

Manufactured Dwelling Parks

Comprehensive Plan Policy Amendments

Comprehensive Plan Map Amendments

Zoning Code Amendments

Zoning Map Amendments



Proposed Draft (Revised)
May 30, 2018



Bureau of Planning and Sustainability
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City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director



How can I provide comment to decision-makers?

Formal public testimony on the *Proposed Draft* of the **Manufactured Dwelling Parks Project** is directed to the Portland Planning and Sustainability Commission (PSC). The public is invited to submit testimony in person at the public hearing or in writing. The PSC may amend the proposal and will subsequently vote to recommend the changes to the Portland City Council.

Send *Proposed Draft* public testimony to:

Testify in person at the PSC public hearing.

You may speak for 2 minutes to the Commission, and your testimony will be added to the public record.

PSC Public Hearing

Tuesday, June 12, 2018 at 6:30PM

Portland Community College – Southeast Campus Community Hall Annex

2305 SE 82nd Ave, Portland, OR 97216

To confirm the time and date, check the PSC calendar at www.portlandoregon.gov/bps/35452

Testify in writing.

Written testimony must be received by 4 pm on June 12th, 2018. Please provide your full name and mailing address.

- Map App: www.portlandmaps.com/bps/mapapp
Click on Manufactured Dwelling Parks Project to review and testify on property-specific zoning; use the “Testify” button to provide your testimony, then read it and others in real time.
- Email: psc@portlandoregon.gov with subject line “PSC Manufactured Dwelling Parks testimony”
- U.S. Mail:
Portland Planning and Sustainability Commission
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A digital copy of this report and additional project background information can be found at www.portlandoregon.gov/bps/mdp

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Section I: Introduction

Project Summary

The Manufactured Dwelling Parks (MDP) zoning project proposes to establish a new residential multi-dwelling base zone specifically for manufactured dwelling parks. The proposal requires amendments to the Comprehensive Plan, Comprehensive Plan Map, Zoning Code (Title 33), Tree Code (Title 11) and the Zoning Map. The proposed zoning changes will consolidate MDPs into one new base zone in the Multi-Dwelling Residential Chapter (33.120) to create consistent land use regulations for manufactured dwelling parks.

The 2035 Comprehensive Plan Policy 5.37 established the importance of MDPs as an affordable housing option. Manufactured dwellings (including mobile homes) in manufactured dwelling parks provide some of Portland’s most affordable housing. Manufactured housing plays a small — but important — role in the affordable housing market. It is often the housing of last resort for households that are struggling to cope with rising housing costs. At the same time, it can be the first choice of housing for low-income households, especially families.

Policy 5.37 Mobile home parks.
Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.

There are 56 MDPs with 3,000 spaces for manufactured homes in Portland (Appendix A. Manufactured Dwelling Park Inventory). Some residents own their manufactured dwelling and rent the space from a MDP owner. Some residents rent both the dwelling and the space from the MDP owner. Most (39) of the MDPs have R2 or R3 zoning, which are the only zones in which MDPs are currently an allowed use. The remaining 27 MDPs are nonconforming uses with a wide range of residential, commercial and employment zoning.

Manufactured dwelling parks come in a variety of types and sizes. The average MDP was built in 1970 with 55 spaces on 4.8 acres.

Number of Spaces

Less than 20	20 to 50	More than 50
14	23	19

Park Area (acres)

Less than 2 ac	2 to 5 ac	More than 5 ac
22	21	13

Year Built

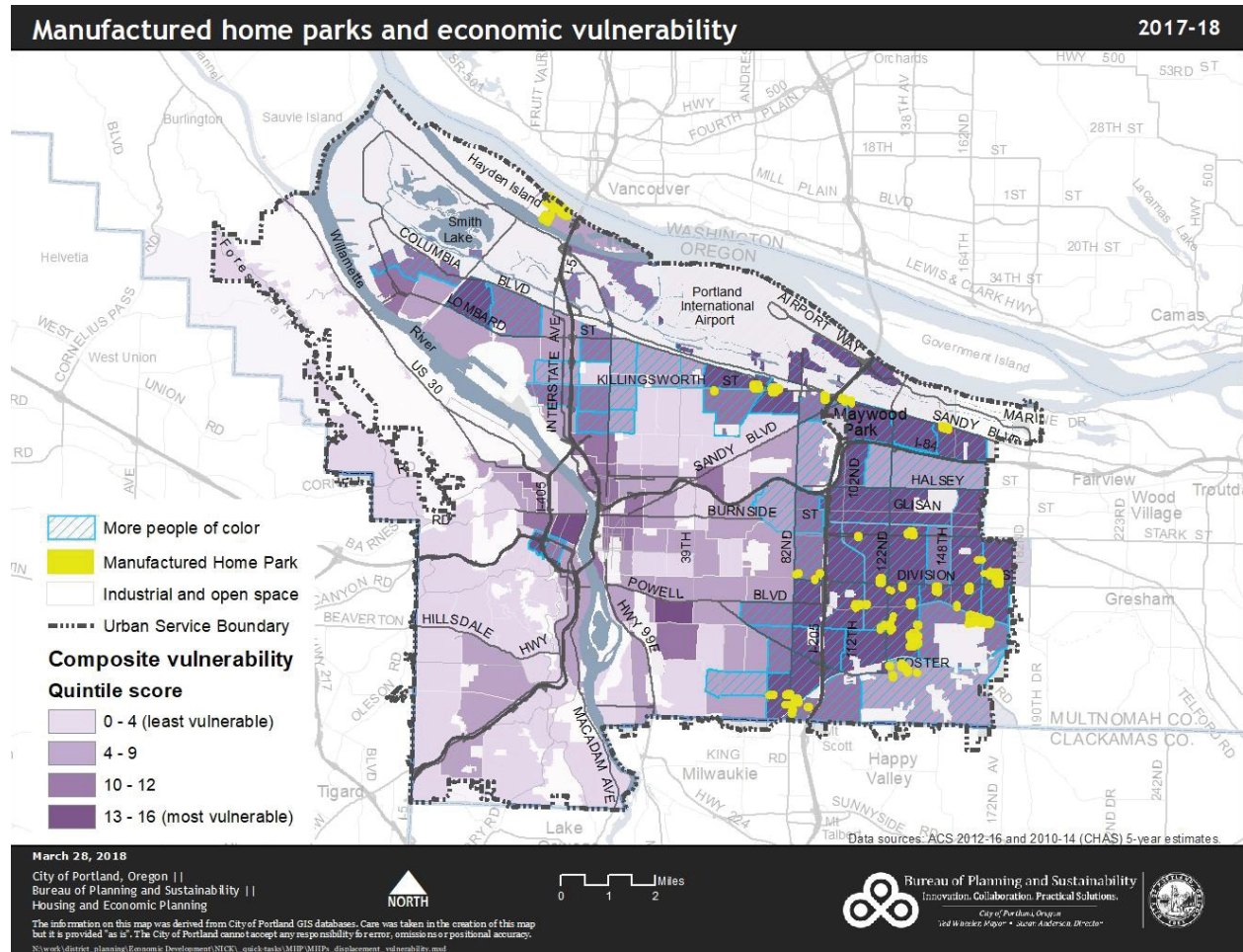
Before 1955	1955 to 1969	Since 1985
18	16	22

The proposed policy, code and map changes will consolidate MDPs into one new base zone in the Multi-Dwelling Residential Chapter (33.120). The new base zone would have development standards to address the unique nature of MDPs in terms of density, access, setbacks and landscaping requirements.

Displacement Risk Analysis

The purpose of these proposed map and code changes is to provide greater stability for MDPs, especially by resolving nonconforming uses. Greater stability for these parks can help maintain access to relatively affordable housing, especially for historically inequitably burdened communities of color, underserved and under-represented communities, and other vulnerable populations.

The Bureau of Planning and Sustainability uses a vulnerability analysis to identify neighborhoods (Census tracts) with higher than average shares of people that are vulnerable to economic displacement: renters, communities of color, adults without a four-year college degree and renters. An analysis of the location of MDPs in relation to higher levels of vulnerability show that 50 out of 56 MDPs are located in vulnerable neighborhoods, with 55 out of 56 MDPs located in areas with higher shares of communities of color (see Appendix B. Vulnerability Analysis).



Conversion of MDPs

These proposed changes do not prohibit closure and redevelopment of MDPs to another use. A proposal to change a MDP to another use will require a Comprehensive Plan map amendment and a zoning map change.

Transferrable Development Rights

The transfer of unused density from a manufactured dwelling park will be allowed. Many parks are well under the maximum number of dwelling units allowed. Transferring unused density to another multi-dwelling zoned site offers an economic incentive to support the long-term stability of the park. The proposal is to treat MDPs like historic landmarks and allow the transfer of density to another multi-dwelling zoned site within two miles of the park to create a broader market area for the transfer to take place.

Guidance from 2035 Comprehensive Plan goals and policies

The following 2035 Comprehensive Plan goals and policies provide guidance in forming this proposal:

Policy 3.3 **Equitable development.** Guide development, growth, and public facility investment to reduce disparities; encourage equitable access to opportunities, mitigate the impacts of development on income disparity, displacement and housing affordability; and produce positive outcomes for all Portlanders.

3.3.a. Anticipate, avoid, reduce, and mitigate negative public facility and development impacts, especially where those impacts inequitably burden communities of color, under-served and under-represented communities, and other vulnerable populations.

Goal 5.A: Housing diversity

Portlanders have access to high-quality affordable housing that accommodates their needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

Goal 5.B: Equitable access to housing

Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.

Goal 5.D: Affordable housing

Portland has an adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.

Policy 5.3 **Housing potential.** Evaluate plans and investments for their impact on housing capacity, particularly the impact on the supply of housing units that can serve low- and moderate-income households, and identify opportunities to meet future demand.

Policy 5.11 **Remove barriers.** Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.

Policy 5.14 **Preserve communities.** Encourage plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established communities.

- Policy 5.15** **Gentrification/displacement risk.** Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.
- Policy 5.16** **Involuntary displacement.** When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.
- Policy 5.20** **Coordinate housing needs in high-poverty areas.** Meet the housing needs of under-served and under-represented populations living in high-poverty areas by coordinating plans and investments with housing programs.
- Policy 5.37** **Mobile home parks.** Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.
- Policy 5.42** **Homeownership retention.** Support opportunities for homeownership retention for people of color and other groups who have been historically under-served and under-represented.

Section II: Comprehensive Plan Amendments

This section presents the proposed 2035 Comprehensive Plan policy amendments.

These policy amendments are in Chapter 10: Land Use Designations and Zoning create the new Manufactured Dwelling Park land use map designation.

Chapter 10: Land Use Designations and Zoning

Policies

Land use designations

Policy 10.1 Land use designations

Multi-Dwelling Residential

Add new #13 Manufactured Dwelling Park, renumber following land use designations.

13. Manufactured Dwelling Park

This designation allows multi-dwelling residential development in manufactured dwelling parks. Allowed housing is manufactured dwellings that are assembled off-site. The designation is intended to reflect the unique features of manufactured dwelling parks in terms of a self-contained development with smaller dwellings on individual spaces with an internal vehicle circulation system, pedestrian pathways, and open area often resulting in lower building coverage than other multi-dwelling designations. The maximum density is generally 21.8 spaces per acre, one space per 2,000 square feet of site area. The corresponding zone is RMP.

Mixed Use and Commercial

1413. Mixed Use — Dispersed

This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes rather than large areas or corridors. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Employment (CE), and Commercial Residential (CR).

1514. Mixed Use — Neighborhood

This designation promotes mixed-use development in neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a storefront character. This designation is intended for areas where urban public services, generally including complete local street networks and

access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented towards the sidewalk. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), and Commercial Employment (CE).

1615. Mixed Use — Civic Corridor

This designation allows for transit-supportive densities of commercial, residential, and employment uses, including a full range of housing, retail, and service businesses with a local or regional market. This designation is intended for areas along major corridors where urban public services are available or planned including access to high-capacity transit, frequent bus service, or streetcar service. The Civic Corridor designation is applied along some of the City’s busiest, widest, and most prominent streets. As the city grows, these corridors also need to become places that can succeed as attractive locations for more intense, mixed-use development. They need to become places that are attractive and safe for pedestrians while continuing to play a major role in the City’s transportation system. Civic Corridors, as redevelopment occurs, are also expected to achieve a high level of environmental performance and design. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment (CE).

1716. Mixed Use — Urban Center

This designation is intended for areas that are close to the Central City and within Town Centers where urban public services are available or planned including access to high-capacity transit, very frequent bus service, or streetcar service. The designation allows a broad range of commercial and employment uses, public services, and a wide range of housing options. Areas within this designation are generally mixed-use and very urban in character. Development will be pedestrian-oriented with a strong emphasis on design and street level activity, and will range from low- to mid-rise in scale. The range of zones and development scale associated with this designation are intended to allow for more intense development in core areas of centers and corridors and near transit stations, while providing transitions to adjacent residential areas. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment (CE). This designation is generally accompanied by a design overlay zone.

1817. Central Commercial

This designation is intended to provide for commercial development within Portland’s Central City and Gateway Regional Center. A broad range of uses is allowed to reflect Portland’s role as a commercial, cultural, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together along a pedestrian-oriented,

safe, and attractive streetscape. The corresponding zone is Central Commercial (CX). This designation is generally accompanied by a design overlay zone.

Employment

1918. Central Employment

The designation allows for a full range of commercial, light-industrial, and residential uses. This designation is intended to provide for mixed-use areas within the Central City and Gateway Regional Center where urban public services are available or planned including access to high-capacity transit or streetcar service. The intensity of development will be higher than in other mixed-use land designations. The corresponding zone is Central Employment (EX). This designation is generally accompanied by a design overlay zone.

2019. Mixed Employment

This designation encourages a wide variety of office, creative services, manufacturing, distribution, traded sector, and other light-industrial employment opportunities, typically in a low-rise, flex-space development pattern. Most employment uses are allowed but limited in impact by the small lot size and adjacency to residential neighborhoods. Retail uses are allowed but are limited in intensity so as to maintain adequate employment development opportunities. Residential uses are not allowed to reserve land for employment uses, to prevent conflicts with the other uses, and to limit the proximity of residents to truck traffic and other impacts. The corresponding zones are General Employment 1 (EG1) and General Employment 2 (EG2).

2120. Institutional Campus

This designation is intended for large institutional campuses that are centers of employment and serve a population from a larger area than the neighborhood or neighborhoods in which the campus is located. This designation is intended for areas where urban public services are available or planned. This designation includes medical centers, colleges, schools, and universities. A variety of other uses are allowed that support the mission of the campus, such as residences for students, staff, or faculty. Neighborhood-serving commercial uses and other services are also encouraged. The designation is intended to foster the growth of the institution while enhancing the livability of surrounding residential neighborhoods and the viability of nearby business areas. Corresponding zones are Campus Institution 1 (CI1), Campus Institution 2 (CI2), and Institutional Residential (IR).

Industrial

2221. Industrial Sanctuary

This designation is intended to reserve areas that are attractive for manufacturing and distribution operations and encourage the growth of industrial activities in the parts of the city where important freight and

distribution infrastructure exists, including navigable rivers, airports, railways, and pipelines. A full range of industrial uses are permitted and encouraged. Nonindustrial uses are significantly restricted to facilitate freight mobility, retain market feasibility for industrial development, prevent land use conflicts, reduce human exposure to freight traffic and potential air quality, noise, and pedestrian safety impacts, and to preserve land for sustained industrial use. The corresponding zones are General Industrial 1 (IG1), General Industrial 2 (IG2), and Heavy Industrial (IH).

Amend Figure 10-1 to show the corresponding zone is the new Manufactured Dwelling Park (RMP) zone.

Figure 10-1. Corresponding and Allowed Zones for Each Land Use Designation

LU Designation	Corresponding Zone(s)	Non-corresponding zone(s) that are allowed
Open Space	OS	none
Farm and Forest	RF	OS
Single-Dwelling 20,000	R20	RF, OS
Single-Dwelling 10,000	R10	R20, RF, OS
Single-Dwelling 7,000	R7	R10, R20, RF, OS
Single-Dwelling 5,000	R5	R7, R10, R20, RF, OS
Single-Dwelling 2,500	R2.5	R5, R7, R10, R20, RF, OS
Multi-Dwelling 3,000	R3	R2.5, R5, R7, R10, R20, RF, OS
Multi-Dwelling 2,000	R2	R3, R2.5, R5, R7, R10, R20, RF, OS
Multi-Dwelling 1,000	R1	R2, R3, R2.5, R5, R7, R10, R20, RF, OS
High- Density Multi-Dwelling	RH	R1, R2, R3, R2.5, R5, R7, R10, R20, RF, OS
Central Residential	RX	RH, R1, R2, R3
<u>Manufactured Dwelling Park</u>	<u>RMP</u>	<u>none</u>
Mixed-Use — Dispersed	CM1, CR	CE, R1, R2, R3, R2.5, R5, R7, OS
Mixed-Use — Neighborhood	CM1, CM2, CE	R1, R2, R3, R2.5, R5, OS
Mixed-Use — Civic Corridor	CM1, CM2, CM3, CE	R1, R2, R3, R2.5, R5, OS
Mixed-Use — Urban Center	CM1, CM2, CM3, CE	IG1, EG1, CE, RH, R1, R2, R2.5, OS
Central Commercial	CX	IH, IG1, IG2, EG1, EG2, EX, CM1, CM2, CM3, CE, RX, RH, R1, R2
Mixed Employment	EG1, EG2	IH, IG1, IG2, RF
Central Employment	EX	none
Institutional Campus	CI1, CI2, IR	EG2, EX, CX, CM1, CM2, CM3, CE, R1, R2, R3, R,2.5, R5, R7, R10, R20, RF, OS
Industrial Sanctuary	IH, IG1, IG2	RF (R20, R10, R7, R5, OS) ¹

¹ R20, R10, R7 R5 and OS are allowed zones in the Industrial Sanctuary only where the zoning pre-dates the adoption of the 2035 Comprehensive Plan.

Section III: Comprehensive Plan Map Amendments

This section presents the proposed 2035 Comprehensive Plan Map amendments.

What is the difference between the Comprehensive Plan Map and Zoning Map designations?

The Comprehensive Plan Map depicts a long-term vision of how and where the city will grow and change over the next 20 years to accommodate anticipated population and job growth. In contrast, the Zoning Map tells us how land can be used and what can be built on any given property today.

Zones are more specific than the Comprehensive Plan Map designations and come with a set of rules that clarify what uses are allowed (e.g., residences, businesses, manufacturing) as well as how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines). In Portland, all properties have both Comprehensive Plan and Zoning designations. Usually these designations match.

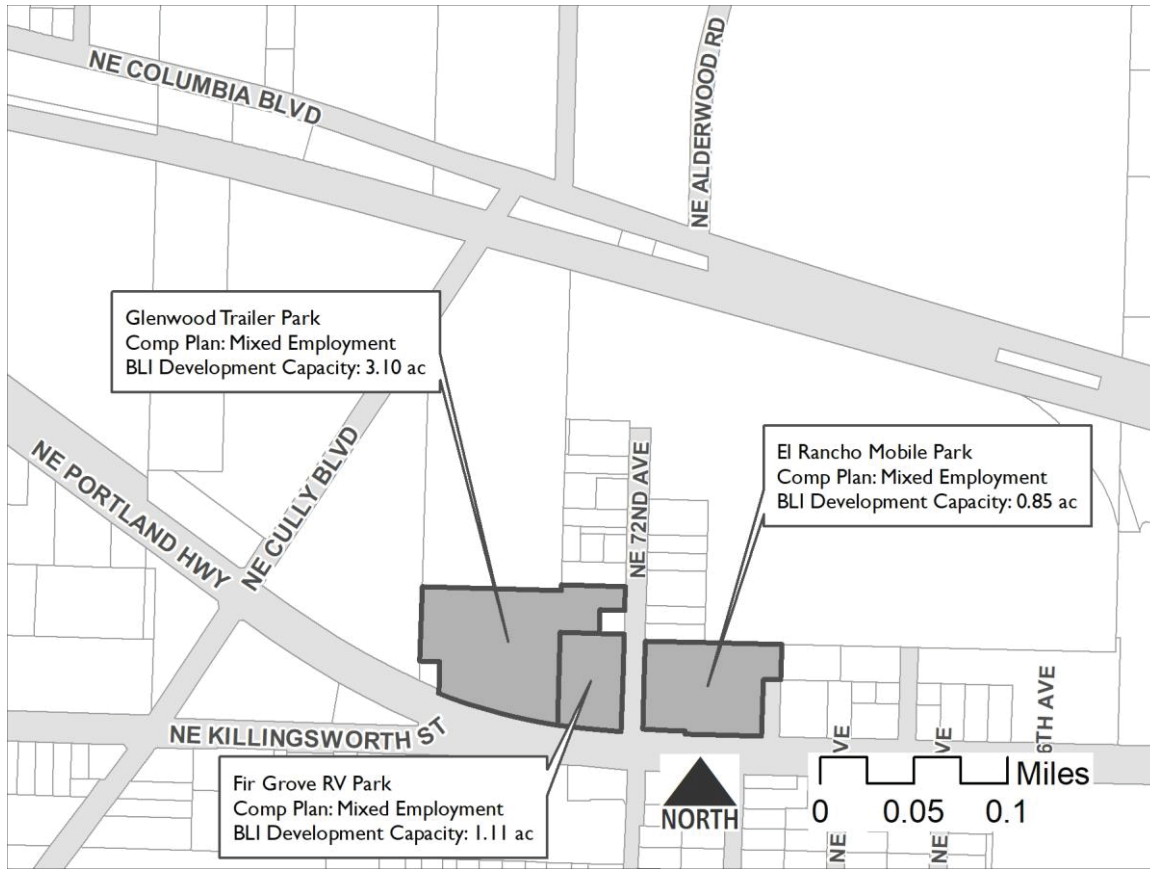
Overview

There are 56 MDPs in Portland with a wide range of Comprehensive Plan Map designations (see Appendix A for a detailed inventory). Most (39 parks) of the MDPs are currently designated as Multi-Dwelling 2,000 (R2) or Multi-Dwelling 3,000 (R3). Some of the parks have Mixed Use (4 parks) or Employment (4 parks) map designations; some (4) have medium density Multi-Dwelling and few have Single-Dwelling (5) designations. The proposed changes to the Comprehensive Plan Map are shown on Map 1.

Employment Development Capacity

There are four MDPs that currently have a Mixed Employment designation. The proposed changes to the RMP designation will have a minimal impact on the employment capacity. The total reduction in employment capacity would be 6 acres; 5 acres in the Harbor and Airport Districts geography and 1 acre in the Dispersed Industrial geography.

Site	Name	Existing Spaces	Proposed Max Spaces	Current Comp Plan Designation	2016 BLI Employment Capacity
5	Glenwood Trailer Park	80	73	Mixed Employment	3.10 acres
6	Fir Grove RV Park	92	42	Mixed Employment	1.11 acres
7	El Rancho Mobile Park	30	27	Mixed Employment	0.85 acres
33	Johnson Creek Trailer Park	23	14	Mixed Employment	0.70 acres



The City of Portland Employment Opportunities Analysis² identified a 54-acre surplus of development capacity in the Harbor & Airport Districts and a 16-acre surplus capacity in the Dispersed Employment geography, so there is sufficient employment capacity to accommodate these changes and still demonstrate compliance with Statewide Planning Goal 9 and the need to maintain adequate development capacity to accommodate expected employment growth.

There is one MDP, Fox Run, that is not included in this project because it is a large (15 acres) park located in a Prime Industrial Area with General Employment (EG) zoning. This park is counted as part of Portland’s employment buildable land inventory (BLI). Therefore, changing the map designations would represent a significant reduction in Portland’s industrial land supply. The four smaller MDPs (6 acres total) with EG zoning that are proposed for map changes are not located in a designated Prime Industrial Area.

² City of Portland Economic Opportunities Analysis, As Adopted June 2016.
<https://www.portlandoregon.gov/bps/article/543101>

Residential Development Capacity

While the MDPs are existing development, the proposed changes could result in additional development capacity from the zone changes. For 11 of the MDPs the proposed change represents an upzone that will allow for more spaces than allowed under the current zoning. The total increase in development capacity is about 1,300 units.

The proposed changes have the potential of reducing the residential development capacity at eight (8) of the MDPs due to a change from CM1, CM2, CE or R1 zoning. However, the impact is negligible because only two MDPs were identified as underutilized with a significant difference in future development capacity in the 2016 Buildable Land Inventory.

Site	Name	Existing Spaces	Proposed Max Spaces	Current Zoning	2016 BLI Residential Capacity	Net Change
9	Parkrose Mobile City	50	80	CE	91	-11
10	Heidi's Mobile Home Park	17	26	CE	42	-16
38	Central Trailer Park Mobile Homes	30	45	CM2	25	20
39	Cherry Grove	29	45	CM1	46	-1
41	Stark Firs Mobile Home Park	30	32	R1	34	-2
43	Value Trailer Court	21	21	R1	N/A	N/A
48	TO-NIS-GAH Mobile Home Park	42	49	R1	N/A	N/A
49	Nine Oaks Estates	14	32	R1, R2	N/A	N/A

Section IV: Zoning Code Amendments

This section presents the proposed zoning code amendments. The section is formatted to facilitate readability by showing draft code amendments on the right-hand pages and related commentary on the facing left-hand pages.

Commentary

Commentary

Language to be **added** is underlined
Language to be **deleted** is shown in ~~strikethrough~~

Index of Symbols on the Official Zoning Maps

	Symbol	Full Name	Chapter
		Natural Resource Management Plans	NRMP documents
	☆☆☆	Recreational Trails	33.272
	●	Historic Landmarks	33.445
	▲	Conservation Landmarks	33.445

Commentary

The amendments to Chapter 33.120 incorporate a new base zone into the Multi-Dwelling Zones chapter. The new zone is specifically intended to allow for manufactured dwelling parks with specific development standards that are unique to that use.

The amendments to 33.120 are scattered throughout the chapter. Only the sections that will be amended are shown.

Manufactured dwelling parks will continue to be allowed in the R3 and R2 zones.

33.120.020 List of the Multi-Dwelling Zones

The list of multi-dwelling zones has been amended to add the new Residential Manufactured Dwelling Park (RMP) zone.

33.120 Multi-Dwelling Zones

120

33.120.020 List of the Multi-Dwelling Zones

The full and short names of the multi-dwelling residential zones and their map symbols are listed below. When this Title refers to the multi-dwelling zones, it is referring to the six zones listed here. When this Title refers to the residential zones or R zones, it is referring to both the single-dwelling zones in Chapter 33.110 and the multi-dwelling zones in this chapter.

Full Name	Short Name/Map Symbol
Residential 3,000	R3
Residential 2,000	R2
Residential 1,000	R1
High Density Residential	RH
Central Residential	RX
<u>Residential Manufactured Dwelling Park</u>	<u>RMP</u>

33.120.030 Characteristics Of The Zones

- A R3 zone.** The R3 zone is a low density multi-dwelling zone. It allows approximately 14.5 dwelling units per acre. Density may be as high as 21 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one and two story buildings and a relatively low building coverage. The major type of new development will be townhouses and small multi-dwelling residences. This development is compatible with low and medium density single-dwelling development. Generally, R3 zoning will be applied on large sites or groups of sites.
- B. R2 zone.** The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.
- C. R1 zone.** The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

Commentary

33.120.030.F Characteristics of the Zones

A description of the character of the Residential Manufactured Dwelling Park zone (RMP) has been added to the chapter.

33.120.100.B Limited uses

A couple of the limited use allowances are being amended to accommodate the new RMP zone, however, all of the limited use allowances are included here for information and context.

- D. RH zone.** The RH zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.
- E. RX zone.** The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of new housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.
- F. RMP zone.** The RMP zone is a low-scale multi-dwelling zone that allows manufactured dwelling parks. Allowed density may be up to 22 units per acre. Allowed housing is manufactured dwellings that are assembled off-site. Units are generally surrounded by vehicle circulation systems, pedestrian pathways, and open area often resulting in lower building coverage than other multi-dwelling zones. Development is compatible with low- and medium-density single-dwelling development and multi-dwelling development. Generally, RMP zoning will be applied on large sites.

33.120.100 Primary Uses

- A. Allowed uses.** Uses allowed in the multi-dwelling zones are listed in Table 120-1 with a “Y”. These uses are allowed if they comply with the development standards and other regulations of this Title. Being listed as an allowed use does not mean that a proposed use will be granted an adjustment or other exception to the regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters.
- B. Limited uses.** Uses allowed in these zones subject to limitations are listed in Table 120-1 with an “L”. These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 120-1.
1. Group Living. This regulation applies to all parts of Table 120-1 that have a [1].

Commentary

- a. General regulations. All Group Living uses in R3, R2, R1, RH, and RX zones, except for alternative or post incarceration facilities, are regulated as follows:
 - (1) Seven to 15 residents. Group Living uses for 7 to 15 residents are allowed by right subject to the regulations of Chapter 33.239, Group Living.
 - (2) More than 15 residents. Group Living facilities for more than 15 residents are conditional uses. They are also subject to the regulations of Chapter 33.239, Group Living.
 - (3) Exception. Normally all residents of a structure are counted to determine whether the use is allowed or a conditional use as stated in (1) and (2) above. The only exception is residential facilities licensed by or under the authority of the state Department of Human Resources under ORS 443.400 to 443.460. In these cases, staff persons are not counted as residents to determine whether the facility meets the 15 resident cutoff, above which a conditional use is required.
 - b. Alternative or post incarceration facilities. Group Living uses which consist of alternative or post incarceration facilities are conditional uses regardless of size. They are also subject to the regulations of Chapter 33.239, Group Living.
2. Retail Sales And Service and Office uses in the RH zone. This regulation applies to all parts of Table 120-1 that have a [2].
 - a. Purpose. Certain commercial uses are allowed as conditional uses in the RH zone to allow mixed-use development on larger sites that are close to light rail transit facilities.
 - b. Regulations. Retail Sales And Service and Office uses are allowed as a conditional use if they meet the following regulations.
 - (1) The uses are allowed in new multi-dwelling developments only. Conversion of existing structures is prohibited;
 - (2) The net building area of the uses is limited to 20 percent of the net building area of the development. Retail Sales and Service or Office uses that cumulatively are more than 20 percent of the net building area are prohibited; and
 - (3) The site must be located within 1,000 feet of a Transit Station.
 3. Retail Sales And Service and Office uses in the RX zone. This regulation applies to all parts of Table 120-1 that have a [3].
 - a. Purpose. Certain commercial uses are allowed in the RX zone to improve the economic viability of residential development by allowing mixed-use development. At the same time, commercial uses are limited to assure that residential uses remain the dominant use in the zone.
 - b. Central City plan district and Gateway plan district. Retail Sales And Service and Office uses in the RX zone within the Central City plan district and the Gateway plan district are exempt from the regulations of this paragraph, and are instead subject to regulations in Chapter 33.510, Central City Plan District and Chapter 33.526, Gateway Plan District.

Commentary

- c. Commercial uses in new multi-dwelling development. Adjustments to the regulations of this subparagraph are prohibited.
- (1) Limited uses.
- If all of the Retail Sales And Service or Office uses are on the ground floor, up to 40 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office uses;
 - If any portion of the Retail Sales And Service or Office uses is not on the ground floor, up to 20 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office uses.
- (2) Conditional uses.
- If any portion of the Retail Sales And Service or Office uses is not on the ground floor, up to 40 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office uses if approved as a conditional use;
 - If the entire site is within 500 feet of a Transit Station, up to 50 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office uses if approved as a conditional use.
- d. Commercial uses in existing multi-dwelling development. Up to 40 percent of existing net building area in a multi-dwelling development may be converted to Retail Sales And Service and Office uses if the following are met. Adjustments to the regulations of this subparagraph are prohibited:
- (1) All of the Retail Sales And Service or Office uses must be on the ground floor; and
- (2) The conversion may not result in a net loss of the square footage in residential use, or a net loss in the number of dwelling units in the development.
- e. Outdoor activities. All commercial uses must be conducted entirely within fully enclosed buildings. However, incidental activities such as outdoor eating areas or outdoor sale of plants are allowed. Exterior display or storage of goods is prohibited.
- f. Transfer of commercial development rights. The commercial development rights of this Paragraph may be transferred between buildings within a single new project. Transfers are subject to the following requirements:
- (1) The transfer of commercial use potential to sites on the Park Block frontages is prohibited. The Park Block frontages are shown on Map 510-13;
- (2) The net building area of commercial uses does not exceed 20 percent of the project's net building area, unless approved under the provisions of Subparagraph d. above;
- (3) All residential net building area in the project must be completed and must receive a certificate of occupancy at the same time or prior to issuance of any temporary or permanent certificate of occupancy for the commercial uses; and

Commentary

33.120.100.B.6

This amendment deletes a reference to the IR zone that was omitted from the Code Reconciliation Project, and this amendment adds reference to the new RMP zone.

- (4) A deed restriction is created and filed for the lot containing the residential building(s) reflecting the decrease in commercial use potential. The deed restriction must comply with the requirements of 33.700.060, Covenants with the City.
4. Commercial Parking in RX. This regulation applies to all parts of Table 120-1 that have a [4]. Outside the Central City plan district, Commercial Parking facilities in parking structures are a conditional use. Commercial Parking facilities in surface lots are prohibited. Within the Central City plan district, there are special regulations; see Chapter 33.510. Any ground floor retail requirements that result from other regulations continue to apply and are reviewed as part of the land use review process.
 5. Community Service and Schools in RX. This regulation applies to all parts of Table 120-1 that have a [5]. Short term housing and mass shelters are also regulated by Chapter 33.285, Short Term Housing and Mass Shelters.
 - a. Limited uses. Community Service and Schools uses are allowed in a multi-dwelling development if all of the Community Service and Schools uses are located on the ground floor. If any portion of a Community Service or Schools use is not on the ground floor of a multi-dwelling development, the Community Services and Schools uses are limited to 20 percent of the net building area;
 - b. Conditional uses. If any portion of the Community Service and Schools uses is not on the ground floor of a multi-dwelling development and the uses exceed 20 percent of the total net building area, then a conditional use review is required.
 6. Community Service in R3 through RH and RMP~~IR~~. This regulation applies to all parts of Table 120-1 that have a [6]. Most Community Service uses are regulated by Chapter 33.815, Conditional Uses. Short term housing and mass shelters are regulated by Chapter 33.285, Short Term Housing and Mass Shelters.
 7. Parks And Open Areas. This regulation applies to all parts of Table 120-1 that have a [7]. Parks And Open Areas uses are allowed by right. However, certain accessory uses and facilities which are part of a Parks And Open Areas use require a conditional use review. These accessory uses and facilities are listed below.
 - a. Swimming pools.
 - b. Cemeteries, including mausoleums, chapels, and similar accessory structures associated with funerals or burial.
 - c. Golf courses, including club houses, restaurants, and driving ranges.
 - d. Boat ramps.
 - e. Parking areas.
 - f. Recreational fields for organized sports. Recreational fields used for organized sports are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.
 8. Daycare. This regulation applies to all parts of Table 120-1 that have a [8]. Daycare uses are allowed by right if locating within a building which currently contains or did contain a College, Medical Center, School, Religious Institution, or a Community Service use.

Commentary

33.120.100.B.13

The Oregon Manufactured Dwelling and Park Specialty Code allows for combination recreational vehicle parks and recreational vehicle parks. However, Chapter 33.920 defines recreational vehicle parks as short-term lodging, which is a retail sales and service use. This amendment will allow for recreational vehicle parks in the new RMP zone.

9. Radio Frequency Transmission Facilities. This regulation applies to all parts of Table 120-1 that have a [9]. Some Radio Frequency Transmission Facilities are allowed by right. See Chapter 33.274.
10. Basic Utilities. These regulations apply to all parts of Table 120-1 that have a [10].
 - a. Basic Utilities that serve a development site are accessory uses to the primary use being served;
 - b. Small Scale Energy Production that provides energy for on-site or off-site use are considered accessory to the primary use on the site. Installations that sell power they generate—at retail (net metered) or wholesale—are included. However, they are only considered accessory if they generate energy from biological materials or byproducts from the site itself, or conditions on the site itself; materials from other sites may not be used to generate energy. In the RX zone, up to 10 tons per week of biological materials or byproducts from other sites may be used to generate energy. The requirements of Chapter 33.262 Off Site Impacts must be met;
 - c. All other Basic Utilities area conditional uses except in the RX zone where all other Basic Utilities are allowed but are limited to 20 percent of the net building area on a site. If they are over 20 percent of the net building area, a conditional use review is required.
11. Agriculture. This regulation applies to all parts of Table 120-1 that have a [11]. If the use and site do not meet the regulations of Chapter 33.237, Food Production and Distribution, it is prohibited.
12. Retail Sales and Service. This regulation applies to all parts of Table 120-1 that have note [12]. Retail plant nurseries are a conditional use.
13. Retail Sales and Service in the RMP zone. This regulation applies to all parts of Table 120-1 that have note [13]. Recreational vehicle parks are allowed by right in the RMP zone. All other Retail Sales And Service uses are prohibited.

C. Conditional uses.

1. Table 120-1. Uses which are allowed if approved through the conditional use review process are listed in Table 120-1 with a “CU”. These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards, and other regulations of this Title. Uses listed with a “CU” that also have a footnote number in the table are subject to the regulations cited in the footnote. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The conditional use review process and approval criteria are stated in Chapter 33.815, Conditional Uses.
2. Accessory short-term rentals. Accessory short-term rentals are accessory uses that may require a conditional use review. See Chapter 33.207.

- D. Prohibited uses.** Uses listed in Table 120-1 with an “N” are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of Chapter 33.258, Nonconforming Uses And Development.

Commentary

Table 120-1 Multi-Dwelling Zone Primary Uses

Given the unique nature and layout of manufactured dwelling parks, household living is the only use allowed in the RMP zone.

Language to be **added** is underlined
 Language to be **deleted** is shown in ~~strikethrough~~

**Table 120-1
 Multi-Dwelling Zone Primary Uses**

Use Categories	R3	R2	R1	RH	RX	<u>RMP</u>
Residential Categories						
Household Living	Y	Y	Y	Y	Y	<u>Y</u>
Group Living	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	<u>N</u>
Commercial Categories						
Retail Sales And Service	L [12]	L [12]	L [12]	CU[2]	L/CU [3]	<u>L [13]</u>
Office	N	N	N	CU[2]	L/CU [3]	<u>N</u>
Quick Vehicle Servicing	N	N	N	N	N	<u>N</u>
Vehicle Repair	N	N	N	N	N	<u>N</u>
Commercial Parking	N	N	N	N	CU [4]	<u>N</u>
Self-Service Storage	N	N	N	N	N	<u>N</u>
Commercial Outdoor Recreation	N	N	N	N	N	<u>N</u>
Major Event Entertainment	N	N	N	N	N	<u>N</u>
Industrial Categories						
Manufacturing And Production	N	N	N	N	N	<u>N</u>
Warehouse And Freight Movement	N	N	N	N	N	<u>N</u>
Wholesale Sales	N	N	N	N	N	<u>N</u>
Industrial Service	N	N	N	N	N	<u>N</u>
Bulk Fossil Fuel Terminal	N	N	N	N	N	<u>N</u>
Railroad Yards	N	N	N	N	N	<u>N</u>
Waste-Related	N	N	N	N	N	<u>N</u>
Institutional Categories						
Basic Utilities	L/CU [10]	L/CU [10]	L/CU [10]	L/CU [10]	L/CU [10]	<u>L/CU [10]</u>
Community Service	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [5]	<u>L/CU [6]</u>
Parks And Open Areas	L/CU [7]	L/CU [7]	L/CU [7]	Y	Y	<u>L/CU [7]</u>
Schools	CU	CU	CU	CU	L/CU [5]	<u>CU</u>
Colleges	CU	CU	CU	CU	CU	<u>CU</u>
Medical Centers	CU	CU	CU	CU	CU	<u>CU</u>
Religious Institutions	CU	CU	CU	CU	CU	<u>CU</u>
Daycare	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	Y	<u>L/CU [8]</u>
Other Categories						
Agriculture	L [11]	L [11]	L [11]	L [11]	L [[11]	<u>L [11]</u>
Aviation And Surface Passenger Terminals	N	N	N	N	N	<u>N</u>
Detention Facilities	N	N	N	N	N	<u>N</u>
Mining	N	N	N	N	N	<u>N</u>
Radio Frequency Transmission Facilities	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	<u>L/CU [9]</u>
Rail Lines And Utility Corridors	CU	CU	CU	CU	CU	<u>CU</u>

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.120.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Commentary

Table 120-2 Housing Types Allowed in the Multi-Dwelling Zones

The only type of housing that is allowed in the RMP zone is manufactured dwelling units. Manufactured dwellings include manufactured homes, mobile homes, and residential trailers (see 33.910). A manufactured dwelling park is defined as 4 or more manufactured dwellings on a site (see 33.910).

A manufactured dwelling park is by zoning code definition multi-dwelling development (more than two units on a site), and therefore multi-dwelling development must be allowed in the RMP zone, but footnote [2] makes it clear that the only type of multi-dwelling development allowed is a manufactured dwelling park. This will ensure that a park only includes structures on chassis that can be transported to and from the site.

Footnote [3] is intended to further emphasize that only manufactured dwellings in manufactured dwelling parks are allowed in the RMP zone. However, Chapter 33.642 allows manufactured dwelling parks that existed on July 1, 2001 to be subdivided. By allowing this division, owners of the individual manufactured dwellings may have the opportunity to acquire individual ownership of the lot where their dwelling is located. Allowing these land divisions is required by State law. Once the land division is approved under the provisions of 33.642, the only type of housing that is allowed on the lots is manufactured dwellings. All but two of the MDPs existed on July 1, 2001.

Development Standards

33.120.200 Housing Types Allowed

- A. Purpose.** A broad range of housing types are allowed in the multi-dwelling zones. This range allows for efficient use of land, provides options to increase housing variety and housing opportunities, and promotes affordable and energy-efficient housing.
- B. Housing types.** The types of housing allowed in the multi-dwelling zones are stated in Table 120-2.

Table 120-2 Housing Types Allowed In The Multi-Dwelling Zones						
Housing Type	R3	R2	R1	RH	RX	<u>RMP</u>
House	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Attached House (See 33.120.270 C.)	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Accessory dwelling unit (See 33.205)	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Duplex	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Attached Duplex (See 33.120.270.F)	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Multi-Dwelling Structure	Yes [1]	Yes	Yes	Yes	Yes	<u>No</u>
Multi-Dwelling Development	Yes	Yes	Yes	Yes	Yes	<u>Yes [2]</u>
Manufactured Dwelling (See Chapter 33.251)	Yes	Yes	Yes	Yes	Yes	<u>Yes [3]</u>
Manufactured Dwelling Park (See Chapter 33.251)	Yes	Yes	No	No	No	<u>Yes</u>
Houseboat (See Chapter 33.236)	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Single Room Occupancy (SRO) units	No	No	Yes	Yes	Yes	<u>No</u>
Group Structures	Only when in conjunction with an approved conditional use. See also Chapter 33.239.					

Yes = allowed; No = prohibited.

Notes:

[1] Multi-dwelling development is limited to no more than eight units per building.

[2] The only type of multi-dwelling development allowed in the RMP zone is manufactured dwellings in a manufactured dwelling park.

[3] Except on individual lots created under the provisions of 33.642, Land Divisions of Manufactured Dwelling Parks, manufactured dwellings are only allowed in manufactured dwelling parks.

Commentary

33.120.205.C.1

This amendment will ensure that minimum density in the RMP zone is never more than the maximum.

33.120.205.E Maximum increase in density or FAR and 33.120.205 F Inclusionary housing bonus

Bonus or transfer density increases are not allowed in the RMP zone. However, transfers of density from the RMP site will be allowed (see pg. 37).

33.120.205 Density

A.-B. [No change]

C. **Minimum density.** The minimum density requirements for the multi-dwelling zones are stated in Table 120-3. Land within an Environmental zone may be subtracted from the calculation of minimum density. A site that is nonconforming in minimum density may not move further out of conformance with the minimum density standard. However, units may be added to the site that bring the site closer to conformance without coming all the way into conformance.

1. In ~~the R3, and R2, and RMP~~ zones, if maximum density is two units then minimum density is two units. If maximum density is one unit, minimum density is one unit.
2. In the R1 zone, if the site is less than 10,000 square feet in area, the minimum density is 1 unit per 2,000 square feet.
3. On sites where trees that are 12 or more inches in diameter are proposed for preservation, minimum density may be reduced as follows:
 - a. The maximum allowed reduction in minimum density is shown in Table 120-6.
 - b. When this provision is used to reduce density, the owner must execute a covenant with the City. The covenant is not required if the site is also part of a proposed Land Division. The covenant must:
 - (1) Require that all trees used to reduce the minimum density be preserved for at least 10 years;
 - (2) Allow trees used to reduce the minimum density that die, or become diseased or dangerous to be removed and replaced within the 10-year preservation period. The trees must be determined to be dead, diseased, or dangerous by an arborist, and a Title 11 tree permit must be obtained. If a tree used to reduce the minimum density is dead, diseased, or dangerous as the result of a violation, Tree Review is required; and
 - (3) The covenant must meet the requirements of Section 33.700.060 and be recorded before a development permit is issued.

D. [No change]

E. **Maximum increase in density or FAR.** In the RH and RX zones, an increase in FAR through the use of bonuses and transfers of more than 3 to 1 is prohibited. In all other multi-dwelling zones except RMP, an increase in the number of units through the use of bonuses, including amenity bonuses, and transfers of more than 100 percent is prohibited. The maximum allowed increase is calculated based on maximum density without inclusionary housing bonus. Bonuses are prohibited in the RMP zone, and sites in the RMP zone can only be sending sites for transfers. Sites in the RMP zone are prohibited from being receiving sites for a density transfer.

F. **Inclusionary housing bonus density or FAR.** The following density and FAR bonus options are allowed in the R3 through RX zones. Sites in the RMP zone are not eligible for the bonus density options. Adjustments to this Subsection, or to the amount of maximum density or floor area allowed through the bonuses in this Subsection, are prohibited. Amenity bonuses described in 33.120.265 may allow additional bonus density:

1.-2. [No change]

Commentary

33.120.205.G Transfer of density or FAR

In the RMP zone, transfer of density from a manufactured dwelling park will be allowed. Many parks are well under the maximum number of dwelling units allowed, and transferring unused density to another multi-dwelling zoned site offers an economic incentive to support the long-term stability of the park. Allowing the transfer of density to another multi-dwelling zoned site within two miles of the park creates a broader market area for the transfer to take place.

- G. Transfer of density or FAR.** Density or FAR may be transferred from one site to another subject to the following:
1. Calculating the amount of density or FAR transferred. In the R3, R2, ~~and R1,~~ and RMP zones, transferable density is calculated in terms of dwelling units. In the RH and RX zones, transferable density is calculated by FAR.
 2. Development standards. Buildings on sites receiving transferred density or FAR must meet the development standards of the base zone, overlay zone, or plan district, except for maximum density, which is regulated by Subsection E. Sites in the RMP zone are prohibited from being receiving sites.
 3. General standards for transfers of density or FAR.
 - a. Except for transfers from the sites of Landmarks and transfers from sites zoned RMP, the transfers may be only between sites within a block or between sites that would be abutting except for a right-of-way.
 - b. Density or FAR from the site of a Landmark or from a site zoned RMP may be transferred to any site allowed by Paragraph G.5 below, within the recognized neighborhood where the Landmark or RMP zoned site is located, or to any site within two miles of the Landmark or RMP zoned site.
 4. Zoning.
 - a. RX Zone. In the RX Zone:
 - (1) Transfer of commercial development rights is regulated by Subparagraph 33.120.100.B.3.f;
 - (2) Density or FAR may be transferred from a site zoned RX to a site zoned RX, RH, CX, or EX. Density may be transferred from the site of a Landmark zoned RX to a site zoned RX, RH, C, or EX.
 - b. RH Zone. Density or FAR may be transferred from a site zoned RH to a site zoned RX or RH. Density may be transferred from the site of a Landmark zoned RH to a site zoned RX, RH, or EX.
 - c. R3, R2, and R1 Zones. Density may be transferred among sites zoned R3, R2, and R1.
 - d. RMP zone. Density may be transferred from a site zoned RMP to a site zoned R3, R2, R1, or RH. When density will be transferred from a site zoned RMP to a site zoned RH, one dwelling unit is equal to 800 square feet of floor area.
 5. Covenants. The property owner must execute a covenant with the City that is attached to and recorded with the deed of both the site transferring and the site receiving the density reflecting the respective increase and decrease of potential density. The covenant for the receiving site must meet the requirements of Section 33.700.060. The covenant for the Landmark transferring the density must meet the requirements of 33.445.610.D., Covenant.

Commentary

Table 120-3 Summary of Development Standards in Multi-Dwelling Zones

The RMP zone will have base zone development standards similar to the R2 zone except that required landscaped area is regulated by the Manufactured Homes and Manufactured Dwelling Park chapter (33.251). 33.251 provides standards for orderly development, adequate vehicle circulation, parking, pedestrian circulation, open areas, and landscaping. Many of the manufactured dwelling park standards are based on state regulations and allowances.

Language to be **added** is underlined
 Language to be **deleted** is shown in ~~strikethrough~~

Table 120-3 Summary of Development Standards in Multi-Dwelling Zones						
Standard	R3	R2	R1	RH	RX	<u>RMP</u>
Maximum Density (See 33.120.205)	1 unit per 3,000 sq. ft. of site area	1 unit per 2,000 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	FAR of 2 to 1 or 4 to 1	FAR of 4 to 1	<u>1 unit per 2,000 sq. ft. of site area</u>
Maximum Density with Inclusionary Housing Bonus (See 33.120.205.F)	1 unit per 2,400 sq. ft. of site area	1 unit per 1,600 sq. ft. of site area	1 unit per 800 sq. ft. of site area	FAR of 2.5 to 1 or 5 to 1 [1]	FAR of 5 to 1	<u>NA</u>
Minimum Density (See 33.120.205)	1 unit per 3,750 sq. ft. of site area	1 unit per 2,500 sq. ft. of site area	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 500 sq. ft. of site area	<u>1 unit per 2,500 sq. ft. of site area</u>
Maximum Height (See 33.120.215)	35 ft.	40 ft.	25/45 ft.	25/65 ft. 75/100 ft.	100 ft.	<u>35 ft.</u>
Minimum Setbacks - Front building setback - Street building setback - Side and rear building setback. - Garage entrance setback (See 33.120.220)	10 ft. -- See Table 120-4 18 ft.	10 ft. -- See Table 120-4 18 ft.	3 ft. 3 ft. See Table 120-4 5/18 ft.	0 ft. 0 ft. See Table 120-4 5/18 ft.	0 ft. 0 ft. 0 ft. 5/18 ft.	<u>10 ft.</u> <u>--</u> <u>10 ft.</u> <u>18 ft.</u>
Maximum Setbacks (See 33.120.220) Transit Street or Pedestrian District	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	<u>NA</u>
Max. Building Coverage (See 33.120.225)	45% of site area	50% of site area	60% of site area	85% of site area	100% of site area	<u>50% of site area</u>
Max. Building Length (See 33.120.230)	No	Yes	Yes	No	No	<u>Yes</u>
Min. Landscaped Area (See 33.120.235)	35% of site area	30% of site area	20% of site area	15% of site area	none	<u>30% of site area</u>
Required Outdoor Areas (See 33.120.240)	Yes	Yes	Yes	No	No	<u>See 33.251</u>

Notes:

[1] If the base FAR is 2 to 1 then the maximum with bonus is 2.5 to 1. If the base FAR is 4 to 1, then the maximum with bonus is 5 to 1.

Commentary

33.120.230 Building Length

The amendments to Subsection B exempts manufactured dwelling parks from the building length maximum because it is not a particularly relevant standard for the form of development in a manufactured dwelling park—individual manufactured dwellings are generally not longer than 100 feet long.

33.120.231. Main Entrances

The amendment to paragraph B.1 is intended to clarify that the main entrance requirement applies to manufactured homes on individual lots as opposed to manufactured homes in a multi-dwelling development or manufactured dwelling park setting. Houses, attached houses and duplexes are defined in the zoning code as one or two dwelling units on an individual lot and therefore do not need this same clarification.

33.120.232 Street-Facing Facades

The requirement that a street-facing façade have a certain percentage of window is not appropriate for manufactured homes in manufactured dwelling parks. It could require costly or infeasible alterations to a structure that is not built on-site. Therefore, the standards will not apply in the RMP zone.

33.120.235 Landscaped Area

The amendments to Subsection C exempts manufactured dwelling parks from the requirement to landscape required building setbacks. Chapter 33.251, *Manufactured Homes and Manufactured Dwelling Parks*, require that the perimeter of the park be landscaped to the L1 standard.

33.120.230 Building Length

- A. **Purpose.** The maximum building length standard, along with the height and setback standard, limits the amount of bulk that can be placed close to the street. The standard assures that long building walls close to streets will be broken up into separate buildings. This will provide a feeling of transition from lower density development and help create the desired character of development in these zones.
- B. **Maximum building length.** In R2, ~~and R1, and RMP~~, the maximum building length for the portion of buildings located within 30 feet of a street lot line is 100 feet. Manufactured dwelling parks are exempt from this standard.

33.120.231 Main Entrances

- A. [No change]
- B. **Where these standards apply.**
 - 1. The standards of this section apply to houses, attached houses, manufactured homes on individual lots, and duplexes in the multi-dwelling zones.
 - 2.-5. [No change]

33.120.232 Street-Facing Facades

- A. [No change]
- B. **Where these standards apply.** The standards of this section apply to the street-facing facades of buildings that include any residential uses. The standards of this section do not apply in the RMP zone. Subdivisions and PUDs that received preliminary plan approval between September 9, 1990, and September 9, 1995, are exempt from Paragraph B.1, below. Where a proposal is for an alteration or addition to existing development, the applicant may choose to apply the standard either to the portion being altered or added, or to the entire street-facing facade.
 - 1.-3. [No change]

33.120.235 Landscaped Areas

- A. [No change]
- B. **Minimum landscaped areas.** The required amount of landscaped area is stated in Table 120-3. Sites developed with a house, attached house, ~~or duplex~~, or manufactured dwelling park are exempt from this standard. Required landscaped areas must be at ground level and must comply with at least the L1 standard in Chapter 33.248. Up to 1/3 of the required landscaped area may be for active or passive recreational use, or for use by pedestrians. Examples include walkways, play areas, plazas, picnic areas, and open recreational facilities. Remaining landscaped areas must comply with the standards in Subsection C. below. Any required landscaping, such as for required setbacks or parking lots, applies toward the minimum required landscaped area. The outdoor areas required in 33.120.240 below, also apply towards meeting the minimum landscaped area requirements of this section, if they are uncovered.
- C. [No change]

Commentary

33.120.240 Required Outdoor Area

The amendments to Paragraph B.1 exempts development in the RMP zone from the outdoor area requirement because Chapter 33.251, *Manufactured Homes and Manufactured Dwelling Parks*, has an outdoor area and common area requirement that supersedes this standard.

33.120.255 Pedestrian Standards

The amendments to Subsection B exempts manufactured dwelling parks from the requirements because Chapter 33.251, *Manufactured Homes and Manufactured Dwelling Parks*, contain pedestrian circulation system standards for manufactured dwelling parks.

33.120.270 Alternative Development Options

This section is being amended to clarify that alternative development options are not available in the RMP zone. The alternative development options are all related to housing types and development options, such as attached and detached houses, that are not allowed in the RMP zone.

33.120.240 Required Outdoor Areas

- A. Purpose.** The required outdoor areas standards assure opportunities for outdoor relaxation or recreation. The standards work with the building coverage and minimum landscaped areas standards to assure that some of the land not covered by buildings is of adequate size, shape, and location to be usable for outdoor recreation or relaxation. Required outdoor areas are an important aspect in addressing the livability of a residential property by providing outdoor living opportunities, some options for outdoor privacy, and a healthy environment.
- B. Requirements.**
1. Amount required. At least 48 square feet of outdoor area is required for each dwelling unit on the site. The RMP zone is exempt from the standards in this section.
 - 2.-5. [No change]

33.120.255 Pedestrian Standards

- A.** [No change]
- B. The standards.** The standards of this section apply to all development except houses, attached houses, manufactured homes on individual lots, and duplexes. The standards of this section do not apply to manufactured dwelling parks. An on-site pedestrian circulation system must be provided. The system must meet all standards of this subsection.
- 1.-3. [No change]

33.120.270 Alternative Development Options

- A.** [No change]
- B. General requirements for all alternative development options.** The alternative development options listed in this section are allowed by right unless it is specifically stated otherwise. They must conform with all other development standards of the base zone unless those standards are superseded by the ones in this section. Sites in the RMP zone are not eligible for alternative development option.

Commentary

33.120.280 Detached Accessory Structures

The amendments to this section clarify that the standards apply to manufactured homes on individual lots as opposed to manufactured homes in a multi-dwelling development or manufactured dwelling park setting. Houses, attached houses and duplexes are defined in the zoning code as one or two dwelling units on an individual lot and therefore do not need this same clarification.

33.120.280 Detached Accessory Structures

A.-B. [No change]

C. Detached covered accessory structures. Detached covered accessory structures are items such as garages, greenhouse, artist's studios, guest houses, accessory dwelling units, laundry or community buildings, storage buildings, wood sheds, water collection cisterns, and covered decks or patios. The following standards apply to all detached covered accessory buildings. Garages are also subject to the standards of 33.120.283.

1. Height. In general, the height standard of the base zone apply to detached covered accessory structures. The maximum height allowed for detached covered structures that are accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is 20 feet.
2. Setbacks. Except as follows, detached covered accessory structures are subject to required building setbacks. See the additional regulations for garages in 33.120.283.

a. [No change]

b. In the ~~R3 through RX~~ multi-dwelling zones, detached covered accessory structures accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot are allowed in the side and rear building setbacks, if all of the following are met:

(1)-(8) [No change]

3. [No change]

4. Additional development standards for detached covered accessory structures. The following additional standards apply to detached covered accessory structures that are more than 15 feet high, and are accessory to houses, attached houses, duplexes, attached duplexes and manufactured homes on individual lots. Additions to existing structures that do not meet a standard are exempt from that standard.

a.-e. [No change]

D. Detached uncovered vertical structures. Vertical structures are items such as flag poles, trellises, arbors, and other garden structures, play structures, antennas, satellite receiving dishes, and lamp posts. The following standards apply to uncovered vertical structures. Fences are addressed in Section 33.120.285 below:

1. Height. Except as follows, the maximum height allowed for all detached uncovered vertical structures is the maximum height of the base zone. The maximum height allowed for detached uncovered vertical structures that are accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is 20 feet:

a.-c. [No change]

2. [No change]

Commentary

33.120.280 Detached Accessory Structures

The amendments to this section clarify that the standards apply to manufactured homes on individual lots as opposed to manufactured homes in a multi-dwelling development or manufactured dwelling park setting. Houses, attached houses and duplexes are defined in the zoning code as one or two dwelling units on an individual lot and therefore do not need this same clarification.

33.120.283 Additional Standards for Garages

The amendment to paragraphs D.1 and E.1 clarify that the standards apply to manufactured homes on individual lots as opposed to manufactured homes in a multi-dwelling development or manufactured dwelling park setting. Houses, attached houses and duplexes are defined in the zoning code as one or two dwelling units on an individual lot and therefore do not need this same clarification.

E. Detached uncovered horizontal structures. Uncovered horizontal structures are items such as decks, stairways, swimming pools, hot tubs, tennis courts, and boat docks not covered or enclosed. The following standards apply to detached uncovered horizontal structures:

1. Height. In general, the maximum height allowed for detached uncovered vertical structures is the maximum height of the base zone. The maximum height allowed for detached uncovered vertical structures that are accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is 20 feet.
2. [No change]

F. Detached mechanical equipment. Mechanical equipment includes items such as heat pumps, air conditioners, emergency generators, radon mitigation components, and water pumps. Generally, detached mechanical equipment will not be attached to the building but may have components such as ventilation or electrical systems attached to the primary structure. The following standards apply to detached mechanical equipment:

1. Height. In general, the maximum height allowed for detached mechanical equipment is the maximum height of the base zone. The maximum height allowed for detached mechanical equipment that is accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is 20 feet.
2. Setbacks. Except as follows, detached mechanical equipment is subject to required building setbacks. Detached mechanical equipment accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is allowed in side or rear building setbacks if all of the following are met:
 - a.-b. [No change]

33.120.283 Additional Standards for Garages

A.-C. [No change]

D. Length of street-facing garage wall.

1. Where these regulations apply. The regulations of this subsection apply to garages that are accessory to houses, manufactured homes on individual lots, and duplexes in multi-dwelling zones. Where a proposal is for an alteration or addition to existing development, the standard applies only to the portion being altered or added.
- 2.-4. [No change]

E. Street lot line setbacks.

1. Where this standard applies. The standard of this paragraph applies to garages that are accessory to houses, attached houses, manufactured homes on their own lots, and duplexes in multi-dwelling zones. Where a proposal is for an alteration or addition to existing development, the standard applies only to the portion being altered or added.
- 2.-4. [No change]

Commentary

33.130 Commercial Zones

130

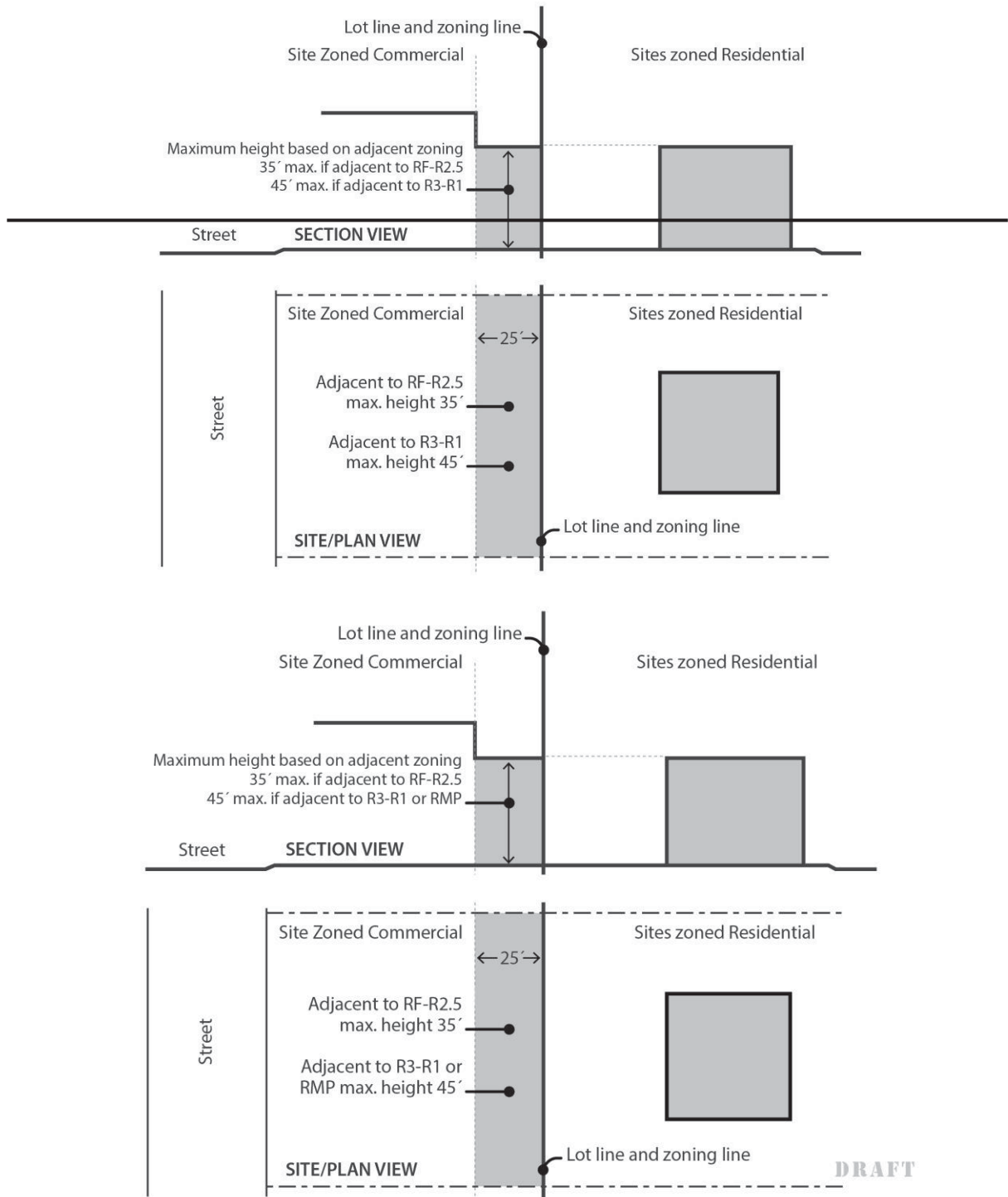
33.130.210 Height

- A. [No change]
- B. **Height standard.**
1. Base height. The base height standards for all structures, except detached accessory structures, are stated in Table 130-2. The height standards for detached accessory structures are stated in 33.130.265, Detached Accessory Structures.
 2. Step-down height. In the following situations, the base height is reduced, or stepped-down. Stepped-down height is not required in the CR zone:
 - a. Step-down adjacent to residential zones. The following step-down height limits apply within 25 feet of sites zoned residential. Sites with property lines that abut residential zones for less than a 5-foot length are exempt from these standards:
 - (1) On the portion of the site within 25 feet of a site zoned RF through R2.5, the step-down height limit is 35 feet. See Figure 130-1.
 - (2) On the portion of the site within 25 feet of a site zoned R3 — R1_or RMP, the step-down height limit is 45 feet. See Figure 130-1.
 - b. Step-down across a local service street from an RF through R1_or RMP zone. In the CM2, CM3, CX, and CE zones the following step-down height limits apply. The limits do not apply to portions of buildings within 100 feet of a transit street:
 - (1) On the portion of the site within 15 feet of a lot line that is across a local service street from a site zoned RF through R2.5, the step-down height limit is 35 feet. See figure 130-2.
 - (2) On the portion of the site within 15 feet of a lot line that is across a local service street from a site zoned R3 through R1_or RMP, the step-down height limit is 45 feet. See Figure 130-2.
 3. Bonus height. The base height limits can be increased through options described in Section 33.130.212. When a bonus option allowed by 33.130.212 is used to increase the base height, the step-down height limits do not increase.
- C. [No change]

Commentary

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Figure 130-1
Step-Down Height Adjacent to Residential Zones



Commentary

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 Language to be **deleted** is shown in ~~strikethrough~~

Table 130-2						
Summary of Development Standards in Commercial/Mixed Use Zones						
Standards	CR	CM1	CM2	CM3	CE	CX
Maximum FAR (see 33.130.205 and 33.130.212)	1 to 1 [1]	1.5 to 1	2.5 to 1	3 to 1	2.5 to 1	4 to 1
- Bonus FAR (see 33.130.212)	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Minimum Density (see 33.130.207)	NA	NA	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	NA	NA
Base Height (see 33.130.210.B.1)	30 ft.	35 ft.	45 ft.	65 ft.	45 ft.	75 ft.
Step-down Height (see 33.130.210.B.2)	NA	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
- Within 25 ft. of lot line abutting RF-R2.5 zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 25 ft. of lot line abutting R3, R2, R1, <u>RMP</u> Zones	NA	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
- Within 15 ft. of lot line across a local service street from RF – R2.5 Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 15 ft. of lot line across a local service street from R3, R2, R1, <u>RMP</u> Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Bonus Height (see 33.130.212)	NA	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Min. Building Setbacks (see 33.130.215.B)	none	none	none	none	none	none
- Street Lot Line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line abutting selected Civic Corridors	none	none	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.
- Street Lot Line across a local street from an RF – R1 <u>or RMP</u> Zone.	none	none	none	none	none	none
Min. Building Setbacks (see 33.130.215.B)	none	none	none	none	none	none
- Lot Line Abutting OS, RX, C, E, or I Zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Lot Line Abutting RF – RH, <u>or RMP</u> Zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Max. Building Setbacks (see 33.130.215.C)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
- Street Lot Line Abutting Selected Civic Corridors	85%	85%	100%	100%	85%	100%
Max. Building Coverage (% of site area)	75%	75%	85%	85%	75%	100%
- Inner Pattern Area	15%	15%	15%	15%	15%	None
- Eastern, Western, and River Pattern Areas (see 33.130.220)	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3
Min. Landscaped Area (% of site area) (see 33.130.225)	Yes	Yes	Yes	Yes	Yes	No
Required Residential Outdoor Area (see 33.130.228)	Yes	Yes	Yes	Yes	Yes	Yes
Ground Floor Window Standards (see 33.130.230.B)						

Notes:

[1] On sites that do not have a Retail Sales And Service or Office use, maximum density for Household Living is 1 unit per 2,500 square feet of site area.

Commentary

33.130.215 Setbacks

- A. [No change]
- B. **Minimum building setbacks.** Minimum required building setbacks are listed below and summarized in Table 130-2. Unless otherwise specified in this section, the minimum required setbacks apply to all buildings and structures on a site. Setbacks for exterior development are stated in 33.130.245, and setbacks for parking areas are stated in Chapter 33.266, Parking, Loading and Transportation and Parking Demand Management.
 1. Required setbacks from a street lot line. Unless as specified below, there is no minimum required setback from a street lot line:
 - a. The minimum setback required from a street lot line adjacent to a Civic Corridor shown on Map 130-1 is 10 feet.
 - b. The following minimum setbacks are required from a street lot line on the portion of the site that is across a local service street from an RF through R1 or RMP zone. The setbacks do not apply in the CR or CM1 zones, or on or within 100 feet of a transit street:
 - (1) Buildings that are entirely in a residential use, and portions of buildings with dwelling units on the ground floor, must be setback 5 feet from a street lot line facing an RF through R1 or RMP zone. The setback must be landscaped to at least the L1 standard. Vehicle access is not allowed through the setback unless the local service street facing the residential zone is the only frontage for the site. Up to one third of the setback area can be hard surfaced for pedestrian or bicycle access. Exterior display and storage is not allowed within the setback.
 - (2) All other buildings must be setback 10 feet from a street lot line facing an RF through R1 or RMP zone. The setback must be landscaped to at least the L1 standard. Vehicle access is not allowed through the setback unless the local service street facing the residential zone is the only frontage for the site. Up to one third of the setback area can be hard surfaced for pedestrian or bicycle access. Exterior display and storage is not allowed within the setback. See Figure 130-2.
 - c. See 33.130.250.D for the required garage entrance setback for a garage that is accessory to a house, attached house, manufactured home, or duplex.
 - d. Structured parking that does not allow exiting in a forward motion must be set back 18 feet from the street lot line. See 33.266.130.C.
 2. Required setbacks from a lot line that is not a street lot line:
 - a. There is no minimum setback required from a lot line that abuts an OS, RX, C, E or CI zone. And, no setback is required from an internal lot line that is also a zoning line on sites with split zoning.

Commentary

- b. The required minimum setback from a lot line that abuts an RF through RH, RMP or IR zone is 10 feet. The required setback area must be landscaped to the L3 standard. Areas paved for pedestrian or bicycle use can be located in the required building setback area, but may not extend closer than 5 feet to a lot line abutting an RF through RH or RMP zone. Buildings that are 15 feet or less in height are exempt from the required setback, however any setback provided that is 5 feet or greater in depth must be landscaped to at least the L3 standard for a distance of up to 10 feet from the lot line. This means that if the building is setback 3 feet, no landscaping is required, but if the building is setback 15 feet, then the first 10 feet measured from the lot line must be landscaped.
 - c. Windows in the walls of dwelling units must be setback a minimum of 5 feet from a lot line that abuts a C, E, I, or CI zoned lot. Windows of dwelling units that also have other windows facing a street lot line or facing a dedicated open space that is at least 10 feet in depth, such as a required setback or required outdoor area, are exempt from this standard. The setback area must be a minimum width of 12 feet or the width of the residential window, whichever is greater.
3. Extensions into required building setbacks and buffering requirements of Table 130-2.
- a. The following features of a building may extend into a required building setback up to 20 percent of the depth of the setback. However, except for building eaves and stormwater planters, they may not extend closer than 5 feet to a lot line abutting an RF – RH or RMP zoned lot.
 - (1) Eaves, chimneys, fireplace inserts and vents, mechanical equipment, fire escapes, water collection cisterns and stormwater planters;
 - (2) Stairways and wheelchair ramps that do not meet the standard of Subparagraph B.3.b below; and
 - (3) Bays and bay windows may extend into a street setback, but not a required setback abutting an RF – RH or RMP zoned lot, and also must meet the following requirements:
 - Each bay and bay window may be up to 12 feet long, but the total area of all bays and bay windows on a building facade cannot be more than 30 percent of the area of the facade;
 - At least 30 percent of the area of the bay which faces the street lot line requiring the setback must be glazing or glass block;
 - Bays and bay windows must cantilever beyond the foundation of the building; and
 - The bay may not include any doors.
 - b. The following minor features of a building are allowed to fully extend into required building setbacks, but may not extend closer than 5 feet to a lot line abutting an RF – RH or RMP zoned lot.

Commentary

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Language to be **deleted** is shown in ~~strikethrough~~

- (1) Uncovered decks, stairways, and wheelchair ramps with surfaces that are no more than 2-1/2 feet above the ground;
 - (2) On lots that slope down from the street, vehicular and pedestrian entry bridges with surfaces that are no more than 2-1/2 feet above the average sidewalk elevation; and
 - (3) Canopies, marquees, awnings, and similar features may fully extend into a street setback.
- c. Uncovered decks are allowed to fully extend into required street setbacks.
4. Detached accessory structures. For sites entirely in residential use, detached accessory structures are subject to the multi-dwelling zone standards of Section 33.120.280. The setback standards for detached accessory structures are stated in 33.130.265 below. Fences are addressed in 33.130.270 below.

C.-E. [No change]

Commentary

33.150 Campus Institutional Zones

150

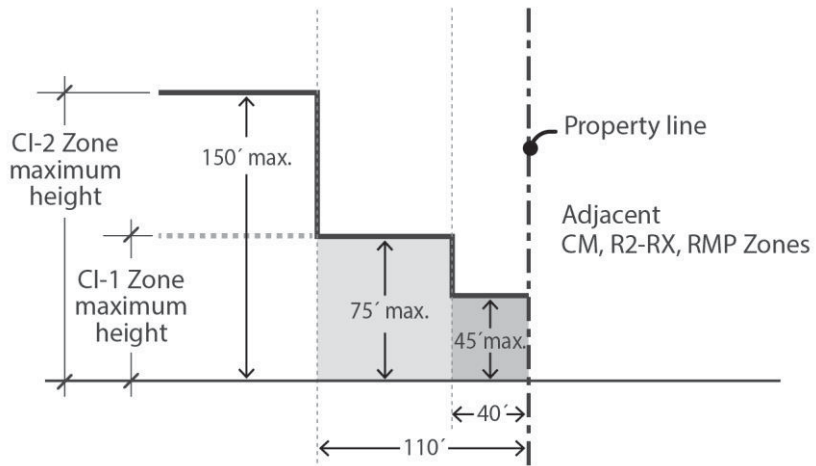
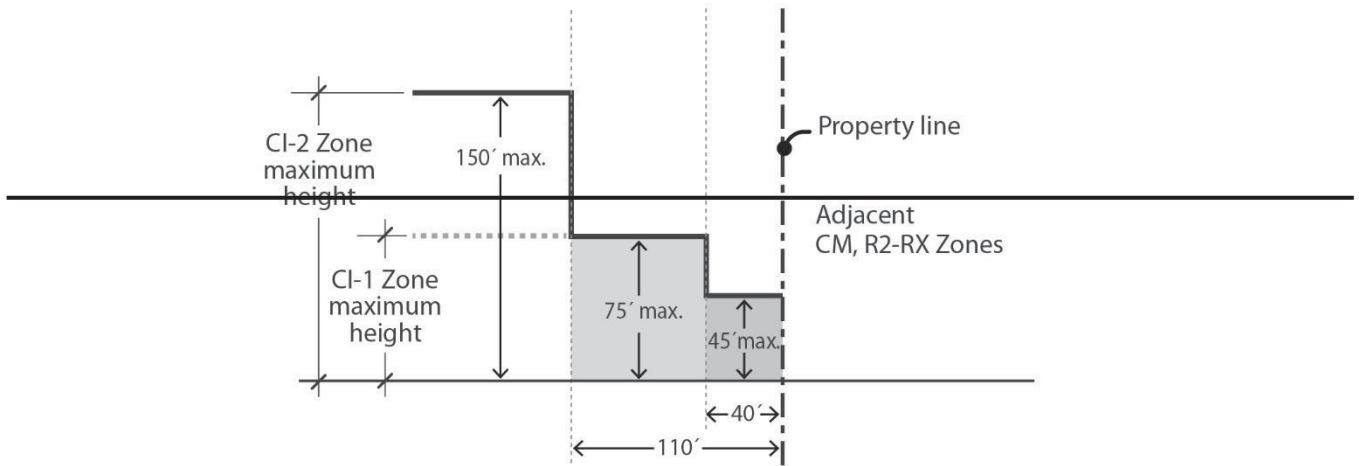
33.150.210 Height

- A. Purpose.** Maximum height limits work with other development standards to control the overall scale of buildings. The height limits in the CI zones allow for urban scale development that generally reflects the intent of each zone. Height limits adjacent to residential and mixed use areas preserve light, air, and the potential for privacy in the adjacent zones, and discourage buildings that visually dominate adjacent development.
- B. Maximum height.** The maximum height standards for all structures are stated in Table 150-2, or are shown on Maps 150-1 through 150-4. Maximum height is reduced adjacent to certain zones as described in Subsection C. The maximum heights shown on Maps 150-1 through 150-4 supersede the maximum height standards in Table 150-2 and Subsection C. Exceptions to all the maximum height standards are stated in Subsection E.
- C. Reduced maximum height.** Maximum height is reduced adjacent to certain zones.
1. In the CI1 zone, maximum height is reduced as follows.
 - a. On the portion of the site within 60 feet of a lot line abutting or across the street from a site zoned OS or RF through R2.5, the maximum height is 30 feet. See Figure 150-1.
 - b. On the portion of the site within 40 feet of a lot line abutting or across the street from a site zoned R3 through RMPRX or commercial/mixed use zones the maximum height is 45 feet. See Figure 150-2.
 2. CI2 zone.
 - a. Maximum height is reduced on sites in the CI2 zone that abut or are across the street from a site zoned OS, or RF through R2.5 as follows:
 - (1) On the portion of the site within 60 feet of a lot line abutting or across the street from a site zoned OS, or RF through R2.5, the maximum height is 30 feet. See Figure 150-1.
 - (2) On the portion of the site that is more than 60 feet but within 130 feet of a lot line abutting or across the street from a site zoned OS, or RF through R2.5, the maximum height is 75 feet. See Figure 150-1.
 - b. Maximum height is reduced on sites in the CI2 zone that abut or are across the street from a site zoned R3 through RMPRX, or commercial/mixed use zones as follows:
 - (1) On the portion of the site within 40 feet of a lot line abutting or across the street from a site zoned R2 through RMPRX, or commercial/mixed use zones, the maximum height is 45 feet. See Figure 150-2.
 - (2) On the portion of the site more than 40 feet but within 110 feet of a lot line abutting or across the street from a site zoned R2 through RMPRX, or commercial/mixed use zones, the maximum height is 75 feet. See Figure 150-2.
- D. [No change]**

Commentary

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Figure 150-2



DRAFT

Commentary

Table 150-2 Summary of Development Standards in Campus Institutional Zones			
Standard	CI1	CI2	IR
Maximum FAR [1] (see 33.150.205)	0.5 to 1	3 to 1 [2] [3]	2 to 1
Maximum FAR with Inclusionary Housing Bonus [1] (see 33.150.205.C)	NA	3.75 to 1 [2] [3]	NA
Maximum Height (see 33.150.210)	75 ft. [4]	150 ft. [4]	75 ft.
Minimum Building Setbacks [1] (see 33.150.215)			
- Lot line abutting or across the street from an OS, RF-R2.5 zoned lot	15 ft.	10 ft.	1 ft. for every 2 ft. of building height but not less than 10 ft.
- Lot line abutting or across the street from an R2- RMPRX , IR zoned lot	10 ft.	10 ft.	
- Lot line abutting or across the street from a C, CI, E, or I zoned lot	0 ft.	0 ft.	
Maximum Building Setbacks Street Lot Line, Transit Street or Pedestrian District (See 33.150.215)	None	10 ft.	10 ft.
Maximum Building Coverage [1] (see 33.150.225)	50% of site area	85% of site area	70% of site area
Maximum Building Length [1] (see 33.150.235 and 33.150.255)	200 ft.	200 ft.	None
Minimum Landscaped Area (see 33.150.240)	25% of site area	15% of site area	20% of site area
Landscaping Abutting an R zoned lot (see 33.150.240.C)	10 ft. @ L3	5 ft. @ L3	10 ft. @L3
Landscaping across the street from an R zoned lot (see 33.150.240.C)	10 ft. @ L1	5 ft. @ L1	10 ft. @L1
Building Facade Articulation [1] (see 33.150.255)	No	Yes	No
Ground Floor Window Standards [1] (see 33.150.250)	No	Yes	Yes
Transit Street Main Entrance [1] (See 33.150.265)	No	Yes	No

Notes:

[1] For Colleges and Medical Centers, the entire CI zone is treated as one site regardless of ownership. In this case, FAR is calculated based on the total square footage of the parcels within the zone rather than for each individual parcel, and setbacks, building length, facade articulation, ground floor windows and transit street main entrance regulations are measured from, or only apply to, the perimeter of the zone.

[2] Maximum FAR within the Legacy Good Samaritan Hospital and Health Center campus boundary shown on Map 150-3 is 3.7 to 1, and is 4.5 to 1 with inclusionary housing bonus.

[3] Maximum FAR within the PCC Sylvania campus boundary shown on Map 150-5 is .75 to 1, and is 1 to 1 with inclusionary housing bonus.

[4] Heights reduced on sites that are across the street from, or adjacent to, certain zones. See 33.150.210.C.

Commentary

33.218 Community Design Standards

218

33.218.110 Standards for Primary and Attached Accessory Structures in R3, R2, ~~and R1,~~ and RMP Zones

The standards of this section apply to development of new primary and attached accessory structures in the R3, R2, ~~and R1,~~ and RMP zones. The addition of an attached accessory structure to a primary structure on a site where all the uses are residential, is subject to Section 33.218.130, Standards for Exterior Alteration of Residential Structures in Residential Zones.

The standards of this section can also apply to development of new structures in the RH, RX, C and E zones on sites where all the uses are residential. In this case, the applicant can choose to meet all the standards in this section or all the standards in Section 33.218.140, Standards for all Structures in the RH, RX, C and E Zones.

A.-B. [No change]

C. **Residential buffer.** Where a site zoned R1, RH, RX, C, or E abuts or is across a street from an RF through R2 or RMP zone, the following is required. Proposals in the Hollywood and Kenton plan districts, the Main Street Corridor Overlay Zone, and the Main Street Node Overlay Zone are exempt from this standard:

1. On sites that abut an RF through R2, or RMP zone the following must be met:
 - a. In the portion of the site within 25 feet of the lower density residential zone, the building height limits are those of the adjacent residential zone; and
 - b. A 10 foot deep area landscaped to at least the L3 standard must be provided along any lot line that abuts the lower density residential zone.
2. On sites across the street from an RF through R2 or RMP zone the following must be met:
 - a. On the portion of the site within 15 feet of the intervening street, the height limits are those of the lower density residential zone across the street; and
 - b. If the site is across a local service street from an RF through R2 or RMP zone, a 5-foot deep area landscaped to at least the L2 standard must be provided along the property line across the local service street from the lower density residential zone. Vehicle access is not allowed through the landscaped area unless the site has frontage only on that local service street. Pedestrian and bicycle access is allowed, but may not be more than 6 feet wide.

D.-R. [No change]

33.218.120 Standards for Detached Accessory Structures in Single-Dwelling, R3, R2, ~~and R1,~~ and RMP Zones.

The standards of this section are applicable to development of new detached accessory structures in single dwelling, R3, R2, ~~and R1,~~ and RMP zones.

A.-J. [No change]

Commentary

Language to be **added** is underlined
Language to be **deleted** is shown in ~~strikethrough~~

33.218.130 Standards for Exterior Alteration of Residential Structures in Single-Dwelling, R3, R2, ~~and R1, and RMP~~ Zones

The standards of this section apply to exterior alterations of primary structures and both attached and detached accessory structures in residential zones. These standards apply to proposals where there will be only residential uses on the site.

The standards of this section can also apply to exterior alterations in the RH, RX, C and E zones on sites where all the uses are residential. In this case, the applicant can choose to meet all the standards in this section or all the standards in Section 33.218.140, Standards for all Structures in the RH, RX, C and E Zones.

A.-G. [No change]

Commentary

33.229 Elderly and Disabled High Density Housing

229

33.229.020 Density Increase and Development Standards

- A. **R3, R2, R1, RMP, and IR zones.** In the R3, R2, R1, RMP, and IR zones, there is no limit on density if all of the following are met:
1. The project complies with the development standards of the base zone, except for density and minimum parking requirements;
 2. The project complies with the standards of this chapter; and
 3. The lot is at least 10,000 square feet in area.
- B.-C. [No change]

Commentary

33.251.030.C Zones Allowed

This amendment ensures that the regulations for manufactured dwelling parks apply in the RMP zone.

33.251.030.F. Development Standards

This Subsection is being added to clarify that other, relevant development standards apply to a manufactured dwelling park unless superseded by the regulations in this Chapter and clarifies that other development standards apply to the whole site and not to each individual space.

33.251 Manufactured Homes and Manufactured Dwelling Parks

251

33.251.030 Manufactured Dwelling Park Regulations

- A. Purpose.** Manufactured dwelling parks are allowed in certain ~~high-density~~ multi-dwelling residential zones to provide locational opportunities for manufactured dwellings. The manufactured dwelling park requirements provide standards for orderly development, adequate vehicle circulation, parking, pedestrian circulation, open areas, and landscaping.
- B. Where these regulations apply.** These regulations apply to all manufactured dwelling parks. For sites with four to six manufactured homes, an applicant may choose to meet the regulations of this section or the regulations of 33.251.025.B, above.
- C. Zones allowed.** Manufactured dwelling parks are allowed only in the R3, ~~and R2,~~ and RMP zones. An exception is Historic Districts and Conservation Districts, where they are prohibited.
- D. Uses allowed.** In manufactured dwelling parks that have been divided under the provisions of Chapter 33.642, Household Living is an allowed use. All other uses are prohibited.
- E. Density.** The maximum density allowed in a manufactured dwelling park is that allowed by the base zone. In calculating density, the area of the whole park is included except public or private streets or driveways which serve four or more manufactured dwelling spaces.
- F. Development Standards.** Manufactured dwelling parks must meet the development standards of the base zone in addition to the standards of this section. Development standards are measured related to the property lines of the site, not the boundaries or dimensions of the individual manufactured dwelling space.
- GF. Types of structures allowed.**
1. All types of manufactured dwellings are allowed in manufactured dwelling parks. Recreational vehicles, if owned by a manufactured dwelling park resident, may be parked on the required parking space but may not be used for residential purposes.
 2. In manufactured dwelling parks that have been divided under the provisions of Chapter 33.642, Land divisions of Manufactured Dwelling Parks, residential structure types other than manufactured dwellings are prohibited.
- HG. General park requirements.**
1. Perimeter landscape area. A 10-foot deep area landscaped to at least the L1 standard must be provided around the perimeter of the manufactured dwelling park. Vehicle areas, including driveways and parking areas, must meet the perimeter landscaping requirements in Section 33.266.130.G.
 2. Individual outdoor areas. An individual area landscaped to at least the L1 standard or surfaced with pavers or decking is required for each manufactured dwelling space. The minimum size is 48 square feet. The minimum dimension is 6 feet. The individual outdoor area must be placed on or adjacent to each manufactured dwelling space. Common outdoor areas, as required by Paragraph 3, below, may not be counted towards meeting this requirement.

Commentary

3. Common outdoor areas.
 - a. Generally. A common outdoor area of 2,500 square feet in area or 100 square feet per unit, whichever is greater, is required. There may be more than one outdoor area and each must be at least 2,500 square feet. Required common open areas must be available for the use of all park residents. The open area(s) must be landscaped to at least the L1 standard or be developed as a playground for children, or a combination of both options.
 - b. Exemption. A manufactured dwelling park that does not accommodate children who are under 14 years of age does not have to meet this requirement if the property owner executes a covenant with the City of Portland specifying that the manufactured dwellings will not accommodate children under 14 years of age. The covenant must comply with the requirements of 33.700.060, Covenants with the City.
4. Trees. The City Forester may require trees along all public or private streets and driveways which serve two or more manufactured dwelling spaces, within a manufactured dwelling park as provided in 20.40, Street Tree and Other Public Tree Regulations.
5. Other structures. Other structures within the manufactured dwelling park for uses accessory to the operation of the manufactured dwelling park, such as laundries, storage, garages, park offices, and recreational facilities are allowed and are subject to the site development regulations of the base zone. Any accessory use that draws its trade from outside the park is prohibited. These structures may not be located within common outdoor areas.

II. Vehicle and pedestrian circulation and parking.

1. Vehicle areas, access, and circulation.
 - a. Access and circulation within the manufactured dwelling park may be provided by streets, public or private, or driveways. All public streets must be approved by the City Engineer. All private streets, private alleys, and driveways must meet the standards of the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks, which supersede the requirements of this Title. Circulation plans for manufactured dwelling parks must be approved by the Fire Bureau and Office of Transportation.
 - b. Vehicle areas. Where the site abuts a street that is not part of the site, the standard of 33.266.130.C.3.a must be met.
2. Pedestrian circulation.
 - a. A pedestrian circulation system must connect each space with the internal street or driveway system, to other areas of the site, such as parking areas, recreational areas, and to adjacent streets.
 - b. The pedestrian circulation system must be at least 4 feet wide and hard-surfaced. Where the pedestrian system crosses driveways or parking areas, it must be clearly identifiable through the use of elevation changes, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement. Elevation changes and speed bumps must be at least 4 inches high.

Commentary

33.251.030.I Individual manufactured dwelling space requirements

This subsection will be deleted. The Oregon Manufactured Dwelling and Park Specialty Code will determine the minimum space size.

33.251.030.J.2

Current paragraph J.2 can be deleted because all the manufactured dwelling parks in these zones are being rezoned to the new RMP zone.

33.251.030.J.2 (renumbered)

This amendment clarifies that manufactured dwelling units may be removed and replaced in a park over time, as long as the manufactured dwelling space, including the utility hooks ups are not removed. Manufactured dwellings are designed to be moved, and therefore it is the space for a unit that is most important to preserve. The amendment also provides flexibility when state code requires site area to be set aside for park facilities such as driveways, parking areas, playgrounds, and other common areas. In some cases, providing these amenities in accordance with State regulations makes meeting minimum density difficult.

- c. Where the system is parallel and adjacent to an auto travel lane, the system must be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used, it must be at least 4 inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than 5 feet on center.
 - d. The on-site pedestrian circulation system must be lighted to a level where the system can be used at night by residents.
3. Parking. Parking must be provided in conformance with the parking regulations of the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks, which supersede the requirements of this Title.

~~I. Individual manufactured dwelling space requirements.~~

- ~~1. Minimum size. Spaces for manufactured dwellings must be a minimum of 30 feet in width and a minimum of 40 feet in depth.~~
- ~~2. Access. Each space must have access to a street or driveway that meets the standards of the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks.~~
- ~~3. Other regulations. All manufactured dwelling parks must meet all building, sanitation, lighting, plumbing, and fire protection standards.~~

J. Nonconforming manufactured dwelling parks. Existing manufactured dwelling parks may be subject to the regulations of Chapter 33.258, Nonconforming Uses and Development. Listed below are situations where the manufactured dwelling park is given nonconforming status.

1. Existing manufactured dwelling parks in E and I zones, except the EX zone, are nonconforming uses because residential uses are not allowed.
- ~~2. Existing manufactured dwelling parks in RF, R20, R10, R7, R5, R2.5, R1, RH, RX, C, and IR zones are nonconforming developments, because residential uses are allowed but manufactured dwelling parks are not an allowed type of development.~~
23. Existing manufactured dwelling parks may have nonconforming densities and development depending on the standards of the base zone. In a manufactured dwelling park that is nonconforming in minimum residential density, there may be a net decrease in the number of manufactured dwelling units, but there may not be a net decrease in the number of manufactured dwelling spaces, unless the decrease in spaces is the result of meeting the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks.
34. Existing manufactured dwelling parks in the R2, and R3, and RMP zones may have nonconforming densities and/or development depending on individual situations.

Commentary

33.258.070.D.2.a Nonconforming Development

As a way to keep the cost of housing in a manufactured dwelling park affordable, the cost of replacing a dwelling in an existing park space will not count toward the thresholds for nonconforming upgrades.

33.258 Nonconforming Situations

258

33.258.070 Nonconforming Development

A. Purpose. This section is primarily aimed at upgrading nonconforming development elements that affect the appearance and impacts of a site. It is not intended to require extensive changes that would be extremely impractical such as moving or lowering buildings.

B.-C. [No change]

D. Development that must be brought into conformance. The regulations of this subsection are divided into two types of situations, depending upon whether the use is also nonconforming or not. These regulations apply except where superseded by more specific regulations in the code.

1. [No change]

2. Nonconforming development with an existing nonconforming use, allowed use, limited use, or conditional use. Nonconforming development associated with an existing nonconforming use, an allowed use, a limited use, or a conditional use, must meet the requirements stated below. When alterations are made that are over the threshold of Subparagraph D.2.a., below, the site must be brought into conformance with the development standards listed in Subparagraph D.2.b. The value of the alterations is based on the entire project, not individual building permits.

a. Thresholds triggering compliance. The standards of Subparagraph D.2.b., below, must be met when the value of the proposed alterations on the site, as determined by BDS, is more than \$163,650. The following alterations and improvements do not count toward the threshold:

(1) Replacing a manufactured dwelling in a manufactured dwelling park;

Renumber existing (1) through (6) to be (2) through (7)

b.-d. [No change]

E.-G. [No change]

Commentary

33.266 Parking, Loading, and Transportation Demand Management

Parking and vehicle areas in a manufactured dwelling park are regulated by the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks (see 33.251.030.H). However, reference to the RMP zone is being added to this chapter where necessary because there are other, non-household living, uses allowed in the RMP zone. Parking for those use will be required in keeping with the other multi-dwelling zones.

33.266 Parking, Loading, And Transportation And Parking Demand Management

266

Table 266-1 Minimum Required and Maximum Allowed Parking Spaces By Zone [1], [2]	
Zone	Requirement
OS, RF - RH, <u>RMP</u> , EG, I, IR	Minimum is Standard A in Table 266-2. Maximum is Standard B in Table 266-2.
CR, CM1, CM2, CM3, CE, CI	Minimum for sites that are 7,500 square feet or less in size: No minimum except for Household Living, which has the following minimums: 0 for 1 to 30 units; 0.20 per unit for 31-40 units; 0.25 per unit for 41-50 units; and 0.33 per unit for 51+ units. Minimum for all other sites is Standard A in Table 266-2 Maximum is Standard B in Table 266-2.
EX	No minimum except for Household Living, which has the following minimums: 0 for 1 to 3 units; 1 per 2 units for four+ units; and SROs are exempt. Maximum is Standard A in Table 266-2, except: 1) Retail, personal service, repair-oriented - Maximum is 1 per 200 sq. ft. of net building area. 2) Restaurants and bars - Maximum is 1 per 75 sq. ft. of net building area. 3) General office – Maximum is 1 per 400 sq. ft. of net building area. 4) Medical/Dental office – Maximum is 1 per 330 sq. ft. of net building area.
RX, CX	No minimum except for Household Living, which has the following minimums: 0 for 1 to 30 units; 0.2 per unit for 31-40 units; 0.25 per unit for 41-50 units; and 0.33 per unit for 51+ units. Maximum is Standard B in Table 266-2.

[1] Regulations in a plan district or overlay zone may supersede the standards of this table.

[2] Uses subject to a Conditional Use, Impact Mitigation Plan, or Transportation Impact review may establish different parking minimum and maximum requirements through the review.

Commentary

33.266.130 Development Standards for All Other Development

A.-B. [No change]

C. On-site locations of vehicle areas.

1.-2. [No change]

3. Frontage limitation.

a. The standard of this subparagraph applies outside the Central City plan district in the R3, R2, ~~and R1, and RMP~~ zones. No more than 50 percent of the frontage on a street may be used for vehicle areas. On sites with more than one street frontage, this standard applies to the street with the highest transit designation. If two streets have the same highest transit classification, the applicant may choose on which street to meet the standard. Sites where there is less than 100 square feet of net building area are exempt from this standard.

b. [No change]

C.-G. [No change]

Table 266-3 Location of Vehicle Areas [1]			
Zone	General Standard	Exception for Through Lots and Sites with Three Frontages	Exception for Full-Block Sites
OS, RF-R5, R2.5, EG2, I	No restrictions.		
R3, R2, R1, RH, <u>RMP, IR, CE, EG1, CI, sites in CM1, CM2, and CM3 that are more than 2 acres in total area</u>	Vehicle areas not allowed between the portion of the building that complies with the maximum street setback and the transit street or streets in a Pedestrian District.	May have vehicle areas between the portion of the building that complies with the maximum street setback and one Local Service Transit Street.	May have vehicle areas between the portion of the building that complies with the maximum street setback and two Local Service Transit Streets.
RX, CX, CR, EX, sites in CM1, CM2, and CM3 that are 2 acres or less in total area	Not allowed between a building and any street.	May have vehicle areas between the building and one Local Service Transit Street.	May have vehicle areas between the building and two Local Service Transit Streets.

Notes:

[1] Driveways that provide a straight-line connection between the street and a parking area inside a building are not subject to these regulations.

Commentary

33.285 Short Term Housing and Mass Shelters

285

33.285.040 Use Regulations

A. Short term housing.

1. R and IR zones. New short term housing, an expansion of net building area, or an increase in the number of occupants in existing short term housing in R and IR zones is subject to the following regulations:
 - a. Allowed use. New short term housing and alterations to existing short term housing is allowed if it meets one of the following:
 - (1) Short term housing for up to 15 beds is an allowed use in the R3 – ~~RXRMP~~ and IR zones if it is provided on the site of an existing Institutional Use and meets the standards of 33.285.050.
 - (2) An alteration or expansion that does not increase net building area of the short term housing by more than 10 percent is allowed if there is no increase in the number of beds or occupants and if the alteration or expansion complies with all conditions of approval.
 - b. [No change]
- 2.-4. [No change]

B. Mass shelters.

1. [No change]
2. ~~R3, R2, through R1, RMP~~ and IR zones. Applicants for a new mass shelter or expansion of net building area or increase in the number of occupants in an existing mass shelter in R3, R2, through R1, RMP and IR zones may choose to be an allowed use or a conditional use, as stated below.
 - a. Allowed use. A new mass shelter and alteration of an existing mass shelter is allowed if it meets one of the following:
 - (1) A mass shelter that meets the standards of Section 33. 285.050 is an allowed use.
 - (2) An alteration or expansion that does not increase net building area of the mass shelter by more than 10 percent is allowed if there is no increase in the number of beds or occupants and if the alteration or expansion complies with all conditions of approval.
 - b. [No change]
- 3.-7. [No change]

Commentary

Language to be **added** is underlined
Language to be **deleted** is shown in ~~strikethrough~~

Table 285-1 Maximum Number of Shelter Beds for Mass Shelters	
Zone of Site	Maximum Number of Shelter Beds
EX, CX, CM3, and CE	200
CM2 and CI2	75
CR, CM1 and CI1	25
RX and RH	50
R3-R1, <u>RMP</u> , IR [1]	15

Notes:

[1] The mass shelter must be operated on the site of an existing Institutional Use.

Commentary

33.296 Temporary Activities

296

33.296.030 Temporary Activities Allowed

- A. Residential sales offices.** Sales offices for major subdivisions or planned unit developments are allowed in the IR, CI2, and RF through RH and RMP zones. Sales offices are allowed at the development site until all lots or houses are sold or for 10 years after the final plat is approved, whichever is less. Use of the sales office for sites outside of the project is prohibited.
- B. Show of model homes.** The viewing of model homes within a subdivision for a fee is allowed in the IR, CI2, and RF through RH and RMP zones for a period not to exceed one month. Only one showing is allowed per phase of a subdivision.
- C. Incidental Sales.** Incidental sales of items are allowed based on the zone in which the site is located:
1. Garage sales. Garage sales and other sales of items from the site may occur in the IR, CI1, and RF through RH and RMP zones for no more than 3 consecutive days on 2 different occasions during a calendar year. The sale of products brought to the site for the sale is not allowed.
 2. Parking lot sales. Parking lot sales in the RX, C, E, I, and CI2 zones where outdoor display is not otherwise allowed, are allowed for up to 2 consecutive weeks at any one time. The time between parking lot sales events must be 4 times as long as the duration of the last event.
 3. Warehouse sales. In Industrial zones, retail warehouse sales are allowed for up to 1 week at any one time. The time between warehouse sales events must be 4 times as long as the duration of the last event.
 4. Seasonal outdoor sales.
 - a. In the RX, C, E, I, and CI2 zones, sales events are allowed for up to 1 month at any one time. The time between seasonal outdoor sales events must be four times as long as the duration of the last event.
 - b. In the IR, CI1, and RF through RH and RMP zones, Seasonal outdoor sales of plants and produce are allowed twice a year for up to 5 consecutive weeks each time.
- D.** [No change]
- E. Fairs, carnivals, and other major public gatherings.**
1. In the CI1 and RF through RH and RMP zones, fairs, carnivals and other major public gatherings are allowed for up to 9 consecutive days at a site with an existing institutional use. The 9 days does not include up to 5 total days to set up and breakdown the event. Two events are allowed per calendar year.

Commentary

33.296.030 Temporary Activities Allowed

The RMP zone is being incorporated into these allowances, and temporary activities in the RMP zone will be allowed just as they are in the R2 multi-dwelling zone.

2. In the IR zone, fairs, carnivals and other major public gatherings are allowed for up to 9 consecutive days at a site with an existing institutional use. Temporary events must be listed in the institution's approved mission statement and impact mitigation plan. The 9 days does not include up to 5 total days to set up and breakdown the event. Two events are allowed per calendar year.
3. In the RX, C, E, I, and CI2 zones, fairs and carnivals and other major public gatherings are allowed for up to 2 consecutive weeks at any one time. The 2 weeks does not include up to 5 total days to set up and breakdown the event. The time between events must be 4 times as long as the duration of the last event.
4. In the OS zone, fairs, carnivals, and other major public gatherings are allowed by right. A permit is required from the Bureau of Parks when such activities occur in public parks and open spaces.

F. Construction activities

1. Use of existing house or manufactured dwelling. In the IR, CI1, and RF through RH and RMP zones, an existing house or a manufactured dwelling may be used temporarily for a residence while a permanent residence is being constructed. The existing house or manufactured dwelling may remain on the site until the completion of the construction, or for not more than 2 years, whichever time period is less. The existing house or manufactured dwelling must be removed within 1 month after approval of final occupancy for the new residence. A performance bond or other surety must be posted in conformance with 33.700.050, Performance Guarantees, to ensure removal of the existing house or manufactured dwelling.
- 2.-4. [No change]

G.-I. [No change]

Commentary

33.420.045

The new RMP zone applies to existing development and only three MDPs are located in the Design Overlay Zone. Therefore, as a way to encourage improvements in the parks while keeping the cost of housing in a manufactured dwelling park affordable, the new development in MDPs will be exempt from design review.

Language to be **added** is underlined
Language to be **deleted** is shown in ~~strikethrough~~

33.420 Design Overlay Zone

420

33.420.045 Exempt From Design Review

The following items are exempt from design review:

A.-CC. [No change]

DD. Manufactured dwelling parks.

Commentary

33.537 Johnson Creek Basin Plan District

537

33.537.110 Transfer of Development Rights

- A. [No change]
- B. **Regulations.** Transfer of development rights between sites in the plan district is allowed as follows. "Development rights" are the number of potential dwelling units that would be allowed on the site. Bonus density is not transferable.
 - 1. Sending sites.
 - a. Sites in single-dwelling zones where at least 50 percent of the site is within the Environmental Protection overlay zone may transfer development rights.
 - b. Sites in single-dwelling zones where any portion of the site is in the special flood hazard area may transfer development rights.
 - 2. Receiving sites. All sites within the Johnson Creek plan district may receive development rights from sending sites except:
 - a. Sites in the RMP zone;
 - ~~b~~a. Portions of a receiving site that are in either a "c" or "p" Environmental overlay zone;
 - ~~c~~b. Sites where any portion of the site is in the special flood hazard area; and
 - ~~d~~e. Portions of a receiving site in Land Class I or II within the South subdistrict. Land Class I and II are defined in Section 33.537.140.E, Maximum Density for Land Divisions and Planned Developments.
 - 3.-6. [No change]

Commentary

33.612.200 Lot Dimension Standards

Lot dimensional requirements for the RMP zone are being added to Table 612-1 to address land divisions in the zone. Because housing types other than manufactured dwellings in a manufactured dwelling park are prohibited in the RMP zone, only lot dimensions for multi-dwelling development are provided.

33.612 Lots in Multi-Dwelling and IR Zones

612

33.612.200 Lot Dimension Standards

- A. Purpose.** These standards ensure that:
- Each lot has enough room for development that meets all the requirements of the zoning code;
 - Lots are an appropriate size and shape so that development on each lot can be oriented toward the street as much as possible.
 - The multi-dwelling zones can be developed to full potential; and
 - Housing goals for the City are met.
- B. Lot dimensions.** Minimum lot dimensions are stated in Table 612-1.
1. Minimum lot dimensions for lots that will be developed with residential structures are stated in Table 612-1.
 2. Nonconforming uses. Minimum lot dimensions for lots with nonconforming uses are the same as those for detached houses.

Table 612-1 Minimum Lot Dimensions							
	R3	R2	R1	RH	RX	<u>RMP</u>	IR (1)
Lots to be developed with: Multi-Dwelling Structures or Development:							
Minimum Lot Area	6,000 sq. ft.	4,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	None	<u>10,000 sq. ft.</u>	10,000 sq. ft.
Minimum Lot Width	50 ft.	33 ft.	70 ft.	70 ft.	None	<u>70 ft.</u>	70 ft.
Minimum Lot Depth	70 ft.	70 ft.	70 ft.	100 ft.	None	<u>100 ft.</u>	100 ft.
Minimum Front Lot Line	50 ft.	30 ft.	70 ft.	70 ft.	10 ft.	<u>70 ft.</u>	70 ft.
Attached Houses							
Minimum Lot Area	1,600 sq. ft.	1,600 sq. ft.	None	None	None	<u>NA</u>	None
Minimum Lot Width	15 ft.	15 ft.	15 ft.	None	None	<u>NA</u>	None
Minimum Lot Depth	None	None	None	None	None	<u>NA</u>	None
Minimum Front Lot Line	15 ft.	15 ft.	15 ft.	10 ft.	10 ft.	<u>NA</u>	10 ft.
Detached Houses							
Minimum Lot Area	1,600 sq. ft.	1,600 sq. ft.	None	None	None	<u>NA</u>	None
Minimum Lot Width	25 ft.	25 ft.	25 ft.	None	None	<u>NA</u>	None
Minimum Lot Depth	None	None	None	None	None	<u>NA</u>	None
Minimum Front Lot Line	25 ft.	25 ft.	25 ft.	10 ft.	10 ft.	<u>NA</u>	10 ft.
Duplexes							
Minimum Lot Area	4,000 sq. ft.	2,000 sq. ft.	None	None	None	<u>NA</u>	2,000 sq. ft.
Minimum Lot Width	50 ft.	33 ft.	None	None	None	<u>NA</u>	None
Minimum Lot Depth	50 ft.	50 ft.	None	None	None	<u>NA</u>	None
Minimum Front Lot Line	50 ft.	30 ft.	10 ft.	10 ft.	10 ft.	<u>NA</u>	30 ft.

Notes:

[1] This regulation may be superseded by an Impact Mitigation Plan.

Commentary

33.631 Sites in Flood Hazard Areas

631

33.631.100 Flood Hazard Area Approval Criteria

- A. RF through R2.5 zones.** The following criteria must be met in the RF through R2.5 zones:
1. Where possible, all lots must be outside of the special flood hazard area; and
 2. Where it is not possible to have all lots outside of the special flood hazard area, all proposed building areas must be outside of the special flood hazard area.
- B. R3 through ~~RHRMP~~, C, E, I, IR, and CI zones.** The following criteria must be met in the R3 through RMP, C, E, I, IR, and CI zones:
1. Where possible, each lot must have adequate area outside of the special flood hazard area to accommodate allowed or proposed uses. This criterion does not apply to river-dependent uses; and
 2. Where it is not possible to create lots that have adequate area outside of the special flood hazard area to accommodate allowed or proposed uses, the following must be met:
 - a. Lots must be configured so that development on them will reduce the impact of flooding and to provide the greatest protection for development from flooding;
 - b. Lots must be configured so that allowed or proposed uses that are not river-dependent will be able to locate on the highest ground and near the highest point of access, and so that development on the lots can be configured in a manner that will minimize obstruction of floodwaters; and
 - c. Where the proposed uses and development are river-dependent, lots must be configured so that development on them will minimize obstruction of floodwaters.
- C. In all zones.** The following criteria must be met in all zones:
1. Services proposed in the special flood hazard area must be located and built to minimize or eliminate flood damage to the services; and
 2. The floodway must be entirely within a flood hazard area tract unless river-dependent land-uses and development are proposed on the site.

Commentary

33.634 Required Recreation Area

634

33.634.200 Required Recreation Area Standards

The following standards must be met:

- A. **Size.** At least 10 percent of the total site area of the land division site must be devoted to recreation area.
- B. **RF-R2, and RMP zones.** In the RF-R2, and RMP zones, the recreation area must be in one or more recreation area tracts. Recreation area tracts must meet the requirements of Subsection D., below.
- C.-D. [No change]

Commentary

33.667 Property Line Adjustment

667

33.667.300 Standards

The site of a Property Line Adjustment is the two properties affected by the relocation of the common property line. A request for a Property Line Adjustment will be approved if all of the following are met:

- A. [No change]
- B. **Regular Lot Lines.** In the R10 through RH, and RMP zones, the adjusted property line must be a straight line or up to 20 percent shorter or 20 percent longer than the existing lot line. Lines that are adjusted to follow an established zoning line or the boundary of the special flood hazard area or floodway are exempt from this requirement.
- C.-F. [No change]

Commentary

33.805 Adjustments

805

33.805.030 Regulations Which May and May Not Be Adjusted

- A. Eligible regulations.** Unless listed in Subsection B. below, all regulations in this Title and in Chapters 32.32 and 32.34 of the Sign Code may be modified using the adjustment review process.
- B. Ineligible regulations.** Adjustments are prohibited for the following items:
1. To allow a primary or accessory use that is not allowed by the regulations;
 2. As an exception to any restrictions on uses or development which contain the word "prohibited";
 3. As an exception to a threshold for a review. An example is 33.140.100.B.3 in the Employment and Industrial Zones chapter. It states that a single Office use 3,000 square feet or less is allowed by right, but larger ones require a conditional use review. An adjustment could not be granted to allow an Office use of 3,200 square feet; the conditional use review is mandatory;
 4. As an exception to a qualifying situation for a regulation, such as zones allowed or items being limited to new development. An example of this is 33.251.030.C, which says that manufactured dwelling parks are allowed only in the R3 and R2 zones. An adjustment could not be granted to allow a manufactured dwelling park in any other R zone;
 5. As an exception to a definition or classification. An example is a convenience store, which is defined as being under 4,000 square feet in area, requiring a package store liquor license, and being open more than 15 hours a day. An adjustment could not be granted to change the amount of square feet, the package store liquor license, or the hours a convenience store is open;
 6. As an exception to the procedural steps of a procedure or to change assigned procedures;
 7. To allow an increase in density in the RF through R1 or RMP zones.

Commentary

33.854 Planned Development Review

854

33.854.340 Proposals Without a Land Division

The approval criteria of this section apply to Planned Developments that do not include a land division, except Planned Developments that are only using the commercial/mixed use zones Planned Development bonus. The approval criteria are:

A.-B. [No change]

C. Flood hazard areas.

1. RF through R2.5 zones. In the RF through R2.5 zones, all proposed building locations must be outside of the flood hazard area.
2. R1 through RMP, C, E, I, IR, and CI zones. In the R1 through IR, C, E, and I zones, all proposed building locations must be outside of the flood hazard area where possible. Where it is not possible to have all building locations outside of the flood hazard area, all proposed building locations must be configured to reduce the impact of flooding and to provide the greatest protection for development from flooding. Proposed building locations must be clustered on the highest ground and near the highest point of access, and they must be configured in a manner that will minimize obstruction of floodwaters.

D.-G. [No change]

Commentary

32.12.020 Exemptions.

(Amended by Ordinance Nos. 178946 and 182962, effective July 31, 2009.) The following are exempt from the regulations of this Title, but may be subject to other portions of the City Code:

- A.** Signs which are not visible from a right-of-way or another property; however signs located within malls and atriums must comply with all provisions of this Title except Chapters 32.30 through 32.38;
- B.** Signs inside a building. However:
 - 1.** In the OS, RF through RH, RMP, and IR zones, illuminated signs in windows are not exempt; and
 - 2.** Signs located within malls and atriums must comply with all provisions of this Title except Chapters 32.30 through 32.38;
- C.** Signs carved into a building;
- D.** Signs required by federal or state law if the sign is no more than 32 square feet in area or is painted directly on pavement;
- E.** Flags;
- F.** Signs required by city law if the sign is no more than 32 square feet in area. Such signs include building addresses, development review or construction review public notices, and commercial parking facility postings;
- G.** Painted wall highlights;
- H.** Illuminated wall highlights;
- I.** Public Art as defined in Chapter 5.74; and
- J.** Permitted Original Art Murals as defined in Title 4.

Commentary

32.32.010 Standards in the Residential Zones and Open Space Zone.

A. General standards. The standards for permanent signs in the RF through RH zones and for the RMP, IR and OS zones are stated in Table 1. The sign standards for the RX zone are stated in Table 2. All signs must conform to the regulations of Section 32.32.030.

Table 1 Standards for Permanent Signs in IR, OS and RF Through RH Zones [1]					
Use Category/Structure Type [2]	Number of Signs	Max. Sign Face Area	Types of Signs Allowed	Maximum Sign Height	Additional Signs Allowed [3]
Household Living/ Houses, Duplexes, Attached Houses.	1 per site	1 sq. ft.	Fascia, Painted Wall Freestanding	Top of wall, or 10 ft. whichever is less. 6 ft.	lawn signs, directional signs
Household Living/ Townhouse, Multi-dwelling Group Living, Day Care, Nonresidential category uses not listed below.	1 per building	10 sq. ft.	Fascia, Awning, Painted Wall Freestanding	Top of wall 10 ft.	lawn signs, directional signs
Subdivisions, PUDs, Houseboat Moorages, Mobile Home Parks, Agricultural Uses. [4]	1 per entrance	32 sq. ft.	Monument	10 ft.	lawn signs, directional signs
Parks and Open Areas [5]	1 per street frontage	10 sq. ft.	Monument	10 ft.	lawn signs, directional signs
Colleges, Community Service, Medical Centers, Religious Institutions, Schools, Commercial Outdoor Recreation, Major Event Entertainment, and nonconforming uses in Commercial and Industrial use categories.	The sign standards of the CN zones apply. See Section 32.32.020.				
Notes:					
[1] Temporary signs are regulated by 32.32.030 K, Temporary Signs.					
[2] See 32.30.030, Uses, Use Categories, and Structure Types.					
[3] These signs are allowed in addition to other signs when they meet the standards of 32.32.030 H.-J.					
[4] These signs are allowed in addition to those for individual buildings.					
[5] Signs in, or adjacent to and facing, a sports fields associated with Parks and Open Areas are subject to the standards of the CN zone. See 32.32.020.					

B. Sign features. Signs in the RF through RH zones and in the RMP, IR and OS zones, except for those subject to the CN zone sign standards, are subject to the standards of this subsection. Illuminated signs placed in windows are subject to these sign regulations. Extensions into the right-of-way are prohibited. Changing image sign features are prohibited and only indirect lighting is allowed.

Section IV: Zoning Map Amendments

This section discusses the proposed zoning map amendments, which are shown on Map 2.

There are two types of map changes:

1. the Base Zone
2. the overlay zones

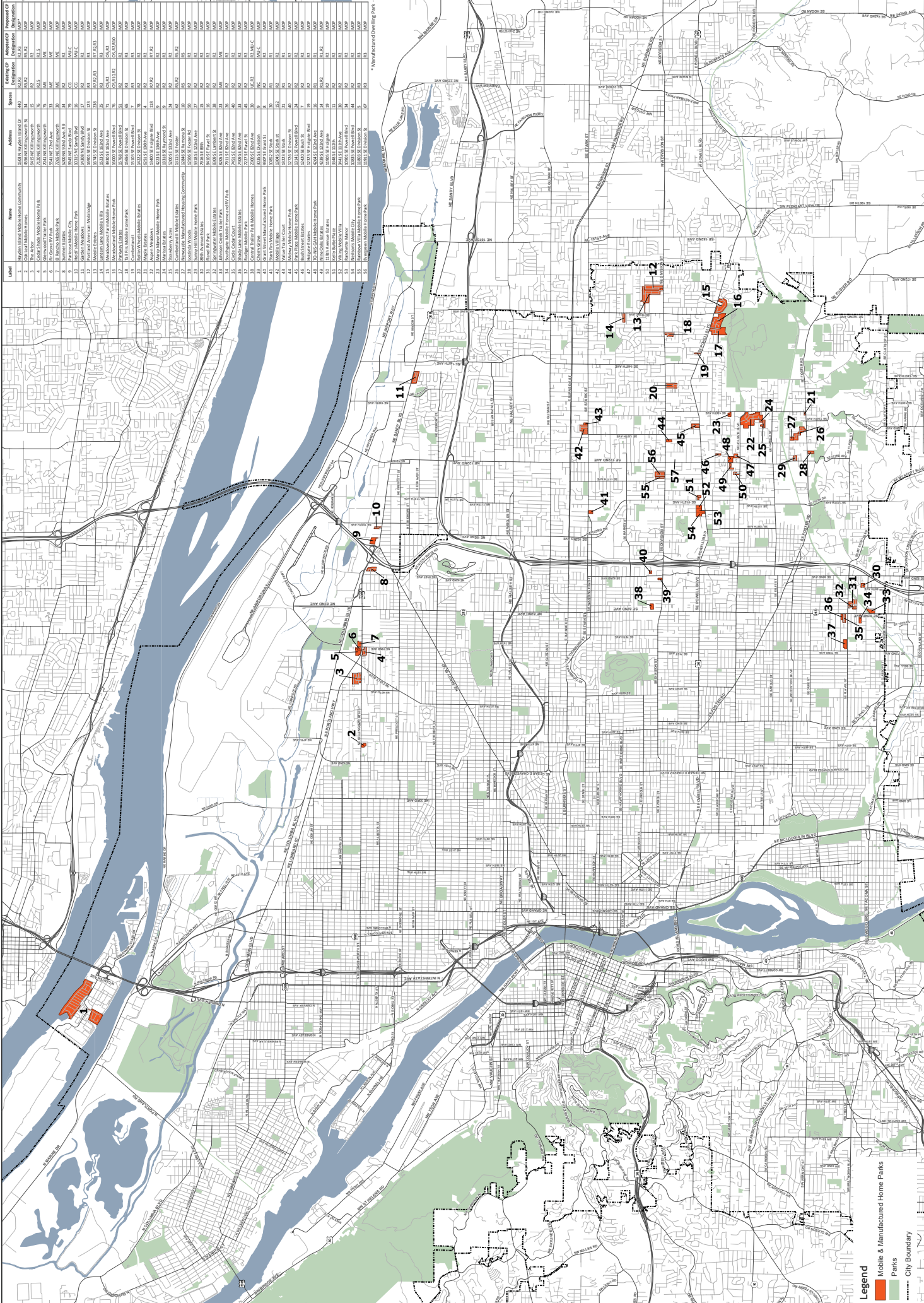
Base Zone changes

Most (41) of the MDPs have R2 or R3 zoning, which are the only zones in which MDPs are currently an allowed use. The remaining 15 MDPs have a wide-range of residential, commercial and employment zoning, which creates non-conforming situations. Rezoning all MDPs into one base zone will simplify and clarify the development standards that apply to this use.

Removal of 'a' overlay zone

In the Multi-Dwelling zones, the Alternative Design Density 'a' overlay zone allows for 50% more density in exchange for projects going through Type III design review (review by the Design Commission). These provisions have rarely been used, especially by a MDP. The proposed changes in the Residential Infill project and the Better Housing By Design projects provide a different approach to flexibility and density bonuses that make the 'a' overlay obsolete. Therefore, this project proposes to remove the 'a' overlay from the 39 MDPs where it currently applies.

Manufactured Dwelling Parks in Portland

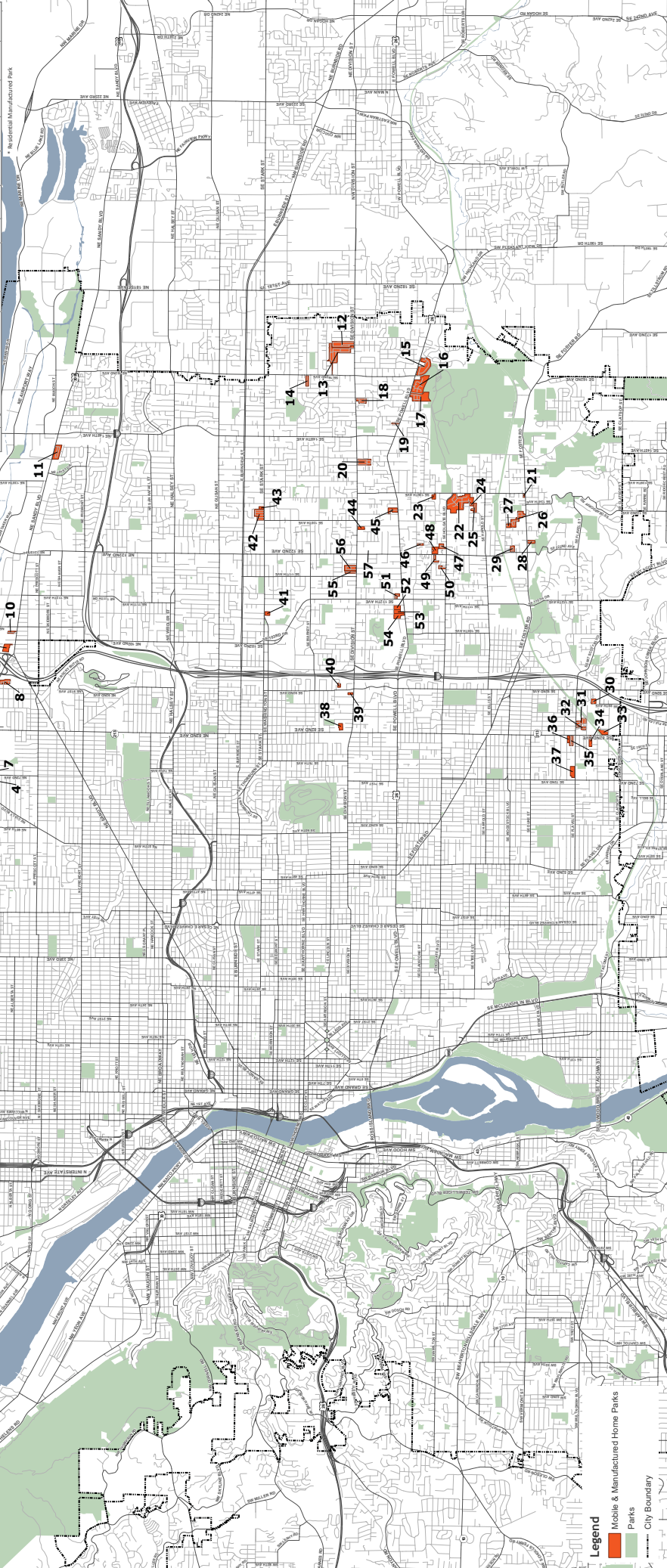


Lot#	Name	Address	Series	Ending Of Acquisition	Approved Of Acquisition
1	Highland Square Mobile Home Community	5205 N. Highland Blvd	140	140	140
2	14th St Mobile Homes	4525 NE Columbia Blvd	14	14	14
3	15th St Mobile Homes	4525 NE Columbia Blvd	15	15	15
4	16th St Mobile Homes	4525 NE Columbia Blvd	16	16	16
5	17th St Mobile Homes	4525 NE Columbia Blvd	17	17	17
6	18th St Mobile Homes	4525 NE Columbia Blvd	18	18	18
7	19th St Mobile Homes	4525 NE Columbia Blvd	19	19	19
8	20th St Mobile Homes	4525 NE Columbia Blvd	20	20	20
9	21st St Mobile Homes	4525 NE Columbia Blvd	21	21	21
10	22nd St Mobile Homes	4525 NE Columbia Blvd	22	22	22
11	23rd St Mobile Homes	4525 NE Columbia Blvd	23	23	23
12	24th St Mobile Homes	4525 NE Columbia Blvd	24	24	24
13	25th St Mobile Homes	4525 NE Columbia Blvd	25	25	25
14	26th St Mobile Homes	4525 NE Columbia Blvd	26	26	26
15	27th St Mobile Homes	4525 NE Columbia Blvd	27	27	27
16	28th St Mobile Homes	4525 NE Columbia Blvd	28	28	28
17	29th St Mobile Homes	4525 NE Columbia Blvd	29	29	29
18	30th St Mobile Homes	4525 NE Columbia Blvd	30	30	30
19	31st St Mobile Homes	4525 NE Columbia Blvd	31	31	31
20	32nd St Mobile Homes	4525 NE Columbia Blvd	32	32	32
21	33rd St Mobile Homes	4525 NE Columbia Blvd	33	33	33
22	34th St Mobile Homes	4525 NE Columbia Blvd	34	34	34
23	35th St Mobile Homes	4525 NE Columbia Blvd	35	35	35
24	36th St Mobile Homes	4525 NE Columbia Blvd	36	36	36
25	37th St Mobile Homes	4525 NE Columbia Blvd	37	37	37
26	38th St Mobile Homes	4525 NE Columbia Blvd	38	38	38
27	39th St Mobile Homes	4525 NE Columbia Blvd	39	39	39
28	40th St Mobile Homes	4525 NE Columbia Blvd	40	40	40
29	41st St Mobile Homes	4525 NE Columbia Blvd	41	41	41
30	42nd St Mobile Homes	4525 NE Columbia Blvd	42	42	42
31	43rd St Mobile Homes	4525 NE Columbia Blvd	43	43	43
32	44th St Mobile Homes	4525 NE Columbia Blvd	44	44	44
33	45th St Mobile Homes	4525 NE Columbia Blvd	45	45	45
34	46th St Mobile Homes	4525 NE Columbia Blvd	46	46	46
35	47th St Mobile Homes	4525 NE Columbia Blvd	47	47	47
36	48th St Mobile Homes	4525 NE Columbia Blvd	48	48	48
37	49th St Mobile Homes	4525 NE Columbia Blvd	49	49	49
38	50th St Mobile Homes	4525 NE Columbia Blvd	50	50	50
39	51st St Mobile Homes	4525 NE Columbia Blvd	51	51	51
40	52nd St Mobile Homes	4525 NE Columbia Blvd	52	52	52
41	53rd St Mobile Homes	4525 NE Columbia Blvd	53	53	53
42	54th St Mobile Homes	4525 NE Columbia Blvd	54	54	54
43	55th St Mobile Homes	4525 NE Columbia Blvd	55	55	55

* Manufactured Dwelling Park

Manufactured Dwelling Parks in Portland

Label	Name	Address	Spores	Living Units	Proposed Zoning	Proposed County Zoning
1	Maple Grove Mobile Home Community	1501 NE Parkside Blvd	440	82	RM-100	RM-100
2	Chastain Mobile Homes	1556 NE Irvington St	14	17	RM-100	RM-100
3	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
4	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
5	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
6	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
7	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
8	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
9	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
10	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
11	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
12	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
13	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
14	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
15	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
16	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
17	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
18	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
19	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
20	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
21	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
22	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
23	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
24	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
25	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
26	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
27	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
28	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
29	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
30	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
31	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
32	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
33	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
34	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
35	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
36	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
37	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
38	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
39	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
40	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
41	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
42	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
43	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
44	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
45	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
46	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
47	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
48	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
49	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
50	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
51	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
52	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
53	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
54	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
55	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
56	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
57	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
58	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
59	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100
60	Maple Grove Mobile Home Park	1501 NE Parkside Blvd	440	82	RM-100	RM-100



Manufactured Dwelling Parks Project
Appendix A. Manufactured Dwelling Park Inventory

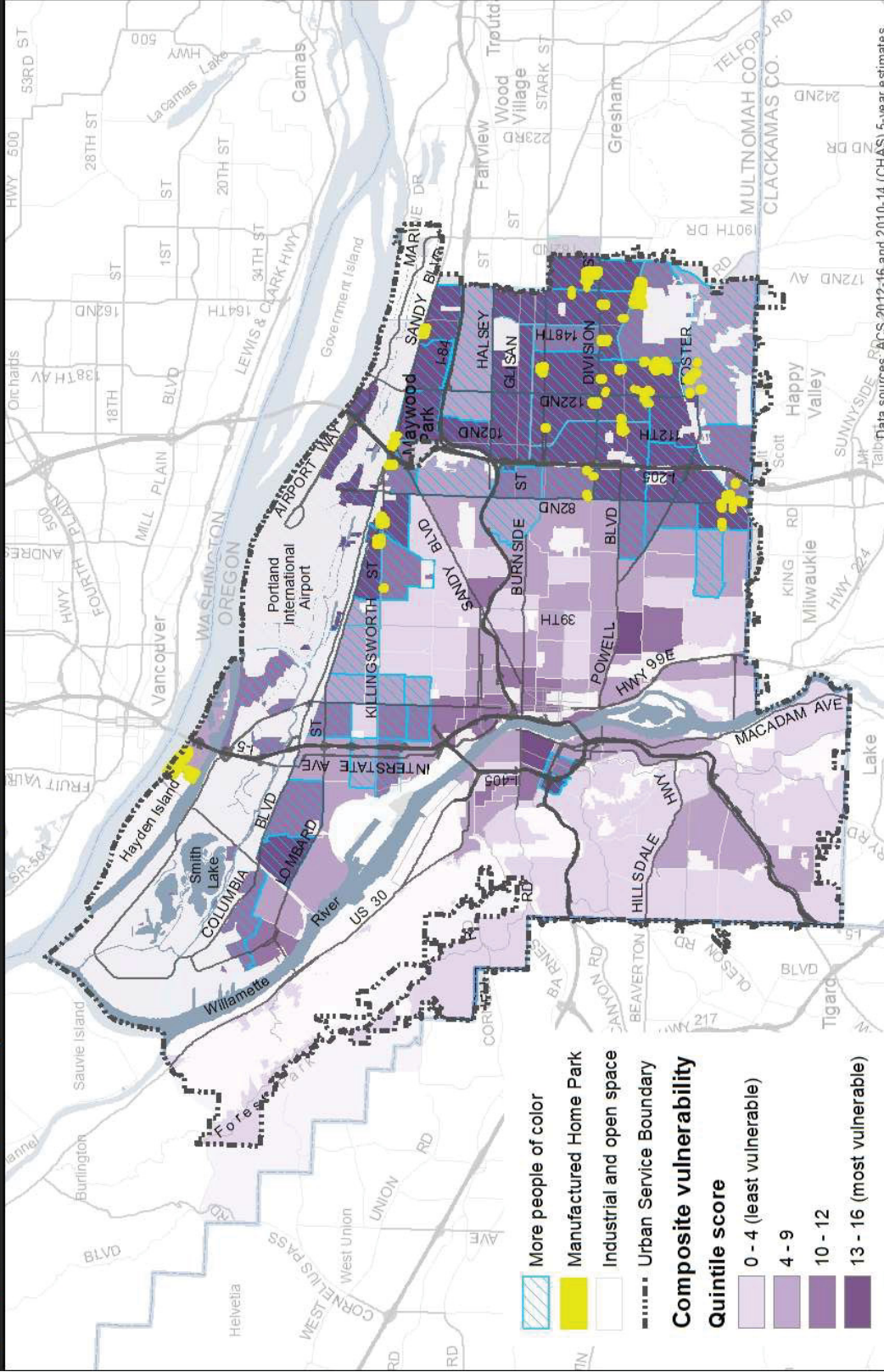
ID No.	Name	Address	Existing Spaces	Existing 2035 CP Designations	Proposed CP Designation	Existing Zones	Proposed Zone	Existing Overlays	Proposed Overlays	Tax Lot R-numbers
1	Hayden Island Mobile Home Community	1503 N Hayden Island Dr	497	R2,R3	MDP	R2,R3	RMP	h,c,x	h,c,x	R951330410;R951330430
2	Oak Leaf Mobile Homes	4556 NE Killingsworth St	34	R2	MDP	R2	RMP	h	h	R434104230;R434103810;R434103840;R434103870
3	The Arbor	6415 NE Killingsworth	115	R2	MDP	R2	RMP	h	h	R942171400
4	Cedar Shade Mobile Home Park	7120 NE Killingsworth	79	R2.5	MDP	R2.5	RMP	h	h	R942200870
5	Glenwood Trailer Park	7041 NE Killingsworth	80	ME	MDP	R3	RMP	h	h	R671200020;R942170420;R942170490;R671200030
6	Fir Grove RV Park	5541 NE 72nd Ave	62	ME	MDP	R3	RMP	h	h	R671200440;R671200530
7	El Rancho Mobile Park	7265 NE Killingsworth	30	ME	MDP	R3	RMP	h	h	R942210110
8	Sumner Estates	5200 NE 92nd Ave. # 9	31	ME	MDP	R2	RMP	h,x	h,x	R942211260;R942210930
9	Parkrose Mobile City	9945 NE Sandy Blvd	94	MU-C	MDP	CE	RMP	h,m,x	h,m,x	R647316360
10	Heidi's Mobile Home Park	10315 NE Sandy Blvd	17	MU-C	MDP	CE	RMP	h,m,x	h,m,x	R942240140
11	Garden Meadows	14308 NE Sandy Blvd	51	R2	MDP	R2	RMP	h,x	h,x	R99306290;R993065130;R993063450;R993064670
12	Portland American Mobilodge	16901 SE Division St	123	R3	MDP	R3	RMP	a	a	R99306290;R993065130;R993063450;R993062250;R993064670
13	Mobile Estates	16745 SE Division St	240	R3	MDP	R3	RMP	a	a	R707307160
14	Lantern Lane Mobile Villa	1523 SE 162nd Ave	35	R3	MDP	R3	RMP	a	a	R649722370;R649722380;R649722360;R649722400
15	Meadowcrest Farm Mobile Estates	3930 SE 162nd Ave	76	R2	MDP	R2	RMP	a,c	c	R477800310
16	Meadowland Mobile Home Park	16000 SE Powell Blvd	76	R2,R10	MDP	R2,R10	RMP	a,c	c	R992120630
17	Parkway Estates	15768 SE Powell Blvd	51	R2	MDP	R2	RMP	a,c	c	R992120250
18	Tall Firs Mobile Home Park	15656 SE Division St	62	R3	MDP	R3	RMP	a	a	R466204020
19	Cumberland I	15103 SE Powell Blvd	7	R3	MDP	R3	RMP	a	a	R992120630
20	Maple Estates	6251 SE 136th Ave	4	R2	MDP	R2	RMP	a	a	R992120090;R992117260
21	Aspen Meadows	14222 SE Division St	74	R2	MDP	R2	RMP	a	a	R466100040;R992144420;R992140120
22	Marcy Manor Mobile Home Park	13400 SE Holgate Blvd	123	R7,R2	MDP	R7,R2	RMP	a	a	R99214950;R992118680;R992118640
23	Meadowland Mobile Home Park	4223 SE 136th Ave	10	R2	MDP	R2	RMP	a	a	R466100040;R992144420;R992140120
24	Marissa Estates	13318 SE Raymond St	24	R2	MDP	R2	RMP	a	a	R99214950;R992118680;R992118640
25	Strawberry Acres	5200 SE 132nd Ave	9	R2	MDP	R2	RMP	a	a	R466100040;R992140120;R992146080;R992144630
26	Cumberland II Mobile Estates	13115 SE Foster	62	R5,R2	MDP	R5,R2	RMP	a	a	R649776430;R992140120;R649776440;R992146080;R992145430;R992144630
27	Newcastle Manufactured Housing Community	12846 SE Ramona St	10	R5	MDP	R5	RMP	a	a	R466201800;R466201630
28	Lostinda Woods	12506 SE Foster Rd	10	R2	MDP	R2	RMP	a	a	R992141560
29	Sunny Hill Mobile Home Park	5918 SE 122nd Ave	28	R2	MDP	R2	RMP	a	a	R992140410
30	89th Avenue Estates	7916 SE 89th	15	R2	MDP	R2	RMP	a	a	R992210730
31	Flavel RV Park	8410 SE Flavel St	58	R2	MDP	R2	RMP	a	a	R202613890;R202613940;R202614030;R202614090
32	Springwater Mobile Estates	8309 SE Lambert St	38	R2	MDP	R2	RMP	a	a	R202613890;R202613940;R202614030
33	Johnson Creek Trailer Park	8205 SE 82nd Ave	24	ME	MDP	EG2	RMP	a	a	R081800670
34	Southgate Mobile Home and RV Park	7911 SE 82nd Ave	45	R2	MDP	R2	RMP	a	a	R202611410
35	Circle Cedar Court	7451 SE 82nd Ave	41	R2	MDP	R2	RMP	a	a	R992201160;R992200530
36	Shady Lane Mobile Estates	7409 SE 82nd Ave	26	R2	MDP	R2	RMP	a	a	R992201160;R992200530
37	Rudiger Mobile Park	7227 SE Flavel St	46	R2	MDP	R2	RMP	a	a	R992203120
38	Central Trailer Park Mobile Homes	2300 SE 82nd Ave	30	R2,MU-C	MDP	CM2,R2	RMP	a	a	R992040640
39	Cherry Grove	9035 SE Division	29	MU-C	MDP	CM1	RMP	a	a	R182800830
40	Grant Street Manufactured Home Park	9307 SE Grant St	10	R2	MDP	R2	RMP	a	a	R182800200
41	Stark Firs Mobile Home Park	10852 SE Stark	30	R1	MDP	R1	RMP	a	a	R992030600
42	Mobile Village	13045 SE Stark st	152	R2	MDP	R2	RMP	d	d	R942351140;R041800010
43	Value Trailer Court	13223 SE Stark	21	R1	MDP	R1	RMP	d	d	R942351140;R041800010
44	Midway Mobile Home Park	12726 SE Division St	48	R2	MDP	R2	RMP	a	a	R992116150
45	Park Place Mobile Home Park	13141 SE Powell Blvd	24	R2	MDP	R2	RMP	a	a	R500304500
46	Bush Street Estates	12420 SE Bush St	7	R2	MDP	R2	RMP	a	a	R804305900
47	Holgate Estates	12323 SE Holgate Blvd	19	R2	MDP	R2	RMP	a	a	R804307350;R804306380
48	TO-NUS-GAH Mobile Home Park	4264 SE 122nd Ave	42	R1	MDP	R1	RMP	a	a	R804306070;R804307350;R804306380
49	Nine Oaks Estates	4239 SE 122nd Ave	14	R1,R2	MDP	R1,R2	RMP	a	a	R804307510
50	119th Avenue Estates	11905 SE Holgate	19	R2	MDP	R2	RMP	a	a	R804308030;R804307950
51	Kelly Butte Place	3348 SE 112th	11	R2	MDP	R2	RMP	a	a	R550001960;R550002010
52	Viking Mobile Villa	3441 SE 111th Ave	27	R2	MDP	R2	RMP	a	a	R592201440;R592201180
53	Ranchette Manor	10901 SE Powell Blvd	34	R2	MDP	R2	RMP	a	a	R592201440;R592201180
54	Nelson's Mobile City	10835 SE Powell Blvd	38	R3	MDP	R3	RMP	a	a	R592201440;R592201780
55	Rainbow Villa Mobile Home Park	11803 SE Division St	44	R2	MDP	R2	RMP	a	a	R202500570;R202500880
56	Evergreen Mobile Home Park	11911 SE Division St	72	R3	MDP	R3	RMP	a	a	R202500570;R202500880

Manufactured Dwelling Parks Project
Appendix A. Manufactured Dwelling Park Inventory

ID No.	Name	Address	Year Built	Site Area (sf)	Site Area (ac)	Existing Spaces	Proposed Max Spaces	TDR	Proposed Min Spaces
1	Hayden Island Mobile Home Community	1503 N Hayden Island Dr	1969	2,446,939	56.2	497	1,223	726	979
2	Oak Leaf Mobile Homes	4556 NE Killingsworth St	1954	67,549	1.6	34	34	0	27
3	The Arbor	6415 NE Killingsworth	1944	443,468	10.2	115	222	107	177
4	Cedar Shade Mobile Home Park	7120 NE Killingsworth	1962	135,907	3.1	79	68	-11	54
5	Glenwood Trailer Park	7041 NE Killingsworth	1942	146,797	3.4	80	73	-7	59
6	Fir Grove RV Park	5541 NE 72nd Ave	1941	84,942	2.0	62	42	-20	34
7	El Rancho Mobile Park	7265 NE Killingsworth	1949	53,910	1.2	30	27	-3	22
8	Summer Estates	5200 NE 92nd Ave. #9	1997	152,024	3.5	34	76	42	61
9	Parkrose Mobile City	9945 NE Sandy Blvd	1948	159,865	3.7	50	80	30	64
10	Heidi's Mobile Home Park	10315 NE Sandy Blvd	1947	52,738	1.2	17	26	9	21
11	Garden Meadows	14308 NE Sandy Blvd	1996	316,681	7.3	51	158	107	127
12	Portland American Mobilodge	16901 SE Division St	1959	426,016	9.8	123	213	90	170
13	Mobile Estates	16745 SE Division St	1964	748,796	17.2	240	374	134	300
14	Lantern Lane Mobile Villa	1523 SE 162nd Ave	1959	102,695	2.4	35	51	16	41
15	Meadowcrest Farm Mobile Estates	3930 SE 162nd Ave	1997	509,216	11.7	76	255	179	204
16	Meadowland Mobile Home Park	16000 SE Powell Blvd	1989	662,322	15.2	76	331	255	265
17	Parkway Estates	15768 SE Powell Blvd	1993	371,131	8.5	51	186	135	148
18	Tall Fir Mobile Home Park	15656 SE Division St	1950	156,800	3.6	62	78	16	63
19	Cumberland I	15103 SE Powell Blvd	1985	33,735	0.8	7	17	10	13
20	Rollin Wheels Mobile Estates	14222 SE Division St	1959	268,765	6.2	74	134	60	108
21	Maple Estates	6251 SE 136th Ave	2002	20,600	0.5	4	10	6	8
22	Aspen Meadows	13400 SE Holgate Blvd	1998	1,079,852	24.8	123	540	417	432
23	Marcy Manor Mobile Home Park	4223 SE 136th Ave	1998	18,895	0.4	10	9	-1	8
24	Marissa Estates	13318 SE Raymond St	1998	19,602	0.5	9	10	1	8
25	Strawberry Acres	5200 SE 132nd Ave	1999	117,176	2.7	24	59	35	47
26	Cumberland II Mobile Estates	13115 SE Foster	1988	325,829	7.5	62	163	101	130
27	Newcastle Manufactured Housing Community	12846 SE Ramona St	1998	63,647	1.5	10	32	22	25
28	Lostinda Woods	12506 SE Foster Rd	1994	87,843	2.0	10	44	34	35
29	Sunny Hill Mobile Home Park	5918 SE 122nd Ave	1965	84,071	1.9	28	42	14	34
30	89th Avenue Estates	7916 SE 89th	1997	102,850	2.4	15	51	36	41
31	Flavel RV Park	8410 SE Flavel St	1951	99,900	2.3	58	50	-8	40
32	Springwater Mobile Estates	8309 SE Lambert St	1997	52,800	1.2	38	26	-12	21
33	Johnson Creek Trailer Park	8205 SE 82nd Ave	1953	28,320	0.7	24	14	-10	11
34	Southgate Mobile Home and RV Park	7911 SE 82nd Ave	1951	102,850	2.4	45	51	6	41
35	Circle Cedar Court	7451 SE 82nd Ave	1960	125,363	2.9	41	63	22	50
36	Shady Lane Mobile Estates	7409 SE 82nd Ave	1951	53,143	1.2	26	27	1	21
37	Rudiger Mobile Park	7227 SE Flavel St	1961	161,820	3.7	46	81	35	65
38	Central Trailer Park Mobile Homes	2300 SE 82nd Ave	1968	89,298	2.1	30	45	15	36
39	Cherry Grove	9035 SE Division	1946	18,125	0.4	29	9	-20	7
40	Grant Street Manufactured Home Park	9307 SE Grant St	2002	33,993	0.8	10	17	7	14
41	Stark Fir Mobile Home Park	10852 SE Stark	1957	63,800	1.5	30	32	2	26
42	Mobile Village	13045 SE Stark st	1963	321,472	7.4	152	161	9	129
43	Value Trailer Court	13223 SE Stark	1954	42,005	1.0	21	21	0	17
44	Midway Mobile Home Park	12726 SE Division St	1945	67,900	1.6	48	34	-14	27
45	Park Place Mobile Home Park	13141 SE Powell Blvd	1988	150,282	3.5	24	75	51	60
46	Bush Street Estates	12420 SE Bush St	1947	37,830	0.9	7	19	12	15
47	Holgate Estates	12323 SE Holgate Blvd	1997	94,478	2.2	19	47	28	38
48	TO-NIS-GAH Mobile Home Park	4264 SE 122nd Ave	1961	98,835	2.3	42	49	7	40
49	Nine Oaks Estates	40239 SE 122nd Ave	1993	63,807	1.5	14	32	18	26
50	119th Avenue Estates	11905 SE Holgate	2000	39,770	0.9	19	20	1	16
51	Kelly Butte Place	3348 SE 112th	1997	44,398	1.0	11	22	11	18
52	Viking Mobile Villa	3441 SE 111th Ave	1964	95,550	2.2	27	48	21	38
53	Ranchette Manor	10901 SE Powell Blvd	1950	109,918	2.5	34	55	21	44
54	Neilson's Mobile City	10835 SE Powell Blvd	1959	170,000	3.9	44	85	41	68
55	Rainbow Villa Mobile Home Park	11803 SE Division St	1937	83,160	1.9	38	42	4	33
56	Evergreen Mobile Home Park	11911 SE Division St	1956	221,337	5.1	72	111	39	89
						3037			2,933

Manufactured home parks and economic vulnerability

2017-18



Data sources: ACS 2012-16 and 2010-14 (CHAS) 5-year estimates

March 28, 2018
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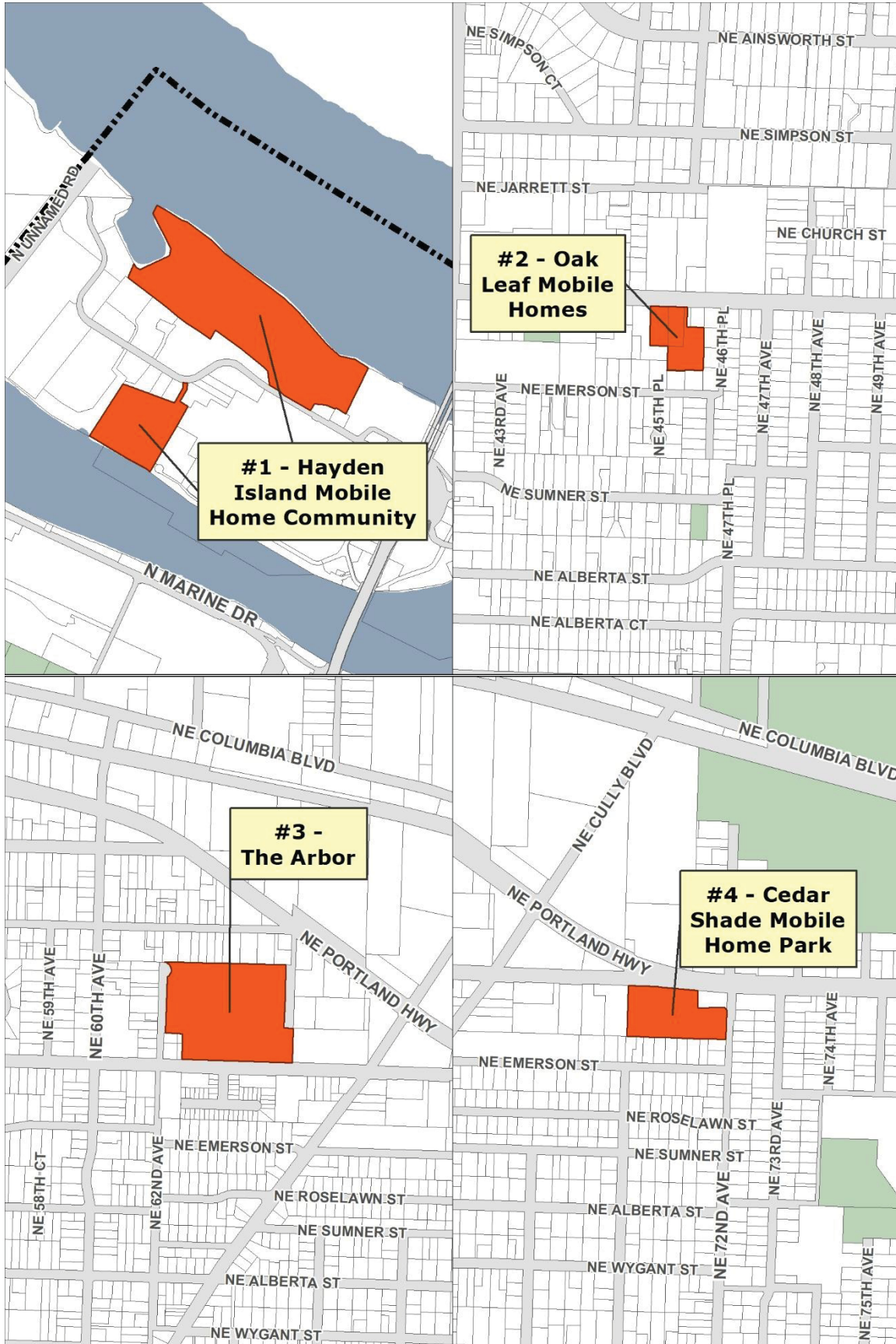
This information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors or omission nor positional accuracy.



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Appendix C. Detailed MDP Maps



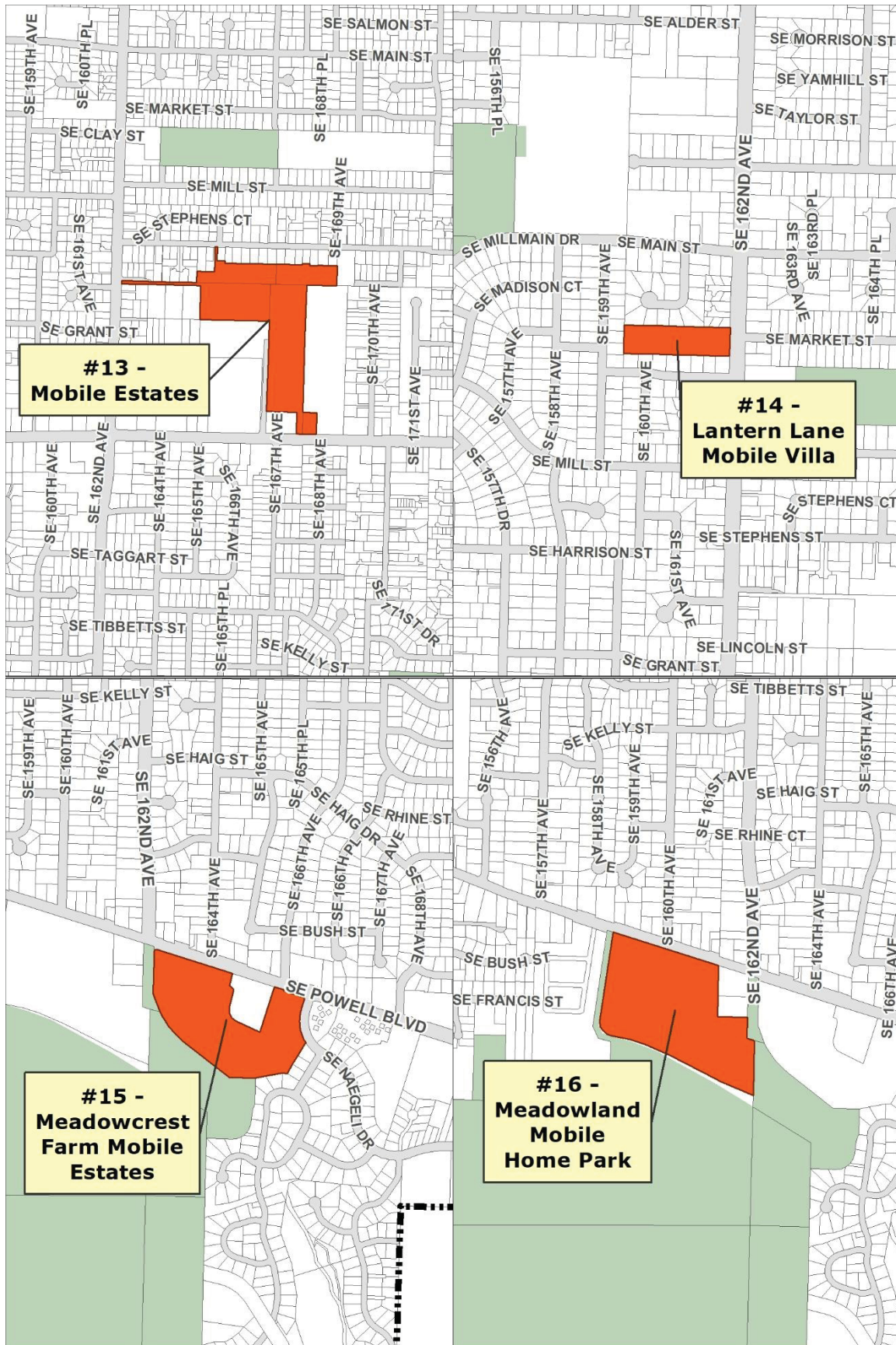
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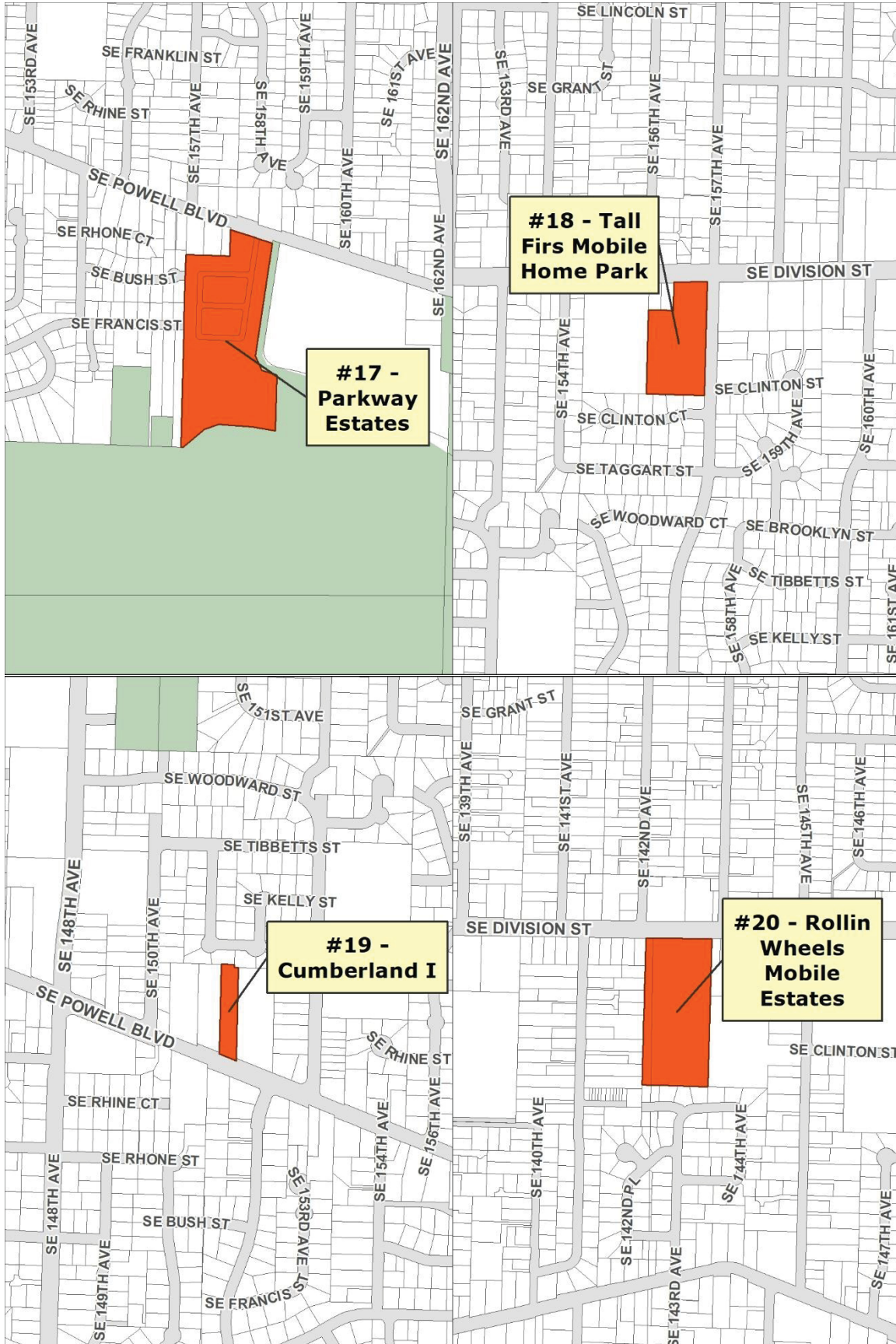
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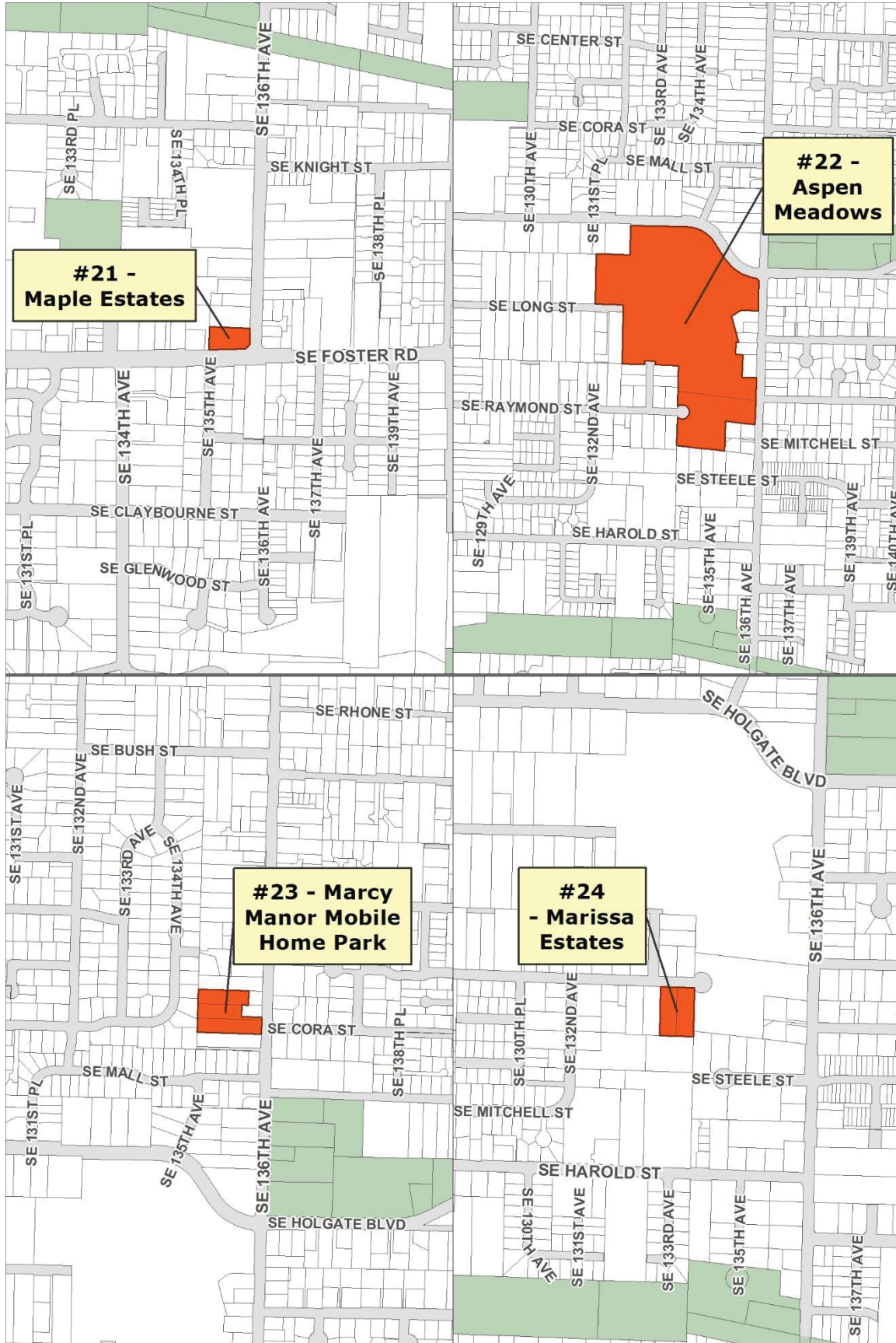
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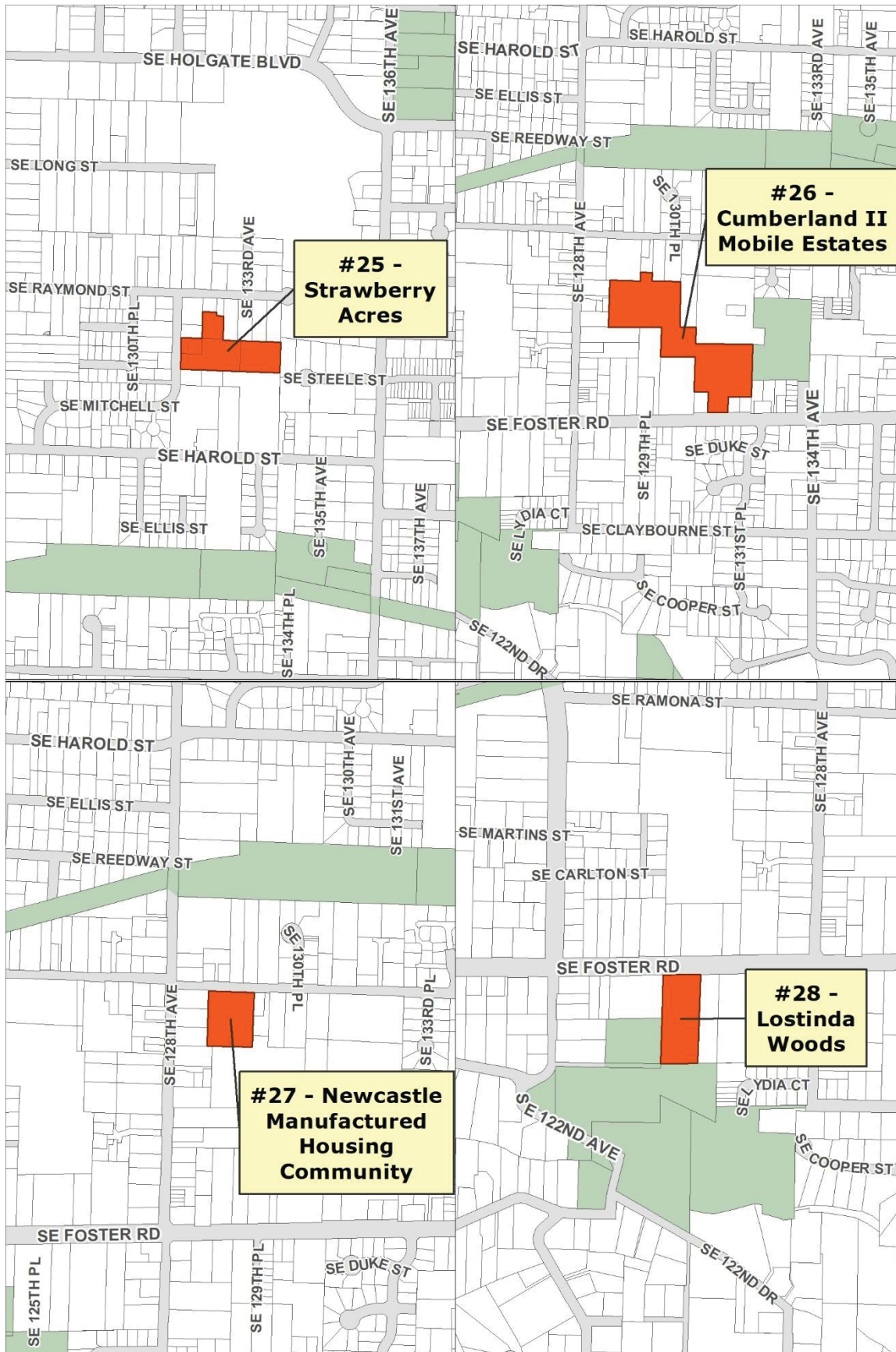
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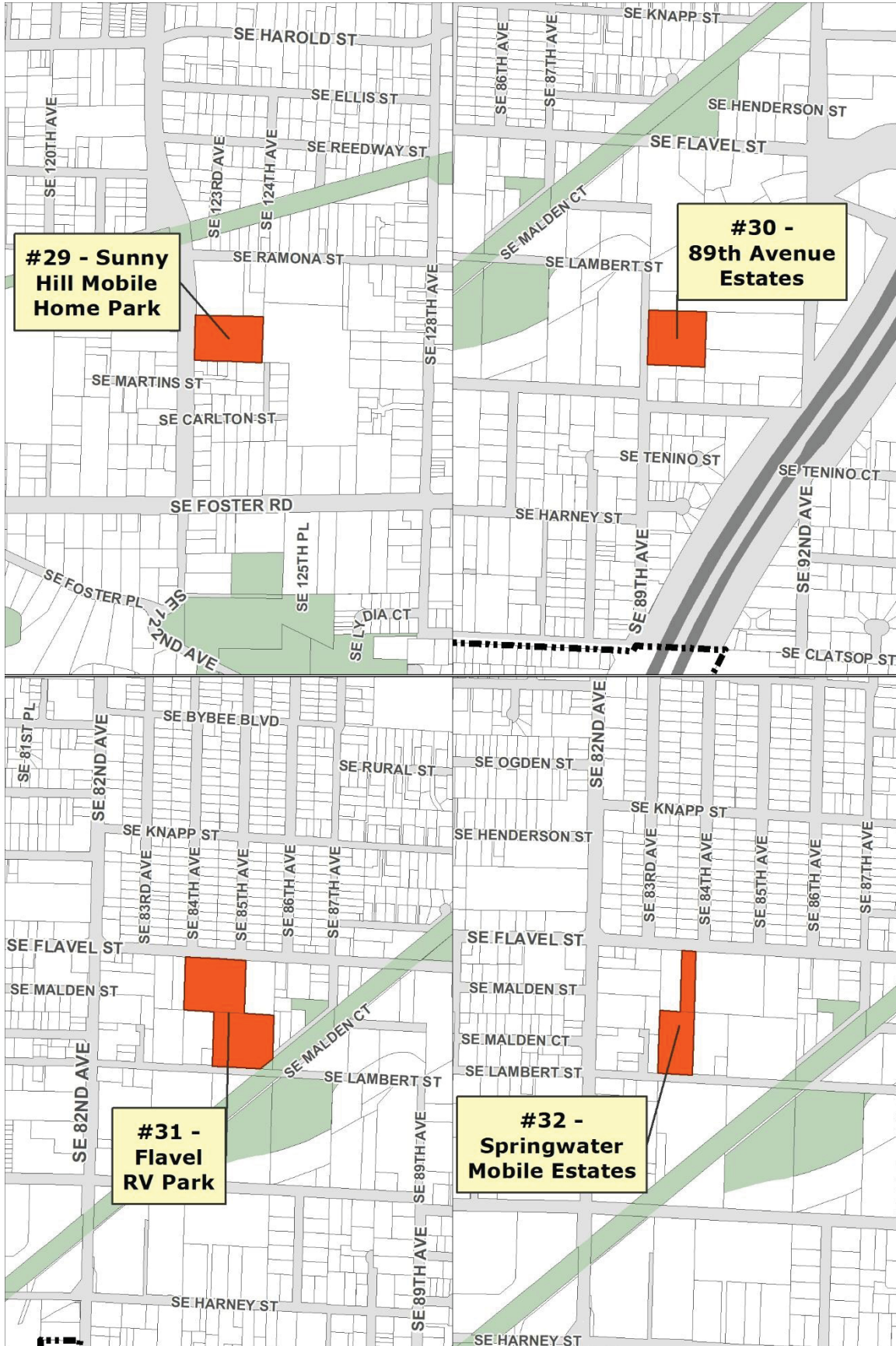
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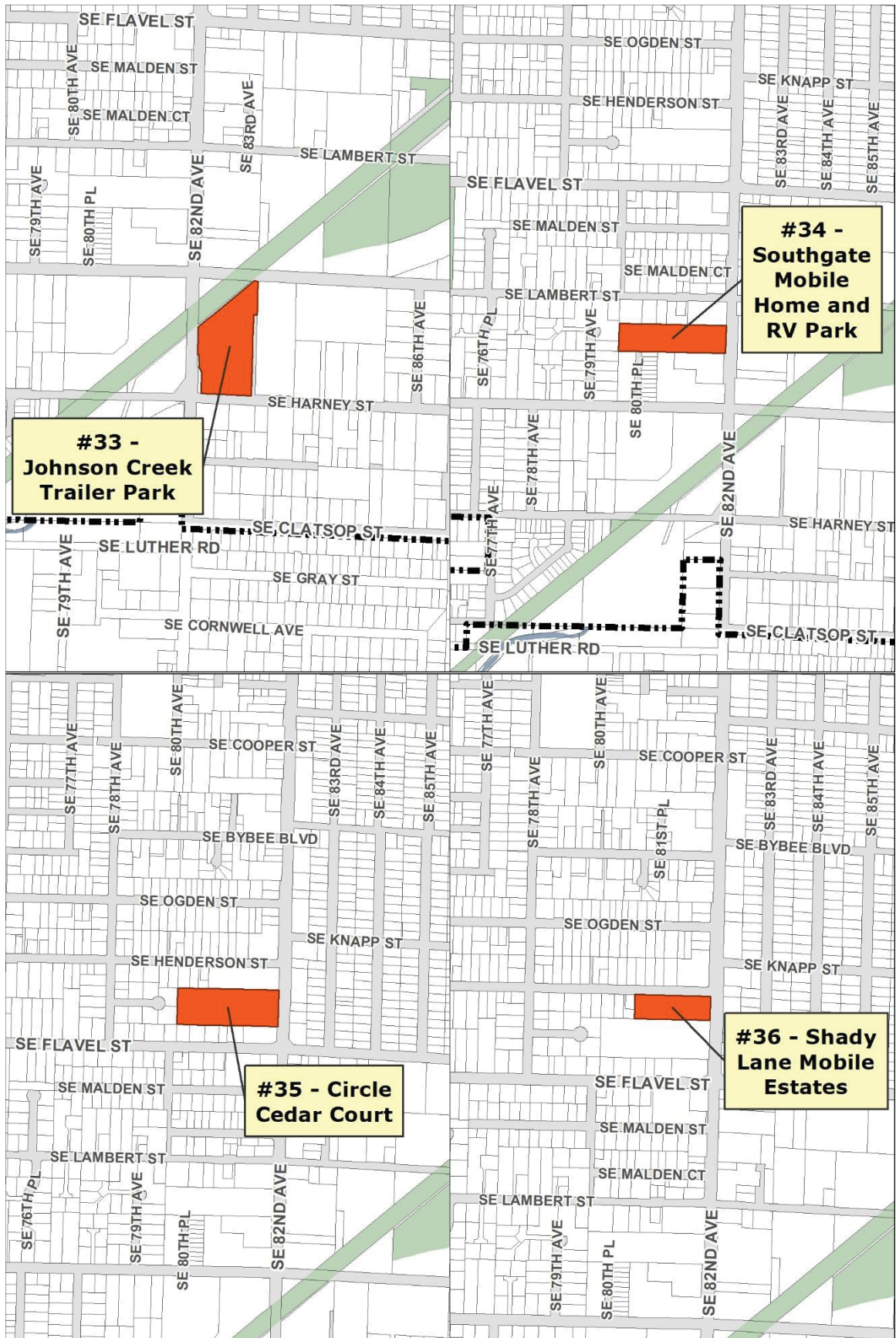
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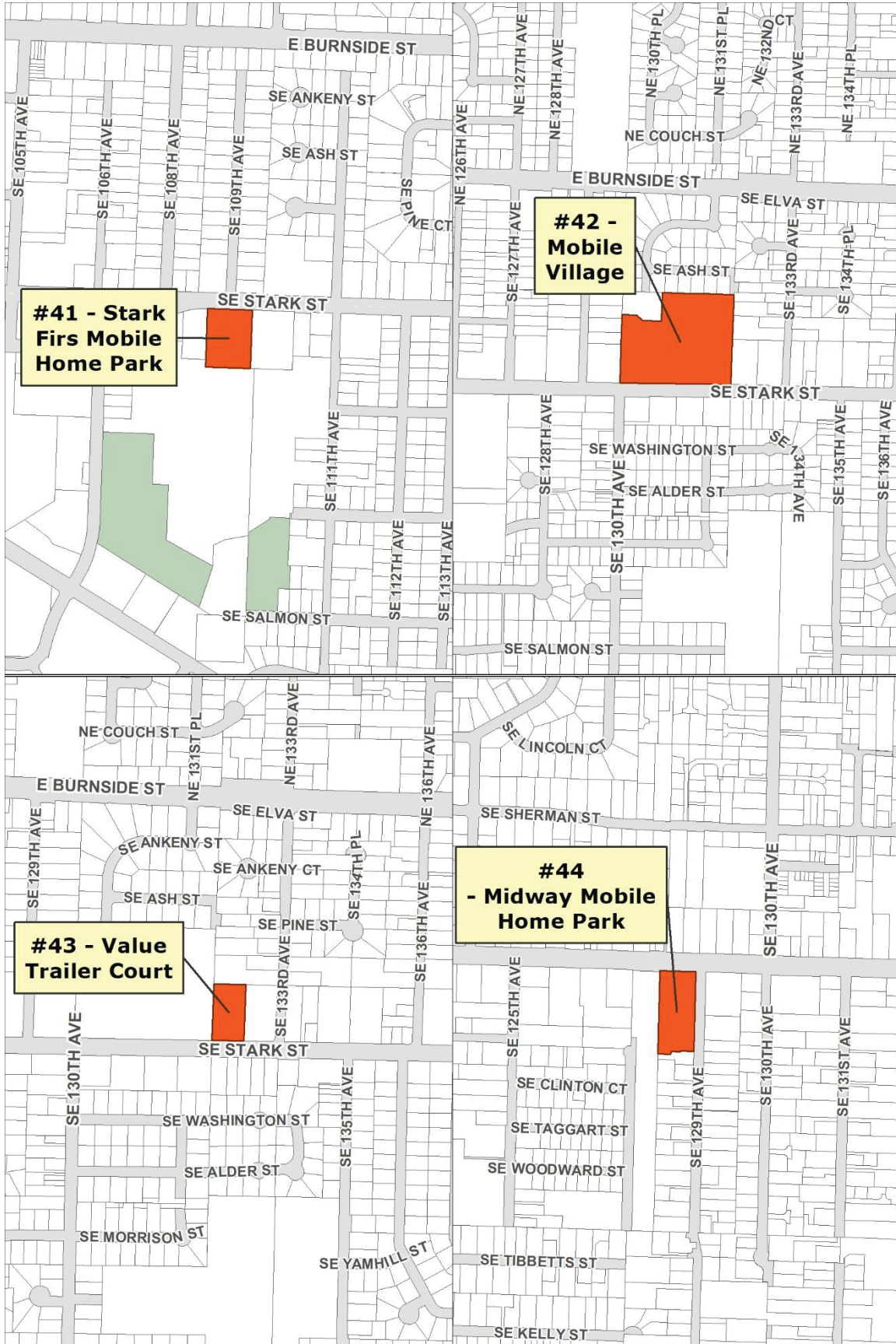
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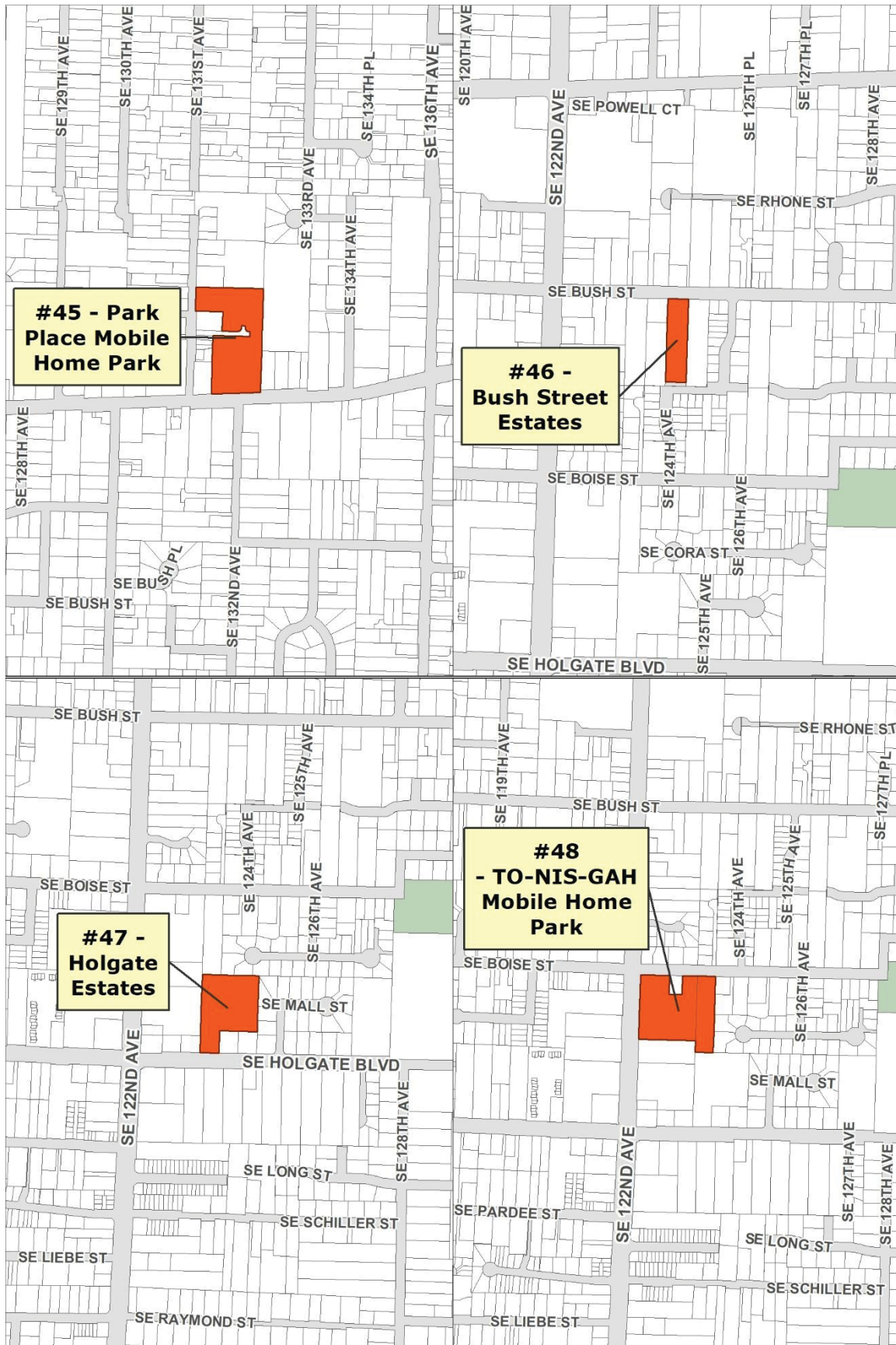
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