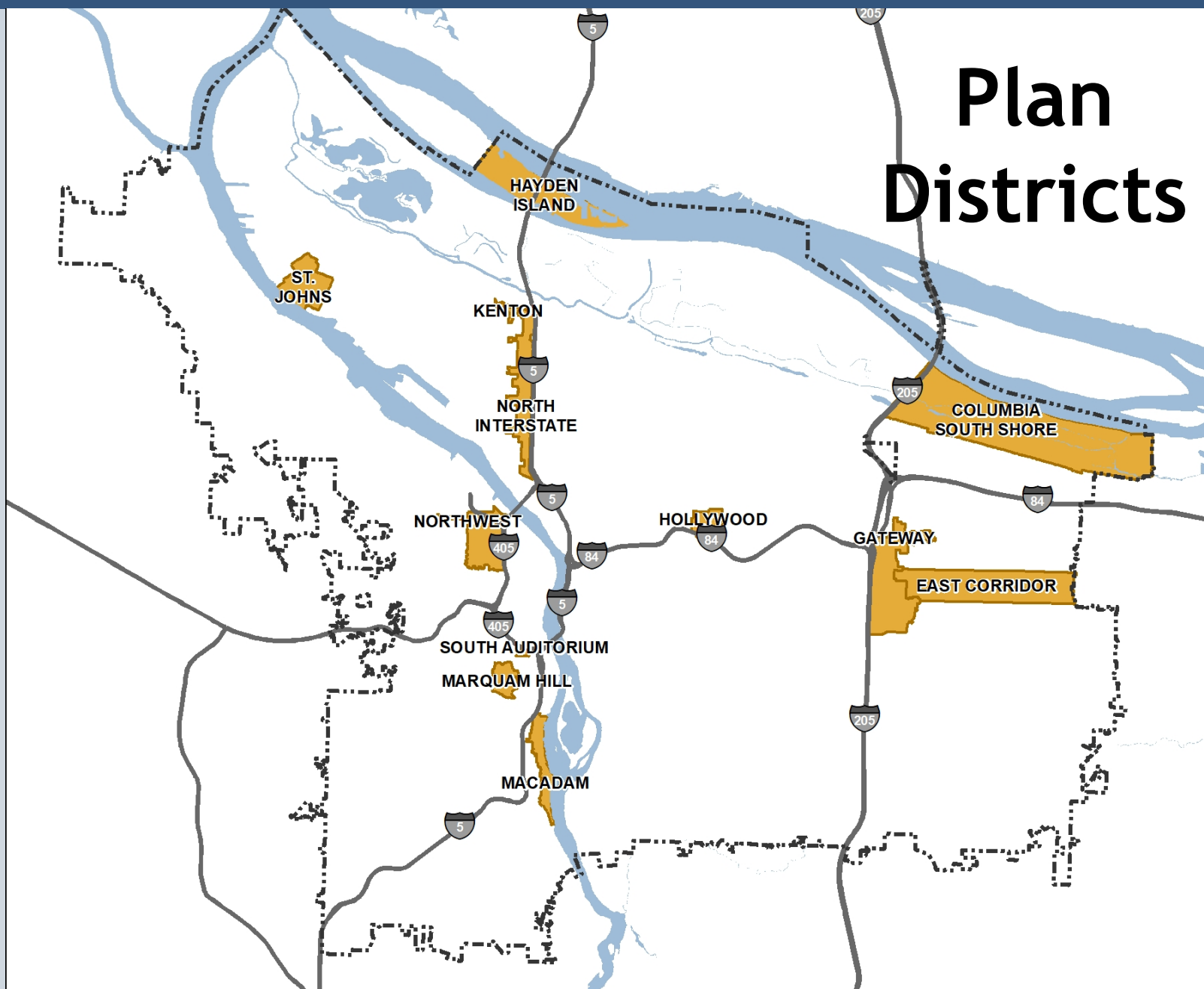
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Plan Districts

- Address IH and new approaches:
 - Change existing housing bonuses to IH
 - Add IH bonus/offset where no bonus
 - Adjust FAR to conform - maintain heights
- Change Retail sizes consistent w/base zones
- Amend references to conform with C/MU
- Revise maps to conform to property lines and new C/MU.



Plan Districts



Conditional Uses - 33.815

- Amend to reflect a citywide change in transportation approval criteria for similar reviews. Similar to 33.852.110.
- Places further emphasis on evaluation factors, including availability of other modes, and clarification that the evaluation factors may be looked at on balance.



Title 11 - Trees

- Amendments remove tree preservation and tree density exemptions for the CS and CM zones, which have been eliminated throughout the city.
- Tree preservation and tree density requirements would apply to replacement C/MU zones unless exempted in 11.050.040.



Title 32 - Signs

- 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.



Title 18 - Noise

- Assigns CI2 and CM3 zones to the Commercial use zone category (many CM3 properties were previously/are currently zoned EX, and assigned the Industrial zone category).
- Assigns CR and CI1 zones to the Residential use zone category.



Staff Amendments

- Table 110-1 (change from L to CU)
- 33.110.100 (clarify Retail limits)
- 33.130.212 (revise affordable commercial bonus)
- 33.130.230 (clarify GF window exemption)
- 33.258.070 (clarify landscape areas)
- 33.526.220 (recast FAR for allowed housing)
- 33.562.290 (substitute CM3 for EX re: Commercial Pkg.)
- 33.700.110 (clarify list of LU reviews)
- 33.930.050 (clarify C/MU height measurement)



PSC Briefing Issues

1. Applying the CR Zone more broadly
2. Plan District Floor-Area-Ratios
3. LOS as approval criteria
4. Affordable Commercial Bonus
5. Title 11, Trees – CS and CM exemptions
6. Code references to administrative rules
7. Buffer overlay zone
8. Title 32, Sign Code - changes/alterations





Questions?

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Title 11 - Trees

- 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 15% of site (Option A), or sliding scale in Option B.

