

# CENTRALCITY 2035

## Volume 2A ZONING CODE & MAP AMENDMENTS

Part 1: Central City Plan District

---

**ORDINANCE NO. 190023**  
Effective August 10, 2020



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.  
City of Portland, Oregon



The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings. If you need special accommodation, interpretation or translation, please call 503-823-7700, the TTY at 503-823-6868 or the Oregon Relay Service at 711 within 48 hours prior to the event.

La Oficina de Planificación y Sostenibilidad se compromete a proporcionar un acceso equitativo a la información y audiencias. Si necesita acomodación especial, interpretación o traducción, por favor llame al 503-823-7700, al TTY al 503-823-6868 o al Servicio de Retransmisión de Oregon al 711 dentro de las 48 horas antes del evento.

规划和可持续发展管理局致力于提供获取信息和参加听证会的平等机遇。如果您需要特殊适应性服务、口译或翻译服务，请在活动开始前48小时内致电：503-823-7700、TTY: 503-823-6868 或联系俄勒冈州中继服务：711。

Cục Quy Hoạch và Bền Vững (The Bureau of Planning and Sustainability) cam kết đem lại quyền tiếp cận thông tin và xét xử công bằng. Nếu quý vị cần nhà ở đặc biệt, dịch vụ thông dịch hoặc phiên dịch, vui lòng gọi số 503-823-7700, dịch vụ TTY theo số 503-823-6868 hoặc Dịch Vụ Tiếp Âm Oregon theo số 711 trong vòng 48 giờ trước khi diễn ra sự kiện.

Управление планирования и устойчивого развития предоставляет равный доступ к информации и к проводимым слушаниям. Если Вам требуются особые условия или устный или письменный перевод, обращайтесь по номеру 503-823-7700, по телетайпу для слабослышащих 503-823-6868 или через Орегонскую службу связи Oregon Relay по номеру 711 за 48 часов до мероприятия.

Xafiiska Qorshaynta iyo Sugnaanta waxay u-heellan yihiin bixinta helitaan loo-siman yahay ee macluumaad iyo dhagaysiyada. Haddii aad u baahan tahat qabanqaabo gaar ah, afcelin ama turumaad, fadlan wac 503-823-7700, TTY-ga 503-823-6868 ama Xafiiska Gudbinta Oregon ee 711 muddo ah 48 saac gudahood kahor xafladda.

企画環境整備課(The Bureau of Planning and Sustainability)は体に障害を持つ方にも情報や公聴会のアクセスの平等化を図る事をお約束します。もし、通訳・翻訳その他特別な調整が必要な方は503-823-7700か、TTY、503-823-6868、又はオレゴン・リレー・サービス、711に必要時の48時間前までにお電話ください。

ທ້ອງຖານແຜນການ ແລະຄວາມຍືນຍົງໃຫ້ຄຳພັນສັນຍາທີ່ຈະໃຫ້ການເຂົ້າເຖິງຂໍ້ມູນ ແລະການຮັບຟັງເທົ່າທຽມກັນ. ຖ້າທ່ານຕ້ອງການຢາກໄດ້ການແນະນຳຊ່ວຍເຫຼືອພິເສດ, ການແປພາສາ ຫຼືແປເອກະສານ, ກະລຸນາໂທຫາ 503-823-7700, ໂທດ້ວຍ TTY ທີ່ເບີ 503-823-6868 ຫຼືໜ່ວຍບໍລິການຮິເລເຊີວິສຂອງຮັຖອໍຣິກອນທີ່ເບີ 711 ພາຍໃນ 48 ຊົ່ວໂມງກ່ອນເວລາທີ່ທ່ານຕ້ອງການ.

يلتزم Bureau of Planning and Sustainability (مكتب التخطيط والاستدامة) بتقديم تكافؤ الوصول إلى المعلومات وجلسات الاستماع. إذا كنتم تحتاجون إلى مواءمات خاصة أو لترجمة شفوية أو تحريرية، فيرجى الاتصال برقم الهاتف 503-823-7700، أو خط TTY (الهاتف النصي) على رقم الهاتف 503-823-6868 أو خدمة مرخل أوريغون على الرقم 711 في غضون 48 ساعة قبل موعد الحدث.

Biroul de Planificare si Dezvoltare Durabila asigura acces egal la informatii si audieri publice. Daca aveti nevoie de aranjament special, translatate sau traducere, va rugam sa sunati la 503-823-7700, la 503-823-6868 pentru persoane cu probleme de auz sau la 711 la Serviciul de Releu Oregon cu 48 de ore inainte de eveniment.

Управління планування та сталого розвитку надає рівний доступ до інформації та до слухань, які проводяться. Якщо Вам потрібні особливі умови чи усний чи письмовий переклад, звертайтеся за номером 503-823-7700, за номером телетайпу для людей з проблемами слуху 503-823-6868 або через Орегонську службу зв'язку Oregon Relay 711 за 48 годин до початку заходу.

*It is the policy of the City of Portland that no person shall be denied the benefits of or be subjected to discrimination in any City program, service, or activity on the grounds of race, religion, color, national origin, English proficiency, sex, age, disability, religion, sexual orientation, gender identity, or source of income. The City of Portland also requires its contractors and grantees to comply with this policy.*

# ACKNOWLEDGEMENTS

This plan is the culmination of work over many years on the Central City Concept Plan, three quadrant plans (North/Northeast Quadrant Plan, West Quadrant Plan, Southeast Quadrant Plan), Natural and Scenic Resources protection plans, and the Bonus and Transfer Study. Many thanks to the thousands of stakeholders who participated in those processes and whose contributions helped to shape this plan.

## Portland City Council

Ted Wheeler, Mayor, Commissioner in Charge

Chloe Eudaly, Commissioner

Nick Fish, Commissioner (Deceased)

Amanda Fritz, Commissioner

Jo Ann Hardesty, Commissioner

Dan Saltzman, Commissioner (Former)

## Portland Planning and Sustainability Commission

Katherine Schultz (Chair)

André Baugh (Vice Chair)

Chris Smith (Vice Chair)

Jeff Bachrach

Mike Houck

Katie Larsell

Gary Oxman

Michelle Rudd

Eli Spevak

Teresa St Martin

Margaret Tallmadge

*Special thanks to the current and former PSC members who chaired Central City Plan committees:*

*Don Hanson, Katherine Schultz and Michelle Rudd.*



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



City of Portland, Oregon

## Bureau of Planning and Sustainability

### Management

Andrea Durbin, Director

Susan Anderson, Director (Former)

Joe Zehnder, Chief Planner

Sallie Edmunds, Central City,  
River and Environmental Planning Manager

### Project Managers and Core Team

Rachael Hoy, Senior Planner, Project Manager,  
Central City Code Development

Troy Doss, Senior Planner, Project Manager,  
Concept and Southeast Quadrant Plans

Mindy Brooks, City Planner II, Project Manager,  
Natural and Scenic Resource Protection Plans

Nicholas Starin, City Planner II, Central City Planning

Debbie Bischoff, Senior Planner, River Planning

Mark Raggett, Senior Planner, Urban Design

### Contributing Staff

Shannon Buono, Senior Planner, Code Editing

Brandon Spencer-Hartle, Senior Planner, Historic Resources Planning

Tyler Bump, Senior Planner, Economic Planning

Jeff Caudill, City Planner II, Environmental Planning

Marc Asnis, City Planner I, Urban Design

Lora Lillard, City Planner II, Urban Design

### Communications and Tech Service

Eden Dabbs, Kevin Martin, Derek Miller, Carmen Piekarski,

Neil Loehlein, Leslie Wilson, Krista Gust

### Previous BPS Staff

Steve Iwata, Karl Lisle, Kathryn Hartinger, Derek Dauphin,

Roberta Jortner, Stephanie Beckman, Diane Hale, Elisa Hamblin,

Leslie Lum, Nan Stark, Ralph Sanders

*These acknowledgments, prepared in 2018, have been updated to include changes in City Council and BPS leadership.*

## Additional Assistance

**Bureau of Planning and Sustainability:** Michael Armstrong, Deborah Stein, Eric Engstrom, Julia Thompson, Alisa Kane, Vihn Mason

**Bureau of Transportation:** Art Pearce, Mauricio Leclerc, Grant Morehead, Judith Gray, Arnoud Van Sisseren, Zef Wagner, Francesca Patricolo, Peter Hurley, Erin Aigner

**Prosper Portland:** Geraldene Moyle, Lisa Abuaf, Sarah Harpole, Shelly Haack, Peter Englander, Lew Bowers, Irene Bowers

**Bureau of Parks and Recreation:** Brett Horner, Sarah Coates-Huggins, Maya Agarwal, Allan Schmidt, Emily Roth, Jenn Cairo

**Bureau of Development Services:** Kara Fioravanti, Tim Heron, Kim Tallant, Susan Ellis, Stacy Castleberry

**Bureau of Environmental Services:** Kaitlin Lovell, Paul Ketcham, Amy Chomowicz, Alice Coker, Marie Walkiewicz, Amber Clayton, Matt Burlin and Stephen Himes

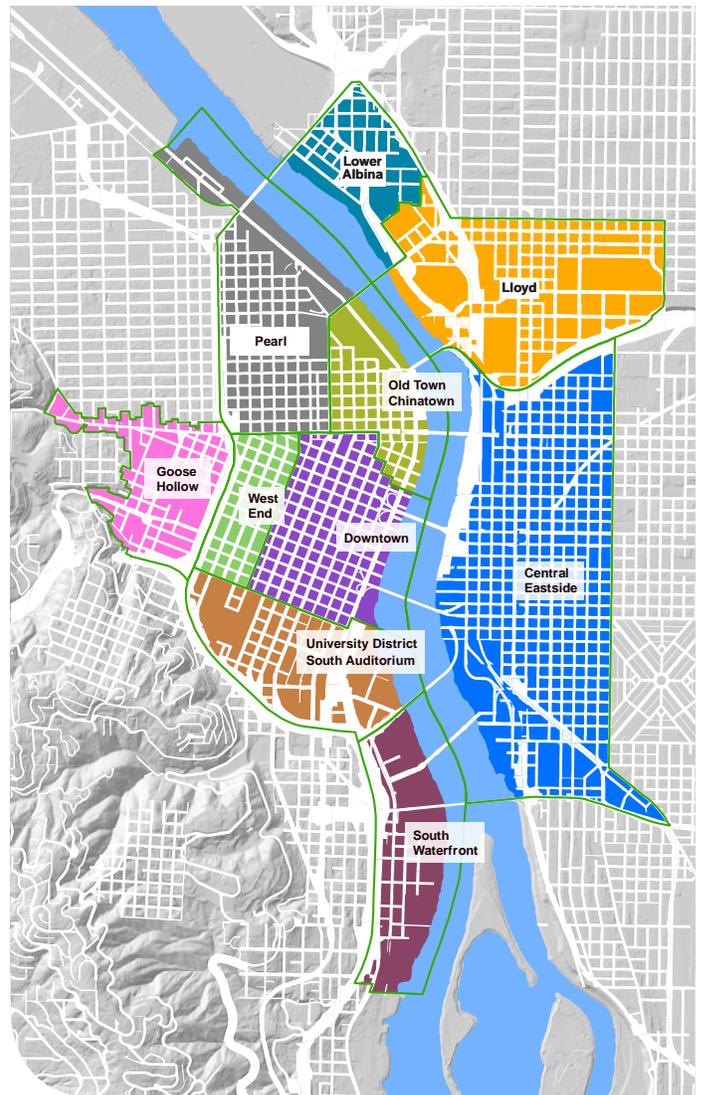
**Portland Housing Bureau:** Kurt Kreager, Javier Mena, Matthew Tschabold, Kim McCarty, Barbara Shaw, David Sheern

## Consultants

Various consultants contributed to the development of the Central City Concept Plan, three quadrant plans (North/Northeast Quadrant Plan, West Quadrant Plan, Southeast Quadrant Plan), Natural and Scenic Resources inventories, and the Bonus and Transfer Study. We are grateful for their technical assistance and for helping facilitate our advisory committee and public events.

## Funding

Funding for this project was provided by the City of Portland, the Portland Development Commission and Metro.



# CC2035 | TABLE OF CONTENTS

## ZONING CODE AND MAP AMENDMENTS

### Part 1: Central City Plan District and Related Amendments

#### Central City Plan District

- 33.510 Central City Plan District.....1
- 33.510 Central City Plan District Maps.....264

#### Other Zoning Code Chapters

- 33.140 Employment and Industrial Zones.....408
- 33.293 Superblocks.....410
- 33.420 Design Overlay Zone .....412
- 33.445 Historic Resource Overlay Zone .....414
- 33.580 South Auditorium Plan District.....416
- 33.720 Assignment of Review Bodies.....428
- 33.808 Central City Parking Review.....430
- 33.815 Conditional Uses .....448
- 33.825 Review Procedures, Building Models .....460
- 33.846 Historic Resource Reviews .....476
- 33.920 Description of the Use Categories.....478

#### Zoning and Comprehensive Plan Maps .....485

- Base Zones.....486
- Comprehensive Plan Designations.....490

## Introduction

This section contains the first part of the Zoning Code, Comprehensive Plan Map and Zoning Map amendments that implement the policy framework of the *Central City 2035 Plan*. Additional amendments related to the Willamette River, scenic resources and trails are included in Volume 2A Part 2. Commentary is provided to help clarify the intent of the code changes and expected implementation. The document is formatted to facilitate readability; showing proposed code changes on the right-hand pages and related commentary on the facing left-hand pages.

Language to be added is underlined. Language to be deleted is shown in ~~striketrough~~.

## 33.510 Central City Plan District

510

---

### Sections:

#### General

- 33.510.010 Purpose
- 33.510.020 Where the Regulations Apply
- 33.510.030 Application of Regulations Along Proposed Rights-of-Way and Accessways

#### Use Regulations

- ~~33.510.100 Vehicle Repair and Vehicle Sales or Leasing Uses~~
- ~~33.510.105 Vehicle Sales or Leasing~~
- 33.510.110 Mixed Use Waterfront Development
- 33.510.112 Commercial Parking
- ~~33.510.113 Retail Sales And Service and Office Uses in the IG1 Zone~~
- 33.510.114 Exemptions for Portland State University
- 33.510.115 Additional Uses Allowed in the Open Space Zone
- 33.510.116 Retail Sales And Service Uses for Specified Sites in the CX and EX Zones
- 33.510.117 Retail Sales And Service and Office Uses in the RX Zone
- ~~33.510.118 Use Regulations for Specified Sites in the West End Subdistrict Subarea~~
- 33.510.119 Retail Sales And Service and Office Uses in the IG1 Zone
- ~~33.510.120~~33.510.119 Retail Sales And Service and Office Uses in Specified Historic Resources in the ~~IG2~~  
~~and IH Zones~~
- 33.510.121 Residential Uses in the EX zone

#### Development Standards

- 33.510.200 Floor Area Ratios
- 33.510.205 ~~Height~~Floor Area Bonus and Transfer Options
- 33.510.210 ~~Floor Area and Height Bonus Options~~Height
- 33.510.211 Shadow Study Required
- 33.510.215 Required Building Lines
- 33.510.220 Ground Floor Windows
- 33.510.221 ~~Required~~ Windows Above the Ground Floor
- 33.510.223 ~~Exterior Display and Storage~~Bird-Safe Exterior Glazing
- ~~33.510.224 Mechanical Equipment along the Portland Streetcar Alignment~~
- 33.510.225 Ground Floor Active Uses
- ~~33.510.226 Minimum Active Floor Area~~
- 33.510.230 Required Residential Development Areas
- 33.510.240 Drive-Through Facilities
- 33.510.242 Demolitions
- 33.510.243 Ecoroofs
- 33.510.244 Low Carbon Buildings
- 33.510.250~~1~~ Additional Standards in the North Pearl Subarea
- 33.510.251~~2~~ Additional Standards in the South Waterfront Subdistrict
- 33.510.252 Additional Standard in the Central Eastside Subdistrict
- 33.510.253 Greenway Overlay Zone in the South Waterfront Subdistrict
- 33.510.255 Central City Master Plans

### Chapter 33.510, Central City Plan District

---

---

## **Commentary**

33.510.257 Signs for Additional Uses Allowed in the Open Space Zone

Parking and Access

33.510.261 Parking Built After [insert effective date]

33.510.262 Parking Built Before [insert effective date]

33.510.263 Parking and Loading Access

~~33.510.263 Parking in the Core Area~~

~~33.510.264 Parking in Lloyd District~~

~~33.510.265 Parking in the Goose Hollow Subdistrict, Lower Albina Subdistrict, Central Eastside Subdistrict, and River District Sectors 1 and 2~~

~~33.510.267 Parking in the South Waterfront Subdistrict~~

510-1 Central City Plan District and Subdistricts

510-2 Maximum Floor Area Ratios

510-3 ~~Maximum~~Base Heights

510-4 Bonus Heights

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

~~510-5 Required Residential Development Areas~~

510-6 Special Residential Use Areas

~~510-67 Required Building Lines~~

510-8 Ground Floor Windows

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

~~510-810 Core and Parking Sectors~~

~~510-9 Parking Access Restricted Streets~~

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

~~510-11 Special Areas~~

510-12 Retail Sales and Services Limited

~~510-1213 Streetcar Alignment~~

~~510-1314 South Park Blocks Frontages~~

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

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

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

~~510-17 South Waterfront 2002 Top of Bank Line~~

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

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

~~510-20 Pearl Development Transfer Opportunity Area~~

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

510-19 Required Central City Master Plan

510-20 View Corridor Areas

510-21 South Waterfront 2002 Top of Bank Line

510-22 Park Blocks Required Building Line

510-23 Floor Area Transfer Sectors

**Chapter 33.510, Central City Plan District**

---

---

## Commentary

**33.510.010 Purpose:** The purpose statement has been expanded and now references the Central City 2035 Plan, which will supersede the 1988 Central City Plan, the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan.

**33.510.020 Where the regulations apply.** 33.700.070E.1.a states "The regulations in a plan district supersede regulations in overlay zones, base zones, and regulations in the 600s series of chapters." It is duplicative to call out specific standards in the plan district that supersede regulations elsewhere in the code. This is already detailed in 33.700 Administration and Enforcement.

## General

### 33.510.010 Purpose

The Central City plan district implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region’s premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. ~~Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions that address special circumstances existing in the Central City area.~~

### 33.510.020 Where the Regulations Apply

The regulations of this chapter apply to the Central City plan district. The boundaries of the plan district and its subdistricts are shown on Map 510-1 at the end of this chapter, and on the Official Zoning Maps. ~~The plan district standards for uses, floor area ratio (FAR), height, FAR bonuses and transfers, required residential development, amount of parking, and Central City master plans control when in conflict with any base or overlay zone.~~ For other regulations, in cases of conflict the most restrictive regulation controls. The information depicted on Maps 510-1 through ~~510-7~~510-23 is part of the plan district regulations and is subject to the same amendment procedures as amendments to the text of this chapter.

### 33.510.030 Application of Regulations Along Proposed Rights-of-Way and Accessways

Where Maps 510-1 through ~~510-16~~23 identify a right-of-way as a “proposed right-of-way” or “proposed accessway,” the location of the right-of-way or accessway on the map represents only a conceptual location. When dedicated or improved, the location of the right-of-way or accessway may vary from the conceptual location shown on these maps. Regulations of this chapter that are based on the location of a proposed right-of-way or accessway apply as follows:

- A. If the right-of-way or accessway has been improved or dedicated, the regulation applies based on the actual location of the right-of-way, tract, or easement.
- B. If the right-of-way or accessway has not been improved or dedicated, the regulation applies based on the location of the facility as shown on the street plan for the area that has been accepted by City Council. The street plan is maintained by the Portland Office of Transportation and is documented in the Transportation Element of Portland’s Comprehensive Plan.

---

---

## Commentary

### 33.510.100 Vehicle Repair and Vehicle Sales or Leasing

The areas where the restriction of vehicle repair use, sales and leasing apply is being expanded. Map 510-17 has been updated to reflect the areas where light rail line expansion has occurred. The intent of expanding the areas where vehicle repair use, sales and leasing uses are restricted is to avoid vehicle and light rail conflicts along the light rail alignment.

Areas identified on the new map include:

- a. MAX lines where high pedestrian volume exists or is anticipated
- b. OMSI and Clinton Station areas

Areas excluded:

- c. Where the MAX alignment is elevated or otherwise separated from the surface street system, presenting no potential conflicts with cars or pedestrians (e.g., elevated section between South Downtown/University and South Waterfront).
- d. Most of the industrial Central Eastside and all of Lower Albina.
- e. The western tip of Goose Hollow;

However, there is an exception for the temporary sales or leasing of consumer vehicles in areas mapped on Map 510-17 that are permanently prohibited from vehicle sales in the vicinity of light rail stations. As an example, this provision would allow consumer vehicle sales at the Oregon Convention Center or Rose Quarter as part of a display show.

## Use Regulations

### **33.510.100 Vehicle Repair and Vehicle Sales or Leasing**

- A.** Vehicle Repair uses are prohibited in the areas shown on Map 510-17.
- B.** The sale or leasing of consumer vehicles, including passenger vehicles, motorcycles, trucks, travel trailers, and other recreational vehicles, is prohibited in the areas shown on Map 510-17, with the following exceptions:
  - 1. Offices for the sale or leasing of consumer vehicles where the vehicles are displayed or stored elsewhere are allowed; and
  - 2. The temporary sale or leasing of consumer vehicles is allowed for up to 14 consecutive days. The time between temporary sales or leasing events must be 4 times as long as the duration of the last event.

### **33.510.100 Vehicle Repair Uses**

~~Vehicle Repair uses are prohibited in the Downtown subdistrict, and in the Goose Hollow subdistrict on the portion of a site within 500 feet of a light rail alignment.~~

### **33.510.105 Vehicle Sales or Leasing**

~~Sale or lease of consumer vehicles, including passenger vehicles, motorcycles, light and medium trucks, travel trailers, and other recreational vehicles, is prohibited in the portions of the Downtown and Goose Hollow subdistricts shown on Map 510-18. Offices for sale or lease of vehicles, where the vehicles are displayed or stored elsewhere, are allowed.~~

### **33.510.110 Mixed Use Waterfront Development**

- A. Purpose.** The Central City 2035 Plan area fronts on portions of the working harbor. The working harbor is the area downstream from the Broadway Bridge. Sites developed for mixed use projects in residential zones along the working harbor will better implement the Central City 2035 Plan, Willamette Greenway Plan, Lower Willamette River Management Plan, and Comprehensive Plan if compatible river-dependent industrial activities are allowed as part of mixed use projects.
- B. Where these regulations apply.** The regulations of this section apply to portions of sites in the RX zone that are next to the Willamette River, and are downstream from the Broadway Bridge.
- C. Additional uses allowed.** The following uses are allowed in the nonresidential portion of a mixed use development:
  - 1. Passenger ship docking facilities and accessory customs and cargo handling facilities; and
  - 2. Marinas.
- D. Minimum residential density.** Where there are any non-residential uses on the site, minimum residential densities are one dwelling unit for each 2,000 square feet of site area.

### **33.510.112 Commercial Parking**

Commercial Parking is subject to special regulations in Sections 33.510.261 and 33.510.262 through 267. Visitor Parking and Undedicated General Parking, as described in Section 33.510.261 and

---

---

## **Commentary**

### **33.510.113 Retail Sales And Service and Office Uses in the IG1 Zone.**

The provisions of this section are moved to 33.510.119. Subparagraphs B. Historic Resources and C. Employment Opportunity Subarea have been updated.

33.510.262, are Commercial Parking. The other types of parking are accessory parking although either ~~some of them~~ may operate as commercial parking according to 33.510.261 and 33.510.262.

### **~~33.510.113 Retail Sales And Service and Office Uses in the IG1 Zone~~**

#### **~~A. Generally.~~**

- ~~1. Where these regulations apply. The regulations of this subsection apply to sites in the IG1 Zone that are not subject to Subsections B and C, below.~~
- ~~2. Allowed uses. One Retail Sales And Service or Office use is allowed per site. The square footage of the net building area plus the exterior display and storage area may be up to 3,000 square feet.~~
- ~~3. Conditional uses.~~
  - ~~a. More than one Retail Sales And Service or Office use on a site is a conditional use.~~
  - ~~b. Retail Sales And Service uses where the net building area plus the exterior display and storage area is more than 3,000 square feet are a conditional use. Retail Sales And Service uses where the net building area plus the exterior display and storage area is more than 25,000 square feet, or the square footage of the site area, whichever is less, are prohibited.~~
  - ~~c. Office uses where the net building area plus the exterior display and storage area is more than 3,000 square feet are a conditional use. Office uses where the net building area is more than 60,000 square feet or the square footage of the site area, whichever is less, are prohibited.~~

#### **~~B. Historic resources.~~**

- ~~1. Where these regulations apply. The regulations of this subsection apply in the IG1 Zone to historic resources that are listed on the National Register of Historic Places or are identified as contributing to the historic significance of a Historic District or a Conservation District.~~
- ~~2. Allowed uses. Up to 12,000 square feet on a site may be in Retail Sales And Service or Office use. The total amount of square footage includes net building area, exterior display, and storage area of all Retail Sales And Service and Office uses on the site. More than 12,000 square feet on a site in Retail Sales And Service uses is prohibited.~~
- ~~3. Conditional uses. More than 12,000 square feet on a site may be in Office uses if approved through a conditional use. The total amount of square footage includes net building area, exterior display, and storage area of Office uses on the site. If there are also Retail Sales And Service uses on the site, no more than 12,000 square feet may be in Retail Sales And Service use.~~

#### **~~C. Central Eastside Subdistrict.~~**

- ~~1. Purpose. The regulations of this subsection are intended to broaden the mix of employment uses in the Central Eastside Industrial District in a manner that increases the vitality of the district without negatively impacting the viability of industrial uses and development. The additional uses allowed by the regulations are uses that build~~

---

---

## **Commentary**

on the economic strengths, locational advantages and urban character of the Central Eastside.

2. Where these regulations apply. The regulations of this subsection apply to sites zoned IG1 in the Central Eastside Subdistrict that are not subject to Subsection B.

3. Allowed uses.

a. Retail Sales And Service and Traditional Office uses.

(1) Sites up to 40,000 square feet in size. The following regulations apply to Retail Sales And Service and Traditional Office uses on sites that are 40,000 square feet or less in size:

- Up to 5,000 square feet of the net building area plus the exterior display and storage area on a site may be in Retail Sales And Service use. More than 5,000 square feet in Retail Sales And Service use on a site is prohibited.
- Up to 5,000 square feet of net building area on a site may be in Traditional Office use. More than 5,000 square feet in Traditional Office use on a site is prohibited.

(2) Sites over 40,000 square feet in size. The following regulations apply to Retail Sales And Service and Traditional Office uses on sites that are more than 40,000 square feet in size:

- Retail Sales and Service uses on a site are allowed but net building area plus exterior display and storage is limited to an amount equal to 12.5 percent of the total site area. More than 12.5 percent in Retail Sales And Service use is prohibited.
- Traditional Office uses on a site are allowed but net building area is limited to an amount equal to 12.5 percent of the total site area. More than 12.5 percent in Traditional Office use is prohibited.

b. Industrial Office.

(1) Generally, Industrial Office uses are allowed but net building area plus exterior display and storage is limited to up to an amount equal to three times the square footage of the site. Unless allowed by one of the exceptions below, Industrial Office use in excess of three times the square footage of the site is prohibited.

(2) Exceptions.

- If the site is 20,000 square feet or less in size, up to 60,000 square feet of net building area may be in an Industrial Office use. More than 60,000 square feet per site is prohibited.
- Industrial Office uses are allowed in buildings that existed on December 21, 2016. In this case, 100 percent of the net building area may be in an Industrial Office use including floor area added inside of the building as it existed on December 21, 2016. In addition, up to 5,000 square feet of floor area added to the roof of the building as it existed on December 21, 2016 can be in Industrial Office use. Industrial Office use in more

## Chapter 33.510, Central City Plan District

---

---

## Commentary

### **33.510.114 Exemptions for Portland State University**

Portland State University's RX zoned sites have been rezoned to CX, eliminating the need for provision A. Provision B will remain.

### **33.510.115 Additional Uses Allowed in the Open Space Zone**

During the quadrant planning processes stakeholders discussed the desire to activate the riverfront and develop multifunctional riverfront open spaces that would be a regional attraction. This is reflected in the CC2035 Plan's Willamette River Urban Design Concept, policy framework and implementation actions. Portland Parks and Recreation also expressed an interest in increasing Retail Sales and Service use allowances in the Central City to attract and serve park and open space visitors. Examples of anticipated uses are cafes and recreational equipment rental shops. These types of uses are common in many urban parks elsewhere in the United States and abroad.

This provision allows a limited amount of retail sales and service uses on sites zoned OS in the Central City. The number of uses is not limited, but retail uses may not exceed a total net building area of 2,500 square feet on sites one acre or less. On sites greater than one acre, the total amount of Retail Sales And Service uses on the site can be no more than 5 percent of the total site area or 10,000 square feet, whichever is less. The provisions applicable to Providence Park are not changing.

The River Recreation "r" overlay zone is changing to River General overlay zone "g\*" for Governor Tom McCall Waterfront Park, to allow for Retail Sales And Service uses as described without the recreation-only use requirements that come with the "r" overlay.

~~than 5,000 square feet of floor area added to the roof of the building is prohibited.~~

#### **33.510.114 Exemptions for Portland State University**

- ~~A.~~ Development by Portland State University within the University District, is exempt from the Conditional Use requirements of Section 33.815.070, Sites with Split Zoning;
- ~~B.~~ Development by Portland State University within the University District/South Downtown subdistrict is exempt from the Conditional Use requirements of Chapter 33.815, Conditional Uses, in situations where a use would be allowed if it was not associated with the University. Instead, such development is subject only to the regulations of the base zone, overlay zone, and plan district.

#### **33.510.115 Additional Uses Allowed in the Open Space Zone**

- A. Purpose.** Additional uses are allowed on ~~certain~~ sites zoned OS within the Central City plan district in recognition of the diversity of functions that Central City open spaces provide to residents and visitors. The Central City's open spaces tend to be more urban than open spaces found outside the Central City. Plazas, parks, and other improved outdoor spaces found in the Central City may be designed for a more intensive use and may include little or no green space. ~~In some cases, more intense activities are appropriate when the open space site is located near a Transit Station.~~ These open spaces may contain buildings, benches, art, coffee shops or restaurants, or other small retail shops. These uses are encouraged in ~~some~~ urban parks in the Central City to help promote downtown as a regional attraction, enhance the Central City's role in culture and entertainment, provide space for outdoor activities that are appropriate in an urban setting, and increase desirable activity within and near the open space.

---

---

## Commentary

### **33.510.115.B.3.b**

This provision is specifically intended to be applicable to Providence Park only, but a park as large as Governor Tom McCall Waterfront Park would also be eligible per code. To avoid applying this provision to Governor Tom McCall Waterfront Park staff has added that sites within the River General Overlay (g\*) are not eligible.

**B. Additional uses allowed.** The following uses are allowed on sites in the OS zone that are also shown on Map 510-10:

1. ~~One Retail Sales and Service uses such as flower, food and drink stands, and other similar pedestrian-oriented uses, per site is~~ are allowed as follows:
  - a. ~~On sites that are 1 acre or less in size, t~~The total net building area of all Retail Sales And Service the uses on the site may be up to 2,500 square feet, but no larger than 5 percent of the area of the site.
  - b. ~~On sites that are more than 1 acre in size, the total net building area of all Retail Sales And Service uses on the site may be up to 10,000 square feet, or 5 percent of the total site area, whichever is less.~~
2. Parking that is totally below grade and existed as of February 9, 2000; and
3. The uses listed in Subparagraph B.3.a. are allowed on sites that meet the requirements of Subparagraph B.3.b. Adjustments to this paragraph are prohibited.
  - a. Uses allowed:
    - (1) Major Event Entertainment;
    - (2) Commercial Outdoor Recreation; and
    - (3) Up to 15,000 square feet of Office.
  - b. Requirements for sites where uses in Subparagraph B.3.a. are proposed:
    - (1) The site must be at least 5 acres in area;
    - (2) The site must be within 500 feet of a Transit Station;
    - (3) The site is not within the River General (g\*) overlay zone;
    - ~~(4)~~ The standards of Chapter 33.262, Off-Site Impacts, must be met;
    - ~~(5)~~ The site must have an unexpired Good Neighbor Agreement that is approved by City Council as described in 33.510.115.C, below;
    - ~~(6)~~ The site must have a Comprehensive Transportation Management Plan that is approved by City Council as described in 33.510.115.D, below; and
    - ~~(7)~~ If the site is not managed by the owner, the site must have an Operating Agreement that is approved by City Council.

---

---

## **Commentary**

### **C. Good Neighbor Agreement**

1. Purpose. The Good Neighbor Agreement requirements provide an opportunity to consider the impacts of a Major Event Entertainment or Commercial Outdoor Recreation use on nearby residents and businesses. This is achieved by requiring owners or operators to meet with interested parties and by requiring the formulation of a written implementation program referred to as a "Good Neighbor Agreement" before a building permit is issued.
2. When a Good Neighbor Agreement is required. A Good Neighbor Agreement, approved by the City Council, is required before a building permit will be issued for sites with a Major Event Entertainment or Commercial Outdoor Recreation use. The Good Neighbor Agreement does not have to be updated before each building permit is issued, but it must be current at the time of permit issuance.
3. Required process for development and approval of a Good Neighbor Agreement. The owner or operator of the Major Event Entertainment or Commercial Outdoor Recreation use must complete the steps listed in this paragraph. For purposes of this requirement, "applicant" means the owner or operator.
  - a. Develop a Draft Good Neighbor Agreement. The applicant must develop a Draft Good Neighbor Agreement that includes all of the elements listed in Paragraph C.4., below.
  - b. Contact the neighbors. The applicant must contact neighboring property owners and organizations as described below:
    - (1) Schedule a meeting. The applicant must schedule a meeting to discuss the draft agreement;
    - (2) Mail notice of the meeting to neighbors. The applicant must mail written notice of the meeting, as specified below:
      - The notice must be mailed at least 14 days before the date of the meeting;
      - The notice must be mailed to all property owners within 1,000 feet of the site and to recognized organizations in which the site is located and recognized organizations within 1,000 feet of the site; and
      - The notice must include the date, time, and place of the meeting, and a copy of the Draft Good Neighbor Agreement.
  - c. Hold the Good Neighbor Agreement meeting. Hold the meeting as described below:
    - (1) Purpose of meeting. The purpose of the meeting is to provide the opportunity for all interested parties to identify concerns that should be considered through the Good Neighbor Agreement. The anticipated outcome of the meeting is an agreement between the neighbors—including residents and businesses—and the applicant as to how each issue will be considered in the Good Neighbor Agreement. However, a consensus is not required;

### **Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **33.510.115.C.3.d**

Clarification has been added that the lead city agencies on the Providence Park Good Neighbor Agreement and Comprehensive Transportation Management Plan are the Office of Management and Finance and the Portland Bureau of Transportation. This is a clarification of a procedure, not a substantive change.

- (2) Attendance by City staff. City staff may attend the meetings to offer suggestions or information, identify potential problems with the Draft Good Neighbor Agreement, or to observe. Participation by City staff in the meeting is not required and does not indicate City approval of the Good Neighbor Agreement;
  - (3) Additional meetings. Additional meetings may be held.
- d. City Council hearing. The applicant must request a City Council hearing. The applicant must request City Council to consider both the Comprehensive Transportation Management Plan and the Good Neighbor Agreement at the same hearing. The purpose of the hearing is for Council to ensure that the applicant has taken the procedural steps required by this paragraph and has adequately addressed the elements in the Good Neighbor Agreement required by Paragraph C.4. City staff from the Office of Management and Finance and the Bureau of Transportation will provide advice to City Council. The Council may approve, approve with modifications, or reject the Good Neighbor Agreement.
- At least 14 days before the hearing, the applicant must file the following materials with the City Auditor's Office:
- (1) A copy of the notice of the Good Neighbor Agreement meeting mailed to neighbors as required by C.3.b.(2), above;
  - (2) The names and addresses of all those to whom the notice of the Good Neighbor Agreement meeting was mailed;
  - (3) The names and addresses of those who attended the meeting;
  - (4) The Draft Good Neighbor Agreement and, if different, the version of the Good Neighbor Agreement that the applicant requests Council to approve;
  - (5) Any other versions of the Good Neighbor Agreement which were reviewed at the meeting;
  - (6) A copy of the notice of City Council hearing required by C.3.e.(1), below; and
  - (7) The names and addresses of all those to whom the notice of City Council hearing was mailed.
- e. Notice of City Council hearing. The applicant must mail written notice of the City Council hearing as specified below:
- (1) The notice must be mailed to all property owners within 1,000 feet of the site, to recognized organizations in which the site is located and recognized organizations within 1,000 feet of the site, and to those who attended the Good Neighbor Agreement meeting;
  - (2) The notice must also be published in a recognized newspaper;
  - (3) The notice must be mailed at least 14 days before the hearing; and

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

- (4) The notice must contain at least the following information:
- The date, time, and place of the City Council hearing;
  - A copy of the Good Neighbor Agreement that is filed with the City Auditor’s Office, as specified in C.3.d.(4);
  - The street address or other easily understood geographical reference to the property to be covered by the Good Neighbor Agreement;
  - A statement that the purpose of the hearing is for Council to ensure that the applicant has taken the procedural steps required by Paragraph 33.510.115.C.3. of the Zoning Code, and has included the elements in the Good Neighbor Agreement required by Paragraph 33.510.115.C.4. of the Zoning Code;
  - A statement that Council may approve, approve with modifications, or reject the Good Neighbor Agreement;
  - An explanation of the local decision-making process for making this decision, as described in this section of the Zoning Code;
  - An invitation to comment, in writing, on the proposal and the place, date, and time that comments are due. This date and time must be at least 14 days from the mailing date of the notice;
  - A statement that all information submitted by the applicant is available for review from the City Auditor, and that copies can be obtained for a fee equal to the City’s cost for providing the copies; and
  - A statement that issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised before the comment period expires and that such issues must be raised with sufficient specificity to afford the City Council an opportunity to respond to the issues.
- f. Notice of City Council decision. The City Auditor will file the notice of decision by the next working day after the decision is made. Within 5 days of filing the notice of decision, the City Auditor will mail a notice of the decision to all property owners within 1,000 feet of the site, to recognized organizations in which the site is located and recognized organizations within 1,000 feet of the site, and to all who testified at the Council hearing, submitted written comments, or requested such notice in writing.

4. Elements of a Good Neighbor Agreement. The Good Neighbor Agreement must consider all of the following items:
- a. Event schedules, including coordination with nearby facilities to minimize impacts on the neighborhood of concurrent events;
  - b. Event limitations;
  - c. Noise management;
  - d. Box Office hours of operation;
  - e. Litter management;
  - f. Lighting;

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

- g. Communications, including a process for receiving, recording, and responding to community comments;
- h. Alcohol management;
- i. Security;
- j. Hours of operation including those for set-up and take-down;
- k. Community use of the site;
- l. Motorized events;
- m. Oversight committee;
- n. Enforcement of the Good Neighbor Agreement;
- o. Exceptions to the Good Neighbor Agreement;
- p. Process and requirements for updating, amending, or terminating the Good Neighbor Agreement; and
- q. Effective date, term of the agreement, and date of expiration.

**D. Comprehensive Transportation Management Plan**

1. Purpose. The Comprehensive Transportation Management Plan requirements provide an opportunity to consider the impacts of traffic and parking on nearby residents and businesses. This is achieved by requiring owners or operators to complete an analysis of traffic issues, suggest mitigation measures, and make the draft report available to the neighbors of the site.
2. When a Comprehensive Transportation Management Plan is required. A Comprehensive Transportation Management Plan is required before a building permit will be issued for sites with a Major Event Entertainment or Commercial Outdoor Recreation use.
3. Required process for development and approval of a Comprehensive Transportation Management Plan. The owner or operator of the Major Event Entertainment or Commercial Outdoor Recreation use must complete the steps listed in this paragraph. For purposes of this requirement, “applicant” means the owner or operator.
  - a. Develop a Draft Comprehensive Transportation Management Plan. The applicant must develop a Draft Comprehensive Transportation Management Plan that includes all of the elements listed in Paragraph D.4., below.
  - b. Notice of Draft Plan. The applicant must mail written notice to all property owners within 1,000 feet of the site and to recognized organizations in which the site is located and recognized organizations within 1,000 feet of the site that the Draft Comprehensive Transportation Management Plan is available.

**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **33.510.115.D.3.c**

Clarification has been added that the lead city agencies on the Providence Park Good Neighbor Agreement and Comprehensive Transportation Management Plan are the Office of Management and Finance and the Portland Bureau of Transportation. This is a clarification of a procedure, not a substantive change.

- c. City Council hearing. The applicant must request a City Council hearing. The Comprehensive Transportation Management Plan must be considered at a City Council hearing held to also consider the Good Neighbor Agreement. The hearing must be at least 14 days after the notice to neighbors that the Draft Comprehensive Transportation Management Plan is available, as required by Subparagraph D.3.b., above, is mailed.

The purpose of the hearing is for Council to ensure that the applicant has taken the procedural steps required by this paragraph and has adequately addressed the elements in the Comprehensive Transportation Management Plan required by Paragraph D.4. City staff from the Office of Management and Finance and the Bureau of Transportation will provide advice to City Council. The Council may approve, approve with modifications, or reject the Comprehensive Transportation Management Plan.

At least 14 days before the hearing, the applicant must file the following materials with the City Auditor's Office:

- (1) A copy of the notice to neighbors that the Draft Comprehensive Transportation Management Plan is available, as required by D.3.b., above;
  - (2) The names and addresses of all those to whom notice that the Draft Comprehensive Transportation Management Plan is available was mailed;
  - (3) The Draft Comprehensive Transportation Management Plan that has been made available to the neighbors, and, if different, the version of the Comprehensive Transportation Management Plan that the applicant requests Council to approve;
  - (4) A copy of the notice of City Council hearing required by Subparagraph D.3.d., below; and
  - (5) The names and addresses of all those to whom the notice of City Council hearing was mailed.
- d. Notice of City Council hearing. The applicant must mail written notice of the City Council hearing as specified below:
- (1) The notice must be mailed to all property owners within 1,000 feet of the site, and to recognized organizations in which the site is located and recognized organizations within 1,000 feet of the site;
  - (2) The notice must also be published in a recognized newspaper;
  - (3) The notice must be mailed at least 14 days before the hearing; and
  - (4) The notice must contain at least the following information:
    - The date, time, and place of the City Council hearing;
    - A copy of the Comprehensive Transportation Management Plan requested to be approved by Council and filed with the City Auditor's Office, as specified in D.3.c.(3);
    - The street address or other easily understood geographical reference to property to be covered by the Comprehensive Transportation Management Plan;

### **Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

- A statement that the purpose of the hearing is for Council to ensure that the applicant has taken the procedural steps required by Paragraph 33.510.115.D.3. of the Zoning Code, and has included the elements in
  - the Comprehensive Transportation Management Plan required by Paragraph 33.510.115.D.4. of the Zoning Code;
  - A statement that Council may approve, approve with modifications, or reject the Comprehensive Transportation Management Plan;
  - An explanation of the local decision-making process for making this decision, as described in this section of the Zoning Code;
  - An invitation to comment, in writing, on the proposal and the place, date, and time that comments are due. This date and time must be at least 14 days from the mailing date of the notice;
  - A statement that all information submitted by the applicant is available for review, and that copies can be obtained for a fee equal to the City's cost for providing the copies; and
  - A statement that issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised before the comment period expires and that such issues must be raised with sufficient specificity to afford the City Council an opportunity to respond to the issues.
- e. Notice of City Council decision. The City Auditor will file the notice of decision by the next working day after the decision is made. Within 5 days of filing the notice of decision, the City Auditor will mail a notice of the decision to all property owners within 1,000 feet of the site, to all neighborhood associations and business associations within 1,000 feet of the site, and to all who testified at the Council hearing, submitted written comments, or requested such notice in writing.
4. Elements of a Comprehensive Transportation Management Plan. The Comprehensive Transportation Management Plan must consider all of the following items:
- a. Existing conditions, including traffic counts, parking availability, attendee mode splits, and site access and circulation;
  - b. Impacts of anticipated Major Event Entertainment and Commercial Outdoor Recreation uses, including a parking demand analysis; and
  - c. Proposed mitigation measures.

### **Chapter 33.510, Central City Plan District**

---

---

## Commentary

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

The provision applies to specific sites in the Pearl, South Waterfront and Central Eastside subdistricts. The sites are shown on Map 510-12. The code provision allows up to 50,000 square feet of retail sales and service uses on these sites. Up to 60,000 square feet as a conditional use. The intent is to facilitate redevelopment opportunities in these areas while not significantly impacting nearby industrial areas. This limitation does not apply to hotels.

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

- A. **Purpose.** Limits on the size of Retail Sales And Service uses promote neighborhood-serving commercial development and help reduce traffic congestion associated with large-scale retailers.
- ~~B. **CX Zone limitation.** On sites in the CX zone within the South Waterfront Subdistrict as shown on Map 510-11 Retail Sales And Service uses are allowed up to 40,000 square feet of net building area for each use. Retail Sales And Service uses larger than 40,000 square feet for each use are a conditional use. Retail Sales And Service uses larger than 60,000 square feet for each use are prohibited. This limitation does not apply to hotel uses.~~
- ~~C. **EX Zone limitation.** On sites in the EX zone within the area shown on Map 510-11, Retail Sales And Service uses are allowed up to 40,000 square feet of net building area for each use. Retail Sales And Service uses larger than 40,000 square feet for each use are a conditional use. Retail Sales And Service uses larger than 50,000 square feet for each use are prohibited.~~
- B. **Retail Sales and Service Limitation.** On sites shown on Map 510-12, Retail Sales And Service uses are limited to 50,000 square feet of net building area per use. Approval through a conditional use review is required for any individual Retail Sales And Service use over 50,000 square feet of net building area, but individual Retail Sales And Service uses with more than 60,000 square feet of net building area are prohibited. These limitations do not apply to hotel uses.

---

---

## Commentary

### **33.510.117 Retail Sales And Service and Office uses in the RX zone.**

During the West Quadrant planning process, a desire was expressed to increase flexibility for a mix of uses in the RX zone, particularly to encourage ground floor commercial uses. This section has been amended to clarify and increase allowances for office and retail in the RX zone. For example, if at least 50 percent of the ground floor is in retail sales and service or office, up to 40% of the building square footage could be allowed to be in these uses. The intent is to allow for more mixed use development while maintaining residential as the dominant use and ensuring active uses on the ground floor.

**D.2.a (2) Conditional Uses.** Conditional use provisions have been deleted. The first conditional use provision is no longer necessary because of revisions to D.2.a.(1). With the elimination of the RX zone in the northern portion of the West End, the second conditional use provision would not apply to any RX areas in the Central City.

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

- A. Purpose.** The provisions of this section enhance the residential character of the RX zone, improve the economic viability of residential development and promote active streetscapes by allowing commercial uses. At the same time, commercial uses are regulated to assure that residential uses are the primary use in the zone.
- B. Where these regulations apply.** The regulations of this section apply to sites in the RX zone, ~~except in the area shown on Map 510-14, and supersede the regulations of the base zone. Sites in the area shown on Map 510-14 are subject to the regulations of Section 33.510.118, Use Regulations for Specified Sites in the West End Subarea, not those of this section.~~

The regulations of Paragraph D.2. apply to sites that are not on the Park Block frontages; the regulations of Paragraph D.3. apply to sites that are on the Park Block frontages. The South Park Block frontages are shown on Map 510-134.

- C. Adjustments prohibited.** Adjustments to the regulations of this section are prohibited.
- D. Retail Sales And Service and Office uses in the RX zone.**
1. Outdoor activities on all sites. All commercial uses must be conducted entirely within fully enclosed buildings. Exterior display of goods and exterior storage are not allowed. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, are exempt from this requirement.
  2. Sites not on Park Block frontages. On sites that are not on the South Park Block frontages, shown on Map 510-134, the following regulations apply:
    - a. New multi-dwelling development. Retail Sales And Service or Office uses are allowed as part of a new multi-dwelling development as follows:
      - (1) Limited uses. Up to 20 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office use; or
      - (2) Up to 40 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office use if at least 50 percent of the area of the ground floor contains Retail Sales And Service or Office 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.~~

---

---

## Commentary

### **33.510.117 Retail Sales And Service and Office uses in the RX zone.**

**D.2.b.(1) Conversion of existing multi-dwelling development.** The RX Zone is intended to be primarily residential. The possibility of allowing up to 100 percent retail or office uses, rather than 40 percent, was discussed as part of the West Quadrant planning process as a way to reduce development pressure on older residential buildings. This percentage is too high to maintain the intent of the zone. Sixty percent seems like a meaningful increase while maintaining residential units in each building.

**D.2.b.(2) Existing non-residential development.** In the West Quadrant planning process, a desire was expressed to preserve older buildings that are not formally designated as historic, including non-residential buildings in the RX zone. This provision allows 100 percent of existing non-residential buildings in the RX zone (e.g. meeting halls, churches, community centers and other special-purpose buildings) to be used for office and retail uses. This includes non-residential conditional uses and legal non-conforming uses. Most of these buildings are not well suited for residential use and are at risk of demolition if the current non-residential use ends, or is no longer feasible. Similar provisions already exist for designated historic resources in the RH and RX zones (see 33.445.610).

**D.3 Sites on Park Block frontages:** Retail allowances along the Park Blocks have been updated to increase the allowance for ground floor retail and office to be consist with Central City 2035 Plan policies to activate areas along the future Green Loop. A conditional use review is required if any retail or office is located above the ground floor.

~~(2) Conditional uses.~~

- ~~• If any portion of the Retail Sales And Service or Office uses is not on the ground floor, more than 20 and 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, more than 20 and 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.~~

b. Conversion of existing development.

(1) Up to 60 percent of net building area in a multi-dwelling development that existed on [insert effective date] may be converted to Retail Sales And Service and Office uses.

(2) Up to 100 percent of the net building area of any building may be converted to Retail Sales And Service and Office use if:

- A legally-established non-residential use was operating in the building on [insert effective date]; and
- The development maintains the same number of dwelling units in the building after the conversion.

~~b. Conversion of 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:~~

~~(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.~~

3. Sites on South Park Block frontages. On sites that are on the Park Block frontages, shown on Map 510-134, the following regulations apply:

a. Up to 100 percent of the floor area of the ground floor of a building may be in Retail Sales And Service and Office use; and

b. Up to 20 percent of the net building area located somewhere other than the ground floor is allowed if approved through a Conditional Use review.

~~a. New multi-dwelling development. 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 if approved as a conditional use;~~

~~b. Conversion of existing multi-dwelling development. Conversion of existing multi-dwelling development to Retail Sales And Service and Office uses is prohibited.~~

---

---

## Commentary

### **Delete: 33.510.118 Use Regulations for Specified Sites in the West End Subarea**

The original *Downtown's West End Plan* (2002) created A, B, and C sites within a mapped area of the West End. The strategy for the area was to preserve RX zoning, but increase flexibility for a wider range of non-residential uses on some sites. Type C sites were the most restrictive in terms of allowances of other uses, but even these sites could accommodate a wider range of uses if certain criteria were met.

Since 2002 none of the Type C sites have redeveloped and the housing replacement provisions available for these sites have never been used. It's unclear whether this is a result of the zoning pattern or simply of the market.

During the West Quadrant planning process there was interest in allowing more flexibility in this area for non-residential uses. Some zoning in the area is being updated to CX, which will accommodate the non-residential uses, but also allow for residential uses.

### **33.510.118 Use Regulations for Specified Sites in the West End Subarea**

- A. Purpose.** Provisions within this section are intended to encourage an infill pattern of development in the portion of the West End Subarea shown on Map 510-14. This infill strategy preserves the Central Residential zone while encouraging a wider range of nonresidential uses. These provisions limit redevelopment pressure on existing housing.
- B. Where these regulations apply.** The regulations of this section apply to sites in the area shown on Map 510-14, and supersede the regulations of the base zone. Minimum residential densities must be met only where specified in this section. The regulations of Subsection D. apply to Type C sites. Where the site, or a portion of the site, occupies a full block, the regulations of Subsection E. apply to the full block portion of the site. Portions of the site that are not part of the full block must meet the regulations for sites that are less than a full block. The regulations of Subsections F., G., and H. apply where the site occupies less than one full block.
- C. Adjustments prohibited.** Adjustments to the regulations of this section are prohibited.
- D. Demolition on Type C sites.** Demolition on Type C sites as shown on Map 510-14, is subject to Subsection 33.510.242.C.
- E. Full block sites.** Where the site, or a portion of the site, occupies a full block, at least 50 percent of all net building area on the full block portion of the site must be in Household Living uses, and the minimum residential density requirement of the RX Zone must be met. The net building area that is not in Household Living uses is regulated as specified in Subsection F., with all percentages of allowed development based on the net building area in nonresidential use, not the net building area on the block.
- F. Type A sites.** On Type A sites, as shown on Map 510-14, where the site occupies less than one full block, the following use regulations apply:
1. Household Living, Retail Sales And Service, Office, Schools, Parks And Open Areas, Colleges, Medical Centers, Religious Institutions, and Daycare Uses. Up to 100 percent of the net building area may be in Household Living, Retail Sales And Service, Office, Schools, Parks And Open Areas, Colleges, Medical Centers, Religious Institutions, and Daycare uses;
  2. Group Living. Group Living for up to 15 residents is allowed. Group Living for more than 15 residents is a conditional use. See Chapter 33.239;
  3. Basic Utilities and Community Service uses:
    - a. Up to 20 percent of the net building area may be in Basic Utilities and Community Service uses; and
    - b. More than 20 percent of the net building area in Basic Utilities and Community Service uses is a conditional use;
  4. Radio Frequency Transmission Facilities. Some Radio Frequency Transmission Facilities are allowed by right, while others are conditional uses. See Chapter 33.274;
  5. Commercial Parking is subject to Central City Parking Review;
  6. Rail Lines And Utility Corridors are a conditional use;

---

---

## **Commentary**

7.—Uses and amounts of uses not specifically listed in this subsection are prohibited.

**G. Type B sites.** On Type B sites, as shown on Map 510-14, where the site occupies less than one full block, the following use regulations apply:

- 1.—Household Living uses. Up to 100 percent of the net building area may be in Household Living uses;
- 2.—Schools, Colleges, Medical Centers, Religious Institutions, Parks And Open Areas, and Daycare uses. Up to 100 percent of the net building area may be in Schools, Colleges, Medical Centers, Religious Institutions, Parks And Open Areas, and Daycare uses if the requirements of Subsection I. are met;
- 3.—Group Living. Group Living for up to 15 residents is allowed. Group Living for more than 15 residents is a conditional use. See Chapter 33.239;
- 4.—Retail Sales And Service and Office uses:
  - a.—Up to 125 percent of the net building area that existed on the site on January 1, 2002 may be in Retail Sales And Service or Office uses if the requirements of Paragraphs I.2. and 3. are met. The applicant must document the amount of net building area that existed on the site on January 1, 2002;
  - b.—More than 125 percent of the net building area that existed on the site on January 1, 2002 in Retail Sales And Service and Office uses is a conditional use, subject to the approval criteria of 33.815.122 and the requirements of Subsection I. Only the square footage above 125 percent is a conditional use, and only the square footage above 125 percent must meet the requirements of Paragraph I.1.
- 5.—Basic Utilities and Community Service uses:
  - a.—Up to 20 percent of the net building area may be in Basic Utilities and Community Service uses; and
  - b.—More than 20 percent of the net building area in Basic Utilities and Community Service uses is a conditional use;
- 6.—Radio Frequency Transmission Facilities. Some Radio Frequency Transmission Facilities are allowed by right, while others are conditional uses. See Chapter 33.274.
- 7.—Commercial Parking is subject to Central City Parking Review.
- 8.—Rail Lines And Utility Corridors are a conditional use;
- 9.—Uses and amounts of uses not specifically listed in this subsection are prohibited.

**H. Type C sites.** On Type C sites, as shown on Map 510-14, where the site occupies less than one full block, the following use regulations apply:

- 1.—Household Living, Parks And Open Areas, and Daycare uses. Up to 100 percent of the net building area may be in Household Living, Parks And Open Areas, and Daycare uses.
- 2.—Group Living. Group Living for up to 15 residents is allowed. Group Living for more than 15 residents is a conditional use. See Chapter 33.239.

## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

3. ~~Retail Sales And Service and Office uses:~~
  - a. ~~Up to 20 percent of the net building area may be in Retail Sales And Service and Office uses;~~
  - b. ~~More than 20 percent and up to 40 percent of the net building area in Retail Sales And Service and Office uses is a conditional use, subject to the approval criteria of 33.815.110; and~~
  - c. ~~If all portions of the site are within 500 feet of a Transit Station, more than 20 percent and up to 50 percent of the net building area in Retail Sales And Service and Office uses is a conditional use, subject to the approval criteria of 33.815.110;~~
  - d. ~~Up to 100 percent of the net building area may be in Retail Sales And Service or Office uses if the requirements of Subsections I. and J. are met.~~
4. ~~Up to 100 percent of the net building area may be in College, Religious Institution, Medical Center, and School uses if the requirements of Subsections I. and J. are met.~~
5. ~~Basic Utilities and Community Service uses:~~
  - a. ~~Up to 20 percent of the net building area may be in Basic Utilities and Community Service uses; and~~
  - b. ~~More than 20 percent of the net building area in Basic Utilities and Community Service uses is a conditional use;~~
6. ~~Radio Frequency Transmission Facilities. Some Radio Frequency Transmission Facilities are allowed by right, while others are conditional uses. See Chapter 33.274.~~
7. ~~Commercial Parking is subject to Central City Parking Review.~~
8. ~~Rail Lines And Utility Corridors are a conditional use;~~
9. ~~Uses and amounts of uses not specifically listed in this subsection are prohibited.~~
- I. ~~**Development standards.** The development standards of this subsection must be met when required by Subsections G. or H.~~
  1. ~~Mixed use character. The following formula is used to determine the maximum square footage of nonresidential development allowed on the site:~~

~~(Residential net building area developed in the area shown on Map 510-14 since January 1, 2002) minus (Nonresidential net building area developed in the area shown on Map 510-14 since January 1, 2002) equals the maximum nonresidential net building area allowed on the site. Net building area is considered to be “developed” when an occupancy permit has been issued.~~

~~If the result of the calculation is zero or a negative number, no nonresidential net building area is allowed on the site;~~
  2. ~~No surface parking. Surface parking on the site is prohibited. All existing surface parking on the site must be removed as part of the proposal; and~~

## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

3.—Active ground floor uses. The proposed development must meet the requirements of Section 33.510.225, Ground Floor Active Uses. Parking is not allowed in portions of a building that are required to meet this standard.

**J.—Housing mitigation.** The standards of this subsection must be met when required by Subsection H. The applicant must mitigate for the lost housing using one of the three methods in this subsection:

- 1.—Method 1: Replace the housing as part of the proposed development, as follows:
  - a.—The development proposed for the site must include at least the same number of dwelling units as existed on the site on January 1, 2002;
  - b.—The development proposed for the site must include at least the same amount of square footage in residential use as existed on the site on January 1, 2002; and
  - c.—There must be a covenant for the dwelling units and square footage used to meet this provision; the covenant must meet the requirements of Paragraph J.4.;
- 2.—Method 2: Donate another site for residential development, as follows:
  - a.—The donated site must be at least 5,000 square feet in area, or at least half the size of the area of the site proposed for development, whichever is larger;
  - b.—The donated site must be within the Central City plan district and west of the Willamette River; and
  - c.—The site must be donated to the Portland Development Commission (PDC). PDC will ensure that the donated site is developed to replace both the number of dwelling units and the residential square footage lost through the proposal. PDC will also ensure that the dwelling units will be affordable to households earning less than 60 percent of median family income for the region, and that the units will remain so for at least 60 years;
- 3.—Method 3: Ensure preservation of existing affordable housing, as follows:
  - a.—For each dwelling unit that existed on the site on January 1, 2002, two existing dwelling units must be preserved as specified in this paragraph;
  - b.—The units to be preserved must be in the West End subarea of the Downtown subdistrict; and
  - c.—There must be a covenant for the dwelling units used to meet this provision; the covenant must meet the requirements of Paragraph J.4.;
- 4.—Dwelling unit preservation and affordability. Where required by this subsection, the property owner must submit a letter from the Portland Development Commission (PDC) certifying the following. The letter must be included with the development application, except for situations described in Subsection 33.510.118.D., where the letter must be included with the application for a demolition permit.
  - a.—That the owner has executed a covenant with the City that complies with the requirements of Section 33.700.060;
  - b.—That the covenant ensures that:

## Chapter 33.510, Central City Plan District

---

---

## Commentary

**33.510.119 Retail Sales And Service and Office Uses in the IG1 Zone.** This section has been moved here (formerly 33.510.113) to keep the I zone Retail Sales And Service provisions together.

**B. Historic Resources:** This section has been revised to allow for 100% of the floor area of an eligible historic building to be in Industrial Office use (plus up to an additional 5,000 square feet in a rooftop addition) in the IG1 zone. This aligns with the Employment Zoning Project revisions to 33.510.113.C, ensuring that historic resources have the same allowances for Industrial Office as other existing buildings in the IG1 zone. This provision will apply in the IG1 zone in both the Central Eastside and Lower Albina.

~~(1) The dwelling units will be affordable to households earning less than 60 percent of median family income for the region, and that the units will remain so for at least 60 years; and~~

~~(2) The dwelling units will be preserved for at least 60 years.~~

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

#### **A. Generally.**

1. The regulations of this subsection apply to sites in the IG1 zone that are not subject to Subsections B. or C., below.
2. Allowed uses. One Retail Sales And Service or Office use is allowed per site. The square footage of the net building area plus the exterior display and storage area may be up to 3,000 square feet.
3. Conditional uses.
  - a. More than one Retail Sales And Service or Office use on a site is a conditional use.
  - b. Retail Sales And Service uses where the net building area plus the exterior display and exterior storage area is more than 3,000 square feet are a conditional use. Retail Sales And Service uses where the net building area plus the exterior display and storage area is more than 25,000 square feet, or the square footage of the site area, whichever is less, are prohibited.
  - c. Office uses where the net building area plus the exterior display and storage area is more than 3,000 square feet are a conditional use. Office uses where the net building area is more than 60,000 square feet or the square footage of the site area, whichever is less, are prohibited.

#### **B. Historic resources.**

1. The regulations of this subsection apply in the IG1 Zone to historic resources that are listed on the National Register of Historic Places or are identified as contributing to the historic significance of a Historic District or a Conservation District.
2. Allowed uses.
  - a. Retail Sales And Service and Traditional Office. Up to 12,000 square feet on a site may be in Retail Sales And Service or Traditional Office use. The total amount of square footage includes net building area, exterior display, and exterior storage

---

---

## Commentary

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

#### C. Central Eastside Subdistrict.

This section was adopted by City Council as part of the Comprehensive Plan Task 5 Early Implementation Project on December 21, 2016.

The use allowances in the Economic Opportunity Subarea (EOS) are expanded to the IG1 zones in the Central Eastside subdistrict. Industrial Office uses are allowed in this expanded area, and Retail Sales And Service and Traditional Offices uses are limited.

These changes were recommended in the Southeast Quadrant Plan. The changes are intended to provide a balanced approach that supports industrial retention and industrial office job growth. The EOS has been very successful at increasing employment densities, especially those in industrial office space, while retaining existing industrial operations.

These updates are intended to:

- 1) Foster new multi-story building construction that accommodates industrial and industrial office uses.
- 2) Partially meet 20-year growth-capacity needs in the updated Comprehensive Plan for the Central City Industrial area.
- 3) Encourage and allow the full interior of an existing building shell to be rehabilitated to allow industrial office uses.

Some buildings in the district have multiple stories that easily can be used as industrial office space, whereas some have former industrial warehouse or production space where the ceiling is very tall and additional floors could be added within the shell of the building to create industrial office space.

Further, in some cases it may be desirable for developers to add a penthouse to the roof of an existing building to serve as additional industrial office space for accessory uses to the office use. These provisions are intended to address this desire.

area of all Retail Sales And Service and Traditional Office uses on the site. More than 12,000 square feet on a site in Retail Sales And Service uses is prohibited.

b. Industrial Office. Up to 100 percent of the gross building area on a site may be in an Industrial Office use including gross building area added inside of the building as it existed on [insert effective date]. In addition, up to 5,000 square feet of floor area added to the roof of the building as it existed on [insert effective date] can be in Industrial Office use. Industrial Office use in more than 5,000 square feet of floor area added to the roof of the building is prohibited.

3. Conditional uses. More than 12,000 square feet on a site may be in Traditional Office uses if approved through a conditional use. The total amount of square footage includes net building area, exterior display, and storage area of Traditional Office uses on the site. If there are also Retail Sales And Service uses on the site, no more than 12,000 square feet may be in Retail Sales And Service use.

### **C. Central Eastside Subdistrict.**

1. Purpose. The regulations of this subsection are intended to broaden the mix of employment uses in the Central Eastside Industrial District in a manner that increases the vitality of the district without negatively impacting the viability of industrial uses and development. The additional uses allowed by the regulations are uses that build on the economic strengths, locational advantages and urban character of the Central Eastside.

2. Where these regulations apply. The regulations of this subsection apply to sites zoned IG1 in the Central Eastside Subdistrict that are not subject to Subsection B.

3. Allowed uses.

a. Retail Sales And Service and Traditional Office uses.

(1) Sites up to 40,000 square feet in size. The following regulations apply to Retail Sales And Service and Traditional Office uses on sites that are 40,000 square feet or less in size:

- Up to 5,000 square feet of the net building area plus the exterior display and storage area on a site may be in Retail Sales And Service use. More than 5,000 square feet in Retail Sales And Service use on a site is prohibited.
- Up to 5,000 square feet of net building area on a site may be in Traditional Office use. More than 5,000 square feet in Traditional Office use on a site is prohibited.

(2) Sites over 40,000 square feet in size. The following regulations apply to Retail Sales And Service and Traditional Office uses on sites that are more than 40,000 square feet in size:

- Retail Sales and Service uses on a site are allowed but net building area plus exterior display and storage is limited to an amount equal to 12.5 percent of the total site area. More than 12.5 percent in Retail Sales And Service use is prohibited.

## **Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **Retail Sales And Service and Office Uses in the IG1 Central Eastside Subdistrict**

#### **33.510.119.C.3.b.(2):**

This provision allows an additional 1:1 FAR of industrial office space to be constructed above the 3:1 FAR maximum, when at least 33% of the ground floor of the building or buildings on the site is in industrial use. In addition, each space is no less than 5,000 sq. ft.

Additional space must be created and dedicated for Manufacturing and Production, Warehouse and Freight Movement, and Industrial Service uses in the Central Eastside Subdistrict. This provision is only applicable to IG1 zoned properties. It is intended to result in the creation of industrial flex space, space that can be used for manufacturing, warehouse and distribution, and industrial service uses, in exchange for the ability to create more industrial office space than would otherwise be allowed.

Exception 3: The December 21, 2016 date coincides with the adoption date of the Early Implementation Project as part of the Comprehensive Plan Task 5

- Traditional Office uses on a site are allowed but net building area is limited to an amount equal to 12.5 percent of the total site area. More than 12.5 percent in Traditional Office use is prohibited.

b. Industrial Office.

(1) Generally, Industrial Office uses are allowed but net building area plus exterior display and storage is limited to up to an amount equal to three times the square footage of the site. Unless allowed by one of the exceptions below, Industrial Office use in excess of three times the square footage of the site is prohibited.

(2) Exceptions.

- Exception 1. When the following four standards are met, Industrial Office uses are allowed but net building area plus exterior display and storage is limited to an amount equal to four times the total square footage of the site. Industrial Office use in excess of four times the square footage of the site is prohibited:
  - At least 33 percent or 5,000 square feet, whichever is more, of the total amount of ground-floor floor area on the site must be in a Manufacturing and Production, Warehouse and Freight Movement, or Industrial Service use. The required industrial use can be consolidated in one building on the site or can be spread out through multiple buildings on the site;
  - Each space for the required industrial use must be on the ground floor and must be at least 5,000 square feet in area;
  - The minimum floor to ceiling height of each space for the required industrial use must be 20 feet; and
  - Each space for the required industrial use must include at least one loading door or entrance that serves the industrial space. If more than one industrial space is created then each space must have at least one loading door or entrance, or must have access to a shared loading door or entrance in a common area accessible from each industrial space located on the ground floor.
- Exception 2. If the site is 20,000 square feet or less in size, up to 60,000 square feet of net building area may be in an Industrial Office use. More than 60,000 square feet per site is prohibited.
- Exception 3. Industrial Office uses are allowed in buildings that existed on December 21, 2016. In this case, 100 percent of the net building area may be in an Industrial Office use including floor area added inside of the building as it existed on December 21, 2016. In addition, up to 5,000 square feet of floor area added to the roof of the building as it existed on December 21, 2016 can be in Industrial Office use. Industrial Office use in more than 5,000 square feet of floor area added to the roof of the building is prohibited.

---

---

## Commentary

### **33.510.119.C.3.c**

This provision addresses unique conditions effecting the Volunteers of America (VOA) site in the Central Eastside subdistrict. The subject site contains a women's residential center with daycare, and aspects of these two uses fall into the Group Living and Community Services categories of the Zoning Code. Although these uses have existed prior to the introduction of Industrial Sanctuary zoning in the subdistrict, the Zoning Code now prohibits these uses in the IG1 zone.

Because VOA provides an important service to the people of Portland, and is supported by the Central Eastside Industrial Council (CEIC), City Council asked staff to create a provision that would allow uses of this nature to be legal in the IG1 portions of the subdistrict. However, should the existing uses later leave the site, the IG1 base zone is retained for future industrial employment uses.

The proposed provision allows Daycare, Community Service, and Group Living uses in the IG1 portions of the Central Eastside subdistrict, that exist as of the effective date of this ordinance, to remain, and expand on site. Total expansion of these uses is limited to a floor area ratio of 3:1, or a total combined expansion up to 3 times the site area.

c. Group Living, Daycare and Community Services uses. Group Living, Daycare and Community Services uses are allowed on sites that had Group Living, Daycare and Community Service uses operating at the same time on [insert effective date of ordinance]. The total amount of net building area allowed for Group Living, Daycare and Community Service uses combined is an amount equal to 3 times the total site area. If the Group Living use allowed by this section is discontinued for 3 continuous years, Group Living uses are no longer allowed on the site. If the Daycare or Community Service uses allowed by this subparagraph are discontinued for 3 continuous years, new Daycare or Community Service uses are subject to the use provisions of the IG1 zone.

---

---

## Commentary

**33.510.120 Retail Sales And Service and Office Uses in Specified Historic Resources in the IH Zone.** This section removes the reference to the IG2 zone, which no longer exists in the Central City.

**33.510.121 Residential Use Restrictions in the EX zone**

This provision establishes residential use restrictions in the EX zone in portions of the Lower Albina and Central Eastside subdistricts where an emphasis on employment uses is desired. These restrictions reduce the chance for conflicts between residential uses and industrial and employment uses.

Map 510-6 Special Residential Use Areas shows:

**1) Residential Uses Prohibited.**

Includes IG1 (EX) land in Lower Albina and EX zoned land in the OMSI Station Area south of Caruthers and west of OR-99E, properties bounded by SE Woodward and Powell Streets to the north and south and OR-99E and SE Milwaukie Ave to the west and east.

**2) Residential Uses Allowed through a Central City Master Plan.**

This includes the OMSI Station Area bounded by SE Caruthers and SE Clay St to the south and north and Water Ave/Union Pacific Rail Line/OR-99E to the east.

**33.510.200-210. These sections have been reorganized as follows:**

**33.510.200 - Floor Area Ratios**

**22.510.205 - Floor Area Bonuses and Transfer Options**

**33.510.210 - Height**

Floor area bonuses and transfers have been overhauled to focus on affordable housing and historic preservation. An explanation for the elimination of bonuses and transfers can be found on the strikethrough pages that follow the provisions.

**33.510.200 Floor Area Ratios**

**A. Purpose.** The purpose statement clarifies that maximum floor area ratios (FARs) are set based on balancing several different objectives that may vary in importance in different parts of the Central City. FAR is the relationship of building floor area

### **33.510.11920 Retail Sales And Service and Office Uses in Specified Historic Resources in the IG2 and IH Zones**

- A. Where these regulations apply.** The regulations of this subsection apply in the IG2 and IH Zones to historic resources that are listed on the National Register of Historic Places or to structures or objects that are identified as contributing to the historic significance of a Historic District or a Conservation District.
- B. Allowed uses.** Up to 12,000 square feet on a site may be in Retail Sales And Service or Office use. The total amount of square footage includes net building area, exterior display, and storage area of all Retail Sales And Service and Office uses on the site. More than 12,000 square feet on a site in Retail Sales And Service uses is prohibited.
- C. Conditional uses.** More than 12,000 square feet on a site may be in Office uses if approved through a conditional use. The total amount of square footage includes net building area, exterior display, and storage area of Office uses on the site. If there are also Retail Sales And Service uses on the site, no more than 12,000 square feet may be in Retail Sales And Service use.

### **33.510.121 Residential Uses in the EX zone**

- A. Purpose.** Residential uses are restricted in portions of the EX zone in the Lower Albina and Central Eastside subdistricts in order to avoid conflicts between residential and industrial activities.
- B. Residential use restrictions.**
  - 1. Residential uses are prohibited in the areas shown on Map 510-6.
  - 2. Residential uses are only allowed through a Central City Master Plan in the areas shown on Map 510-6.

## **Development Standards**

### **33.510.200 Floor Area Ratios**

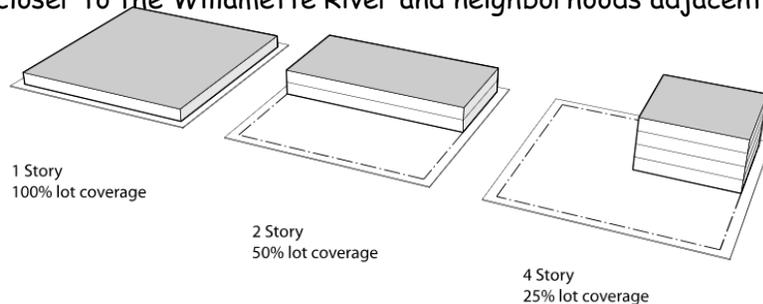
- A. Purpose.** Floor area ratios (FARs) work with the height, setback, and building coverage standards to control the overall bulk of development. Generally, the highest FARs in Portland are applied in the Central City plan district to support its role as the region's premier center for jobs, health and human services, and urban living. The minimum FARs required in the Central City plan district are intended to ensure a minimum level of development on a vacant site, ensure that not all development potential is transferred off a site, and ensure redevelopment of under-utilized sites. The maximum FARs allowed in the Central City plan district balance multiple objectives of the Central City 2035 Plan including:
  - Locating the largest floor area ratios along the Transit Mall and high-capacity transit lines;

---

---

## Commentary

square feet of building) to a given site area (square feet of land). FAR regulations tell you “how much” building you can create. This volume can be moved around and be shaped to create taller narrower buildings or lower wider buildings (see graphic below). The maximum FARs and heights along the Transit Mall are typically high to promote higher density development. The maximum FAR and height allowance generally step down as sites come closer to the Willamette River and neighborhoods adjacent to the Central City.



### **33.510.200 C.2 Minimum floor area ratio**

Minimum floor area ratios are applied across the Central City to retain acceptable density levels for new development and to promote the redevelopment of under-utilized sites, such as vacant lots, surface parking lots, and low-density development with low site coverage. The minimum required density varies depending on a site's maximum FAR, shown on Map 510-2. For instance, sites with a maximum FAR allowance of 3 to 1 or less would be required to maintain and/or build to a ratio of at least 1 to 1. Sites with a maximum ratio of 9 to 1 or greater would be required to maintain and/or build to a ratio of at least 3 to 1.

### **33.510.200D.1-3 Limits on increased floor area**

This section states that there is a 3 to 1 limit on the amount of bonus FAR a project can earn in most circumstances; however, transfers are unlimited, if the proposed development does not exceed maximum bonus heights shown on Map 510-4.

Paragraphs 1-3 apply to specific areas of the Central City Plan District that have different and unique FAR regulations, including the South Park Blocks and South Waterfront. There is no change for the South Park Blocks. South Waterfront's FAR limit was amended from 2 to 1 to 3 to 1, because a project that triggers inclusionary housing will automatically earn 3 to 1 bonus FAR.

The West End and North Pearl subarea provisions related to additional floor area are eliminated. An explanation for the elimination of these can be found on the strikethrough pages that follow this section.

- Varying building bulk across the Central City;
- Generally, stepping down allowed building bulk to the Willamette River and neighborhoods adjacent to the Central City; and
- Ensuring that building bulk is compatible within historic districts.

**B. Adjustments.** Adjustments to floor area ratio regulations are prohibited.

**C. Floor area ratio.**

1. Generally, maximum floor area ratio (FAR) for sites in the Central City plan district are shown on Map 510-2. Maximum FAR can be increased on a site if FAR is transferred or earned through a bonus as allowed by 33.510.205, Floor Area Bonus and Transfer Options. Increases in FAR on a site are limited as described in Subsection D. Exemptions are in Subsection E.
2. On the site shown on Map 510-2 as requiring residential use, the maximum FAR for the entire site is 9 to 1 if all floors above the ground floor on the western half of the block are in a residential use.
3. Minimum floor area ratio. Minimum FAR is required as follows:
  - a. For sites where the maximum allowed FAR before bonuses and transfers is up to 4 to 1, the minimum FAR is 1 to 1;
  - b. For sites where the maximum allowed FAR before bonuses and transfers is between 5 to 1 and 8 to 1, the minimum FAR is 2 to 1; and
  - c. For sites where the maximum allowed FAR before bonuses and transfers is 9 to 1 or greater, the minimum FAR is 3 to 1.

**D. Limits on increased floor area.** Maximum FAR can be increased on a site if FAR is transferred or bonus FAR is earned as allowed by 33.510.205, Floor Area Bonus and Transfer Options. The following limits apply to increases in FAR:

1. Unless otherwise specified in Paragraphs D.2. and D.3, the maximum amount of FAR that can be earned on a site through use of bonus options is 3 to 1. There is no limit on the amount of FAR that can be transferred to a site.
2. South Park Blocks frontages. Transferring floor area to sites, or portions of sites, zoned RX is prohibited within the South Park Block frontage areas shown on Map 510-14.
3. South Waterfront subdistrict. In the South Waterfront subdistrict the following applies:
  - a. An FAR of more than 3 to 1 may be earned on a site through the use of bonuses if at least 1 to 1 FAR is earned on the site through the use of the open space bonus option, the open space fund bonus option, or the South Waterfront Willamette River Greenway bonus option. However, the total amount of floor area on a site, including bonus floor area and transferred floor area, must not be more than 9 to 1.

---

---

## Commentary

**33.510.200D.3.b.(2)** A clarification has been made on the timing of required greenway floor area dedication. The portion of the South Waterfront Greenway Area that floor area is being transferred from must have been dedicated to the City after September 1, 2002.

### E. Exceptions.

#### 1. Neighborhood facilities

The provisions that exempt neighborhood facilities from the calculation of maximum FAR are being expanded beyond the North Pearl to Central City-wide to address the growing need of Central City residents to have access to essential public services such as public schools, community centers, libraries and daycare. As the population within Central City neighborhoods grows and diversifies, access to these types of services will be needed by residents of all ages. The location of these services in the Central City would also serve the needs of residents in close-in neighborhoods not adequately served by such uses.

While the Day care bonus is eliminated, language from the bonus provision that requires day-care facilities to be open during normal business hours at least five days each week and fifty weeks each calendar year has been added to this provision.

- b. The total floor area on a site, including bonus floor area and transferred floor area, may be more than 9 to 1 if all of the following are met:
  - (1) The floor area above the 9 to 1 ratio is transferred from the South Waterfront Greenway Area shown on Figure 510-3; and
  - (2) The portion of the South Waterfront Greenway Area that floor area is being transferred from must have been dedicated to the City after September 1, 2002.

**E. Exemptions.** The following are exemptions from the regulations in Subsection C.:

1. Neighborhood facilities.

- a. Purpose. This regulation encourages creation of facilities to serve those who live and work in the Central City. These facilities are necessary elements of a complete neighborhood.
- b. Standards. Floor area used for specified neighborhood facilities is not counted towards maximum FAR for the site. The specified neighborhood facilities are public schools, public community centers, daycare facilities for children, and public libraries. To qualify for this provision, the following requirements must be met:
  - (1) Schools. Floor area to be used for public schools does not count towards maximum FAR for the site if the school will be operated by or for a public school district.
  - (2) Daycare. Floor area to be used for daycare facilities for children does not count towards maximum FAR for the site. The facility must be open at least five days each week and fifty weeks each calendar year.
  - (3) Libraries. Floor area to be used for public libraries does not count towards maximum FAR for the site if the library will be operated by the Multnomah County Library or does not charge membership fees.
  - (4) Public community centers. Floor area to be used for community centers does not count towards maximum FAR for the site. Public community centers are not for exclusive use by residents of a site and their guests.

---

---

## Commentary

### **33.510.200.E. Exceptions continued:**

3. Minimum density requirements do not apply in open space zones where development is minimal. Also, public school sites that may be large and contain extensive open space programming are exempt from these requirements. This section also clarifies that Industrial zones are not regulated but FAR and therefore are not subject to minimum or maximum FAR requirements.

### **33.510.205 Floor Area Bonus and Transfer Options**

The previous Zoning Code allowed for increased development potential in the Central City using 19 FAR bonus options and five transfer provisions. This bonus and transfer system has been updated to eliminate most options and prioritize affordable housing and historic preservation. In addition, for properties along the Willamette riverfront there is a bonus option to expand riverfront open space. Bonus and transfer options are available to residential, mixed-use and commercial developments.

The adopted 2035 Comprehensive Plan acknowledges the importance of providing public and community benefits when a project receives increased FAR allowances (Policy 3.3.d). The reduction in the number of bonus and transfer options in the Central City has been done to streamline the available bonuses and transfers and align them with the priorities of affordable housing and historic preservation.

### **33.510.205.B Priorities for the use of bonus and transfer options.**

The bonus and transfer system is prioritized as follows. The maximum bonus FAR on most sites in the Central City is 3 to 1:

1. If inclusionary housing is triggered in the Central City, a building earns up to 3 to 1 FAR for building affordable housing.
2. If inclusionary housing is not triggered, a building may earn up to 3 to 1 through one of the following:
  - Affordable housing fund bonus,
  - Historic resource transfer, or
  - River front open space bonus (only applies to properties along the riverfront)
3. The transfer within a subdistrict may be used after 3 to 1 is earned from one of the above options, except in South Waterfront. See 33.510.205.B.2.a

(5) All facilities. All neighborhood facilities must meet the following:

- The floor area of the facility must be reserved for the exclusive use of the neighborhood facility for at least 10 years from the date a certificate of occupancy is issued for the qualifying floor area. No uses other than those listed in this subsection are allowed;
- The applicant must document that there is a binding agreement with an operator for each facility. This documentation must be submitted with the application for design review; and
- The property owner must execute a covenant with the City which is attached to and recorded with the deed of the site. The covenant must ensure that the owner will reserve the floor area as specified above. The covenant must comply with the requirements of Section 33.700.060.

2. South Waterfront subdistrict. In South Waterfront subdistrict, floor area used for automated parking is not counted towards maximum FAR for the site. The automated parking facility must rely on a mechanical system instead of a vehicle operator to transport vehicles to a storage space within the facility.

3. Minimum FAR. Sites zoned Industrial or Open Space, and sites with a school that will be operated by or for a public school district are exempt from the minimum floor area ratio.

### **33.510.205 Floor Area Bonus and Transfer Options**

**A. Purpose.** Floor area bonus and transfer options allow additional floor area as an incentive for certain uses and types of development that provide a public or community benefit. The bonus floor area can be gained in exchange for affordable housing or riverfront open space in new development. Transfer options can be used in exchange for historic preservation and transferring FAR within a subdistrict. In the South Waterfront subdistrict new development gains bonus floor area and height in exchange for creating open space and expanding the Willamette River Greenway within the subdistrict.

**B. Priorities for the use of bonus and transfer options.** When FAR will be increased using bonuses or transfers, the following regulations specify which bonus and transfer options must be used before other bonus or transfer options:

1. Unless otherwise specified in Subparagraph B.2, the first 3 to 1 of any increase in FAR on a site must be earned or gained through use of one of the following options:

- a. The inclusionary housing bonus option described in Subparagraph C.2.a;
- b. The Affordable Housing Fund bonus option described in Subparagraph C.2.b.;

---

---

## Commentary

**33.510.205.B.2 Exceptions to priorities for FAR bonuses and transfers:** There are three exceptions to the priorities for use of FAR bonuses and transfers:

- a. In South Waterfront if inclusionary housing is not triggered, there is no priority except for properties along the greenway. Using existing FAR in the subdistrict, especially transferring FAR off the greenway is a priority for the subdistrict.
- b. Floor area transferred through a covenant that was recorded prior to the CC2035 code's effective date may be used prior to the use of the bonuses and transfers listed in B.1 for up to two years. In this case, "used" means that the transferred FAR is shown on an eligible receiving site, as part of a complete application. After the two-year grace period, previously transferred floor area may be used if the first 3 to 1 increase is earned using the priorities listed in B.1.
- b. When a project has earned a bonus, but has not used all the bonus FAR, the unused FAR may still be used in the future. This provision also clarifies that if the unused FAR is from a bonus that no longer exists in the new code, it may still be used.

- c. The historic resources transfer provisions described in Paragraph D.1. or
    - d. The riverfront open space bonus option described in Subparagraph C.2.c.
  - 2. Exceptions. The following exceptions apply to the bonus and transfer option priorities specified in Paragraph B.1:
    - a. The South Waterfront subdistrict is exempt from the bonus and transfer options usage priorities specified in Paragraph B.1. However, if the site is within the Greenway bonus target area shown on Map 510-5, and the development does not trigger the requirements of 33.245, Inclusionary Housing, the South Waterfront Willamette River Greenway bonus option must be used before any other bonus. Bonus floor area of at least 7,500 square feet from the South Waterfront Willamette River Greenway bonus option must be earned before the project qualifies for other bonus options;
    - b. Floor area transferred legally through a covenant recorded prior to [INSERT EFFECTIVE OF THIS CODE] may be used to increase maximum FAR on a site before using one of the bonus or transfer options listed in Paragraph B.1 until [INSERT DATE THAT IS 2 YEARS FROM EFFECTIVE DATE]. For the purposes of this subparagraph, used means that the transferred floor area has been shown on an eligible receiving site in a complete application for design review; and
    - c. Unused floor area earned through a bonus that no longer exists in the zoning code can be utilized on the site where it was earned before using one of the bonus or transfer options listed in Paragraph B.1.

---

---

## Commentary

### **33.510.205.C Floor Area Bonus Options**

The bonus system contains: an inclusionary housing bonus, affordable housing fund bonus, and a Riverfront open space bonus and three bonuses for South Waterfront. These include the open space bonus, open space fund, and the Willamette River Greenway bonus. Justification for eliminating all the other bonuses and transfers is detailed on the pages showing the strikethrough of those bonuses and transfers.

**33.510.205.C.2.a Inclusionary housing bonus option:** This bonus will be used for developments building affordable housing on-site. The mandatory inclusionary housing requirement is triggered when new development has 20 dwelling units or more in one building (see chapter 33.245). The inclusion rates are either 20% of the dwelling units to be affordable at 80% median family income (MFI) or 10% of the dwelling units to be affordable at 60% MFI (or pay a fee-in-lieu).

Buildings required to meet the affordable housing requirements earn bonus FAR. For each square foot of net building area, a building earns one square foot of bonus FAR up to 3 to 1. There is no restriction on how the bonus FAR may be used. The 3 to 1 FAR limit on floor area increases on a site remains unchanged.

**33.510.205.C.2.b Affordable Housing Fund bonus option:** The Portland Housing Bureau (PHB) calculates the fee-in-lieu amount by multiplying gross square feet of new development by a fee amount established and updated by PHB. For a period of 18 months after the effective date of this code, projects utilizing the Affordable Housing Fund bonus option (primarily commercial development) will earn an increased amount of bonus FAR for the fee-in-lieu. The amount will increase to 1.5 sq. ft. from 1 sq. ft. After 18 months, the amount will revert to 1 sq. ft. of bonus floor area for each sq. ft. purchased. The intent is to support development of commercial projects during this timeframe, prior to the anticipated revaluation of the Inclusionary Housing program fee structure.

The Administrative Rule and PHB Fund implementation guidelines (see PHB website) detail out how the fund is used for acquisition, rehabilitation, remodeling or construction, or a combination of these.

**C. Floor area bonus options.** Additional development potential in the form of floor area is earned for a project when the project includes any of the specified features listed below. The bonus floor area amounts are additions to the maximum floor area ratios shown on Map 510-2.

1. General regulations.

- a. The bonus options are only allowed in situations where stated. Adjustments to the requirements or to the amount of bonus floor area earned are prohibited.
- b. Bonus FAR is only available to sites zoned RM3 RM4, RX, CX, or EX, unless specifically stated otherwise.
- c. Projects may use more than one bonus option unless specifically stated otherwise. Bonuses may be done in conjunction with allowed transfers of floor area, however in some cases, certain bonus options must be used before other bonus options can be used or transferring can occur. See Subsection B.
- d. The maximum floor area increase that may be earned through the bonus options must be within the limits for overall floor area increases stated in 33.510.200.D.
- e. Buildings using bonus floor area must not exceed the maximum height limits shown on Map 510-3 unless eligible for bonus height.

2. Bonus floor area options.

- a. Inclusionary housing bonus option. Projects that include buildings that trigger 33.245, Inclusionary Housing, receive bonus floor area. The amount of bonus floor area earned is an amount equal to the net building area of the building that triggers 33.245, up to a maximum increase of 3 to 1 FAR on the site.
- b. Affordable Housing Fund bonus option. Proposals that contribute to the Affordable Housing Fund (AHF) receive bonus floor area. Up to 3 to 1 FAR can be earned by paying into the fund. For each square foot purchased a fee must be paid to the Portland Housing Bureau (PHB). Until [INSERT DATE THAT IS 18 MONTHS AFTER EFFECTIVE DATE] the applicant will receive 1.5 square feet of bonus floor area for each square foot purchased from PHB. After [INSERT DATE FROM ABOVE] the applicant will receive 1 square foot of bonus floor area for each square foot purchased. The Portland Housing Bureau collects and administers the Affordable Housing Fund, and PHB determines the fee per square foot and updates the fee at least every three years. The fee schedule is available from the Bureau of Development Services. To qualify for this bonus option, the applicant must provide a letter from the PHB documenting the amount that has been contributed to the AHF. The letter is required to be submitted before a building permit can be issued for the development, but it is not required in order to apply for a land use review.

---

---

## Commentary

**33.510.205.C.2.c Riverfront Open Space Bonus:** The Willamette riverfront is the Central City's signature open space feature. This bonus maximizes its role as a public recreational amenity and habitat for fish and other wildlife. This bonus is based on one in effect in the South Waterfront subdistrict. The Riverfront Open Space bonus is only available to properties within the Riverfront Overlay Zones that have a river setback requirement on site. This is a small geography of the Central City, but critical in terms of open space. Most properties that are likely to redevelop in the Central City are located outside of the Riverfront Overlay Zones and would not be able to use this bonus. Therefore, the Riverfront Open Space bonus should not significantly reduce the use of the Inclusionary Housing Bonus.

Through the Riverfront Open Space bonus option an applicant could access an additional 3 square feet of bonus floor area for each square foot of dedication outside of, but adjacent to, the river setback.

**33.510.205.C.2.c.(3)** The hours of operation align with Portland Parks and Recreation hours of operation unless otherwise agreed upon by the terms of an easement with the City.

**33.510.205.C.2.d: South Waterfront Willamette River Greenway bonus option.** This bonus applies in the South Waterfront subdistrict. Expanding the Greenway in this subdistrict is a priority.

- c. Riverfront open space bonus option. The riverfront open space bonus provides an opportunity to expand publicly accessible open space along the Willamette River. Proposals that provide open space adjacent to the river setback area will receive bonus floor area. For each square foot of open space provided, a bonus of 3 square feet of additional floor area is earned. To qualify for this bonus, the following requirements must be met:
- (1) Location. The open space must be located outside of but adjacent to the river or greenway setback. When the setback area is increased in conformance with 33.475.210.E., Encroachment into the setback, the open space must be located outside of but adjacent to the increased setback area;
  - (2) Size and dimensions. The open space must include at least 2,500 square feet of contiguous area. Each area must be designed so that a 25 foot by 25 foot square will fit entirely within it;
  - (3) Ownership and use. A public access easement must be provided that allows for unrestricted public access from 5 am to 12 midnight unless otherwise specified by the terms of the easement; and
  - (4) Maintenance. The property owner must execute a covenant with the City that ensures the preservation, maintenance and continued operation of the open space by the property owner. The covenant must meet the requirements of 33.700.060, Covenants with the City, and must be recorded and attached to the deed for the open space.
- d. South Waterfront Willamette River Greenway bonus option. To complement and enhance the existing public corridor, projects along the Willamette River Greenway in the South Waterfront subdistrict that provide open space for public activity will receive bonus floor area. For each square foot of open space dedicated, a bonus of 3 square feet of additional floor area is earned. Open space that will earn bonus floor area under Subparagraph C.2.e, Open Space bonus option, may not be used to earn additional floor area under this bonus. To qualify for this bonus, the following requirements must be met:
- (1) Location. The open space must abut the South Waterfront Greenway Area, as shown on Figure 510-3;
  - (2) Size and dimensions. The open space must include at least 2,500 square feet of contiguous area; the north-south dimension of the area must be at least twice as long as the east-west dimension of the area;

### **Chapter 33.510, Central City Plan District**

---

---

## Commentary

**33.510.205.C.2.e Open Space bonus (Bonus option being retained. Only applies in South Waterfront):**

Research indicates that this bonus has been used three times since 2003 generating approximately \$1.2 million for parks and open space projects in the subdistrict.

- (3) Connection to the trail. A direct pedestrian connection must be provided between the open space and any required trail or trail easement on the site;
  - (4) Ownership and use. One of the following must be met:
    - The open space and pedestrian connection must be dedicated to the City; or
    - A public access easement must be provided that allows for public access to and use of all the open space and the pedestrian connection;
  - (5) Maintenance. The property owner must execute a covenant with the City that ensures the installation, preservation, maintenance, and replacement, if necessary, of the open space features. The covenant must meet the requirements of 33.700.060, Covenants with the City, and must be recorded and attached to the deed for the open space;
  - (6) Landscaping. The open space must be landscaped to meet the requirements of Paragraphs 33.510.253.E. 5.a.(2) and E.5.f.(5) that apply to South Waterfront Greenway subarea 3;
  - (7) Open space features. Public seating such as benches must be provided at a ratio of at least 5 seats per 1,000 square feet of open space; and
  - (8) Timing. The requirements of this paragraph must be met before an occupancy permit for any building using the bonus floor area is issued.
- e. Open Space bonus option. In the South Waterfront subdistrict, proposals that provide open space that may be used by the public will receive bonus floor area. For each square foot of open space provided, a bonus of 1 square foot of additional floor area is earned. Open space that will earn bonus floor area under Subparagraph C.2.d., South Waterfront Willamette River Greenway bonus option, may not be used to earn additional floor area under this bonus. To qualify for this bonus, the following requirements must be met:
- (1) Size and dimensions. The open space must include at least 2,500 square feet of contiguous area;
  - (2) Ownership and use. One of the following must be met:
    - The open space must be dedicated to the City; or
    - The property owner must record a public access easement that has been attached to the deed for the open space and allows for public access to and use of all the open space;
  - (3) Maintenance. The property owner must execute a covenant with the City that ensures the preservation, maintenance and continued operation of the open space by the property owner. The covenant must meet the requirements of 33.700.060, Covenants with the City, and must be recorded and attached to the deed for the open space;
  - (4) Parks approval. The applicant must submit with the application for land use review a letter from Portland Parks and Recreation stating that the open space features meet the requirements of the bureau, and that the space is acceptable to the bureau; and

### **Chapter 33.510, Central City Plan District**

---

---

## Commentary

**33.510.205.C.2.f: Open Space fund bonus (Bonus option being retained. Only applies to South Waterfront).** While records indicate it has not been used to date, in the future it could help meet the goals of providing more open space for the subdistrict.

### **33.510.205.D Floor Area Transfer Options:**

Unlike the bonuses which add FAR to the overall pool of FAR available in the Central City, transfers allow a development to move FAR from one property to another. Through this plan, the open space (OS) zone is added to the list of zones from which FAR may be transferred. This additional untapped FAR for transfer within the Central City may help meet development and density goals.

Overall there is no net increase of FAR, except in the case of the historic resource transfer described in 33.510.205.D.1. Historic resources can transfer unused FAR plus up to an additional 3 to 1 to help support historic preservation.

The single room occupancy (SRO) and Residential transfers and the transfer within a project provisions have been eliminated. The rationale for eliminating them can be found on the pages showing the strikethrough of those provisions.

Surface parking lots cannot be sending sites for FAR transfers, as a disincentive to maintaining surface parking lots in the Central City. Sites with both development and surface parking may still transfer remaining FAR off the developed portion of site, but FAR must remain on the surface parking area for future redevelopment. Surface parking lots may be receiving sites of FAR as part of a redevelopment project.

### **33.510.205.D.1 Transfer of floor area from a Historic Resource**

This provision allows landmarks and contributing resources in historic and conservation districts that meet seismic reinforcement standards to transfer FAR to other sites. Expanding the transfer provision throughout the Central City supports the historic preservation policies of the Central City 2035 Plan by reducing redevelopment pressure on historic resources and addresses the public safety issues related to unreinforced masonry buildings. In order to use this provision, the building must be seismically updated, or the building owner must sign an agreement with the City to update the building in a timely manner. A phased seismic agreement is available at BDS.

**33.510.205.D.1.b.** In addition to unused base FAR, a building owner may transfer an additional 3 to 1 FAR. Allowing the transfer of an additional 3 to 1 serves as an additional preservation and upgrade incentive and allows larger buildings that have used most of their base FAR (and that generally have higher seismic upgrade costs) to benefit from this provision.

- (5) The bonus floor area may be used only in the South Waterfront subdistrict.
- f. Open space fund bonus option. In the South Waterfront subdistrict, contributors to the South Waterfront Public Open Space Fund (SWPOSF) receive bonus floor area. For each \$24.10 contributed to the SWPOSF, one square foot of bonus floor area is earned. To qualify for this bonus, the following requirements must be met:
- (1) The applicant must submit with the application for land use review a letter from Portland Parks and Recreation documenting the amount that has been contributed to the SWPOSF;
  - (2) The bonus floor area may be used only in the South Waterfront subdistrict; and
  - (3) The SWPOSF is to be collected and administered by Portland Parks and Recreation. The funds collected may be used only within the South Waterfront, either for acquisition, improvement, or maintenance of public open space or for bank restoration or improvement projects along the Willamette River.

**D. Floor area transfer options.** Transferring floor area from one site to another is allowed as follows. The transferred floor area is in addition to the maximum floor area ratio shown on Map 510-2. There is no limit to the amount of floor area that can be transferred to a site. Transferring floor area is only allowed in situations where stated. Adjustments to the floor area transfer requirements are prohibited. When FAR is transferred from one site to another, the sending site must retain an amount equal to the minimum FAR required by 33.510.200.C., or an amount equal to the total surface parking area on the site multiplied by the maximum floor area ratio allowed shown on Map 510-2, whichever is more.

1. Transfer of floor area from a Historic Resource. The following regulations apply to transferring floor area from a Historic Resource:
  - a. Purpose. This transfer option improves public safety by encouraging seismic upgrades of historic resources, and encourages the preservation of historic resources by reducing redevelopment pressure.
  - b. Sites eligible to send floor area. In order to send floor area the site must meet the following requirements. Sites that are eligible to send floor area are allowed to transfer unused FAR up to the maximum FAR allowed on the site plus an additional 3 to 1:

---

---

## Commentary

**33.510.205.D.1.c.(2):** The historic resource transfer is not available for use in South Waterfront because using existing FAR within the subdistrict is a priority, especially transferring FAR off the greenway.

**33.510.205.D.1.d.(2):** The covenant for the sending site makes it subject to demolition review (locally designated landmarks and contributing properties in conservation districts are not ordinarily subject to demolition review).

**33.510.205.D.1.e.(1):** This exception allows historic resources to continue to be able to transfer to sites outside of the Central City, by using the base zone transfer provisions.

**33.510.205.D.1.e.(2):** This exception allows sites in the R1, R2 and R3 zones to continue to use the base zone provisions to transfer density.

- (1) Be in a RM3, RM4, RX, CX, EX, or OS zones, and
- (2) Contain a Historic or Conservation Landmark or a contributing resource in a Historic or Conservation district for which the Bureau of Development Services verifies the following:
  - If the building is classified as Risk category I or II, as defined in the Oregon Structural Specialty Code, it has been shown to meet or exceed the American Society of Civil Engineers (ASCE) 41- BPOE improvement standard as defined in City of Portland Title 24.85;
  - If the building is classified as Risk category III or IV, as defined in the Oregon Structural Specialty Code, it has been shown to meet or exceed the ASCE41- BPOE improvement standard as defined in City of Portland Title 24.85; or
  - The owner of the landmark or contributing resource has entered into a phased seismic agreement with the City of Portland as described in Section 24.85.

c. Sites eligible to receive floor area:

- (1) Must be zoned RM3, RM4, RX, CX or EX; and
- (2) Must be within the Central City plan district outside of the South Waterfront subdistrict.

d. Covenants. The owners of both the sending and receiving sites must execute a covenant with the City. The covenant must meet the requirements of 33.700.060, and must be attached to and recorded with the deed. The covenants may not be revoked or rescinded. The covenants must include the following:

- (1) The covenant for each site must reflect the existing floor area on each site and the respective increase and decrease of potential floor area; and
- (2) The covenant for the sending site must state that the owner will not demolish or relocate the historic resource unless the City approves the demolition or relocation through demolition review.

e. Exceptions.

- (1) Sites with eligible historic resources in a RM3, RM4, RX, CX or EX zone may elect to transfer floor area to a receiving site outside of the Central City plan district if they meet the standards of 33.120.210.D, 33.130.205.C or 33.140.205.D.
- (2) Sites with eligible historic resources in the RM1 and RM2 zones may transfer floor area if they meet the standards of 33.120.210.D.

**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **33.510.205.D.2 Transfer of floor area within a floor area transfer sector**

This provision applies *Central City-wide* to all transfer sectors as shown on Map 510-23, with some limitations. A project is eligible to use this transfer provision only after they have earned 3 to 1 FAR on their site by providing a public benefit, following the FAR increase priorities established in 33.510.205.B.

The intent of this transfer is to increase the pool of unused FAR that is available to a significant amount of the *Central City*. The sectors correspond to transportation impact modeling, especially regarding the regional transportation system. This transfer tool provides flexibility and may facilitate larger buildings in some areas of the *Central City* with high density mixed use development for housing, services and amenities. These developments will support a growing population and expand activities unique to the *Central City*.

Historic resources are not eligible to be sending sites. The intent of this exception is to make sure historic resources use the historic resource transfer described in 33.510.205.D.1.

South Waterfront projects are exempt from the priorities as described in the exception language 33.510.205.B.2.a.

2. Transfer of floor area within a floor area transfer sector. In the RX, CX, EX, and OS zones, floor area, including bonus floor area and bonus floor area earned through a bonus that no longer exists in the zoning code, may be transferred between sites. The sites are not required to be abutting, however both the sending site and the receiving site must be located within the same floor area transfer sector shown on Map 510-23. In addition, floor area transfers are subject to the following requirements:
- a. The sending site must not be a Historic or Conservation landmark or a contributing resource in a historic or a conservation district;
  - b. If bonus floor area is included in the transfer, the public benefit to be provided in exchange for the bonus floor area must be completed in advance or at the time of issuing any occupancy permit on the receiving site taking advantage of the bonus floor area; and
  - c. The property owner(s) must execute a covenant for both sites. The covenants must comply with the regulations of 33.700.060, must be recorded with the deeds for each site, and must reflect the existing floor area on each site and the respective increase and decrease of potential floor area.

---

---

## Commentary

### 33.510.210 Height

**A. Purpose.** This statement has been modified to better align with the policy framework of the Central City 2035 Plan and to clarify that maximum building heights are based on a balancing of several objectives that may vary in importance in different parts of the Central City. Map 510-3 Base Height shows maximum base building heights and areas eligible for bonus height increases. Map 510-4 Bonus Height, is a new map which shows the ultimate height that could be reached on a site through bonuses and transfers.

**C. Base Height:** The base height standard has been updated to clarify the following:

- Map 510-3 shows base heights for buildings in the Central City. The maximum height achievable using bonuses and transfers is shown on Map 510-4 which shows the ultimate allowable building height. Building floor area and projections must not exceed the height on map 510-4. Adjustments are prohibited.
- Projections can exceed the base heights shown in Map 510-3. However, projections must not protrude into a view corridor. View corridors are shown on Map 510-20 and are reflected on Map 510-3 and 510-4. If the height in a view corridor is the same on 510-3 and 510-4, then projections are prohibited. However, in a view corridor, if the height on 510-3 is less than 510-4, projections are allowed as long as they don't exceed the height shown on 510-4. In other words, within view corridors, projection above the height shown on Map 510-4 would intrude on the view corridor and are therefore prohibited.
- Additional projections allowed include railings, parapets, fences and walls and mechanical screening to the allowed projections list for the Central City.

### **33.510.210 Height**

**A. Purpose.** The building height standards are intended to implement and balance multiple objectives of the Central City 2035 Plan. Generally, the tallest heights in the Portland region are applied in the Central City to support its role as the region’s premier center for jobs, services, and urban living. Other objectives include:

- Locating the tallest building heights along the Transit Mall and high-capacity transit lines;
- Protecting designated public views;
- Varying building height across the Central City;
- Generally, stepping down height to the Willamette River and neighborhoods adjacent to the Central City;
- Emphasizing bridgehead locations with taller buildings;
- Limiting shadows on public open spaces; and
- Ensuring building height compatibility within historic districts.

**B. Base height.**

1. Base heights are shown on Map 510-3. Heights greater than shown on Map 510-3 are allowed through the bonus height or height transfer options specified in Subsections D. and E. Adjustments to height limits shown on map 510-3 are prohibited.
2. Exceptions to base height. Generally, the following minor projections are allowed to extend above the base heights shown on Map 510-3. However, in a view corridor shown on Map 510-20, if the site is not eligible for a height increase, projections above the height limit shown on Map 510-3 are prohibited. Eligibility for a height increase is shown on Map 510-3. In a view corridor shown on Map 510-20, if the site is eligible for a height increase, the following minor projections are allowed, but the projection must not extend above the height limit shown on Map 510-4. Small wind turbines are subject to the standards of Chapter 33.299:
  - a. Chimneys, vents, flag poles, satellite receiving dishes, and other similar items that are attached to a building and have a width, depth or diameter of 5 feet or less may extend 10 feet above the base height limit, or 5 feet above the highest point of the roof, whichever is greater. If the item is more than 5 feet wide, deep, or tall, it is subject to the height limit;
  - b. Parapets and railings. Parapets and rooftop railings may extend 4 feet above the base height limit;
  - c. Walls or fences located between individual rooftop decks may extend 6 feet above the base height limit if the wall or fence is set back at least 4 feet from the edges of the roof;

---

---

## Commentary

### **33.510.210.C and 33.510.210.D.3.c Required shadow study for sites adjacent to open spaces.**

This provision requires a shadow analysis for designated properties south and west of open space programmed for public use, such as parks, playgrounds and plazas. Sites that require this study are shown on Map 510-3 and Map 510-4. Analysis will need to be submitted for the spring and fall equinoxes and Summer and Winter solstices. These dates are used to conduct this type of analysis because the sun is at different positions at noon on each of these dates, a time of day when these spaces are most likely to be in use and when sunlight is most accessible on a clear day. Although at certain times of the year, especially winter, weather will likely be a greater factor in the ability for sunlight to penetrate into a park, the information this analysis will provide should be helpful in identifying the locations where light and warmth may be most desirable at noon.

### **33.510.210.D. Bonus height options**

#### **D.1 Bonus height in South Waterfront subdistrict**

The intent of these height regulations is to ensure that buildings no taller than 125 feet are allowed within 150 feet from the river top of bank (measured east to west from the river setback). However, an unintended consequence of this regulation was identified in the areas around the Zidell slipway. The slipway is a former barge launching ramp that contains a long, sloped ramp for barges to be launched into the Willamette River. Because of the slope, the mapped "top of bank" extends westward into the district, even though the actual waterline extends only a short way into the slipway.

Because the height setback was mapped to follow the contours of the river setback, this has the effect of significantly reducing the height of buildings even though they may not be located directly adjacent to the river's edge.

A height reference line has been established that follows the top of bank except where there is a significant westward slip. In the slip area, the height reference line crosses the water rather than following the top of bank. Also see maps 510-3, 510-4 and 510-16 for heights and the height reference line.

- d. Rooftop mechanical equipment and any required screening for the mechanical equipment, and stairwell enclosures that provide rooftop access may extend above the base height limit as follows. The equipment and enclosures must be set back at least 15 feet from roof edges on street facing facades:
  - (1) Elevator mechanical equipment may extend up to 16 feet above the base height limit; and
  - (2) Other mechanical equipment, required screening, and stairwell enclosures may extend up to 10 feet above the base height limit if the equipment or enclosures do not cumulatively cover more than 10 percent of the roof area;
- e. Roof mounted solar panels may extend above the height limit as follows:
  - (1) On flat roofs and on the horizontal portion of mansard roofs, solar panels may extend up to 5 feet above the top of the highest point of the roof; and
  - (2) On pitched, shed, hipped or gambrel roofs, solar panels must be mounted no more than 12 inches from the surface of the roof at any point, and may not extend above the ridgeline of the roof. The 12 inches is measured from the upper side of the solar panel; and
- f. Antennas, power poles and public safety facilities.

**C. Shadow study.** Sites shown on Map 510-3 as requiring a shadow analysis must provide a shadow study that shows that the shadow cast by the proposed buildings or other structures does not cover more than 50 percent of the adjacent open space at noon on March 21, June 21 and September 21, and not more than 75 percent of the adjacent open space at noon on December 21, and 3:00 pm on March 21, June 21, and September 21. Adjacent includes open space across a right-of-way from the site subject to the shadow study standard.

**D. Bonus height options.** Bonus height can be achieved through the following options:

- 1. Bonus height in the South Waterfront subdistrict. Within the South Waterfront subdistrict, buildings that include any floor area achieved through bonuses or from transfers onto the site earn a height bonus as follows:
  - a. In the area located between 125 feet to 150 feet landward of the South Waterfront height reference line shown on Map 510-16, buildings may earn a height bonus of 25 feet if approved as a modification through design review. Projections above 150 feet are prohibited.
  - b. In the area located between 150 feet landward of the South Waterfront height reference line shown on Map 510-16 and the western boundary of the subdistrict, buildings earn a height bonus of 125', up to a maximum building height of 250 feet. Adjustments are prohibited.

---

---

## **Commentary**

2. South Waterfront height opportunity area.

a. Purpose. In the core of the South Waterfront subdistrict, additional building heights may be appropriate to support the goals of the South Waterfront Plan. The regulations of this subsection are intended to:

- Support the growth of an Innovation Quadrant in the Central City;
- Provide diverse housing opportunities;
- Support the density goals of the subdistrict while ensuring quality design;
- Create additional opportunities for visual access through the subdistrict;
- Promote the development of slender towers with an east-west orientation;
- Develop an exceptional and varied skyline enhancing the district's setting against the Tualatin Hills to the west and the Cascade Range to the east;
- Establish and maintain a pedestrian environment with access to sunlight;
- Contribute to the district's urban variety, adding visual interest at the pedestrian level and from vantage points outside of the district;
- Create an urban form that is visually permeable; and
- Continue to maintain all protected public views and view corridors, on the east and west side of the Willamette River, as identified in adopted plans.

b. Additional building height may be requested as a modification through design review as follows:

(1) The site must be in the South Waterfront height opportunity area shown on Map 510-16;

(2) The maximum height that may be approved is 325 feet, including projections, roof top mechanical equipment, and any other structures that project above the roof of the building;

(3) One of the following must be met:

- The average floor-to-floor height in the building must be at least 16 feet and floors of the building above 75 feet must be 25,000 square feet in area or less; or
- Floors of the building above 75 feet must be 10,000 square feet in area or less;
- Adjustments to the standards of this subsubparagraph are prohibited; however, modifications through design review may be requested as follows:
  - A modification to the 25,000 square foot limitation may be requested;
  - A modification to the 10,000 square foot limitation may be requested if the north-south dimension of the building above 75 feet is 112 feet or less. The north-south dimension is measured as specified in 33.510.251.A.3.e. However, modifications to allow floors larger than 12,500 square feet are prohibited;

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

- (4) The portion of the proposed building that is greater than 250 feet in height must be at least 200 feet from the portion of any other existing or approved building that is greater than 250 feet in height, and that used the provisions of this subsection to achieve additional height. Approved buildings are those with an unexpired design review approval. Adjustments to this standard are prohibited; however, modifications to the 200 foot minimum distance requirement may be requested through design review. In reviewing such a request, the review body will consider the results of the South Waterfront Public Views and Visual Permeability Assessment for the proposal;
- (5) Where a block is less than 80,000 square feet in area, only one building on the block may use the provisions of this subsection. Where a block is at least 80,000 square feet in area but less than 120,000, only two buildings on the block may use the provisions of this subsection. Where a block is at least 120,000, only three buildings on the block may use the provisions of this subsection.
- Applications for land divisions of sites that include a building that has used the provisions of this subsection must show how the land division will not move the site out of conformance with this subsection;
- (6) The applicant must contribute \$12.10 to the South Waterfront Public Open Space Fund (SWPOSF) for every square foot of floor area over 250 feet in height. The contribution to the SWPOSF must be made before the building permit is issued for the building. Contributions to the fund used to earn bonus floor area under 33.510.205.C.2.f, Open space fund bonus option, do not count towards meeting this requirement. Adjustments to this standard are prohibited; and
- (7) The applicant must request advice from the Design Commission as described in 33.730.050.F. The design advice request must be submitted before the request for a pre-application conference. In providing their advice to the applicant, the Design Commission will consider protection and enhancement of public views from both the east and west, as identified in adopted plans; development of a diverse, varied and visually interesting skyline; and creation of a district that is visually permeable. These factors will be considered at different scales, including the site of the proposal, the site and adjacent blocks, and the subdistrict as a whole.

## **Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **33.510.210.D.3 Bonus height earned through a bonus or transferred FAR.**

The bonus height provision is intended to require a public benefit in exchange for access to additional building height beyond the base heights shown on Map 510-3 (the public benefit priorities include creating affordable housing units, paying into an affordable housing fund and/or historic preservation). This provision is not applicable to development in the South Waterfront height opportunity area as the maximum building heights and floor area bonus and transfer provisions in these areas are crafted to address unique conditions and purposes specific to those areas.

Map 510-4, Bonus Heights, shows the ultimate height a project may earn in exchange for a public benefit. Projections (e.g. mechanical equipment, flag poles, etc.) above the height limits shown on Map 510-4 are prohibited. The maximum building height pattern has been revised to support CC2035 policy concepts, including:

- increased heights along the south transit mall;
- increases east of SW 4<sup>th</sup> Avenue, but generally respecting a gradual step down in heights approaching the river;
- increases at the bridgeheads to encourage signature developments at these locations;
- protection of view corridors; and
- reduced heights within historic districts.

To qualify for building heights greater than those shown on Map 510-3, a project must earn at least 1 to 1 of bonus or transferred FAR (see sections 33.510.205.C and 33.510.205.D), regardless of whether the FAR is used on site or not.

### **33.510.210.D.3.c Required shadow study for sites adjacent to open spaces. (Also see 33.510.210.C for shadow study for base height and commentary)**

This provision requires a shadow analysis if an applicant applies for additional building height for designated properties south and west of open space programmed for public use, such as parks, playgrounds and plazas. Sites that require this study are shown on Map 510-4. Analysis will need to be submitted for the spring and fall equinoxes and Summer and Winter solstices. These dates are used to conduct this type of analysis because the sun is at different positions at noon on each of these dates, a time of day when these spaces are most likely to be in use and when sunlight is most accessible on a clear day. Although at certain times of the year, especially winter, weather will likely be a greater factor in the ability for sunlight to penetrate into a park, the information this analysis will provide should be helpful in identifying the locations where light and warmth may be most desirable at noon. In addition, the standard applies to sites in the Central City that are within 500 feet of a residential zone outside of the Central City. The intent is to make sure that these adjacent residential zones are not negatively impacted by reducing access to light and warmth.

3. Bonus height earned through an FAR bonus or transfer. Except for sites in the South Waterfront height opportunity area, the bonus heights shown on Map 510-4, or allowed by Subparagraph D.3.e, are allowed when the following are met. Projections above the height limits shown on Map 510-4, or allowed by Subparagraph D.3.e are prohibited:
- a. The site must be shown on Map 510-3 as eligible for a height increase;
  - b. The proposal must earn an additional FAR of at least 1 to 1 through use of one of the following FAR bonus or transfer options. The site shown on Map 510-4 as requiring residential is only allowed to earn the additional 1 to 1 through the bonus option listed in D.3.b (1):
    - (1) The inclusionary housing bonus option of Subparagraph 33.510.205.C.2.a;
    - (2) The Affordable Housing Fund bonus option of Subparagraph 33.510.205.C.2.b; or
    - (3) The historic resource transfer of Paragraph 33.510.205.D.1.
  - c. Limit shadow. The following additional shadow standard and approval criterion are intended to limit the effects of shadow cast by buildings using bonus height. The shadow study standard applies to sites shown on Map 510-4 as requiring a shadow study. The shadow approval criterion applies to sites within 500 feet of a residential zone located outside of the Central City when more than 75 feet of bonus height is proposed:
    - (1) Shadow study standard. When bonus height will be used on a site shown on Map 510-4 as requiring a shadow study, the shadow study must show that the shadow cast by the proposed buildings or other structures does not cover more than 50 percent of the adjacent open space at noon on March 21, June 21 and September 21, and not more than 75 percent of the adjacent open space at noon on December 21, and 3:00 pm on March 21, June 21, and September 21. Adjacent includes open space across a right-of-way from the site subject to the shadow study standard.
    - (2) Shadow approval criterion. A proposal for more than 75 feet of bonus height on a site that is within 500 feet of a residential zone located outside of the Central City plan district will be approved if the review body finds that shadow cast by the proposed building will not have a significant negative impact on dwelling units located outside the Central City plan district in an R zone within 500 feet of the site.

### **Chapter 33.510, Central City Plan District**

---

---

## Commentary

**Continued 33.510.210.D.3 Bonus height earned through a bonus or transferred FAR.**

**33.510.210.D.3.d. North Pearl Height Opportunity Area.** The North Pearl Height Opportunity Area was originally adopted in 2008 to implement the North Pearl District Plan. These provisions were intended to allow the development of taller buildings that included a mix of land uses and programming objectives. The intent was to encourage the use of family compatible housing FAR bonus and historic resource transfer provisions in the North Pearl sub area; however, these provisions have been eliminated to focus on affordable housing and historic preservation. In order to access bonus height in this area, the design and building massing requirements are being retained for buildings above certain heights to preserve views through the district and pedestrian access to light and air.

**33.510.210.D.3.e RiverPlace Height Opportunity Area**

The RiverPlace Height Opportunity Area is amended to include development standards specific to portions of RiverPlace that allow the development of taller buildings. In these areas, buildings are required to have floor plates no larger than 10,000 square feet above the 100-foot height level of the building. The intent is to create narrower towers to preserve views and light and air through the site. Also, allowing taller buildings on portions of the site provides more flexibility for building designs and the opportunity to create open space amenities and provide better access to the riverfront.

**33.510.210.E. Open space height transfers.**

The height transfer code subsection has been modified to remove reference to the 1988 Central City Plan map and require an applicant to go through the approval process for any open space site.

d. North Pearl Height Opportunity Area. The following additional standards apply when bonus height will be used in the North Pearl Height Opportunity area shown on Map 510-16:

(1) When bonus height will be used on sites located entirely between NW Naito Parkway and the Willamette River, building façades above 100 feet that face NW Naito Parkway or the Willamette River must not exceed 120 feet in length; and

(2) When bonus height will be used on sites that are not located between NW Naito Parkway and the Willamette River the following must be met:

- The building must not be taller than 175 feet; or
- If the building is taller than 175 feet, the floors of the building above 100 feet must not be more than 12,500 square feet each.

e. RiverPlace Height Opportunity Area. Up to 325 feet of height is allowed in the RiverPlace height opportunity area shown on Map 510-16 when the following standard is met:

(1) Purpose. In the RiverPlace height opportunity areas, additional building heights may be appropriate to meet density goals as well as:

- Provide diverse housing opportunities;
- Support high quality design;
- Create additional opportunities for visual access through the area;
- Promote the development of slender towers with an east-west orientation;
- Establish and maintain a pedestrian environment with access to sunlight;
- Create open space amenities connecting to the riverfront;
- Contribute to the area's urban variety, adding visual interest at the pedestrian level and from vantage points outside of the area;
- Create an urban form that is visually permeable and maintains all protected public views and view corridors.

(2) Standard. If the building is taller than 75 feet, the floors of the building above 100 feet must not be more than 10,000 square feet each. Adjustments are prohibited, however modification through design review may be requested if the north-south dimension of the building above 75 feet is 112 feet or less. The north-south dimension is measured as specified in 33.510.251.A.3.e.

#### **E. Open space height transfers.**

1. Purpose. These regulations provide an incentive for the creation and development of needed open space in the Central City plan district.

2. Requirements for open space areas eligible for the height transfer.

a. The proposed open space area must be in the Central City plan district outside of the South Waterfront subdistrict. The site is subject to the review requirements stated in Paragraph E.4.

### **Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **33.510.211 Shadow study required**

This shadow study requirement applies to properties on the east side of the Park Blocks. A new map, 510-11, has been created to show the area where the provision applies. The Park Blocks are a significant Central City open space amenity and the requirement will help preserve morning sun in the park. The shadow cast by a building is analyzed at 10 am on March 21. This provision is triggered if a new structure is 100 feet or taller.

### **Deleted provisions:**

- Performance standard for sites adjacent to historic districts
- Height standard for housing on specified sites in the West End subarea

An explanation for removing these provisions can be found with the strikethrough pages for the old Height section, 33.510.205

- b. The area designated for the open space must be dedicated to the City as a public park. The minimum size of the open space must be a full block at least 35,000 square feet in size. However, the open space may be 20,000 square feet in size if located along the alignment of the North Park Blocks.
    - c. All park improvements must be made by the applicant prior to dedication to the City. The improvements to the park are subject to a design review using the specific area's design guidelines.
  - 3. Amount of height potential that can be transferred. The allowed height at the proposed open space site may be transferred within the Central City plan district consistent with the limits stated below.
    - a. The maximum amount of height that may be transferred is 100 feet. The transfer may only be to a site eligible for additional height as shown on Map 510-3. Increases in height that result in buildings greater than the maximum height shown on Map 510-4 are prohibited. The transferred height may not be used in addition to any bonus heights allowed by Paragraph D.3.
    - b. The open space site must be dedicated to the City before the issuance of building permits for the building receiving the increased height.
  - 4. Design Review.
    - a. Procedure. The review is processed with a Type III procedure. The Parks Bureau will provide advice to the Design Commission.
    - b. Approval criteria. The proposed open space site will be approved for the height transfer if the review body finds that the applicant has shown that all of the following approval criteria are met:
      - (1) The proposed site will help to alleviate an area's identified projected future open space deficiency. This determination is based on such things as proximity to parks, proximity to people living or working in the Central City plan district, and how the site relates to the Central City 2035 Plan's park and open space policies;
      - (2) The proposed improvements on the open space site are consistent with the design guidelines for the area; and
      - (3) The Parks Bureau approves of the site.

**33.510.211 Shadow Study Required**

A shadow study is required for new structures that are 100 feet or more in height on sites shown on Map 510-11, and for major remodels to existing structures that increase the height of the existing structure to 100 feet or higher on sites that are shown on Map 510-11. The shadow study must show that the shadow cast by the new or remodeled structure does not cover more than 50 percent of the adjacent open space at 10 am on March 21. Adjacent includes open space located across a right-of-way from the site. Adjustments are prohibited.

---

---

## Commentary

Strikethrough of Sections 33.510.200-210 (Floor area ratios, Height and Floor area and Height bonus options) are provided with an explanation of eliminated provisions found on the strikethrough pages.

### Eliminated provision in 33.510.200 C.2

#### West End:

The West End special bonus target area allowed an increase from the base FAR of 6 to 1 to 9 to 1 for residential development, with an option for an additional 3 to 1 using bonuses, for a maximum of 12 to 1. The CC2035 Plan establishes a base entitlement of 8 to 1, like the surrounding areas to the south. This area, like most other areas in the Central City, will be eligible for up to 3 to 1 in bonuses and unlimited transfers up to the Bonus Height map, 510-4.

## Development Standards

### **33.510.200 Floor Area Ratios**

**A. Purpose.** The maximum floor area ratio (FAR) standards are intended to accomplish several purposes of the Central City Plan. These include coordinating private development with public investments in transportation systems and other infrastructure, limiting and stepping down building bulk to the Willamette River, residential neighborhoods, and historic districts. While consistent with these purposes, the floor area ratios are intended to be the largest in the Portland region.

#### **B. Floor area ratio standard.**

1. Generally. The maximum floor area ratios for all sites in the Central City plan district are shown on Map 510-2 at the end of this chapter. Floor area ratios greater than shown on Map 510-2 are prohibited unless allowed by Subsections C. through G., below, or by 33.510.210.
2. Goose Hollow. The minimum floor area ratio in the Goose Hollow subdistrict is 1 to 1.
3. Specified sites in the West End Subarea. In the area shown on Map 510-14, the following regulations apply:
  - a. Maximum. The maximum floor area ratio is 6 to 1. If at least 33 percent of floor area is in residential use, the maximum floor area ratio is 9 to 1.
  - b. Minimum. The minimum floor area ratio is 2 to 1.
4. South Waterfront Subdistrict. In the South Waterfront Subdistrict, floor area used for automated parking is not counted towards maximum FAR for the site. The automated parking facility must rely on a mechanical system instead of a vehicle operator to transport vehicles to a storage space within the facility.

#### **C. Limit on increased floor area.**

1. Generally. Except as provided under C.2 through C.5, below, increases in FAR, whether by transfers of floor area or bonus floor area options, of more than 3 to 1 are prohibited;
2. In the portion of the West End subarea that is not shown on Map 510-14, the following applies. There is no maximum to the amount of bonus floor area that may be earned. However, the total floor area on a site, including bonus floor area and transferred floor area, may not be more than 12 to 1. Adjustments are prohibited.

---

---

## Commentary

### **Eliminated provision in 33.510.200 C.5**

North Pearl subarea:

The special FAR provisions in the North Pearl subarea are no longer needed because of updates to the Plan District's bonus and transfer system to integrate the new inclusionary housing code. This area now accesses the same set of bonuses and transfers as the rest of the Central City. The base FAR allowance in the area is increased from 4 to 1 to 5 to 1 to ensure density goals for this area can be met, as shown on Map 510-2.

### **Eliminate: Transfer of floor area within a project.**

To reduce transfer options and focus on the historic resource transfer, the provision is eliminated. A transfer within a subdistrict, 33.510.205.D.2 is added.

3. ~~South Park Blocks frontages. Transfers of floor area to RX-zoned sites on the Park Block frontages shown on Map 510-13 are prohibited. This prohibition applies to all RX-zoned sites on the Park Block frontages, including those within the West End subarea.~~
  4. ~~South Waterfront subdistrict. In the South Waterfront Subdistrict the following applies:
 
    - a. ~~Generally. Except as allowed under Subparagraphs 4.b. and c., below, no more than 2:1 FAR may be earned on a site through the use of bonuses. There is no maximum to the amount of floor area that may be transferred to a site. However, the total floor area on a site, including bonus floor area and transferred floor area, may not be more than 9 to 1, except as allowed under C.4.c, below. Adjustments to the regulations of this paragraph are prohibited.~~
    - b. ~~An FAR of more than 2 to 1 may be earned on a site through the use of bonuses if at least 1 to 1 FAR is earned on the site through the use of the open space bonus option, open space fund bonus option, or South Waterfront Willamette River Greenway bonus option. However, the total floor area on the site, including bonus floor area and transferred floor area, may not be more than 9 to 1.~~
    - c. ~~The total floor area on a site, including bonus floor area and transferred floor area, may be more than 9 to 1 if all of the following are met:
 
      - (1) ~~The floor area above the 9 to 1 ratio must be transferred from the South Waterfront Greenway Area; and~~
      - (2) ~~The portion of the South Waterfront Greenway Area that floor area is being transferred from must have been dedicated to the City since September 1, 2002.~~~~~~
  5. ~~North Pearl Subarea. In the North Pearl Subarea bonus options target area, shown on Map 510-4, the following applies:
 
    - a. ~~An FAR increase of more than 3 to 1 may be earned on a site through the following provisions. However, the total floor area on a site may not be more than 9 to 1, except as allowed under 5.b below. Adjustments to the regulations of this paragraph are prohibited:
 
      - (1) ~~Floor area bonuses;~~
      - (2) ~~Transfers from the site of an historic resource meeting Subsection H. below.~~~~
    - b. ~~The total floor area on a site, including bonus floor area and transferred floor area, may be more than 9 to 1 if the floor area above the 9 to 1 ratio is transferred from the site of an historic resource as specified in Subsection H. below.~~~~
- D. ~~Transfer of floor area within a project.~~** ~~In the CX and EX zones, floor area, including bonus floor area, may be transferred between abutting lots within a site or sites being developed jointly. This also applies to lots within a site which would be abutting but for a right-of-way. Floor area transfers are subject to the following restrictions:~~

## Chapter 33.510, Central City Plan District

---

---

## Commentary

### **Eliminate: SRO housing transfer of floor area**

This transfer provision is eliminated to reduce competition for the new inclusionary housing bonus. In the past, the transfer provisions have competed with bonus options. However, research indicates that this transfer has only been used one time since 1988.

The original intent of this transfer provision was to allow the transfer of density from sites occupied by single room occupancy housing (SROs) to encourage the development of new SROs and reduce market pressure for removal of existing SROs, which often serve as a form of affordable market-rate housing. Portland Housing Bureau has indicated that existing SROs are already largely protected so there is no need for this provision.

1. If the site is within the Downtown, South Downtown/University, or West End subdistricts as shown on Map 510-1, floor area may be transferred between abutting lots within a site or sites being developed jointly provided the lots are within the same block. Floor area transfers across rights-of-way are prohibited in the Downtown subdistrict.
2. Buildings on each site may not exceed the height limit established for that site by the regulations of this chapter;
3. If bonus floor area is included in the transfer, those facilities to be provided in exchange for the bonus floor area must be completed in advance or at the time of issuing any occupancy permit for the other lot; and
4. The property owner(s) must execute a covenant with the City which is attached to and recorded with the deed of both the lot transferring and the lot receiving the floor area reflecting the respective increase and decrease of potential floor area. The covenant must meet the requirements of 33.700.060.

**E. SRO housing transfer of floor area.**

1. Purpose. Transfer of floor area ratio potential from sites occupied by single room occupancy housing (SROs) is allowed in order to encourage the development of new SROs and reduce market pressure for removal of existing SROs.
2. Allowable floor area transfers.
  - a. The owners of qualifying sites may sell the rights to their unused floor area potential. The rights to the floor area may be used anywhere in the Central City plan district.
  - b. Floor area increases transferred to a site are limited to that allowed by Subsection C. above.
  - c. The SRO property owner must execute a covenant with the City which reflects the decrease of potential floor area. The covenant must require future continuation and maintenance of the SRO housing in conformance with the standards of this subsection. The covenant must meet the requirements of 33.700.060.
3. Qualifying SRO projects and restrictions.
  - a. Vacant, existing, and new SRO housing developments located in a CX or EX zone qualify for the floor area transfer. Vacant, existing, and new SRO housing developments located in the RX zone qualify for the floor area transfer if the sending and receiving sites are located in the RX zone, or if the sending site is within the RX zone and the receiving site is in the CX or EX zone. At least 60 percent of the floor area of the SRO structure must be used for housing.
  - b. For existing SRO housing, the building must be in full compliance with the Oregon Structural Specialty Code (the Uniform Building Code as amended by the State of Oregon) at the time of transfer of the development rights. If not, the structure must be brought into compliance before an occupancy permit is issued for a development using the transferred floor area.

---

---

## Commentary

**Eliminate: Transfer of residential floor area.**

The original intent of this transfer provision was to preserve existing housing by reducing market pressure for their removal. The market is providing significant residential development and this provision is no longer needed.

- c. For proposed new SRO housing, the excess floor area rights may be transferred prior to construction if done as part of a development proposal to which the floor area is being transferred. The SRO units must receive an occupancy permit in advance of issuing an occupancy permit for any other part of the development.
- d. The SRO structure may not be demolished or converted to other uses unless the number of SRO units lost will be replaced either on the site or at another location in the Central City plan district. SRO units being provided at another site must receive an occupancy permit in advance of issuing an occupancy permit for a new use on the former SRO site or issuing a demolition permit for the site. In addition, the decreased floor area potential on the SRO site continues.

**F. Transfer of residential floor area.**

- 1. Purpose. Transfer of floor area ratio potential from sites occupied by residential development is allowed in order to reduce market pressure for removal of existing housing.
- 2. Allowable floor area transfers.
  - a. The owners of qualifying sites may transfer the rights to their unused floor area potential. The rights to the floor area may be used anywhere in the Central City plan district.
  - b. Floor area transferred to a site is limited to that allowed by 33.510.200.C.
  - c. The sending residential property owner must execute a covenant with the City that reflects the decrease of potential floor area. The covenant must require future continuation and maintenance of the housing in conformance with the standards of this subsection. The covenant must meet the requirements of 33.700.060.

**G. Transfer of floor area within the South Waterfront Subdistrict.** In the South Waterfront Subdistrict, floor area, including bonus floor area, may be transferred between sites. The sites are not required to be abutting; however, both the sending site and the receiving site must be located within the South Waterfront Subdistrict. Floor area transfers are subject to the following:

- 1. Buildings on each site may not exceed the height limit established for that site by the regulations of this chapter;
- 2. If bonus floor area is included in the transfer, those facilities to be provided in exchange for the bonus floor area must be completed in advance or at the time of issuing any occupancy permit for buildings taking advantage of the bonus floor area; and
- 3. The property owners must execute a covenant with the City that is attached to and recorded with the deed of both the sending and receiving sites reflecting the respective increase and decrease of potential floor area. The covenant must meet the requirements of 33.700.060.

**H. Transfer of floor area from Historic Resources in specified areas.**

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

1. ~~Where these regulations apply. These regulations apply to sites located in the Pearl Development Transfer Opportunity Area on Map 510-20.~~
2. ~~Sites eligible to transfer floor area. Sites eligible to transfer floor area must be located within the area shown on Map 510-20 and must contain:~~
  - a. ~~A landmark;~~
  - b. ~~A contributing resource in an Historic District; or~~
  - c. ~~A Rank I, II, or III resource listed in the City's Historic Resource Inventory.~~
3. ~~Sites eligible to receive floor area. A site within the area shown on Map 510-20 is eligible to receive floor area from the historic resources listed above in H.2.~~
4. ~~Covenants. The owners of both the sending and receiving sites must execute a covenant with the City that is attached to and recorded with the deed. The covenants may not be revoked or rescinded. The covenants must include the following:~~
  - a. ~~Both sites. The covenant for each site must reflect the respective increase and decrease of potential floor area. The covenant must meet the requirements of Section 33.700.060, Covenants with the City.~~
  - b. ~~Sending site. The covenant for the sending site must state that the owner will not demolish or relocate the historic resource unless the City approves the demolition or relocation through demolition review.~~
5. ~~Exception for Landmarks. Landmarks located in the Pearl Development Transfer Opportunity Area on Map 510-20 may elect to transfer floor area to a receiving site outside of the area on Map 510-20 if they meet the standards of 33.130.205.C or 33.140.205.C.~~
6. ~~Adjustments. Adjustments and modifications to these regulations are prohibited.~~

**~~I. Neighborhood facilities.~~**

1. ~~Purpose. This regulation encourages creation of facilities to serve those who live in the Central City. These facilities are necessary elements of a neighborhood.~~
2. ~~Standards. Floor area used for specified neighborhood facilities is not counted towards maximum FAR for the site. The specified neighborhood facilities are public schools, public community centers, daycare facilities for children, and public libraries. To qualify for this provision, the following requirements must be met:~~
  - a. ~~Schools. Floor area to be used for public schools does not count towards maximum FAR for the site if the school will be operated by or for a public school district.~~
  - b. ~~Daycare. Floor area to be used for daycare facilities for children does not count towards maximum FAR for the site. Applicants may choose to either earn bonus FAR under 33.510.210.C.2, or to have the daycare not counted towards maximum FAR for the site under this subsection. Both provisions may not be used on a site.~~

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

- c. ~~Libraries. Floor area to be used for public libraries does not count towards maximum FAR for the site if the library will be operated by the Multnomah County Library or does not charge membership fees.~~
- d. ~~Public community centers. Floor area to be used for community centers does not count towards maximum FAR for the site. Public community centers are not for exclusive use by residents of a site and their guests.~~
- e. ~~All facilities. All neighborhood facilities must meet the following:~~
  - (1) ~~The floor area of the facility must be reserved for the exclusive use of the neighborhood facility for at least 10 years from the date a certificate of occupancy is issued for the qualifying floor area. No uses other than those listed in this subsection are allowed.~~
  - (2) ~~The applicant must document that there is a binding agreement with an operator for each facility. This documentation must be submitted with the application for design review; and~~
  - (3) ~~The property owner must execute a covenant with the City which is attached to and recorded with the deed of the site. The covenant must ensure that the owner will reserve the floor area as specified in I.2.e(1). The covenant must comply with the requirements of Section 33.700.060.~~

### **33.510.205 Height**

- A. Purpose.** ~~The maximum building heights are intended to accomplish several purposes of the Central City Plan. These include protecting views, creating a step-down of building heights to the Willamette River, limiting shadows on public open spaces, ensuring building height compatibility and step-downs to historical districts, and limiting shadows from new development on neighborhoods in and at the edges of the Central City.~~
- B. The height standard.** ~~The maximum building height for all sites in the Central City plan district is shown on Map 510-3 at the end of this chapter. Heights greater than shown on Map 510-3 are prohibited unless allowed by Subsections C. through E., G., below, or by 33.510.210.D. below.~~
- C. Performance standard for sites adjacent to designated open spaces.**
  - 1. ~~Eligible sites. Building heights to the south and/or west of certain areas designated Open Space on the Comprehensive Plan map may be increased above the limits specified on Map 510-3. Sites eligible for this standard are shown on Map 510-3.~~
  - 2. ~~The performance standard. Building heights may be increased if the amount of shadow cast by the proposed building on the adjacent open space will be less than or equal to the shadow that would result from an allowed building constructed to the maximum height shown on Map 510-3. The shadow from an allowed building is based on the shadow that would be cast by a structure covering the entire site at the height limit of Map 510-3. Shadows must be analyzed for noon and 3:00 p.m. on April 21 to determine compliance with this provision.~~
  - 3. ~~Limit on the height increase. Increases in height are prohibited in either of the following situations:~~
    - a. ~~The development projects into an established view corridor, or~~

## **Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **Eliminate: Performance standard for sites adjacent to historic districts**

This subsection is deleted and Map 510-3 is amended to remove the area eligible for this provision, which allowed height increases adjacent to historic districts. BDS and applicants have found this code section to be very confusing and hard to implement. There is a step down in height adjacent to historic districts that offers a buffer to taller buildings.

- b.—The development does not project into an established view corridor, but results in buildings over 460 feet in height.

**D.— Performance standard for sites adjacent to historic districts.** Building heights on blocks adjacent to the Yamhill and Skidmore Fountain/Old Town Historic Districts may be increased above the limits stated on Map 510-3. Requests for the increases are reviewed as part of the design review process.

- 1.—The development proposal must comply with all of the following standards.
  - a.—The site encompasses a single block that is subject to two different height limits, and the block is adjacent to but not part of a historic district.
  - b.—The project does not include removal of any historical landmarks and no historical landmarks were cleared from the site during the 60 months prior to the date of application for the exception.
  - c.—Historical landmarks on the site are preserved and restored as part of the proposed project.
  - d.—A building wall, called the "street wall," must be constructed abutting the street lot line facing the historic district. Street walls must extend along the entire frontage facing the historic district. When the project's frontage on its block is larger than the historic district's frontage on the facing block, the street wall must extend 25 feet beyond the end of the historic district.
  - e.—The street wall must be at least 30 feet in height or equal to the distance of the horizontal encroachment into the area regulated by the lower height limit, whichever is more. However, portions of the building that front the historic district may not exceed 75 feet in height within 25 feet of the street lot line.
  - f.—The existing building wall of an historical landmark incorporated into the project is exempt from the requirements of Subparagraphs d. and e., above.
  - g.—Portions of the structure located behind the street wall must comply with the Ground Floor Active Use standard of 33.510.225;
  - h.—The project may not result in a building that exceeds a maximum height of 250 feet or the higher of the two height limits on the block, whichever is lower.
- 2.—Approval of a height increase based on this subsection in no way limits the ability of the review body conducting design review to require reconfiguration of the building's design, including lowering the height of the building or reducing the amount of the increase. The review body will base its review on application of both the general design guidelines applicable to the area, and the subdistrict guidelines applicable to the adjacent historic district.
- 3.—Adjustments to requirements and standards of this subsection are prohibited.

**E.— Open space height transfers.**

- 1.—Purpose. These regulations provide an incentive for the creation and development of needed open space in the Central City plan district.

## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

2. Requirements for open space areas eligible for the height transfer.
  - a. The proposed open space area must be in the Central City plan district outside of the South Waterfront Subdistrict. If the open space is at a Proposed Open Space location, as shown on the Central City plan map, the site is eligible by right. If the site is not a Proposed Open Space location, the site is subject to the review requirements stated in Paragraph 4, below. Open space sites resulting from the North Pearl Subarea open area requirement are not eligible for the height transfer.
  - b. The area designated for the open space must be dedicated to the City as a public park. The minimum size of the open space must be a full block at least 35,000 square feet in size. However, the open space may be 20,000 square feet in size if located along the alignment of the North Park Blocks.
  - c. All park improvements must be made by the applicant prior to dedication to the City. The improvements to the park are subject to a major design review using the specific area's design guidelines. The Parks Bureau will provide advice to the Design Commission.
3. Amount of height potential that can be transferred. The allowed height at the proposed open space site shown on Map 510-3 may be transferred within the Central City plan district consistent with the limits stated below.
  - a. The maximum amount of height that may be transferred is 100 feet. The transfer may only be to a site eligible for a height bonus as shown on Map 510-3. Increases in height that result in buildings greater than 460 feet or which are higher than an established view corridor are prohibited. The transferred height may not be used in addition to any allowed bonus heights of 33.510.210.
  - b. The open space improvements must be approved and the site dedicated to the City before the issuance of building permits for the building receiving the increased height.
4. Reviews for sites not designated Proposed Open Space on the Central City plan map.
  - a. Procedure. The review is processed with a Type III procedure.
  - b. Approval criteria. The proposed open space site will be approved for the height transfer if the review body finds that the applicant has shown that all of the following approval criteria are met:
    - (1) The proposed site will help to alleviate an area's identified projected future open space deficiency. This determination is based on such things as proximity to parks, proximity to people living or working in the Central City plan district, and how the site relates to the Central City Plan's park and open space system (covered in Policy 8 of the plan);
    - (2) The proposed improvements on the open space site are consistent with the design guidelines for the area; and
    - (3) The Parks Bureau approves of the site.

## Chapter 33.510, Central City Plan District

---

---

## Commentary

### **Eliminate: Height standard for housing on specified sites in the West End subarea**

This section incentivized residential development in the West End by granting additional height for residential development above the maximum building height. However, this provision contains an assumption that residential floors will always occupy the top floors of a mixed-use building. In recent years, the City has seen examples (i.e., Park Avenue West) of mixed use buildings with commercial floors above residential floors. While the desire to continue incenting residential development in this area remains, earning the bonus should not be tied to the location of that development within the building.

By removing this provision, the area will be subject to the same provisions for earning additional building height as the rest of the Central City - provisions which are tied to affordable housing development and/or historic resource FAR transfers.

**F. ~~Height standard for housing on specified sites in the West End subarea.~~** In the area shown on Map 510-14, building heights 175 feet higher than shown on Map 510-3 are allowed if all the floor area constructed above the limits shown on Map 510-3 is used exclusively for housing.

**G. ~~South Waterfront height opportunity area.~~**

1. Purpose. In the core of the South Waterfront Subdistrict, additional building heights may be appropriate to support the goals of the South Waterfront Plan. The regulations of this subsection are intended to:
  - Support the growth of a Science & Technology Quarter in the Central City;
  - Provide diverse housing opportunities;
  - Support the density goals of the subdistrict while ensuring quality design;
  - Create additional opportunities for visual access through the subdistrict;
  - Promote the development of slender towers with an east-west orientation;
  - Develop an exceptional and varied skyline enhancing the district's setting against the Tualatin Hills to the west and the Cascade range to the east;
  - Establish and maintain a pedestrian environment with access to sunlight;
  - Contribute to the district's urban variety, adding visual interest at the pedestrian level and from vantage points outside of the district;
  - Create an urban form that is visually permeable; and
  - Continue to maintain all protected public views and view corridors, on the east and west side of the Willamette River, as identified in adopted plans.
2. Additional building height may be requested as a modification through design review as follows:
  - a. The site must be in the height opportunity area shown on Map 510-16;
  - b. The maximum height that may be approved is 325 feet, including projections, roof top mechanical equipment, and any other structures that project above the roof of the building;
  - c. One of the following must be met:
    - (1) The average floor-to-floor height in the building is at least 16 feet and floors of the building above 75 feet are 25,000 square feet in area or less; or
    - (2) Floors of the building above 75 feet are 10,000 square feet in area or less;
    - (3) Adjustments to the standards of this subsubparagraph are prohibited; however, modifications through design review may be requested as follows:
      - A modification to the 25,000 square foot limitation in G.2.c(1) may be requested;
      - A modification to the 10,000 square foot limitation in G.2.c(2) may be requested if the north-south dimension of the building above 75 feet is 112 feet or less. The north-south dimension is measured as specified in 33.510.252.A.3.e. However, modifications to allow floors larger than 12,500 square feet are prohibited;

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

- d. The portion of the proposed building that is greater than 250 feet in height must be at least 200 feet from the portion of any other existing or approved building that is greater than 250 feet in height, and that used the provisions of this subsection to achieve additional height. Approved buildings are those with an unexpired design review approval. Adjustments to this standard are prohibited; however, modifications to the 200 foot minimum distance requirement may be requested through design review. In reviewing such a request, the review body will consider the results of the South Waterfront Public Views and Visual Permeability Assessment for the proposal;
- e. Where a block is less than 80,000 square feet in area, only one building on the block may use the provisions of this subsection. Where a block is at least 80,000 square feet in area but less than 120,000, only two buildings on the block may use the provisions of this subsection. Where a block is at least 120,000, only three buildings on the block may use the provisions of this subsection.
- Applications for land divisions of sites that include a building that has used the provisions of this subsection must show how the land division will not move the site out of conformance with this subsection.
- f. The applicant must contribute \$11.00 to the South Waterfront Public Open Space Fund (SWPOSF) for every square foot of floor area over 250 feet in height. The contribution to the SWPOSF must be made before the building permit is issued for the building. Contributions to the fund used to earn bonus floor area under 33.510.210.C.18, Open space fund bonus option, do not count towards meeting this requirement. Adjustments to this standard are prohibited.
- g. The applicant must request advice from the Design Commission as described in 33.730.050.F. The design advice request must be submitted before the request for a pre-application conference. In providing their advice to the applicant, the Design Commission will consider protection and enhancement of public views from both the east and west, as identified in adopted plans; development of a diverse, varied and visually interesting skyline; and creation of a district that is visually permeable. These factors will be considered at different scales, including the site of the proposal, the site and adjacent blocks, and the subdistrict as a whole.

#### **H. North Pearl Subarea height opportunity area.**

1. Purpose. In the North Pearl Subarea, additional building height may be appropriate to support the goals of the North Pearl Plan. The regulations of this subsection:
- Promote the use of development bonus and transfer provisions to create and support a range of community amenities to serve the diversity of residents and employees in the Central City;

---

---

## **Commentary**

- Create a skyline and urban form that is visually permeable by providing visual access to locations within and beyond the subarea;
- Encourage the development of taller buildings that may accommodate a range and diversity of land uses;
- Result in a dynamic and varied skyline and urban form that contributes to the health, vibrancy, and livability of urban living;
- Shape building massings that allow light and air to penetrate to the street level, enhance pedestrian scale, and create a pleasant, versatile, and active public realm; and
- Provide flexibility to allow a range of uses and building types to be developed in a manner that fulfills the design objectives of this purpose statement.

Additionally, along the waterfront of the North Pearl Subarea the regulations of this subsection also:

- Increase access to sunlight along the greenway and within public and private open space areas developed along the waterfront;
- Develop a dense, active urban waterfront with a vibrant public realm;
- Work with the open area and waterfront development provisions of the North Pearl Subarea in the creation of well designed public and private urban open space amenities;
- Facilitate visual and physical access to and along the riverfront for all members of the public;
- Create expanded opportunities for views of the river as viewed from Naito Parkway and Front Avenue, landward portions of the subarea, and locations west of the subdistrict; and
- Ensure bonus height granted to sites adjacent to the Fremont Bridge does not significantly affect views of or diminish the aesthetic qualities of the bridge or its iconic stature in the Portland skyline.

2. Additional building height above the maximum height limits shown on Map 510-3 may be approved as a modification through design review if H.2.a and b are met, and either H.2.c or d. Except as specifically allowed, adjustments and modifications to this paragraph are prohibited.

a. The site must be in the height opportunity area shown on Map 510-16.

b. The floor area of the building above the maximum height limit shown on Map 510-3 must be:

- (1) Earned through bonus FAR provisions;
- (2) Transferred by a Central City Master Plan; or
- (3) Transferred from an Historic Resource in conformance with 33.510.200.H, Transfer of floor area from a Historic Resource in specified areas.

## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

- c. ~~The regulations of this subparagraph apply to sites northeast of SW Naito Parkway. Building heights may be increased to 175 feet in the height opportunity area if the following are met:~~
- ~~(1) The floors of the building above 100 feet are limited to 12,500 square feet in area or less; and~~
  - ~~(2) The length of any facade above 100 feet may not exceed 120 feet. However, a dimension of up to 150 feet may be requested as a modification through design review.~~
- d. ~~The regulations of this subparagraph apply to sites southwest of SW Naito Parkway. For sites in the height opportunity area where the maximum height allowed for the site by Map 510-3 is 100 feet, applicants may choose to increase height using one of the options of this subparagraph:~~
- ~~(1) Option One: The height may be increased to 175 feet if the length of any facade above 100 feet in height does not exceed 150 feet. However, a dimension of up to 180 feet may be requested as a modification through design review; or~~
  - ~~(2) Option Two: There is no maximum height limit if the following are met:~~
    - ~~• The floors of the building above 100 feet are limited to 12,500 square feet in area or less; and~~
    - ~~• The length of any facade above 100 feet may not exceed 120 feet. However, a dimension of up to 150 feet may be requested as a modification through design review.~~

### **33.510.210 Floor Area and Height Bonus Options**

**A. Purpose.** Floor area and height bonus options are offered as incentives to encourage facilities and amenities that implement the Central City Plan.

**B. General regulations.**

- ~~1. The bonus options are only allowed in situations where stated. Exceptions to the requirements and the amount of bonus floor area or height earned are prohibited.~~
- ~~2. Projects may use more than one bonus option unless specifically stated otherwise. Bonuses may be done in conjunction with allowed transfers of floor area.~~
- ~~3. The maximum floor area increase that may be earned through the bonus options must be within the limits for overall floor area increases stated in 33.510.200.C.~~
- ~~4. Buildings using bonus floor area must not exceed the maximum height limits shown on Map 510-3 unless eligible for bonus height.~~
- ~~5. Except as required by Paragraph B.6., for projects that trigger the requirements of 33.245, Inclusionary Housing, bonus floor area of at least 3 to 1 must be earned from the mandatory inclusionary housing bonus options before qualifying for other bonus or transfer options. For projects that do not trigger 33.245, Inclusionary Housing, floor area of at least 3 to 1 must be earned from the voluntary inclusionary housing bonus option or be transferred through a historic resource transfer before qualifying for other bonus or transfer options.~~

## **Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **33.510.210.C: Bonus floor area options**

**33.510.210.C.2** PHB recommends removing the voluntary option to build affordable units on site. Administratively this provision could be staff intensive to monitor 1-2 units in buildings. The preference for projects that do not trigger inclusionary housing is to pay into the affordable housing fund.

6. If any portion of the site is in the Greenway bonus target area, as shown on Map 510-4, the South Waterfront Willamette River Greenway bonus option must be used before any other bonus. Bonus floor area of at least 7,500 square feet from the South Waterfront Willamette River Greenway bonus option must be earned before the project qualifies for other bonus options.

**C. Bonus floor area options.** Additional development potential in the form of floor area is earned for a project when the project includes any of the specified features listed below. The bonus floor area amounts are additions to the maximum floor area ratios shown on Map 510-2.

1. Mandatory inclusionary housing. For projects in the CX, EX and RX zones that trigger the requirements of 33.245, Inclusionary Housing, an additional FAR of 3 to 1 is earned. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met.

2. Voluntary inclusionary housing. Projects that voluntarily provide affordable housing earn bonus FAR as follows:

a. An additional FAR of 3 to 1 is earned for projects that voluntarily provide affordable housing at one of the following rates. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the development meets one of the standards stated above and any administrative requirements. The letter is required to be submitted before a building permit can be issued for the development, but is not required in order to apply for a land use review. The property owner must execute a covenant with the City that complies with the requirements of Section 33.700.060. The covenant must be provided prior to issuance of a building permit, and must ensure that the affordable dwelling units will remain affordable to households meeting the income restriction, and will meet the administrative requirements of the Portland Housing Bureau:

(1) On-site affordable dwelling units. When the affordable dwelling units will be located on-site, affordable dwelling units must be provided at one of the following rates:

- 10 percent of the total number of new dwelling units or bedrooms on the site must be affordable to those earning no more than 60 percent of the area median family income; or
- 20 percent of the total number of new dwelling units or bedrooms on the site must be affordable to those earning no more than 80 percent of the area median family income.

---

---

## **Commentary**

- (2) ~~Off-site affordable dwelling units in a new building. When the affordable dwelling units will be provided by constructing new dwelling units off-site, affordable dwelling units must be provided at one of the following rates. The number of affordable dwelling units required is calculated based on the total number of new dwelling units proposed to be built on the site that is taking advantage of this FAR bonus option:~~
- ~~• 10 percent of the total number of new dwelling units must be affordable to those earning no more than 30 percent of the area median family income; or~~
  - ~~• 20 percent of the total number of new dwelling units must be affordable to those earning no more than 60 percent of the area median family income.~~
- (3) ~~Off-site affordable dwelling units in an existing building. When the affordable dwelling units will be provided by dedicating existing dwelling units that are off-site as affordable, affordable dwelling units must be provided at one of the following rates. The number of affordable dwelling units required is calculated based on the total number of new dwelling units proposed to be built on the site that is taking advantage of this FAR bonus option:~~
- ~~• 15 percent of the total number of new dwelling units must be affordable to those earning no more than 30 percent of the area median family income; or~~
  - ~~• 25 percent of the total number of new dwelling units must be affordable to those earning no more than 60 percent of the area median family income.~~
- b. ~~Bonus FAR is allowed in exchange for payment into the Affordable Housing Fund. Up to 3 to 1 FAR can be earned by paying into the fund. For each square foot of floor area purchased a fee must be paid to the Portland Housing Bureau (PHB). The Portland Housing Bureau collects and administers the Affordable Housing Fund, determines the fee per square foot, and updates the fee at least every three years. The fee schedule is available from the Bureau of Development Services. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau documenting the amount that has been contributed. The letter is required to be submitted before a building permit can be issued for development, but is not required in order to apply for a land use review.~~

### Chapter 33.510, Central City Plan District

---

---

## Commentary

**Eliminate: Day Care bonus option.** This bonus was intended to encourage more daycare providers in the Central City, in part to benefit the employee recruitment process. Though numerous daycare facilities have been constructed in the Central City this bonus has only been utilized twice since 1988.

The Neighborhood Facilities provisions are extended to the entire Central City (see Paragraph 33.510.200.E.1). Floor area ratio that is used for daycare facilities does not count towards the maximum FAR for the site.

**Eliminate: Retail use bonus option.** The Downtown and Central City plans both expressed clear intentions to strengthen and concentrate the downtown retail core on the east-west corridor centered on SW Morrison Street. This bonus has been used four times since 1988. Active ground floor use, required building lines and ground floor window standards require similar, but not necessarily identical space. These standards are being updated.

**Eliminate: Rooftop gardens bonus option.** This bonus was intended to limit urban heat island effect and stormwater runoff, as well as provide outdoor recreational space and air quality improvements. Research shows that it has been used three times since 1988. It is possible that it was competing with the eco-roof bonus which was less expensive and provided more bonus.

3. Day care bonus option. In the CX, EX, and RX zones outside of the South Waterfront Subdistrict, projects providing day care facilities for children receive bonus floor area. For each square foot of area developed and committed to exclusive use as a day care facility, a bonus of 3 square feet of additional floor area is earned. To qualify for this bonus, the day care facility must meet all of the following requirements:
  - a. The day care facility must be used for the purpose of day care for the life of the building. The facility must be open during normal business hours at least five days each week and fifty weeks each calendar year.
  - b. The day care facility must be maintained and kept in a good state of repair throughout the life of the building.
  - c. The property owner must execute a covenant with the City ensuring continuation and maintenance of the day care facility by the property owner. The covenant must comply with the requirements of 33.700.060.
4. Retail use bonus option. In the retail use bonus target area, shown on Map 510-4, projects providing retail uses receive bonus floor area. To qualify for this bonus option, floor area equal to at least 1/2 of the site area must be committed to retail space. For each square foot of retail space over this amount, one additional square foot of floor area is earned. The property owner must execute a covenant with the City attached to the deed of the site ensuring continuation and maintenance of the qualifying retail spaces by the property owner. The covenant must comply with the requirements of 33.700.060.
5. Rooftop gardens option. In CX, EX, and RX zones outside of the South Waterfront Subdistrict, developments with rooftop gardens receive bonus floor area. For each square foot of rooftop garden area, a bonus of one square foot of additional floor area is earned. To qualify for this bonus option, rooftop gardens must meet all of the following requirements:
  - a. The rooftop garden must cover at least 50 percent of the roof area of the building and at least 30 percent of the garden area must contain plants.
  - b. The property owner must execute a covenant with the City ensuring continuation and maintenance of the rooftop garden by the property owner. The covenant must comply with the requirements of 33.700.060.

## Chapter 33.510, Central City Plan District

---

---

## Commentary

**Eliminate: Theaters on Broadway bonus option.** The Central City Plan included policy statements to create a bright lights district along SW Broadway. The bonus was intended to encourage the concentration of new entertainment venues along this historically important avenue. Research found that this bonus was used one time in 1998.

**Eliminate: Percent for Art bonus option.** The original intent was to provide funding for the installation of public art in the Central City. Research indicates it has been used six times.

While it would not require approval by the Regional Arts and Culture Council (RACC), optional artwork is still part of the ground floor windows code provision. It allows applicants to go through the adjustment process as part of design review to meet a portion of their ground floor window requirement.

6. "Theaters on Broadway" bonus option. In the Broadway Theater bonus target area, projects providing theaters receive bonus floor area. For each square foot of floor area developed as theater, a bonus of 2 square feet of additional floor area is earned. Existing and new theaters qualify for this bonus. The Broadway Theater target area is shown on Map 510-4. To qualify for this bonus, a theater must meet all the following requirements:
- a. The theater facilities must provide seating for at least 150 people.
  - b. The theater space must be used for the life of the building and at least 200 performances must be given each calendar year. Live theater performances and film exhibitions meet this requirement.
  - c. The theater facilities must be maintained and kept in a good state of repair throughout the life of the building.
  - d. The property owner must execute a covenant with the City ensuring compliance with these standards by the property owner. The covenant must comply with the requirements of 33.700.060.
7. "Percent for Art" bonus option. In all zones outside of the South Waterfront Subdistrict, new development or alterations to existing development which commit funds to public art receive bonus floor area. Projects which commit 1 percent of their threshold value to public art earn additional floor area equal to the size of the site. Projects committing more than 1 percent to public art earn additional floor area equal to 0.1 of the site area for each additional 0.1 percent of the project's threshold value up to a maximum total floor area increase of 2 times the site area. **For new development**, threshold value is the sum of all construction costs shown on all building permits associated with the project, including site preparation. Where some or all of the bonus floor area is being transferred, this includes costs for both the lot transferring the bonus and the site receiving the transfer of floor area. **For alterations to existing development**, the threshold value is the sum of all construction costs as defined above plus the value of existing improvements to the property, as listed in the County Assessor's records. Where some or all of the bonus floor area is being transferred, this includes costs and values for both the lot transferring the bonus and the site receiving the transfer of floor area. To qualify for this bonus, the public art must meet the following requirements:
- a. At least 25 percent of the project's public art funds must be placed in a Central City Public Art Trust fund, maintained by the Regional Arts and Culture Council. The developer may place all of the public art funds in the trust fund. The Central City Public Art Trust Fund is used to purchase and install public art only in the Central City plan district.
  - b. The process and budget for selecting the artist and for selecting and installing the specific works of art to be included in the project must be approved by the Regional Arts and Culture Council. The Regional Arts and Culture Council maintains and publishes guidelines and procedures for review, selection, installation, and payment for works of art included in a project.
  - c. Works of art must be approved by the Regional Arts and Culture Council.

### Chapter 33.510, Central City Plan District

---

---

## Commentary

**Eliminate: Water features or public fountains bonus option.** The original intent of City Council was to reinforce fountains as a character-giving thematic element, building on and extending a civic tradition begun in the previous century. The bonus performs similarly to the percent for art bonus. Research indicates that this has been used two times.

- d. Works of art must be placed on the outside of the building or at a location clearly visible and freely accessible to the public from the sidewalk during daylight hours. The location of each work of art will be approved by the Regional Arts and Culture Council. The Design Commission will recommend appropriate locations prior to the Regional Arts and Culture Council approval.
  - e. The public art may not also be used to satisfy other requirements of City, State, or Federal law.
  - f. The property owner must execute a covenant with the City ensuring installation, preservation, maintenance, and replacement if necessary of the public art. The covenant must comply with the requirements of 33.700.060.
8. Water features or public fountains bonus option. In CX, EX, and RX zones, projects which provide water features or public fountains as part of the development receive bonus floor area. For each 0.1 percent of their threshold value that a project commits to development of water features or public fountains, an additional floor area equal to 0.1 of the site area is earned, up to a maximum of 0.5 of the site area. **For new development**, threshold value is the sum of all construction costs shown on all building permits associated with the project, including site preparation. Where some or all of the bonus floor area is being transferred, this includes costs for both the lot transferring the bonus and the site receiving the transfer of floor area. **For alterations to existing development**, the threshold value is the sum of all construction costs as defined above plus the value of existing improvements to the property, as listed in the County Assessor's records. Where some or all of the bonus floor area is being transferred, this includes costs and values for both the lot transferring the bonus and the site receiving the transfer of floor area. To qualify for this bonus, the water feature or public fountain must meet all of the following requirements:
- a. The water feature or public fountain must be located outdoors on the site or abut the site in a right of way, unless another site is approved by the Design Commission. It must be visible and accessible by the public from the sidewalks that provide access to the project.
  - b. The water feature or fountain must be designed to use water efficiently with a low water make-up rate. A method of keeping the water clean must be provided.
  - c. The design and location of the water feature or public fountain must be approved as part of the design review of the total project.
  - d. Water features and public fountains may not be counted to meet both this bonus option and the "Percent for Art" bonus option at the same time.
  - e. The property owner must execute a covenant with the City ensuring the preservation, maintenance, and continued operation of the water feature or public fountain by the property owner. The covenant must comply with the requirements of 33.700.060.

### Chapter 33.510, Central City Plan District

---

---

## Commentary

**Eliminate: Locker Room bonus option.** This bonus was adopted as part of the 1996 Transportation Planning Rule Package to encourage bicycle commuting. The bonus has been used approximately nine times, and has resulted in creating a demand for such facilities in residential, office, and institutional projects. As such, there is now a reduced need to incent the development of these facilities as they are now common place in many projects.

9. Locker room bonus option. To encourage bicycling, projects in the CX and EX zones outside of the South Waterfront Subdistrict that provide locker room facilities and extra long-term bicycle parking receive bonus floor area. For each square foot of area developed and committed to locker room facilities, a bonus of 40 square feet of additional floor area is earned. To qualify for the bonus, the following must be met:
  - a. The locker room facility must include showers, a dressing area, and lockers;
  - b. All tenants of the building must be able to use the locker room facility; and
  - c. At least 110 percent of the required long-term bicycle parking for the site must be provided and must meet the standards of 33.266.220.B., Long-term Bicycle Parking.
  
10. South Waterfront Willamette River Greenway bonus option. To complement and enhance the existing public corridor, projects along the Willamette River Greenway in the South Waterfront Subdistrict that provide open space for public activity will receive bonus floor area. For each square foot of open space dedicated, a bonus of three square feet of additional floor area is earned. Open space that will earn bonus floor area under 33.510.210.C.17, Open Space bonus option, may not be used to earn additional floor area under this bonus. To qualify for this bonus, the following requirements must be met:
  - a. Location. The open space must abut the South Waterfront Greenway Area, as shown on Figure 510-2;
  - b. Size and dimensions. The open space must include at least 2,500 square feet of contiguous area; the north-south dimension of the area must be at least twice as long as the east-west dimension of the area;
  - c. Connection to the recreational trail. A direct pedestrian connection must be provided between the open space and any required recreational trail or recreational trail easement on the site;
  - d. Ownership and use. One of the following must be met:
    - (1) The open space and pedestrian connection must be dedicated to the City; or
    - (2) A public access easement must be provided that allows for public access to and use of all the open space and the pedestrian connection.
  - e. Maintenance. The property owner must execute a covenant with the City that ensures the installation, preservation, maintenance, and replacement, if necessary, of the open space features, and that meets the requirements of 33.700.060, Covenants with the City;
  - f. Landscaping. The open space must be landscaped to meet the requirements of Paragraphs 33.510.253.E.2. and E.7. that apply to South Waterfront Greenway subarea 3;
  - g. Open space features. Public seating such as benches must be provided at a ratio of at least 5 seats per 1,000 square feet of open space; and

## Chapter 33.510, Central City Plan District

---

---

## Commentary

**Eliminate: Ecoroof bonus option:** The bonus option for Ecoroofs is eliminated and instead become a requirement in the Central City. The bonus, created in 2001, was largely intended to meet the same policy objectives as the rooftop garden bonus. Ecoroofs provide stormwater runoff retention, building heating/cooling efficiencies and air filtering attributes superior to rooftop gardens. In the Central City many developments build lot line to lot line making stormwater management options limited and complex. Since 2001, research indicates that approximately 35 ecoroofs have been built in the Central City as part of new development. Seventeen of these used the bonus option.

**Eliminate: Large dwelling unit bonus option. (only applies to the West End Subarea shown previously on Map 510-14 which is eliminated)**

This bonus was created in 2003. Research indicates that it has been used one time. It was created to encourage developers to create larger residential units within an area where smaller units would be more common. Larger residences, especially those with two or more bedrooms, are likely to find a market with larger households or households of middle incomes. This bonus was intended to foster two-bedroom housing units.

- h. ~~Timing. The requirements of this paragraph must be met before an occupancy permit for any building using the bonus floor area is issued.~~
- 11. ~~Eco-roof bonus option. Eco-roofs are encouraged in the Central City because they reduce stormwater run-off, counter the increased heat of urban areas, and provide habitat for birds. An eco-roof is a rooftop stormwater facility that has been certified by the Bureau of Environmental Services (BES). Proposals that include eco-roofs receive bonus floor area. A proposal may earn bonus floor area for both the eco-roof option and the rooftop gardens option. However, the same square footage may not be counted towards both bonuses.~~
  - a. ~~Bonus. Proposals that include eco-roofs receive bonus floor area as follows:~~
    - (1) ~~Where the total area of eco-roof is at least 10 percent but less than 30 percent of the building's footprint, each square foot of eco-roof earns one square foot of additional floor area.~~
    - (2) ~~Where the total area of eco-roof is at least 30 percent but less than 60 percent of the building's footprint, each square foot of eco-roof earns two square feet of additional floor area.~~
    - (3) ~~Where the total area of eco-roof is at least 60 percent of the building's footprint, each square foot of eco-roof earns three square feet of additional floor area.~~
  - b. ~~Before an application for a land use review will be approved, the applicant must submit a letter from BES certifying that BES approves the eco-roof. The letter must also specify the area of the eco-roof. Final plans and specifications must be submitted with building permit applications.~~
  - c. ~~The property owner must execute a covenant with the City ensuring installation, preservation, maintenance, and replacement, if necessary, of the eco-roof. The covenant must comply with the requirements of 33.700.060.~~
- 12. ~~Large dwelling unit bonus option. In the West End subarea, new development with dwelling units larger than 750 square feet receive bonus floor area. Where a dwelling unit is larger than 750 square feet, each square foot over 750 square feet earns a bonus of one square foot. For example, if a building includes one 700 square foot unit, one 900 square foot unit, and one 950 square foot unit, a bonus of 350 square feet will be earned. To qualify for this bonus option, the property owner must execute a covenant with the City ensuring that the units used for bonuses will not be reduced in size. The covenant must comply with the requirements of Section 33.700.060.~~

## Chapter 33.510, Central City Plan District

---

---

## Commentary

**Eliminate: Large household dwelling unit bonus option. (only applies in South Waterfront)** The large dwelling unit bonus was created to encourage the development of larger dwelling units (3 or more bedrooms) in residential projects to support a diversity of housing types within South Waterfront. While a diversity of housing types is needed in South Waterfront the priority Citywide is to encourage the development of more affordable housing. Research indicates that this bonus has never been used.

**Eliminate: Middle income housing bonus option.** This bonus was intended to encourage the development of housing affordable to households earning between 80 and 150 percent of Portland's median family income (MFI). In the Central City, this type of housing is not commonly provided by the market and households in this income bracket do not generally qualify for public housing subsidies. A moderate-income housing policy was included in an early draft of the West Quadrant Plan, but direction from the Planning and Sustainability Commission and the City Council was that with limited resources, the focus of all tools available to the City should be affordability, at 80% or less. Research found that this bonus has never been used.

13. Large household dwelling unit bonus option. In the South Waterfront Subdistrict, new development that includes dwelling units with more than two bedrooms receives bonus floor area. To be counted towards this bonus, a bedroom must be at least 70 square feet in area, have at least one window that can be opened, have at least one closet, and be separated by walls and or doors from kitchen, bath, and garage. In addition, the bedroom may not provide the sole access to any other room except a bathroom. Each dwelling unit with more than two bedrooms receives floor area based on the number of bedrooms in excess of two bedrooms. Each additional bedroom earns 150 square feet of bonus floor area. To qualify for this bonus option, the property owner must execute a covenant with the City ensuring that the units used for bonuses will not be reduced in number of bedrooms. The covenant must comply with the requirements of Section 33.700.060.
14. Middle-income housing bonus option. Housing for middle-income residents receives bonus floor area. For each square foot of floor area certified by the Portland Development Commission, three square feet of bonus floor area is earned. To qualify for this bonus, the proposed development must meet all of the following requirements:
  - a. The applicant must submit with the development application a letter from the Portland Development Commission (PDC) certifying that at least 30 percent of new dwelling units in the proposed development will be affordable to those earning no more than 150 percent of the area median family income;
  - b. The property owner must execute a covenant with the City that complies with the requirements of 33.700.060. This covenant must ensure that:
    - (1) Rental units used for this bonus will remain affordable to those earning no more than 150 percent of the area median family income for at least 60 years after an occupancy permit is issued; and
    - (2) Units for sale used for this bonus will be initially sold at a price that is affordable to those earning no more than 150 percent of area median family income.
  - c. Residential portions of mixed-use projects using this bonus must be completed and receive an occupancy permit in advance of or at the same time as an occupancy permit for any nonresidential portion of the project.

## Chapter 33.510, Central City Plan District

---

---

## Commentary

**Eliminate: Small development site bonus option. (only applies in the West End).** This bonus option was originally adopted to encourage development on smaller sites in the West End. This was a response to the pattern of small parcels that are found within the blocks in this West End subarea where surface parking lots have been a dominant use. This bonus has not been used.

**Eliminate: Below grade parking bonus option (only applies to the West End).** Research indicates that this provision has been used three times. The original intent was to promote the conversion of surface parking lots and other underutilized properties to residential, mixed-use and commercial development. The intent to see the transition of surface parking lots is still valid. The market conditions in the West End have changed to a point where surface lots are now more valuable as redevelopment sites.

~~15. Small development site option. In the West End subarea, developments on small development sites receive floor area bonuses. To qualify for this bonus, the development site must be 15,000 square feet or less. The development site is all of the lots, lots of record, and plots proposed for the development, including accessory uses. Lots, lots of record, and plots that are under the same ownership, and that are vacant or used for surface parking, and that abut those proposed for the development are included in the development site.~~

~~The amount of the bonus varies with the size of the development site, as follows:~~

- ~~a. Where the development site is up to 5,000 square feet, the FAR is increased by 1.5;~~
- ~~b. Where the development site is larger than 5,000 square feet and up to 10,000 square feet, the FAR is increased by 1.0;~~
- ~~c. Where the development site is larger than 10,000 square feet and up to 15,000 square feet, the FAR is increased by 0.5.~~

~~16. Below-grade parking bonus option. In the West End subarea, where parking on the site is located below grade, a bonus of two additional square feet of floor area is earned for each square foot of below-grade parking. To qualify for this bonus, the following requirements must be met:~~

- ~~a. Except as allowed by Subparagraph C.15.c., all parking on the site must be below grade. This includes both commercial and accessory parking;~~
- ~~b. Where accessory parking is off-site, it must be below grade; and~~
- ~~c. One parking space per 5,000 square feet of site area may be on the ground floor of the building if both the parking spaces and any vehicles parked there are completely screened from all adjacent rights-of-way. These spaces do not qualify for bonus floor area.~~

---

---

## **Commentary**

.

- ~~17. Open Space bonus option. In the South Waterfront Subdistrict, proposals that provide open space that may be used by the public will receive bonus floor area. For each square foot of open space provided, a bonus of one square foot of additional floor area is earned. Open space that will earn bonus floor area under 33.510.210.C.9, South Waterfront Willamette River Greenway bonus option, may not be used to earn additional floor area under this bonus. To qualify for this bonus, the following requirements must be met:~~
- ~~a. Size and dimensions. The open space must include at least 2,500 square feet of contiguous area;~~
  - ~~b. Ownership and use. One of the following must be met:
    - ~~(1) The open space must be dedicated to the City; or~~
    - ~~(2) A public access easement must be provided that allows for public access to and use of all the open space;~~~~
  - ~~c. Maintenance. The property owner must execute a covenant with the City that ensures the installation, preservation, maintenance, and replacement, if necessary, of the open space features, and that meets the requirements of 33.700.060, Covenants with the City;~~
  - ~~d. Parks approval. The applicant must submit with the application for land use review a letter from Portland Parks and Recreation stating that the open space features meet the requirements of the bureau, and that the space is acceptable to the bureau; and~~
  - ~~e. The bonus floor area may be used only in the South Waterfront Subdistrict.~~
- ~~18. Open space fund bonus option. Contributors to the South Waterfront Public Open Space Fund (SWPOSF) receive floor area bonuses. For each \$22.50 contributed to the SWPOSF, one square foot of bonus floor area is earned. To qualify for this bonus, the following requirements must be met:~~
- ~~a. The applicant must submit with the application for land use review a letter from Portland Parks and Recreation documenting the amount that has been contributed to the SWPOSF;~~
  - ~~b. The bonus floor area may be used only in the South Waterfront Subdistrict; and~~
  - ~~c. The SWPOSF is to be collected and administered by Portland Parks and Recreation. The funds collected may be used only within the South Waterfront Subdistrict of the Central City plan district, either for acquisition, improvement, or maintenance of public open space or for bank restoration or improvement projects along the Willamette River.~~

## Chapter 33.510, Central City Plan District

---

---

## Commentary

**Eliminate: Efficient family size unit housing bonus. (only applies to the North Pearl Subarea).** The North Pearl District Plan developed the bonus to provide more diverse housing opportunities and a range of public amenities to serve the growing number of families with children that are emerging in the Pearl District. While this bonus has been used two times in the last few years, and a diversity of housing types is needed in the Pearl District, the priority Citywide is to encourage the development of more affordable housing.

- ~~19. Efficient family size unit housing bonus option. In the North Pearl Subarea shown on Map 510-1, new development that is designed for family housing receives bonus floor area. Adjustments and modifications to these standards are prohibited.~~
- ~~a. Number of units. The proposal must include at least 20 efficient family size units.~~
- ~~b. Size and bonus. The bonus earned varies with the size of the unit, as follows:~~
- ~~(1) Units with three bedrooms that have no more than 1,200 square feet of floor area earn an additional 3 square feet of floor area for each square foot of area in the unit.~~
- ~~(2) Units with two bedrooms that have no more than 1,000 square feet of floor area earn an additional 2 square feet of floor area for each square foot of area in the unit.~~
- ~~c. Outdoor play area. The proposal must include an outdoor play area that is at least 1,400 square feet in area and is designed so that a 25-foot x 25-foot square will fit entirely within it. No portion of this area may be shared with any vehicle area. Outdoor play areas may be sited within plazas, courtyards, rooftop gardens, or similar open area features and may contain play equipment, sports courts, hard or soft surface areas, or other features that accommodate or facilitate play.~~
- ~~d. Indoor common rooms. The proposal must include at least 400 square feet of indoor occupiable common space that is provided in one or more rooms that are not used for mechanical equipment or storage. These rooms must be accessible to all residents and each room must be at least 200 square feet in area.~~

### **Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

**D. General bonus heights.** Bonus height is also earned at certain locations in addition to the bonus floor area achieved through the bonus options. Bonus height is in addition to the maximum heights of Map 510-3. Qualifying areas, shown on Map 510-3, are located such that increased height will not violate established view corridors, the preservation of the character of historical districts, the protection of public open spaces from shadow, and the preservation of the City's visual focus on important buildings (such as the Union Station Clock Tower).

The height bonus allowed is based on the floor area bonuses and transfers listed in Paragraph D.1., below. The amount of bonus height awarded is specified in Paragraphs D.2. and D.3., below.

1. The height bonus allowed is based on the following:
  - a. The floor area bonus options of Subsection 33.510.210.C., above;
  - b. The transfer of floor area from sites occupied by SROs, as allowed by Subsection 33.510.200.E; and
  - c. The transfer of floor area from sites of Historic Landmarks, as allowed by the regulations of the base zones.
2. In areas qualifying for a height bonus, on sites up to 40,000 square feet in area, the amount of bonus height awarded is based on the following schedule:
  - a. For achieving a bonus floor area ratio of at least 1 to 1, but less than 2 to 1, a height bonus of 15 feet is earned.
  - b. For achieving a bonus floor area ratio of at least 2 to 1, but less than 3 to 1, a height bonus of 30 feet is earned.
  - c. For achieving a bonus floor area ratio of 3 to 1, a height bonus of 45 feet is earned.
3. In areas qualifying for a height bonus, on sites larger than 40,000 square feet in area, the amount of bonus height awarded is based on the following schedule. The height bonus is applied only to the building where the bonus floor area is achieved or transferred, not to the entire site:
  - a. For achieving bonus floor area of at least 40,000 square feet, but less than 80,000 square feet, a height bonus of 15 feet is earned.
  - b. For achieving bonus floor area of at least 80,000 square feet, but less than 120,000 square feet, a height bonus of 30 feet is earned.
  - c. For achieving bonus floor area of 120,000 square feet or more, a height bonus of 45 feet is earned.

---

---

## Commentary

**Eliminate: E. Bonus Height option for housing.** This option is eliminated to align access to bonus height with the updated bonus and transfer system in 33.510.205.

**E. Bonus height option for housing.**

1. Generally. In the bonus height areas, building heights may be allowed to be greater than shown on Map 510-3 if the bonus height is for housing. Although this subsection allows the review body to approve bonus height, the review body may also require reconfiguration of the building, including reducing its height, and may approve all, some or none of the bonus height requested, based on application of the criteria in E.4, below.
2. Standard. The maximum height bonus that may be allowed is 75 feet.
3. Relationship to Subsection D.
  - a. On sites shown on Map 510-3 as eligible for general and housing height bonuses, both the bonus height options of this subsection and Subsection D., above may be used. However, if both options are used, the combined bonus height may not exceed 75 feet. Bonus height in excess of the maximum allowed through Subsection D., above, must be used exclusively for housing;
  - b. On sites shown on Map 510-3 as eligible for housing height bonuses, only the housing height bonus of this subsection may be used.
4. Approval Criteria. The approval of the bonus height is made as part of the design review of the project. The bonus height may be approved if the review body finds that the applicant has shown that all of the following criteria have been met:
  - a. The increased height will not violate an established view corridor;
  - b. If the site is within 500 feet of an R zone, the proposed building will not cast shadows that have significant negative impacts on dwelling units in R-zoned lands;
  - c. If the site is shown on Map 510-3 as eligible for the Open Space (OS) performance standard, the project must meet the performance standards of Subsection 33.510.205.E.;
  - d. If the site is on a block adjacent to the Yamhill or Skidmore Fountain/Old Town Historic Districts, the project must meet the performance standards of Subsection 33.510.205.D.;
  - e. The increased height will result in a project that better meets the applicable design guidelines; and
  - f. Approval of the increased height is consistent with the purposes stated in Subsection 33.510.205.A.

---

---

## Commentary

**Eliminate: Bonus height option for high ceilings in the West End.** This provision has not been used according to BDS and the goal is to align access to bonus height with the affordable housing FAR bonuses and historic resource FAR transfers.

**F. Bonus height option for high ceilings in the West End.** In the West End subarea, proposals where any of the residential floor-to-ceiling heights exceed 8 feet receive bonus height. Each floor that has a ceiling height of more than 8 feet may receive up to four feet of bonus height; for each foot of floor-to-ceiling height over 8 feet, an additional foot of height is allowed above that shown on Map 510-3. To be eligible for this bonus, the floors where this bonus is earned must be in residential use, and at least 75 percent of ceiling square footage must qualify for the bonus that is being sought.

For example, the height bonus for a ten-story, totally residential building where 3 floors have 10-foot ceilings (3x2=6), two floors have 12-foot ceilings (2x4=8), two floors have 14-foot ceilings (2x4=8) and three floors have 8-foot ceilings (3x0=0), the height bonus allowed would be 22 feet.

**G. Bonus height in the South Waterfront Subdistrict.** Within the South Waterfront Subdistrict, buildings receive bonus height if they include bonus floor area or floor area transferred onto the site. Buildings that include any floor area achieved through bonuses or from transfers onto the site earn a height bonus of 125 feet, up to a maximum building height of 250 feet. The additional height may not be applied to any portion of a building within 150 feet of the top of bank line as shown on Map 510-17, South Waterfront 2002 Top of Bank Line.

---

---

## Commentary

### Required Building Lines

The Required Building Line standard has been updated to reflect the Street and Development Character concept from the CC2035 Plan. The intent of the "Street and Development Character" concept is to introduce a more intentional street hierarchy to the Central City's street network yielding a more diverse range of experiences. It acknowledges that the character of a street is part public right-of-way and streetscape, and part ground floor uses and design of adjacent buildings. The concept proposes three types of streets:

Retail Streets-These are busy, continuous streets with retail activity throughout the day, evenings and weekends. Ground-floor retail uses may be required or strongly encouraged.

Boulevard Streets-These streets can also be very busy - they can be the "second" street of a couplet pair or define a district edge - but they offer a greener, more landscaped character with fewer retail storefronts.

Flexible Streets-These streets have pathways and trails that are part of the pedestrian and bicycle friendly system of routes and offer quieter and "lower stress" experiences. The forms and characters of these connections can vary considerably.

This hierarchy is implemented with updates to the zoning code including required building lines, ground floor active uses, and ground floor window standards. A future update to the Central City Fundamental Design Guidelines will complement these zoning code provisions by addressing the design of adjacent building setbacks, the architectural features of the ground level of buildings and the arrangement of landscape materials in some setbacks.

**B.1** The required building line provisions are being applied on all streets in the Central City, except as described in B.2 below. If an applicant would like to set back from the street lot line then the setback area needs to be an extension of the sidewalk committed to active uses.

**B.2** On these streets, landscaping is required if a setback is provided. This aligns with the boulevard streets as defined in the concept. If an applicant chooses to set-back their building, it must be set-back at least 6 feet and the area must be landscaped. If the setback is 12 feet or more, the landscaped area must contain one or more trees.

### 33.510.215 Required Building Lines

- A. Purpose.** Required building lines are intended to enhance the urban quality of the Central City plan district. The required building line standards ensure that buildings in certain parts of the Central City are built to the sidewalk's edge unless landscaping or an extension of the sidewalk is provided. The standards support the street and development character objectives of the Central City 2035 Plan by creating diverse street character, promoting active uses, pedestrian movement, and opportunities for stopping and gathering. Extensions of the sidewalk may incorporate trees, landscape planters, groundcover, and areas for stormwater management between the building and the sidewalk.
- B. ~~Sites and development subject to the~~ Required building line standards.** Sites subject to this standard are shown on Map 510-6 at the end of this chapter.
1. General Standards. Unless otherwise specified in Paragraphs B.2. through B.5., new development and major remodels in the RX, CX and EX zones must meet one of the following standards. Exterior walls of buildings designed to meet the requirements of this Paragraph must be at least 15 feet high measured from the finished sidewalk at the building's edge:
    - a. The building must extend to the street lot line along at least 75 percent of the lot line; or
    - b. The building must extend to within 12 feet of the street lot line along at least 75 percent of the length of the street lot line. The space between the building and the street lot line must be designed as an extension of the sidewalk and committed to active uses such as sidewalk cafes, vendor's stands, or developed as "stopping places."
  2. Standards for sites with frontage on a street shown on Map 510-7. New development and major remodels on a site with frontage on a street shown on Map 510-7 must meet one of the following standards. Exterior walls of buildings designed to meet the requirements of this Paragraph must be at least 15 feet high measured from the finished sidewalk at the building's edge:
    - a. The building must extend to the street lot line along at least 75 percent of the length of the street lot line; or
    - b. The building must set back at least 6 feet from the street lot line along at least 75 percent of the length of the street lot line. The space between the building and the street lot line must be landscaped as follows. All plants must be selected from the Portland Tree and Landscaping manual:
      - (1) When the setback area is at least 6 feet and less than 12 feet wide at least 50 percent of the setback must be landscaped with ground cover plants and shrubs;

---

---

## Commentary

### **Continued: Required Building Lines**

- B.3** These provisions apply to South Waterfront. No substantive changes have been made to this section, but some of the language is moved around to create a parallel structure with the other sections.
- B.4** This provision applies to West Burnside requiring a 10-foot setback from the street lot line. The intent is to expand the sidewalk corridor in an area with very narrow sidewalks for pedestrians.
- B.5** This is a 12-foot building setback standard that applies to new development on both sides of the Park Blocks. Research of this area shows numerous existing building setbacks that range in sizes. Some of the existing setbacks are hardscaped, some landscaped, and others are a combination of the two. Setting new buildings back from the Park Blocks will help reduce shadows cast by new development on the park. Generating more light and air at the ground levels of buildings along the Park Blocks is consistent with the vision for the Green Loop, expected to be developed along the Park Blocks. The goal would be to increase opportunities for more gathering spaces, more landscaped areas, and more space for new trees along the alignment.

- (2) When the setback area is 12 feet wide or more, at least 80 percent of the setback area must be landscaped with ground cover plants and shrubs, and contain one tree per 400 square feet of the setback area.
3. Standards for the South Waterfront subdistrict. In the South Waterfront subdistrict, new development and major remodels must meet one of the following standards. Exterior walls of buildings designed to meet the requirements of this Paragraph must be at least 15 feet high measured from the finished sidewalk at the building's edge:
- a. The building must extend to the street lot line along at least 75 percent of the lot line; or
- b. The building must extend to within 12 feet of the street lot line for 75 percent of the lot line, and the space between the building and the street lot line must meet one of the following:
- (1) Be designed as an extension of the sidewalk and committed to active uses such as sidewalk cafes, vendor's stands, or developed as "stopping places;" or
- (2) Be landscaped in one of the following ways:
- The proposed landscaping meets the L2 standard;
  - The proposed landscaping meets the landscaping regulations of 33.510.253.E.5.f(5) for subarea 3 of the South Waterfront Greenway Area except that trees are not required; or
  - The applicant submits with the application for a land use review a letter from the Bureau of Environmental Services stating that the landscaping meets the guidelines of the Stormwater Management Manual.
4. Standards for West Burnside. On sites with frontage on West Burnside between 10th and 21st Avenues, buildings must be set back 10 feet from the street lot line. This standard applies to new development and major remodels. The space between the building and the street lot line must be designed as an extension of the sidewalk and committed to active uses such as sidewalk cafes, vendor's stands, or developed as "stopping places." Exterior walls of buildings designed to meet the requirements of this section must be at least 15 feet high measured from the finished sidewalk at the buildings edge.
5. Standards for the Park Blocks. On sites with frontage on a street shown on Map 510-22, and on sites that are adjacent to an open area shown on Map 510-22, buildings must be set back at least 12 feet from the street or adjacent lot line along at least 75 percent of the length of the lot line. At least 50 percent of the space between the building and the street or adjacent lot line must be landscaped with ground cover plants and shrubs, and contain one tree per 400 square feet. All plants must be

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

selected from the Portland Tree and Landscaping Manual. This standard applies to new development. Exterior walls of buildings designed to meet the requirements of this Paragraph must be at least 15 feet high measured from the finished sidewalk at the building's edge.

~~C. **Special building lines.** On West Burnside between 10th and 21st Avenues, the special building line is 10 feet from the street lot line along West Burnside.~~

~~D. **Required building line standards.**~~

- ~~1. New development and major remodeling projects along a frontage containing a required buildings line must comply with either Subparagraphs a. or b. below, except where there is also a special building line. Exterior walls of buildings designed to meet the requirements of this paragraph must be at least 15 feet high.
  - ~~a. The building must extend to the street lot line along at least 75 percent of the lot line; or~~
  - ~~b. The building must extend to within 12 feet of the street lot line for 75 percent of the lot line. Except in the South Waterfront Subdistrict, the space between the building and the street lot line must be designed as an extension of the sidewalk and committed to active uses such as sidewalk cafes, vendor's stands, or developed as "stopping places." In the South Waterfront Subdistrict, the space between the building and the street lot line may contain landscaping if one of the following is met:
    - ~~(1) The proposed landscaping must meet the L2 standard;~~
    - ~~(2) The proposed landscaping must meet the landscaping regulations of 33.510.253.E.7. that apply to subarea 3 of the South Waterfront Greenway Area. However, trees are not required; or~~
    - ~~(3) BES approval. The applicant must submit with the application for a land use review a letter from the Bureau of Environmental Services stating that the landscaping meets the guidelines of the Stormwater Management Manual.~~~~~~
- ~~2. Where a site with frontage on a required building line street also has a special building line, new development or additions of floor area to the site must comply with either Subparagraphs a. or b. below. Exterior walls of buildings designed to meet the requirements of this paragraph must be at least 15 feet high.
  - ~~a. The building must extend to the special building line along at least 75 percent of the street lot line; or~~
  - ~~b. The building must extend to within 12 feet of the special building line for 75 percent of the street lot line and the space between the building and the street lot line must be designed as an extension of the sidewalk and committed to active uses such as sidewalk cafes, vendor's stands, or developed as "stopping places."~~~~

---

---

## Commentary

### 33.510.220 Ground Floor Windows

Map 510-8-Ground Floor Windows, identifies streets and open areas where 60% ground floor window coverage is required on adjacent building facades. These streets are busy, continuous streets with retail activity throughout the day, evenings and weekends. Ground-floor retail uses are strongly encouraged. The ground floor window requirement adjacent to open spaces will help activate the Central City's parks.

All other street frontages are subject to a 40% window coverage requirement. This is an increase over the 25% that existed in the Central City prior to the adoption of Central City 2035. Forty percent more closely aligns with the Street and Development Character concept, supporting a more vibrant commercial core and improving the pedestrian environment by increasing the transparency of ground floor building walls adjacent to streets, plazas, and other accessible open areas.

Windows that do not meet this standard include windows into storage, vehicle parking areas, garbage and recycling and mechanical and utility areas as well as shallow display cases. Windows into bicycle parking areas are allowed for up to 25 percent of the requirement.

Ground floor residential units are not exempt from ground floor window coverage requirements but the base zone provides several options for meeting these requirements.

### 33.510.220 Ground Floor Windows

- A. Purpose.** In the Central City plan district, blank walls on the ground level of buildings are limited in order to:
- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas;
  - Encourage continuity of retail and service uses;
  - Encourage surveillance opportunities by restricting fortress-like facades at street level; and
  - Avoid a monotonous pedestrian environment.
  - The plan district modifications to the base zone standards for ground floor windows are intended to promote ground floor windows in a larger number of situations than in the base zones and to provide additional flexibility in meeting the standard.
- B. ~~Ground floor windows. Major remodeling projects.~~** ~~In the RX, CX, and EX zones, all major remodeling projects must also meet the ground floor window standard of the base zone, or the option below. The following ground floor window standards apply in the RX, CX and EX zones. The standards of B.1 and B.2 apply to new development and major remodeling projects. B.3. only applies to major remodeling projects. To meet the standards, ground floor windows must be windows that allow views into work areas or lobbies, or be windows in pedestrian entrances. Windows into storage areas, vehicle parking areas, garbage and recycling areas, mechanical and utility areas and display cases attached to outside walls do not qualify. Windows into bicycle parking areas are allowed to qualify for up to 25 percent of the ground floor windows coverage requirement. The bottom of the windows of nonresidential spaces must be no more than 4 feet above the finished grade:~~
1. Ground level facades that face a street or open area shown on Map 510-8 must have windows that cover at least 60 percent of the ground level wall area. For the purposes of this standard, ground level wall area includes all exterior wall area from 2 feet to 10 feet above the finished grade.
  2. All other ground level facades that face a street lot line, sidewalk, plaza, or other publicly accessible open area or right-of-way must have windows that cover at least 40 percent of the ground level wall area. For street facing facades of dwelling units the regulations of 33.130.230.B.4 apply. For the purposes of this standard, ground level wall area includes all exterior wall area from 2 feet to 10 feet above the finished grade.
  3. Optional artwork. Projects proposing to use artwork as an alternative to the ground floor window requirements may apply for this through the adjustment procedure. Projects may also apply for a modification through design review if they meet the following qualifications. Buildings having more than 50 percent of their ground level space in storage, parking, or loading areas, or in uses which by their nature are not conducive to windows (such as theaters), may be allowed to use the design review process. Artwork and displays relating to activities occurring within the building are encouraged. In these instances, the artwork will be allowed if it is found to be consistent with the purpose for the ground floor window standard.

---

---

## Commentary

### **33.510.221 ~~Required~~ Windows Above the Ground Floor**

The standard is updated to be consistent with the *Ground Floor Windows Standard*. Also, the street car alignment map 510-13 and code language are updated accordingly.

### **33.510.223 Exterior Display and Storage**

This section is eliminated because the *Mixed-Use Zone Project* included an updated exterior display provision which applies to the *CX* zone in the *Central City*. The adopted *Mixed-Use* project contains the following code language:

#### **33.130.245 Exterior display.**

CM1, CM2, CM3, and CX zones. Exterior display of goods is allowed except for the display of motor vehicles, recreational vehicles, motor vehicle parts and supplies, building materials, and the display of goods associated with an industrial use.

Exterior display provisions in the EX zone (33.140.245) have been amended to reflect the same language.

### **33.510.221 Required Windows Above the Ground Floor**

- A. Purpose.** Windows on building facades above the ground floor ensure opportunities for active uses, contribute to the skyline, and add interest to the built environment in the area near the streetcar alignment.
- B. Where this regulation applies.** The regulation of this section applies to sites near the streetcar alignments shown on Map 510-123 as follows:
  - ~~1. In the River District Central Eastside subdistrict, the regulation standard in Subsection C. applies to the portion of a site within 200 feet of a streetcar alignment, if the site is in the EX zone.~~
  - ~~2. In the West End, the regulation applies to the portion of a site within 200 feet of a streetcar alignment.~~
  - 3. In the South Waterfront S subdistrict, the regulation standard in Subsection C. applies to the portion of a site within 200 feet of a streetcar alignment. The regulation also applies to the portion of a site within 200 feet of a proposed streetcar alignment, as shown on the street plan for the area that has been accepted by City Council. The street plan is maintained by the Portland Office of Transportation.
  - 32. In the all other subdistricts, the standard in Subsection C. applies to the portion of a site within 200 feet of a streetcar alignment.
- C. Standard.** Windows must cover at least 15 percent of the area of street-facing facades above the ground level wall areas. This requirement is in addition to any required ground floor windows. Ground level wall areas include all exterior wall areas up to 910 feet above the finished grade.

### **~~33.510.223 Exterior Display and Storage~~**

~~Exterior display of goods and exterior storage are not allowed in the portions of the Downtown, West End, Old Town/Chinatown and Goose Hollow subdistricts shown on Map 510-18. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, are exempt from this requirement.~~

---

---

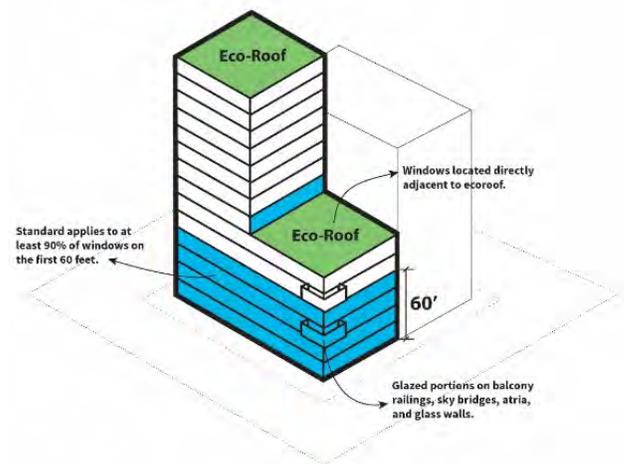
## Commentary

### 33.510.223 Bird-Safe Exterior Glazing

This provision responds to City Council Resolution 37034 (Oct. 2, 2013) directing City bureaus to seek opportunities to incorporate bird-friendly building design into City plans and projects, including the Comprehensive Plan, Central City 2035, and the City's Green Building Policy.

It is estimated that up to 1 billion birds die each year from collisions with buildings in the U.S. Birds do not see or perceive clear glass as a barrier. Bird strikes can occur anywhere there is exterior clear glass, and particularly when the glass is near features that provide habitat for birds such as water, both natural and human-made features, and vegetation, such as street trees or ecoroofs, or when the glass reflects the sky. Bird strikes have been documented in the Central City where there is very dense development with extensive exterior glazing. Future development is likely to increase exterior glazing and street trees, landscaping and ecoroofs.

The intent of this standard is to require new development and major remodels (except remodels of historic buildings) to use bird safe glazing techniques on windows that pose the highest risk for bird collisions. This tends to be the first 60 feet where the glazing is likely to be near street trees and landscaping and next to ecoroofs.



The standard requires bird safe glazing within the first 15 feet adjacent to an ecoroof; however, the intent is to apply the standard to the first floor adjacent to and above the ecoroof as shown in the diagram, even if that floor is slightly less or more than 15 feet.

The *Portland Bird-Safe Windows List* is an Administrative Rule administered by the Bureau of Planning and Sustainability. The list includes the required window glazing patterns and application techniques that reduce incidences of bird strikes. The Administrative Rule is periodically updated to reflect current science and industries advancements.

Finally, the last standard says that glass fences must meet the standard. Glass barriers that separate outdoor areas are considered fences. These barriers can be of any height or length.

### **33.510.223 Bird-Safe Exterior Glazing**

- A. Purpose.** The bird-safe glazing standards are intended to reduce the risk of bird-to-building collisions. The standards reduce the transparency, or reflectivity, of exterior windows and other glazed surfaces, thereby improving the visibility of exterior glazed surfaces to birds. The reduction in transparency applies to the portions of buildings that studies show are associated with the greatest occurrence of bird strikes.
- B. Development subject to the bird-safe exterior glazing standards.** The bird-safe glazing standards apply to new buildings and major remodeling projects. For new buildings, the standards apply per façade when the façade has 30 percent or more glazing within the first 60 feet measured from the grade adjacent to the façade. For major remodeling projects, the standards apply per facade when at least 75 percent of the façade is altered and the altered façade has 30 percent or more glazing within the first 60 feet measured from the grade adjacent to the facade. The standards also apply to glazing located directly adjacent to an ecoroof, roof garden, or other vegetated or landscaped roof area. The standards do not apply to houses, attached houses, manufactured homes, accessory dwelling units, duplexes, attached duplexes, triplexes, historic landmarks, and contributing resources in historic or conservation districts.
- C. Bird-safe exterior glazing standards.** At least 90 percent of the windows and glazing on the following portions of each façade must choose treatment patterns and application techniques from the *Portland Bird Safe Windows List*:
1. Windows and glazing, including glazed balcony railings, located within the first 60 feet of the building measured from the grade adjacent to the facade;
  2. Windows and glazing located within the first 15 feet of the building above an adjacent ecoroof, roof garden, or other vegetated or landscaped roof area; and
  3. The glazed portions of sky bridges or fences.

---

---

## Commentary

**Delete: 33.510.224 Mechanical Equipment along the Portland Streetcar Alignment**

This provision dates to when several telecom facilities were proposed in the then-industrial areas of the River District. It was put in place to prevent/limit at-grade diesel generators adjacent to sidewalks along the streetcar line.

### **33.510.224 Mechanical Equipment along the Portland Streetcar Alignment**

- A. Purpose.** These regulations reduce the negative visual and noise impacts of mechanical equipment in areas that allow a mix of residential, commercial, and industrial uses to protect the residential livability, economic vitality, and appearance of these areas. They also minimize the impact of ground-level mechanical equipment along streets and other public areas.
- B. Where these regulations apply.** The regulations of this section apply to sites shown on Map 510-11.
- C. Screening and enclosure.**
1. If mechanical equipment is within nine feet of the grade of the adjacent sidewalk, it must be screened or enclosed as follows:
    - a. If the area occupied by the mechanical equipment is less than 500 square feet, the equipment must be completely screened from the sidewalk by walls, fences, or plants;
    - b. If the area occupied by the mechanical equipment is less than 3 percent of the site area, but it is not larger than 1,000 square feet, the equipment must be completely screened from the sidewalk by walls, fences, or plants; or
    - c. All other mechanical equipment must be within a building that is completely enclosed on all sides;
  2. If mechanical equipment is more than nine feet above the grade of the adjacent sidewalk, the equipment must be completely screened from the sidewalk by walls, fences, or plants.
- D. Noise.** The Portland Noise Control Office regulates noise. Noise control regulations can be found in other Titles of the Portland City Code.

---

---

## Commentary

### 33.510.225 Ground Floor Active Uses

- A. Purpose: The purpose statement is amended to indicate that residential dwelling units are deleted from the list of active uses and a short list of uses that are not considered active uses has been added. A standard is added that prohibits residential dwelling units on the ground floor within the mapped area. Everywhere outside the mapped area reverts to base zone requirements for ground floor residential.
- C. The standard requires that buildings are designed and constructed to accommodate uses at the time of construction as well as incorporating windows and doors at the time of development as opposed to allowing the space to be converted later.

Along retail streets, the intent is to create and support retail sales and service uses with non-residential ground floor edges. Retail uses work best when they are generally continuous and are unbroken by other types of ground floor uses, most notably individual residential unit entries. Ground floor residential units would be accommodated and encouraged on the boulevard and flexible street types.

### 33.510.225 Ground Floor Active Uses

**A. Purpose.** The ground floor active use standards are intended to reinforce the continuity of pedestrian-active ground-level building uses. The standards ~~are also to help maintain a healthy urban district through the interrelationship of ground-floor building occupancy and street level accessible public uses and activities, and they encourage a transit-supportive, pedestrian-oriented environment that is safe, active with uses, and comfortable for residents, visitors, and others.~~ Active uses include but are not limited to: lobbies, retail, ~~residential, commercial, and office uses, but do not include storage, vehicle parking, garbage, recycling, mechanical, or utility areas.~~

**B. Sites and development subject to the ground floor active use standards.** ~~The Gground floor active use standards apply to new development and major remodels on sites with frontage on a street areas are shown on Map 510-9.7 at the end of this chapter. On identified sites, all new development and all major remodeling projects must meet the standard below.~~

**C. Ground floor active use standards.**

1. Dwelling units are prohibited on the ground floor.

2. Buildings must be designed and constructed to accommodate uses such as those listed in Subsection A., ~~above.~~ Areas designed to accommodate these uses ~~may must~~ be developed at the time of construction, ~~or may be designed for later conversion to active uses.~~ This standard must be met along at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open space.

Areas designed to accommodate active uses must meet the following standards:

- 1a. The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;
- 2b. The area must be at least 25 feet deep, measured from the street-facing facade;
- 3c. The area may be designed to accommodate a single tenant or multiple tenants. In either case, the area must meet the standards of the Accessibility Chapter of the State of Oregon Structural Specialty Code. This code is administered by BDS; and
- 4d. The street-facing facade must include windows and doors, ~~or be structurally designed so doors and windows can be added when the space is converted to active building uses.~~

---

---

## Commentary

### 33.510.225

**Eliminate: D. Parking restriction in the South Waterfront Subdistrict.**

This regulation predates the South Waterfront Plan and was designed to address the street and block pattern that was adopted for the area prior to the creation of the South Waterfront Plan. At that time, the area was called the North Macadam subdistrict and the street plan proposed much larger blocks than were eventually developed within the South Waterfront subdistrict. Since the street plan developed in South Waterfront is more like the rest of the Central City than the street plan adopted for the North Macadam subdistrict, it is recommended that this regulation be deleted.

**D. — ~~Parking restriction in the South Waterfront Subdistrict.~~**

1. — ~~Purpose. The South Waterfront Subdistrict is intended to be a multi-modal, mixed-use, pedestrian-oriented neighborhood. Developments are anticipated to include larger site areas than in other parts of the Central City where ground floor active uses are applied. These larger sites afford greater flexibility in the planning and design of ground level uses. Also, due to the larger block size, the potential impact of less active uses, such as structured parking, along expanses of street-facing facades is greater. Disallowing parking in ground floor active use areas lessens this impact. It also encourages either the provision of active building uses at the time of initial construction or a quicker transition from less active to more active uses. This provision will encourage and maintain a pedestrian-oriented street environment of exceptional quality that is safe, active with uses, and comfortable for residents, visitors, and others moving through the subdistrict.~~
2. — ~~Regulation. In the South Waterfront Subdistrict, vehicle areas are not allowed in the portions of a building that are required to meet the ground floor active building uses standard of Subsection C., above.~~

**E. — ~~Parking restriction near a streetcar alignment.~~**

1. — ~~Purpose. This provision is intended to encourage a transit-supportive, pedestrian-oriented environment adjacent to a streetcar that is safe, active with uses, and comfortable for residents, visitors, and others.~~
23. ~~Regulation. In the River District and in the West End subarea, In the Pearl District and West End subdistricts, on the portion of a site within 100 feet of a streetcar alignment (shown on Map 510-132), parking is not allowed in the portions of a building that are required to meet the ground floor active use standard of Paragraph C.2Subsection C., above.~~

---

---

## Commentary

### **Eliminate: 33.510.226 Minimum Active Floor Area**

This section is deleted because the new street and development character concept has bolstered the following other standards:

- Ground floor Active Uses (33.510.225) this standard is applied and mapped to a much larger area downtown and now encompasses the mapped area for minimum active floor area.
- Ground Floor Windows (33.510.220)
- Required Building Lines (33.510.215)

While the Ground Floor Active Uses standard does not list all the active uses that this provision does, the standard does list a few options, but is not limited to those listed.

Also, this provision dates from when several telecom facilities were being proposed in the then-industrial areas of the River District. It was put in place to prevent/limit at-grade diesel generators and window-less facades that were proposed adjacent to sidewalks along the soon-to-open streetcar line. This is outdated and no longer needed and as noted above is redundant with the updates to other provisions.

### **33.510.226 Minimum Active Floor Area**

- A. Purpose.** This requirement ensures that development within one block of a streetcar alignment supports City goals to decrease reliance on automobile travel and increase opportunities for housing and employment, by requiring a transit-supportive level of activity and intensity.
- B. Where this regulation applies.** The regulations of this section apply to sites shown on Map 510-7 at the end of this chapter.
- C. Standard.** On the portion of a site within 200 feet of a streetcar alignment, at least 50 percent of floor area in each building must be in one or more of the active uses listed below, where allowed by the base zone. Parking areas, both accessory and commercial, are not included in active floor area. Areas shared among the active uses listed below are included in active floor area. Areas shared by a use not listed below are not included in active floor area. Only those balconies that serve only residential uses and are at least 48 square feet in area and at least 6 feet long and 6 feet wide are included in active floor area. The active uses are:
1. Household or Group Living;
  2. Retail Sales And Service;
  3. Office;
  4. Manufacturing And Production;
  5. Industrial Service;
  6. Community Service;
  7. Schools;
  8. Colleges;
  9. Medical Centers;
  10. Religious Institutions; and
  11. Daycare.

---

---

## Commentary

### **33.510.230 Required Residential Development Areas**

**33.510.230.C.** This section has been revised to remove reference to the floor area bonus of 33.510.210.C.1, which is deleted. The number of sites subject to this required residential provision has been reduced. This is to allow for greater development flexibility in these areas. Map 510-6 Special Residential Use Areas, has been updated to reflect this change.

**33.510.230.D.** The last sentence of this section is deleted because none of the remaining required residential areas overlap with a required master plan site.

### **33.510.240 Drive-Through Facilities**

The previous provision prohibited the creation of drive-through facilities in specific subdistricts of the Central City (Downtown, Goose Hollow and South Waterfront subdistricts) while continuing to allow them in the Pearl, Old Town/Chinatown, Lloyd, Lower Albina, and Central Eastside subdistricts. In these latter districts the prohibition extended only to sites within 100 feet of light rail, and 200 feet of street car alignments. The prohibition of drive-through facilities is extended throughout the Central City. Applying this provision in some districts, but not others, that have a similar land use direction and multimodal transit orientation (such as the Pearl and South Waterfront subdistricts) is inconsistent.

This prohibition is intended to encourage a high density, pedestrian and transit oriented urban form and discourage lower-density land uses that are dependent upon queuing lanes. It would bring a more consistent approach to how such facilities are addressed Central City-wide. It would encourage redevelopment in places like the Lloyd subdistrict where a higher-density, less auto oriented urban form, less traffic congestion, and enhanced public realm is envisioned.

The regulation will create many non-conforming developments, but the desired outcome is to promote a dense, pedestrian- and bike-friendly urban form. In addition, this amendment is necessary for the Central City to qualify as a "Multi-modal, Mixed-Use Area" (MMA) under state regulations related to the Transportation Planning Rule (See Volume 2b).

### 33.510.230 Required Residential Development Areas

- A. **Purpose.** The requirements of this section promote new housing in areas suitable and attractive for housing. The requirement is imposed as an alternative to the creation of exclusively residential zoning. This maintains development flexibility while still promoting the housing objectives of the Central City 2035 Plan.
- B. **Sites and development subject to the required residential standard.** Sites subject to this standard are shown on Map 510-65 ~~at the end of this chapter~~. On identified sites, all new development must meet the standards below.
- C. **Required residential standard for new development.** For this standard, net site area is the total site area minus land dedicated to public rights-of-way or public open spaces, or land used for a regional public attraction such as a museum or aquarium. New development must include at least 1 dwelling unit per 2,900 square feet of net site area (15 units per acre). ~~The floor area of the required housing units qualifies for the floor area bonus option stated in 33.510.210.C.1~~
- D. **Timing and location of the housing.** Required housing must be located on the site and if developed as part of a mixed-use project must receive an occupancy permit in advance of or at the same time as an occupancy permit for nonresidential portions of the project. ~~Exceptions to this may be approved as part of a Central City master plan. See 33.510.255, Central City Master Plans.~~

### 33.510.240 Drive-Through Facilities

~~Drive-through facilities are prohibited in the Central City plan district. in the Downtown, Goose Hollow, and South Waterfront Subdistricts. In the rest of the plan district, drive through facilities are prohibited on the portion of a site within 100 feet of a light rail alignment. In the River District subdistrict, drive through facilities are prohibited on the portion of a site within 200 feet of a streetcar alignment. This prohibition includes curb cuts and driveways used to approach and leave the drive through facility, stacking areas for waiting vehicles, and the facility itself, such as a drive-up window or gas pump island.~~

---

---

## Commentary

### 33.510.242 Demolitions

**Eliminate: B.** This provision was originally created to prevent the creation of new surface parking on the sites of demolished buildings and to ensure a minimum level of development on those sites. It is no longer needed because new surface parking is prohibited and minimum FARs are required for new development.

**Eliminate: C.** Subsection C is no longer needed because section 33.510.118 is deleted.

### 33.510.243 Ecoroofs

The bonus option for ecoroofs is eliminated and replaced with an ecoroof requirement for buildings 20,000 square feet or greater. Ecoroofs (also called green roofs) provide multiple benefits including reducing heat island effects, improving air quality, managing stormwater, reducing heating and cooling costs of a building, increasing habitat in the urban environment and making the building more attractive for building users.

The goal of the ecoroof requirement is to maximize the roof top area covered in vegetation. No more than 40% of the total roof top area can be covered in non-ecoroof structures and development.

An important note is that areas on the roof used for parking are not considered roof top areas and are exempt from this standard. If the top level of parking has a roof over it that roof would be required to meet the standard.

Another important note, steeply pitched roof tops are exempt from this standard because, while it is possible to construct an ecoroof on a pitched roof, it can be challenging on very steeply pitched roofs. While ecoroofs may be used on steeply pitched roof tops, it is not current standard practice. Developers are encouraged to consider using an ecoroof on pitched roof tops, but it is not a requirement.

The Bureau of Environmental Services (BES) reviews ecoroofs proposals at the time of the land use review and at the time of the building permit. During both review processes BES issues formal comments which need to state that BES approves of the design and function of the ecoroofs to meet the standard. If an applicant wants to use the ecoroof to meet the Stormwater Management Manual (SWMM), BES would also review against the SWMM requirements and approve the ecoroof at the time of the building permit. The ecoroof alone may not be sufficient to meet the SWMM requirements and additional stormwater management may be required.

### 33.510.242 Demolitions

- A. ~~Landscaping.~~** In R, C, and E zones, sites must be landscaped within 6 months of the demolition of buildings unless there is an approved development for the site. Approved development means a project approved through design review in design zones, and issuance of a building permit outside of design zones. The landscaping must meet at least the L1 standard of Chapter 33.248, Landscaping and Screening, except that no shrubs or trees are required.
- B. ~~Replacement of demolished ground floor area.~~** In R, C, and E zones, if a building is ~~demolished after September 1, 1994, the square footage of the ground floor of the demolished building must be replaced as follows. Adjustments to the requirement of this subsection are prohibited.~~
- ~~1. In the Core, as shown on Map 510-8, the square footage must be replaced on the same block as the demolished building. This replacement must occur before or at the same time as any other development or redevelopment on the block, other than landscaping.~~
  - ~~2. Outside the Core Area, as shown on Map 510-8, the square footage must be replaced on the same site as the demolished building. This replacement must occur before or at the same time as any other development or redevelopment on the site, other than landscaping.~~
- C. ~~Demolition on Type C sites.~~** If an applicant requests a demolition permit for a Type C site as shown on Map 510-14, and proposes development that requires compliance with Subsections 33.510.118.I. or J., a conditional use, or a Central City Parking Review (CCPR), the application for a demolition permit must include documentation that the requirements of those subsections are met, or that the required land use review has been approved.

### 33.510.243 Ecoroofs

- A. Purpose.** Ecoroofs provide multiple complementary benefits in urban areas, including stormwater management, reduction of air temperatures, mitigation of urban heat island impacts, air quality improvement, urban green spaces, and habitat for birds, plants and pollinators. The standards are intended to:
- Maximize the coverage of ecoroofs;
  - Allow for the placement of structures and other items that need to be located on roofs; and
  - Support the architectural variability of rooftops in the Central City.
- B. Ecoroof standard.** In the CX, EX, RX, and IG1 zones, new buildings with a net building area of 20,000 square feet or more must have an ecoroof that meets the following standards:
1. The ecoroofs, including required firebreaks between ecoroofs areas, must cover 100 percent of the building roof area, except that up to 40 percent of the building roof area can be covered with a combination of the following. Roof top parking does not count as roof area. Roof area that has a slope greater than 25% does not count as roof area:

---

---

## Commentary

### 33.510.243.B.1.a-h

Solar panels or wind turbines that supplement the energy supply for a building are often located on the roof. Therefore, up to 40% of the roof top area can be used for elements other than ecoroofs. However, both solar panels and turbines can work well with an ecoroof. Solar panels provide shade and shield wind from the ecoroof. Developers are encouraged to consider coupling solar panels and wind turbines with the ecoroof area.

Rainwater harvesting is also a sustainability tool that relies on gathering rainwater from rooftop areas not covered by an ecoroof. Equipment needed to gather and filter rainwater is allowed within the 40% of roof top that is not required to be covered with ecoroof.

Finally, providing useable space for people on roof tops is also a goal. Common outdoor areas, such as seating, walking paths, play equipment and pools, are allowed within the 40% of roof top that is not required to be covered with an ecoroof. However, if a common outdoor area has a roof, it should be covered in an ecoroof.

- a. Mechanical equipment, housing for mechanical equipment, and required access to, or clearance from, mechanical equipment;
  - b. Areas used for fire evacuation routes;
  - c. Stairwell and elevator enclosures;
  - d. Skylights;
  - e. Solar panels;
  - f. Wind turbines;
  - g. Equipment, such as pipes and pre-filtering equipment, used for capturing or directing rainwater to a rainwater harvesting system; or
  - h. Uncovered common outdoor areas. Common outdoor areas must be accessible through a shared entrance.
2. The ecoroof must be approved by the Bureau of Environmental Services as meeting the Stormwater Management Manual's *Ecoroof Facility Design Criteria*.

---

---

## Commentary

**33.510.244 Low-Carbon Buildings.** Buildings are the largest source of carbon emissions in the City of Portland. Constructing and operating buildings consumes natural resources, generates waste and releases pollutants that can harm people and the environment. Green building certifications reduce the harmful impacts of development by achieving higher average performance than buildings constructed to meet code minimums. Since 2001, most of the new construction in the Central City has pursued certification under at least one green building program. An intended outcome of the Low-Carbon Buildings Standard is to maintain a high level of green building certification in the Central City.

Acceptable green building certification will be established through Administrative Rules and reviewed periodically to ensure the list reflects current industry practices. The list may include the following third-party organizations: LEED Gold, Earth Advantage Gold, Four Green Globes and Living Building Certification. Qualifying certifications may be added or eliminated over time.

This standard requires evidence of registration and submittal of the project's checklist to BPS. After confirming registration and reviewing the checklist, the Bureau of Planning and Sustainability will provide the applicant with a letter for submittal with the building permit to satisfy this standard. The standard does not require full certification because state law restricts local jurisdictions' ability to require better performance than the state building code; however, by requiring registration, BPS expects a large percentage of new construction throughout the Central City to pursue full certification.

**33.510.250 Additional Standards in the Pearl Subdistrict (the North Pearl Subarea is deleted and references to this area and any associated standards reference the new name the Pearl Subdistrict).**

The Open Area Requirement provision is deleted because these provisions were adopted in 1985 as part of the North West Triangle Plan a decade before the River District Plan and a few years before the 1988 Central City Plan. At the time, large swaths of this area were old rail yards or vacant underutilized properties. Plans at the time were considering super blocks and office campus development rather than a high-density, mixed use environment on a 200' by 200' block structure.

When the North Pearl Plan was adopted in 2008, these provisions were carried forward. Since that time most of these parcels have been developed as has the remaining right-of-way serving this area. These provisions are no longer necessary. However, since some of the waterfront areas of the Pearl Subdistrict remain undeveloped or prime for redevelopment, the standards applicable to those larger parcels should remain in place to ensure development on these large sites maintains vertical as well as horizontal, physical and visual access to the Willamette River.

### **33.510.244 Low-Carbon Buildings**

- A. Purpose.** The low-carbon building standard encourages development that achieves third party green building certification. Buildings that are third party certified tend to have a lower carbon footprint and increased energy efficiency as compared to buildings that do not have green building certifications. In addition, green buildings help to preserve natural resources and protect the health of occupants.
- B. Low-carbon building standard.** New development with a net building area of at least 50,000 square feet, and alterations to existing development that increase net building area by at least 50,000 square feet must provide a letter from the Bureau of Planning and Sustainability that verifies that the project has registered for a green building certification program, approved by the Bureau of Planning and Sustainability, and has prepared a preliminary description of how the building can achieve the certification.

**33.510.2501 Additional Standards in the North Pearl Subdistrict Subarea.** Sites in the North Pearl Subdistrict area south of the Fremont Bridge and north of NW Lovejoy Street must meet the following standards:

- A. Special building height.** A special building height corridor shown on Map 510-1819 is designated along NW 13th Avenue. In this corridor the portion of a building that is within 20 feet of the property line along NW 13th Avenue may be no more than 75 feet in height. Adjustments and modifications to this requirement are prohibited.
- B. Open area requirement.**
  - ~~1. Purpose. The open area requirement promotes adequate amounts of light and air, year-round opportunities for outdoor active and passive recreation, visual relief from the built environment, and facilitates circulation for pedestrians to and throughout the North Pearl Subarea. The open area requirement is intended to produce open areas at a scale comparable to what large sites would have if divided by the 200-foot street grid pattern.~~
  - ~~2. The open area requirement.~~
    - ~~a. On sites over 40,000 square feet in the North Pearl Subarea, a minimum of 30 percent of the area over 40,000 square feet must be devoted to open area. The boundaries of the subarea are shown on Map 510-1 at the end of this chapter.~~
    - ~~b. Sites where at least one-half the site area is in industrial use are exempt from the open area requirement. However, changes resulting in more than one-half of the site area being in non-industrial uses require compliance with the open area requirement.~~

---

---

## Commentary

**33.510.250. B.3.b** This provision is modified because a required 50 foot river setback will be implemented for new development with the *Central City 2035* plan. The previous provision required that in addition to the *Greenway* setback (25ft), buildings or portions of buildings over 35ft in height must be setback from the *Greenway* setback line 1 ft. for every 1 ft. of height above 35 ft. There is no prohibition on modifications or adjustments. The intent is to get a wider setback or at least get a step-back from the river. The 50-foot setback meets this goal.

- c. ~~Open areas may include parks, plazas, covered or uncovered walkways, public fountains, and landscaped features or areas. Open areas do not include areas used for parking or loading, or landscaping within parking areas.~~
- d. ~~Developments which utilize the Central City master plan option may consolidate the required open area of this section and locate it within the boundary of the master plan.~~

**~~C. Required open area development standards.~~**

- 1. ~~At least 50 percent of the open area must be in the form of parks or plazas, and at least 25 percent of the open area must be devoted to one plaza or space.~~
- 2. ~~Walkways may not constitute more than 25 percent of the required open area.~~
- 3. ~~Shadow standard. Parks and plazas must be sited so that shadows from buildings cover no more than 50 percent of a park or plaza at noon and 75 percent at 3:00 PM on April 21 of any year. Trees are not to be included in consideration of the limitation on shadows.~~
- 4. ~~Tree standard. A minimum of one tree per 1,000 square feet of plaza or park area is required.~~
- 5. ~~Border standard. Peripheral lines of trees, low walls, planters, or other similar treatment along the edges are required to ensure that parks and plazas have clearly defined borders.~~
- 6. ~~Linkages. Open areas and walkways must provide safe, attractive, and convenient linkages to adjacent development and sidewalks.~~
- 7. ~~Design quality. Open areas must be designed and constructed at a high level of quality consistent with an attractive, pleasant, and convenient environment for pedestrians.~~

**DB. North-Pearl subdistrict subarea waterfront development.**

- 1. Purpose. These standards are intended to assure ensure both frequent views of the river and physical and visual connections to the river and its river-based activities.
- 2. Where these standards apply. This section applies only to lands between NW Front Avenue and the Willamette River within the North-Pearl subdistrict-subarea.
- 3. Development standards.
  - a. View corridors. At least 25 percent of the width of the site (as measured along NW Naito Parkway) must be maintained as a view corridor or corridors. Buildings and covered structures are not allowed in the view corridor.
  - b. Setbacks for all development from the Willamette River. The minimum setback for all development from the Willamette River is regulated by the River Greenway Overlay zones; see Chapter 33.440475. In addition, buildings or portions of buildings over 35 feet in height must be set back from the Greenway setback line 1 foot for every 1 foot of height above 35 feet.
  - c. Maximum building dimension. The maximum building dimension is 200 feet. This standard applies to both building length and depth.

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

**33.510.251 Additional Standards in the South Waterfront Subdistrict: No Substantive changes**

- d. Public access. As part of each development, public access for pedestrians must be available and clearly posted between NW Naito Parkway and the Greenway major public trail.

### **33.510.2512 Additional Standards in the South Waterfront Subdistrict**

Sites in the South Waterfront Subdistrict must meet the following standards:

#### **A. Special building height corridors and tower orientation.**

1. Purpose. Special building heights along designated east-west corridors and tower orientation standards provide visual access to the Greenway from points west of the district, provide visual access to the Tualatin Hills from points east of the district, provide access to sunlight along designated streets, and encourage an urban form that is visually permeable and varied.
2. Special building heights. The portion of a building that is within 50 feet of the centerline of a street or accessway designated as a special building height corridor on Map 510-15 may be no more than 50 feet in height.
3. Maximum north-south dimension. The north-south dimension is measured as specified in Subparagraph A.3.e., below. See Figure 510-1. Adjustments to this paragraph are prohibited; however, modifications to the standards of this paragraph may be requested through design review. In reviewing such a request, the review body will consider the results of the South Waterfront Public Views and Visual Permeability Assessment for the proposal. The north-south dimensions of buildings are limited as follows:
  - a. Less than 75 feet in height. For the portion of a building less than 75 feet in height, there is no limit on the north-south dimension, and no required space between buildings or portions of buildings;
  - b. 75 feet in height and above. The portion of a building that is at least 75 feet in height may have a north-south dimension up to 125 feet in width;
  - c. Where there is more than one building on a site there must be at least 50 feet between the portions of the buildings that are at least 75 feet in height. If there is less than 50 feet between these portions of the buildings, the north-south dimension is the total of the north-south dimension of each building and the north-south dimension of the space between them. The total may be up to 125 feet in width;
  - d. Where a building has more than one element that is at least 75 feet in height, the two elements are measured and regulated as two separate buildings;
  - e. Measurements for this paragraph. The measurements for the regulations of this paragraph are as follows. See Figure 510-1:
    - (1) The north-south dimension of a building is measured as follows:
      - From the northernmost point of the portion of a building that is at least 75 feet in height, a line is drawn running due east-west;

---

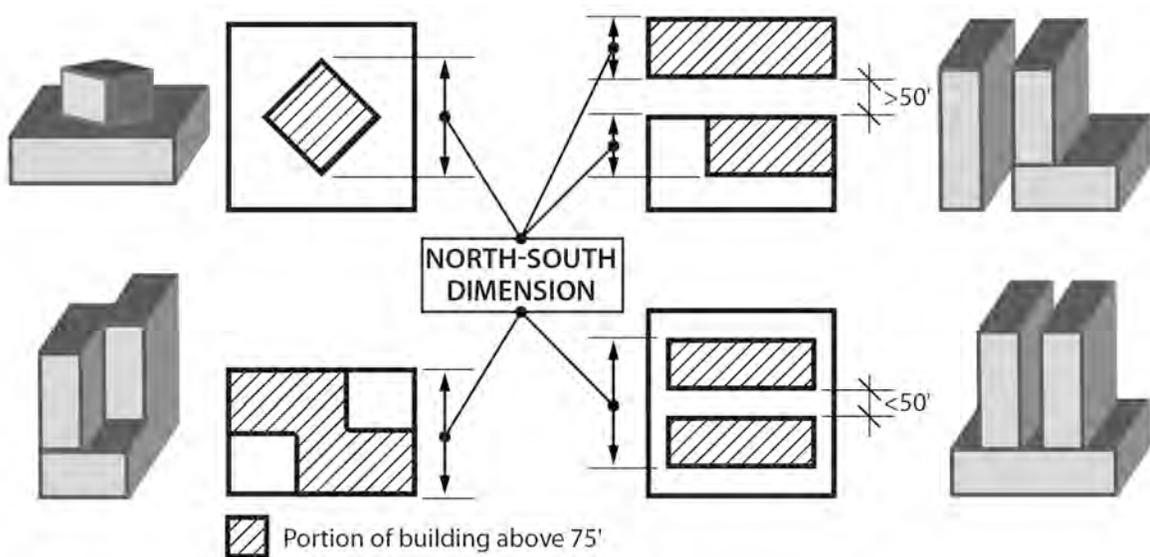
---

## **Commentary**

No Substantive Changes

- From the southernmost point of the portion of a building that is at least 75 feet in height; a line is drawn running due east-west;
  - A line drawn at right angles between the two east-west lines is the north-south dimension;
- (2) The space between buildings on a site is measured using the east-west lines created under A.3.e.(1). A line drawn at right angles between the northern east-west line of one building and the southern east-west line of the other is the distance between the buildings.

**Figure 510-1**  
**Measuring North-South Dimension**



**B. Accessways.**

1. Purpose. Accessways provide physical access and connections to the Greenway for neighbors, visitors, and residents of South Waterfront who might otherwise be cut off from the Willamette River and the Greenway trail. Accessways are generally extensions of existing and planned east-west public rights-of-way, and may or may not provide vehicle access. Accessways provide safe and convenient bicycle and pedestrian connections to and from the Greenway trail. Accessways contribute to stormwater management in the subdistrict. They also provide a visual connection to the South Waterfront Greenway Area and provide a transition from the natural emphasis of the South Waterfront Greenway Area to the urban emphasis of the rest of the district.
2. Where these regulations apply. These regulations apply to development and landscaping on sites with frontage on accessways that are east of River Parkway;
3. Setback. If the accessway is 60 feet wide or less, buildings must be set back at least 30 feet from the centerline of the accessway. If the accessway is wider than 60 feet, the

---

---

## **Commentary**

building must meet the building line requirements of Section 33.510.215 on the accessway frontage;

4. Landscaping. The area between the building and the accessway must meet the landscaping standards of 33.510.253.E.75.f(5), that apply to subarea 3 of the South Waterfront Greenway Area. However, along accessways that are designated as special building height corridors on Map 510-15, trees are not required.

**C. Locker rooms and additional bicycle parking.**

1. Purpose. These standards support the transportation strategy of the South Waterfront Subdistrict by requiring amenities that support the use of alternative modes of transportation, including bicycling and walking;
2. When these regulations apply. The regulations of this subsection apply to proposals that will add at least 100,000 square feet of nonresidential floor area to a site;
3. Locker rooms. At least one locker room facility must be included in the proposal. The facility must include showers, a dressing area, and lockers. The facility must be available for use by all tenants of the building; and
4. Exception for existing long-term bicycle parking.
  - a. Purpose. These regulations allow existing uncovered long-term bicycle parking to continue without upgrading the nonconforming elements of the racks. The existing, attendant monitored, bicycle parking provides a convenient and secure long-term bicycle parking option that works in conjunction with the suspended cable transportation system that provides access to both the Marquam Hill plan district and South Waterfront subdistrict of the Central City plan district.
  - b. Where these standards apply. These standards provide an alternative to the long-term bicycle parking standards in 33.266 and apply to required long-term bicycle parking facilities in the South Waterfront subdistrict of the Central City plan district.
  - c. Existing Bicycle Parking. Existing long-term bicycle parking may be used to meet required long-term bicycle parking. The existing bicycle parking is not required to meet Subsections 33.266.210.C and D if the long-term bicycle parking meets the following:
    - (1) The bicycle parking is located in the South Waterfront subdistrict of the Central City plan district as of [Month Day, 2019];
    - (2) The bicycle parking area has an attendant present during the hours of 6:00 am to 7:30 pm from Monday to Friday to monitor the area and aid in parking bicycles;
    - (3) The bicycle parking area does not exceed 500 spaces;
    - (4) The bicycle parking must be within 100 feet of a suspended cable transportation system; and
    - (5) The applicant must sign a covenant that ensures that the existing long-term bike parking will continue to meet the above standards until the bike parking is no longer required. The covenant must comply with the requirements of 33.700.060, Covenants with the City.

**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **33.510.251 Additional Standards in the South Waterfront Subdistrict**

#### **Eliminate: D. Required Ground Floor Retail Sales and Service Uses in the South Waterfront Subdistrict**

This provision is deleted. It required retail sales and service uses at locations previously shown on Map 510-21 in South Waterfront.

As part of Central City 2035, Sections 33.510.215 - Required Building Lines, 33.510.220 - Ground Floor Windows, and 33.510.225 - Ground Floor Active Uses have been revised to reflect a more holistic approach that implements the Street and Development Character concept of the Central City 2035 Plan. This approach does not identify a single use to activate key locations in the South Waterfront Subdistrict, but prescribes different development standards applicable to a broader array of active ground floor uses to achieve the same goal as state in the purpose statement of 33.510.251.D.

An analysis conducted by Economics Research Associates found that retail capacity for the South Waterfront district was reaching saturation and that location of retail uses needed to be more fluid and align with the evolving nature of development and densities in the district. Based on the conclusions of this analysis, these prescribed provisions for where retail should be located are not needed.

**D. — Required Ground Floor Retail Sales and Service Uses in the South Waterfront Subdistrict**

1. — Purpose. This requirement ensures that Retail Sales And Service uses are developed at key locations throughout South Waterfront; these uses activate and enrich the public realm. The requirement specifically focuses on Retail Sales And Service uses because they generate more activity and interaction within the public realm than do other active ground floor uses, and help to establish and reinforce a lively and vibrant public realm at key locations throughout the district.
2. — Where this regulation applies. This regulation applies to the areas shown on Map 510.21 at the end of this chapter. New development or major remodeling on the portion of a site within the areas shown on Map 510-21 must meet the standard of this subsection.
3. — Standards. Buildings must be designed and constructed to accommodate Retail Sales And Service uses. This standard must be met along the ground floor walls that front onto a sidewalk, plaza, greenway, or other public open space. Ground level wall areas include the exterior wall areas up to 9 feet above the finished grade.
  - a. — Areas where the corner is shown on Map 510.21. Where Map 510-21 shows that the standard must be met on a corner, the standard must be met along the length of walls extending in both directions for 25 feet. The corner may be the intersection of two streets, or the intersection of a street and the greenway,
  - b. — Areas where a block face is shown on Map 510-21. Where Map 510-21 shows that the standard must be met on a block face, the standard must be met for at least 50 percent of the length of the block face.

---

---

## Commentary

### 33.510.252 Additional Standards in the Central Eastside Subdistrict

**A. Disclosure Statement.** This provision and the associated Central Eastside Industrial Disclosure Statement seek to make all property buyers/owners and prospective tenants aware of the industrial character of the Central Eastside subarea. Property owners of new development with Household living, Retail Sales and Service and Office uses will be required to record the disclosure statement and provide it to all tenants. The statement must indicate that the use is in an industrial area where impacts from industrial uses are present, such as noise, vibrations, fumes, odors, glare, traffic, and freight operations.

- c. ~~Areas designed to accommodate Retail Sales And Service uses must meet the following standards:~~
- ~~(1) The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;~~
  - ~~(2) The area must be at least 25 feet deep, measured from the street-facing facade;~~
  - ~~(3) The area may be designed to accommodate a single tenant or multiple tenants. In either case, the area must meet the standard of the Accessibility Chapter of the State of Oregon Structural Specialty Code. This code is administered by BDS; and~~
4. ~~The street-facing facade must include windows and doors.~~

### **33.510.252. Additional Standards in the Central Eastside Subdistrict**

The following additional standards apply in the Central Eastside subdistrict.

#### **A. Industrial impacts disclosure statement.**

1. Purpose. This requirement is intended to ensure that people who choose to live or work in the Central Eastside subdistrict are aware of the potential impacts, such as noise, vibration, odors, glare, and heavy truck traffic that stem from industrial and employment uses.
2. Disclosure statement required. Prior to the issuance of a building permit for a new building that will contain a Household Living, Retail Sales And Service, or Office use, and for alterations to an existing building that contains a Household Living, Retail Sales And Service, or Office use, the owner of the property must sign and record a copy of the City's Industrial Impacts Disclosure Statement. The statement must be recorded in the records of Multnomah County. The statement acknowledges that the property is located near industrial and employment uses, and signifies the owner's awareness of the associated nuisance impacts including noise, odor and light levels. The statement is available in the Development Services Center. After the permit is finalized, the property owner must provide a copy of the disclosure statement to every tenant or buyer, and post a copy of the disclosure statement on the premises in a location that is accessible to all tenants.

---

---

## Commentary

**B. Noise Insulation Requirement.** The Southeast Quadrant Plan identified the need to apply new standards to EX properties adjacent to IG1 zoned sites to reduce the potential for conflicts between uses. This code section provides sound insulation standards for development in the EX zone with the goal of reducing the impact of noise from industrial operations on residents in the subdistrict.

### **33.510.253 Greenway Overlay Zone in South Waterfront Subdistrict**

Most of this code section remains intact since a lot of planning and public involvement occurred when this code section was developed and the regulations in this section are unique to the South Waterfront Subdistrict. The changes to the *Greenway Overlay Zone* in South Waterfront Subdistrict are:

1. Clarifying when trail, pedestrian connection and public viewpoint regulations apply when the impacts of a proposed development on the trail system are roughly proportional to the impacts of the development;
2. Changing the terminology for public recreational trail to major public trails;
3. Revising figures to reflect updated terminology and to improve clarity; and
4. Moving Tables 510-2 through 510-4, South Waterfront Plant Lists to the sub-area section of the Portland Plant List.

The rationale for the above code amendment proposals are provided in the commentary for the appropriate code subsections that follows.

**B. Noise insulation.**

1. Purpose. Noise insulation is required in order to protect homes located near industrial areas from potential noise impacts generated by industrial operations.
2. Where this standard applies. The noise insulation standard applies in the EX zone to sites that have a lot line that abuts or is across the street from an IG1 zone.
3. Noise insulation standard. All new dwelling units must be constructed with sound insulation or other means to achieve a day/night average noise level of 45 dBA. An engineer registered in Oregon who is knowledgeable in acoustical engineering must certify that the building plans comply with the standard for noise insulation prior to issuance of a building permit. Garages or other attached accessory structures that do not include living space are exempt from this standard.

**33.510.253 Greenway Overlay Zone in South Waterfront Subdistrict**

**A. Purpose.** The regulations of this section:

1. Protect, conserve, enhance, and maintain the natural, scenic, historical, economic, and recreational qualities of lands along the Willamette River within the South Waterfront Subdistrict of the Central City plan district;
2. Increase public access to and along the Willamette River for the purpose of increasing recreational and transportation opportunities;
3. Support the development of the South Waterfront Subdistrict as a vibrant mixed-use neighborhood within the Central City plan district;
4. Ensure a clean and healthy river for fish, wildlife, and people;
5. Embrace the river as Portland's front yard;
6. Enhance stormwater management in the South Waterfront Subdistrict;
7. Respond to the federal Endangered Species Act and Clean Water Act; and
8. Implement the Willamette Greenway Plan and State law.

**B. Relationship to other regulations.** Development within the Greenway Overlay Zone in the South Waterfront Subdistrict is also subject to other regulations of the Portland City Code. Development within the Greenway Overlay Zone may also be subject to the regulations and review procedures of state and federal agencies including the Oregon division of State Lands, the National Marine Fisheries Service, the US Army Corps of Engineers, and the Oregon Department of Fish and Wildlife.

**C. Where these regulations apply.** The regulations of this section apply to sites within the South Waterfront Subdistrict where any portion of the site is in the Greenway Overlay Zone, shown on the Official Zoning Map.

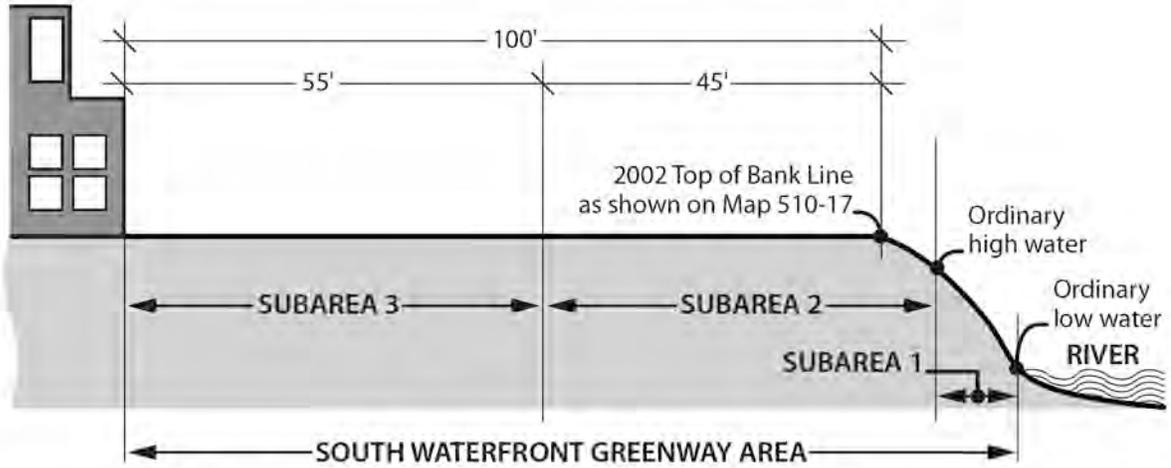
---

---

## **Commentary**

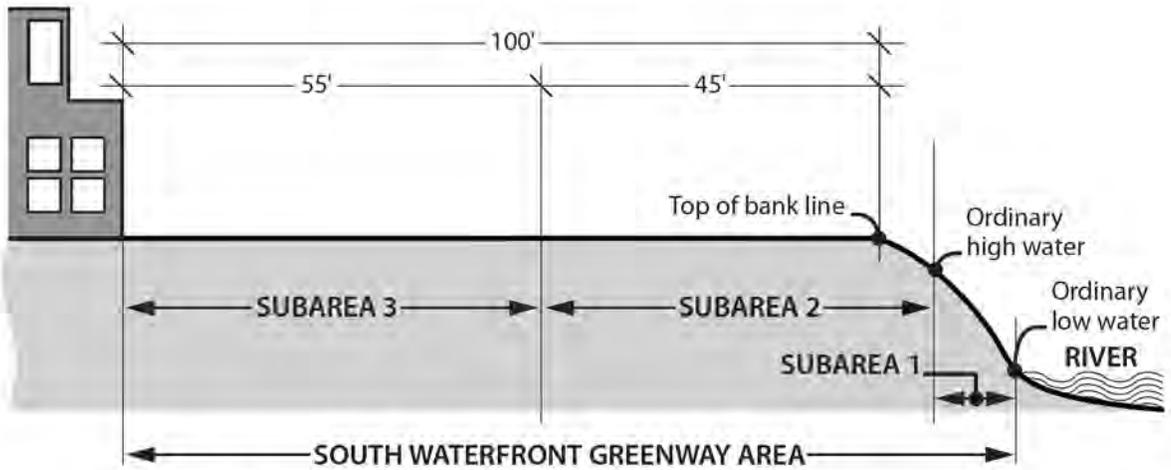
No substantive change

**DELETE Figure 510-2**  
**South Waterfront Greenway Area and Subareas**  
**REPLACE with Figure 510-2 below**



Greenway Area = from ordinary low water to 100' from 2002 Top of Bank Line as shown on Map 510-17  
 Subarea 1 = from ordinary low water to ordinary high water  
 Subarea 2 = from ordinary high water to 45' in from 2002 Top of Bank Line as shown on Map 510-17  
 Subarea 3 = from 45' in from top of bank to 100' in from 2002 Top of Bank Line as shown on Map 510-17

**Figure 510-2**  
**South Waterfront Greenway Area and Subareas**



Greenway Area = from ordinary low water to 100' from top of bank line  
 Subarea 1 = from ordinary low water to ordinary high water  
 Subarea 2 = from ordinary high water to 45' in from top of bank line  
 Subarea 3 = from 45' in from top of bank to 100' in from top of bank line

---

---

## **Commentary**

**D. Required South Waterfront Greenway improvements.** Adjustments and modifications to this subsection are prohibited.

1. Required landscaping.

- a. When development on the site, or alterations to structures, the site, or rights-of-way are made, and BDS determines that the value of the proposed alterations on the site is more than \$300,000, the site must be brought into conformance with the landscape requirements of Paragraph E.5.f. that apply to subareas 2 and 3 of the South Waterfront Greenway Area. The value of the alterations is based on the entire project, not individual building permits. It is the responsibility of the applicant to document the value of the required improvements.

The following alterations and improvements do not count toward the dollar threshold of this subsection:

- (1) Alterations required by approved fire/life safety agreements;
  - (2) Alterations related to the removal of existing architectural barriers, as required by the Americans with Disabilities Act, or as specified in Section 1113 of the Oregon Structural Specialty Code;
  - (3) Alterations required by Chapter 24.85, Interim Seismic Design Requirements for Existing Buildings;
  - (4) Improvements to on-site stormwater management facilities in conformance with Chapter 17.38, Drainage and Water Quality, and the Stormwater Management Manual; and
  - (5) Improvements made to sites in order to comply with Chapter 21.35, Wellfield Protection Program, requirements.
- b. Caps on the cost of required landscaping. Required landscaping costing more than 10 percent of the value of the proposed alterations does not have to be installed. When all required landscaping is not being installed, the priority for which landscaping is to be installed is:
- (1) Trees in subarea 2;
  - (2) Shrubs in subarea 2;
  - (3) Ground cover in subarea 2;
  - (4) Trees in subarea 3;
  - (5) Shrubs in subarea 3;
  - (6) Ground cover in subarea 3; and
  - (7) Other required landscaping;
- c. Supplemental application requirement. Where landscaping is required by this paragraph, the applicant must submit a landscape plan to BDS that shows that the landscaping will grow to meet the landscape standards of Subparagraph E.5.f, below, within five years. The landscape plan must be certified by a licensed landscape architect, or by a qualified restoration specialist as part of a formal City

---

---

## Commentary

### **33.510.253.D.3.**

This subsection updates the terminology for trails to be consistent with amendments in 33.272, *Major Public Trails*. See 33.272 commentary for the rationale. This subsection also clarifies when major public trails, pedestrian connections and public viewpoints are required as part of a development proposal, also consistent with 33.272 code amendments and commentary. The language states that the improvements are required when the impacts to the major public trail system by a proposed development are roughly proportional. A clear and objective formula for determining rough proportionality is provided in the *Central City 2035 Plan* and identified for adoption and implementation by the Bureau of Development Services following plan adoption.

The viewpoints have been updated to reflect the new *Central City Scenic Resources Protection Plan*, which reflects current development and new views along the *Greenway Trail*.

revegetation project under authority of Portland Parks and Recreation or the Bureau of Environmental Services.

2. Bank improvements. In subarea 1, when there is any regrading, bank stabilization, or other activities affecting the contours and composition of soil, the requirements of Paragraph E.5.f for subarea 1 must be met.
- ~~3. Trail and pedestrian connections, and public viewpoints. When development on a site, or alterations to structures, the site, or rights-of-way are made which add more than 50,000 square feet of floor area to the site, the applicant must provide public access easements that will accommodate a trail, pedestrian connections that meet the standards of Paragraph e.5.d., Trail and pedestrian connections; and Paragraph E.5.e., Public viewpoints. The square footage added to the site is calculated based on the total amount added, regardless of the amount demolished;~~
3. Major public trail and pedestrian connections and public viewpoints. When development on a site, or alterations to structures, the site, or rights-of-way are made that add more than 50,000 square feet of floor area to the site, the applicant must provide public access easements for, and construct, the major public trail, pedestrian connections to the major public trail, and public viewpoints in accordance with Subparagraph E.5.d., and Subparagraph E.5.e. The requirement to provide an access easement for, and construct, the major public trail, pedestrian connections, and public viewpoints applies only when the development described above will increase the use of the major public trail system or will contribute to the need for additional major public trail facilities, and application of the regulations is determined to be roughly proportional to the impacts of the proposed development. The square footage added to the site is calculated based on the total amount added, regardless of the amount demolished;
4. Timing of improvements. The applicant may choose one of the following options for making the improvements required by this subsection:
  - a. Option 1. Under Option 1, required improvements must be made as part of the development or alteration that triggers the required improvements;
  - b. Option 2. Under Option 2, the required improvements may be deferred if the following are met:
    - (1) The applicant must provide the BDS with a performance guarantee for the improvements. See 33.700.050, Performance guarantees; and
    - (2) The required improvements must be constructed or installed within 4 years of issuance of the Certificate of Occupancy or within the timeline approved through a South Waterfront Greenway Review. See Chapter 33.851.

#### **Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **33.510.253.E.4.g**

This exemption is added for the construction of public streets because land within the public rights-of-way are regulated by Title 17.

5. Landscaping monitoring and reporting. Monitoring required landscaping is the ongoing responsibility of the property owners. If landscaping is required by the subsection, the owner must submit a report to BDS documenting that the landscape standards of Subparagraph E.5.f., below, have been met on the site. The report must be submitted within 1 year of the installation date, or within the timeline approved through a South Waterfront Greenway Review. See Chapter 33.851.
- E. Development standards.** Generally, proposals are subject to design review. In most instances, applicants may choose between meeting development standards or going through South Waterfront greenway review. In some instances, South Waterfront greenway review is required.
1. Where these regulations apply. The regulations of this subsection apply in the South Waterfront Greenway Area as shown on Figure 510-2. The regulations apply to development and alterations to structures, sites, and rights-of-way.
  2. Design review. New development, and changes to the land or structures including excavations and fills, bridges, and docks are subject to design review, unless exempted by Paragraph E.4.
  3. South Waterfront greenway review. South Waterfront greenway review is required for the following:
    - a. New development or exterior alterations that do not meet the standards of Paragraph E.5 and are not exempted by Paragraph E.4;
    - b. New development, or changes to the land or structures, riverward of top of bank, including excavations and fills, bridges, and docks, unless exempted by Paragraph E.4.
  4. Exempt from design review and South Waterfront greenway review. The following are exempt from design review and South Waterfront greenway review;
    - a. Changes to the interior of a building where there are not exterior alterations;
    - b. Normal maintenance and repair;
    - c. Excavations and fills of less than 50 cubic yards;
    - d. Dredging, channel maintenance, and the removal of gravel from the river; and
    - e. Emergency procedures necessary for safety or the protection of property.
    - f. The placement of up to four single piles, or two multiple-pile dolphins for each 100 feet of shoreline for an existing river-dependent or river-related use.
    - g. Development of public streets identified in the adopted *South Waterfront District Street Plan, Criteria and Standards* are exempt from design review, but not greenway review.
  5. Development standards. The following development standards must be met unless the applicant chooses South Waterfront greenway review. Adjustments and modifications to these standards are prohibited.

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

- a. Non-landscaped area. Limiting the percentage of non-landscaped area allowed in the South Waterfront Greenway Area ensures that the area will be configured to accommodate a minimum percentage of living plant cover. Non-landscaped area includes all aboveground structures and paving materials, including permeable paving materials.
  - (1) Subareas 1 and 2. Up to 20 percent of the portion of the site in subareas 1 and 2 may be covered by non-landscaped area; however, paved surfaces that are required under the provisions of Paragraph E.5.e., Public viewpoints, are exempt from this limitation. Non-landscaped area may be no closer than 10 feet of the top of bank line as shown on Map 510-1721, South Waterfront 2002 Top of Bank Line;
  - (2) Subarea 3. Up to 20 percent of the portion of the site in subarea 3 may be covered by non-landscaped area. However, required trail and pedestrian connection improvements are exempt from this limitation.
- b. Buildings. Buildings are allowed within the South Waterfront Greenway Area if they meet E.5.b.(1) and (2) and either E.5.b.(3) or (4). Other buildings or portions of buildings are not allowed within the South Waterfront Greenway Area.
  - (1) The site meets the non-landscaped area requirements under E.5.a., above; and
  - (2) The building does not obstruct required pedestrian connections and trails; and
  - (3) The building is river-dependent or river related; or
  - (4) All of the floor area of the building is in Retail Sales And Service uses and the following are met:
    - The building has less than 1,000 square feet of floor area;
    - The building is entirely within subarea 3; and
    - The building is located landward of the South Waterfront trail.
- c. Fences and walls. Fences and walls are allowed in subarea 3 of the South Waterfront Greenway Area if they are no more than 3 feet in height and do not obstruct the required pedestrian connections and trails. Fences and walls are not allowed in subareas 1 and 2 of the South Waterfront Greenway Area.
- d. Major public tTrails and pedestrian connections.
  - (1) Purpose. Major pPublic trails provide public access to and along both sides of the Willamette River. Major pPublic trails are one of the tools used to comply with the public access requirements of the Comprehensive Plan and the Willamette Greenway Plan. Pedestrian connections ensure that there is adequate, safe, and direct pedestrian access from the adjacent development and from the district as a whole to the major public trails.

**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### 33.510.253.E.5.d.(2)

A change in terminology is being made from public recreational trail to major public trail.

There are a couple of reasons for this including:

- Trails are used for transportation purposes in addition to recreation.
- The greenway trail is identified in the recently adopted *2035 Comprehensive Plan* as a major public trail and zoning code terminology needs to be updated to reflect this new reference. This text change is also being made to other relevant code chapters and sections that use the term public recreational trail.

- (2) ~~Major public-recreational trails.~~ Major public-recreational trails must meet the following standards. When required by Subsection D., sites with a major public-recreational-trail symbol shown on the Official Zoning Maps must provide easements that would accommodate construction, maintenance, and public use of a major public trail that meets the following standards. See Figure 510-3.
- Location. The major public trail must be located in the South Waterfront Greenway Area shown on Figure 510-2. All portions of the major public trail must be at least 10 feet and no more than 75 feet from the top of bank line as shown on Map 510-1721, South Waterfront 2002 Top of Bank Line; however, any portion of the major public trail that is within 45 feet of the top of bank line as shown on Map 510-1721, South Waterfront 2002 Top of Bank Line, is subject to the maximum non-landscaped area limitations of Subparagraph E.5.a.;
  - Width. The major public trail must consist of two paths, each at least 12 feet in width;
  - Landscaped median. The two paths must be separated by a landscaped median at least 6 feet wide. Landscaping within this median must meet the requirements of Paragraph E.75.f. The landscaping may be interrupted by pedestrian public access connections between the two paths;
  - Use. The path closest to the river must be designated for pedestrians only. The path farthest from the river must be designated for bicycles and other non-motorized transportation modes;
  - Connectivity.
    - The major public trail or major public trail easement must connect to the existing major public trails or major public trail easements on adjacent sites; and
    - The major public trail or major public trail easement must connect to the required pedestrian circulation system on the site.
  - Additional standards. In addition to the standards of this subparagraph, the standards of Chapter 33.272, Major PublicRecreational Trails, must also be met.
- (3) ~~Pedestrian connections.~~ When a major public-recreational trail or major public trail easement is required, at least one pedestrian connection must be provided between the trail easement and any accessway that terminates on the site.

---

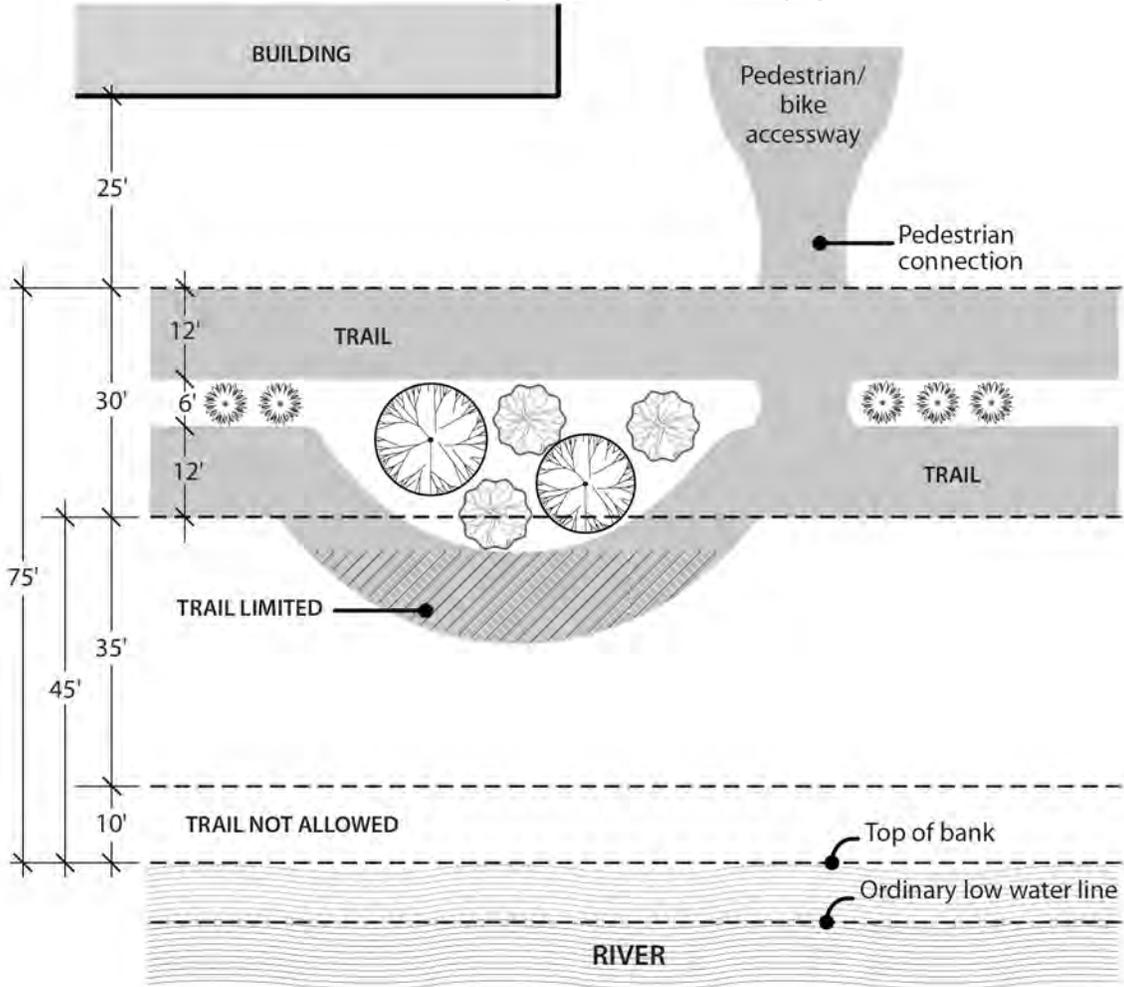
---

## Commentary

### **Figure 510-3 South Waterfront Greenway Trail**

This figure has been updated to more clearly illustrate the code provision.

**DELETE Figure 510-3**  
**South Waterfront Greenway Trail**  
**REPLACE with Figure 510-3 on the next page**

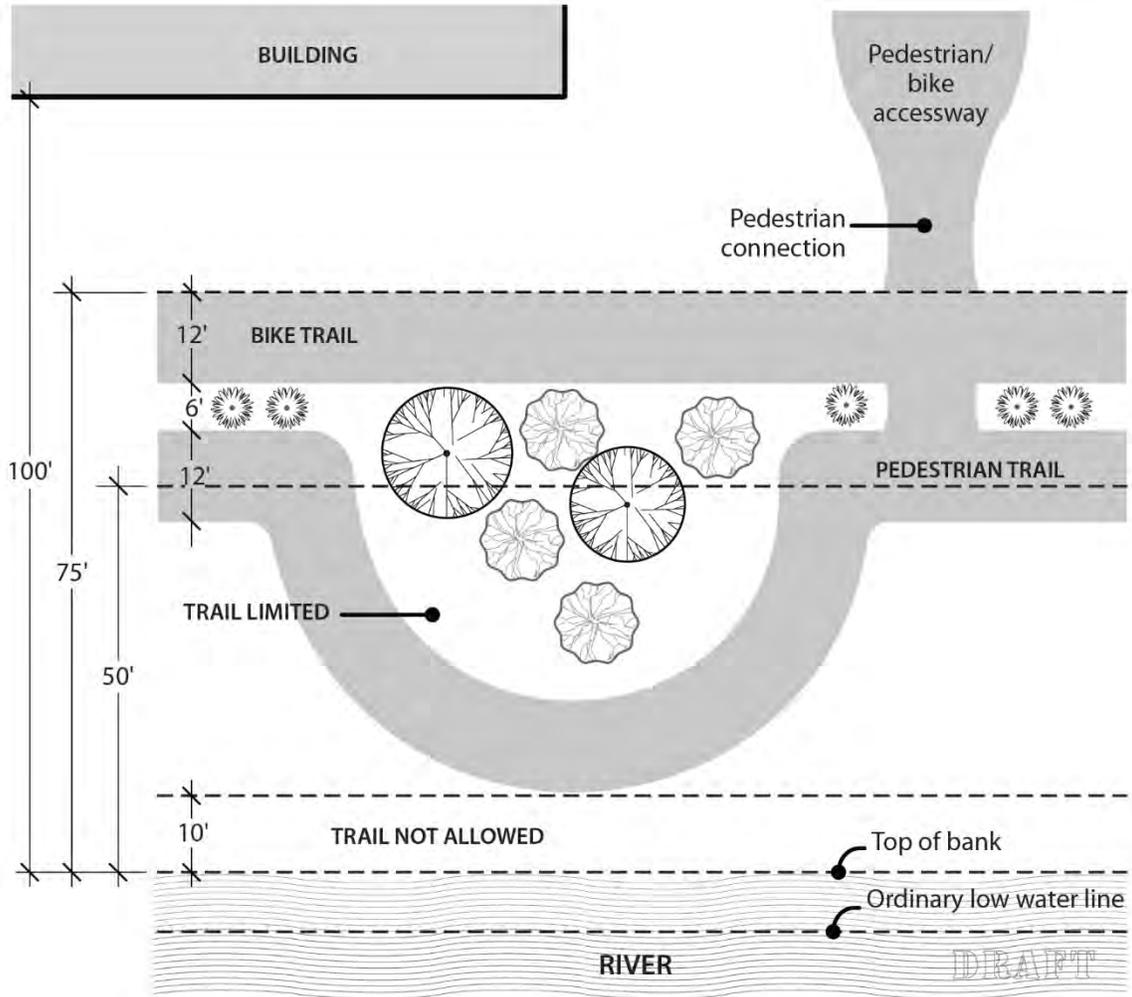


---

---

## **Commentary**

**Figure 510-3**  
**South Waterfront Greenway Trail**



---

---

## Commentary

### **33.510.253.E.5.e Public Viewpoints**

Through Central City 2035, a new Central City Scenic Resources Protection Plan (SRPP) was adopted that updated the inventory and decisions for viewpoints and views in South Waterfront. The SRPP reflects development completed after the initial adoption of the *South Waterfront Public Views and Visibility Assessment* was produced. The developed viewpoints and view corridors are now shown in the plan, as well as updated locations for future viewpoints and view corridors that reflect the current street and trail alignments.

The differentiating between minor and major viewpoints was removed because the developed viewpoints vary in size, but are generally smaller than the requirement for major viewpoints. To reflect existing development patterns for the viewpoints, the code was updated to state that all viewpoints must be at least 500 square feet in size. The requirement to provide a view corridor from an accessway or street to the viewpoint is maintained. The requirement that vegetation between the viewpoint and the river be no more than 3 feet at maturity was removed because the size of vegetation that would potentially obstruct a view varies depending on the location of the viewpoint, the distance from the river and the steepness of the river bank. The landscaping standards are flexible enough to allow plants to be located in ways that are protective of views to the Willamette River.

e. Public viewpoints.

(1) Purpose. Public viewpoints provide stopping places and clearings along the South Waterfront Greenway trail and the Willamette River where the public can view and enjoy the natural and scenic qualities of the Greenway and the river. Public viewpoints are one of the tools used to comply with the public access requirements of the Comprehensive Plan and the Willamette Greenway Plan.

(2) Viewpoint requirements. A public viewpoint must be provided on sites designated in the Central City Scenic Resources Protection Plan, with a viewpoint symbol on Map 510-15. There are two types of viewpoints within the district:

- ~~Minor viewpoint. Minor viewpoints are locations along the South Waterfront Greenway trail where views of the Willamette River are provided through the use of special landscaping standards. The standards discourage plantings that will grow to block views of the river. Sites with a minor viewpoint designation shown on Map 510-15 must meet the following standards:~~
  - ~~— A view corridor at least 20 feet wide must be provided and maintained between the trail and the river. See Figure 510-4;~~
  - ~~— If an accessway or street that is mapped as a special building height corridor on Map 510-15 terminates on the site, the view corridor must continue the projected centerline of the accessway or street;~~
  - ~~— Within the view corridor, landscaping must be no higher than 3 feet in height at maturity. The site must continue to meet the landscaping requirements of Paragraph E.5.f., below.~~
- ~~Major viewpoint. Major viewpoints are locations along the South Waterfront Greenway trail where additional space is provided to allow people to safely stop and view the Willamette River and the Greenway. Where required by Subsection D.3, sites with a major viewpoint designation must provide a viewpoint area that meets the following standards:~~
  - ~~– The viewpoint area must be at least 1,600500 square feet in area;~~
  - ~~– The viewpoint area must abut the Greenway trail or a pedestrian public access connection must be provided from the Greenway trail to the viewpoint area;~~
  - ~~– The viewpoint area and any pedestrian public access connection to the viewpoint area from the Greenway trail must comply with the Use of Trail, Hours of Use, Trespass, and Trail Maintenance and Liability sections of Chapter 33.272, Major Public-Recreational Trails;~~
  - ~~– Materials, benches, and lighting used in the viewpoint area must meet the requirements of the Portland Bureau of Parks and Recreation; and~~
  - ~~— A view corridor must be provided that meets the standards of the second bullet under E.5.e(2), above.~~

**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### 33.510.253.E.5.f.(2)

The South Waterfront Greenway Plant List included in 33.510.253 tables 510-2 through 510-4 are being removed from the zoning code and moved into the *Portland Plant List* (PPL) as an intact area-specific plant list. There already is an area-specific plant list for the Airport Subdistrict in the PPL. The South Waterfront Greenway Plant List would become the second such list.

The primary reason for this is that the PPL is periodically updated through an administrative not legislative process; which is easier to accomplish. The South Waterfront Greenway Plant List is the only specific plant list in the zoning code. Elsewhere in the city, the PPL is used when landscaping/planting is required.

An update to the PPL via an administrative rulemaking process was completed in June 2016. The BPS Director approved and signed the final decision on the update after public input was received and considered. The following language was included in the directive signed by the BPS Director:

"Addition of the South Waterfront Greenway Native Plant List and Nuisance Plant List to the PPL Area-Specific Plant Lists upon City Council's deletion of the South Waterfront plant lists from Title 33, Portland Zoning Code (see 33.510.253, Greenway Overlay Zone in South Waterfront Subdistrict, Subsection E.5.f, Landscaping), and associated direction."

As a result of approval by the BPS Director, the South Waterfront plant lists will move to the PPL, provided the proposed code amendments in 33.510.253 are adopted by the City Council as part of the *CC2035 Plan*.

### Figure 510-4 Public Viewpoint and View Corridor

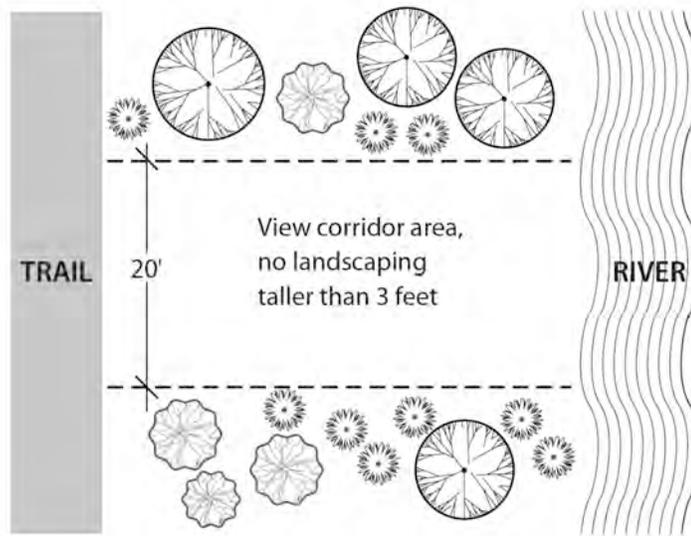
This figure has been updated to illustrate more clearly how the regulations are implemented.

- If an accessway or street that is mapped as a special building height corridor on map 510-15 terminates on the site, the view corridor must continue the projected centerline of the accessway or street as shown in Figure 510-4.

f. Landscaping.

- (1) Coverage. Eighty (80) percent of the area that is not covered by buildings, trails, or other allowed non-landscaped area must be covered by shrubs or ground cover, and all trees required by this paragraph must be installed in the ground and healthy;
- (2) Existing landscaping. Existing plants may be used to meet the standards of this paragraph, if protected and maintained during construction as specified in Section 33.248.065. However, ~~the following plants must be removed: Pplants identified in the South Waterfront Greenway Nuisance Plants List of the Portland Plant List listed as a nuisance or prohibited on the Portland Plant List; must be removed. Plants listed in Table 510-4, South Waterfront Greenway Nuisance Plants.~~

**DELETE-Figure 510-4**  
**Public Viewpoint and View Corridors**  
**REPLACE with Figure 510-4 on the next page**

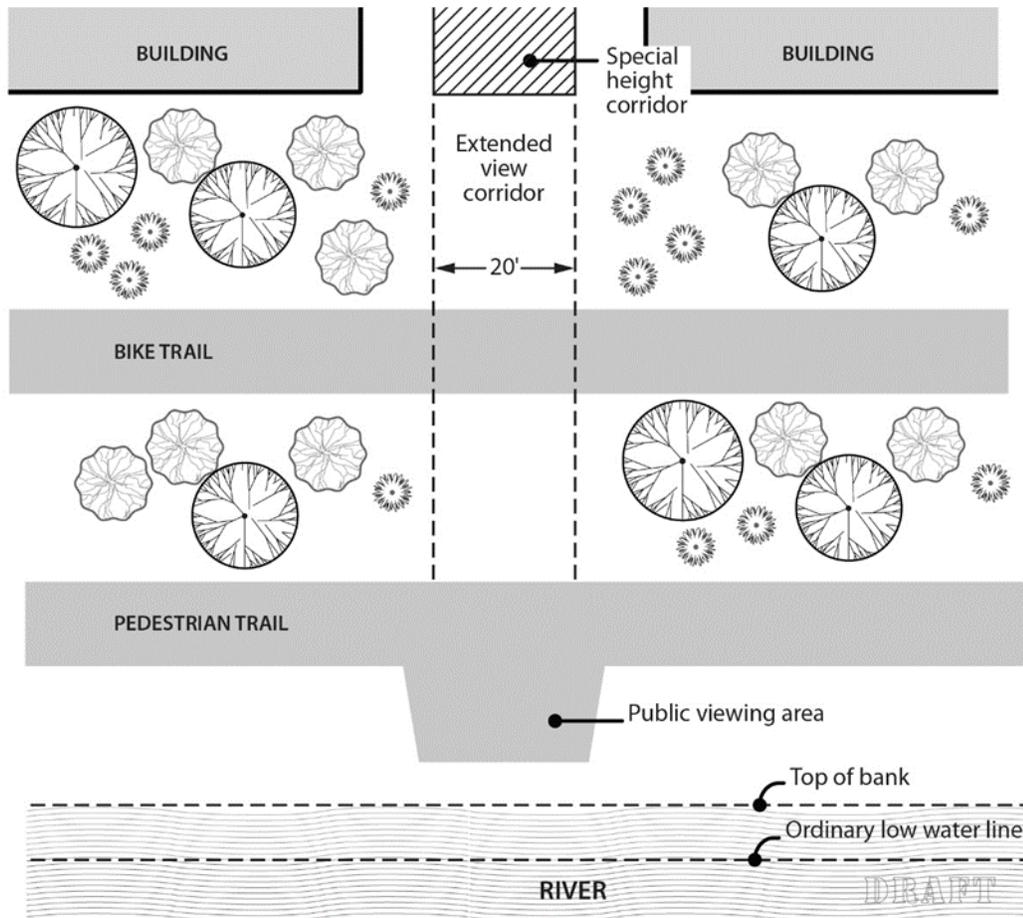


---

---

## **Commentary**

**Figure 510-4**  
**Public Viewpoint and View Corridor**



- (3) Required landscaping in subarea 1. In subarea 1, the area beginning 3 feet above the ordinary low water line must meet the following requirements:
- Shrubs. At least 80 percent of the required landscaped area must be planted in shrubs;
  - Trees. Trees are not required, but are allowed;
  - Ground cover. All of the required landscaped area that is not planted with shrubs or trees must be fully covered with ground cover plants;
  - Plant list. Only plants listed in the South Waterfront Greenway Subarea 1 Plant list of the Portland Plant List Table 510-2, Subarea 1 Plant List, the South Waterfront Greenway Subarea 1 Plant List of the Portland Plant List, may be planted; and
  - Installation of landscaping. All planting must be of a sufficient size and number to meet the coverage standards within five years. Restoration size plant material, including bare-root, is allowed and recommended. Planting is not required to meet the size and spacing requirements of 33.248.030, Plant Materials. Planting is not allowed during the summer.

**Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

- (4) Required landscaping in subarea 2. In subarea 2 the required landscaping is:
- Shrubs. At least 80 percent of the landscaped area must be planted in shrubs;
  - Trees. At least one tree must be planted for every 400 square feet of landscaped area. Trees may be clustered;
  - Ground cover. All of the landscaped area that is not planted with shrubs or trees must be fully covered with ground cover plants;
  - Plant list. Only plants listed in the South Waterfront Greenway Subarea 2 and 3 Plant List of the Portland Plant List Table 510-3, Subarea 2 and 3 Plant List, may be planted. At least eight different species must be planted; and
  - Installation of landscaping. All planting must be of a sufficient size and number to meet the coverage standards within 5 years.
  - Planting is not required to meet the size and spacing requirements of 33.248.030, Plant Materials.
- (5) Required landscaping in subarea 3. In subarea 3, the required landscaping is:
- Shrubs. At least 60 percent of the landscaped area must be planted in shrubs. At least 50 percent of the shrubs used to meet this requirement must be listed in the South Waterfront Greenway Subarea 2 and 3 Plant List of the Portland Plant List; on Table 510-3, Subarea 2 and 3 Plant List;
  - Trees. At least 1 tree must be planted for every 1,000 square feet of landscaped area. At least 50 percent of the trees used to meet this requirement must be listed in the South Waterfront Greenway Subarea 2 and 3 Plant List of the Portland Plant List; on Table 510-3, Subarea 2 and 3 Plant List;
  - Ground cover. All of the landscaped area that is not planted with shrubs or trees must be fully covered with ground cover plants. At least 50 percent of the ground cover plants must be listed in the South Waterfront Greenway Subarea 2 and 3 Plant List of the Portland Plant List; on Table 510-2, Subarea 2 and 3 Plant List;
  - Plant list. Except as allowed by (1), (2) and (3), only plants listed ~~on Table 510-3, Subarea 2 and 3 Plant List~~, listed in the South Waterfront Greenway Subarea 2 and 3 Plant List of the Portland Plant List; may be planted. The following plants are prohibited:
    - Plants ~~listed as a nuisance or prohibited on~~ included on the Nuisance Plants List or Required Eradication List of the Portland Plant List;
    - Plants included in the South Waterfront Greenway Nuisance Plants List of the Portland Plant List, ~~listed in Table 510-4, South Waterfront Greenway Nuisance Plants~~.
  - Installation of landscaping. All planting must be of a sufficient size and number to meet the coverage standards within five years. Planting is not required to meet the size and spacing requirements of 33.248.030, Plant Materials.

#### Chapter 33.510, Central City Plan District

---

---

## Commentary

### 33.510.253.E.5.h. Exterior Lighting

The standards are intended to minimize the adverse health, safety, and livability impacts of exterior lighting on humans, fish and wildlife, including glare, light spill, and encroachment into habitat areas. The standards and exemptions are also intended to continue providing for public safety in public parks and along trails and rights of way, and to support river dependent uses. These standards are also revised for the Central City area that is within the River General (g\*) overlay zone boundary as found in chapter 33.475.

This section includes general standards for directionality and shielding of exterior light fixtures that apply throughout the overlay zone. These standards will support policies calling for energy efficiency, reducing light pollution and glare, and reducing light-related hazards to birds. This section also includes standards for exterior lighting on land proximate to the Willamette River. These standards restrict the location, spacing, brightness and spectral character of lighting to reduce impacts on birds, pollinators, and other wildlife and their habitat.

- g. Other development. Other development is allowed within the South Waterfront Greenway Area if it meets Subparagraphs g.(1) and (2) and either g.(3) or (4).
- (1) The site meets the non-landscaped area requirements under E.2., above;
  - (2) The development does not obstruct required pedestrian connections and trails; and
  - (3) The development is located in subarea 3; or
  - (4) The development is river-dependent or river-related.

h. Exterior lighting.

(1) Purpose. The standards for exterior lighting are intended to:

- Avoid or minimize light glare and light spill from artificial lighting and associated negative impacts on fish and wildlife and their habitats;
- Reduce light pollution and glare impacts on residential developments;
- Maintain public safety and security along the major public trail, pedestrian connections to the major public trail, in parks, along public streets, and on piers and gangways; and
- Provide flexibility for river dependent operations associated with docks.

(2) General standards. The following standards apply to all exterior lights located within the River General overlay zone.

- Exterior lights must not project light upward or to the side of the fixture; and
- The top and sides of all exterior light fixtures must be shielded with 100 percent opaque materials.

(3) Additional standards for areas near the Willamette River. The following standards apply to all permanent exterior lights located within and riverward of the greenway setback, and all permanent exterior lights located within 25 feet landward of the greenway setback. Exterior lights within public streets are exempt from this Subsubparagraph.

- Exterior lights are allowed only if the lights are for the following use or development:
  - Park and Open Area uses;
  - The major public trail or pedestrian connections to the major public trail;
  - Public viewing areas; or
  - River-dependent or river-related development.

---

---

## **Commentary**

Subarea Plant List tables have been moved to the Portland Plant List.

- Structures that support exterior light fixtures must be setback at least 5 feet from the top of bank of the Willamette River except for docks and gangways, and must be setback at least 30 feet from any other stream, drainageway, wetland or water body;
- Structures that support exterior light fixtures must be spaced at least 25 feet apart;
- Lamps must fall below 3000K or within an S/P ratio range of 1- 1.2; and
- Exterior lights must not project directly into the Willamette River.

F. **Greenway goal exception.** Approval of an exception to Statewide Planning Goal 15, Willamette Greenway, is required to locate development or a right-of-way that is not river-dependent or river-related within 25 feet of the top of bank. A greenway goal exception is not required to add revetments to a riverbank. The approval criteria are in Section 33.440.360, Greenway Goal Exception.

Table 510-2 Subarea 1 Plant List		
Scientific Name	Common Name	Planting Notes
<b>Trees</b>		
Populus balsamifera var. trichocarpa	Black Cottonwood	Avoid use where falling limbs could be a safety or maintenance concern.
Fraxinus latifolia	Oregon Ash	Avoid use where falling limbs could be a safety or maintenance concern.
<b>Shrubs</b>		
Spirea douglasii	Western Spirea	
Cornus sericea spp Sericea	Red-osier Dogwood	
Rosa pisocarpa		
Salix fluviatilis	Columbia River Willow	
Salix lasiandra	Pacific Willow	
Salix sitchensis	Sitka Willow	
<b>Ground Cover</b>		
Carex obnupta	Slough Sedge	
Juncus ensifolius	Dagger leaf Rush	
Scirpus microcarpus	Small fruited Bullrush	

---

---

## **Commentary**

Subarea Plant List tables have been moved to the Portland Plant List.

**Table 510-3  
Subarea 2 and 3 Plant List**

Scientific Name	Common Name	Planting Notes
<b>Trees</b>		
<i>Abies grandis</i>	Grand Fir	Avoid use where security concerns related to thick coverage are an issue.
<i>Acer macrophyllum</i>	Big-Leaf Maple	
<i>Alnus rubra</i>	Red Alder	
<i>Arbutus menziesii</i>	Pacific Madrone	
<i>Crataegus douglasii</i>	Black Hawthorn	
<i>Crataegus suksdorfii</i>	Black Hawthorn (upland)	Note limited availability.
<i>Fraxinus latifolia</i>	Oregon Ash	Avoid use where falling limbs could be a safety or maintenance concern.
<i>Malus fusca</i>	Western Crabapple	
<i>Pinus ponderosa</i>	Ponderosa Pine	
<i>Populus balsamifera</i> var. <i>trichocarpa</i>	Black Cottonwood	Avoid use where falling limbs could be a safety or maintenance concern.
<i>Prunus emarginata</i>	Bitter Cherry	
<i>Pseudotsuga menziesii</i>	Douglas Fir	
<i>Quercus garryana</i>	Garry Oak	
<i>Rhamnus purshiana</i>	Cascara	
<i>Salix lucida</i> ssp. <i>lasiandra</i>	Pacific Willow	
<i>Salix rigida</i> var. <i>macrocarpa</i>	Rigid Willow	
<i>Salix scouleriana</i>	Scouler Willow	
<i>Thuja plicata</i>	Western Red Cedar	Avoid use of large size plant material in hot, exposed location.
<i>Tsuga heterophylla</i>	Western Hemlock	
<i>Umbellularia californica</i>	California Laurel	Use primarily in subarea 3.
Scientific Name	Common Name	Planting Notes
<b>Shrubs</b>		
<i>Acer circinatum</i>	Vine Maple	
<i>Amelanchier alnifolia</i>	Western Serviceberry	
<i>Berberis aquifolium</i>	Tall Oregongrape	
<i>Berberis nervosa</i>	Dull Oregongrape	
<i>Ceanothus sanguineus</i>	Oregon Tea tree	
<i>Cornus sericea</i> spp. <i>Sericea</i>	Red-osier Dogwood	
<i>Gaultheria shallon</i>	Salal	
<i>Holodiscus discolor</i>	Ocean Spray	
<i>Mahonia aquifolium</i>	Tall Oregon Grape	
<i>Malus fusca</i>	Western Crabapple	
<i>Oemleria cerasiformis</i>	Indian Plum	
<i>Philadelphus lewisii</i>	Mockorange	
<i>Physocarpus capitatus</i>	Pacific Ninebark	
<i>Polystichum munitum</i>	Sword Fern	
<i>Prunus virginiana</i>	Common Chokecherry	
<i>Rhamnus purshiana</i>	Cascara Sagrada	
<i>Ribes</i>	Pioneer Gooseberry	Note limited availability.

---

---

## **Commentary**

Subarea Plant List tables have been moved to the Portland Plant List.

**Table 510-3  
Subarea 2 and 3 Plant List**

Ribes sanguineum	Red-flowering Currant	
Rosa gymnocarpa	Baldhip Rose	
Rosa pisocarpa	Swamp Rose	
Rubus parviflorus	Thimbleberry	
Rubus spectabilis	Salmonberry	
Salix fluviatilis	Columbia River Willow	Suitable for bioengineering.
Salix sessilifolia	Soft-leaved Willow	Suitable for bioengineering.
Salix sitchensis	Sitka Willow	Suitable for bioengineering.
Salix lucida ssp. Lasiandra	Pacific Willow	Suitable for bioengineering.
Salix rigia var. macrogemma	Rigid Willow	Suitable for bioengineering.
Salix scouleriana	Scouler Willow	
Sambucus mexicana	Blue Elderberry	
Sambucus racemosa	Red Elderberry	
Spiraea douglasii	Douglas Spirea	
Symphoricarpos albus	Common Snowberry	
Symphoricarpos mollis	Creeping Snowberry	
Viburnum edule	Squashberry	Note limited availability.
<b>Ground Cover</b>		
Achillea millefolium	Yarrow	
Aquilegia formosa	Red Columbine	
Arctostaphylos uva-ursi	Kinnikinnick	
Aruncus sylvestris	Goatsbeard	
Aster chilensis ssp. Hallii	Common California Aster	
Aster subspicatus	Douglas's Aster	
Athyrium filix-femina	Lady Fern	
Bromus carinatus	California Brome grass	
Bromus sitchensis	Alaska Brome	
Calytonia perfoliata	Miner's Lettuce	
Carex obnupta	Slough Sedge	
<b>Ground Cover</b>		
Collinsia grandiflora	Large-flowered Blue-eyed Mary	
Collomia grandiflora	Large-flowered Collomia	
Elymus glaucus	Blue Wildrye	
Epilobium angustifolium	Fireweed	
Eriophyllum lanatum	Woolly Sunflower	
Eschscholzia californica	California Poppy	Be careful of seed source.
Festuca rubra commutata	Red Fescue	
Fragaria vesca	Wood Strawberry	
Fragaria vesca var. bracteata	Wood Strawberry	
Fragaria virginiana var platypetala	Broadpetal Strawberry	
Gilia capitata	Bluefield Gilia	
Heracleum lanatum	Cow parsnip	
Iris tenax	Oregon Iris	
Juncus ensifolius	Dagger-leaf Rush	
Lotus purshiana	Spanish Clover	

---

---

## **Commentary**

Subarea Plant List tables have been moved to the Portland Plant List.

**Table 510-3  
Subarea 2 and 3 Plant List**

Lupinus latifolia	Broadleaf Lupine	
Lupinus polyphyllus	Bigleaf Lupine	
Lupinus rivularis	Stream Lupine	
Madia sativa	Chile Tarweed	
Mimulus guttatus	Yellow Monkeyflower	
Penstemon ovatus	Broad-leaved Penstemon	
Polystichum munitum	Sword fern	
Potentilla glandulosa	Sticky Cinquefoil	
Prunella vulgaris var. lanceolata	Heal-all	
Pteridium aquilinum	Bracken	
Ranunculus occidentalis	Western Buttercup	
Sidalcea campestris	Meadow Sidalcea	
Solidgo canadensis	Canada Goldenrod	
Tellima grandiflora	Fringecup	
Tolmiea menziesii	Pig-a-back	
Vancouveria hexandra	White Inside-Out Flower	

---

---

## **Commentary**

Subarea Plant List tables have been moved to the Portland Plant List.

**Table 510-4  
South Waterfront Greenway Nuisance Plants**

Scientific Name	Common Name
<i>Agropyron repens</i>	Quack-grass
<i>Agrostis capillaris</i> [A. tenuis]	Colonial bentgrass
<i>Agrostis stolonifera</i> [A. alba]	Creeping bentgrass
<i>Anthoxanthum odoratum</i>	Sweet vernalgrass
<i>Arctium minus</i>	Common burdock
<i>Arrhenatherum elatius</i>	Tall oatgrass
<i>Borago officinalis</i>	Borage
<i>Bromus</i> sps.	Annual brome-grasses
<i>Buddleia alternifolia</i>	Fountain butterfly bush
<i>Buddleia davidii</i>	Butterfly bush
<i>Centaurea cyanus</i>	Bachelor buttons
<i>Centaurea diffusa</i>	Diffuse Knapweed
<i>Centaurea maculosa</i>	Spotted Knapweed
<i>Centaurea pratensis</i>	Meadow knapweed
<i>Chrysanthemum leucanthemum</i>	Ox-eye daisy
<i>Chicorium intybus</i>	Chicory
<i>Chondrilla juncea</i>	Rush Skeletonweed
<i>Cyperus eragrostis</i>	Flatsedge
<i>Dactylis glomerata</i>	Orchard grass
<i>Daphne laureola</i>	Daphne
<i>Digitalis purpurea</i>	Foxglove
<i>Dipsacus sylvestris</i>	Common teasel
<i>Euphorbia esula</i>	Leafy spurge
<i>Euphorbia lathyris</i>	Mole plant
<i>Festuca arundinacea</i>	Tall fescue
<i>Foeniculum vulgare</i>	Fennel
<i>Holcus lanatus</i>	Velvet grass
<i>Hydrilla verticillata</i>	Hydrilla
<i>Hypocharis radicata</i>	Spotted cat's ear
<i>Juncus effusus</i> v. <i>effusus</i>	European Soft-Rush
<i>Lactuca muralis</i>	Wall lettuce
<i>Lactuca seriola</i>	Prickly lettuce
<i>Ligustrum</i> spp.	Privet
<i>Lolium multiflorum</i>	Annual ryegrass
<i>Lolium perenne</i>	Perennial ryegrass
<i>Lotus corniculatus</i>	Bird's-foot trefoil
<i>Matricaria matricarioides</i>	Pineappleweed
<i>Melissa officinalis</i>	lemon balm
<i>Melilotus alba</i>	Sweetclover
<i>Parentucellia viscosa</i>	Parentucellia
<i>Phalaris aquatic</i>	Harding grass
<i>Phlem praetensis</i>	Timothy
<i>Poa praetensis</i>	Kentucky bluegrass
<i>Polygonum cuspidatum</i>	Japanese knotweed
<i>Polygonum polystachum</i>	Himalayan knotweed

---

---

## **Commentary**

Subarea Plant List tables have been moved to the Portland Plant List.

**Table 510-4  
South Waterfront Greenway Nuisance Plants**

<i>Populus alba</i>	White poplar
<i>Prunus avium</i>	sweet cherry
<i>Prunus lusitanica</i>	Portugal laurel
<i>Prunus mahaleb</i>	Mahaleb cherry [rootstock]
<i>Ranunculus ficaria</i>	
<i>Ranunculus repens</i>	Creeping buttercup
<i>Robinia pseudoacacia</i>	black locust
<i>Rosa eglanteria</i>	sweet briar
<i>Rosa multiflora</i>	Multiflora rose
<i>Rumex acetosella</i>	Red sorrel
<i>Rumex crispus</i>	Curly dock
<i>Secale cereale</i>	Cultivated rye
<i>Silene alba</i>	White campion
<i>Sisyrinchium officinale</i>	Hedge Mustard
<i>Sonchus arvensis ssp. Arvensis</i>	Perennial sowthistle
<i>Sorbus aucuparia</i>	European mountain ash
<i>Taeniatherum caput-medusa</i>	Medusahead
<i>Tanacetum vulgare</i>	
<i>Ulmus pumila</i>	Siberian elm
<i>Verbena bonariensis</i>	Tall verbena
<i>Verbascum Thapsus</i>	Mullein
<i>Vicia villosa</i>	Hairy vetch

---

---

## Commentary

### 33.510.255 Central City Master Plan

The Central City Master Plan (CCMP) review will be required for key, large redevelopment sites in the Central City. The sites are described below and are shown on Map 510-19. The review may also be used on a voluntary basis for sites larger than 160,000 square feet in area. The purpose of the review is to create a development framework for large sites that identifies:

- future building massing, building location, as well as maximum height and floor area envelopes for each building site,
- where different uses will be located on the site,
- how the infrastructure capacity will be met,
- location of open space(s) and public and private streets and accessways through the site and how they will connect the development to the larger surrounding urban form.

Through this review, larger site-wide urban design issues will be addressed, allowing the subsequent design review of individual buildings to focus on specific issues related to materials and façade treatment, rather than height, massing, or ground floor activation. Thus, following the approval of a CCMP, it should be possible to review future development more expeditiously, if the development is consistent with the established conditions of the master plan.

#### Required Review

The following sites have been identified as large potential redevelopment sites to be required to go through a Central City Master Plan review. The sites are also shown on Map 510-19. The provision exempts kindergarten through 12<sup>th</sup> grade public and private school facilities from the master plan requirement.

1. **Lincoln High School:** This area contains Lincoln High School as well as blocks located south of the high school extending to SW Jefferson Street. The area suffers from a lack of public open space and poor access for all transportation modes. However, the western edge of the area has access to light rail service.
2. **US Postal Service Main Branch:** This 14-acre site is located at the end of the Broadway Bridge and northern terminus of the North Park Blocks. A recently adopted framework plan for the site explored extending the park blocks into the site as well as extending some of the adjacent public right-of-way through the site.
3. **Portland Public Schools' Headquarters (AKA Blanchard Site):** This is an approximately 12-acre site in the Lloyd subdistrict. The site is adjacent to industrially zoned lands in Lower Albina and has access to Portland Streetcar and bicycle infrastructure on NE Broadway.
4. **Clinton Station Area:** This approximately 10-acre area contains a light rail station and is owned primarily by two property owners. The site is surrounded by a combination of low density residential and industrial uses.
5. **OMSI Station Area:** This area is approximately 30 acres in size and contains properties held by OMSI, Portland Community College, and Portland Opera. Several lots are adjacent to light rail and streetcar stations, while others face the Willamette River.
6. **RiverPlace Area:** The site's 8-acre size, proximity to the riverfront, visibility from the Marquam and Hawthorne Bridges, and current lack of open space and connections to public streets and access ways make it an important site to be reviewed thorough a master plan process. This process will protect public views and allow for more rigorous review of the development's public realm, connectivity and urban form.

### **33.510.255. Central City Master Plan.**

**A. Purpose.** A Central City Master Plan establishes a clear development strategy for significant redevelopment sites in the Central City. Central City Master Plan review is intended to ensure that development on the site will positively contribute to the existing and desired surrounding urban form. The review will result in an urban design framework and layout for the site as a whole, allowing subsequent reviews for individual buildings and other development to focus on materials and façade treatment. A Central City Master Plan is intended to result in the following urban design outcomes:

- A development site that has a strong orientation towards transit and multimodal transportation alternatives.
- A safe and vibrant public realm, supported by active ground floor uses, open space areas and an internal circulation system that provides access to adjacent public rights-of-way and multimodal transportation options;
- A development site that has adequate urban services such as water, stormwater, sewers, and fire-hydrants, and
- Building bulk, height, orientation, and programming that protects public views and preserves light and air within the public realm, and is oriented to active and passive public gathering spaces, including public open spaces, transit stations, and the Willamette River.

### **B. When a Central City Master Plan review is required.**

1. Central City Master Plan review is required for the following types of development in the areas shown on Map 510-19:
  - a. New development; and
  - b. Alterations to existing development that increase the floor area or exterior improvement on a site by more than 20,000 square feet.
2. Exemption. The following are exempt from Central City Master Plan review:
  - a. Development associated with a School use; and
  - b. Development on a lot that is 40,000 square feet or less in total area. This exemption does not apply if the lot is part of a site that is more than 40,000 square feet in total area.

---

---

## Commentary

### **C. Voluntary Central City master plan**

The minimum size for a master plan site is to be no less than 160,000 square feet, which is equal to four average Central City blocks. This threshold was established to ensure that the flexibility provided by these provisions is restricted to large sites capable of containing multiple buildings as well as open area amenities, such as plazas, pocket parks, or other features.

### **D. Flexibility Allowed**

CCMP's also provide applicants with flexibility in how FAR is transferred on site and how heights above the base heights on Map 510-3 can be achieved. Generally, the revisions to the FAR and height bonus and transfer provisions will require that prior to being able to transfer floor area from one site to another, applicants must first earn 3 to 1 FAR using inclusionary housing bonus provisions, or by transferring FAR from sites with historic resources (sites along the riverfront have an open space transfer option they may also use).

Further, the ability to develop buildings taller than the base heights shown on Map 510-3 up to the maximum bonus heights shown on Map 510-4 is contingent upon a development proposal earning at least 1 to 1 FAR through one of these bonus or transfer options.

However, as part of a CCMP, an applicant may transfer FAR from one site to another site within the master plan boundary without first earning bonus FAR from the affordable housing or historic transfer provisions. Applicants may also exceed the base heights on Map 510-3 up to the maximum bonus height shown on Map 510-4 without first using these provisions.

Lastly, within a portion of the EX zoned parcels in the OMSI station area, residential uses are allowed as a conditional use, if the development complies with the applicable approval criteria of the CCMP.

**C. Voluntary Central City Master Plan.** An applicant may voluntarily submit for a Central City Master Plan review. The minimum size threshold for a voluntary Central City Master Plan review is 160,000 square feet of lot area. There can be more than one lot and more than one site within the boundaries of a voluntary Central City Master Plan.

**D. Flexibility allowed.** An approved Central City Master Plan review allows additional flexibility in the following situations:

1. Floor area may be transferred among sites within the master plan boundary without having to meet the prioritization in 33.510.205.B;
2. The minimum floor area ratio standard in 33.510.200.C.2 may be met for the master plan area as a whole rather than on a site-by-site basis;
3. The bonus height limits shown on Map 510-4 may be achieved without having to provide the bonuses or transfers required by 33.510.210.D.3; and
4. Residential uses may be allowed on the sites shown on Map 510-6 as allowing residential uses through a Central City Master Plan.

---

---

## Commentary

### E. Review Procedure

CCMPs will be reviewed by the Portland Design Commission as a Type III design review and decisions are appealable to the Portland City Council.

### F. Design Advice Request (DAR)

The DAR requires early coordination with City staff and a briefing with the Design Commission. It provides an early opportunity to share prior, independent planning efforts. It is also intended to help expedite the master plan process by involving all regulatory bureaus and Design Commission early in the process prior to the submittal of the land use review. This will help inform how the applicant will meet the components and approval criteria of the master plan.

### G. Components

Before a CCMP can be deemed complete by Design Review staff the following elements must be included with the application for a CCMP:

- **Boundaries.** A diagram/site plan identifying the boundaries of the master plan site. In addition, it is suggested that lots within the site in different ownership be identified. At a minimum, a master plan area consists of all lots in the same ownership that are adjacent to one another, including lots that would abut if not separated by a right-of-way that are in the identified area on Map 510-19. A master plan area may also include lots in separate ownership.
- **Urban Design and Development Framework.** The framework consists of various elements that will provide the reviewing commission and staff with a clear visual understanding of the general urban form that will result, following implementation of the master plan. This framework will allow reviewers to know:
  - The location of buildings and the ultimate height and floor area envisioned for each building location (regardless of whether the entire height and floor area is utilized).
  - Where open areas will be located and integrated into the site.
  - How access onto and through the site is provided and how this internal circulation relates to adjacent rights of way and circulation patterns developed on other large sites perhaps adjacent to the site.
  - How infrastructure will be provided to meet service needs on the site. This includes services such as transportation, water, stormwater, sanitary sewer, fire and police.
  - Massing diagrams, sections, sectional elevations, and perspectives necessary to provide adequate visuals of the built environment following successful implementation of the master plan.

- E. Review procedure.** A Central City Master Plan is processed through a Type III procedure.
- F. Design advice request.** A design advice request is required prior to submitting an application for a Central City Master Plan review.
- G. Components.** A Central City Master Plan must include the following components:
- 1. Boundaries.** The boundaries of the master plan area must be shown on a site plan. For sites where a Central City Master Plan is required, the boundary must include all contiguous lots in common ownership within the area shown on Map 510-19. Contiguous includes lots across a shared right-of-way. Lots in separate ownership may be included, but are not required.
  - 2. Proposed urban design and development framework.** The following materials must be included to provide clear visual information about the proposal:
    - a. A site plan showing the following:**
      - (1) Location, size, and dimensions of all existing and proposed structures, and the location of all main entrances to existing and proposed buildings;**
      - (2) Location, size and dimensions of the building coverage of all proposed structures;**
      - (3) Description of existing and proposed land uses. The description must include information as to the general amount, type and location of all uses;**
      - (4) Existing and proposed internal pedestrian, bicycle, and vehicle circulation system, including where each part of the proposed system connects to public rights-of-way adjacent to the master plan boundary, and transit service lines and stations within or adjacent to the master plan boundary;**
      - (5) Existing and proposed location of public rights-of-way**
      - (6) Location of bicycle and vehicle parking; and**
      - (7) Location, size and shape of all open areas such as parks, plazas, landscaped and hardscaped areas and outdoor recreation amenities including those that are required in 33.510.255.K.**
    - b. A three-dimensional massing diagram that identifies the maximum existing and proposed building envelopes, with proposed building dimensions and height for each building, including building massing where a tower will be setback from the edge of a podium; and**
    - c. Sections, sectional elevations, and perspectives that illustrate the relationship of site redevelopment to the surrounding urban form in terms of building height and massing.**

---

---

## Commentary

- **Project Narrative.** A project narrative is required to describe and identify elements of the master plan that images alone may not be able to fully communicate. At a minimum, the narrative will include the following:
  - How the proposed master plan is consistent with the applicable design guidelines of the Central City Fundamental Design Guidelines and any applicable district specific design guidelines.
  - Information regarding the range and density of land uses envisioned for the site.
  - The proposed phasing for the complete implementation of the master plan.
  - If FAR is to be transferred within the site as part of the CCMP, the narrative must document sending sites and receiving sites and how much is being transferred.

3. Project narrative. A narrative that describes the project, identifies how the Central City Master Plan is consistent with the applicable design guidelines. Specific information about the proposed range and density of land uses and the proposed phasing of development must also be included. If the proposed Central City Master Plan involves the transfer of floor area, information about the location of the receiving and sending sites, the ownership of the sites, and amount of floor area to be transferred and retained at each site must be included.
4. Infrastructure capability. The adequacy of infrastructure must be addressed. The plan must identify and link the development of each phase of the project to the provision of services necessary to meet the infrastructure needs of the development associated with that phase.
5. Design advice. A copy of the design advice request summary.

---

---

## Commentary

### H. Approval Criteria

The review of a proposed *CCMP* will be based on how well a project addresses the approval criteria. In all situations, a proposed master plan must be found to be consistent with approval criteria addressing relevant goals and policies of the *Central City Plan* and the *Central City Fundamental Design Guidelines*.

If sites contain or are located adjacent to public parks or transit stations, the applicant must demonstrate how the proposed master plan will be oriented towards, provide access to, and create an urban form supportive of these amenities.

Internal open spaces that must be accessible, sized to meet the intended use and connect to the surrounding neighborhood. Public and private street plans must accommodate multi-modal opportunities to connect to the surrounding transportation system. The plan must also ensure adequate infrastructure capacity on site.

Projects must show how to share and consolidate resources such as parking, loading docks, trash and recycling facilities. This will support increased active uses in ground floor spaces and help activate the public realm.

Amendments to the transportation approval criteria reflect a citywide change placing further emphasis on evaluation factors, including availability of other modes, and clarification that the evaluation factors may be looked at on balance. This is similar to the approach developed in the 2035 Comprehensive Plan Early Implementation code amendments for 33.852.110, Transportation Impact Reviews.

In areas where housing is allowed only as a conditional use in the EX zone (currently portions of the *OMSI* station area), approval criteria apply that ensure that residential uses will not have an adverse impact on industrial uses and that residential uses and residents can be safely located within an area where industrial uses are allowed outright.

**H. Approval Criteria.** A Central City Master Plan review will be approved if the review body finds that the following approval criteria have been met. Criteria H.1 through H.11 apply to all Central City Master Plan reviews. Criteria H.12 through H.15 also apply to proposals within the area identified on Map 510-6 as requiring a Central City Master Plan review for residential uses.

1. The Central City Master Plan is consistent with applicable subdistrict goals and policies of the Central City 2035 Plan;
2. The master plan demonstrates how development will comply with the Central City Fundamental Design Guidelines, as well as any applicable design guidelines specific to the subdistrict the master plan site is located within;
3. Development on lots with river frontage incorporates elements that activate the riverfront, such as open areas, trails, accessways, and active land uses that encourage public use and enjoyment of the riverfront;
4. The proposed uses will not have significant adverse effects on industrial firms or result in conflicts with industrial activities located within the plan boundary or within 500 feet of the plan boundary;
5. The master plan demonstrates that development within the plan boundary will establish an overall building orientation through massing, the location of entrances, and the location of ground floor uses that result in an edge that embraces adjacent public park rather than creating an abrupt edge between the plan area and parks, and ensures that development within the plan boundary will not excessively shade the adjacent park;
6. The master plan demonstrates that easy and safe access will be provided to transit stations located within or immediately adjacent to the master plan boundary, and any buildings located immediately adjacent to a transit station include ground floor uses that create an active and safe pedestrian environment throughout the day, evening, and week;
7. Internal open areas are accessible within, and distributed throughout, the master plan area and have connections to the surrounding neighborhood and to any adjacent open space. Internal open areas enhance visual permeability through the site, especially on sites near the Willamette River. The size and location of each open area must be adequate to accommodate the intended use of the space.
8. The transportation system is capable of supporting the proposed uses in addition to the existing uses in the plan area. Evaluation factors include street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation, and safety. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;
9. The proposed street plan must provide multi-modal street connections to support the surrounding street grid pattern;

#### **Chapter 33.510, Central City Plan District**

---

---

## **Commentary**

10. The plan ensures that there will be adequate and timely infrastructure capacity for the proposed development; and
11. The master plan demonstrates that, to the extent practical and feasible, inactive uses such as, but not limited to, parking and access, loading, and trash and recycling are shared or consolidated, with the goal of activating the pedestrian environment.
12. The proposal will not have a significant adverse effect on truck and freight movement;
13. City-designated scenic resources are preserved;
14. Proposed residential uses are buffered from potential nuisance impacts from uses allowed by right in the zone; and
15. The master plan includes a design, landscape, and transportation plan that will limit conflicts between residential, employment, and industrial uses.

**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### I. Amendments

Amendments to an approved CCMP will be processed as a Type II or III procedure based on the list provided.

### J. Duration

If the development approved by the CCMP has not started within 10 years of the approval of the review body, the CCMP will expire. However, once development approved by the CCMP begins, the CCMP remains in effect unless otherwise amended by subsection I.

### K. Open Area Requirement

To ensure that a sufficient amount of open space is developed as part of large development sites, at least 20 percent of master plan areas are required to contain open areas. These areas must contain elements such as landscaping, plazas, parks, recreation amenities, or other features that provide relief from the built environment. At least 50 percent, or at a minimum 20,000 square feet is required to be in plaza or park space. There must be a park space that is large enough to fit a 50 by 50-foot square entirely within it. These areas would also provide opportunities for active and/or passive recreation.

A tree density standard provides projects with options to meet tree planting standards. Projects have the option of planting trees with smaller tree canopy at 1/1,000 square feet or medium to large trees at 1/2,000 square feet. This is to encourage the planting of trees with larger tree canopy as defined in the landscaping standards in 33.248.030.C.2.

**33.510.255.K.3.a**, Required open area development standards, is amended to require that the required open space area at RiverPlace must be located adjacent to the existing South Waterfront Park, an adjacent public park.

**I. Amendments to a Central City Master Plan.** Unless specifically addressed in the approved Central City Master Plan review, an amendment to an approved master plan is required for the following changes. The amendment request must meet the applicable approval criteria in 33.510.255.H.

1. The following amendments are processed through a Type III review:
  - a. Changes to the boundary of the master plan area;
  - b. Removing or changing the location of a proposed public right-of-way, or to the location of a private vehicular accessway that connect to a public right-of-way; or
  - c. Removing or changing the location of an open area as required by 33.510.255.K.
2. The following amendments are processed through a Type II review:
  - a. Changes to the location or number of buildings;
  - b. Change to the location of proposed the ground floor active uses; or
  - c. Increases or decreases of 15 percent or more to an approved massing envelop.

**J. Duration.** An approved Central City Master Plan remains in effect until development allowed by the plan has been completed, except that a Central City Master Plan expires 10 years from the date of the final decision if none of the development or activity allowed by the plan has commenced.

**K. Open area requirement.**

1. Purpose. The open area requirements promote a site design that provides access to light and air, opportunities for outdoor activities including active and passive recreation, public gathering spaces, and visual relief from the built environment. The standards are also intended to produce open areas at a scale compatible to what large sites would have if divided by the 200 foot street grid pattern common through the Central City.
2. Amount of required open area. A minimum of 20 percent of the master plan area must be devoted to open area. Open areas may include parks, outdoor recreation amenities, plazas, public fountains, or landscaped areas. Areas used for parking, loading, and driveways do not count toward the 20 percent minimum open area requirement.
3. Required open area development standards.
  - a. At least 20,000 square feet, or 50 percent, whichever is less, of the required open area must be designed as parks or plazas. At least one of the parks or plazas must have dimensions that allows a 50 foot by 50 foot square to fit entirely within it, and in Central City Master Plan Area 6, shown on Map 510-19, at least one park or plaza must be located directly adjacent to the OS zone. .
  - b. Bike and pedestrian accessways may not constitute more than 25 percent of the required open space.

---

---

## **Commentary**

- c. The open space must meet one of the following tree density standards. Tree canopy sizes are defined in 33.248.030.C.2:
  - (1) A minimum of one tree per 1,000 square feet of park or plaza area is required if all of the trees are small canopy trees; or
  - (2) A minimum of one tree per 2,000 square feet of park or plaza area is required if at least one medium or large canopy tree is provided.
- d. Parks and plazas must be sited so that shadows from buildings cover no more than 50 percent of the park or plaza at noon on March 21, June 21 and September 21, and not more than 75 percent of the adjacent open space at noon on December 21, and 3:00 pm on March 21, June 21, and September 21.

### **33.510.255 Central City Master Plans**

- ~~A. **Purpose.** The Central City master plan adds development potential and flexibility for projects in specified areas. The additional development potential and flexibility is possible because the plan is used to demonstrate that the policy objectives of the Central City Plan and the public service needs of the area are addressed. The Central City master plan is an option; it is not a requirement. A Central City master plan may also be created through a legislative process initiated by the City.~~
- ~~B. **Flexibility achieved.** An approved Central City master plan allows additional flexibility in any of the following situations:~~
  - ~~1. Allocates allowed floor area to individual development sites that will not remain in the same ownership;~~
  - ~~2. Defers the building of any required housing; or~~
  - ~~3. Allows the development of required housing at a location outside of the required residential development area.~~
- ~~C. **Central City master plan contents.** In addition to the general application requirements for land use reviews, Central City master plans must contain the information listed below, as relevant to the area and proposal.~~
  - ~~1. Floor area ratio. The plan must show the amount of allowable floor area which is to be assigned to each lot. Floor areas greater or less than shown on Map 510-2 may be assigned on a site-specific basis. The total combined floor area for all sites in the plan area must be within the maximum allowed for the plan area before any allocations. Floor area transfers outside of a master plan area is prohibited.~~
  - ~~2. Infrastructure capability. The adequacy of infrastructure must be addressed if there is a proposal to shift allowable floor area between separate development sites. The plan must identify and link the development of each phase of the project to the provision of services necessary to meet the infrastructure service needs of the development associated with that phase.~~
  - ~~3. Circulation.~~

## **Chapter 33.510, Central City Plan District**

---

---

## Commentary

- a.—The plan must identify a clear internal circulation system that joins the surrounding street system at logical points and meets the needs of pedestrians, bicyclists, and drivers.
  - b.—At locations adjacent to the Willamette River, the plan must include a proposal for access to the water as well as along the top of the bank.
  - c.—The plan must identify open spaces that are convenient for use both by those living and working in the plan area and by the general public. At locations adjacent to the Willamette River, the open space areas must tie the pedestrian and bicycle circulation system to the Willamette River.
- 4.—Views. The plan must identify significant public viewpoints and significant view corridors down rights-of-way. The plan must show how the views are being protected, including in situations where there is a proposal to increase the height above the base FAR of Map 510-3 in areas eligible for ultimate height.
- 5.—Required housing. The plan must identify the location, density, and general type of housing to be built in compliance with the required residential development standards of 33.510.230. Required housing may be deferred subject to the requirements of Subparagraph a. below. Required housing may be built outside of the required residential area subject to the requirements of Subparagraph b. below.
- a.—If the required housing is not proposed to be built in advance or concurrently with other development, the plan must demonstrate that the proposed housing site is of suitable size and location, is reasonable, and is attractive for the housing. The proposed site must be reserved for housing through a concurrent application for a Comprehensive Plan map designation of Central Residential and an RX zone. The plan must identify a schedule or development phase when the required housing will be built.
  - b.—If the required housing is proposed for a location outside of the required residential development area, the proposed site must meet the following requirements. The site must be under the applicant's control. The site must be vacant or used for surface parking, or have improvements with an assessed value less than one-third the value of the land. The site must be within the Central City plan district and be zoned CX or EX. The proposed housing site must be of suitable size and location to be attractive for the required amount of housing. The site must be reserved for housing through a concurrent application for a Comprehensive Plan map designation of Central Residential and an RX zone.

**D.—Approval procedure.** Central City master plans requests are processed through a Type III procedure.

**E.—Approval criteria.** A Central City master plan application will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:

- 1.—The proposed plan is consistent with the policy objectives of the Central City Plan;
- 2.—The plan ensures that there will be adequate and timely infrastructure capacity for the proposed developments;

## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

- 3.—The plan provides for a useful and pleasant circulation system and for adequate open space within the plan boundaries;
- 4.—Development will be placed and sized to protect significant public viewpoints and public view corridors; and
- 5.—There are adequate assurances that required housing that is deferred or proposed for another site will be built.

~~**F.—Development in conformance with Central City master plans.** Development within a Central City master plan boundary must be in full conformance with the approved plan. Review for conformance will be done as part of the design review of a specific proposal. Additional approval criteria for the design review are:~~

- 1.—The proposed development is consistent with and conforms to the specific Central City master plan; and
- 2.—Any transportation, water, stormwater disposal, or wastewater disposal systems identified in the plan as necessary to serve the development are in place or will be in place when the project is ready for occupancy.

~~**G.—Central City master plan amendments.** Amendments to an approved Central City master plan are processed through a Type II procedure. The amendment may be approved if the proposed change results in a plan which continues to meet all of the approval criteria in Subsection E., above.~~

### **33.510.257 Signs for Additional Uses Allowed in the Open Space Zone**

The sign standards are stated in Title 32, Signs and Related Regulations.

---

---

## Commentary

The Central City parking code underwent a substantial rewrite. All the previous code sections 33.510.261-33.510.267 are deleted and replaced with Parking and Access sections 33.510-261-33.510.263.

These code provisions better reflect and support current and future market conditions and expected future travel patterns. The Central City Transportation Management Plan (CCTMP) was adopted in 1995 and provides the transportation policies and guidance for the administration of the zoning code regulations for off-street parking within the Central City Plan District. The CCTMP was a key element of the Statewide Implementation Plan to address high levels of carbon monoxide. Since that time much has changed. Improvements in vehicle emissions technology have greatly reduced the impact of carbon monoxide pollution in Portland. Since 1996 substantial changes have taken place in the Central City subdistricts in terms of development growth (and the character of development) and investment in transportation infrastructure (e.g., transit/rail and bike systems). The CCTMP is outdated and not suited to respond to current conditions and new challenges. The Central City 2035 Plan, along with the revisions to the Transportation System Plan (part of the Comprehensive Plan), update and incorporate elements of the CCTMP that are still relevant, and create new policies, zoning code language, and a transportation system project list. Thus, a stand alone long-range transportation plan for the Central City is no longer needed.

### **33.510.261- Parking Built After [effective date of code]**

#### **Description of types of parking.**

Each parking stall in the Central City has an associated parking type: growth (includes residential and hotel parking), preservation, or visitor parking. Residential/Hotel and RX zone parking are being eliminated. Residential/Hotel will be considered growth parking and RX zone parking is going away because it only applied to existing RX parking on surface lots. There will not be any new RX zone parking, but regulations for existing parking will still apply. The same spaces can be more than one type of parking, if the regulations for both types are met.

**B.1. Growth Parking** is created in conjunction with additions of net building area gained through either new development or adding floor area to existing development. The ratios for Growth Parking are based on the needs of employees, residents and those who come to the building for other reasons, such as customers and clients. Amendments include hotel and resident parking as growth parking.

## Parking and Access

### 33.510.261 Parking Built After [insert effective date]

- A. Purpose.** The parking and access regulations implement the Central City 2035 Plan and the Transportation System Plan by managing the supply of off-street parking to improve mobility, promote the use of alternative modes, support existing and new economic development, maintain air quality, and enhance the urban form of the Central City.
- B. Description of types of parking.** In the Central City plan district, there are three types of parking. While a proposal may include several types of parking (for example, a garage may include some Growth Parking and some Preservation Parking), each type of parking is an exclusive category. The same spaces can be more than one type of parking, such as both Growth Parking and Visitor Parking, if the regulations for both types are met.
1. Growth Parking. Growth Parking is created in conjunction with additions of net building area. Net building area is added either as part of new development or by adding floor area to existing development.  
In the case of new development, the land use or building permit for the parking must be requested by the time the foundation of the new building is complete. If the parking is requested after the foundation is complete, it will be Preservation Parking.  
In the case of additions of net building area to existing development, the land use or building permit for the parking must be requested by the time the building permit for the new net building area is issued. If it is requested after the building permit for the new net building area is issued, it will be Preservation Parking.  
The ratios for Growth Parking are based on the needs of both employees and those who come to the building for other reasons, such as customers and clients.
  2. Preservation Parking. Preservation Parking is created to serve existing buildings. The ratios for Preservation Parking are based on the needs of both employees and those who come to the building for other reasons, such as customers and clients.
  3. Visitor Parking. Visitor Parking is created to serve shoppers, tourists, and other such visitors who make occasional trips to the area. It is not associated with a particular development.

---

---

## Commentary

### **Continued: Description of types of parking**

**33.510.261.B.2. Preservation Parking** is created to serve existing and older buildings that have little or no parking associated with them. The ratios for Preservation Parking are based on the needs of employees, residents and those who come to the building for other reasons, such as customers and clients.

**33.510.261.B.3. Visitor Parking** is created to serve shoppers, tourists, and other such visitors who make occasional trips to the area. It is not associated with particular development.

**Deleted: Residential/Hotel Parking, RX zone parking and Undedicated general parking.** Residential and hotel parking are changed to Growth Parking. There are maximum ratios for residential and hotel parking in Table 510-1, Maximum Parking Ratios. RX zone parking is eliminated because changes to preservation parking include allowing residential uses to preserve entitlements to build parking in the future. New Undedicated general parking is prohibited.

**33.510.261.E. Sites split by parking sector boundaries.** The parking sector boundaries have been restructured. If a site is split between two parking sectors, the maximum ratio that applies to the site is based on the use the parking will serve.

**33.510.261.F. Growth Parking** in the Central City is for buildings that add net building area either as part of new development or by adding floor area to existing development. The following provisions will apply:

- No minimum parking requirements in the Central City to encourage the use of alternative modes and support the mode split goals for the Central City.
- Maximum ratios. Impose maximum parking ratios on all uses in the Central City to limit the growth of the parking supply and encourage the use of alternative modes to support the mode split goals for the Central City.
- Adjust parking ratios in all Central City districts outside the downtown downward to limit the growth of the parking supply and reflect investments in transit, bicycling, walking and residential infrastructure. For the entire Central City, based on development potential in the different districts, maximum ratios are lowered by about 30 percent for office/employment and residential uses compared to previous ratios.
- Adjust parking ratios for offices in a few downtown parking sectors upward to reflect actual demand for parking in downtown and lower others to maintain an average ratio of 1.0 per 1000 sf of net commercial space in former Downtown Sectors 1 through 6.

**C. Organization of parking regulations.** This subsection describes the organization of parking regulations that follow, and provides a framework for understanding. See the sections that follow for the specific regulations described below.

Generally, Growth Parking and Preservation Parking are allocated based on net building area of buildings or dwelling units. Visitor Parking may be located where demand is shown.

Each type of parking is regulated differently. For some types of parking, there are no limits on who may park there, even though the parking may have been created in conjunction with a particular development.

Map 510-10 shows the Central City plan district parking sectors. There are maximums for parking in all of the parking sectors. In some cases, Central City Parking Review may be required, while other proposals may need adjustments.

**D. Where these regulations apply.** The regulations of Sections 33.510.261 apply to parking built after [insert effective date]. Where there is more than one type of parking included in a proposal, each type of parking must meet the regulations in the appropriate subsection.

**E. Sites split by parking sector boundaries.** If the site is split by parking sector boundaries, and the maximum ratio in the two sectors differ, the maximum ratio is based on the regulations that apply to the site of the use the parking will be serving.

**F. Growth Parking.** The regulations of this subsection apply to Growth Parking. Adjustments to the regulations of this subsection are prohibited.

1. When Growth Parking is allowed. Growth Parking is allowed when net building area is added to a site either as part of new development or an alteration to existing development.
2. Minimum required parking. There are no minimum parking requirement for Growth Parking.
3. Maximum allowed parking. Growth Parking is limited to the maximum ratios in Table 510-1. Where there is more than one use on a site, the amount of parking allowed is calculated based on the net building area of each use.
4. Operation. Growth Parking may be operated as either accessory or commercial parking at all times.

---

---

## Commentary

### Continued: 33.510.261.F. Growth Parking

- Standardize parking ratios for residential and hotels throughout the Central City while lowering their average ratios. New maximums are added where there were none.
- Reduce parking sectors from 26 to 6 by combining multiple parking sectors.

**33.510.261.F.4. Operation:** The code eliminates restrictions on accessory parking as follows: (a) in commercial, employment, mixed use and industrial zones, (b) under a maximum ratio and (c) built in a structure.

The intent of this code change is to simplify the code by eliminating unnecessary restrictions that the City doesn't have the means to enforce. It will also allow greater efficiency in the use of the existing parking supply, to serve multiple trips to the Central City throughout the day and week, rather than exclusively requiring parking to be accessory to a specific use. This will lead to less new parking being built over time, since new development will be able to tap into existing supply before having to add new parking with new development. All new parking approved under this format will be considered Commercial Parking.

	<b>Table 510-1 Maximum Parking Ratios [1]</b>					
<b>Uses</b>	<b>Parking Sectors</b>					
	<u>1</u> North Pearl	<u>2</u> North/ Northeast	<u>3</u> Goose Hollow	<u>4</u> Core	<u>5</u> Central Eastside	<u>6</u> South Waterfront
<u>Residential Uses</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>
<u>Office, Retail Sales And Service, Schools, Colleges, Daycare</u>	<u>1.5</u>	<u>1.35</u>	<u>1.5</u>	<u>1.0</u>	<u>2.0</u>	<u>2.0</u>
<u>Grocery Store</u>	<u>2.0</u>	<u>2.0</u>	<u>2.0</u>	<u>2.0</u>	<u>2.0</u>	<u>2.0</u>
<u>Anchor Retail [2]</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>
<u>Hotel/motel and meeting or conference rooms</u>	<u>1/room, plus 1/1,000 square feet of meeting/conference rooms.</u>					
<u>Manufacturing and Production, Warehouse and Freight Movement, Wholesale Sales, Industrial Service</u>	<u>1.0</u>	<u>2.0</u>	<u>1.0</u>	<u>1.0</u>	<u>2.0</u>	<u>1.0</u>
<u>Medical Center</u>	<u>1.5</u>	<u>1.35</u>	<u>1.5</u>	<u>1.5</u>	<u>2.0</u>	<u>2.0</u>
<u>Major Event Entertainment, Commercial Outdoor Recreation, Parks And Open Areas</u>	<u>Parking requires Central City Parking Review and must meet the Visitor parking approval criteria in 33.808.100.</u>					
<u>Community Service, Religious Institutions, Theaters, and all other uses</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>

[1] Maximum ratios are per 1,000 square feet of net building area for non-residential/hotel uses; per dwelling unit or hotel room for residential/hotel uses

[2] Anchor retail is a single structure with more than 50,000 square feet of net building area in Retail Sales and Service uses.

---

---

## Commentary

**33.510.261.G. Preservation Parking** has been available to existing, older commercial buildings. Generally these buildings rely on surface parking lots, most of which were classified as Undedicated General parking. These parking lots in the Core Area made up the Preservation Parking Pool. Approval of Preservation Parking in the Core has been tied to the redevelopment of the lots in the Preservation Pool. The code referenced an "eligibility list" that was never created, but the CCTMP administration section established 0.7 parking stalls per 1,000 square feet of floor area as the threshold for eligibility. Based on this, the eligibility level is set at 0.7 ratio. Approximately 2,000 parking stalls have been built since 1996 as Preservation Parking, and approximately half of the surface parking lots in the Preservation Pool have been redeveloped during that time. The following changes to Preservation Parking include:

- Eliminate Eligibility List and Preservation Parking Pool and Reserve.
- Eligibility is for any building with:
  1. Less than 0.70 stall/1,000 SF (commercial)
  2. 0.50 per unit (residential/hotel) or less. Previously in the Core Area, residential and hotel uses were not eligible for Preservation Parking.
  3. Medical Centers and Colleges in South Waterfront
- Allow parking entitlements to commercial, residential and hotel uses, capped by the maximum parking ratios when the parking is built, and only if the parking is built in a structure. The one exception will be the parking entitlement for hotel uses, where the maximum entitlement will be half the maximum allowed at the time the parking is built.
- Eligible entitlements can only be transferred within a parking sector, not between parking sectors.

**G. Preservation Parking.** The regulations of this subsection apply to Preservation Parking. Adjustments to this subsection are prohibited.

1. When Preservation Parking is allowed. Preservation Parking is allowed when approved through Central City Parking Review. Existing buildings with Residential or hotel uses that have 0.5 or fewer parking stalls per unit or room are eligible to apply for Preservation Parking. In the South Waterfront subdistrict, existing buildings with Medical Center or College uses are eligible to apply for Preservation parking. Other existing buildings that have fewer than 0.7 parking stalls per 1,000 square feet of net building area are eligible to apply for Preservation Parking. If the parking area is created through internal conversion of a building, by excavating under the building, or by adding gross building area to the building, the parking is regulated the same as Growth Parking.
2. Location of Preservation Parking. Preservation Parking must be built within the same parking sector as the building the parking will serve. Parking sectors are shown on Map 510-10.
3. Minimum required parking. There are no minimum parking requirements for Preservation Parking.
4. Maximum allowed parking. The maximum ratio for Preservation Parking is the same as for Growth Parking, except for hotels and motels where the maximum ratio is one half the ratio allowed for new hotels. See Table 510-1. Where there is more than one use on a site, the amount of parking allowed is calculated based on the net building area of each use.
5. Required covenants. Preservation Parking requires the following covenants:
  - a. Common ownership. If the parking is based on the net building area of buildings under the same ownership as the parking, the following must be met:
    - (1) The owner must specify which buildings the parking is based on;
    - (2) The owner must execute a covenant with the City that ensures that the parking will be primarily for those buildings for at least 10 years. The covenant must meet the requirements of 33.700.060, Covenants with the City, and must be recorded and attached to the deed for the property.

---

---

## Commentary

### Continued: 33.510.261.G. Preservation Parking

- All unbuilt “preservation” building entitlements will be recalibrated to the parking maximum ratios shown in Table 510-1. If code maximums are updated in the future (e.g., through periodic review), a recalibration of entitlements would occur.
- A “receiving site” of parking entitlements, would need to meet the Ground Active Floor Uses standard (33.510.225.C) regardless of where in the Central City it is constructed.
- Retain requirement that Preservation Parking must be primarily available to the tenants of the Preservation building for a minimum of 10 years. Otherwise, the parking may be operated as commercial parking.

b. Different ownership. Where the parking structure is under different ownership than the buildings the parking will serve, the following must be met:

(1) Covenant:

- There must be signed and recorded covenants between the owner of the parking and the owners of buildings for which the parking will be provided. The covenants must specify which buildings the parking is based on, and ensure that the parking will be primarily for those buildings for at least 10 years from the date the garage begins operation. The covenant must meet the requirements of 33.700.060, Covenants with the City, and must be recorded and attached to the deed for the property; and
- A copy of the covenant must be provided to the Bureau of Development Services as part of the application for a building permit. Written documentation must be provided that shows that the changes comply with the regulations of this Chapter.

(2) Changes to existing covenants. Changes to a covenant between the owner of the parking and owners of buildings for which the parking is provided are allowed only if the regulations of this Chapter are still met. The length of the covenant cannot be reduced to cover fewer than 10-years from the date the garage began operation. The applicant must notify the Bureau of Development Services in writing of any changes to existing covenants.

(3) New covenants. A new covenant between the owner of the parking and the owners of buildings for which the parking will be provided is allowed only if the regulations of this Chapter are still met. The length of the covenant cannot be reduced to cover fewer than 10-years from the date the garage began operation. The applicant must notify the Director of the Bureau of Transportation in writing of any new covenants.

6. Operation. Preservation Parking may be operated as either accessory or commercial parking at all times.

---

---

## Commentary

### 33.510.261.H. Visitor Parking:

- Visitor Parking is created to serve shoppers, tourists, and other such visitors who make occasional trips to the area. It is not associated with a particular development and is operated as commercial parking.
- Visitor parking facilities will be allowed to be built to serve short-term parking needs if approved through the Central City Parking Review process. This process allows demand to be measured in a manner appropriate to the specific visitor demand generator (e.g. event, cultural, retail and/or associated with significant demonstrated losses of on or off-street short-term parking).
- Operating restrictions are necessary to ensure that short-term parking is the primary use. This includes continuing to prohibit "early bird" specials and require that the sale of all day passes have a pricing structure that prioritizes short term parking needs and is consistent with established performance based parking management objectives and targets.
- In April 2016 Council directed PBOT to develop a strategy to manage on- and off-street public parking as one system, under the framework of Performance Based Parking Management (PBPM), where occupancy dictates the pricing of parking and the length of stay. The intent is that short term trips are the priority and that parking is operated consistent with established performance targets. Many of these guidelines and regulations will be housed in Titles 16 and 17. As a result some types of Visitor Parking may in the future be required to operate consistent with PBPM practices.
- Whether the City or the private sector builds and operates visitor parking, they must provide information on how the parking structure is being used to guarantee that commuter uses are not being served.

**H. Visitor Parking.** The regulations of this subsection apply to Visitor Parking. Adjustments to this subsection are prohibited.

1. When Visitor Parking is allowed. Visitor Parking is allowed when approved through Central City Parking Review.
2. Minimum required parking. There are no minimum parking requirements for Visitor Parking.
3. Maximum allowed parking. There are no maximum parking ratios for Visitor Parking. The appropriate number of parking spaces allowed is determined based on a demand analysis, traffic analysis, and other considerations specified in the approval criteria for Central City Parking Review.
4. Operation. Visitor Parking is operated as commercial parking, except as follows:
  - a. “Early Bird” discounts are prohibited on weekdays, and
  - b. The sale of monthly permits that allow parking between 7:00 AM and 6:00 PM on weekdays is prohibited.

**I. All parking built after (insert effective date).** The regulations of this subsection apply to all new parking regardless of type.

1. The applicant is required to report the number of constructed parking spaces to the Director of the Bureau of Transportation within 30 days of parking operations beginning.
2. Carpool parking. The carpool regulations of this Paragraph do not apply to Residential uses or hotels.
  - a. Five spaces or five percent of the total number of parking spaces on the site, whichever is less, must be reserved for carpool use before 9:00 AM on weekdays. More spaces may be reserved, but they are not required;
  - b. The carpool spaces must be those closest to the building entrance or elevator, but not closer than the spaces for disabled parking; and
  - c. Signs must be posted indicating that the spaces are reserved for carpool use before 9:00 AM on weekdays.

---

---

## Commentary

### 33.510.261.I. All parking

#### I.3. Surface parking lots with new development

The development of new surface lots is prohibited except in some situations:

**3.b.** Up to 100 new surface parking spaces for a public school use in the Central City are allowed. Through the redevelopment process at Lincoln High School, the ability to retain some surface parking is important because of the limited amount of commercial parking in the Goose Hollow district and the desire by the school and community to prevent an overflow of school parking onto nearby neighborhood streets. Also, this is intended to help reduce the overall development costs for schools and allow the focus to be on the educational facilities and programs. This exemption would also be applicable to any other public schools in the Central City. In all situations, a school may not exceed the maximum parking ratios in the Central City as shown in Table 510-1.

**3.c** In the I zones some surface parking (up to the maximum ratio or 20 stalls, whichever is less) will be allowed as accessory to the intended use and is not allowed to operate commercially. This exception is intended to reduce overall development costs for industrial firms wishing to locate or expand in Central City industrial districts, consistent with Policy 6.37 (Industrial land) and Policy 6.38 (Industrial Sanctuaries) in the Comprehensive Plan. Twenty spaces is an appropriate balance between providing parking for industrial employees and supporting high density and pedestrian-oriented urban form. This is consistent with the intent of the Mixed Use Multimodal Area designation and other Central City policies

This restriction of accessory only, is intended to provide the necessary parking for development, but discourage surface parking as a commercial activity that can generate revenue. Instead the code allows commercial parking to operate only if in a structure.

Rehabilitated buildings that maintain their outside walls will be allowed to keep their surface parking.

#### **3.d. South Waterfront surface parking**

33.510.267 Parking in South Waterfront is eliminated except for this provision that allows surface parking that is operated by the City on a site that will be developed as a park in the future.

The following provisions were removed because South Waterfront reached its maximum 200,000 square feet and therefore, the provisions were no longer needed:

- No more than 200,000 square feet of new surface parking area may be created in the South Waterfront Subdistrict after January 20, 2003.
- Surface parking is prohibited if it will exceed the district-wide limit. However, the following are exempt from the limitations of this subparagraph and are not counted towards the 200,000 square foot total.

**I.4.Parking structures:** This paragraph is updated to reflect extensions of the transit mall.

3. Surface parking and structured parking with no gross building area above it are prohibited except as follows:
  - a. Parking on top of a structure is allowed.
  - b. Up to 100 parking spaces may be on a surface parking lot or in structured parking with no gross building area above it if the parking is for a public school use;
  - c. In the Central Eastside and Lower Albina subdistricts up to 20 of the maximum allowed number of parking spaces for a site may be on a surface parking lot if the following are met. Adjustments to these standards are prohibited:
    - (1) The parking is accessory to a Manufacturing and Production, Wholesale Sales, Industrial Service, or Warehouse and Freight Movement use;
    - (2) The parking is located in the IH or IG1 zones; and
    - (3) The surface parking lot is located directly adjacent to the building in which the use exists. In this case, the parking on the surface parking lot must operate as accessory parking only and is prohibited from operating as commercial parking.
  - d. In the South Waterfront subdistrict, surface parking that is operated by the City of Portland on a site that will be developed as a park in the future is allowed. The property owner must execute a covenant with the City reflecting that the future development and use of the site will be a park, and the covenant must be attached to and recorded with the deed of the site. The covenant must meet the requirements of 33.700.060.
4. Parking structures. Where parking occupies more than 50 percent of the gross building area of a structure the following must be met. Adjustments to the following standards are prohibited.
  - a. The structure may not be on any block bounded by both Fifth and Sixth Avenues between NW Irving and SW Jackson Streets.
  - b. The structure must be at least 100 feet from Fifth and Sixth Avenues between NW Glisan and SW Jackson Streets.
  - c. The structure may not be on any block bounded by both SW Morrison and SW Yamhill Streets between SW First and SW Eighteenth Avenues.
  - d. If the site is within a historic district, the building coverage of the portion of the parking structure within the district may not be larger than 20,000 square feet.

**Chapter 33.510, Central City Plan District**

---

---

## Commentary

**33.510.261.I.4.e.** The standard requires that buildings are designed and constructed to accommodate active ground floor uses at the time of construction as opposed to allowing the space to be converted at a later time. This is consistent the Ground floor active use standard, 33.510.225. As well as the Central City 2035 goals for a public realm with active uses offering a pedestrian-friendly environment.

e. Street-facing facades.

- (1) Street-facing facades in Parking Sector 6. Within Parking Sector 6, 50 percent of facades that face and are within 50 feet of streets, accessways, or the South Waterfront Greenway Area must be designed to accommodate Retail Sales And Service or Office uses at the time of construction. The area designed to accommodate Retail Sales And Service or Office uses must meet the standards of Section 33.510.225, Ground Floor Active Uses.
- (2) Street facing facades in all other Parking Sectors. In all other parking sectors, 50 percent of the street-facing facade must be designed to accommodate Retail Sales And Service or Office uses. Areas designed to accommodate these uses must be developed at the time of construction. The area designed to accommodate Retail Sales And Service or Office uses must meet the standards of Section 33.510.225, Ground Floor Active Uses. See Map 510-10 for parking sectors.

---

---

## Commentary

**33.510.261.I.5. Operation reports:** Eliminate mandatory reporting requirements for all parking approved under a maximum ratio and in a structure. The City Parking Manager will be empowered to request information and/or access to the facility in return for the elimination of reporting requirements.

5. Operation reports. The applicant must provide operation reports to the Director of the Bureau of Transportation upon request. The operation reports must be based on a sample of four days during every 12-month period, and must include the following information:
  - a. The number of parking spaces and the amount of net building area on the site.
  - b. A description of how the parking spaces were used in the following categories.  
Percentage of parking used for:
    - (1) Short-term (less than 4 hours);
    - (2) Long-term daily (four or more hours);
    - (3) Average number of monthly permits issued (other than carpool), and
    - (4) Number of signed monthly Carpool stalls in the facility.
  - c. Rate schedule for:
    - (1) Hourly parking;
    - (2) Daily Maximum Rate;
    - (3) Evening Parking;
    - (4) Weekend Parking;
    - (5) Monthly parking; and
    - (6) Carpool parking
  - d. The hours of operation on weekdays, Saturday, Sunday, and whether the facility is open during special events in the area.
6. Changes from one type of parking to another.
  - a. Changes from one type of parking to another are processed as if they were new parking. For example, changing Growth Parking to Preservation Parking requires a Central City Parking Review.
  - b. Visitor Parking must operate as Visitor Parking for at least 10 years before it may be changed to Preservation Parking. Changing Visitor Parking that has been operating for less than 10 years is prohibited.

---

---

## Commentary

### **33.510.262 Parking Built before [insert effective date]**

The intent of this code section is to allow existing parking to continue to operate as approved by the City at the time of the application. The primary change is that RX and Residential/Hotel are eliminated as parking types. Parking approved under these types are converted to Growth Parking. As such, if the parking is in a structure it can operate as commercial parking. But if the parking is on a surface lot, it maintains the operating restrictions it originally had. This will have the effect of encouraging the redevelopment of surface lots by making structured parking more attractive given that it will have fewer operating restrictions than surface lots. If surface lots were approved as Growth parking for office, then they can operate as commercial. But Growth parking for non-office, and parking approved for residential uses will only be allowed to operate as accessory. Undedicated General is all parking, other than Visitor Parking, that is not associated with a particular development.

An exception is given to the Central Eastside, where a City-led parking management program is transitioning long-term (more than 4 hours) on-street parking from a permit program that gives preference to employees and residents of the district to short-term (4 hours or less) metered parking, primarily to serve customers and visitors. Given this situation, the code allows existing off-street, surface parking that is underutilized to be used commercially to serve residents and employees of the district, by allowing monthly passes to be sold. The code does not allow the sale of hourly or daily parking given that these types of parking do not serve employees or residents well, and instead serve short-term users whose needs are being met by the City expanding the supply of on-street parking made available for short-term parking. Finally, these restrictions will also limit the attraction of using surface lots as commercial parking.

### **33.510.262 Parking Built before [insert effective date]**

**A. Purpose.** With adoption of the Central City 2035 Plan, the regulations for parking in the Central City plan district were significantly revised. To simplify and streamline regulations for parking that existed when the regulations changed, operation restrictions and reporting requirements have been reduced.

The new regulations do not supersede other types of approvals such as existing Preservation Parking covenants, design review and adjustments.

**B. Where these regulations apply.** These regulations apply to all parking that legally existed on [insert effective date]. The regulations also apply to all parking where a complete application was received before [insert effective date], or parking that received either a land use or building permit before [insert effective date].

**C. Assignment of parking types.** The parking types assigned below are the same types as described in Subsection 33.510.261.B.; or if not assigned below the parking is Undedicated General. Undedicated General is all parking other than Visitor Parking, that is not associated with a particular development.

1. If the parking was built as Growth Parking it continues to be Growth Parking.
2. If the parking was built as Preservation Parking it continues to be Preservation Parking.
3. If the parking was built as RX Zone Parking or Residential/Hotel Parking it is now Growth Parking.
4. If the parking was built as Visitor Parking it continues to be Visitor Parking.
5. All other parking is Undedicated General Parking.

**D. Operation.**

1. If the parking is in a structure:

  - a. Growth and Preservation parking may operate as accessory or commercial parking.
  - b. Visitor Parking is operated as commercial parking except as follows:
    - (1) "Early Bird" discounts are prohibited on weekdays, and
    - (2) The sale of monthly permits that allow parking between 7:00 AM and 6:00 PM on weekdays is prohibited.
  - c. Undedicated General Parking is subject to all previous conditions of approval.

---

---

## Commentary

**33.510.262.E.6** This makes explicit that expansion of existing surface parking lots is prohibited.

2. If the parking is on a surface parking lot:

a. Growth Parking:

(1) Unless specified in Subsubparagraph D.2.a.(2), Growth Parking may operate as accessory or commercial parking. In the Central Eastside subdistrict, growth parking that operates as commercial parking is subject to the following limitations:

- Monthly permits are only allowed for residents and employees of the subdistrict;
- Hourly and daily parking is prohibited; and

(2) Growth Parking that was operating as RX Zone Parking on [insert effective date] must operate as accessory to a Residential use.

b. Preservation Parking may operate as accessory or commercial parking. In the Central Eastside subdistrict, Preservation parking that operates as commercial parking is subject to the following limitations:

(1) Monthly permits are only allowed for residents and employees of the subdistrict; and

(2) Hourly and daily parking is prohibited.

c. Undedicated General Parking. The operation of Undedicated General Parking is subject to all previous conditions of approval.

**E. Changes.** Changes to parking regulated by this Section are regulated as follows.

1. Changes that would be prohibited if requested for new parking are prohibited.
2. Changes from one type of parking to Visitor Parking or changes from Visitor Parking to Preservation or Growth requires a Central City Parking Review.
3. Changes in conditions of approval requires Central City Parking Review.
4. An increase in the number of spaces for all other parking types is subject to the regulations of Section 33.510.261.
5. An increase in the number of spaces for Undedicated General Parking is prohibited.
6. An increase in site area devoted to surface parking is prohibited.

---

---

## Commentary

**33.510.263 Parking and loading access:** The regulations of this section apply to parking and loading access restrictions for all parking built before and after the effective date of this code.

The intent of this section is to guide the location of driveways for site development to avoid potential conflicts with other functions of the network and maximize the efficiency of the transportation system.

The restricted streets are detailed in the code section and the map is deleted. The section is broken down into streets where parking access is:

- "prohibited" unless it is the only frontage for the site, in which case it is not allowed but an adjustment may be requested, and
- "not allowed," where an adjustment may be requested.
- All other streets access is "allowed."

### **33.510.263 Parking and Loading Access.**

The regulations of this section apply to all parking and loading access.

**A. Purpose.** The purpose of the parking and loading access regulations is to ensure the safety of pedestrians, bicyclists, and motorists, to avoid significant adverse impact on transit operations, and to ensure that the transportation system functions efficiently. The regulations require that the access to parking and loading areas be designed so that motor vehicles can enter and exit the parking facility without being required to cross the tracks of a light rail or streetcar alignment. Parking access shall be designed to avoid adverse impacts on operation and safety of pedestrian, bicycle, or motor vehicle circulation, and shall not preclude the future construction of facilities such as protected bikeways. A driveway is not automatically considered such an impact. On blocks where transit stations are located, the pedestrian environment on both sides of the streets will be considered and protected.

#### **B. Parking and loading access standards.**

1. Motor vehicle access to or from any parking area, loading area, or parking structure is prohibited on or along the following streets unless the street listed is the site's only frontage, in which case access is not allowed:
  - a. On Fifth and Sixth Avenues between NW Irving and SW Jackson Streets;
  - c. On SW Park between SW Jackson Street and SW Salmon Street;
  - d. On NW Park Avenue and NW 8<sup>th</sup> Avenue between W. Burnside and NW Lovejoy Street;
  - e. On SW Morrison and SW Yamhill Streets between SW First and SW Eighteenth Avenues;
  - f. On 1<sup>st</sup> Ave between NW Davis Street and SW Stark Streets;
  - g. On 1<sup>st</sup> Ave between SW Washington and SW Yamhill Streets; and
  - h. Motor vehicle access to or from any parking area or structure is prohibited along any site frontage that abuts a street with a light rail or street car alignment in it unless entering and exiting the parking area or structure does not result in any motor vehicle travelling onto or across the light rail or streetcar alignment, in which case the access is allowed.
2. Unless addressed by Paragraph B.1., motor vehicle access to any parking area, loading area, or parking structure is not allowed in the following situations:
  - a. To or from any of the following streets:
    - (1) Major City bikeway;
    - (2) Major City Traffic Street;
    - (3) Major Truck Street; and
    - (4) Major Transit Priority Street.

---

---

## Commentary

This is a substantially revised *Central City* parking code. Only the amended code is included in the draft.

- b. To or from any parking area or structure when the access will cause or allow a vehicle to travel onto or across a light rail or street car alignment anywhere within 75 feet of the parking access measured from the property line.
- 3. All other streets. Motor vehicle access to any parking area, loading area, or parking structures is allowed.

**DELETE: existing code sections 33.510.261-33.510.267**

---

*(Amended by: Ord. No. 165376, effective 5/29/92; Ord. No. 166313, effective 4/9/93; Ord. No. 166702, effective 7/30/93; Ord. No. 167189, effective 1/14/94; Ord. No. 167515, effective 3/30/94; Ord. No. 167464, effective 4/15/94; Ord. No. 167650, effective 6/10/94; Ord. No. 169535, effective 1/8/95; Ord. No. 168702, effective 7/1/95; Ord. No. 169535, effective 1/8/96; Ord. No. 169699, effective 2/7/96; Ord. No. 170704, effective 1/1/97; Ord. No. 171219, effective 7/1/97; Ord. No. 171522, effective 9/19/97; Ord. No. 171648, effective 10/8/97; Ord. No. 172040, effective 3/13/98; Ord. No. 173259, effective 5/14/99; Ord. No. 174160, effective 2/9/00; Ord. No. 174263, effective 4/15/00; Ord. No. 174980, effective 11/20/00; Ord. No. 175163, effective 1/1/01; Ord. No. 175204, effective 3/1/01; Ord. No. 175294, effective 3/2/01; Ord. No. 175837, effective 9/7/01; Ord. No. 175877, effective 9/21/01; Ord. No. 175966, effective 10/26/01; Ord. Nos. 176024 and 176193, effective 2/1/02; Ord. No. 176469, effective 7/1/02; Ord. No. 177028, effective 12/14/02; Ord. No. 177082, effective 1/20/03; Ord. No. 177422, effective 6/7/03; Ord. No. 177920, effective 11/8/03; Ord. No. 178172, effective 3/5/04; Ord. No. 178425, effective 5/20/04; Ord. No. 178509, effective 7/16/04; Ord. No. 178832, effective 10/21/04; Ord. No. 179084, effective 3/26/05; Ord. No. 179092, effective 4/1/05; Ord. No. 179925, effective 3/17/06; Ord. No. 179980, effective 4/22/06; Ord. No. 180619, effective 12/22/06; Ord. No. 180667, effective 1/12/07; Ord. No. 181357, effective 11/9/07; Ord. No. 182319, effective 12/5/08; Ord. No. 182429, effective 1/16/09; Ord. No. 183517, effective 3/5/10; Ord. No. 183269, effective 10/21/09; Ord. No. 183518, effective 03/05/10; Ord. No. 183598, effective 4/24/10; Ord. No. 185915, effective 5/1/13; Ord. No. 186639, effective 7/11/14.) Ord. Nos. 187216 and 187217, effective 7/24/15.)*

---

---

## Commentary

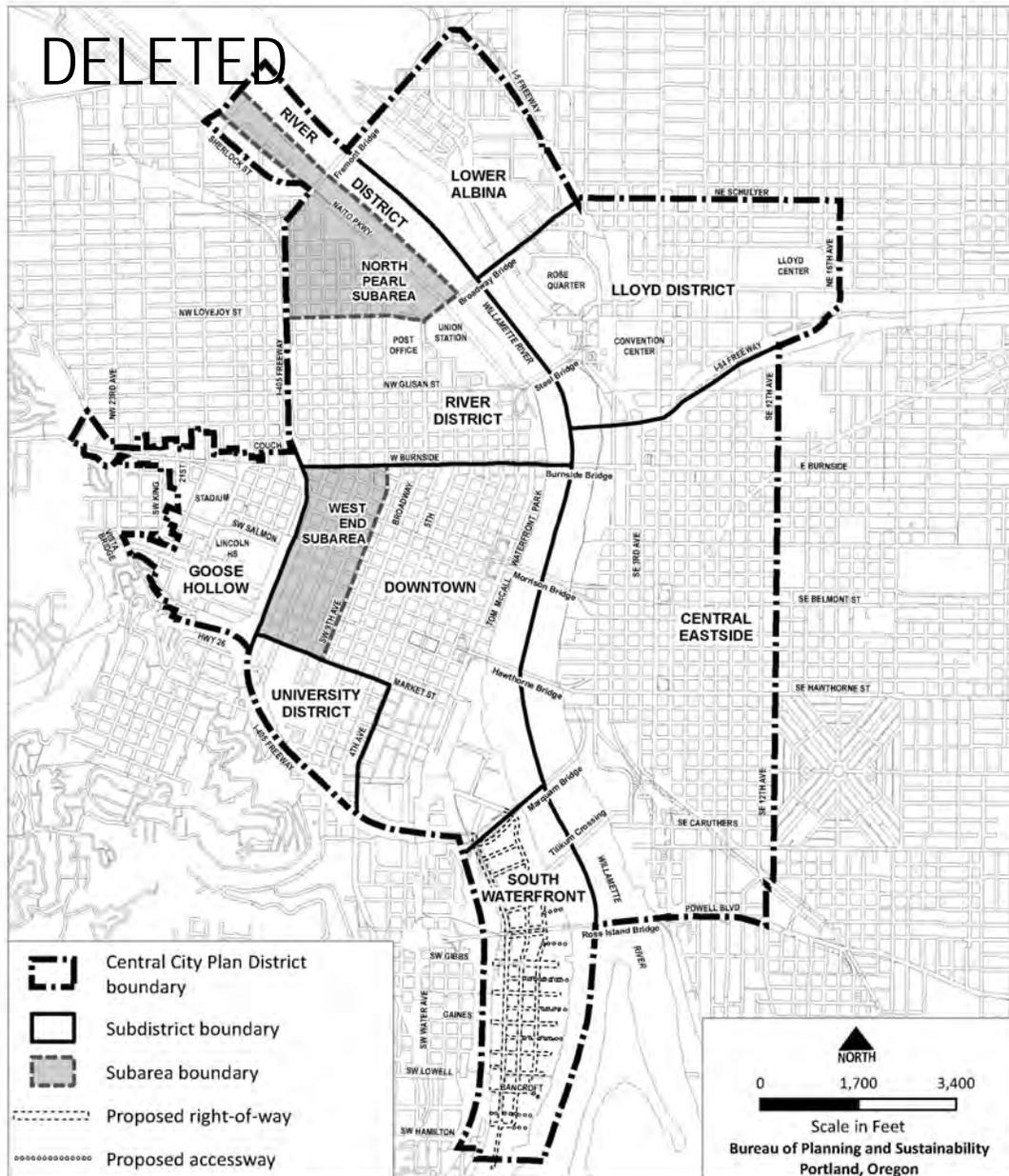
### 510 Maps

Previous 510 maps are labeled “deleted” and provided for reference purposes. This set is followed by the proposed replacement maps and commentary about the changes for each map. Where maps are proposed for deletion without a replacement, commentary explains this decision with the deleted map.

# Central City Plan District and Subdistricts

# Map 510-1

Map Revised May 24, 2018



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

# Floor Area Ratios

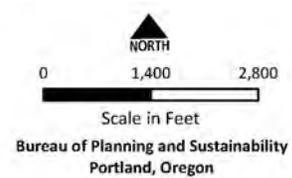
# Map 510-2

Map 1 of 2

Map Revised March 1, 2018



- Central City Plan District boundary
- Proposed right-of-way
- Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

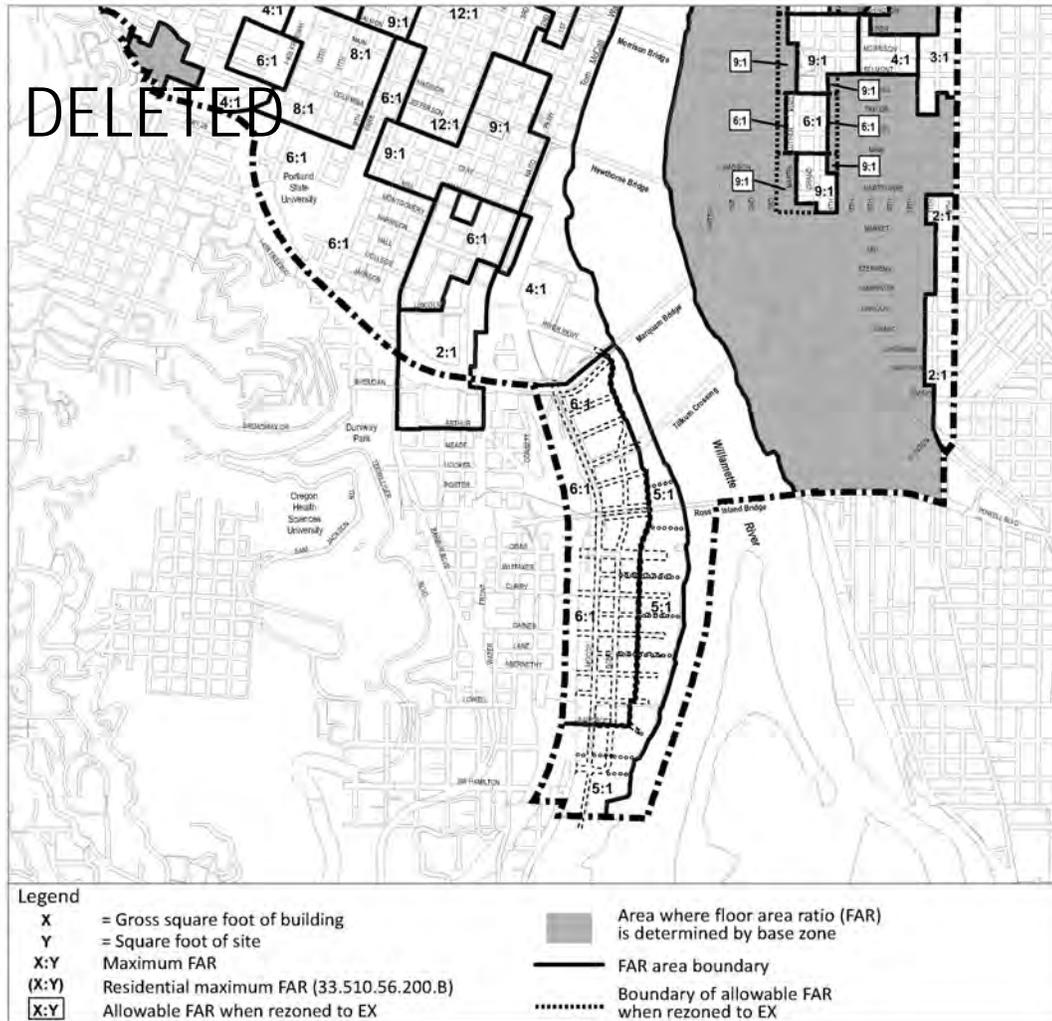
## **Commentary**

# Floor Area Ratios

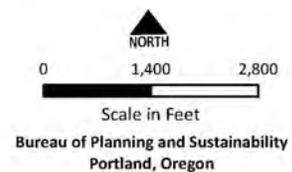
# Map 510-2

Map 2 of 2

Map Revised August 19, 2016



- Central City Plan District boundary
- Proposed right-of-way
- Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

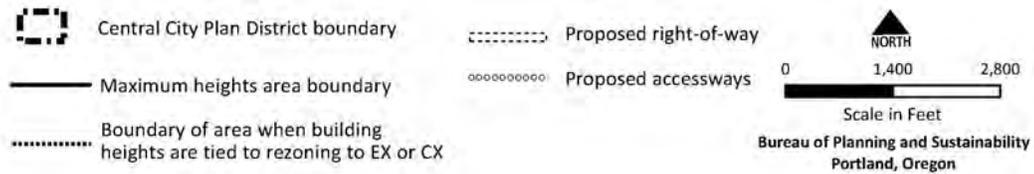
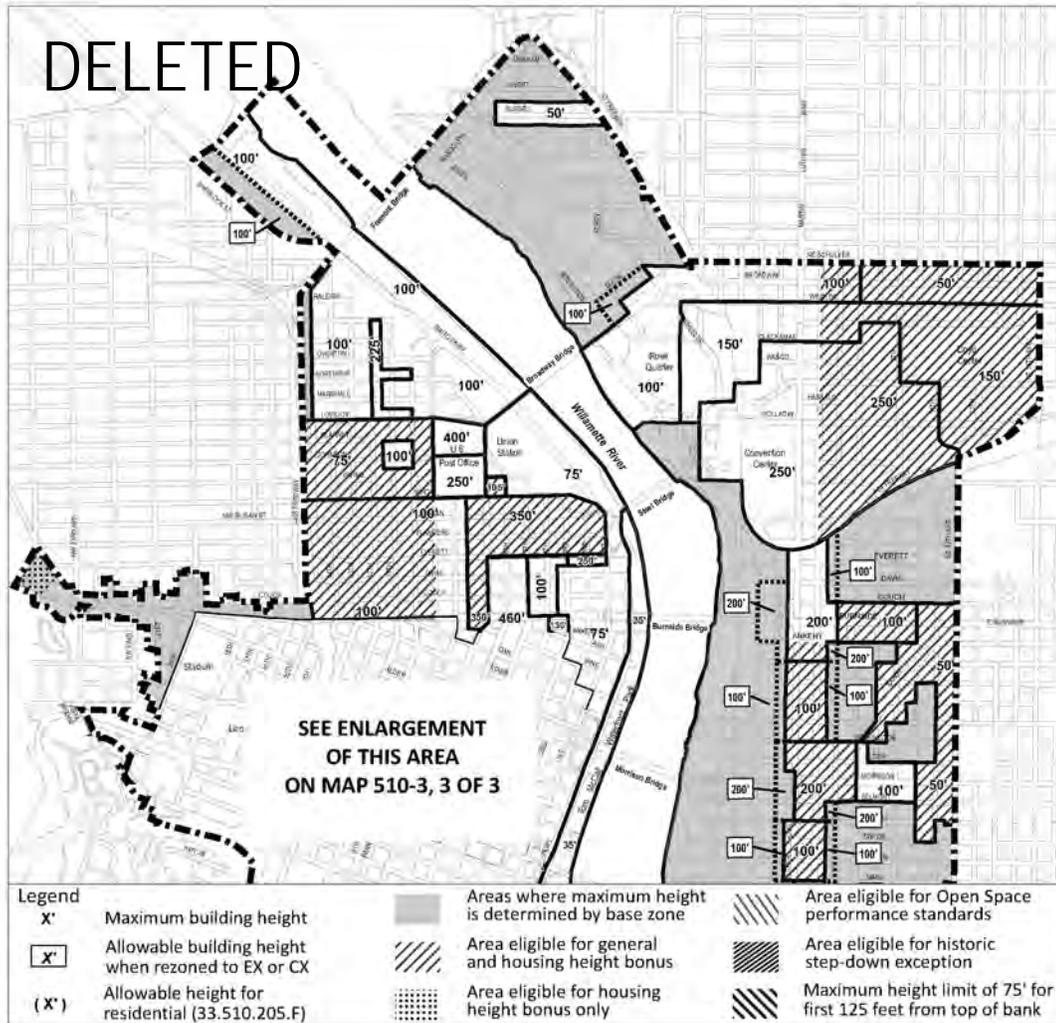
## **Commentary**

# Maximum Heights

# Map 510-3

Map 1 of 3

Map Revised March 1, 2018



## Chapter 33.510, Central City Plan District

---

---

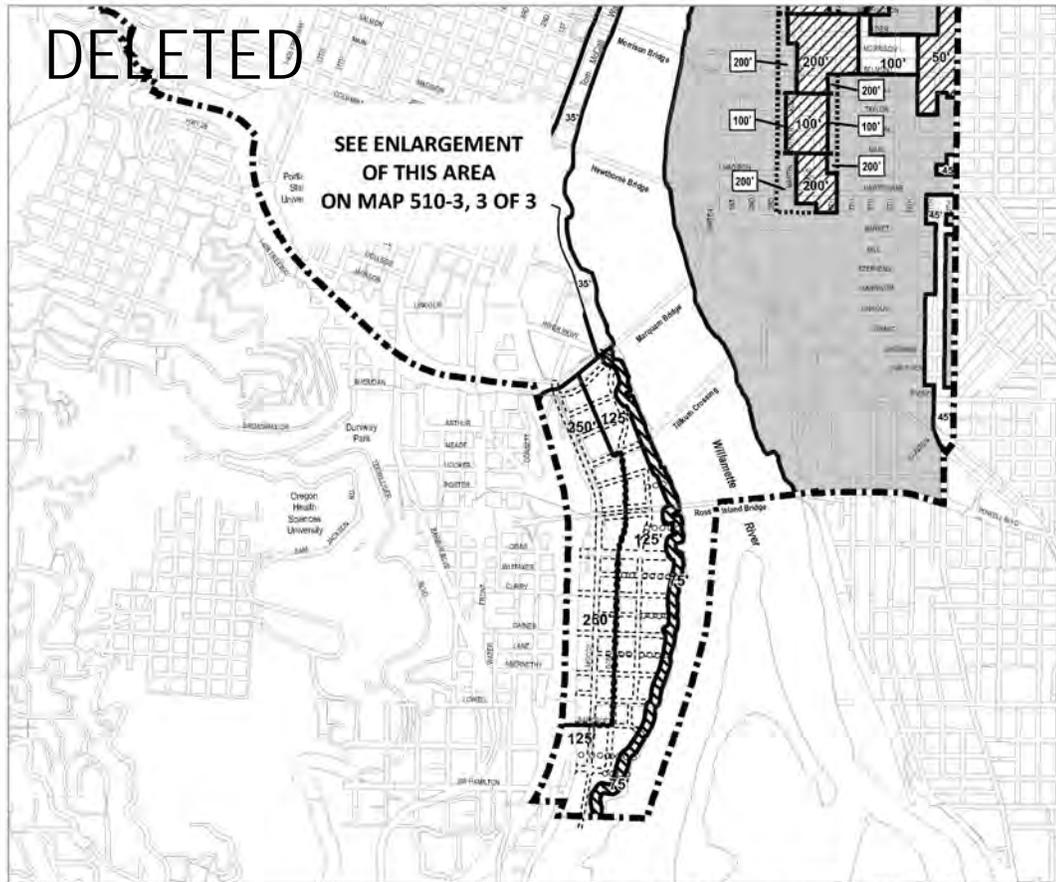
## Commentary

# Maximum Heights

# Map 510-3

Map 2 of 3

Map Revised August 19, 2016



<b>Legend</b>			
x'	Maximum building height	■	Areas where maximum height is determined by base zone
[x']	Allowable building height when rezoned to EX or CX	▨	Area eligible for general and housing height bonus
(x')	Allowable height for residential (33.510.205.F)	▩	Area eligible for housing height bonus only
		▧	Area eligible for Open Space performance standards
		▨	Area eligible for historic step-down exception
		▩	Maximum height limit of 75' for first 125 feet from top of bank

	Central City Plan District boundary		Proposed right-of-way	<p>Scale in Feet 0 1,400 2,800 Bureau of Planning and Sustainability Portland, Oregon</p>
	Maximum heights area boundary		Proposed accessways	
	Boundary of area when building heights are tied to rezoning to EX or CX			

## Chapter 33.510, Central City Plan District

---

---

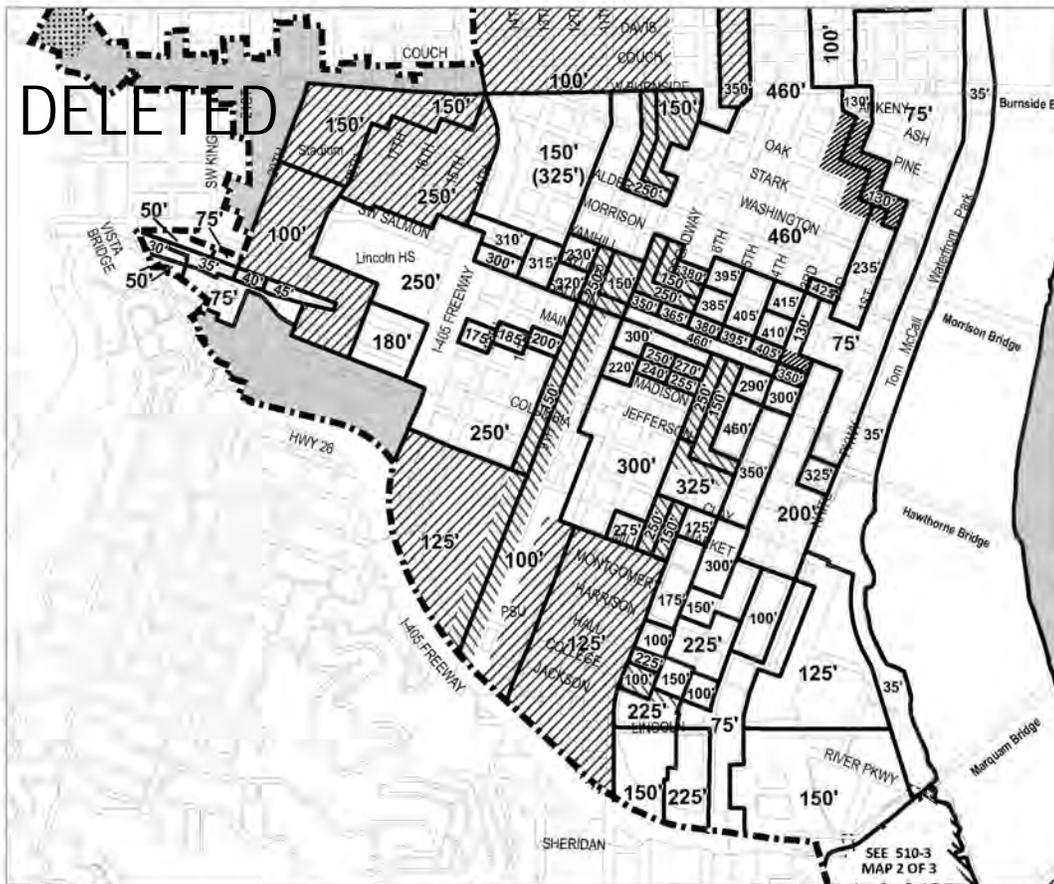
## **Commentary**

# Maximum Heights

# Map 510-3

Map 3 of 3

Map Revised July 8, 2016



Legend			
x'	Maximum building height	▒	Areas where maximum height is determined by base zone
[x']	Allowable building height when rezoned to EX or CX	▨	Area eligible for general and housing height bonus
(x')	Allowable height for residential (33.510.205.F)	▩	Area eligible for housing height bonus only
		▧	Area eligible for Open Space performance standards
		▦	Area eligible for historic step-down exception
		▬	Maximum height limit of 75' for first 125 feet from top of bank

	Central City Plan District boundary		Proposed right-of-way	<p>Scale in Feet 0 900 1,800 Bureau of Planning and Sustainability Portland, Oregon</p>
	Maximum heights area boundary		Proposed accessways	
	Boundary of area when building heights are tied to rezoning to EX or CX			

## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

# Bonus Options Target Areas

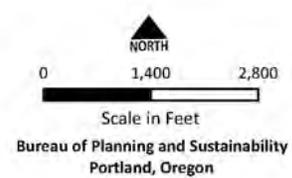
# Map 510-4

Map 1 of 2

Map Revised February 1, 2017



-  Central City Plan District boundary
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

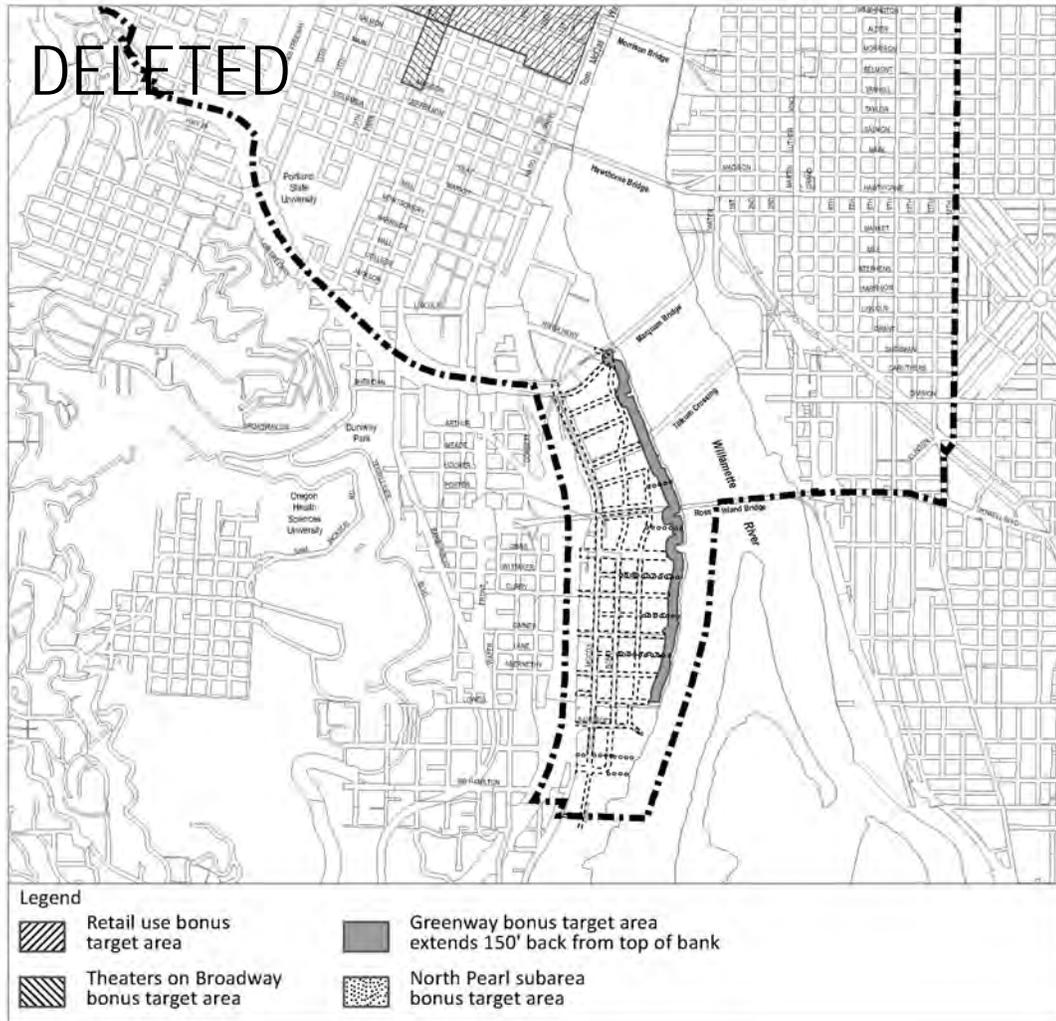
## **Commentary**

# Bonus Options Target Areas

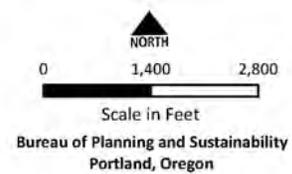
# Map 510-4

Map 2 of 2

Map Revised February 1, 2017



-  Central City Plan District boundary
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

# Required Residential Development Areas

# Map 510-5

Map 1 of 2

Map Revised March 1, 2015



## Chapter 33.510, Central City Plan District

---

---

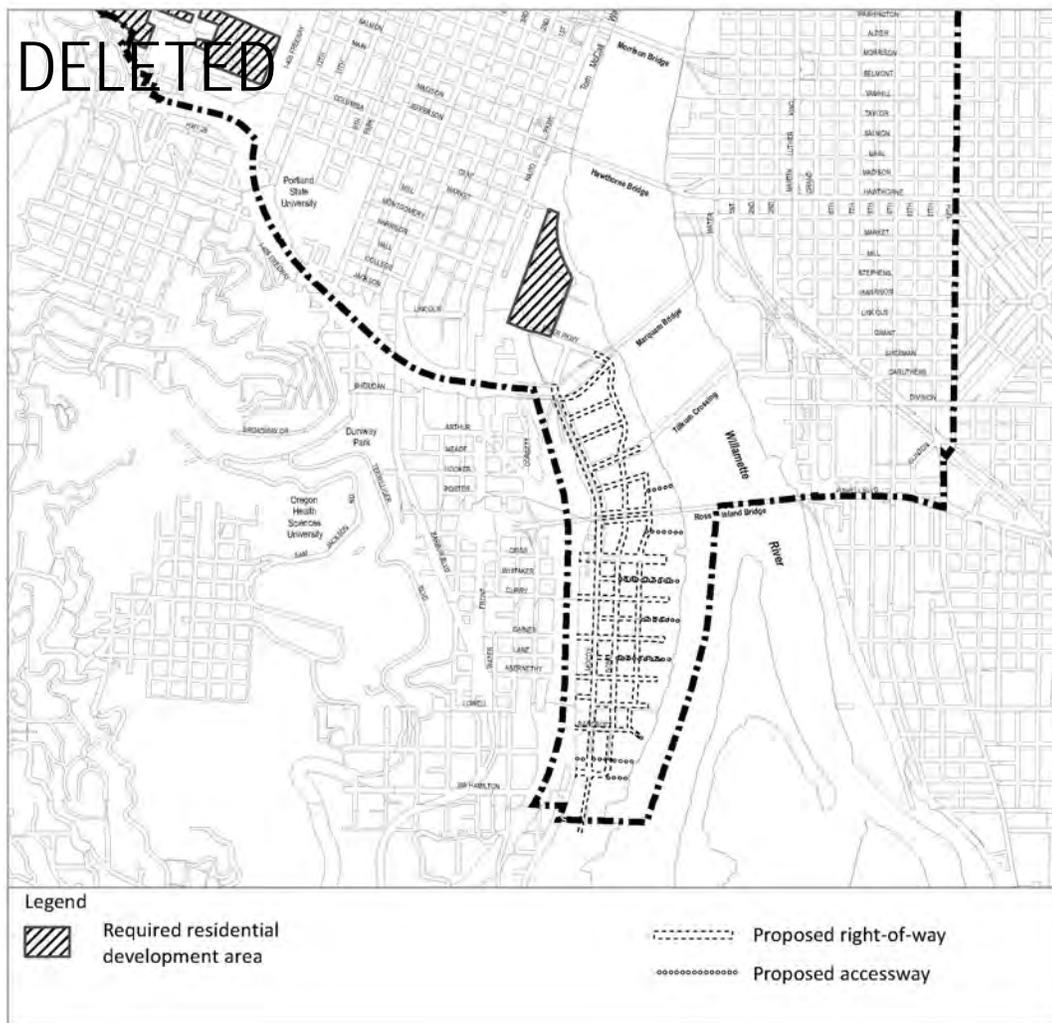
## **Commentary**

# Required Residential Development Areas

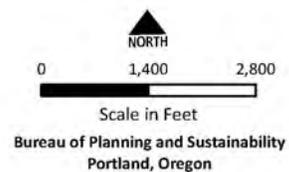
# Map 510-5

Map 2 of 2

Map Revised March 1, 2015



Central City Plan District boundary



## Chapter 33.510, Central City Plan District

---

---

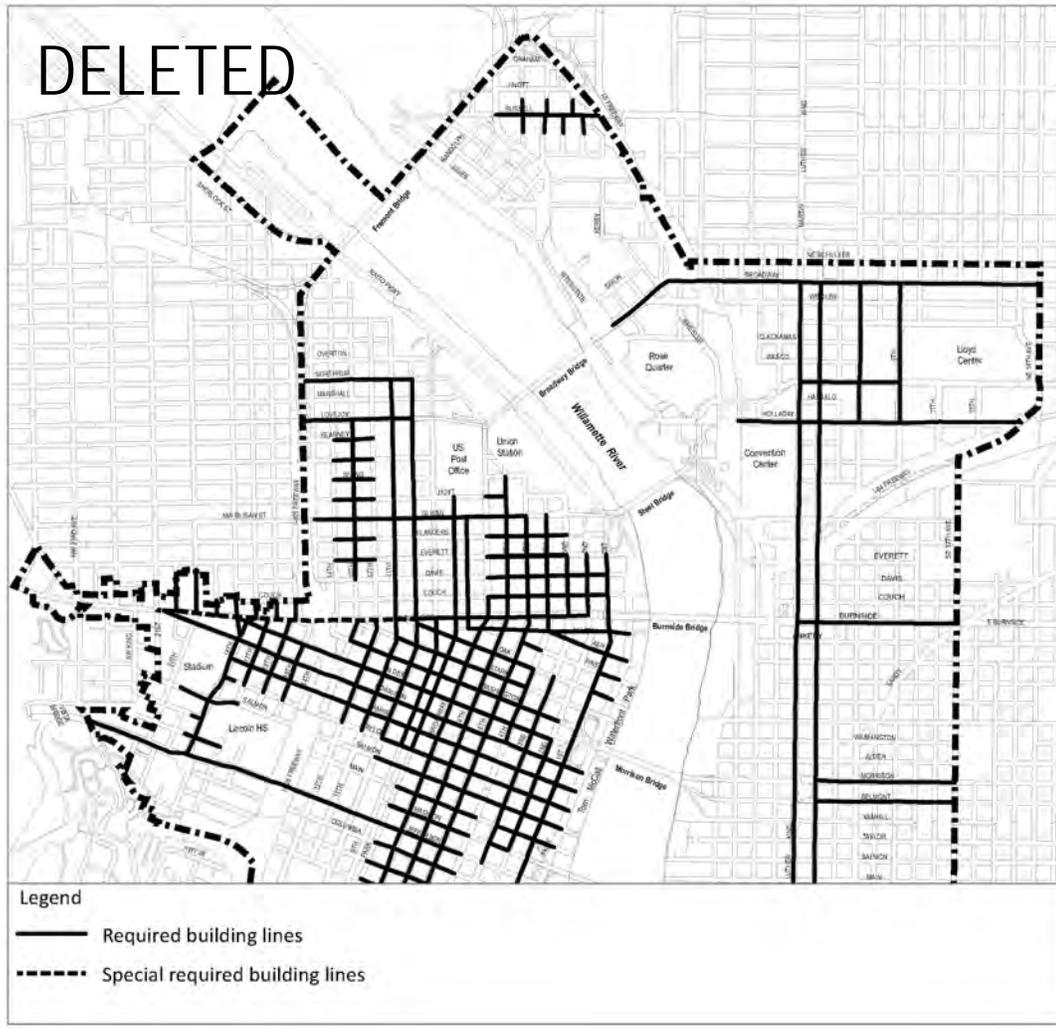
## **Commentary**

# Required Building Lines

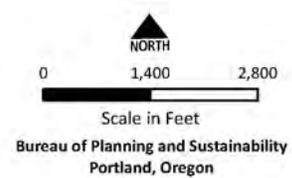
# Map 510-6

Map 1 of 2

Map Revised March 1, 2015



 Central City Plan District boundary



## Chapter 33.510, Central City Plan District

---

---

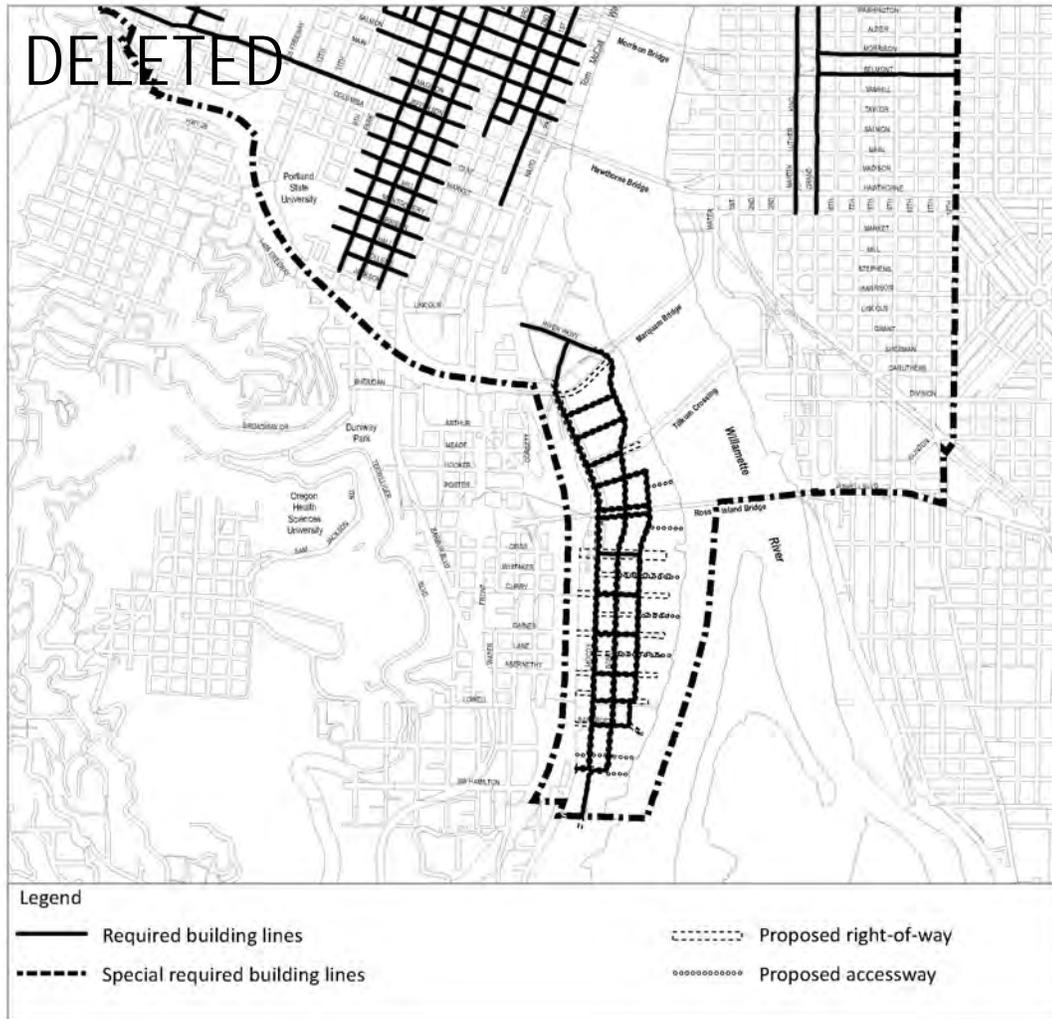
## **Commentary**

# Required Building Lines

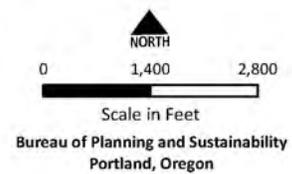
# Map 510-6

Map 2 of 2

Map Revised March 1, 2015



Central City Plan District boundary



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

# Active Use Areas

# Map 510-7

Map 1 of 2

Map Revised March 1, 2015



## Chapter 33.510, Central City Plan District

---

---

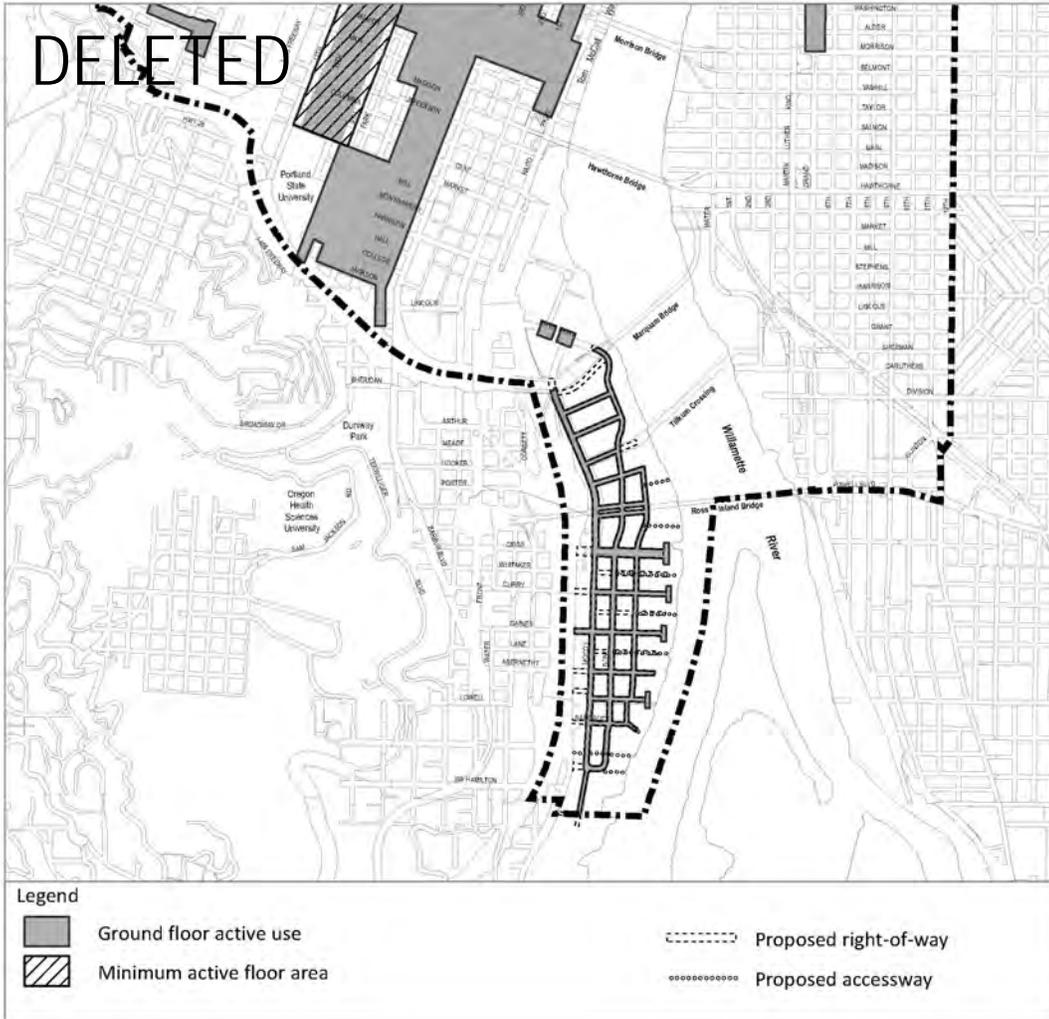
## **Commentary**

# Active Use Areas

# Map 510-7

Map 2 of 2

Map Revised March 1, 2015



## Chapter 33.510, Central City Plan District

---

---

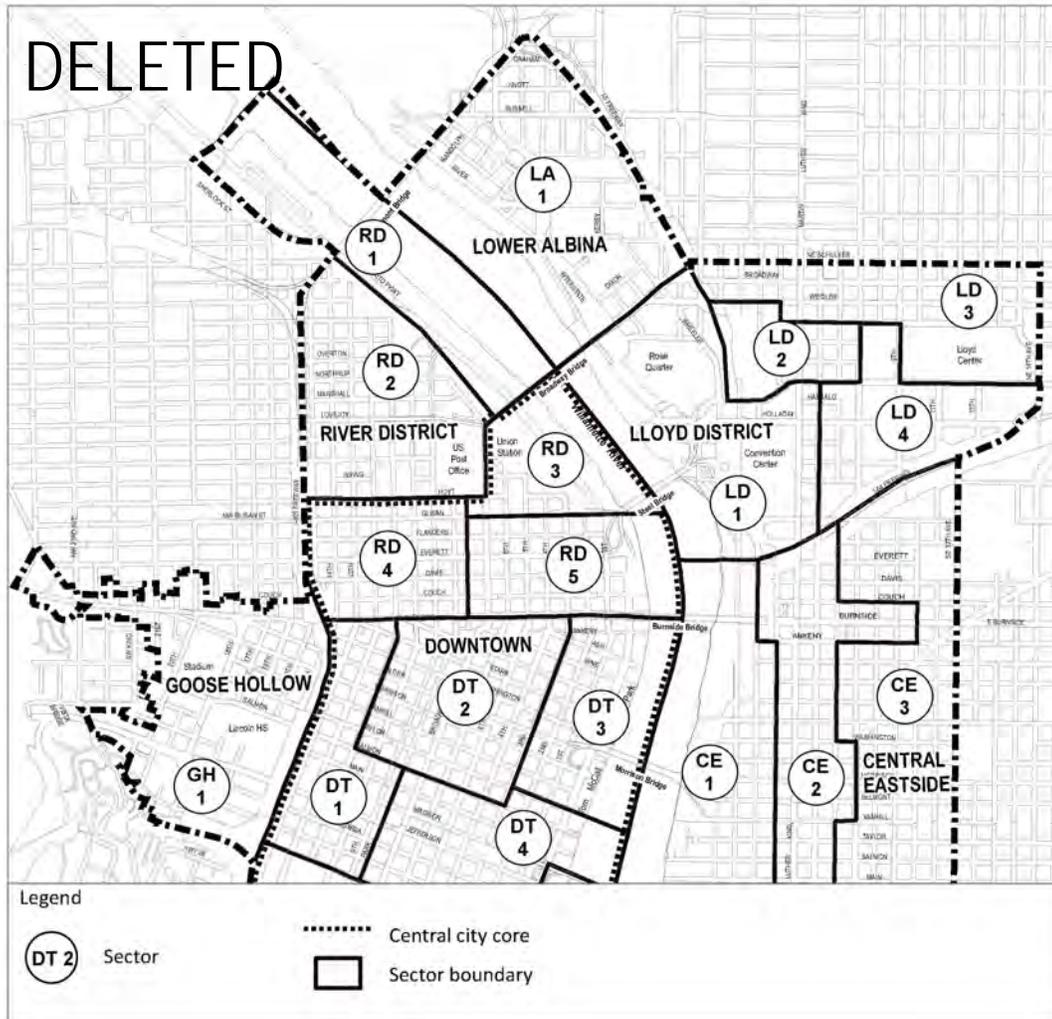
## **Commentary**

# Core and Parking Sectors

# Map 510-8

Map 1 of 2

Map Revised March 1, 2015

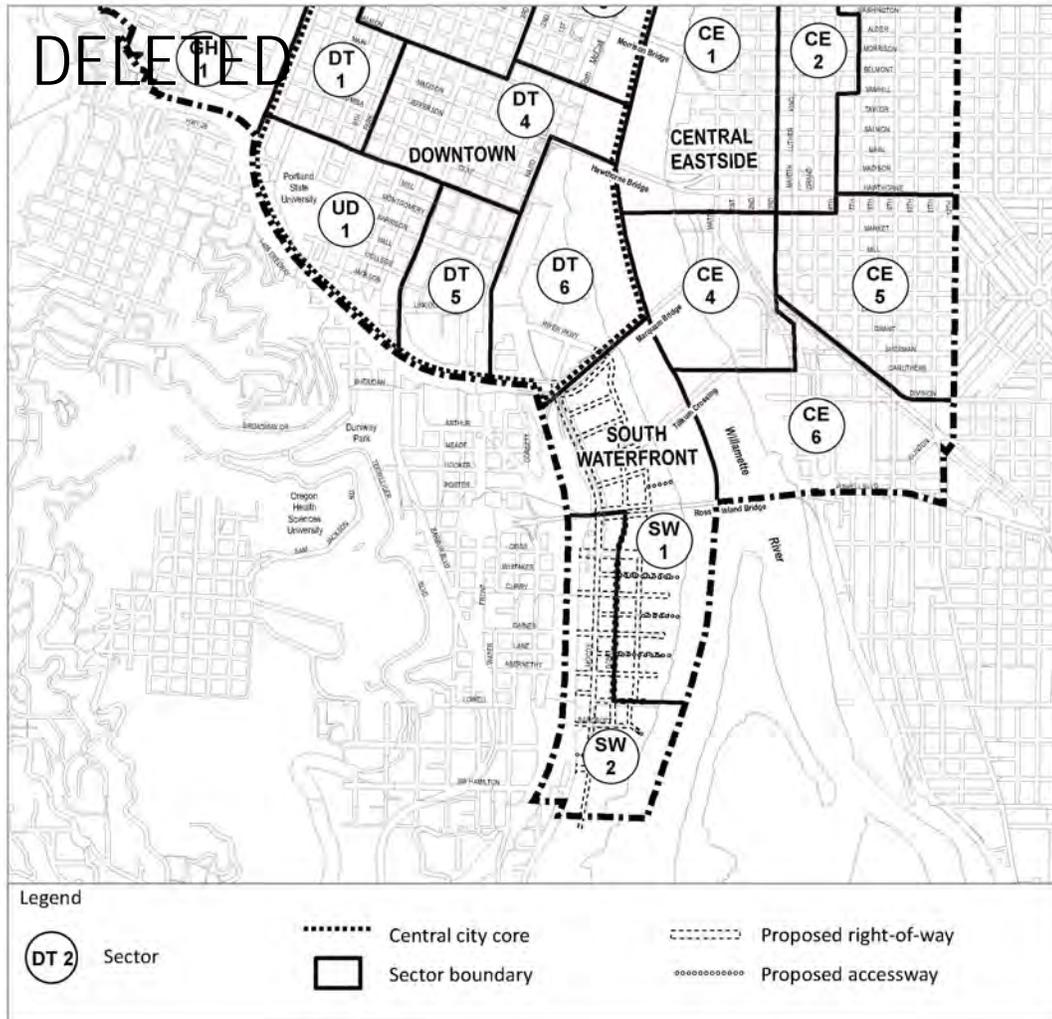


## Chapter 33.510, Central City Plan District

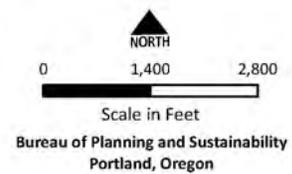
---

---

## **Commentary**



Central City Plan District boundary



---

---

## Commentary

### **Proposed for Deletion: Map 510-9 Parking Access Restricted Streets**

This map is proposed for deletion as the related code language now clearly specifies these streets.

# Parking Access Restricted Streets

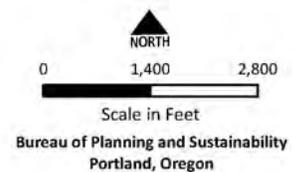
# Map 510-9

Map 1 of 2

Map Revised March 1, 2015



Central City Plan District boundary



## Chapter 33.510, Central City Plan District

---

---

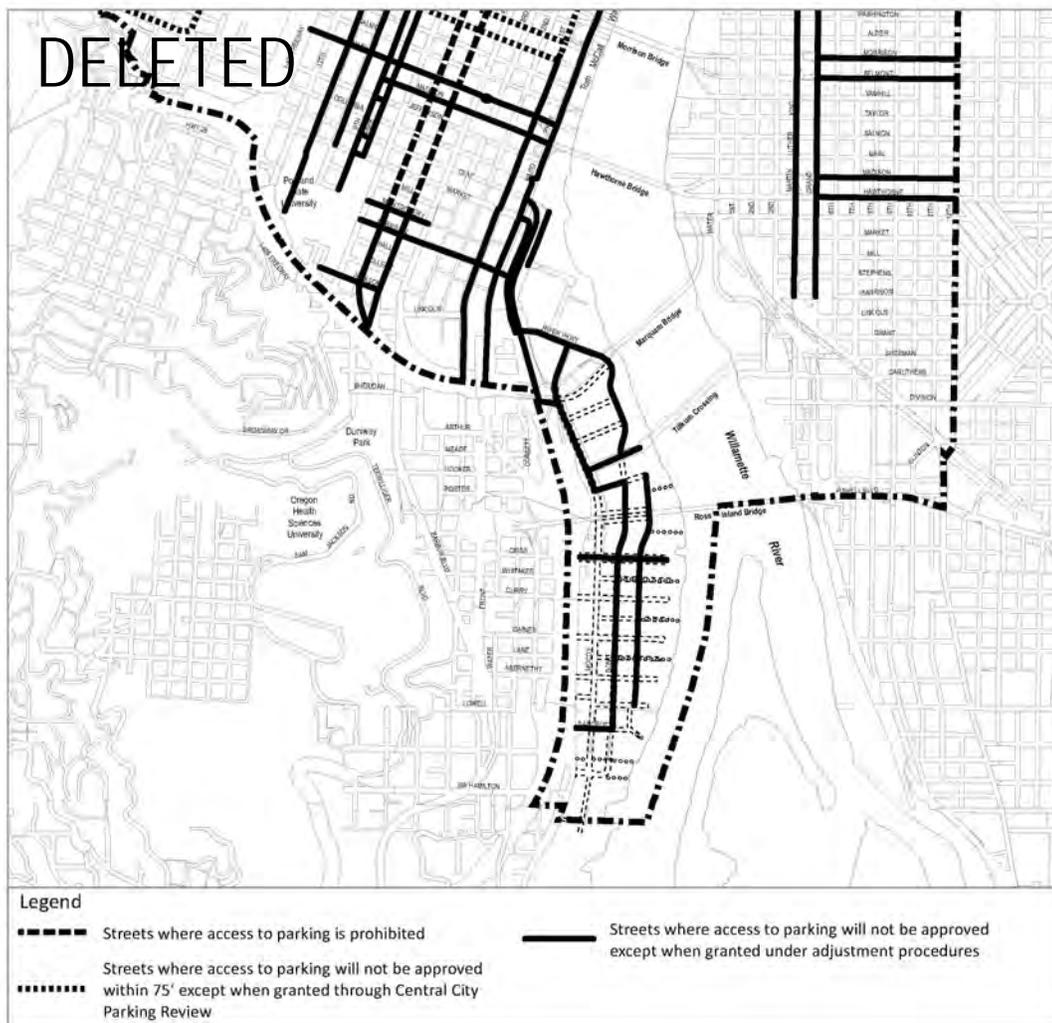
## **Commentary**

# Parking Access Restricted Streets

# Map 510-9

Map 2 of 2

Map Revised March 1, 2015



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

# Areas Where Additional Uses are Allowed in the OS Zone

# Map 510-10

Map 1 of 2

Map Revised May 24, 2018



## Chapter 33.510, Central City Plan District

---

---

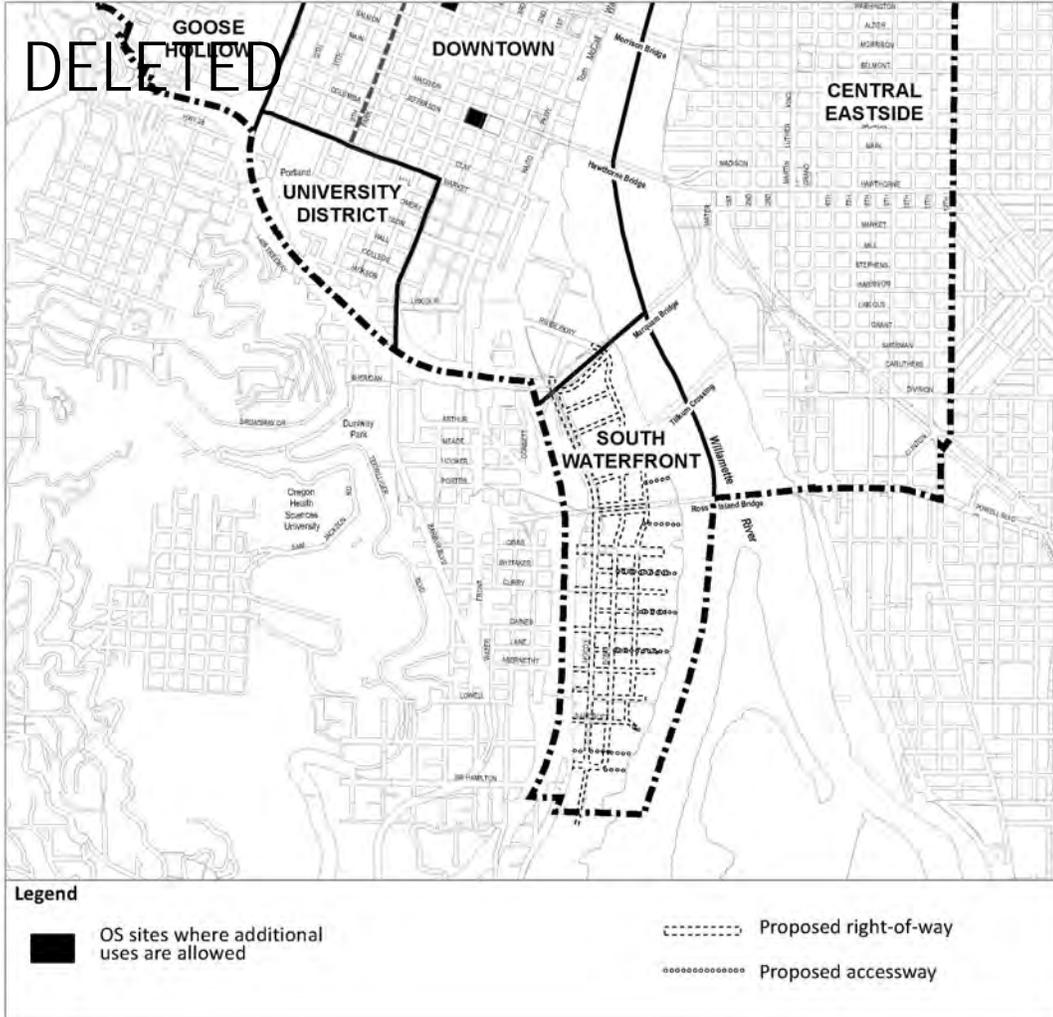
## **Commentary**

# Areas Where Additional Uses are Allowed in the OS Zone

# Map 510-10

Map 2 of 2

Map Revised May 24, 2018



## Chapter 33.510, Central City Plan District

---

---

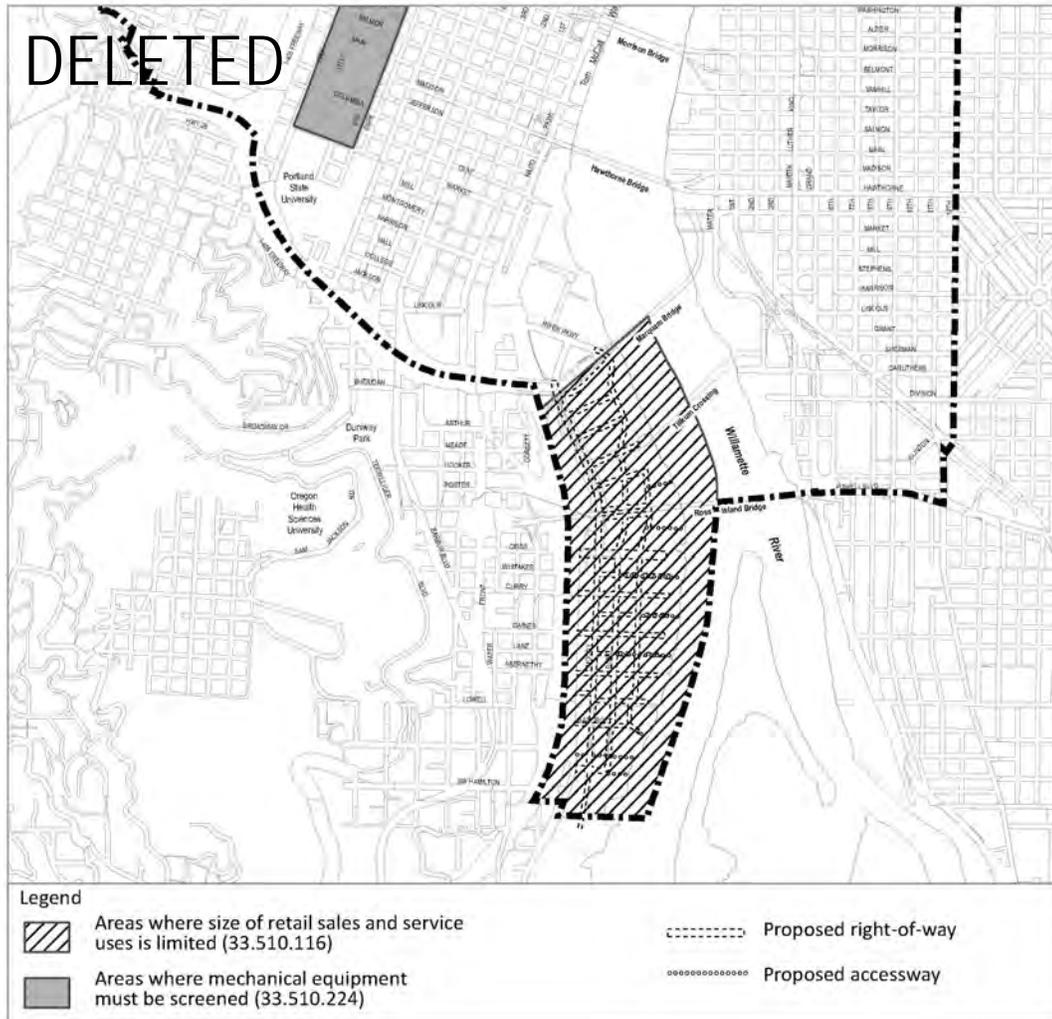
## **Commentary**



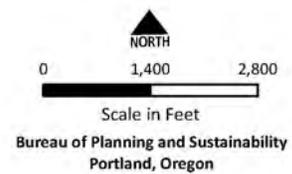
---

---

## **Commentary**



Central City Plan District boundary



---

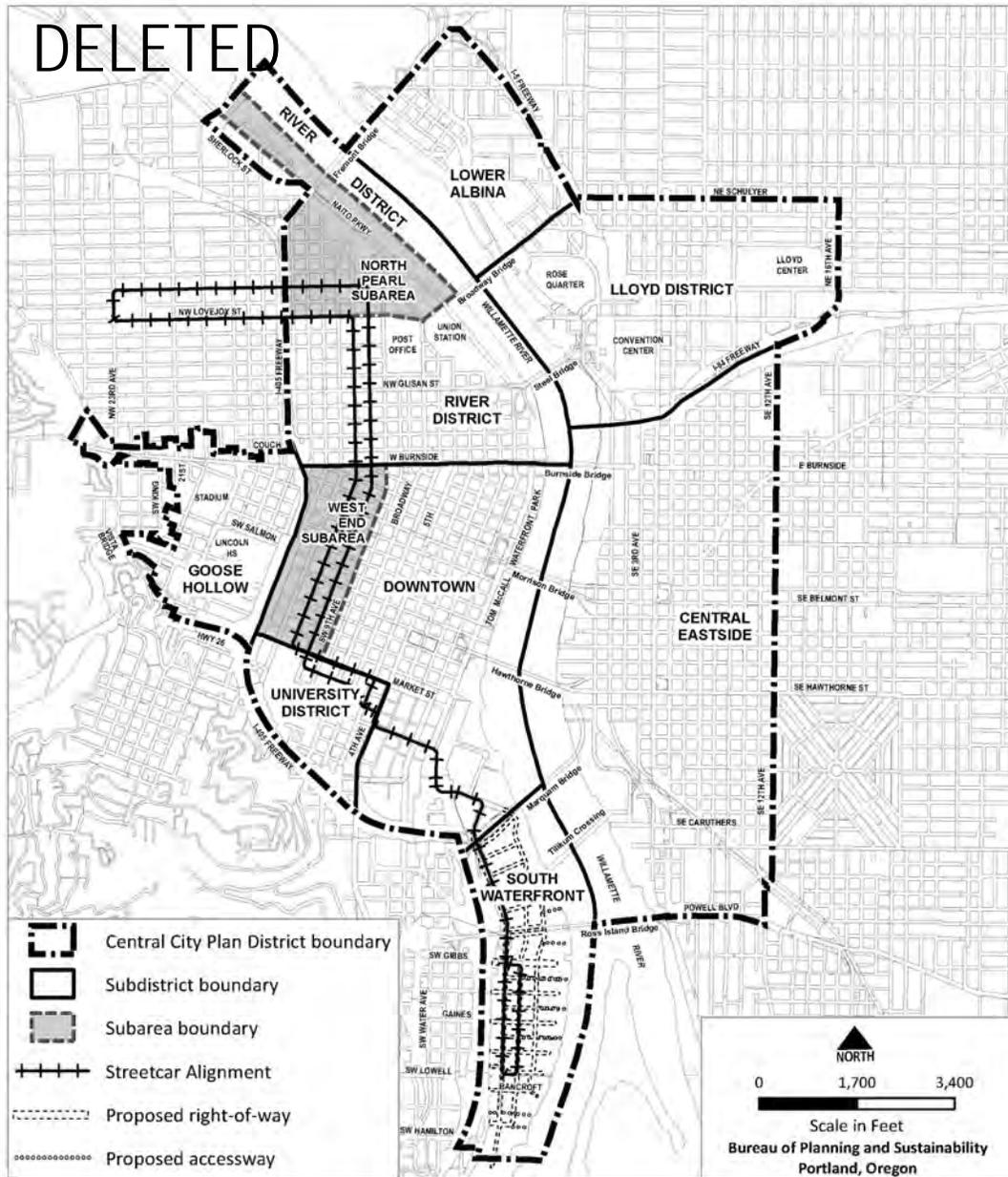
---

## **Commentary**

# Streetcar Alignment

# Map 510-12

Map Revised May 24, 2018



## Chapter 33.510, Central City Plan District

---

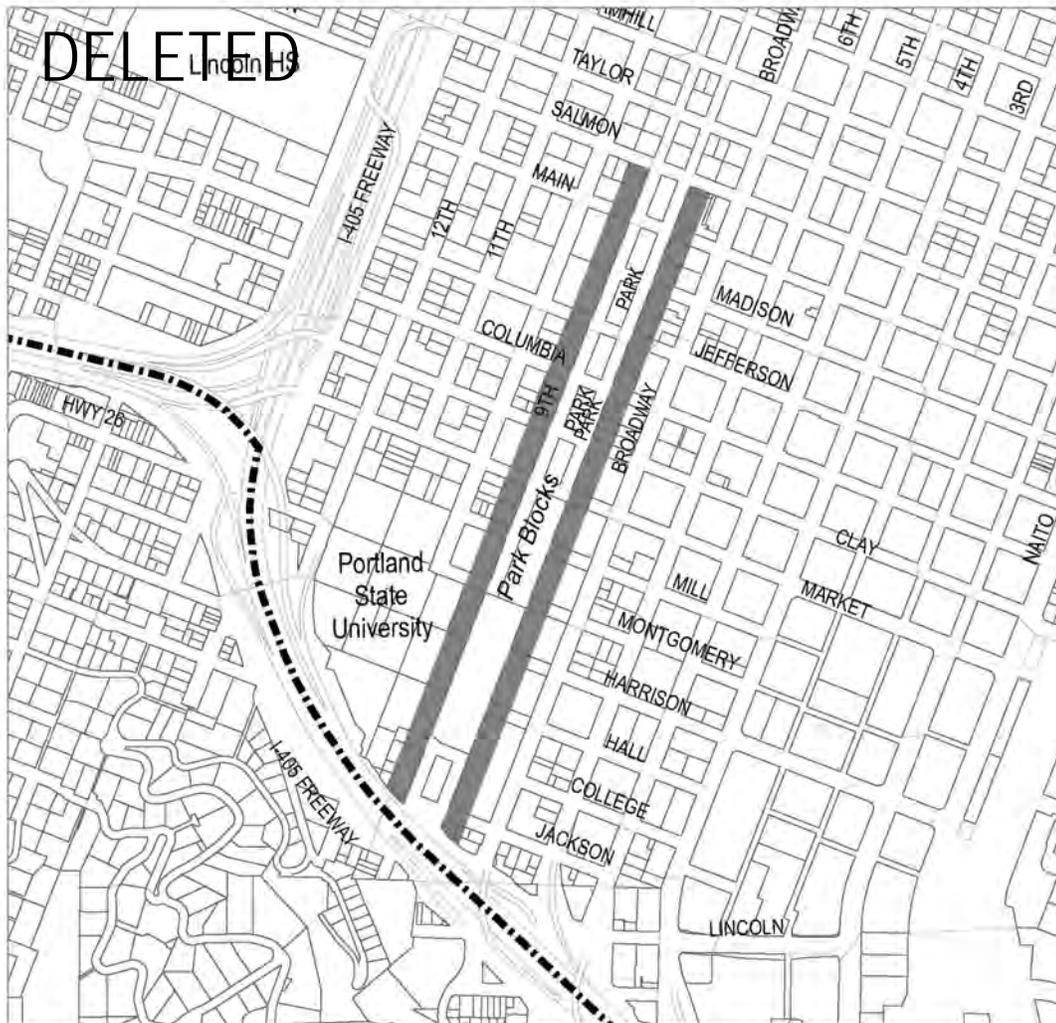
---

## **Commentary**

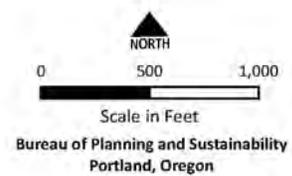
# Park Block Frontages

# Map 510-13

Map Revised March 1, 2015



-  Central City Plan District Boundary
-  Park block frontage



## Chapter 33.510, Central City Plan District

---

---

## Commentary

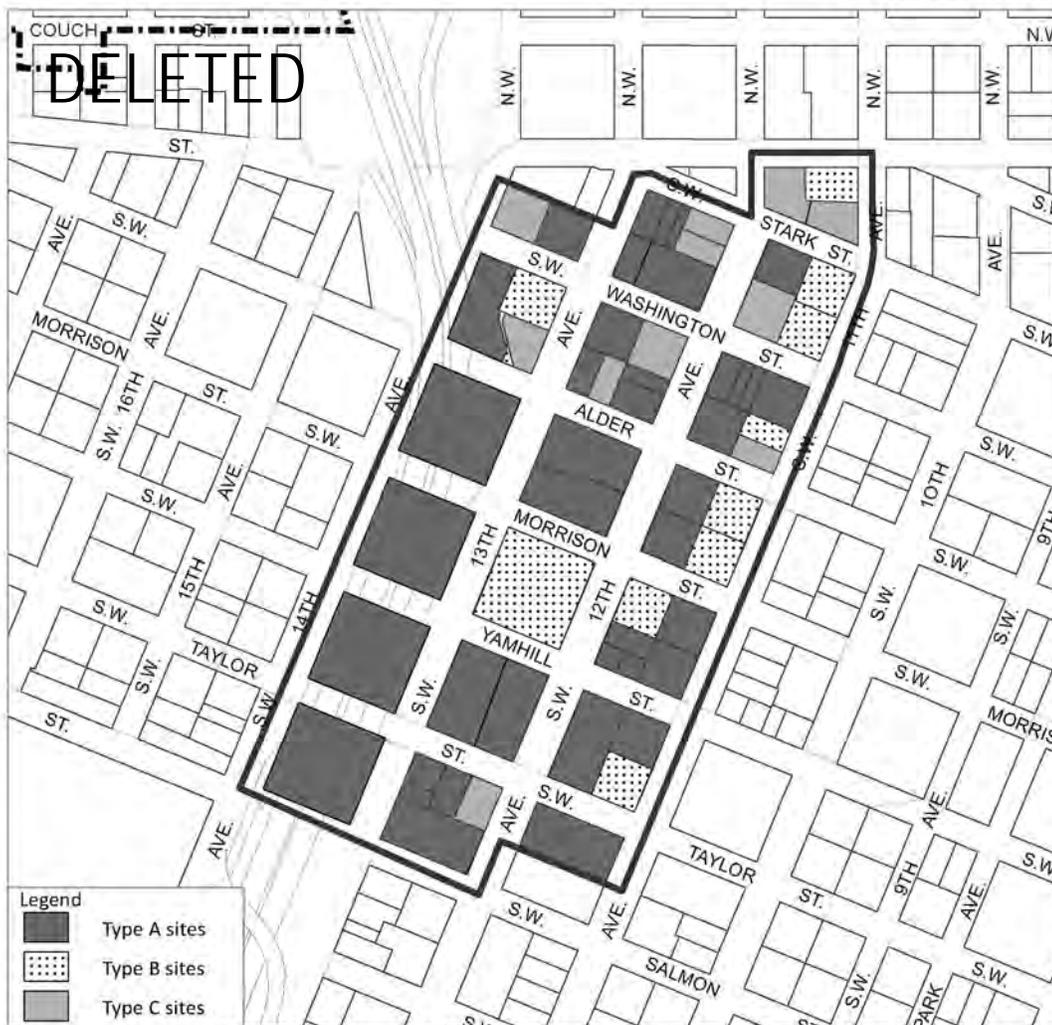
### **Delete: Map 510-14 Areas Where Additional Uses are Allowed in the RX Zone**

This map is deleted because the primary section of the code that references this map, 33.510.118 "Use Regulations for Specified Sites in the West End Subarea," is deleted.

# Areas Where Additional Uses may be Allowed in the RX Zone

# Map 510-14

Map Revised March 1, 2015



Legend

- Type A sites
- Type B sites
- Type C sites

- Central City Plan District boundary
- Area Boundary

NORTH  
  
 0      225      450  
 Scale in Feet  
 Bureau of Planning and Sustainability  
 Portland, Oregon

## Chapter 33.510, Central City Plan District

---

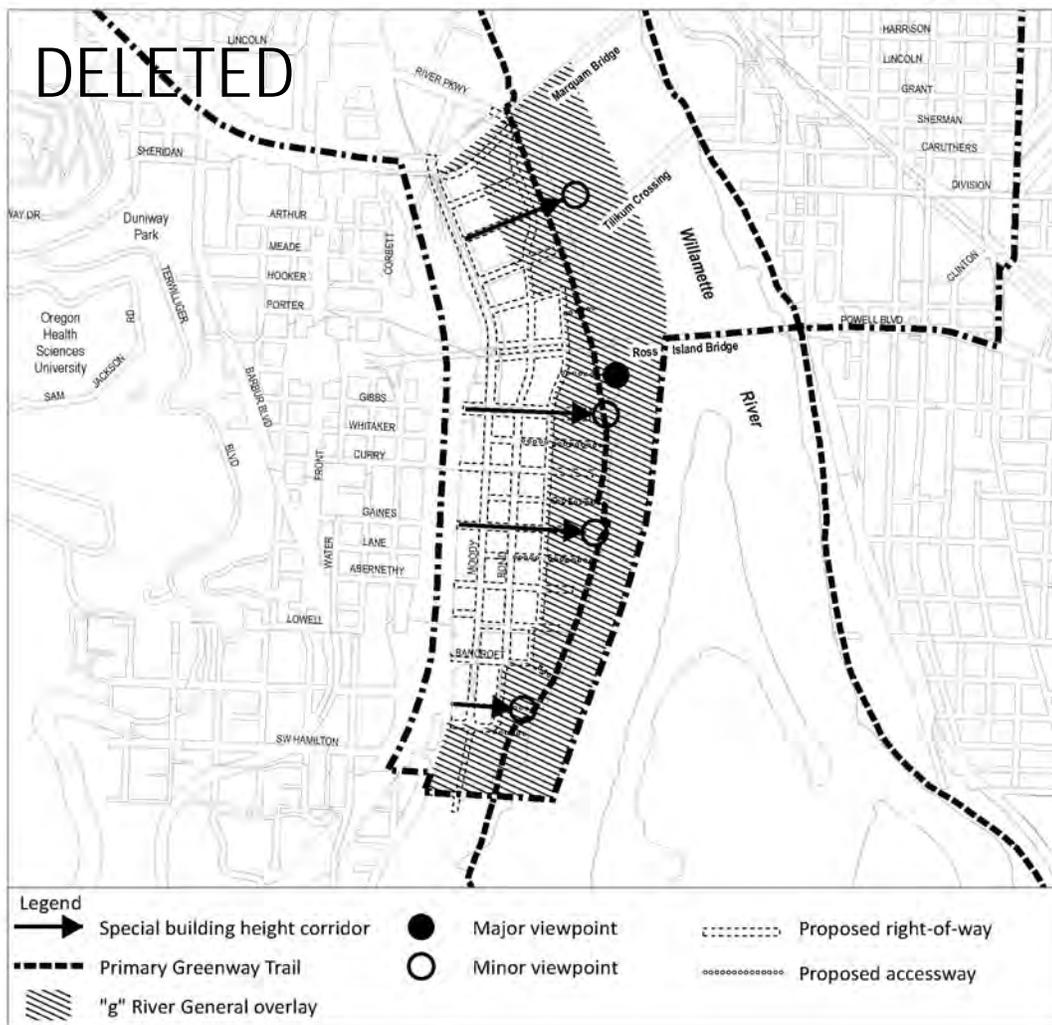
---

## **Commentary**

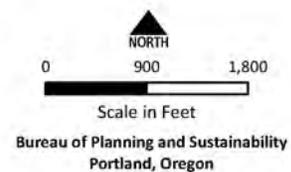
# South Waterfront Greenway Public Access

# Map 510-15

Map Revised March 1, 2015



Central City Plan District boundary



## Chapter 33.510, Central City Plan District

---

---

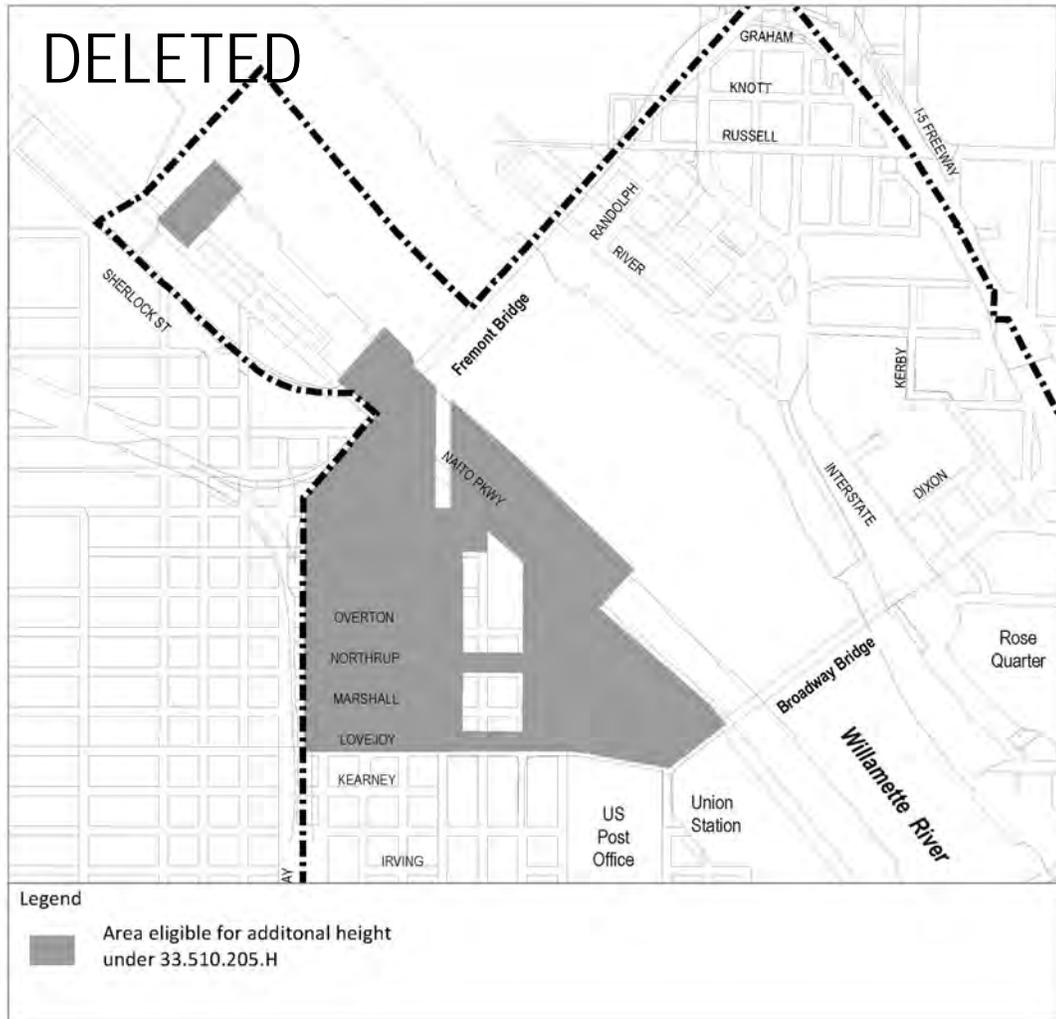
## **Commentary**

# North Pearl Height Opportunity Area

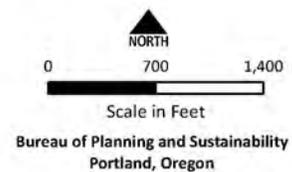
# Map 510-16

Map 1 of 2

Map Revised March 1, 2015



 Central City Plan District boundary



---

---

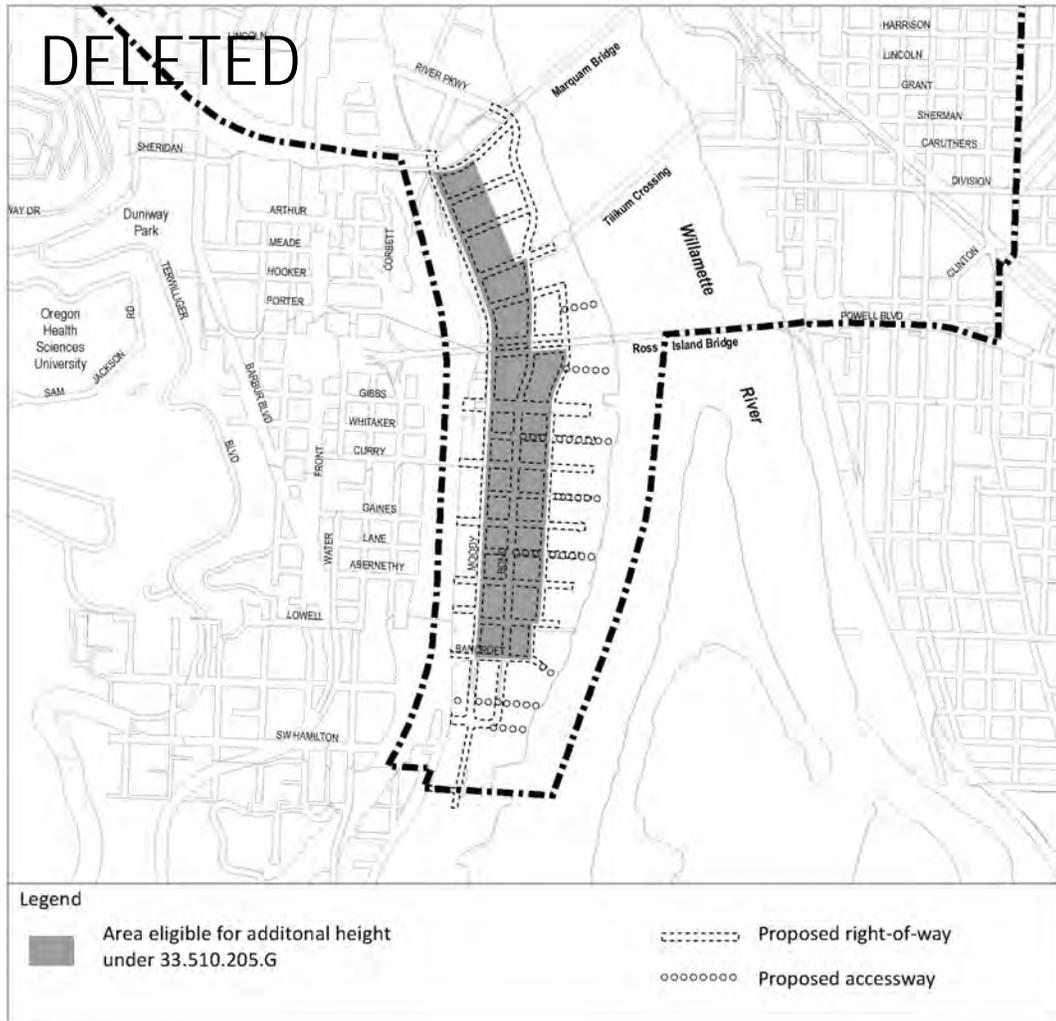
## **Commentary**

# South Waterfront Height Opportunity Area

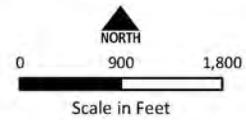
# Map 510-16

Map 2 of 2

Map Revised March 1, 2015



Central City Plan District boundary



Bureau of Planning and Sustainability  
Portland, Oregon

## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

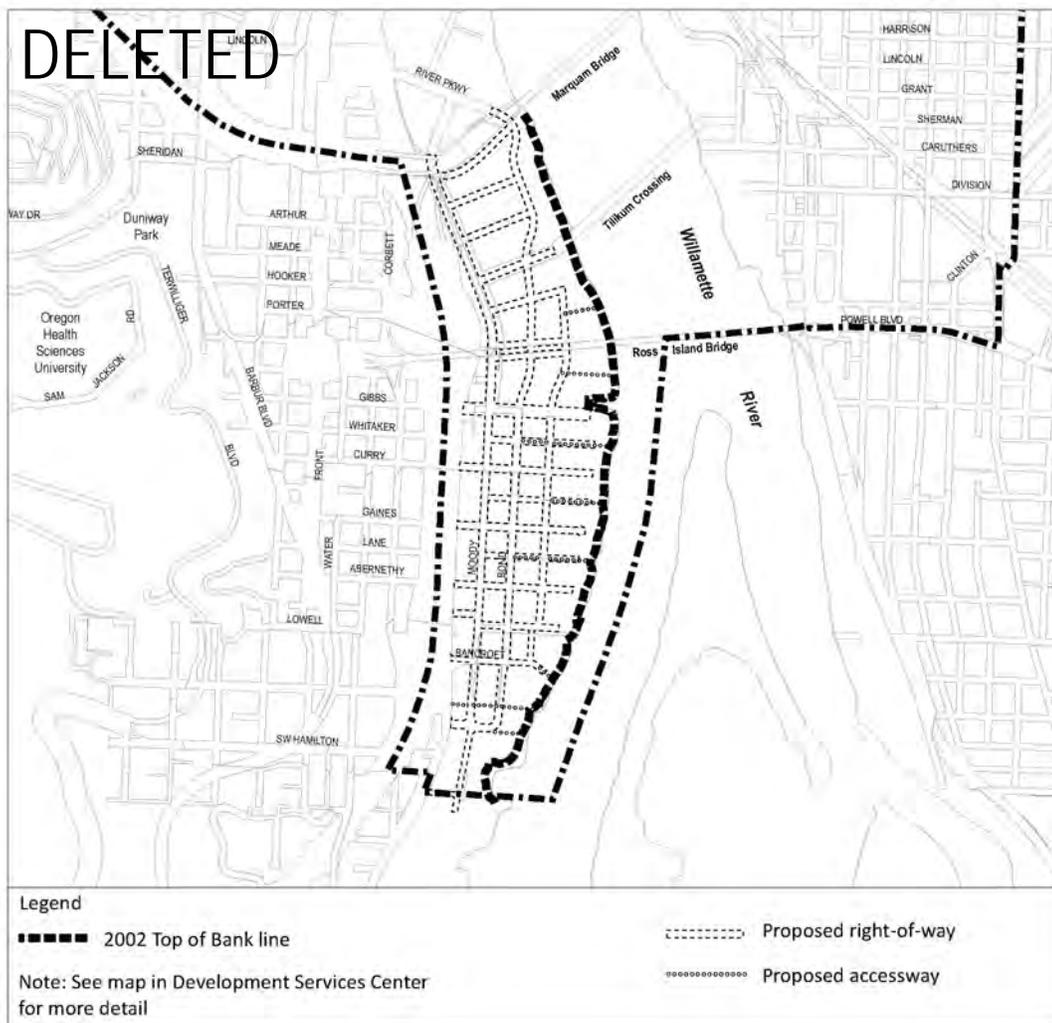
### **510-17 South Waterfront 2002 Top of Bank Line**

This map has been renumbered to 510-21.

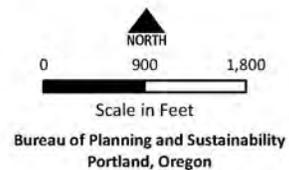
# South Waterfront 2002 Top of Bank Line

# Map 510-17

Map Revised March 1, 2015



Central City Plan District boundary



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

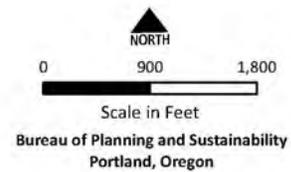
# Area Where Vehicle Sales and Leasing, and Exterior Display and Storage are Restricted

# Map 510-18

Map Revised March 1, 2015



Central City Plan District boundary



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

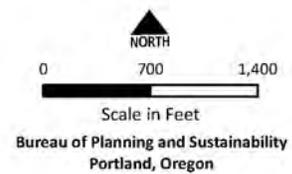
# North Pearl Subarea Special Building Height Corridor

# Map 510-19

Map Revised March 1, 2015



- Central City Plan District boundary
- Subdistrict Boundary
- Subarea boundary



## Chapter 33.510, Central City Plan District

---

---

## Commentary

**Delete: Map 510-20 Pearl Development Transfer Opportunity Area**

This map was used to support a Pearl District-specific historic resources transfer provision. A new transfer mechanism for historic resources is applied across the Central City Plan District.

# Pearl Development Transfer Opportunity Area

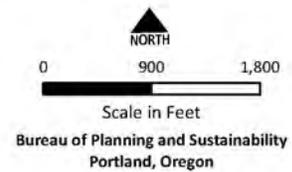
# Map 510-20

Map Revised March 1, 2015



**Legend**  
 Pearl Development Transfer Opportunity area

- Central City Plan District boundary
- Subdistrict boundary
- Subarea boundary



---

---

## Commentary

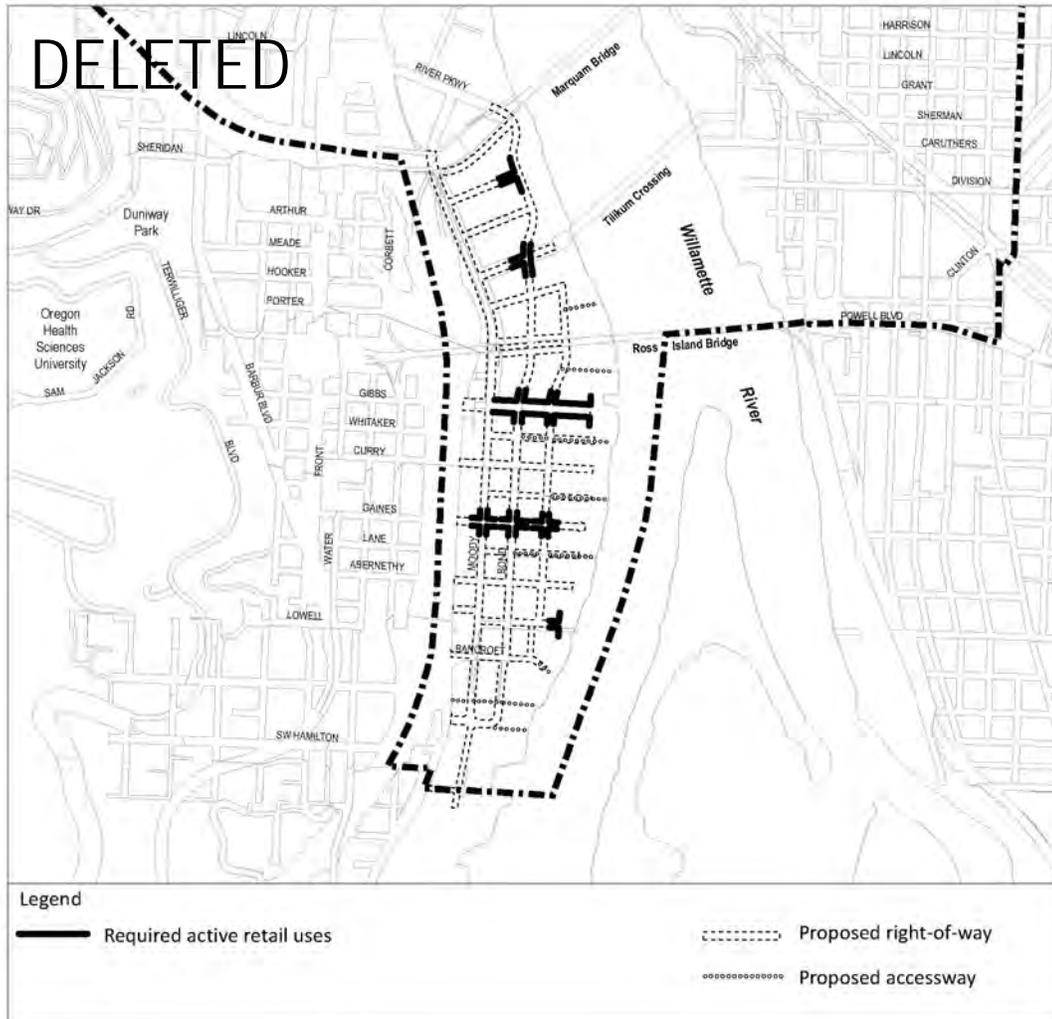
**Delete: Map 510-21 Required Retail Sales and Service Use in South Waterfront**

This map is deleted because the code amendments implementing the Street and Development Character concept, including ground floor active use requirements, meet the intent of this provision.

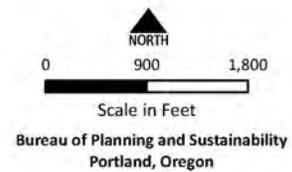
# Required Retail Sales and Service Use in South Waterfront

# Map 510-21

Map Revised March 1, 2015



Central City Plan District boundary



## Chapter 33.510, Central City Plan District

---

---

## Commentary

### **Map 510-1 Central City Plan District and Subdistricts**

The Central City Plan District boundary has been expanded to include the new Clinton MAX light rail station area between Milwaukie Blvd, Powell Blvd and the Union Pacific Rail Line at the eastern edge of the Central Eastside because of anticipated increased urban development.

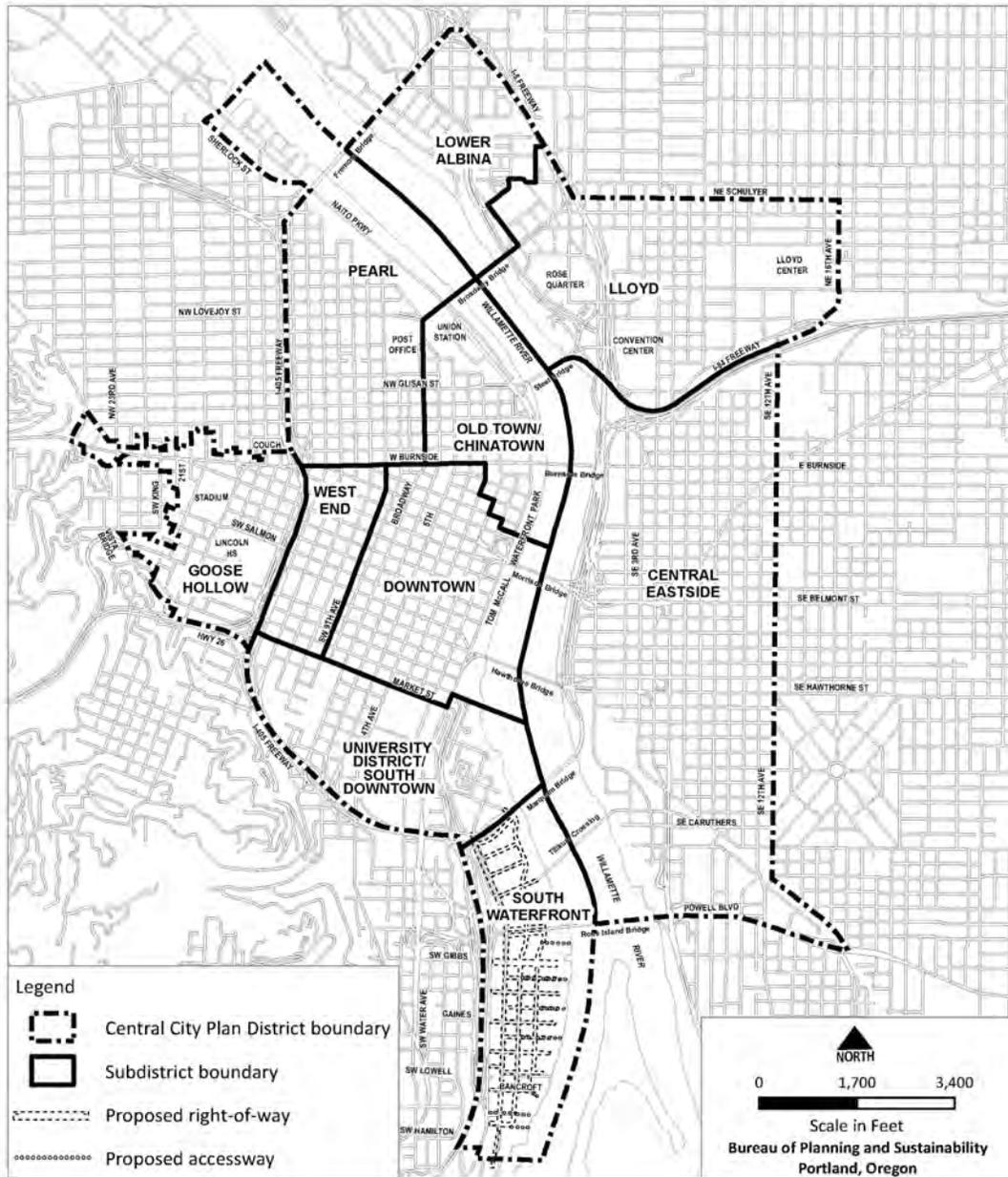
Subdistrict boundaries have been updated to be consistent with the CC2035 Plan policies and code provisions:

- The West End subarea is now a subdistrict;
- The River District is replaced by the Pearl and Old Town/Chinatown subdistricts (Old Town/Chinatown includes a small part of the former Downtown subdistrict);
- The Downtown subdistrict is now smaller (with the creation of the West End subdistrict and creation of the Old Town/Chinatown and University District/South Downtown subdistricts);
- The Employment Opportunity subarea (EOS) and North Pearl subarea have been removed;
- A small portion of the Lloyd District near the Willamette River is moved to the Central Eastside subdistrict;
- A portion of the Lower Albina subdistrict near the PPS Blanchard Building is moved to the Lloyd District; and
- Some minor boundary updates are made to reduce the number of tax lots split by boundaries.

# Central City Plan District and Subdistricts

# Map 510-1

Map Revised Xxxx XX, 202X



## Chapter 33.510, Central City Plan District

---

---

## Commentary

### Map 510-2 Maximum Floor Area Ratios

Map 510-2 Maximum Floor Area Ratios (FAR) shows the amount of floor area allowed by right (i.e. prior to the use of bonuses or transfers).

The following highlights changes made to support additional development potential at key locations:

- FAR limits are increased in parts of the University District/South Downtown area, including along the southern extension of the transit mall (6 to 1 to 9 to 1), the Lincoln Station area (2:1 to 6:1), and a part of RiverPlace (4 to 1 to 5 to 1);
- FAR limits are increased in portions of the North Pearl District, generally going from 4 to 1 to 5 to 1;
- FAR limits in the northern portion of the West End are set at 8 to 1 where they were previously 6 to 1 with an allowance for up 9 to 1 for residential development; and
- FAR limits are revised for a few large sites in the Central City:
  - Areas near OMSI MAX light rail station that are rezoned to EX are set at 2 to 1 north of SE Caruthers Street and 3 to 1 to the south.

# Maximum Floor Area Ratios

# Map 510-2

Map 1 of 2

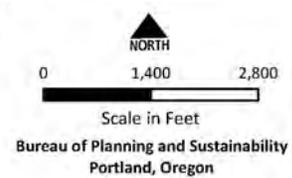
Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Maximum FAR area boundary
-  Area where floor area ratio (FAR) is determined by base zone
-  Proposed right-of-way
-  Proposed accessway

- X:Y** Maximum FAR  
X = Gross square foot of building  
Y = Square foot of site
- (X:Y)** Residential required  
see 33.510.200.C.2.



---

---

## **Commentary**

# Maximum Floor Area Ratios

# Map 510-2

Map 2 of 2

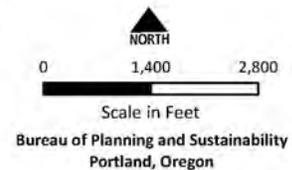
Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Maximum FAR area boundary
-  Area where floor area ratio (FAR) is determined by base zone
-  Proposed right-of-way
-  Proposed accessway

- X:Y** Maximum FAR  
X = Gross square foot of building  
Y = Square foot of site
- (X:Y)** Residential required  
see 33.510.200.C.2.



## Chapter 33.510, Central City Plan District

---

---

## Commentary

### Map 510-3 Base Heights

Maximum building heights are now depicted with two maps:

- **Map 510-3 Base Height** (previously **Maximum Height**) shows maximum height allowed by right with hatching in areas where height increases through bonuses or transfers are possible.
- A new **Map 510-4 Bonus Height** shows the ultimate height possible through the use of bonuses and transfers. Areas where height bonuses are not allowed show the same maximum height on both maps.

The "Open Space performance standard" feature has been moved from Map 510-3 to Map 510-4 and is now called "Areas where a shadow analysis is required."

The following base height changes have been made.

### Height and the Central City Scenic Resources Protection Plan Update

The Central City 2035 Plan includes an update to the Central City Scenic Resources Protection Plan and height limits have been updated to reflect this work. A number of publicly accessible views have been identified and protected by moderating height allowances within designated view corridors. The Central City Scenic Resources Protection Plan includes more information about these changes.

### Height in Historic Districts

To help preserve the character and scale of historic districts, building heights have been reduced in most historic districts and the option of using height bonuses removed. In some cases, including the New Chinatown/Japantown and East Portland/Grand Avenue historic districts, the previous maximum building heights were set prior to the establishment of the historic districts; the new reduced maximum heights are more appropriate given the districts' historic status. The ability to gain additional FAR is retained in historic districts within the new height limits.

# Base Heights

# Map 510-3

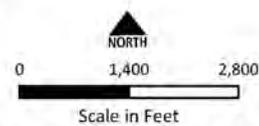
Map 1 of 3

Map Revised Xxxx XX, 202X



### Legend

- Central City Plan District boundary
- Base building height
- Areas where height is determined by base zone
- Proposed right-of-way
- Proposed accessways
- Area eligible for height increase
- Base height limit of 75' for first 125 feet from top of bank
- Areas where a shadow analysis is required



Bureau of Planning and Sustainability  
Portland, Oregon

## Chapter 33.510, Central City Plan District

---

---

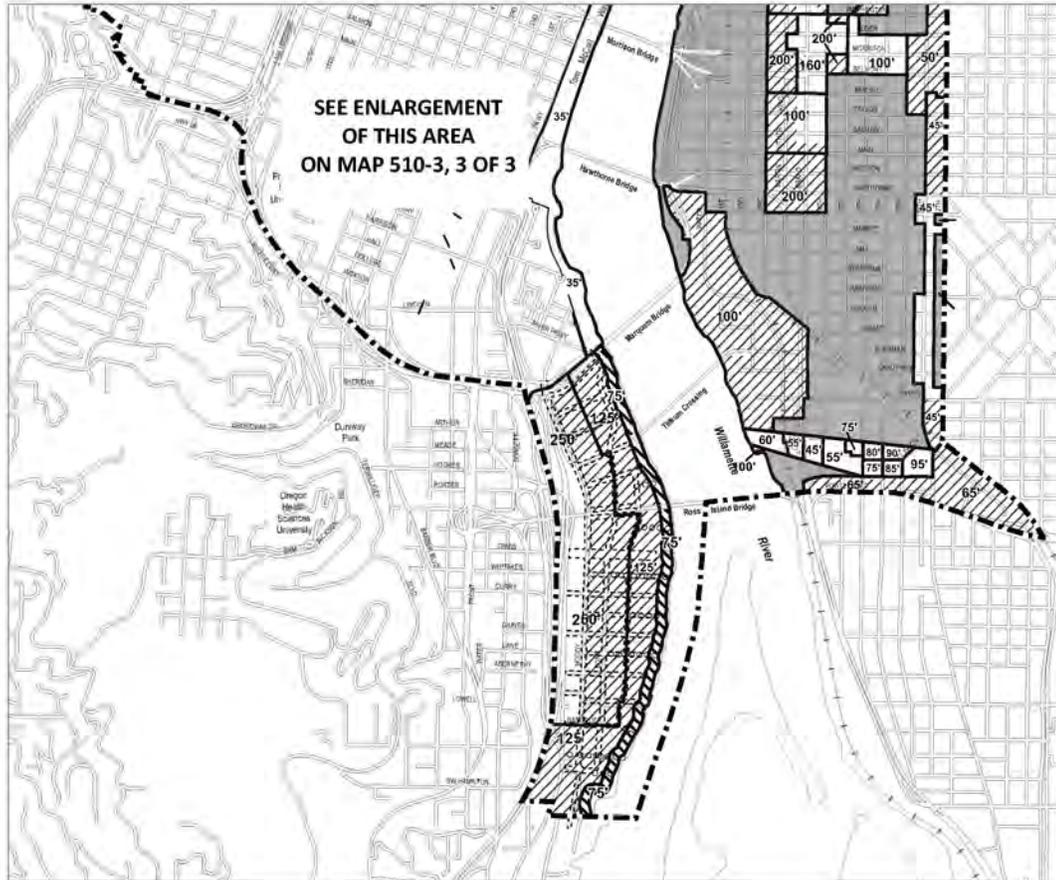
## Commentary

# Base Heights

# Map 510-3

Map 2 of 3

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
  -  Base building height
  -  Areas where height is determined by base zone
  -  Proposed right-of-way
  -  Proposed accessways
  -  Area eligible for height increase
  -  Base height limit of 75' for first 125 feet from top of bank
  -  Areas where a shadow analysis is required
- 

0 1,400 2,800

Scale in Feet

Bureau of Planning and Sustainability  
Portland, Oregon

## Chapter 33.510, Central City Plan District

---

---

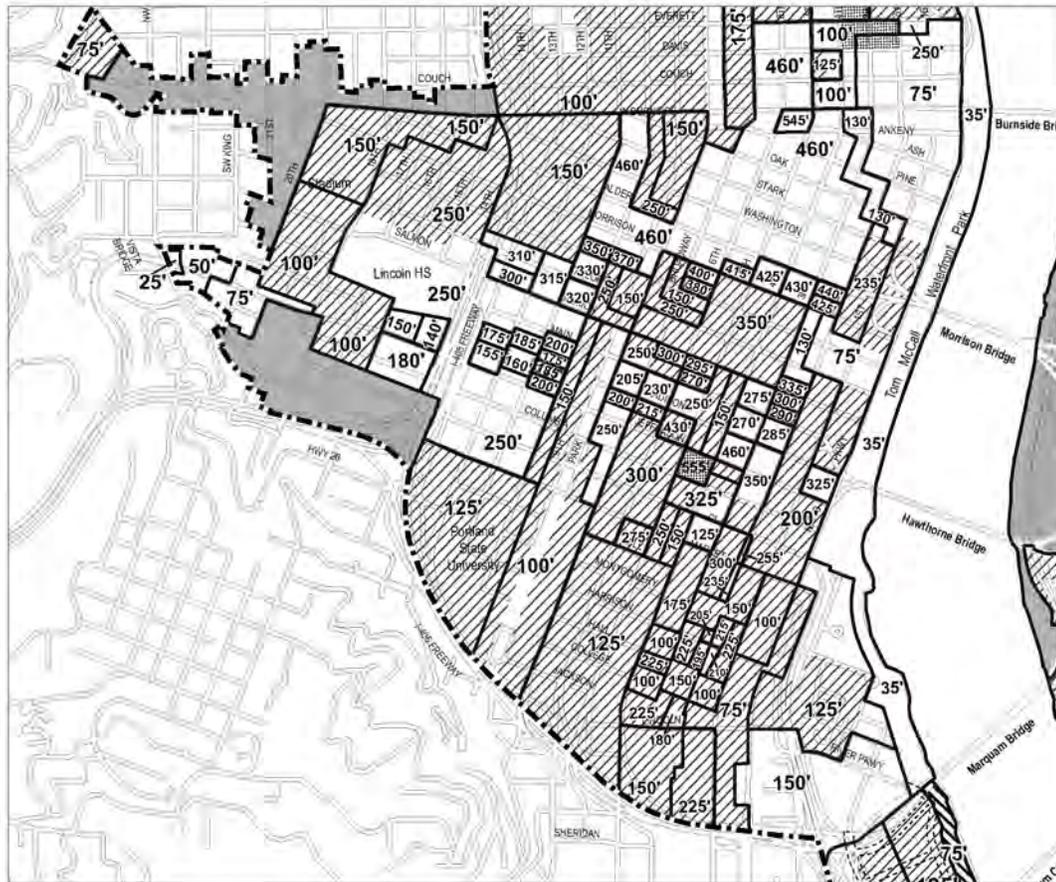
## **Commentary**

# Base Heights

# Map 510-3

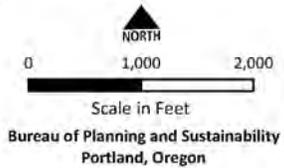
Map 3 of 3

Map Revised Xxxx XX, 202X



### Legend

- Central City Plan District boundary
- Base building height
- Areas where height is determined by base zone
- Proposed right-of-way
- Proposed accessways
- Area eligible for height increase
- Base height limit of 75' for first 125 feet from top of bank
- Areas where a shadow analysis is required



## Chapter 33.510, Central City Plan District

---

---

## Commentary

### **New: Map 510-4 Bonus Heights**

This new map includes the ultimate building height allowed, including height earned through use of bonuses and transfers.

The "Open space performance standard" feature from previous Map 510-3 has been moved to this map and is now called "Areas where a shadow analysis is required." The area subject to this requirement has increased. It now generally covers the complete blocks to the south, southwest and west of most public open spaces.

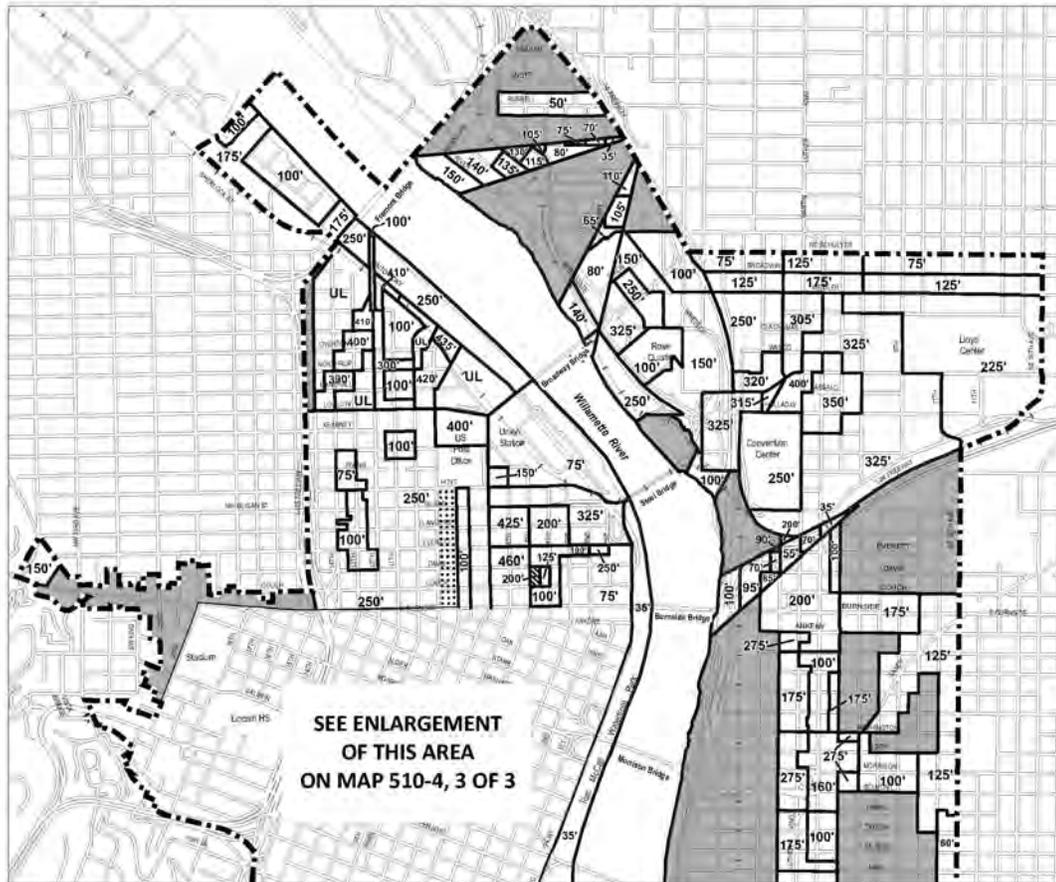
Please refer to the code language and commentary in Section 33.510.210 for more details.

# Bonus Heights

# Map 510-4

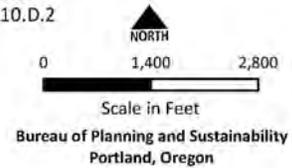
Map 1 of 3

Map Revised Xxxx XX, 202X



### Legend

- Central City Plan District boundary
- Maximum bonus height
- Areas where height is determined by base zone
- Area where residential required
- Proposed right-of-way
- Proposed accessways
- Unlimited height allowed
- Areas where a shadow analysis is required
- Area eligible for additional height under 33.510.210.D.2



## Chapter 33.510, Central City Plan District

---

---

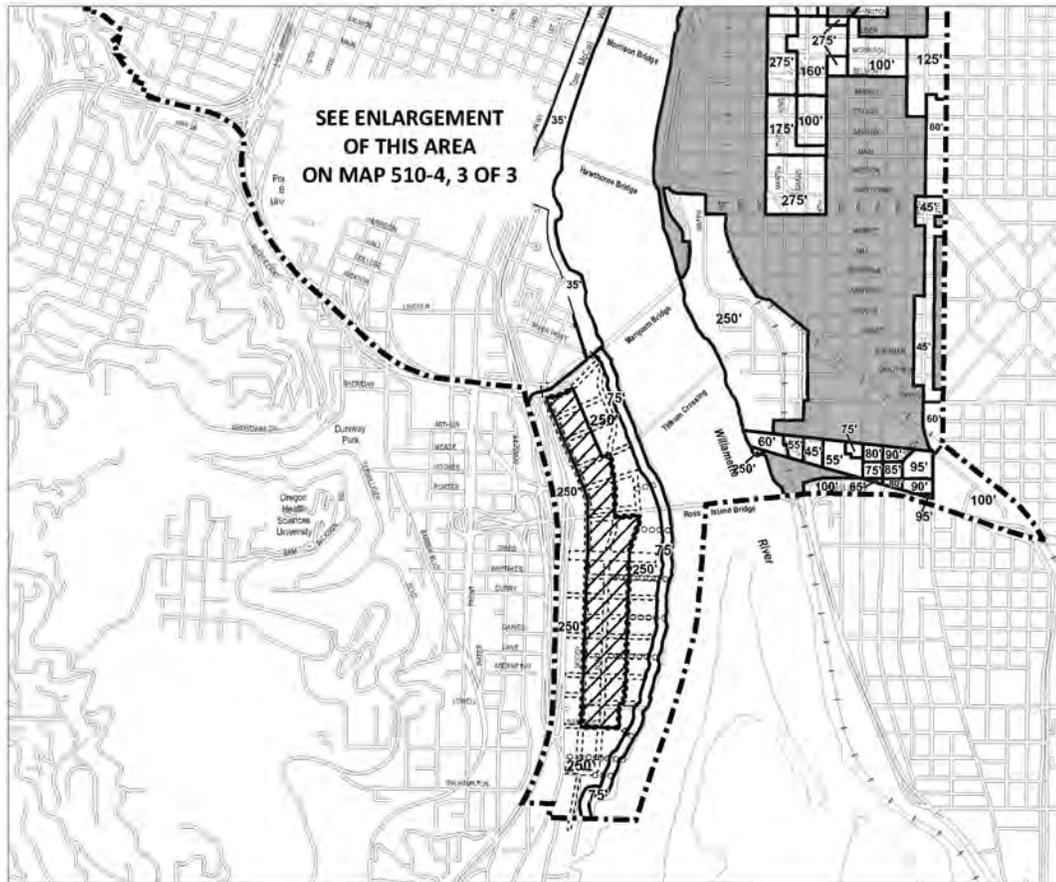
## **Commentary**

# Bonus Heights

# Map 510-4

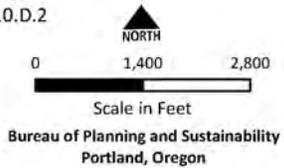
Map 2 of 3

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Maximum bonus height
-  Areas where height is determined by base zone
-  Area where residential required
-  Proposed right-of-way
-  Proposed accessways
-  Unlimited height allowed
-  Areas where a shadow analysis is required
-  Area eligible for additional height under 33.510.210.D.2



## Chapter 33.510, Central City Plan District

---

---

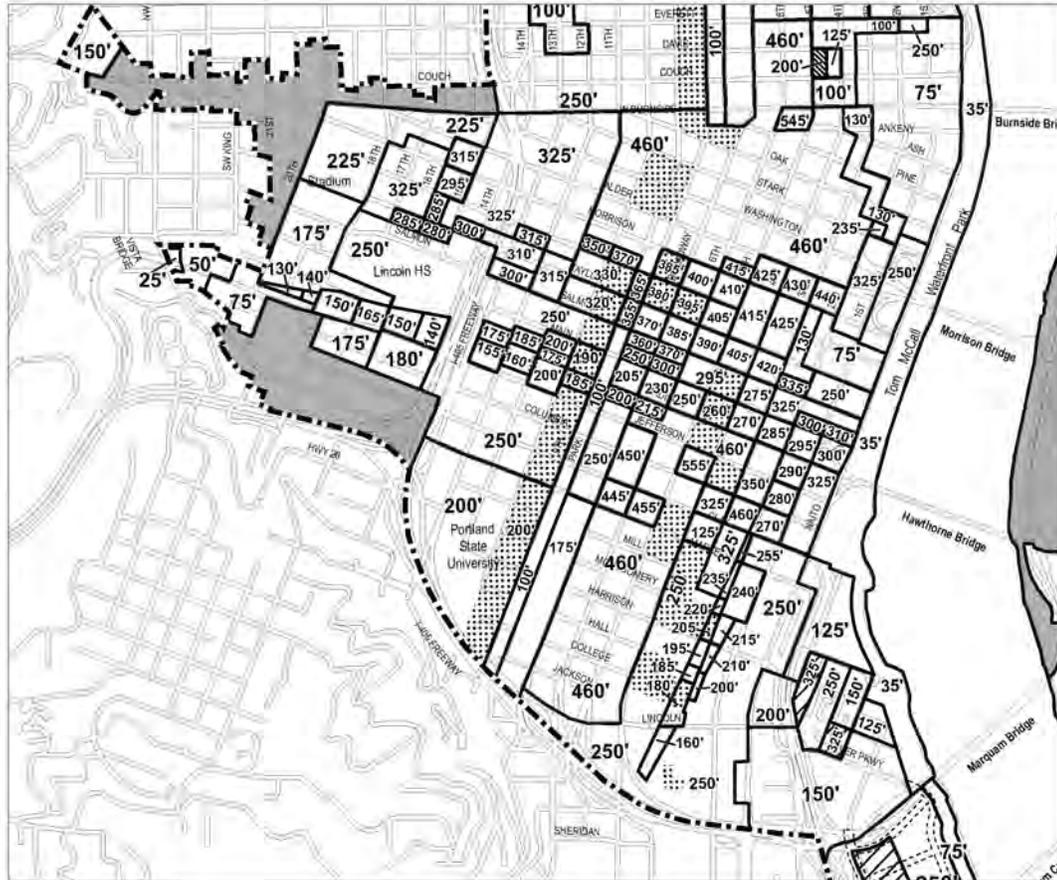
## **Commentary**

# Bonus Heights

# Map 510-4

Map 3 of 3

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Maximum bonus height
-  Areas where height is determined by base zone
-  Area where residential required
-  Proposed right-of-way
-  Proposed accessways
-  Unlimited height allowed
-  Areas where a shadow analysis is required
-  Area eligible for additional height under 33.510.210.D.2 and 33.510.210.D.3.e



## Chapter 33.510, Central City Plan District

---

---

## Commentary

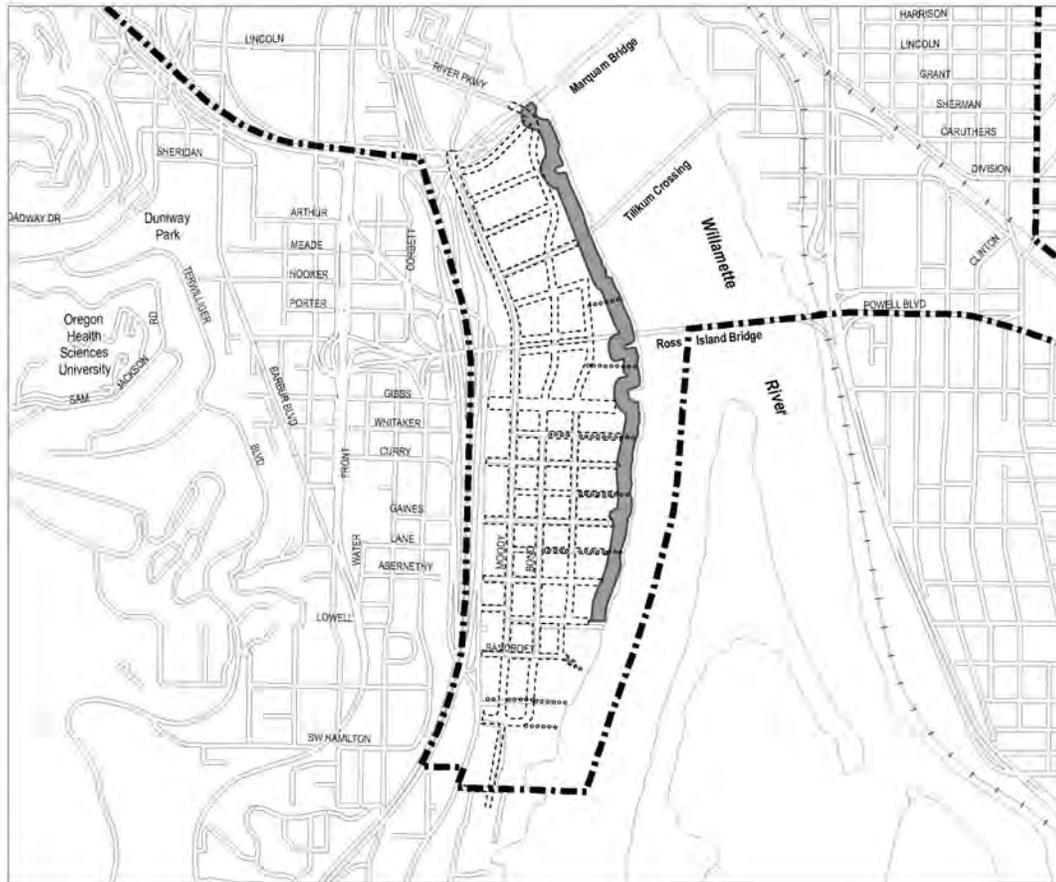
### **Map 510-5 Greenway Bonus Target Area (previously 510-5 Bonus Option Target Areas)**

Most previous bonuses have been eliminated in order to prioritize affordable housing and therefore the bonus target areas related to residential, retail, theaters have been removed from this map. Also, the North Pearl subarea bonus target area has been eliminated because that area will access the same bonuses and transfers as the rest of Central City. The Greenway bonus target area in the South Waterfront subdistrict remains. This target area encourages a wider setback from the Willamete River for public recreation and natural resources protection and enhancement.

# Greenway Bonus Target Area

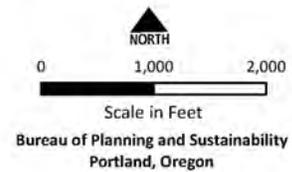
# Map 510-5

Map Revised XXXX XX, 202X



**Legend**

-  Central City Plan District boundary
-  Greenway bonus target area extends 150' back from top of bank
-  Proposed right-of-way
-  Proposed accessway



**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### Map 510-6 Special Residential Use Areas (Previously Map 510-5 Required Residential Development Areas)

#### Required Residential Development Areas

The required residential provision has been removed from portions of *Goose Hollow*, the *Lloyd District* and *University District/South Downtown*, to allow greater development flexibility in those area.

#### Other Residential Use Restrictions Added

The following regulations on residential uses were added to the map to promote employment uses and minimize land use conflicts:

- "Residential uses prohibited" is applied to an area receiving an EX Comprehensive Plan designation in *Lower Albina* to prohibit residential uses when the area is rezoned to EX in order to minimize potential land use conflicts;
- "Residential uses prohibited" is applied to a portion of the area receiving EXd zoning in the *Central Eastside* in order to minimize potential land use conflicts; and
- "Residential uses require a *Central City Master Plan*" is applied to an area north of the new *OMSI MAX* light rail station that was previously designated EG.

# Special Residential Use Areas

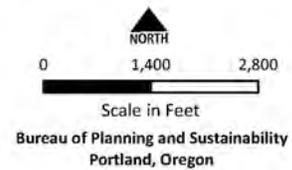
# Map 510-6

Map 1 of 2

Map Revised Xxxx XX, 202X



- Legend**
-  Central City Plan District boundary
  -  Required residential development area
  -  Residential uses prohibited
  -  Residential uses require a Central City Master Plan
  -  Proposed right-of-way
  -  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

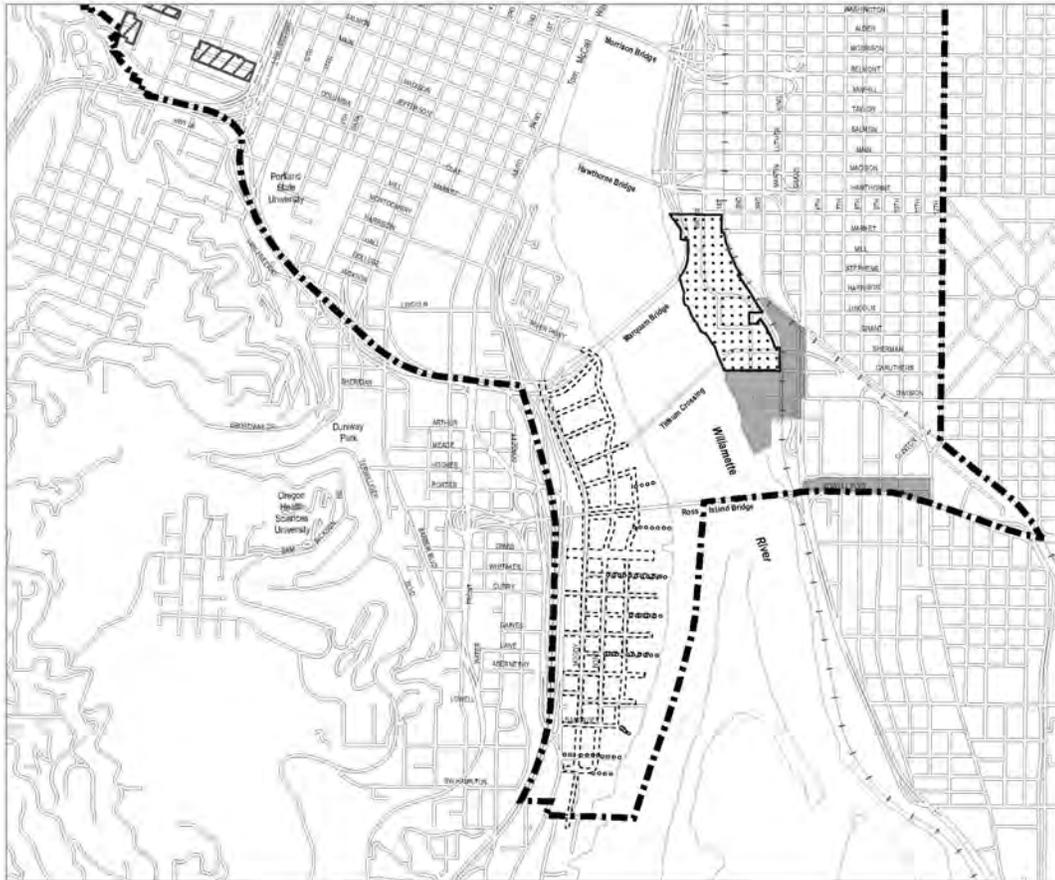
## **Commentary**

# Special Residential Use Areas

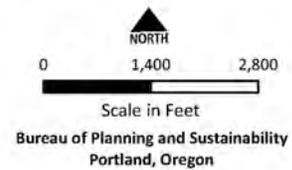
# Map 510-6

Map 2 of 2

Map Revised XXXX XX, 202X



- Legend**
-  Central City Plan District boundary
  -  Required residential development area
  -  Residential uses prohibited
  -  Residential uses require a Central City Master Plan
  -  Proposed right-of-way
  -  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

## Commentary

### **Map 510-7 Required Building Lines (Previously Map 510-6)**

Required Building Lines help implement the CC2035 Street and Development Character concept. The landscaping standards option implements the concept of "Boulevard Streets" and requires some landscaping if a project is set back from the street lot line. See commentary for section 33.510.215 for more information.

# Required Building Lines

# Map 510-7

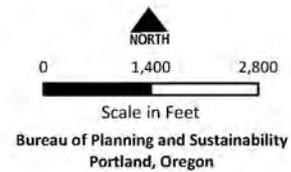
Map 1 of 2

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Landscaping standards option
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

# Required Building Lines

# Map 510-7

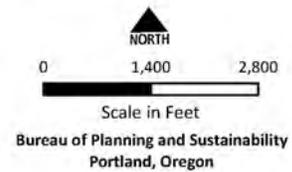
Map 2 of 2

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Landscaping standards option
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

## Commentary

### **New: Map 510-8 Ground Floor Windows**

This is a new map that identifies frontages where higher levels of glazing are required based on the CC2035 Street and Development Character concept and the location of open spaces and parks. This map shows areas where buildings must have 60% glazing. All other street frontages are required to have 40% glazing.

# Ground Floor Windows

# Map 510-8

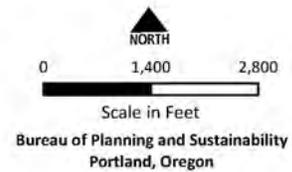
Map 1 of 2

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Street facing facade; 60% ground floor window requirement
-  Open area facing facade; 60% ground floor window requirement.
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

# Ground Floor Windows

# Map 510-8

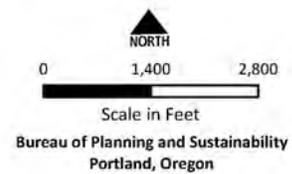
Map 2 of 2

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Street facing facade; 60% ground floor window requirement
-  Open area facing facade; 60% ground floor window requirement.
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

## Commentary

### **Map 510-9 Ground Floor Active Use Areas (Previously Map 510-7 Active Use Areas)**

The area with ground floor active use requirements has been updated to incorporate Retail Street designations from the CC2035 Street and Development Character Concept, where vibrant and active streetscapes are encouraged.

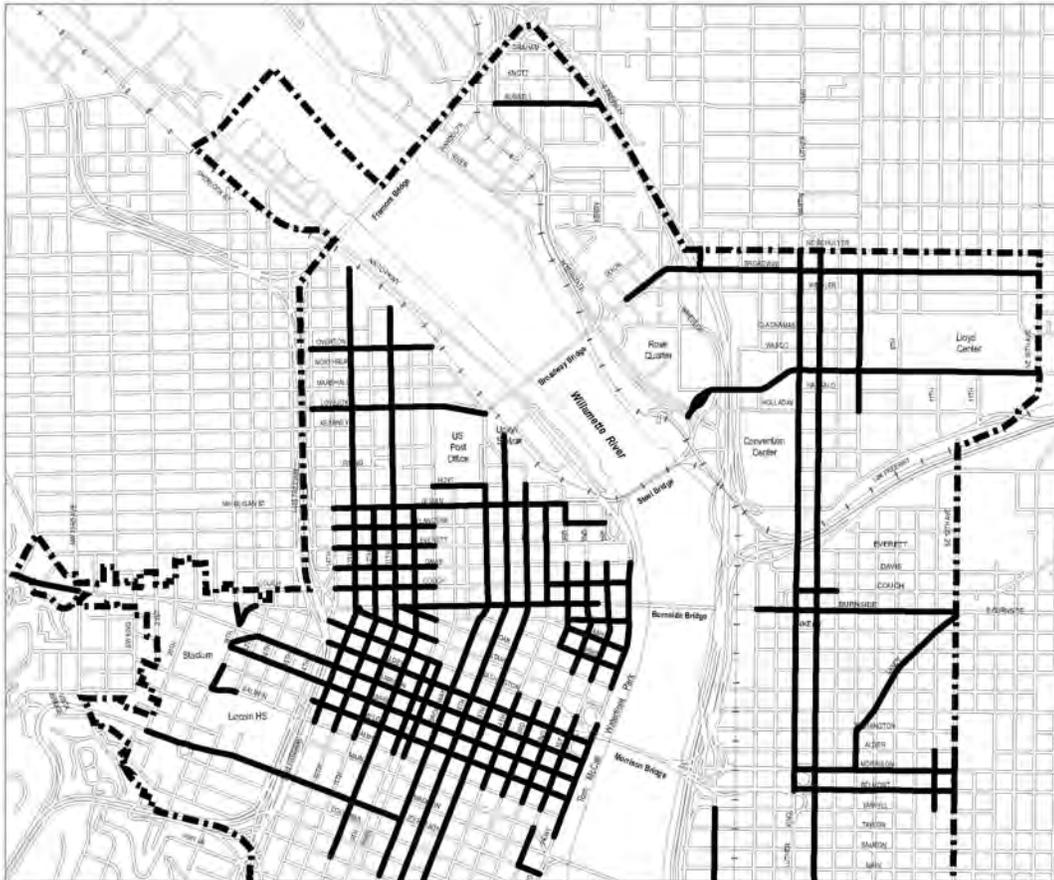
The area showing where the Minimum Active Floor Area requirement applies has been removed from the map because this provision is deleted. See the commentary for section 33.510.226.

# Ground Floor Active Use Areas

# Map 510-9

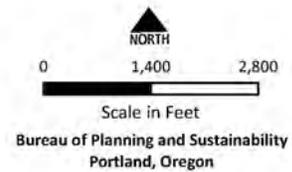
Map 1 of 2

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Required ground floor active uses
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

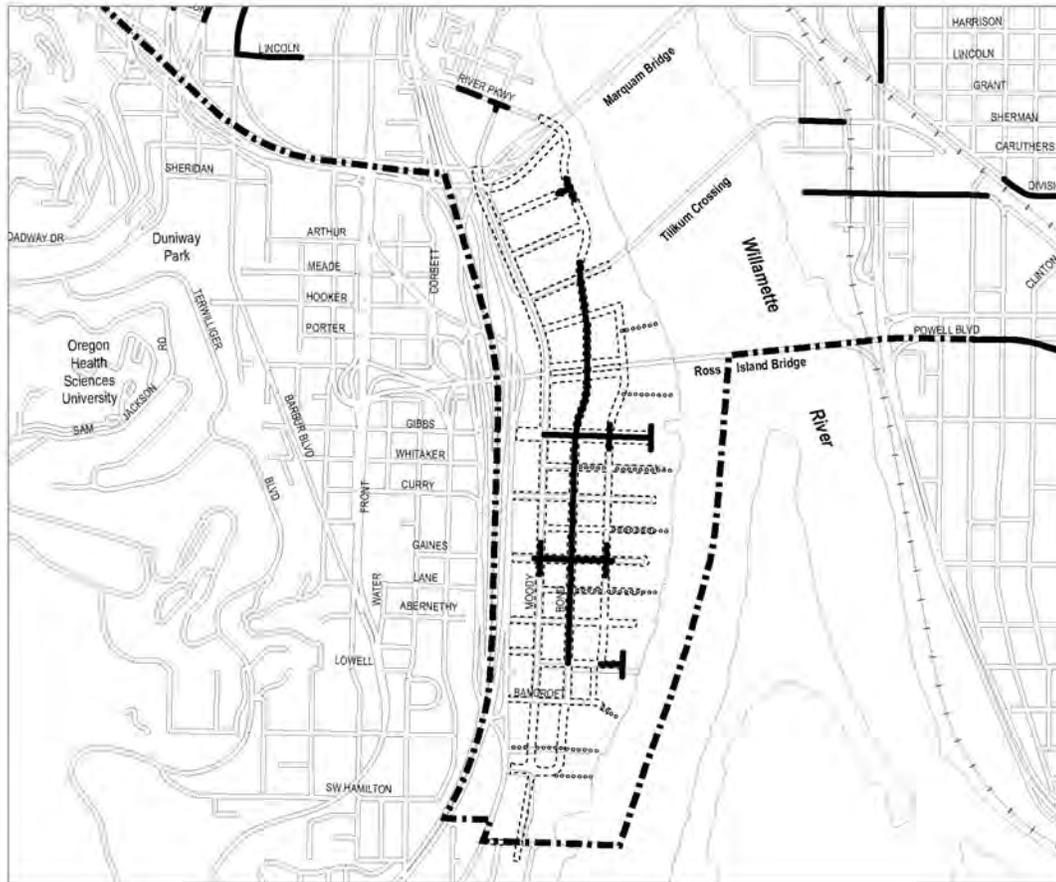
## **Commentary**

# Ground Floor Active Use Areas

# Map 510-9

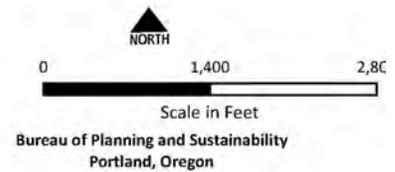
Map 2 of 2

Map Revised Xxxx XX, 202X



**Legend**

-  Central City Plan District boundary
-  Required ground floor active uses
-  Proposed right-of-way
-  Proposed accessway



**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **Map 510-10 Parking Sectors (Previously 510-8 Core and Parking sectors)**

The number of sectors is reduced from 26 to 6 to better match Central City subdistrict geographies and work with changes to the plan district parking provisions.

# Parking Sectors

# Map 510-10

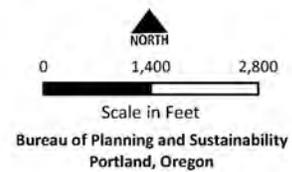
Map 1 of 2

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Sector boundary
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

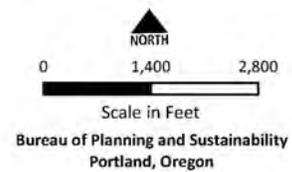
---

## **Commentary**



Legend

-  Central City Plan District boundary
-  Sector boundary
-  Proposed right-of-way
-  Proposed accessway



---

---

## Commentary

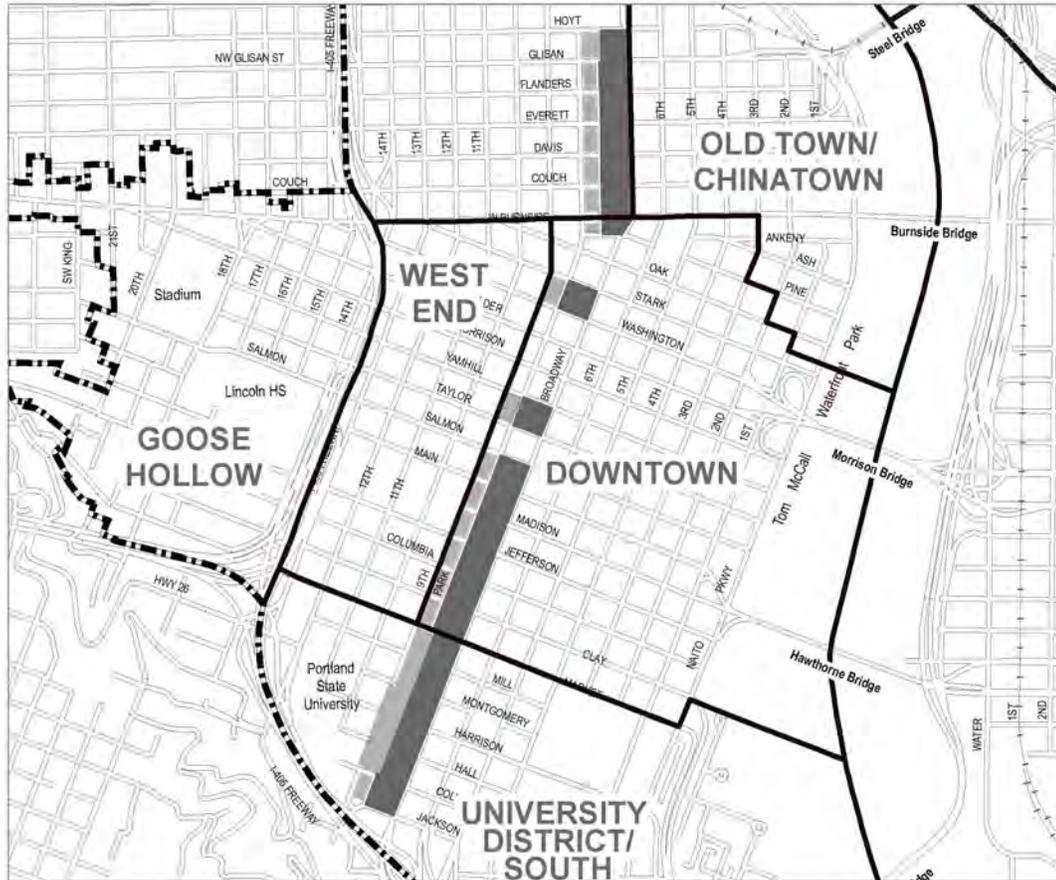
### **Map 510-11 Required Shadow Study Areas (new)**

This map shows areas to the east of the Park Blocks where shadow studies are required for buildings 100 feet or more in height, in order to help ensure morning sunlight in the park.

# Required Shadow Study Areas

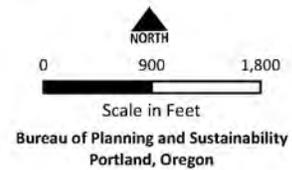
# Map 510-11

Map Revised XXXX XX, 202X



**Legend**

- Central City Plan District boundary
- Subdistrict boundary
- Area where shadow study required
- Open Space
- Proposed right-of-way
- Proposed accessway



**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **Map 510-12 Retail Sales and Services Limited (Previously Map 510-11 Special Areas)**

Retail limitations are added to portions of the Central Eastside where new EXd zoning is applied, in order to encourage high employment density uses and minimize conflicts with industrial activities. Areas where mechanical equipment must be screened have been removed, because 33.510.224 Mechanical Equipment along the Portland Streetcar Alignment has been deleted. This provision was put in place to prevent at-grade diesel generators adjacent to sidewalks along the streetcar line. This provision is outdated and no longer needed.

# Retail Sales and Services Limited

# Map 510-12

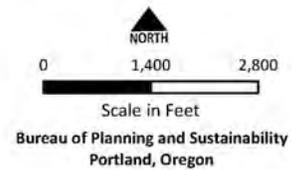
Map 1 of 2

Map Revised Xxxx XX, 202X



**Legend**

-  Central City Plan District boundary
-  Areas where size of retail sales and service uses is limited
-  Proposed right-of-way
-  Proposed accessway

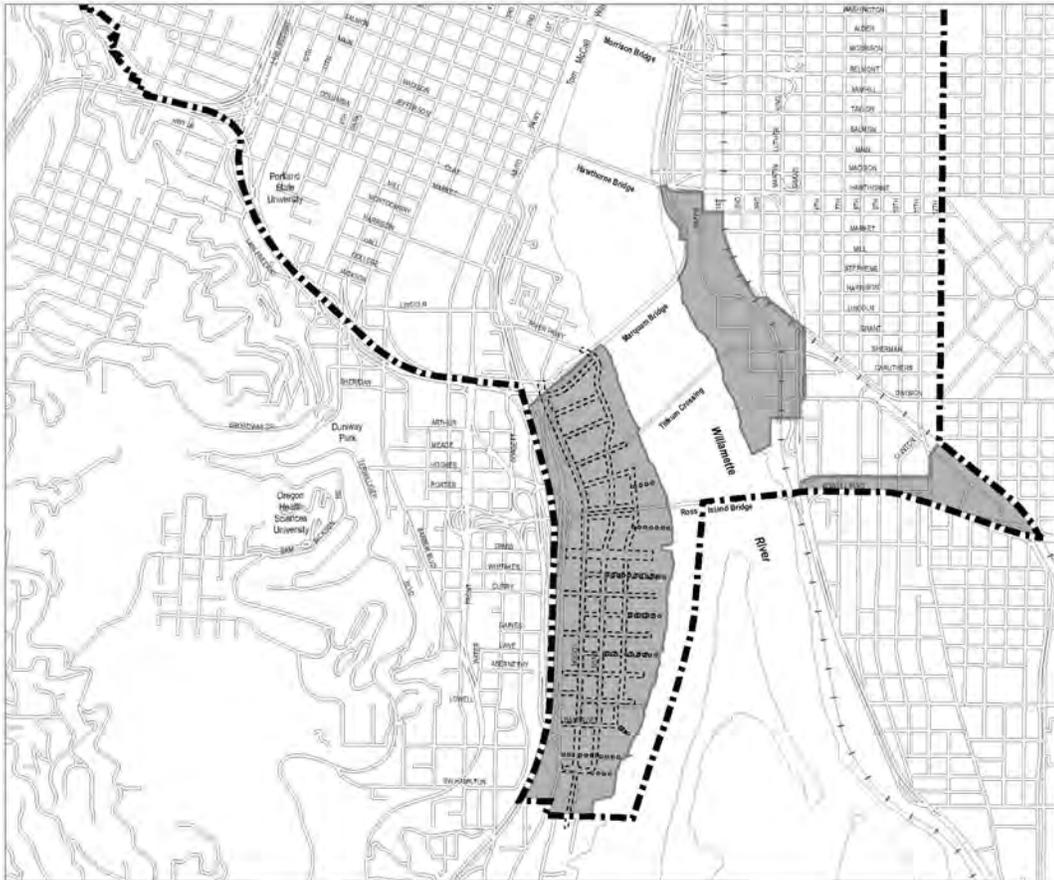


**Chapter 33.510, Central City Plan District**

---

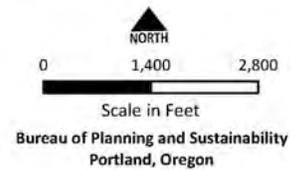
---

## **Commentary**



Legend

-  Central City Plan District boundary
-  Areas where size of retail sales and service uses is limited
-  Proposed right-of-way
-  Proposed accessway



---

---

## Commentary

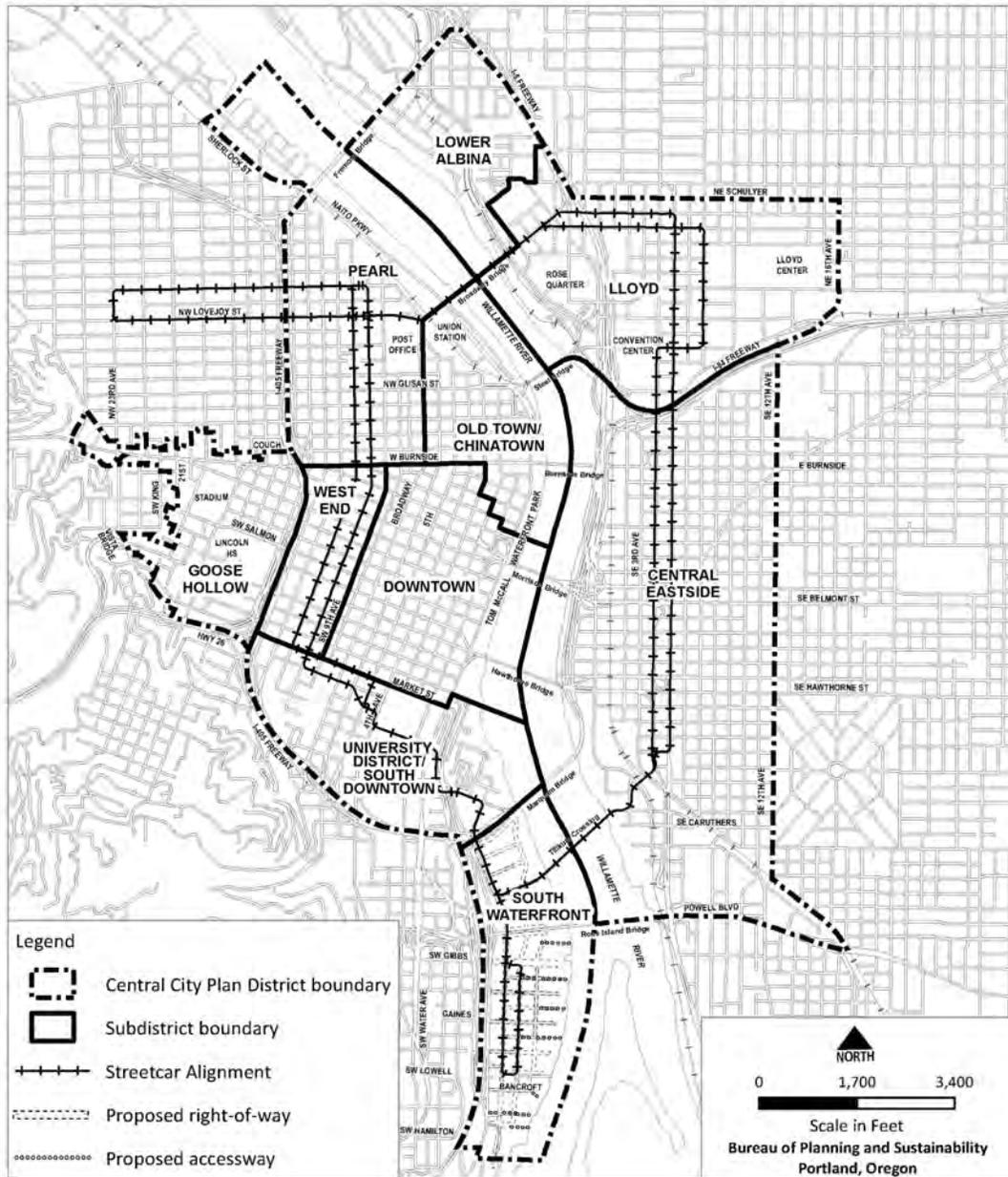
### **Map 510-13 Streetcar Alignment (Previously Map 510-12)**

This map is updated to include the east side streetcar line extension.

# Streetcar Alignment

# Map 510-13

Map Revised Xxxx XX, 202X



## Chapter 33.510, Central City Plan District

---

---

## Commentary

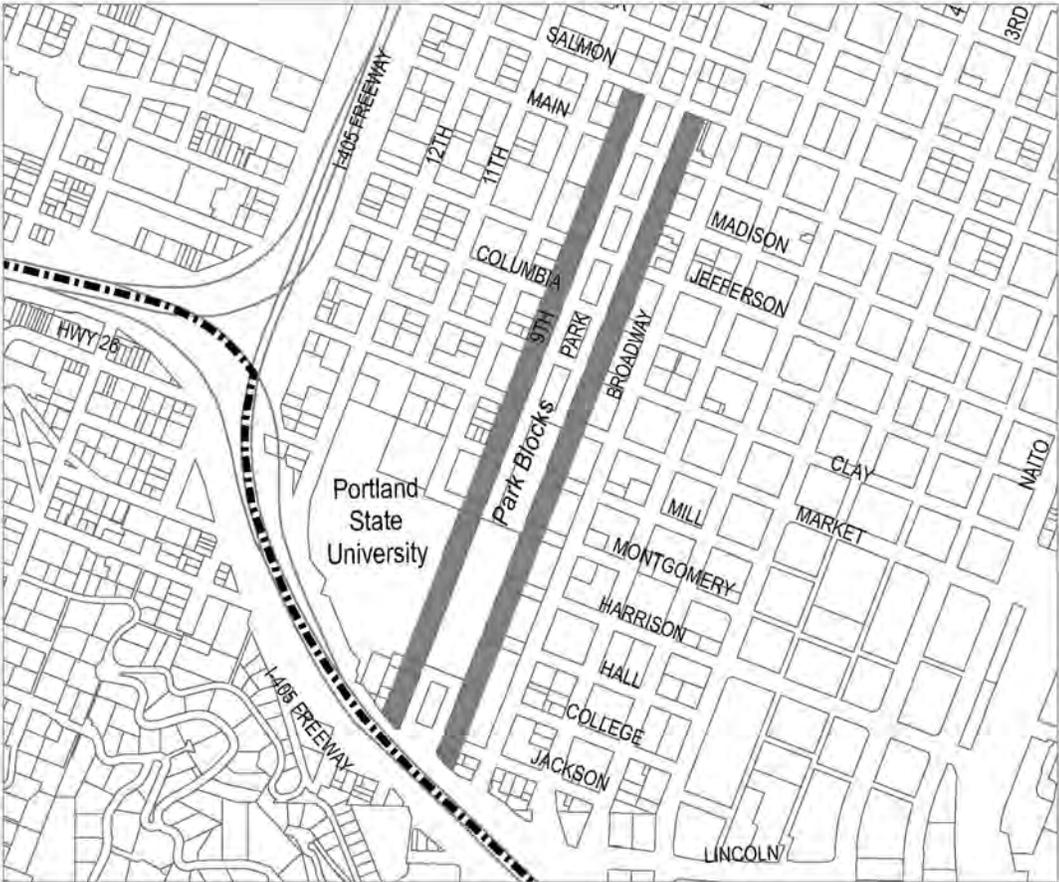
### **Map 510-14 South Park Block Frontages (Previously Map 510-13 Park Block Frontages)**

There are no substantive changes to this map.

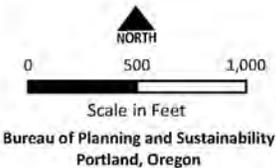
# South Park Blocks Frontages

# Map 510-14

Map Revised XXXX XX, 202X



- Legend
-  Central City Plan District Boundary
  -  Park block frontage



---

---

## Commentary

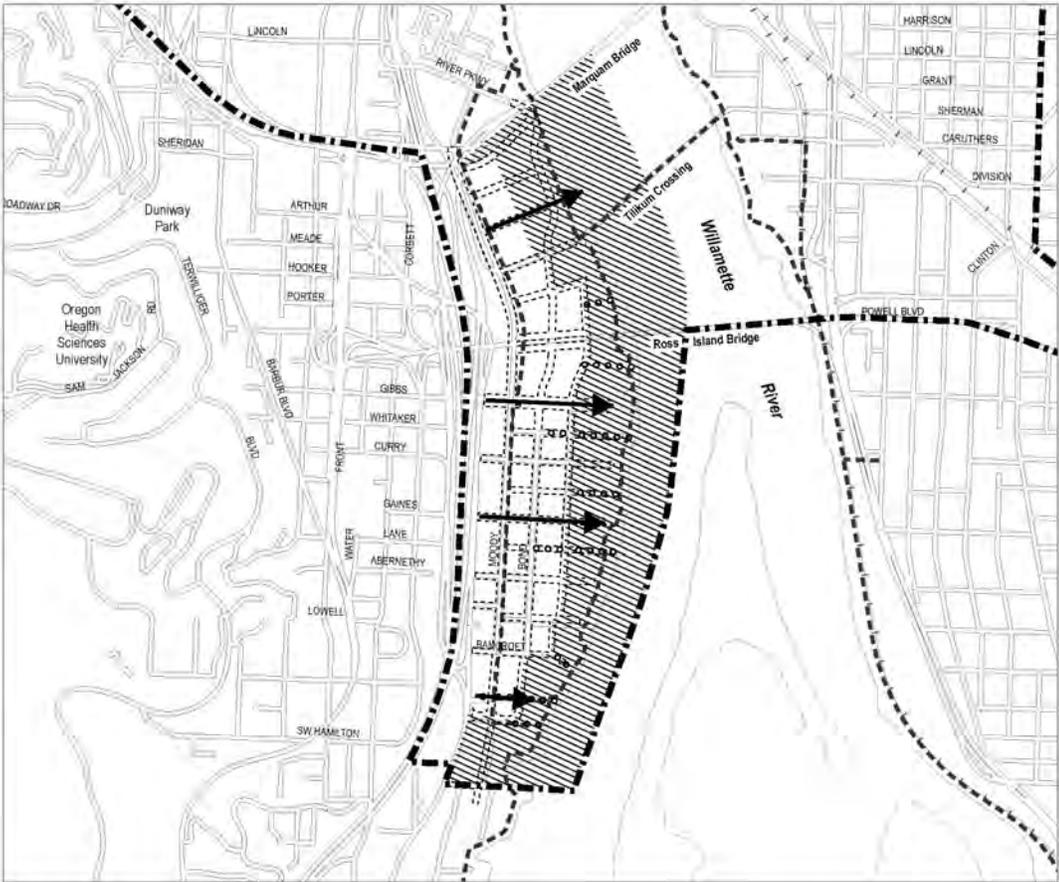
### **Map 510-15 South Waterfront Greenway Public Access Map**

Major and Minor viewpoints are moved from this map to maps in Zoning Code chapter 33.480 Scenic Resources, where the applicable regulations are located.

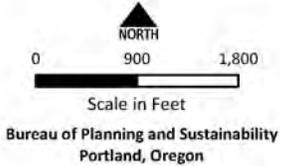
# South Waterfront Greenway Public Access

# Map 510-15

Map Revised Xxxx XX, 202X



- Legend**
- Central City Plan District boundary
  - Special building height corridor
  - Major Public Trail
  - "g" River General overlay
  - Proposed right-of-way
  - Proposed accessway



**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### Map 510-16 North Pearl Height Opportunity Area and South Waterfront Height Opportunity Area

There are no substantive changes to this map.



---

---

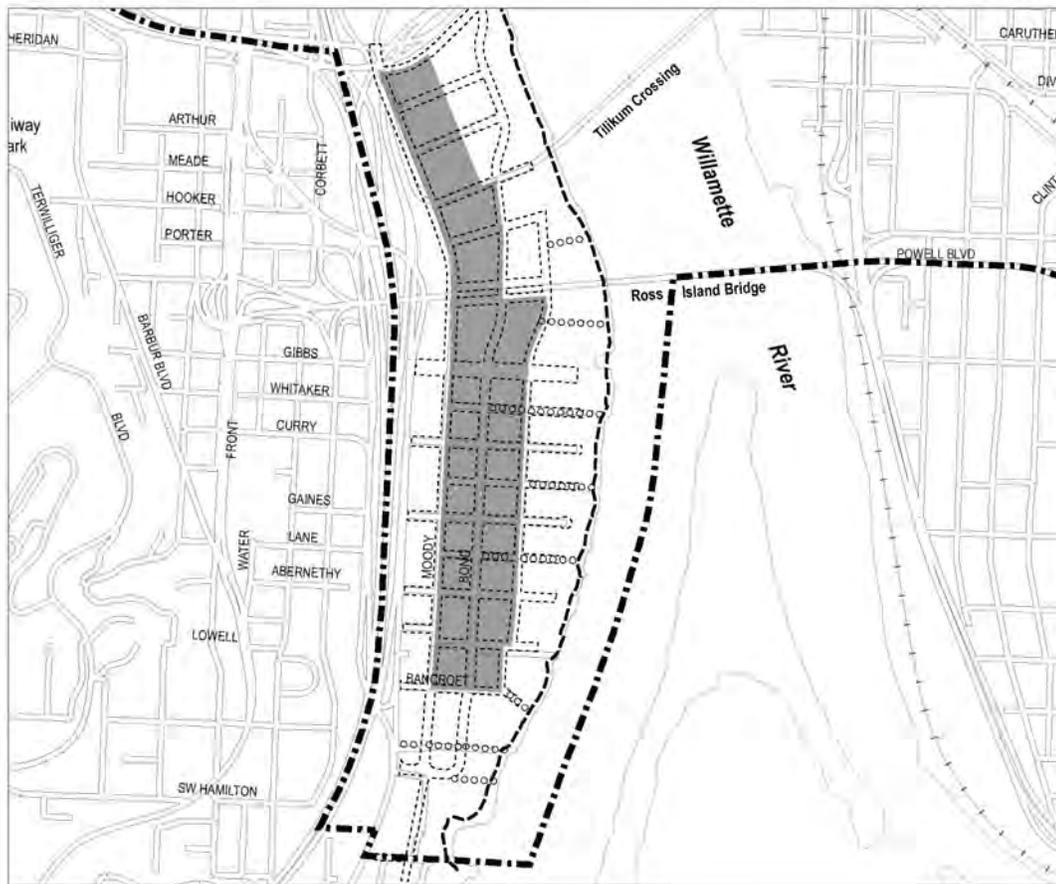
## **Commentary**

# South Waterfront Height Opportunity Area

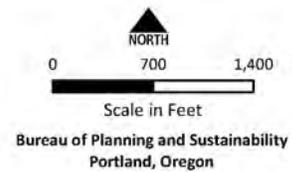
# Map 510-16

Map 2 of 3

Map Revised Xxxx XX, 202X



- Legend**
-  Central City Plan District boundary
  -  Area eligible for additional height
  -  Height reference line
  -  Proposed right-of-way
  -  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**



---

---

## Commentary

### **Map 510-17 Area Where Vehicle Repair and Vehicle Sales and Leasing Uses are Restricted (Previously Map 510-18 Area Where Vehicle Sales and Leasing, and Exterior Display and Storage are Restricted)**

This map has been updated to generally prohibit vehicle repair and vehicle sales and leasing uses within 500 feet of MAX light rail lines. Specifically, the identified area on the map:

- Reflects areas near MAX lines where high pedestrian volumes exist or are anticipated;
- Reflects the exclusion of the western tip of Goose Hollow along Canyon Rd.;
- Excludes areas where the MAX alignment is elevated or otherwise separated from the surface street system, presenting no potential conflicts with cars or pedestrians (e.g., elevated section between South Downtown/University and South Waterfront); and
- Excludes most of the predominately industrial Central Eastside and all of Lower Albina

# Area Where Vehicle Repair and Vehicle Sales and Leasing Uses are Restricted

# Map 510-17

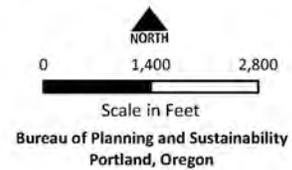
Map 1 of 2

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Area where restrictions apply
-  MAX Light Rail line and stops
-  Proposed right-of-way
-  Proposed accessways



## Chapter 33.510, Central City Plan District

---

---

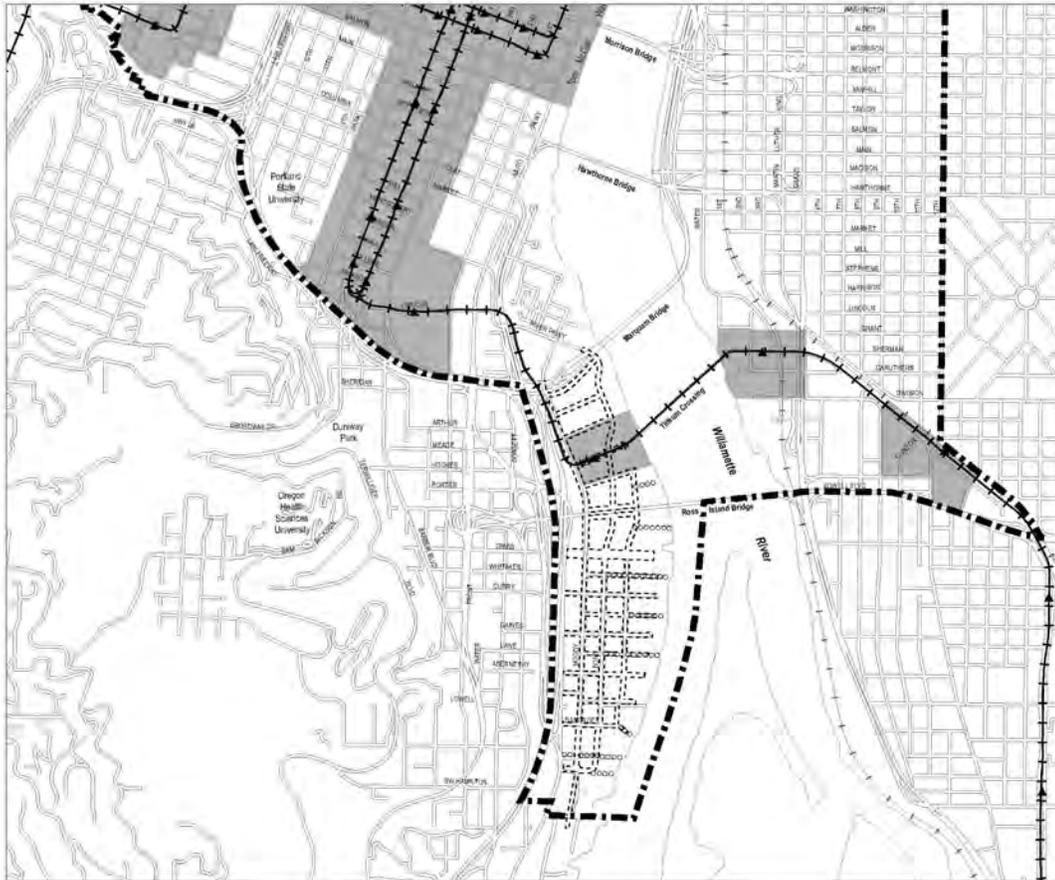
## **Commentary**

# Area Where Vehicle Repair and Vehicle Sales and Leasing Uses are Restricted

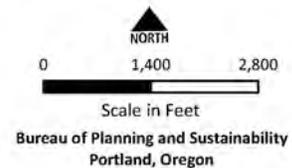
# Map 510-17

Map 2 of 2

Map Revised Xxxx XX, 202X



- Legend**
-  Central City Plan District boundary
  -  Area where restrictions apply
  -  MAX Light Rail line and stops
  -  Proposed right-of-way
  -  Proposed accessways



## Chapter 33.510, Central City Plan District

---

---

## **Commentary**

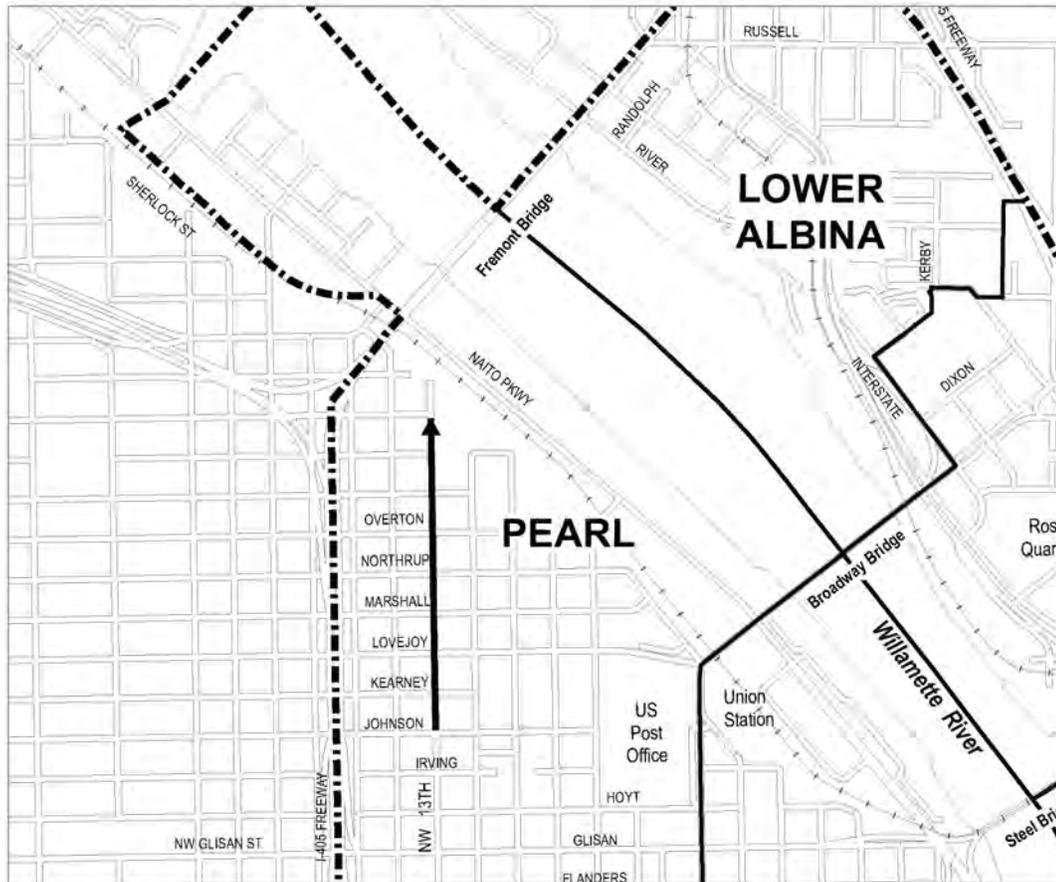
### **Map 510-18 Pearl District Special Building Height Corridor (Previously Map 510-19)**

The North Pearl Subarea is deleted from the map because the related code provisions have been deleted.

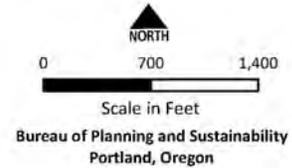
# Pearl District Special Building Height Corridor

# Map 510-18

Map Revised XXXX XX, 202X



- Legend**
- Central City Plan District boundary
  - Subdistrict Boundary
  - Special building height corridor
  - Proposed right-of-way
  - Proposed accessway



---

---

## **Commentary**

### **Map 510-19 Required Central City Master Plan Areas (New)**

This map shows areas where Central City Master Plans are required.

For more information, please refer to section: 33.510.255 Central City Master Plan.

# Required Central City Master Plan Areas

# Map 510-19

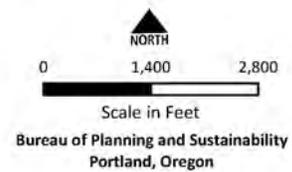
Map 1 of 2

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Required Central City Master Plan areas
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

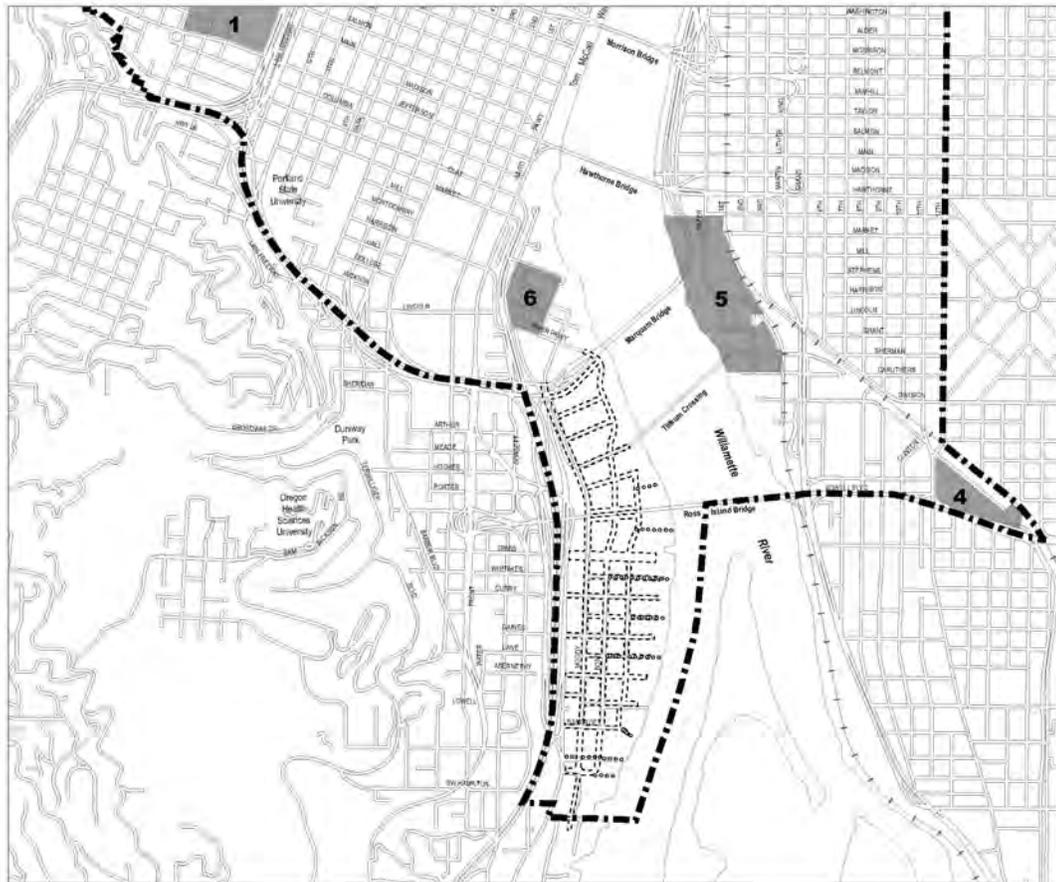
## **Commentary**

# Required Central City Master Plan Areas

# Map 510-19

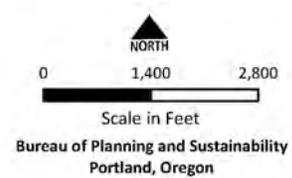
Map 2 of 2

Map Revised Xxxx XX, 202X



**Legend**

-  Central City Plan District boundary
-  Required Central City Master Plan areas
-  Proposed right-of-way
-  Proposed accessway



**Chapter 33.510, Central City Plan District**

---

---

## Commentary

### **New: Map 510-20 View Corridor Areas**

This new map shows public view corridor areas with special height restrictions as described in the updated *Central City Scenic Resources Protection Plan*. Sites located within a view corridor may have maximum heights designated on Maps 510-3 and 510-4 based on the view.

# View Corridor Areas

# Map 510-20

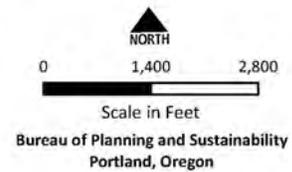
Map 1 of 2

Map Revised Xxxx XX, 202X



### Legend

-  Central City Plan District boundary
-  Areas within Scenic View Corridors
-  Proposed right-of-way
-  Proposed accessway

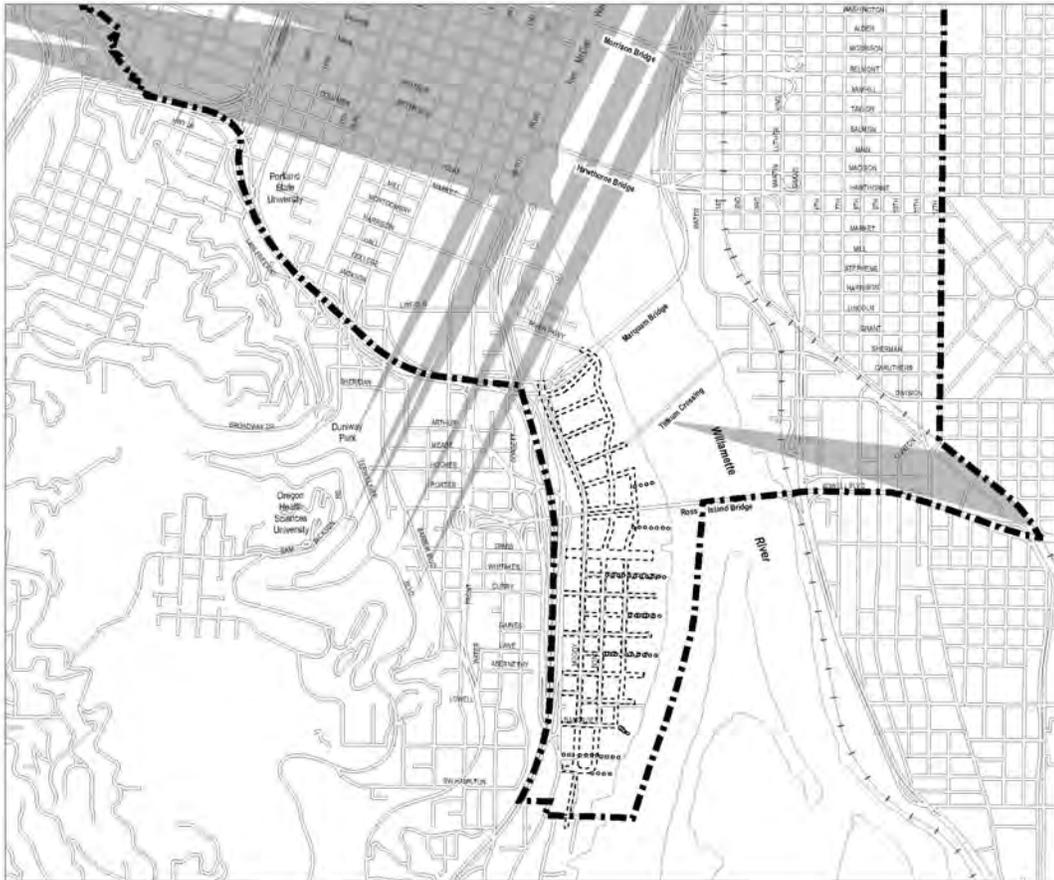


## Chapter 33.510, Central City Plan District

---

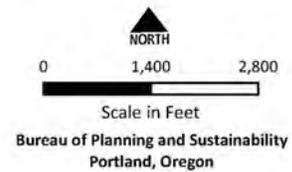
---

## **Commentary**



Legend

-  Central City Plan District boundary
-  Areas within Scenic View Corridors
-  Proposed right-of-way
-  Proposed accessway



---

---

## **Commentary**

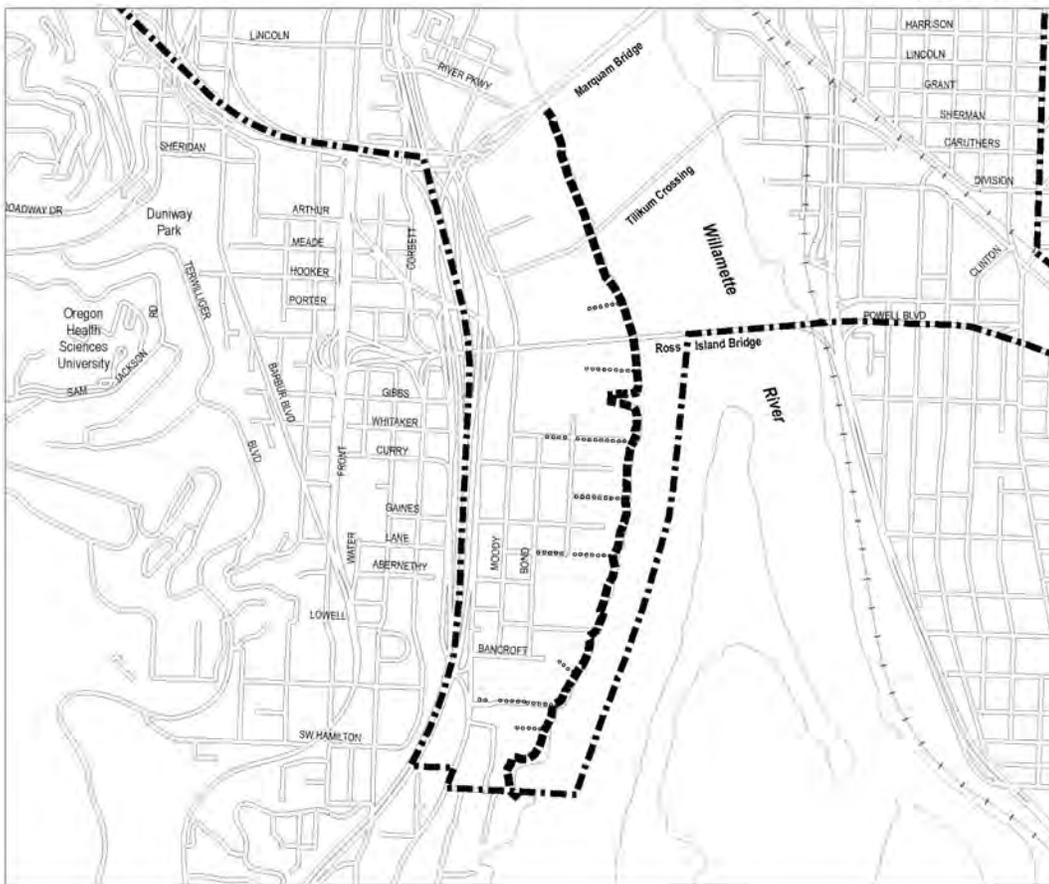
### **Map 510-21 South Waterfront 2002 Top of Bank (formerly Map 510-17)**

There are no substantive changes to this map.

# South Waterfront 2002 Top of Bank Line

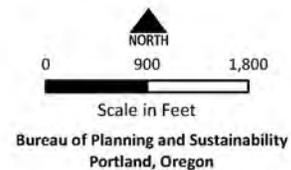
# Map 510-21

Map Revised Xxxx XX, 202X



## Legend

-  Central City Plan District boundary
-  2002 Top of Bank line  
Note: See map in Development Services Center for more detail
-  Proposed right-of-way
-  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

## Commentary

### **New: Map 510-22 Park Blocks Required Building Lines**

This new map shows areas along the Park Blocks with required set-backs that encourage preservation of light and air long the park and support the *Green Loop* concept.

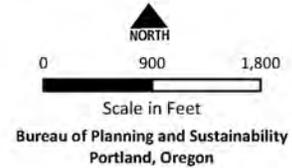
# Park Blocks Required Building Lines

# Map 510-22

Map Revised Xxxx XX, 202X



- Legend**
-  Central City Plan District boundary
  -  Street frontage required building line
  -  Open area frontage required building line
  -  Proposed right-of-way
  -  Proposed accessway



## Chapter 33.510, Central City Plan District

---

---

## Commentary

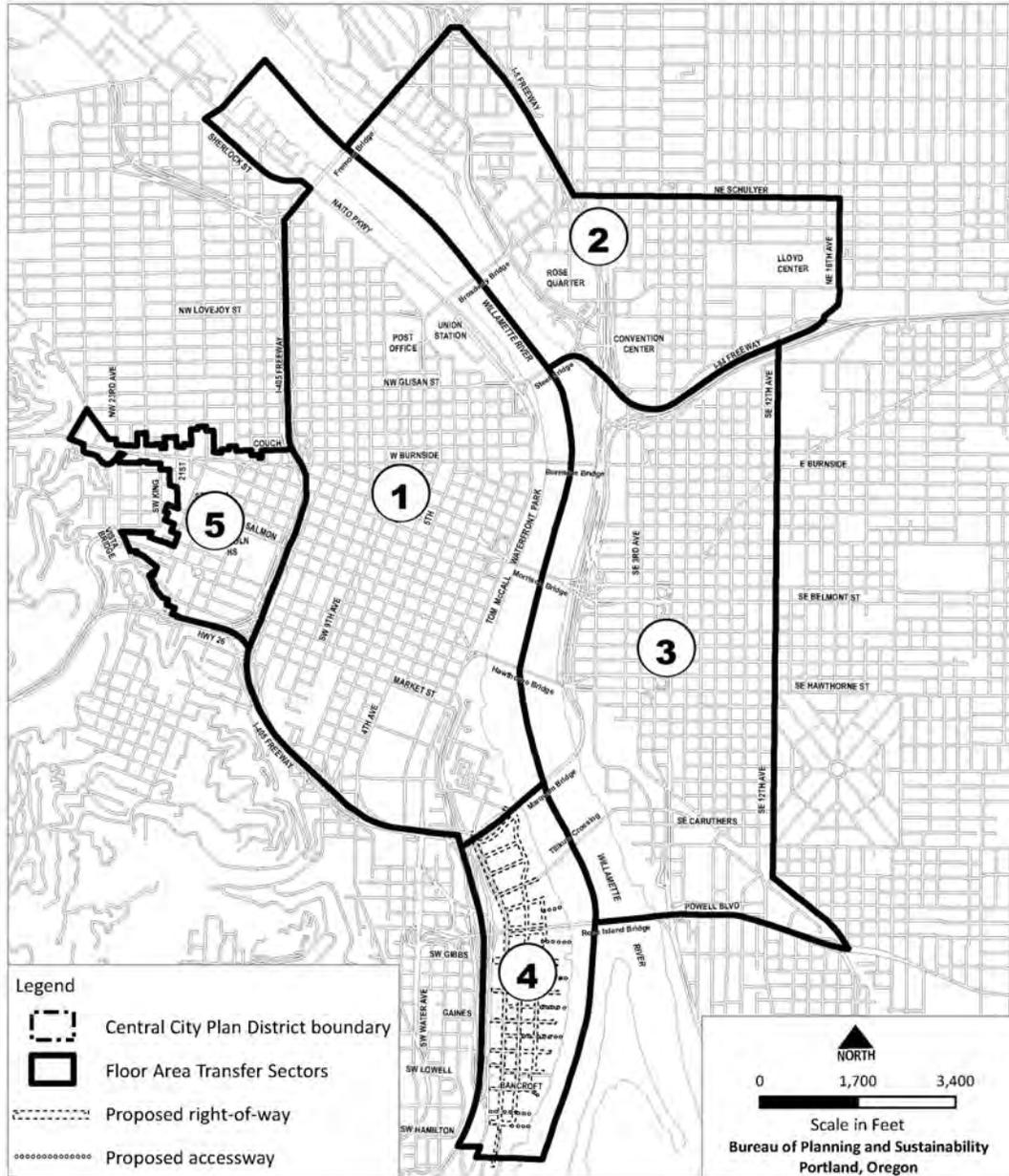
### **New: Map 510-23 Floor Area Transfer Sectors**

This new map shows "Floor area transfer sectors" within which floor area can be transferred between properties. The sectors generally correspond to geographies used in CC2035 transportation impact modeling.

# Floor Area Transfer Sectors

# Map 510-23

Map Revised Xxxx XX, 202X



## Chapter 33.510, Central City Plan District

---

---

## Commentary

### 33.140.245 Exterior Display, Storage, and Work Activities

The City adopted the *2035 Comprehensive Plan*. Two implementing projects, the Mixed Use Zoning and the Employment Zoning projects relate to this code section. The Mixed Use Zoning Project changes zoning categories, patterns, and regulations. There will be a significant reduction in the Central Employment (EX) zone in the city. The EX zone will remain in the Central City and in Marquam Hill, where the Oregon Health Sciences University, Doernbecher Childrens' and Shriner's hospitals are located. This project also updated exterior display regulations for commercial zones in the base zone code chapter.

The amendment to 33.140.245.B.1.c applies the same exterior display provisions adopted through the Mixed Use zoning project for the CX zone to the EX zone. This reflects the desire to allow the exterior display of smaller scale goods that add to the vibrancy of street level activity and meets the daily needs and desires of residents, employees and visitors. The amendment allows the exterior display of goods with the exception of auto-oriented, construction and industrial goods. These are not appropriate items to be displayed outdoors in the urban Central City or the EX zoned institutions in Marquam Hill.

### 33.140.245 Exterior Display, Storage, and Work Activities

A. [No change]

**B. Exterior display.**

1. Employment zones. Exterior display of goods is allowed as follows. The setback and landscaping standards for exterior display areas are stated in Table 140-6:

- a. Exterior display of goods is allowed in the EG1 zone except for uses in the industrial categories. Exterior display of goods is not allowed for uses in the industrial categories in the EG1 zone.
- b. Exterior display of goods is allowed in the EG2 zone.
- c. Exterior display of goods is ~~not~~ allowed in the EX zone except for the display of motor vehicles, recreational vehicles, motor vehicle parts and supplies, building materials, and goods associated with an industrial use.

2. [No change]

C. – E. [No change]

---

---

## Commentary

### 33.293.020.A

The superbblock requirements for walkways, landscaped areas, and public plazas are not needed in Central City master plan areas because those regulations have their own open area and connectivity requirements and approval criteria.

The intent behind exempting public school uses within the Central City Plan District from Superblock requirements is to allow Portland Public Schools (PPS) to design and locate open space areas, plazas, and vehicle and pedestrian/bicycle accessways in a manner that better addresses the specific programming needs of these facilities including emerging safety and security needs while school activities are being conducted.

However, it is the intention that the City of Portland will work with PPS to establish specific public access agreements or MOUs regarding public access through these sites at times when it is not necessary to provide greater security for students, faculty and administrators located on-site.

In addition, this subsection is amended to reflect deletion of the North Pearl Subarea from the Central City Plan District.

### 33.293.020 Where the Superblock Regulations Apply

Superblocks are subject to the regulations of this chapter as stated below.

- A. Central City plan district.** The superblock regulations apply to all new development and major remodelings on sites that include 5,000 square feet or more of vacated street. The regulations apply in all ~~of~~ subdistricts of the Central City plan district except the Downtown subdistricts and North Pearl Subarea. Sites within the boundaries of an approved Central City Master Plan and sites with a public school use are exempt from the regulations of this chapter.
- B. – C. [No change]**

---

---

## **Commentary**

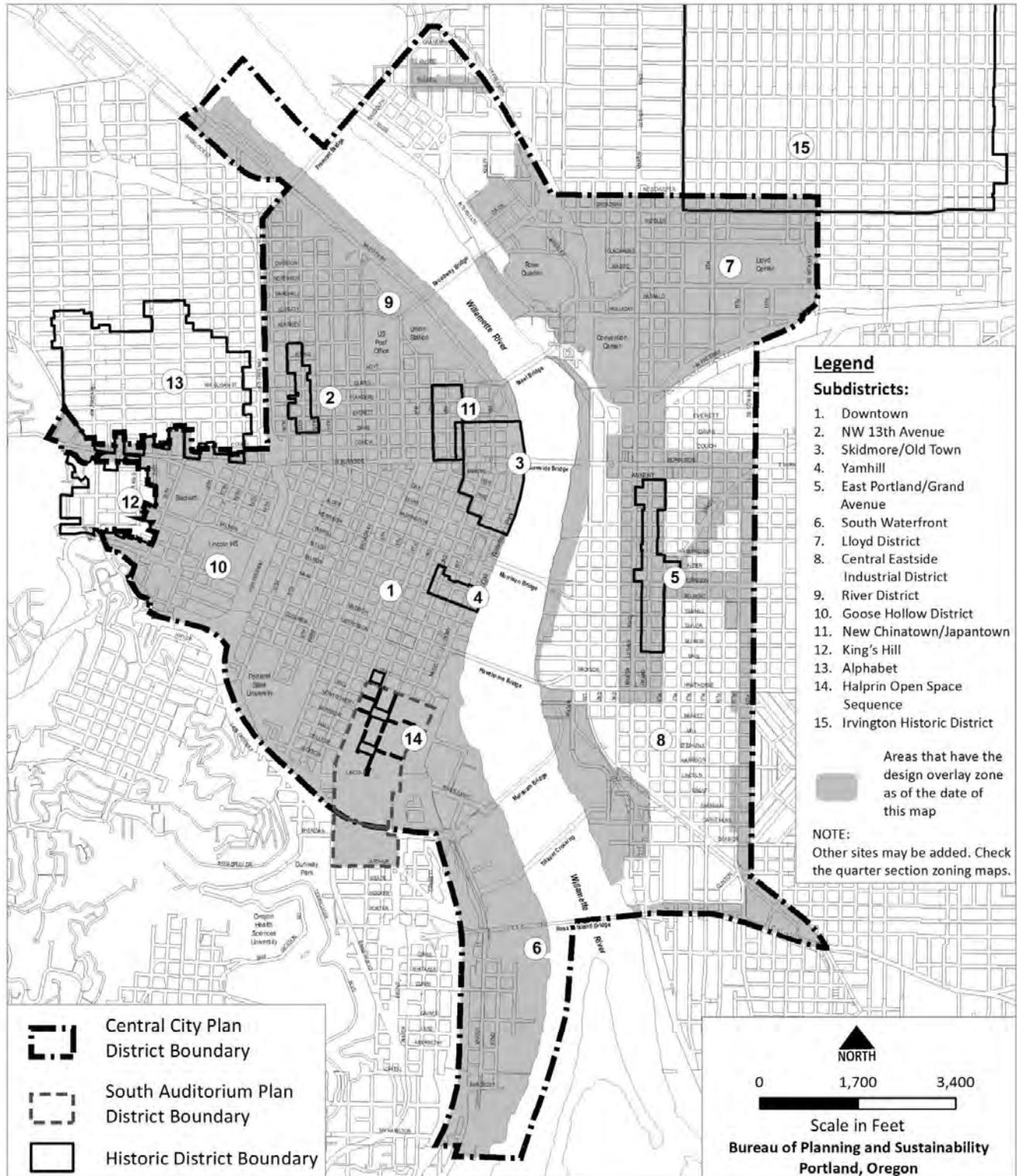
### **Map 420-1 Design Districts and Subdistricts in the Central City and South Auditorium Plan Districts**

The map is amended to show the revised boundary of the Central City Plan District, new d overlay zone areas and the Irvington Historic District.

# Design Districts and Subdistricts in the Central City and South Auditorium Plan Districts

# Map 420-1

Map Revised Xxxxx X, 201X



## Chapter 33.420, Design Overlay Zone

---

---

## Commentary

### **33.445.610.C.7**

The reference to the map showing the Park Blocks is updated to reflect renumbering of the 33.510 series of maps.

### 33.445.610 Historic Preservation Incentives

A. – B. [No change]

C. **Incentives.** The following incentives are allowed if the requirements of Subsection D, Covenant, are met. The incentives are:

1. – 6. [No change]

7. Nonresidential uses in the RX zone. In the RX zone, except on sites ~~which~~that front on the Park Blocks frontages shown on Map 510-~~1214~~, up to 100 percent of the net building area of a structure may be approved for Retail Sales And Service, Office, Major Event Entertainment, or Manufacturing And Production through Historic Preservation Incentive Review.

8. – 9. [No change]

---

---

## Commentary

### **33.580.110.C Landscaped Areas**

This subsection is amended to remove the reference to the 1988 Central City Plan, which will no longer be effective after the adoption of the CC2035 Plan. The pedestrian malls and open spaces where the landscaping requirement was applied based on the Central City Plan are now shown on a new Map 580-3.

Sections:

- 33.580.010 Purpose
- 33.580.020 Where the Regulations Apply
- 33.580.030 Required Design Review
- 33.580.040 Portland Development Commission

Development Standards

- 33.580.100 Floor Area Ratios
- 33.580.110 Landscaped Areas
- 33.580.120 Parking Lot Landscaping
- 33.580.130 Preservation of Existing Trees
- 33.580.140 Sign Restrictions
- 33.580.150 Roof Top Screening

Map 580-1 South Auditorium Plan District

Map 580-2 South Auditorium Plan District FAR Maximum Floor Area Ratio

Map 580-3 Pedestrian Mall and Open Area Landscaping

**33.580.110 Landscaped Areas**

At a minimum, new development and modifications to existing development must meet the landscape standards stated in this section. The standards do not apply to parking lots, which are subject to the standards in 33.580.120 below. These standards are minimums; the review body may require higher standards as part of a land use review. The standards are:

- A. Fourth Avenue.** A 6 foot deep area landscaped to at least the L2 standard is required along SW Fourth Avenue. The landscape standards are stated in Chapter 33.248, Landscaping and Screening.
- B. Other streets.** A 15 foot deep area landscaped to at least the L1 standard is required along any public street other than SW Fourth Avenue.
- C. Pedestrian malls/open areaspace.** A 6 foot deep area landscaped to at least the L1 standard is required along lot lines abutting a pedestrian mall or open areaspace, as shown on Map 580-3 designated in the Central City Plan or the Comprehensive Plan.

---

---

## Commentary

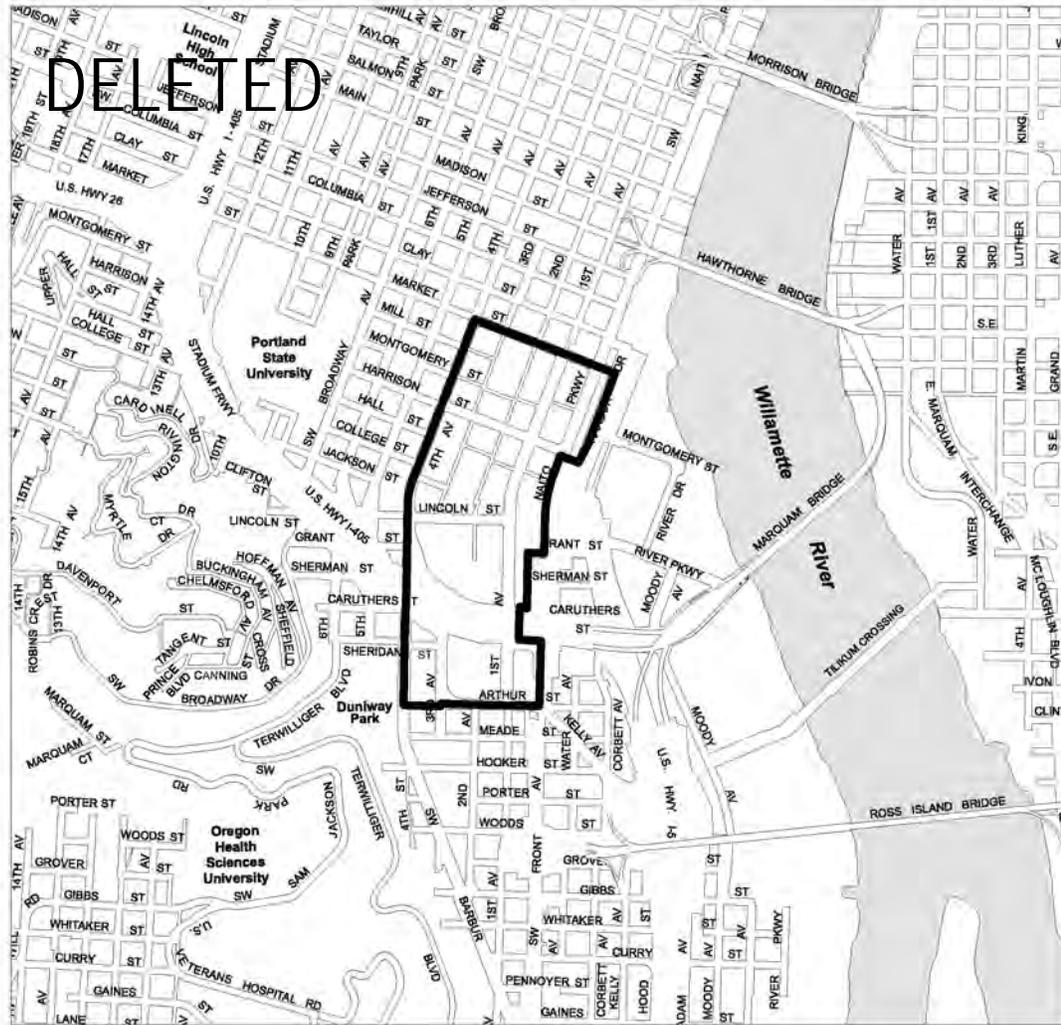
### Map 580-1 Deleted

The boundaries of the South Auditorium Plan District remain unchanged. The scale of Map 580-1 is amended to show a smaller extent.

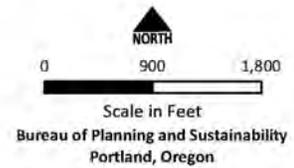
# South Auditorium Plan District

# Map 580-1

Map Revised January 1, 2015



 Plan District Boundary



## Chapter 33.580, South Auditorium Plan District

---

---

## Commentary

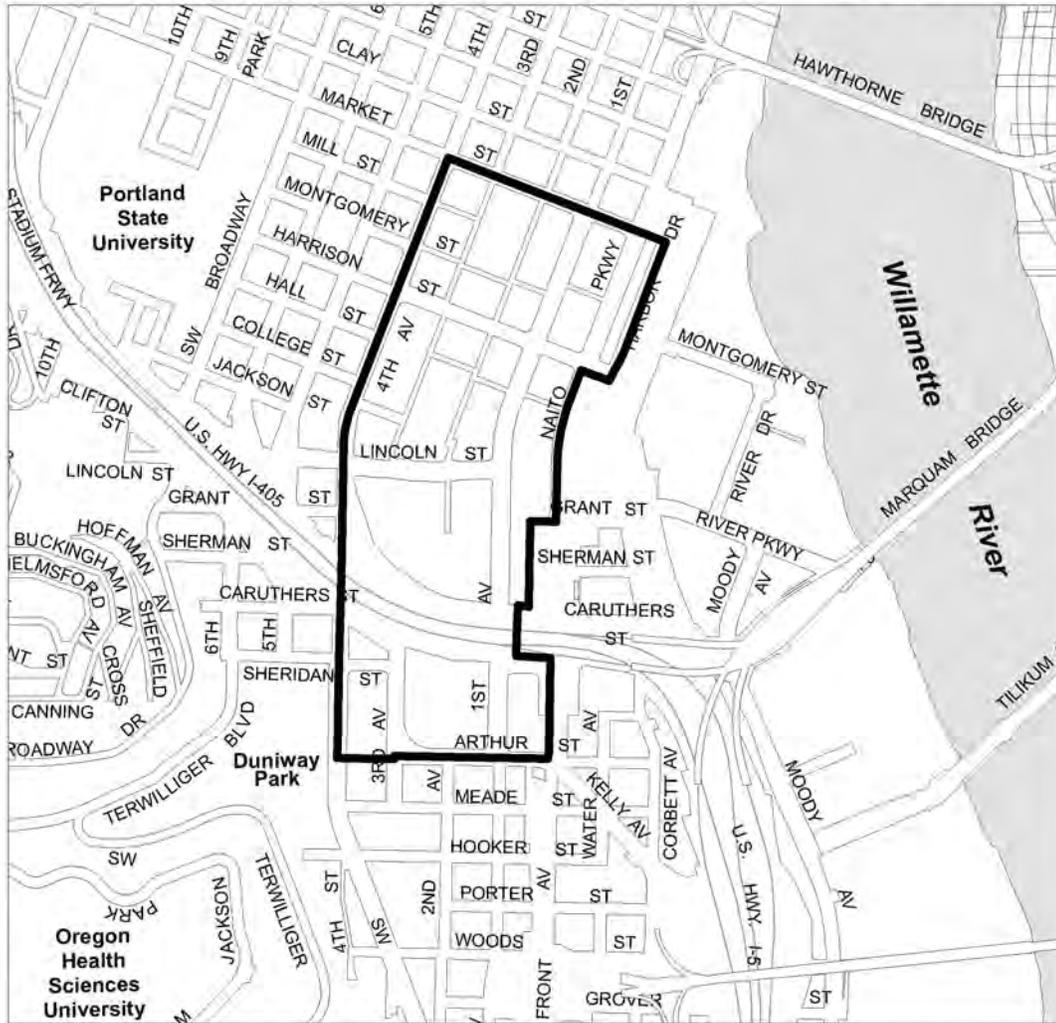
### Map 580-1

The boundaries of the South Auditorium Plan District remain unchanged. The scale of Map 580-1 is amended to show a smaller extent.

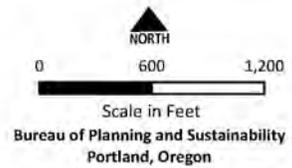
# South Auditorium Plan District

# Map 580-1

Map Revised XXXX XX, 202X



 Plan District Boundary



## Chapter 33.580, South Auditorium Plan District

---

---

## Commentary

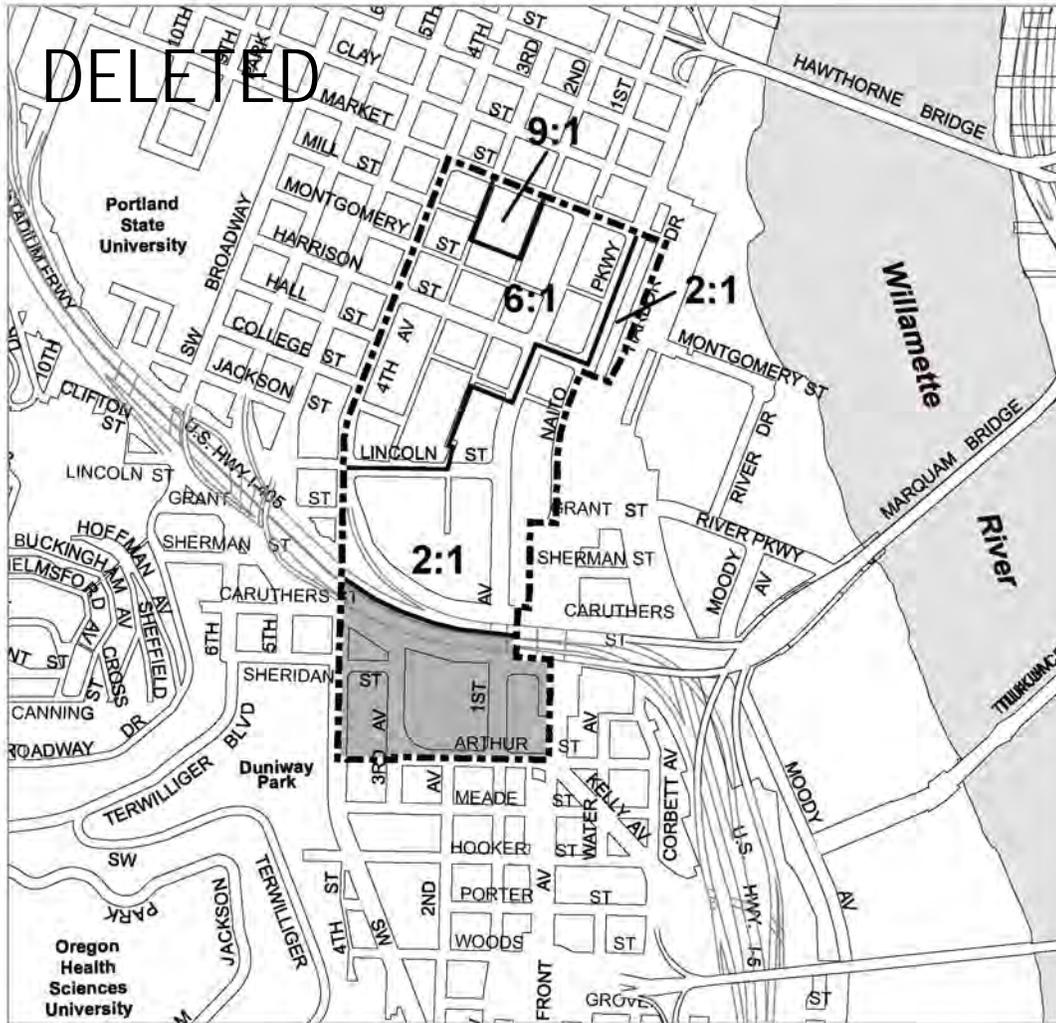
### **Map 580-2 South Auditorium Plan District: FAR**

The floor area ratio (FAR) map for the plan district is replaced with a new map reflecting changes to FAR limits from the CC2035 planning process.

**South Auditorium  
Plan District: FAR  
Maximum Floor Area Ratios**

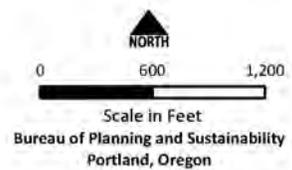
**Map 580-2**

Map Revised May 24, 2018



-  Plan District Boundary
-  Maximum FAR area boundary
-  Area where base zone FAR applies

**X:Y** = Maximum FAR  
**X** = Gross sq. ft. of building  
**Y** = Square feet of site



**Chapter 33.580, South Auditorium Plan District**

---

---

## Commentary

### **Map 580-2 South Auditorium Plan District Maximum Floor Area Ratios**

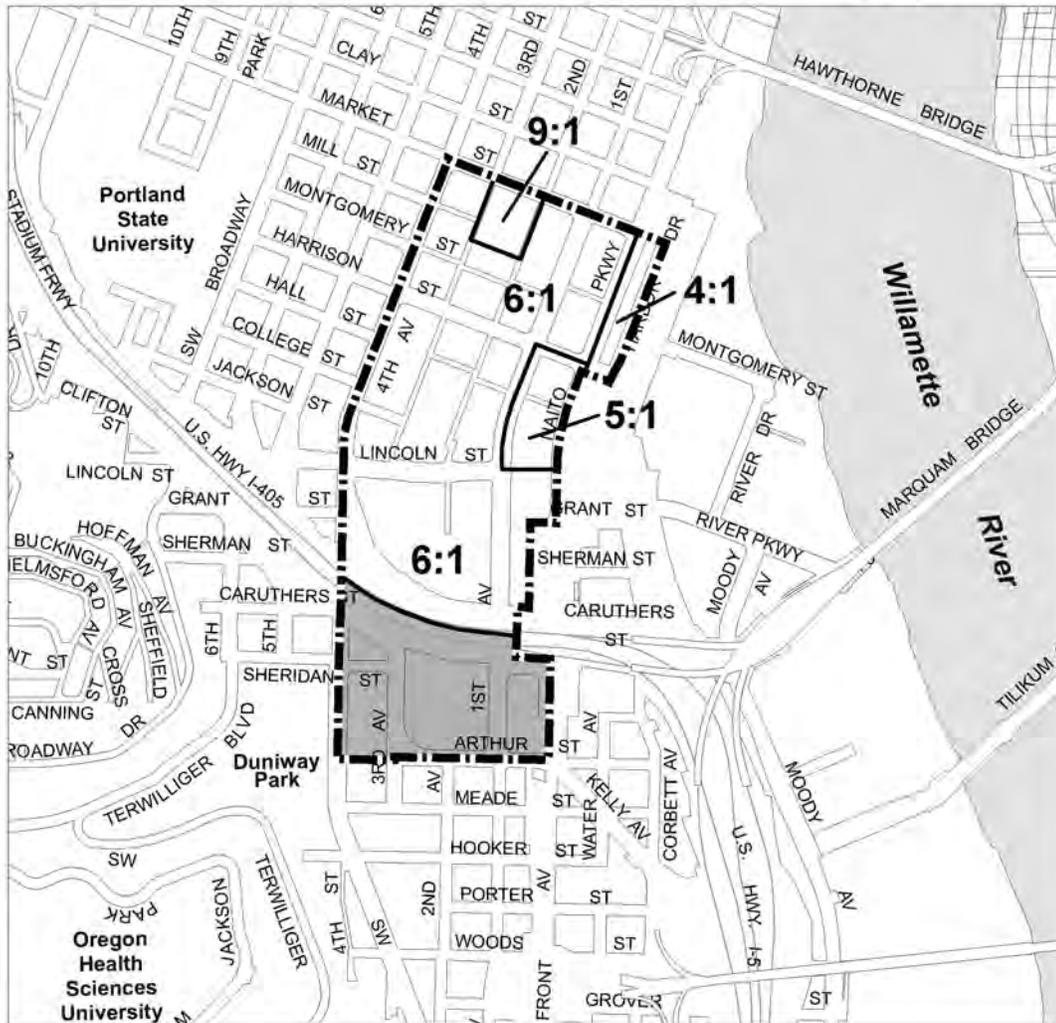
This map has been updated to reflect CC2035 FAR changes in the University District/South Downtown area shown on Map 510-2 Maximum Floor Area Ratios. The scale of the map is changed to show a smaller extent.

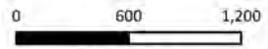
The area outside the Central City (south of I-405) has been changed on the map from 3 to 1 to "base zone FAR applies." This area will be zoned CM3 once the 2035 Comprehensive Plan is in effect. The maximum FAR in CM3 is 3 to 1, so there is no effective change in the base FAR allowance. However, this mapping change is needed for this area to continue to be eligible for the CM3 affordable housing bonus.

# South Auditorium Plan District Maximum Floor Area Ratio

# Map 580-2

Map Revised Xxxx XX, 202X



	Plan District Boundary	<b>X:Y</b> = Maximum FAR	
	Maximum FAR area boundary	<b>X</b> = Gross sq. ft. of building	
	Area where FAR determined by the base zone	<b>Y</b> = Square feet of site	Scale in Feet Bureau of Planning and Sustainability Portland, Oregon

## Chapter 33.580, South Auditorium Plan District

---

---

## Commentary

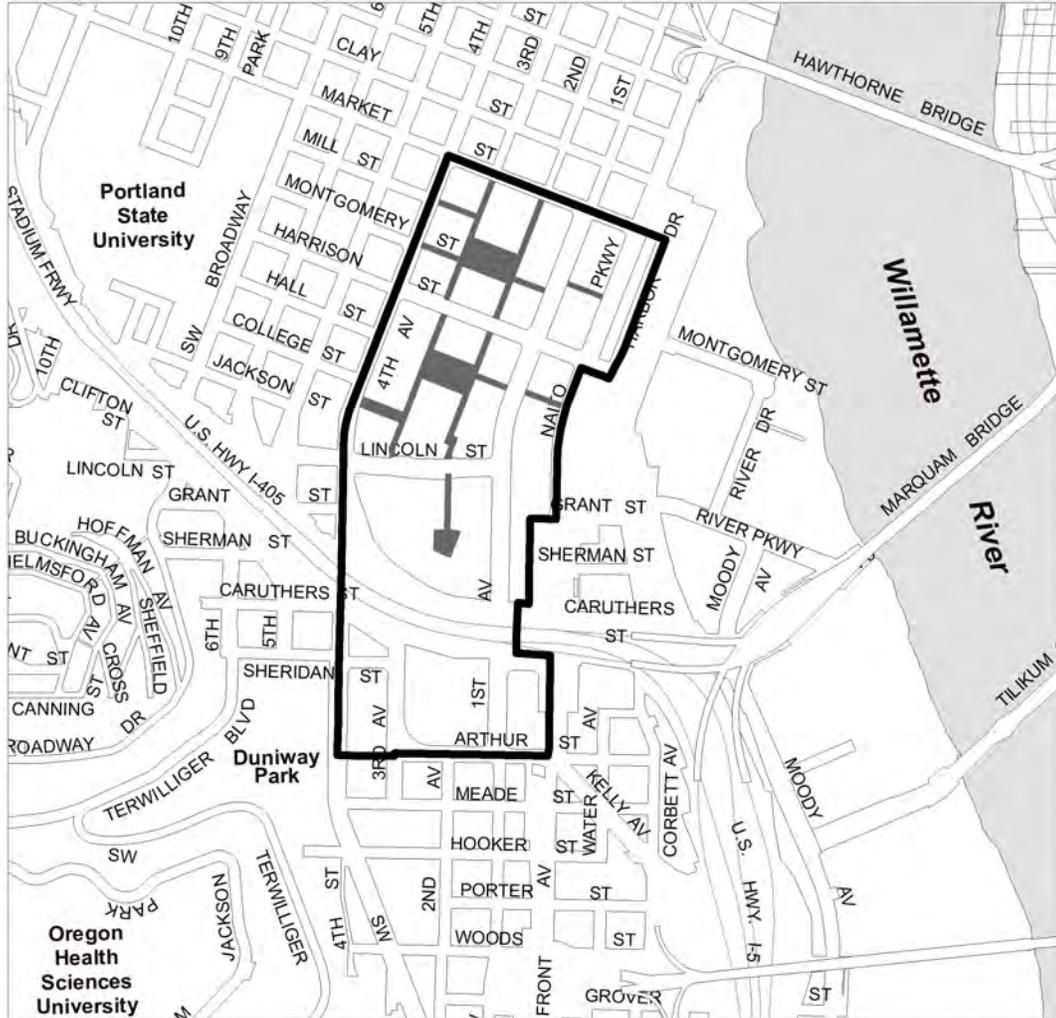
### **Proposed Map 580-3 Pedestrian Mall and Open Area Landscaping**

This is a new map that shows the open areas and pedestrian malls in the South Auditorium plan district adjacent to which landscaping is required, as described in subsection 33.580.110.C. These areas were determined based on the urban design diagrams of the 1988 *Central City Plan*.

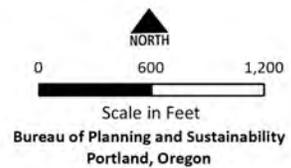
# South Auditorium Plan District Pedestrian Malls and Open Areas

# Map 580-3

Map Revised XXXX XX, 202X



-  Plan District Boundary
-  Pedestrian malls and open areas



## Chapter 33.580, South Auditorium Plan District

---

---

## **Commentary**

### **Section 33.720.020 Quasi-Judicial Land Use Reviews**

This section has been updated to specify that the new Central City Master Plan process is reviewed by the Design Commission.

### 33.720.020 Quasi-Judicial Land Use Reviews

Quasi-judicial land use reviews are assigned to the review bodies stated below.

- A. Director of BDS.** All land use reviews that are subject to a Type II or Type IIX procedure are assigned to the Director of BDS.
- B. Hearings Officer.** All appeals of land use reviews that were processed as a Type II or Type IIX procedure and all land use reviews subject to a Type III procedure, unless stated otherwise in Subsection C., or D., or E. below, are assigned to the Hearings Officer.
- C. Design Commission.** The following land use reviews, when subject to a Type III procedure or when they are appeals of a Type II procedure, are assigned to the Design Commission:
  - 1. Design review, except as provided for in Paragraph D.2 below;
  - 2. Adjustments in a Design zone, except historic districts and historic landmarks;
  - 3. Adjustments associated with a design review required by City Council outside of a Design zone;
  - 4. Reviews in the Central City plan district for height and FAR bonuses and transfers; ~~and~~
  - 5. South Waterfront Greenway Reviews in the South Waterfront subdistrict of the Central City plan district; and
  - 7. Central City Master Plan reviews.
- D. – G.** [No change]

---

---

## Commentary

**33.808 Central City Parking Review.** Under the original Central City Transportation Management Plan and zoning code, surface parking lots were required to go through a renewal process via Central City Parking Review (CCPR) every 5 years. This requirement was eliminated in 2002, but Chapter 808 was never updated to reflect this. References to conversion of surface parking lots is proposed to be deleted.

Central City Parking Review has generally only been required when the zoning code does not provide a maximum parking entitlement to a particular site, or when the use is residential. The changes to this section require Preservation Parking, Visitor Parking, and Growth Parking for non-office uses to go through CCPR. In addition, changes to conditions of approval for existing parking and increases in the number of parking spaces for existing parking require a CCPR.

### Sections:

- 33.808.010 Purpose
- 33.808.020 Organization Of This Chapter
- ~~33.808.030 Automatic Central City Parking Review Status~~
- 33.808.040 Review Procedures
- 33.808.050 Loss of Central City Parking Review Status
- 33.808.100 General Approval Criteria for Central City Parking Review
- ~~33.808.300 Conversion of Surface Parking Lots~~

### **33.808.010 Purpose**

The purpose of Central City Parking Review is to allow for parking that supports Central City development, and is consistent with the goals and policies of the Central City 2035 Plan and ~~Central City Transportation Management Plan~~. The approval criteria ensure that the demand for parking will be managed, and the negative effects of parking minimized, while still providing sufficient parking to meet the goals of the City for the Plan District.

### **33.808.020 Organization Of This Chapter**

This chapter contains approval criteria for all Central City Parking Reviews (CCPR). The criteria in Section 33.808.100 apply to all CCPRs ~~except Conversion of Surface Parking Lots, which is addressed in Section 33.808.300.~~

### **33.808.030 Automatic Central City Parking Review Status**

~~**A. Purpose.** With adoption of the Central City Transportation Management Plan in 1995, the regulations for parking in the Central City Plan District were significantly revised. To simplify and streamline regulations for parking that existed when the regulations changed, most parking in the plan district is automatically given Central City Parking Review (CCPR) status. Some surface lots have to apply to convert to CCPR status.~~

~~**B. Parking that automatically receives Central City Parking Review Status.** Parking in the Central City plan district that was legally operating on January 8, 1996 or on the date when the site became part of the Central City plan district, whichever is later, is considered an approved CCPR, and may continue to operate, subject to the regulations of Sections 33.510.261 through .267.~~

~~However, parking in the Core Area of the plan district in a surface lot that received a revocable permit or a conditional use that required periodic reapplication, and was operating on January 8, 1996 must apply for Central City Parking Review: See Subsection 33.510.263.K.~~

---

---

## Commentary

**33.808.040 Review Procedures.** One main goal of these code revisions is to streamline and simplify the regulations. Preservation Parking is processed through a Type 1x procedure. The Type 1x review procedure is necessary to track which buildings are using their Preservation Parking entitlement and where that entitlement is being built. Visitor Parking and changes to existing parking are processed through a Type 2 Procedure.

The previous zoning code language regulated Preservation Parking differently if it was built off-site vs. on-site. The new code does not make this distinction.

The "CCTMP hot spot area map" references parts of downtown that had frequent carbon monoxide violations. The last violation was August 31, 1987, so this requirement is deleted.

### 33.808.040 Review Procedures

- A. **Type ~~IIH~~**. Except as specified in Subsection B., requests for Central City Parking Review are processed through a Type ~~IIH~~ procedure.
- B. **Type ~~IXH~~**. ~~In the South Waterfront subdistrict, r~~Requests for Preservation Parking supplemental growth parking as specified in ~~33.510.267.A.3.b.~~ are processed through a Type ~~IXH~~ procedure.

### 33.808.050 Loss of Central City Parking Review Status

If the site of a Central City Parking Review is not used for parking for 3 continuous years, the Central City Parking Review rights are lost. Any new parking on the site will be subject to current regulations, and will be reviewed as a new use. Parking spaces in surface parking lots occupied by vending carts are still considered to be parking spaces.

### 33.808.100 ~~General Approval Criteria for Central City Parking Review~~

The request will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:

- A. The proposal will not by itself, or in combination with other parking facilities in the area, significantly lessen the overall desired character of the area. The desired character of the area is determined by City-adopted area, neighborhood, or development plans; by Comprehensive Plan designations and zoning, and by allowed densities.
- ~~B. The transportation system is capable of safely supporting the proposed facility in addition to the existing uses in the area. Evaluation is based on the transportation impact analysis and includes factors such as street capacity and level of service, on street parking impacts, access requirements, impacts on transit operations and movement, impacts on the immediate and adjacent neighborhoods, and pedestrian and bicycle safety.~~
- ~~C. The parking facility is in conformance with the street classifications of the Central City Plan District and the Central City Transportation Management System Plan.~~
- ~~D. If the proposal will generate more than 100 vehicle trips during the peak hour commute; and is Growth Parking or is Preservation Parking where the parking area is created through internal conversion of a building, by excavating under the building, or by adding gross building area to the building: The Transportation Management Plan includes measures to increase the number of trips taken by alternatives to the single-occupant vehicle during the peak hour commute.~~
- ~~E. If the site is in the RX zone, the parking will not by itself or in combination with other nearby parking, decrease the desirability of the area for the retention of existing housing or the development of new housing.~~
- ~~F. If the site is within the areas shown on the "CCTMP Hot Spot Area Map," the carbon monoxide hot spot analysis meets Federal air quality standards, as determined by the Portland Office of Transportation and Oregon Department of Environmental Quality. The map is maintained by the Parking Manager.~~

---

---

## **Commentary**

B. These requirements are intended to ensure that the parking is available for the buildings that have the entitlement.

C. These requirements are intended to ensure that Visitor Parking is used primarily for short-term parking needs.

**BG.** If the proposal is for Preservation Parking, and the parking is not under the same ownership as the buildings for which the parking is provided, criteria BG.1 through and B.3G-2, below, apply. If the proposal is to convert Visitor Parking to Preservation Parking, criteria BG.1 through B.4G-3, below, apply.

1. The agreements between the garage operator and the owners of the buildings for which the parking is provided are for at least 10 years; and
  2. For initial approval, the agreements cover 100 percent of the Preservation Parking.
  3. There must be a Parking Management Plan that includes measures to ensure that:
    - a. The parking is used primarily for commitments of at least 10 years to buildings that have fewer than 0.7 parking spaces per 1,000 square feet of net building area for commercial uses, 0.5 spaces per dwelling unit for residential uses, and 0.5 spaces per hotel room for hotel uses. All parking available to each building approved through previous Preservation Parking agreements are counted toward this total.
    - b. Other uses of the parking will occur only when the spaces are not used by the contracted parkers.
- ~~43.~~ The parking demand analysis shows there is not a need for Visitor Parking at this location.

**CH.** If the proposal is for Visitor Parking, the parking demand analysis shows a need for this parking at this location. The analysis must show the following criteria are met:

1. At least 65 percent of the short term parking demand is from uses within 750 feet of the parking structure or lot; and
  2. At least one of the following is met:
    - a. There is a cumulative increase in short-term parking demand due to an overall increase in activity associated with existing or new retail or other visitor-related uses; or
    - b. The parking will serve major new attractions or retail development, or
    - c. There has been a significant loss of on-street parking due to recent public works projects, or
    - d. There has been a significant loss of short-term parking spaces.
  3. There must be a parking management plan that includes measures to ensure that the parking will be primarily used for short-term parking.
- ~~43.~~ If the site is in an I zone, all of the following are met:
- a. The parking will primarily serve industrial firms;
  - b. The parking facility will not have significant adverse effects on nearby industrial firms; and

---

---

## Commentary

**33.808.100.I. Approval Criteria.** The previous code regulated Preservation Parking in the core area differently than outside. The new code does not make that distinction. This code also eliminates the Preservation Pool/Reserve and prohibits Preservation and Visitor Parking on surface lots.

c. The parking facility will not significantly alter the overall industrial character of the area, based on the existing proportion of industrial and non-industrial uses and the effects of incremental changes.

5. The transportation system is capable of safely supporting the proposed facility in addition to the existing uses in the area. Evaluation is based on the transportation impact analysis and includes factors such as street capacity and level of service, on-street parking impacts, access requirements, impacts on transit operations and movement, impacts on the immediate and adjacent neighborhoods, and pedestrian and bicycle safety.

6. The parking facility is in conformance with the street classifications of the Central City Plan District and the Central City Transportation Management System Plan.

~~I. If the site is in the Core Area:~~

~~1. If the proposal is for Growth, Visitor, or Residential/Hotel Parking: The parking management plan supports alternatives to the single-occupant commuting vehicle through accommodations for carpooling, short-term parking, and other demand management measures appropriate to the type, size, and location of the parking facility, and consistent with the Central City Transportation Management Plan. If the proposal is for Visitor Parking, the parking management plan ensures that the parking will be primarily used for short-term parking.~~

~~2. If the proposal is for Preservation Parking:~~

~~a. There are adequate spaces in the Replacement Reserve or Pool, which are administered by the Parking Manager; and~~

~~b. The Parking Management Plan includes measures to ensure that:~~

~~(1) The parking is used primarily for commitments of at least 10 years to buildings that have less than 0.7 parking spaces per 1,000 square feet of net building area and~~

~~(2) Other uses of the parking will occur only when the spaces are not used by the contracted parkers.~~

~~3. If the proposal is for Growth or Visitor Parking on a surface parking lot:~~

~~a. It will be an interim use only, as documented by the phased development plan;~~

~~b. The phased development plan ensures that the later phases of development are realistically feasible, taking into account such factors as location of buildings on the site and zoning of the site; and~~

~~c. The first phase of development in the phased development plan includes creation of gross building area, and uses other than parking.~~

~~4. If the proposal is for Residential/Hotel Parking on a surface parking lot, and the parking will serve a residential use, either I.4.a or I.4.b, below, apply.~~

## Chapter 33.808, Central City Parking Review

---

---

## Commentary

5. This paragraph is being removed because parking access CCPR requirements are eliminated. The parking code (33.510.263) has been updated to identify streets where parking access and loading is prohibited and streets where an adjustment is required.

The language in paragraph 5 has been used to create a new purpose statement in 33.510.263 Parking and Loading access restricted streets.

J. The previous code regulated Preservation Parking in the core area differently than outside. The new code does not make that distinction.

- a. ~~If the total surface parking area on the site is 40,000 square feet or less and the parking is an interim use, the criteria of Paragraph I.3, above, are met; or~~
  - b. ~~If the total surface parking area on the site is more than 40,000 square feet or the parking is not an interim use, the Parking Management Plan includes measures to ensure that the surface parking is serving only the residential uses.~~
5. ~~If the proposal is for new access for motor vehicles within 75 feet of a Light Rail Alignment, but not on the alignment itself, criteria I.5.a through I.5.c, below, apply. If the proposal is for new access for motor vehicles on a Light Rail Alignment, criteria I.5.a through I.5.e, below, apply.~~
- a. ~~There will not be a significant adverse impact on transit operations;~~
  - b. ~~There will not be a significant adverse impact on operation and safety of vehicle and bicycle circulation;~~
  - c. ~~There will not be a significant adverse impact on the overall pedestrian, bicycle, and transit environment and safety. A driveway is not automatically considered such an impact. On blocks where stations are located, the pedestrian environment on both sides of the streets will be considered and protected;~~
  - d. ~~Motor vehicles can enter and exit the parking facility without being required to cross the tracks of a light rail alignment;~~
  - e. ~~The development includes at least 0.8 FAR of retail, office, hotel or residential development in the same structure and on the same block as the parking. The retail, office, hotel or residential development must be on multiple levels. For purposes of this paragraph, net building area will be counted towards this requirement if any portion of the floor to be counted is at or above any adjacent grade.~~
6. ~~If the proposal is for a parking structure—a building where parking occupies more than 50 percent of the gross building area—within 100 feet of Fifth and Sixth Avenues between NW Glisan and SW Mill Streets:~~
- a. ~~There will not be a significant adverse impact on the overall pedestrian environment and safety;~~
  - b. ~~There will not be a significant adverse impact on vehicle operation and safety, and~~
  - c. ~~The development includes at least 0.8 FAR of retail, office, hotel or residential development in the same structure and on the same block as the parking. The retail, office, hotel or residential development must be on multiple levels. For purposes of this paragraph, net building area will be counted towards this requirement if any portion of the floor to be counted is at or above any adjacent grade.~~
- J. ~~If the site is outside the Core Area:~~

### Chapter 33.808, Central City Parking Review

---

---

## **Commentary**

1. ~~If the proposal is for Growth or Visitor Parking: The parking management plan supports alternatives to the single-occupant commuting vehicle through accommodations for carpooling, short-term parking, and other demand management measures appropriate to the type, size, and location of the parking facility, and consistent with the Central City Transportation Management Plan. If the proposal is for Visitor Parking, the parking management plan ensures that the parking will be primarily used for short-term parking.~~
  2. ~~If the proposal is for new access for motor vehicles within 75 feet of a Light Rail Alignment, but not on the alignment itself, criteria J.2.a through J.2.c, below, apply. If the proposal is for new access for motor vehicles on a Light Rail Alignment, criteria J.2.a through J.2.d, below, apply.~~
    - a. ~~There will not be a significant adverse impact on transit operations;~~
    - b. ~~There will not be a significant adverse impact on operation and safety of vehicle and bicycle circulation;~~
    - c. ~~There will not be a significant adverse impact on the overall pedestrian, bicycle, and transit environment and safety. A driveway is not automatically considered such an impact. On blocks where stations are located, the pedestrian environment on both sides of the streets will be considered and protected; and~~
    - d. ~~Motor vehicles can enter and exit the parking facility without being required to cross the tracks of a light rail alignment.~~
- ~~K. If the site is in the Lloyd District Subdistrict, Goose Hollow Subdistrict, Central Eastside Subdistrict, Lower Albina Subdistrict or River District Sectors 1 or 2:~~
1. ~~If the proposal is for Growth or Visitor Parking: The parking management plan supports alternatives to the single-occupant commuting vehicle through accommodations for carpooling, short-term parking, and other demand management measures appropriate to the type, size, and location of the parking facility, and consistent with the Central City Transportation Management Plan. In addition:~~
    - a. ~~If the proposal is for Visitor Parking, the parking management plan ensures that the parking will be primarily used for short-term parking; and~~
    - b. ~~If the proposal is for Growth Parking to serve office uses, and there are more than 60 spaces included that will serve non-office uses: The parking management plan ensures that there is operational or physical separation of the office and non-office parking, so that the office users do not have access to the non-office parking.~~
  2. ~~If the proposal is for Preservation Parking, the parking management plan includes measures to ensure that:~~
    - a. ~~If the parking will serve office uses, the parking is used primarily for buildings that have less than the maximum ratio allowed for the parking sector, and~~

## Chapter 33.808, Central City Parking Review

---

---

## **Commentary**

- b. If the parking will serve both office and non-office uses, and there are more than 60 spaces included that will serve non-office uses: The parking management plan ensures that there is operational or physical separation of the office and non-office parking, so that the office users do not have access to the non-office parking; and
  - c. Other uses of the parking will occur only when the building contracting for the parking does not need the spaces.
3. If the proposal is for Growth or Preservation Parking for non-office uses, and there will be more than 60 spaces on the site:
- a. There will not be a significant adverse impact on transit operations;
  - b. There will not be a significant adverse impact on operation and safety of vehicle and bicycle circulation; and
  - c. There will not be a significant adverse impact on the overall pedestrian, bicycle, and transit environment and safety. A driveway is not automatically considered such an impact.
4. If:
- a. The site is in a C, E, OS, or R zone;
  - b. The proposal is for Growth, Preservation, Visitor, or Residential/Hotel Parking; and
  - c. The site is in the Lloyd District Subdistrict, Goose Hollow Subdistrict, or Central Eastside Sectors 2 or 3, and the proposal is for a surface parking lot where the total surface parking area on the site is larger than 40,000 square feet in area; or
  - d. The site is in the Lower Albina Subdistrict; Central Eastside Sectors 1, 4, 5, or 6; or River District Sectors 1 or 2; and the total surface parking area on the site is larger than 40,000 square feet in area, or the parking area covers more than 30 percent of the site, whichever is larger;
- The following must be met:
- e. The amount of parking area larger than 40,000 square feet will be an interim use only, as documented by the phased development plan;
  - f. The phased development plan ensures that the later phases of development are realistically feasible, taking into account such factors as location of buildings on the site and zoning of the site; and
  - g. The first phase of development in the phased development plan includes creation of gross building area, and uses other than parking.
4. If the site is in the Lloyd District, and the proposal is for Preservation Parking: There are adequate spaces in the Replacement Reserve, which is administered by the Parking Manager.

## Chapter 33.808, Central City Parking Review

---

---

## **Commentary**

**M.** If the site is in the Goose Hollow Subdistrict, and the proposal is for Undedicated General Parking:

1. The facility will provide parking primarily to those whose destination or residence is within the boundaries of the Goose Hollow Neighborhood, as shown on the most recent Neighborhood Boundaries Map published by the Office of Neighborhood Involvement. Long-term parking by others is prohibited. Short-term parking may be made available to others if it is coupled with a mechanism to ensure it is short-term parking. A parking management plan will be submitted to document how this criterion will be met;
2. The number of spaces provided is the same or less than the number of parking spaces being removed by the light rail construction;
3. The transportation system is capable of safely supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, access requirements, and neighborhood impacts;
4. The proposal will not by itself, or in combination with other parking facilities in the area, significantly affect the character of the area by discouraging housing and commercial uses which are compatible with a growing community;
5. If the proposal is for a surface parking lot, the proposed parking area will meet or exceed the landscaping and screening standards applicable to the site and for parking areas;
6. Design of the facility will provide for a safe and attractive pedestrian environment. Evaluation factors include the following: number and location of curb cuts; visibility at curb cuts; and adequate separation, landscaping, and screening between the sidewalk and surface parking areas to reduce the impact on adjacent public and private spaces; and
7. If the proposed access to the facility is within 75' of a light rail alignment, the access should be as far as possible from the light rail alignment. Access will be onto the right-of-way proposed for or containing the light rail alignment only if no other access is feasible.

**N.** If the site is in the South Waterfront subdistrict and the proposal is for surface parking:

1. If the proposal is for parking on a surface lot where the total surface parking area on the site exceeds the threshold of Paragraph N.3., below, criteria N.4.a. through N.4.c., below, apply. If the site is in an R, C, E, or OS zone; and is for Growth, Preservation, Visitor, or Residential/Hotel Parking; and is not created in conjunction with a regional attractor, criteria N.4.d. through N.4.f., below, also apply.
2. If the proposal is for Growth or Preservation parking on a surface lot, and if the proposal includes supplemental parking as specified in Subparagraph 33.510.267.A.3.b., criteria N.4.a. through N.4.f., below, apply.

---

---

## **Commentary**

~~3.—Threshold: The amount of surface parking area on the site is larger than 40,000 square feet, or the parking area covers more than 30 percent of the site, whichever is larger.~~

~~4.—Approval criteria:~~

~~a.—There will not be a significant adverse impact on transit operations;~~

~~b.—There will not be a significant adverse impact on operation and safety of vehicle and bicycle circulation;~~

~~c.—There will not be a significant adverse impact on the overall pedestrian, bicycle, and transit environment and safety. A driveway is not automatically considered such an impact;~~

~~d.—Interim use.~~

~~(1)—If the amount of parking area exceeds the threshold in Paragraph N.3, above, the amount of parking area that exceeds the threshold will be an interim use only, as documented by the phased development plan; and~~

~~(2)—If the proposal includes supplemental parking as specified in Subparagraph 33.510.267.A.3.b., the supplemental parking will be an interim use only, as documented by the phased development plan;~~

~~e.—The first phase of development in the phased development plan includes creation of gross building area, and uses other than parking; and~~

~~f.—The phased development plan ensures:~~

~~(1)—That the later phases of development are realistically feasible, taking into account such factors as location of buildings on the site and zoning of the site; and~~

~~(2)—After the final phase is built, the threshold in Paragraph N.3, above, will not be exceeded.~~

~~Ø.—If the site is in the South Waterfront subdistrict and the proposal is for residential parking that will be operated as commercial parking, the proposal must meet the approval criteria for Visitor Parking in the South Waterfront subdistrict.~~

### **33.808.300 Conversion of Surface Parking Lots**

~~These approval criteria ensure that surface parking lots will be converted in a manner consistent with the Central City Transportation Management Plan. The review focuses more on physical improvements than operational elements, and encourages better urban design and mitigation of negative impacts. The request will be approved if the review body finds that the applicant has shown that the surface parking lot is in compliance with all of the regulations in Subsection 33.510.263.H through L of the Zoning Code.~~

---

---

## Commentary

### Sections:

#### General

- 33.815.010 Purpose
- 33.815.020 How to Use this Chapter
- 33.815.030 Automatic Conditional Use Status
- 33.815.040 Review Procedures
- 33.815.050 Loss of Conditional Use Status
- 33.815.060 Development Standards for Conditional Uses
- 33.815.070 Sites With Split Zoning
- 33.815.080 Approval Criteria in General

#### Approval Criteria

- 33.815.100 Uses in the Open Space Zones
- 33.815.105 Institutional and Other Uses in Residential and Campus Institutional Zones
- 33.815.107 Short Term Housing and Mass Shelters in R and IR Zones
- 33.815.110 Office and Retail Sales And Service Uses in the RX Zone
- 33.815.115 Specified Uses in Commercial/Mixed Use Zones
- 33.815.120 Commercial Parking Facilities in the RX, CX, and E Zones, Outside the Central City Plan District, the Columbia South Shore Plan District and the Cascade Station/Portland International Center Plan District
- 33.815.121 Commercial Parking Facilities in the CM2 and CM3 Zones in the Hollywood Plan District
- ~~33.815.122 Nonresidential Uses on Specified Sites located in the RX Zone within the Central City Plan District~~
- 33.815.125 Specified Uses in Industrial Zones
- 33.815.126 Office Uses in the IG1 Zone in the Lower Albina Subdistrict
- 33.815.127 Accessory Offices and Headquarters Offices in the IH Zone in the Guild's Lake Industrial Sanctuary Plan District
- 33.815.128 Retail Sales And Service Uses in the EG Zones
- 33.815.129 Office Uses in Specified Historic Resources in the Industrial Zones in the Central City Plan District
- 33.815.130 Residential Uses in the IG1, IG2, and IH Zones
- ~~33.815.132 Office Uses in the IG1 Zone in the Employment Opportunity Subarea in the Central City Plan District~~
- 33.815.140 Specified Mass Shelters, Short Term Housing, And Group Living Uses in the C, E, and CI Zones
- 33.815.200 Aviation And Surface Passenger Terminals
- 33.815.205 Detention Facilities
- 33.815.210 Helicopter Landing Facilities
- 33.815.215 Major Event Entertainment

---

---

## Commentary

---

---

### Chapter 33.815, Conditional Uses

- 33.815.220 Mining and Waste-Related
- 33.815.222 Park-and-Ride Facilities for Mass Transit
- 33.815.223 Public Safety Facilities
- 33.815.225 Radio Frequency Transmission Facilities
- 33.815.230 Rail Lines and Utility Corridors
- 33.815.300 Commercial Parking Facilities in the Columbia South Shore Plan District
- 33.815.301 Industrial Businesses in the Columbia South Shore Plan District
- 33.815.302 Professional / Technical Facilities in the Columbia South Shore Plan District
- 33.815.303 Retail Sales And Service Uses in the Columbia South Shore Plan District
- 33.815.304 Retail Sales And Service Uses on Specified Sites in the CX and EX Zones in the Central City Plan District~~South Waterfront and the River District Subdistricts~~
- 33.815.305 Replacement Parking Facilities in the Central City Plan District
- 33.815.308 Commercial Parking in Multi-Dwelling Zones and Commercial Parking Access from Main Streets in the Northwest Plan District
- 33.815.310 Industrial Uses in the IR Zone
- 33.815.315 Utility Scale Energy Production in Specified C Zones

## **Chapter 33.815, Conditional Uses**

---

---

## Commentary

### **33.815.122 Nonresidential Uses on Specified Sites located in the RX Zone within the Central City Plan District**

This section is deleted because Section 33.510.118 and Map 510-14 to which these approval criteria apply are deleted.

### **33.815.125 Specified Uses in Industrial Zones**

The applicability provisions are amended to specify that the criteria of 33.815.126 are now an option only in Lower Albina, because amendments to Chapter 510 deleted options for conditional use approval of office uses in the Central Eastside. The reference 33.815.132 has been removed because that section is deleted.

**33.815.122 Nonresidential Uses on Specified Sites located in the RX Zone within the Central City Plan District.**

These approval criteria apply to certain proposals that include nonresidential uses on RX-zoned sites in the area shown on Map 510-14. The proposals that are subject to these approval criteria are specified in Section 33.510.118, Use Regulations for Specified Sites in the West End Subarea. The approval criteria are:

- A. Minimized negative impacts on the desirability of future residential development.** The location and amount of nonresidential uses in the project will not by itself or in combination with nearby developments decrease the desirability of the area for the retention of existing housing or the development of new housing.
- B. Small businesses.** The proposal increases opportunities for small businesses. A high percentage of the ground floor is suitable for occupancy by small businesses.
- C. Public services.** Existing infrastructure is sufficient to support the proposed development. Examples of factors to be considered include whether:
  - 1. The proposed use is in conformance with the Central City Transportation Management Plan;
  - 2. Transportation system:
    - a. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;
    - b. Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements.
    - c. Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed.

---

---

## Commentary

### **33.815.125 Specified Uses in Industrial Zones**

These approval criteria apply for uses in the following categories in the industrial zones: Retail Sales And Service, Office, Commercial Outdoor Recreation, Commercial Parking Facilities, Community Service, and Daycare uses. Office uses in the IG1 zone in the Lower Albina Subdistrict of the Central City Plan District may use the approval criteria listed in 33.815.126: Office Uses in the IG1 Zone in the Lower Albina Subdistrict ~~Central City Plan District~~, if they contain characteristics of manufacturing businesses. Office uses in individually listed structures on the National Register of Historic Places and structures identified as contributing to the historic significance of a Historic District or a Conservation District in the I zones in the Central City Plan District may use the criteria listed in 33.815.129, Office Uses in Specified Historic Resources in the Industrial Zones in the Central City Plan District. ~~Office uses in the IG1 zone in the Employment Opportunity Subarea in the Central City Plan District may use the approval criteria listed in 33.815.132, Office Uses in the IG1 Zone in the Employment Opportunity Subarea in the Central City Plan District.~~ These approval criteria promote preservation of land for industry while allowing other uses when they are supportive of the industrial area or not detrimental to the character of the industrial area. The approval criteria are:

**A. – E.** [No change]

---

---

## Commentary

### **33.815.126 Office Uses in the IG1 Zone in the Central City Plan District**

The title has been amended to indicate that the criteria of this section are now applicable only in Lower Albina. The amendments to chapter 33.510 have removed all options for conditional use approval for office uses in the Central Eastside, so these criteria will only apply in Lower Albina.

### **33.815.132 Office uses in the IG1 Zone in the Employment Opportunity Subarea in the Central City Plan District.**

This section is deleted because the previous Employment Opportunity Subarea provisions are now applicable throughout the Central Eastside subdistrict and because amendments to Chapter 510 deleted options for conditional use approval of office uses in the Central Eastside.

**33.815.126 Office Uses in the IG1 Zone in the Lower Albina Subdistrict~~Central City Plan District~~**

These approval criteria promote preservation of land for industry while providing opportunity for businesses that contain both an office and a manufacturing or production component. Office uses that do not meet the criteria below may apply for conditional use status through the criteria listed in 33.815.125, Specified Uses in the Industrial Zones. Office uses in individually listed structures on the National Register of Historic Places and structures identified as contributing to the historic significance of a Historic District or a Conservation District in the IG1 zone in the Central City Plan District may use the criteria listed in 33.815.129, Office Uses in Specified Historic Resources in the Industrial Zones in the Central City Plan District. ~~Office uses in the IG1 zone in the Employment Opportunity Subarea may use the approval criteria listed in 33.815.132, Office Uses in the IG1 Zone in the Employment Opportunity Subarea in the Central City Plan District.~~ The approval criteria are:

A. – E. [No change]

**~~33.815.132 Office uses in the IG1 Zone in the Central Eastside Subdistrict in the Central City Plan District.~~**

~~These approval criteria promote preservation of industrial land and development and support the vitality of industrial businesses while providing opportunities for compatible employment intensive businesses. The approval criteria are:~~

~~A.— The proposed use will not have a significant adverse effect on truck and freight movement;~~

~~B.— Transportation system:~~

~~1.— The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;~~

~~2.— Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements.~~

~~3.— Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed.~~

~~C.— The nature of the business does not typically require customers or clients to visit the site.~~

---

---

## Commentary

### **33.815.304 Retail Sales And Service Uses on Specified Sites in the South Waterfront and the River District Subdistricts**

The geographic references are amended to be consistent with the code structure and thresholds of section 33.510.116 and the addition of parts of the EX zone in the Central Eastside to the area where Retail Sales And Service uses are limited, as shown on Map 510-12.

**33.815.304 Retail Sales And Service Uses on Specified Sites in the CX and EX Zones in the Central City Plan District ~~South Waterfront and the River District Subdistricts~~**

Approval criteria A, B and D apply to Retail Sales And Service uses with more than 50,000 square feet of net building area on sites shown on Map 510-12 that are outside the South Waterfront Subdistrict. Approval criteria A, B, C and D apply to Retail Sales And Service Uses with more than 50,000 square feet of net building area on sites shown on Map 510-12 that are within the South Waterfront Subdistrict.

~~For Retail Sales And Service uses in the South Waterfront subdistrict of the Central City plan district with more than 40,000 square feet of net building area, all approval criteria apply. For Retail Sales And Service uses in the River District subdistrict of the Central City plan district with more than 40,000 square feet of net building area, approval criteria A, B and D apply.~~

- A. The use needs to be located in the subdistrict because it primarily serves those who live or work in the subdistrict;
- B. Transportation system:
  - 1. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;
  - 2. Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements.
  - 3. Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed.
- C. The traffic generated by the use will not have significant adverse impacts on the subdistrict's ability to achieve jobs and housing targets stated in the South Waterfront Plan; and
- D. City-designated scenic resources are preserved.

---

---

## Commentary

### **33.825.025.A.4 Review Procedures, models of proposals in the Central City plan district**

This section is revised to require applicants to submit a digital model of proposed new developments and redevelopments that change an existing building's mass throughout the Central City. These models will be added to the City's existing 3D digital model of the Central City and help keep that model up-to-date. This model has been helpful not only to the City for planning projects but also to the development community, architects and urban designers.

BPS will develop 3D model submittal guidelines to assist applicants but this requirement will not be a significant burden on developers, as the data for the 3D model will already have been developed by project architects during the building design process.

Map 825-1 is being deleted and the rest of the 33.825 series of maps and references thereto are being renumbered.

### Sections:

- 33.825.010 Purpose
- 33.825.025 Review Procedures
- 33.825.035 Factors Reviewed During Design Review
- 33.825.040 Modifications That Will Better Meet Design Review Requirements
- 33.825.055 Approval Criteria
- 33.825.065 Design Guidelines
- 33.825.075 Relationship to Other Regulations

~~Map 825-1 Area Where Models of Proposals Are Required~~

Map 825-21 Albina Community Plan Area

Map 825-32 Outer Southeast Community Plan Area

Map 825-43 Southwest Community Plan Area

### 33.825.025 Review Procedures

This section lists procedures for design review for proposals in design overlay zones. These procedures also apply where design review is required by the regulations of a plan district or overlay zone, or as a condition of approval of a quasi-judicial decision.

The procedures stated in this section supersede procedural and threshold statements in the City's adopted design guidelines documents.

Procedures for design review vary with the type of proposal being reviewed and the design district in which the site is located. Some proposals in the Central City plan district must provide a model of the approved proposal, as set out in Subsection D. When determining procedure type for exterior alterations based on project valuation, the dollar amount refers to the value of the exterior changes and any new floor area only. It does not include interior or subgrade alterations.

**A-C.** [No change]

- D.** Models of proposals in the Central City plan district. For proposals located in the ~~area of the Central City plan district shown on Map 825-1 510-1,~~ a three dimensional ~~cardboard~~ digital model of the proposal is required with an application for Design Review. This requirement applies only to new developments or changes in the bulk of existing buildings. ~~The scale of the model must be 1 inch equals 50 feet.~~

Before a building permit is issued, a three dimensional ~~wooden~~ digital model of the proposal as approved must be submitted to the Bureau of Planning and Sustainability. ~~be placed in the City's downtown model. The scale of the model must be 1 inch equals 50 feet.~~ The model requirements will be waived if the application does not involve a change in the bulk of buildings on a site for which the City possesses an accurate ~~wooden~~ digital model.

---

---

## Commentary

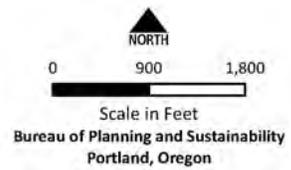
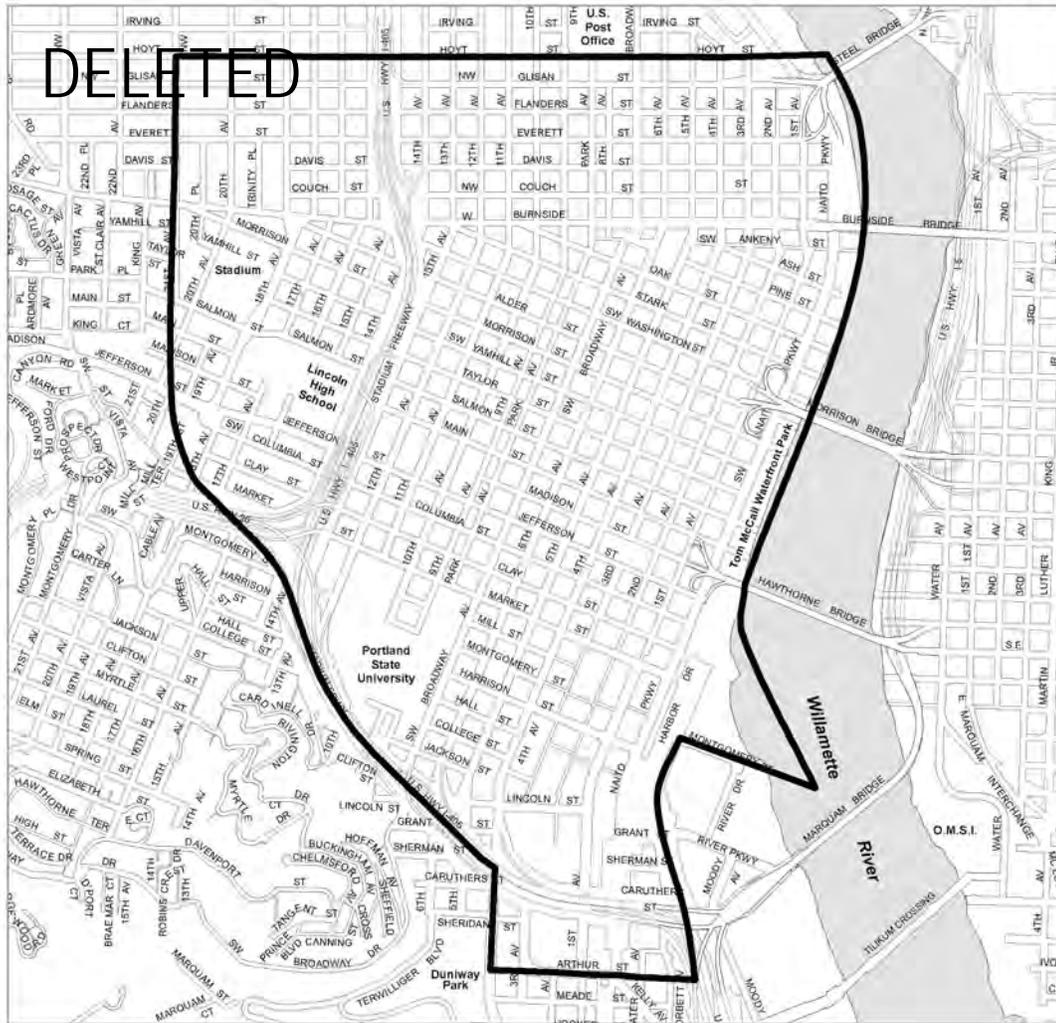
**Map 825-1 Area Where Models of Proposals Are Required.** This map is deleted because modelling (now electronic and not physical) is required through-out the Central City.

The remaining chapter 825 maps are renumbered to reflect this deletion. The deleted maps are shown first as a set, followed by the renumbered maps.

**Area Where Models of  
Proposals are Required**  
(See 33.825.025.A.5 and 33.846.020.D.6)

# Map 825-1

Map Revised January 1, 2015



---

---

## Commentary

---

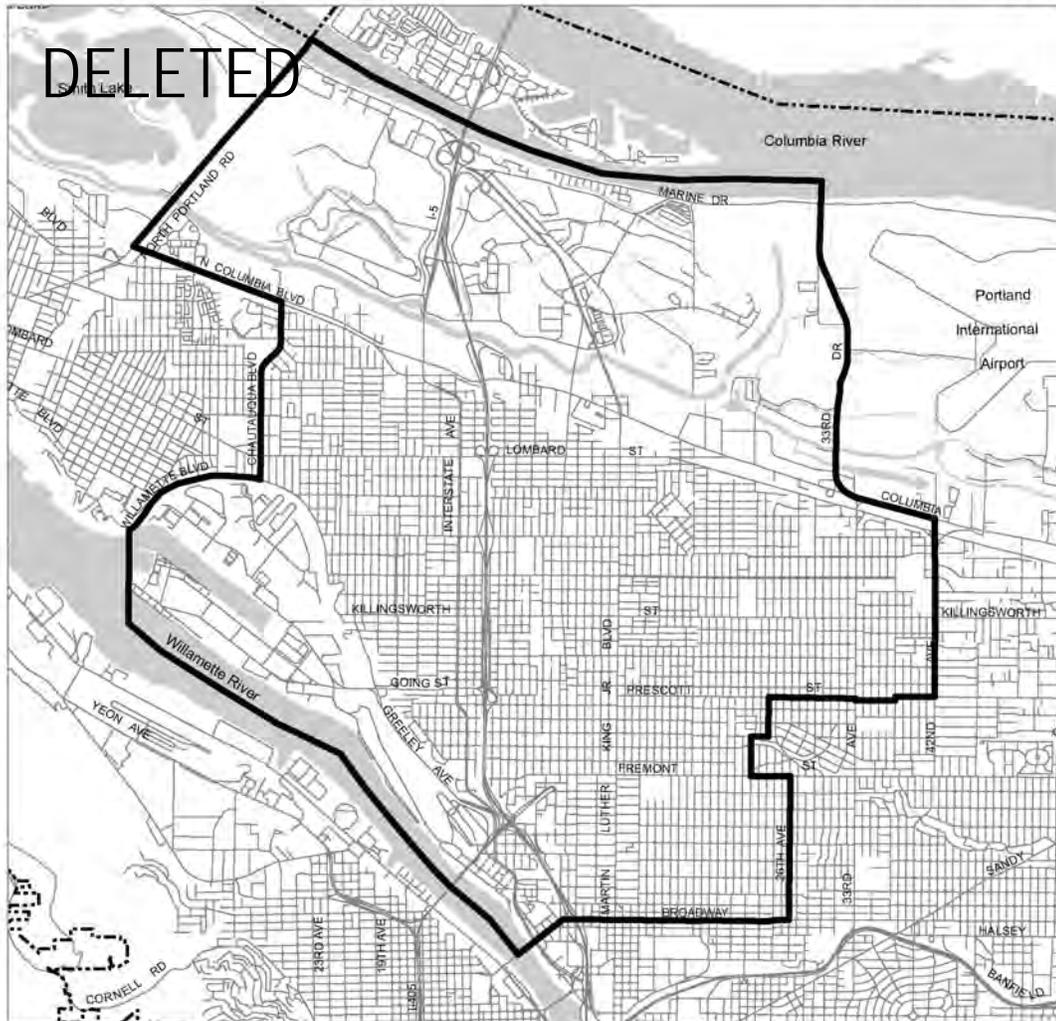
---

### Chapter 33.825, Design Review

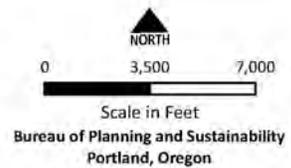
# Albina Community Plan Area

# Map 825-2

Map Revised January 1, 2015



- City Boundary
- Community Plan Boundary



## Chapter 33.825, Design Review

---

---

## Commentary

---

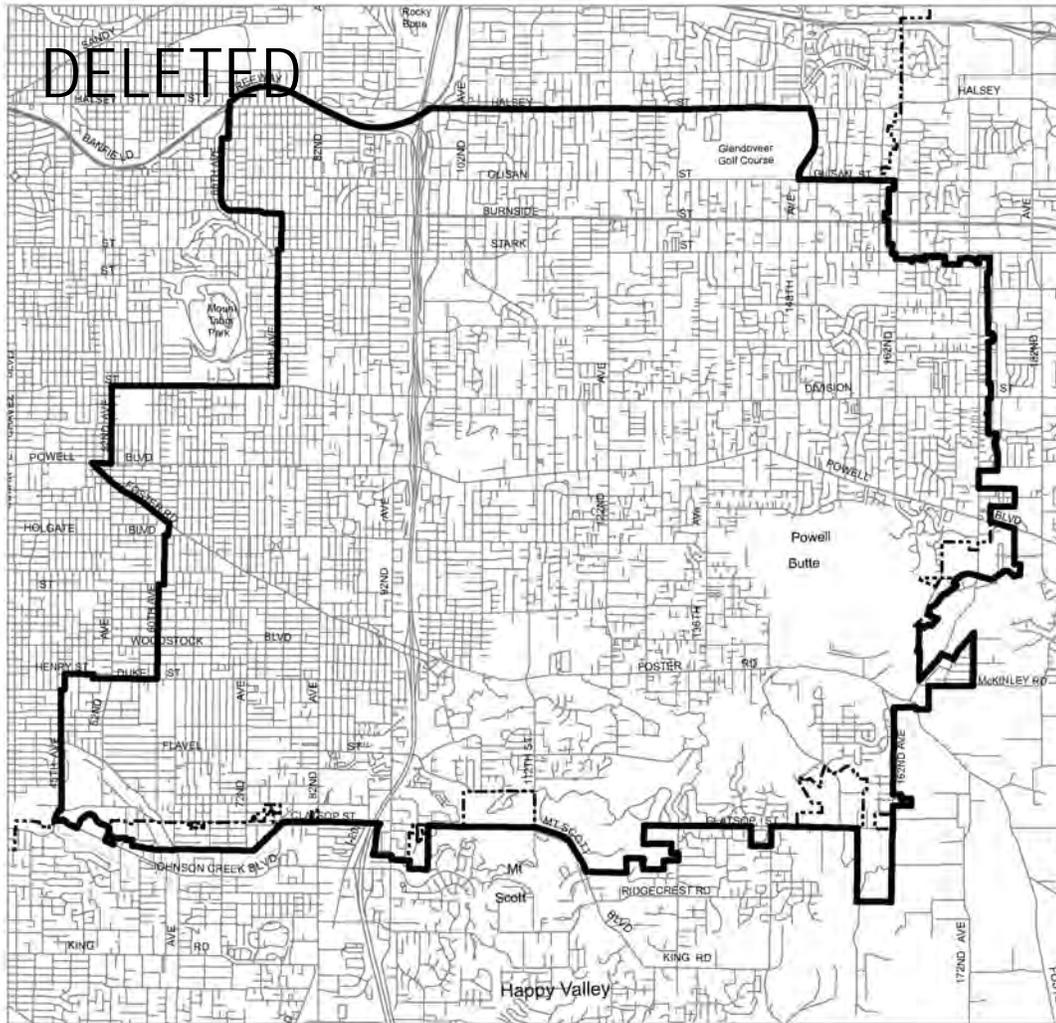
---

### Chapter 33.825, Design Review

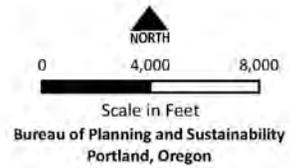
# Outer Southeast Community Plan Area

# Map 825-3

Map Revised January 1, 2015



- City Boundary
- ▭ Community Plan Boundary



## Chapter 33.825, Design Review

---

---

## Commentary

---

---

### Chapter 33.825, Design Review



---

---

## Commentary

---

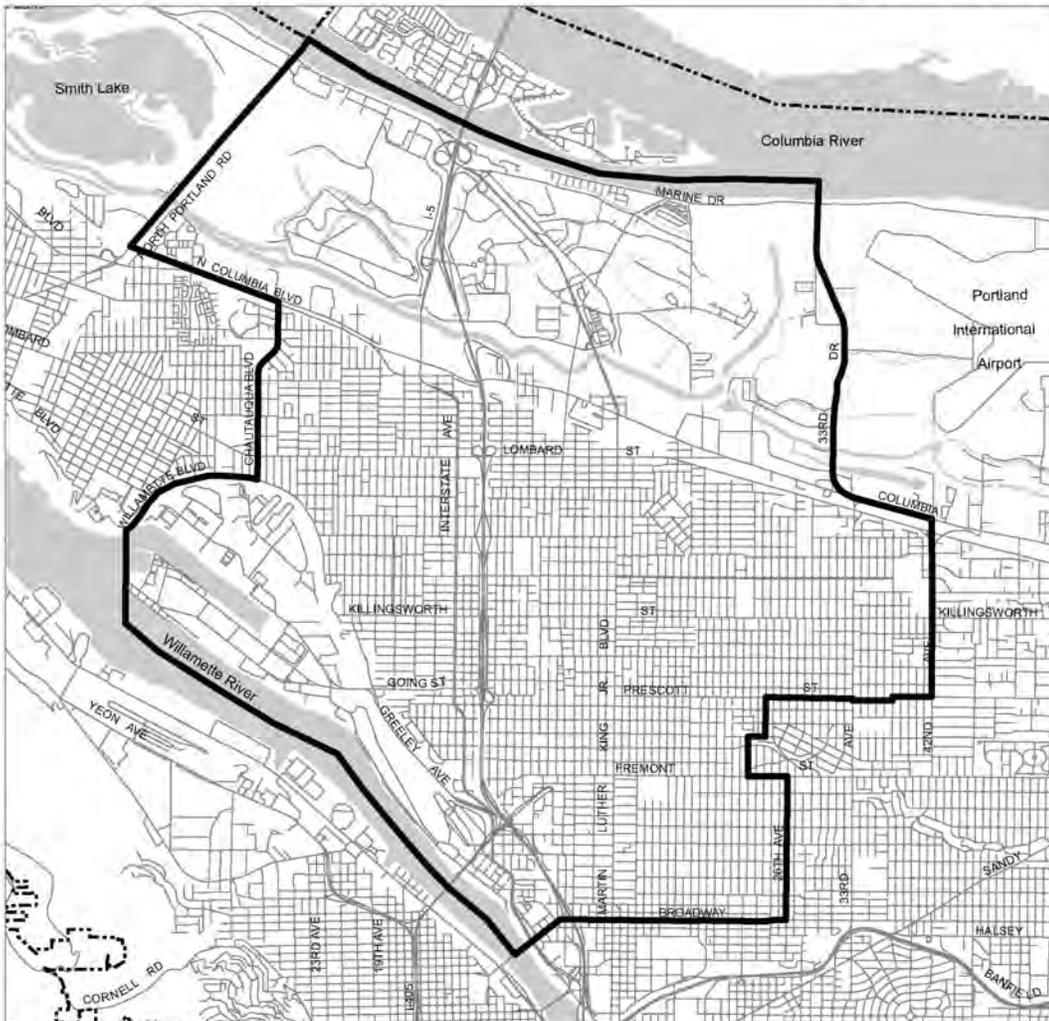
---

### Chapter 33.825, Design Review

# Albina Community Plan Area

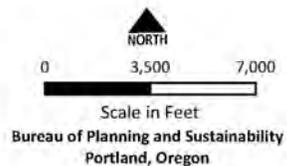
# Map 825-1

Map Revised Xxxx XX, 202X



### Legend

-  City Boundary
-  Community Plan Boundary



## Chapter 33.825, Design Review

---

---

## Commentary

---

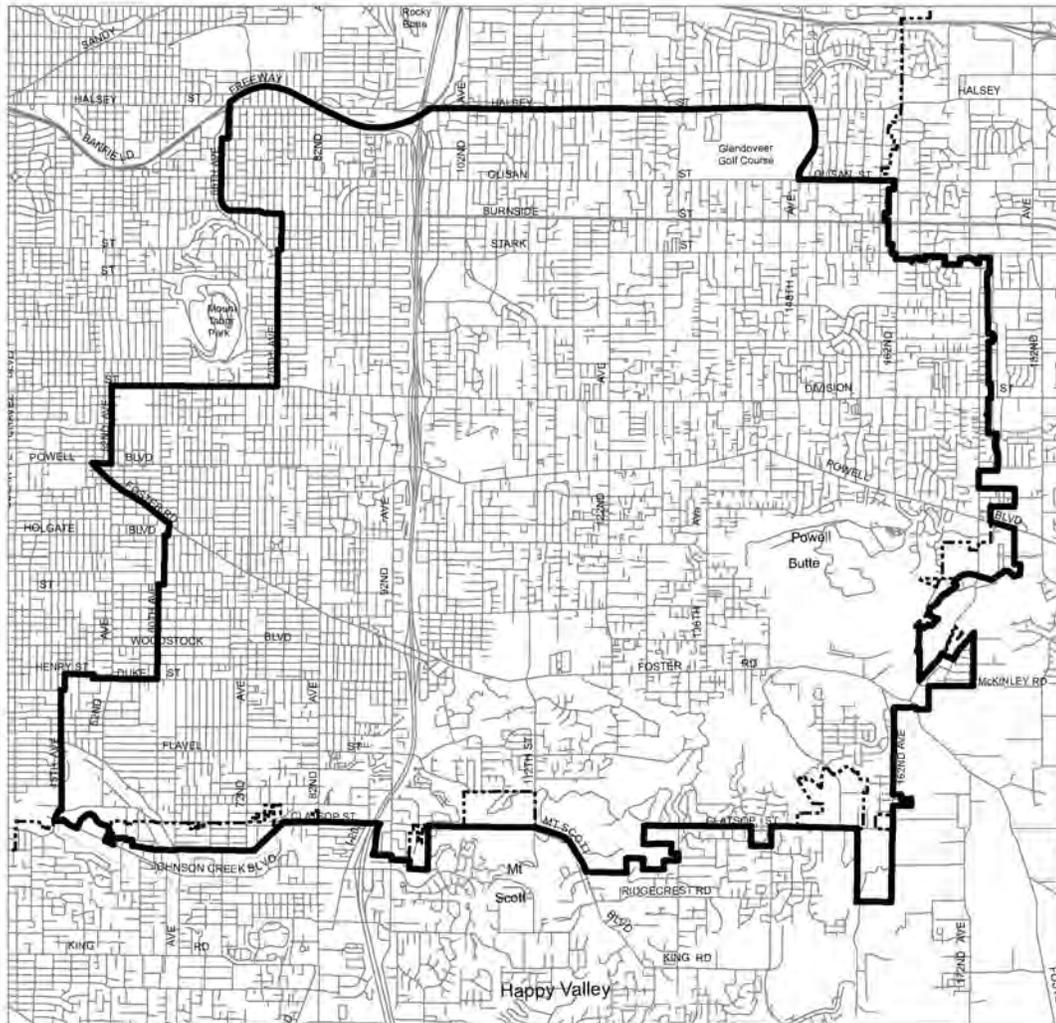
---

### Chapter 33.825, Design Review

# Outer Southeast Community Plan Area

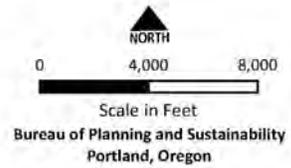
# Map 825-2

Map Revised Xxxx XX, 202X



### Legend

-  City Boundary
-  Community Plan Boundary



## Chapter 33.825, Design Review

---

---

## Commentary

---

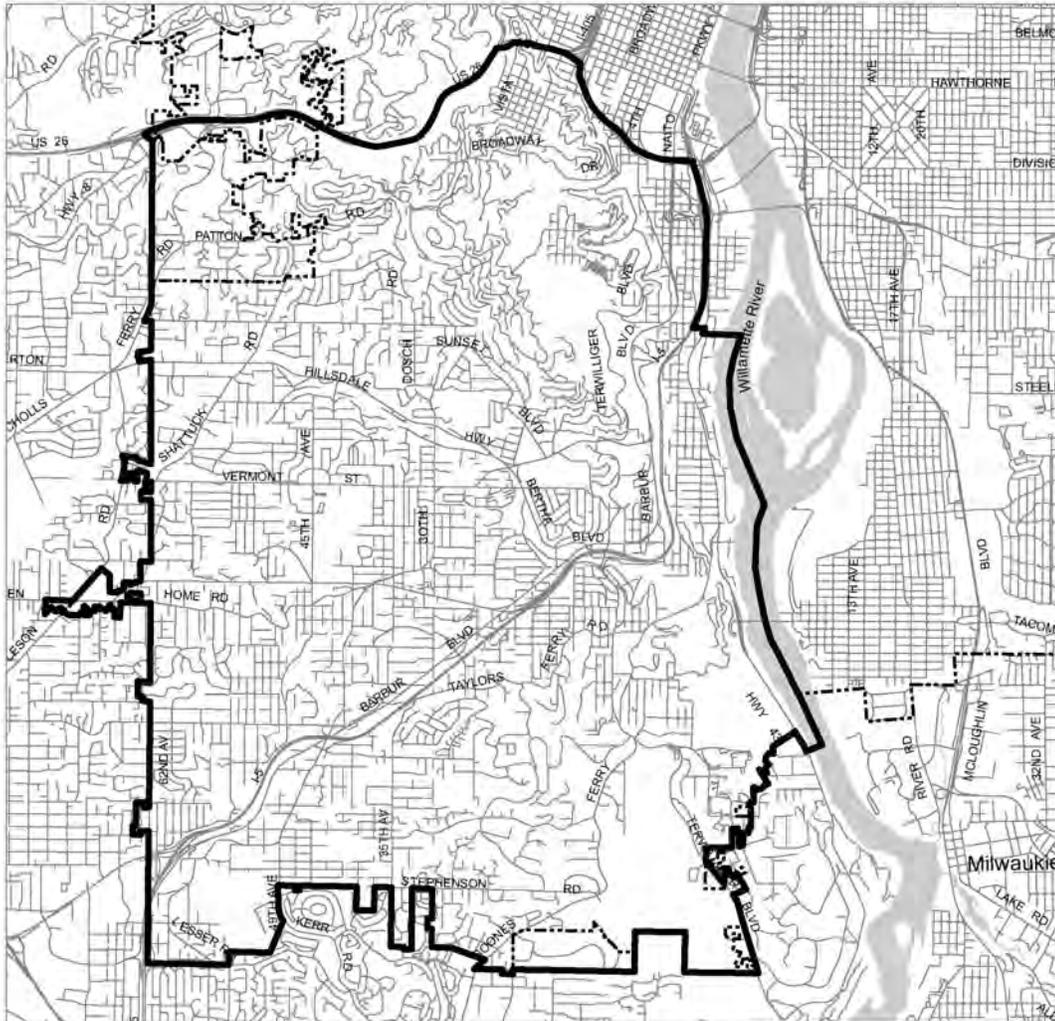
---

### Chapter 33.825, Design Review

# Southwest Community Plan Area

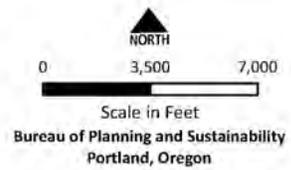
# Map 825-3

Map Revised Xxxx XX, 202X



### Legend

- City Boundary
- Community Plan Boundary



## Chapter 33.825, Design Review

---

---

## Commentary

### **33.846.060.D Historic Resource Review, Models of proposals in the Central City plan district**

In parallel to changes to design review procedures (33.825.025.A.4), this section is revised to require applicants to submit a digital model of proposed new developments and redevelopments that change an existing building's mass in historic and conservation districts in the Central City. These models will be added to the City's existing 3D digital model of the Central City and will help keep it up-to-date. This model has been helpful not only to the City for planning projects but also to the development community, architects and urban designers.

BPS will develop 3D model submittal guidelines to assist applicants, however this requirement will not be a significant burden on developers, as the data for the 3D model will already have been developed by project architects during the building design process.

### **33.846.080 Demolition Review**

This is a clean-up edit; contributing structures in Conservation Districts are not subject to demolition review so they should not be mentioned in the purpose statement.

### 33.846.060 Historic Resource Review

A. – C. [No change]

**D. Models of proposals in the Central City plan district.** For proposals located in the area of the Central City plan district shown on Map ~~825-1~~ 510-1, a three dimensional ~~cardboard~~ digital model of a proposal located in a Historic District or Conservation District is required with an application for historic resource review. This requirement applies only to new developments or changes in the bulk of existing buildings. ~~The scale of the model must be 1 inch equals 50 feet.~~ Before a building permit is issued, a three dimensional ~~wooden~~ digital model of the proposal as approved must be submitted to the Bureau of Planning and Sustainability ~~fit into the City's downtown model.~~ ~~This model must be at a scale of 1 inch equals 50 feet.~~ The model requirements will be waived if the application does not involve a change in the bulk of buildings on a site for which the City possesses an accurate ~~wooden~~ digital model.

E. – G. [No change]

### 33.846.080 Demolition Review

**A. Purpose.** Demolition review protects resources that have been individually listed in the National Register of Historic Places or are identified as contributing to the historic significance of a Historic District ~~or a Conservation District~~. It also protects Historic Landmarks and Conservation Landmarks that have taken advantage of an incentive for historic preservation and historic resources that have a preservation agreement. Demolition review recognizes that historic resources are irreplaceable assets that preserve our heritage, beautify the city, enhance civic identity, and promote economic vitality.

B. – C. [No change]

---

---

## Commentary

### 33.920.240 Office

Concurrent with the expansion of Industrial Office use allowances in the Central Eastside, the definition for Industrial Office has been refined and examples list expanded and clarified.

The 2012 version of the North American Industry Classification System (NAICS) was consulted for these amendments. NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

One notable change has been to remove the prior Industrial Office example of "Television, video, radio, and internet studios and broadcasting". Traditional Office once again includes "TV and radio studios" (where it was located prior to 2006) and the example "Movie production facilities" in Manufacturing and Production is being updated to include other video production uses. The differentiation between studios and production facilities here is that the former may solicit studio audiences or other large groups of visitors to the site that would be incompatible with industrial activities, businesses, and districts.

### 33.920.240 Office

- A. Characteristics.** Office uses are characterized by activities conducted in an office setting that focus on the provision of goods and services, usually by professionals. There are two subgroups within the Office category:
1. Traditional Office. Traditional Office uses are characterized by activities that generally focus on business, government, professional, medical, or financial services. Traditional Office uses require customers or clients to visit the site on a regular basis.
  2. Industrial Office. Industrial Office uses are characterized by activities that focus on science, technology, and design services associated with the production of physical or digital goods, while conducted in an office-like setting, are more compatible with industrial activities, businesses, and districts. Their operations are less service-oriented than Traditional Office uses and focus on development, testing, production, processing, packaging, or assembly of goods and products, which may include digital products such as internet home pages, media content, designs and specifications, computer software, advertising materials, and others. They primarily provide products and services to other businesses. They do not require customers or clients to visit the site; any such visits are infrequent and incidental.
- B. Accessory uses.** Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Accessory uses may also include food membership distribution.
- C. Examples.** Examples include uses from the two subgroups listed below:
1. Traditional Office: Professional services such as lawyers, or accountants or management consultants; business services such as headquarters, temporary staffing agencies, sales offices or call centers; financial services businesses such as lenders, brokerage houses, banks headquarters, or real estate agents and developers or property managers; sales offices; television and radio studios; portrait photography studios; government offices and public utility offices; medical and dental clinics, and blood collection facilities.
  2. Industrial Office: Software and internet content development and publishing; computer systems design and programming; graphic and industrial design; engineers; architects; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; and medical and dental labs. Architectural, engineering and related services including landscape architects; drafting services; consultant service providers in the building inspection, architectural, geophysical surveying and mapping, environmental, agricultural, motion picture, biology and life sciences, biotechnology, physics,

---

---

## **Commentary**

2. Industrial Office: ~~Software and internet content development and publishing; computer systems design and programming; graphic and industrial design; engineers; architects; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; and medical and dental labs.~~ Architectural, engineering and related services including landscape architects; drafting services; consultant service providers in the building inspection, architectural, geophysical surveying and mapping, environmental, agricultural, motion picture, biology and life sciences, biotechnology, physics, chemistry, economics, energy, and engineering fields; medical, dental, and veterinary labs primarily engaged in providing testing services to practitioners; interior, industrial, and graphic design services; commercial photography studios; computer system, software, or internet content design services where all support occurs off-site; data processing and hosting services.

**D. Exceptions.**

1. Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity. Headquarters offices, when in conjunction with or adjacent to a primary use in another category, are considered part of the other category.
2. Contractors and others who perform services off-site are included in the Office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

---

---

## Commentary

### **33.920.320 Manufacturing And Production**

As noted in the commentary for changes to 33.920.240 Office, a small change is made to the "Movie production facilities" example to accommodate new technologies and redistribute those uses previously included as Industrial Office under the example "Television, video, radio, and internet studios and broadcasting".

### **33.920.320 Manufacturing And Production**

- A. Characteristics.** Manufacturing And Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.
- B. Accessory uses.** Accessory uses may include offices, cafeterias, food membership distribution, parking, employee recreational facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, or truck fleets. Living quarters for one caretaker per site in the E and I zones are allowed. Other living quarters are subject to the regulations for Residential Uses in the base zones.
- C. Examples.** Examples include processing of food and related products; catering establishments; breweries, distilleries, and wineries; slaughter houses, and meat packing; feed lots and animal dipping; weaving or production of textiles or apparel; lumber mills, pulp and paper mills, and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; movie and video production facilities; recording studios; ship and barge building; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items, and other electrical items; production of artwork and toys; sign making; production of prefabricated structures, including manufactured dwellings; and Utility Scale Energy production.
- D. Exceptions.**
  1. Manufacturing of goods to be sold primarily on-site and to the general public are classified as Retail Sales And Service.
  2. Manufacture and production of goods from composting organic material is classified as Waste-Related uses.
  3. Small Scale Energy Production is a Basic Utility.
  4. Solid waste incinerators that generate energy but do not meet the definition of Small Scale Energy Production are considered Waste Related Uses.



## Revised Proposed Zoning and Comprehensive Plan Maps

---

This section includes the following existing and proposed maps for the Central City Plan District:

- Base zones
- Comprehensive Plan designations

The existing map currently in effect is shown followed by the proposed replacement map.

Changes to overlay zones are shown on maps in Volume 2A Part 2.

---

---

## Commentary

### Existing Zoning

This map shows the base zoning for the Central City and indicates areas where the Comprehensive Plan designation differs from the base zone, prior to the CC2035 changes.

# Central City Existing Zoning

April, 2020



## Zoning and Comprehensive Plan Maps

---

---

## Commentary

### Recommended Zoning

This map shows changes to the base zones. Zone changes are highlighted in gray on the map.

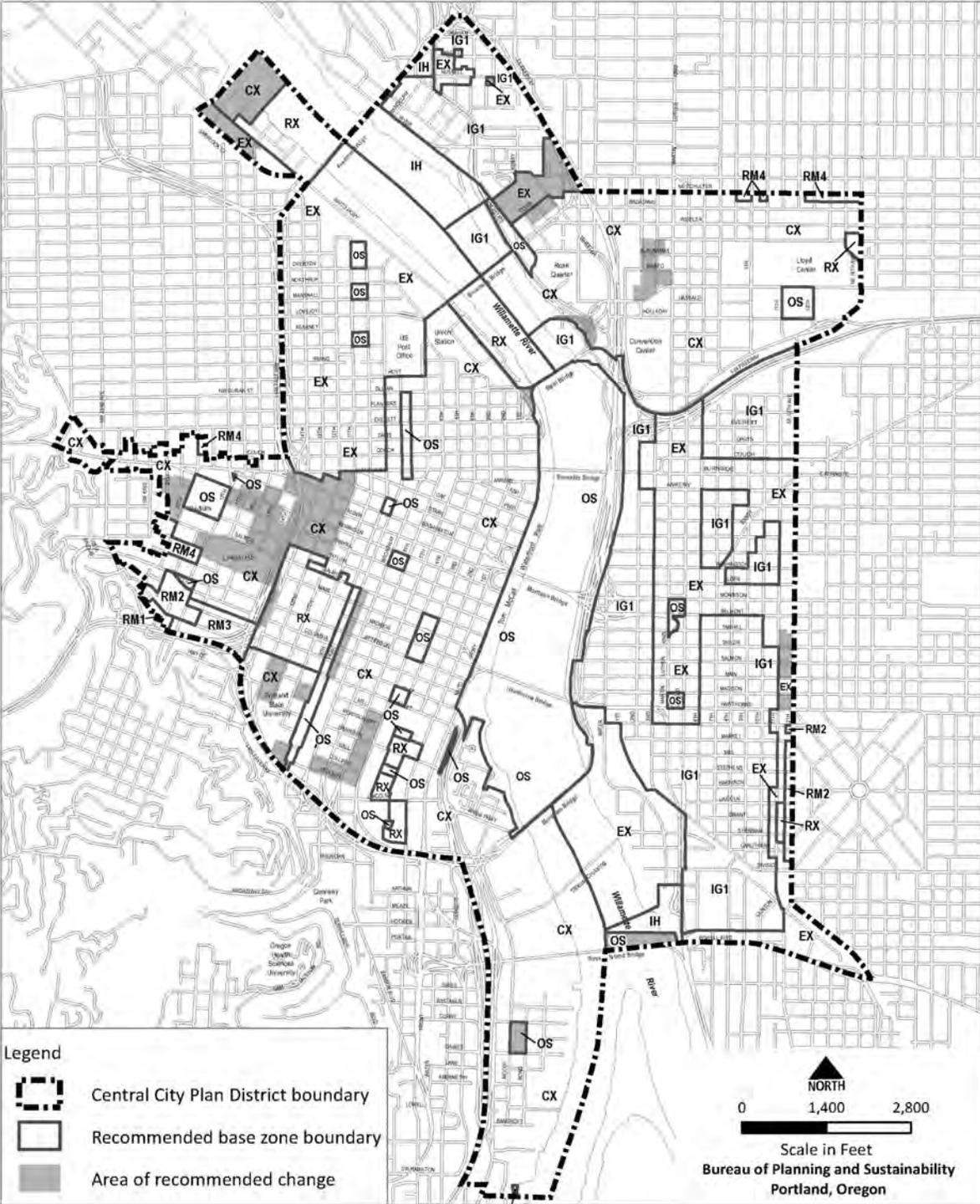
Generally, the zoning is consistent with the Comprehensive Plan designations (shown on following maps). Exceptions include specific parcels where property owners have requested that their property *not* receive a rezoning to conform with the Comprehensive Plan Map designation. In this case, the Comprehensive Plan designation is updated but the zoning remains intact.

The following describes broad categories of zone changes:

- **From General Employment (EG1 or EG2), General Industrial (IG1) or Heavy Industrial (IH) to Central Employment (EX):** These changes are made in the Central Eastside around the new light rail stations and a few other locations so that more flexible employment uses can be accommodated.
- **From General Industrial (IG1) to Central Employment (EX):** Properties between SE 3rd and 6th Avenues in the Central Eastside that are zoned IG1 but have Comprehensive Plan Central Employment designations will be rezoned EX to match the Comprehensive Plan designation.
- **From Central Residential (RX) to Central Commercial (CX):** This change is for a number of properties in the Lloyd, West End, Downtown, South Downtown/University District, North Pearl and Goose Hollow subdistricts to increase the flexibility of uses in these areas.
- **Additional changes**
  - The N/NE Quadrant Plan recommended a Portland Public Schools owned property at the Blanchard Site is rezoned from IG1 to EX to enable redevelopment, and a small piece of land near the Steel Bridge east bridgehead is being rezoned from IG1 to EX.
  - The West Quadrant Plan recommended rezoning parcels west of NW Naito Parkway at the northern tip of the Pearl District from IH to EX and rezoning Elizabeth Caruthers Park from CX to OS.
  - Metro requested a zone change from IH to OS for a property they own and maintain as open space in the Central Eastside adjacent to the Ross Island Bridge.

# Central City Recommended Zoning

April, 2020



## Zoning and Comprehensive Plan Maps

---

---

## Commentary

### Existing Comprehensive Plan Designations

This map shows Comprehensive Plan Map designations for the Central City, prior to the CC2035 changes.

# Central City Existing Comprehensive Plan

April, 2020



## Zoning and Comprehensive Plan Maps

---

---

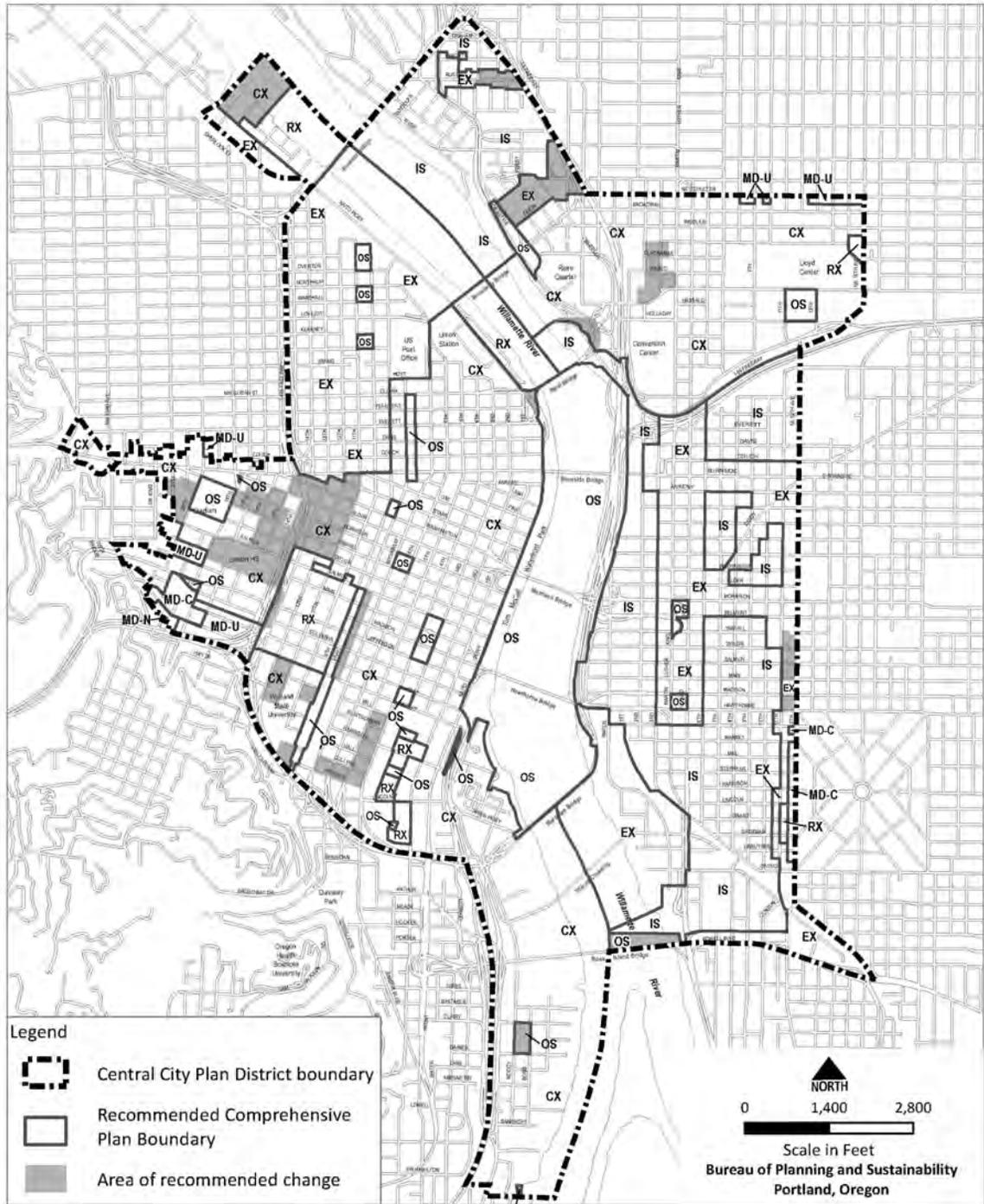
## **Commentary**

### **Recommended Comprehensive Plan Designations**

This map shows changes to the Comprehensive Plan Map; areas of change are highlighted. See commentary for the Recommended Zoning Map.

# Central City Recommended Comprehensive Plan

April, 2020



## Zoning and Comprehensive Plan Maps

# WHAT'S IN THE CENTRAL CITY 2035 PLAN?

## **Volume 1: Goals and Policies**

## **Volume 2A: Zoning Code and Map Amendments**

- Part 1: Central City Plan District
- Part 2: Willamette River and Trails
- Part 3: Environmental and Scenic

## **Volume 2B: Transportation System Plan Amendments**

## **Volume 3A: Scenic Resources Protection Plan**

- Part 1: Summary, Results and Implementation
- Part 2: Scenic Resources Inventory
- Part 3: Economic, Social, Environmental and Energy Analysis

## **Volume 3B: Willamette River Central Reach Natural Resources Protection Plan**

## **Volume 4: Background Materials**

## **Volume 5A: Implementation - Performance Targets and Action Plans**

## **Volume 5B: Implementation - The Green Loop**

## **Volume 6: Public Involvement**