

Summary Table of RICAP 10 Amendments

Item #	Item Name	Proposed Amendment	Code Section(s)	Page #
Housing Production Topic Area				
Ground floor, ground floor façade, and windows items				
1	Street-facing facade window requirement	Exempt the side walls of dormers from the street-facing window requirement	33.110.235 33.120.232.B	32-33 42-43
2	Raised ground floor setback exception	Clarify the ground floor residential unit option in order to apply the residential unit setback exception.	33.120.220.B.3	38-41
3	Ground floor height exception	Clarify when the commercial zone height limit exception for tall ground floors can be used on a sloping site.	33.130.210.C.8	48-49
4	Windows in street-facing facades	Exempt accessory structures from the street-facing facade window requirement.	33.130.230.A.4	52-53
5	Ground floor windows in stairwells	Clarify that glass stairwells are a qualifying window feature for meeting ground floor window standards.	33.130.230.B.3	54-55
6	Ground floor window requirements on sites with multiple frontages	Clarify how window requirements apply on corners sites where both streets are of equal classification and a parking structure is proposed on one frontage.	33.130.230.B.2.a.(2)	52-53
7	Ground floor window area for dwelling units	Clarify what is considered a dwelling unit's ground floor wall area.	33.130.230.B.4	56-57
8	Windows in the EX Zone	Rename to "Windows in the EX Zone" and add standard for 15% glazing on the entire façade.	33.140.230	64-65
9	IR zone development standards	Clarify how ground floor window and maximum setbacks apply in the IR zone now that the IR zone is part of the campus institutional zones chapter.	Table 150-2 33.150.215.C 33.150.250	70-71 74-77
10	Self-service storage ground floor active use	Clarify that the self-service storage ground floor active use standard applies only to sites with frontage on a transit street.	33.284.020.B	114-115
11	Gateway plan district pedestrian standards	Clarify how much area needs to be landscaped or hardscaped along enhanced pedestrian streets in Gateway.	33.526.260.B	200-201
Design Overlay Zone items				
12	Design Overlay Zone TOC	Update title of Map 420-1 in the Table of Contents to match new map title.	Table of contents	124-125
13	Fence and retaining wall exemption	Exempt fences and retaining walls from the design overlay zone chapter.	33.420.045.B.	124-125
14	Design Review exemptions in the IR zone	Clarify that design standards can be used on sites in the IR zone.	33.420 Table 420-1	126-127
15	Design standards applicability	Clarify that if there are no applicable design standards for a project, design review is not required.	33.420.050.C	128-129

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16	Design Standard C2	Clarify applicability of the “Building Façade on Local Service Street” standard.	33.420.050 Table 420-2	130-131
17	Design Standard PR9	Change title to "Nonresidential Main Entrance Location".	33.420.050 Table 420-2	132-133
18	Design Standard QR 6 & QR7	Clarify titles to better match standards.	33.420.050 Table 420-2	134-135
19	Design Standard QR10	Clarify applicability of the “Street-Facing Balconies” standard.	33.420.050 Table 420-2	134-135
20	Design Standard QR 11	Clarify that the standard must be met on both the south and west-facing walls to gain the points.	33.420.050 Table 420-2	134-135
21	Design standards - materials	Revise the design standards to be more flexible when certain size or type of required product is not available.	33.420.050 Table 420-3	136-137
22	Map 420-1	Clarify Map 420-1 to add Russell Street design districts (conservation district), which are currently not indicated, and distinguish between Central City subdistricts and design districts.	33.420 Map 420-1	124-125 138-141
23	Design review thresholds related to signs	Clarify the procedure thresholds for signs that are subject to design review.	33.825 Table 825-1	238-241
24	Design review thresholds for the Central City	Add a design review threshold for “all other development not listed above” for the Central City.	33.825 Table 825-1	238-241
Historic Resource Overlay Zone items				
25	CM2 height bonus	Delete 33.130.212.B.5.b because it conflicts with 130-3 footnote 1, which allows the height bonus to be used in historic and conservation districts..	33.130.212.B.5.b	50-51
26	Historic resources overlay exemption—ADA	Clarify that alterations to meet ADA requirements in districts are allowed in districts when “historic” rather than “existing” materials are not destroyed.	33.445.100/110 33.445.200/210	150-151 154-155
27	Historic resources overlay exemption—parking lot landscaping	Delete the words “and the landscaping does not include a wall or fence” from the parking lot landscaping exemption.	33.445.100/110 33.445.200/210	146-151 154-155
28	Historic resources overlay exemption—rooftop equipment	Clarify that ductwork associated with rooftop mechanical equipment is exempt From historic resource review.	33.445.100/110 33.445.200/210	146-151 154-155
29	Historic resources overlay exemption—hose and conduit	Revise the exemption for hoses and conduits so that hoses and conduits located higher up on the rear facade are also exempt and must be painted to match.	33.445.100/110 33.445.200/210	146-151 154-155

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30	Historic resources overlay exemption —window replacement in districts	Expand the window replacement exemption for historic and conservation districts to noncontributing buildings 5 or more years old and allow the replacement windows to be fiberglass.	33.445.200.D.2.v.(1) 33.445.210.D.2.v.(1)	150-157
31	Modifications as part of a review	Ensure that the “modifications considered during review” language is consistent between the design review and historic review chapters.	33.846.070	246-247
Economic Development Related Topic Area				
Central City items				
32	Exterior display in the EX zone	Correct Table 140-4 to indicate that exterior display is allowed with the appropriate setbacks and landscaping in the EX zone.	Table 140-4	68-69
33	Minimum FAR exemption for Basic Utilities	Exempt Basic Utilities from the minimum FAR requirements in the Central City Plan District.	33.510.200.E.3	164-165
34	Floor area bonus and transfer options	Delete an expired exception to the floor area bonus and transfer option priorities.	33.510.205.B.2.b	166-167
35	Floor area transfer from a historic resource	Clarify that FAR transfers from sending sites inside the Central City to receiving sites outside the Central City must meet the applicable transfer standards, including any seismic upgrades for historic resources.	33.510.205.D.1.e.	170-171
36	Base height exceptions	Clarify that projections above the height limits are only prohibited within the view corridor itself as opposed to on the whole site.	33.510.210.B.2	172-175
37	Height projections in view corridors	Allow minor projections in historic districts where a view corridor exists, but the minor projection does not interfere with the view corridor.	33.510.210.B.2	172-175
38	Bonus height	Add “The riverfront open space bonus option” of Subparagraph 33.510.205.C.2.c to the prioritization list in the bonus height section.	33.510.210.D.3.b	176-177
39	Riverplace height bonus	Correct the second height limit in the sentence from 100 feet to 75 feet.	33.510.210.D.3.e.(2)	176-177
40	Windows above the ground floor	Delete the Central City standard in favor of the base zone standard, which is being updated to be consistent with the CX zone.	Table of contents 33.510.221	160-161 178-179
41	Parking built after July 9, 2018	Clarify when preservation parking is regulated the same as growth parking. Require operation reporting upon request, rather than submitted annually.	33.510.261.G.1 33.510.261.I	182-183
42	Operation reports— Parking built before July 9, 2018	Require operation reporting for parking built before July 2018.	33.510.262	184-185
43	Parking and loading access	Clarify that parking and loading access rules apply to loading areas and parking structures.	33.510.263.B	186-187

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44	Maximum parking ratios	Establish a maximum parking ratio for Group Living uses and clarify maximum parking ratios for household living and hotel/motel uses.	Table 510-1	180-181
45	Base height map	Amend Map 510-4 to delete the shadow study requirement on O'Bryant Park.	Map 510-4	188-191
46	Base and bonus height maps	Amend Maps 510-3 and 510-4 to indicate a maximum base height and bonus height of 350 feet for the south half of the block where the Cosmopolitan Building is located.	Map 510-3 Map 510-4	192-199
Home occupation items				
47	Type B home occupation and ADU	Allow Type B home occupations (employees/customers) on a site with an accessory dwelling unit (ADU) and vice versa.	33.203.030.B.3 33.205.030	84-85 88-89
48	Type B home occupation	Allow Type B home occupations to have up to 15 customers per day and 1 employee. Remove employee shifts rule.	33.203.030.C	86-87
49	Registered and certified childcare facilities / preschool programs	Update references to state regulated childcare facilities and clarify that they are not subject to home occupation regulations.	33.203.020.D 33.920.100, 110	82-83 250-253
50	Type B accessory short-term rentals in C, E, and I zones	Reclassify short term rentals with 3 to 5 bedrooms in C, E, and I zones as Retail Sales and Service uses.	33.207.030 33.207.050.A	90-91 94-95
51	Accessory short-term rental implementation and enforcement	Clarify the limitations, expectations, and enforcement mechanisms for accessory short-term rentals.	33.207.040 33.207.060	92-93 94-95
Temporary activities items				
52	Construction activities - staging areas zones allowed	Add RM4 zone to the list of zones that are eligible to have temporary off-site construction staging.	33.296.030.F.4.a	120-121
53	Construction activities - staging areas distance	Remove the 500-foot distance limit for temporary construction staging areas.	33.296.030.F.4.a	120-121
54	Construction activities - staging areas duration	Remove the time limit for temporary construction staging areas.	33.296.030.F.4.c(2)	122-123
55	Construction activities - parking	Allow temporary construction parking to be established up to 30 days before construction starts.	33.296.030.F.3	120-121
56	Construction activities - staging area permits	Clarify permit requirements for temporary construction staging areas.	33.296.030.F.4.c.(5)	122-123

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Regulatory Reduction Related Topic Area				
State/Local compliance items				
57	Conversions of hotels to shelters or affordable housing (HB 3261)	Comply with HB 3261 by allowing hotels to convert to shelters or affordable housing in Employment zones.	33.140.100.B 33.285.040.B	58-63 116-117
58	Childcare facilities (HB 3109)	Comply with HB3109 by allowing registered and certified childcare facilities as a residential use.	33.203.020.D 33.920.100, 110, 430	82-83 250-255
59	Manufactured home development standards (HB 4064)	Comply with HB 4064 by deleting requirements for manufactured homes to have a foundation and the hauling mechanisms removed.	33.251.020.D	108-109
60	100-day timeline for affordable housing LURs (ORS 197.311)	Comply with ORS 197.311 by clarifying that qualifying affordable housing land use review decisions must be made in 100 days, instead of 120 days.	33.730.010 33.730.060.A.3 33.730.080.B	224-227
Land Use Review Items				
61	Extensions of approved land use reviews	Add a new land use review process to allow extensions for two years beyond expiration date.	Table of contents 33.830	24-25 28-29 230-231 242-245
62	Posting for a land use review	Clarify the maximum number and location of signs that must be posted on sites going through a Type III and IV land use review.	33.730.080.A	226-227
Miscellaneous regulatory clean-up items				
63	Preserving existing dwelling units FAR bonus	Clarify that an additional unit must be added to the site to qualify for bonus FAR.	33.110.210.D.2	32-33
64	Trim on detached accessory structures	Insert missing word to standard for clarity and consistency.	33.110.245.C.4.c.(1)	34-35
65	Projections into cottage cluster common outdoor areas	Clarify that projections into cottage cluster common areas are not allowed.	33.110.265.G 33.120.270.G	36-37 44-45
66	Cottage cluster setback exemption in the Eastern Pattern Area	Exempt cottage clusters from Eastern Pattern Area special setbacks.	33.120.220	38-39
67	Building coverage for accessory structures in common greens or shared courts	Change building coverage from 15% to 20% to match the building coverage in single dwelling zones as updated with the Residential Infill Project.	33.120.270.E.6 33.120.280.C.3	44-47

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68	RACC Changes	Remove references to the Regional Arts and Culture Council and replace with “City Arts Program or its designee”.	33.130.230.B.5 33.140.230.D 33.150.250.E 33.218.140.M.2 33.218.150.J.2 33.420 -PR21 33.710.050.B	56-57 66-67 76-77 96-97 132-133 218-219
69	Sunset dates	Remove sunset dates that have passed.	33.150.050 33.510.205.B.2.b. 33.510.205.C.2.b. 33.663.110.A.2./B.1. 33.700.110.B.1.b.(1) 33.820.060	70-73 166-169 208-213 236-237
70	Convenience stores	Discontinue regulating convenience stores differently than other Retail Sales and Service uses.	Table of contents 33.219 33.805.030.B 33.910.030	22-23 26-27 78-79 98-105 232-233 248-249
71	Off-site affordable dwelling units with IH	Consolidate language regarding inclusionary housing being provided by off-site affordable units.	33.245.040	106-107
72	“Grandfather rights”	Remove the references to the term “grandfather rights” from the zoning code.	33.258.035	110-111
73	Changes to nonconforming development	Clarify that changes that bring nonconforming development closer to conformance are allowed.	33.258.070.C	110-111
74	Required parking reference	Remove reference to required parking.	33.266.150.E	112-113
75	Special street setbacks	Remove special street setbacks from Powell Boulevard and other streets where the setback is no longer aligned with city policy.	33.10.050 Table of contents 33.288 Zoning Map	22-23 26-27 30-31 80-81 118-119
76	River Industrial Uses	Allow non-river dependent uses in the River Industrial zone on lots within a site that do not have river frontage if owned by a public agency .	33.440.100.B.2 33.440.350.B	142-143 144-145
77	River Environmental overlay zone ROW exemption	Allow any type of improvement within a developed public right-of-way to be exempt from the river environmental overlay zone regulations. Currently, only street and sidewalk improvements are exempt.	33.475.405.N	158-159
78	Northwest Hills plan district prohibitions	Revise the prohibitions on soil-exposing activities in the Balch Creek and Forest Park subdistricts to clarify where they apply and amend the exception to allow for emergency procedures, like landslide repair.	33.563.100 33.563.200	202-203
79	Powell Boulevard plan district	Allow housing in the Powell Boulevard Plan District.	33.567	204-207

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80	Adjustment committee	Dissolve the Adjustment Committee and reassign its duties, which only entails appeals of adjustment reviews, to the Hearings Officer.	33.710.030.G & H 33.710.070 33.720.020 33.910.030	214-217 220-223 248-249
81	Public notice for hearings	Clarify that legislative notice can be emailed or delivered by means other than USPS.	33.740.020.B.3 33.740.030.B	228-229
82	Conditional Use review triggers with allowed uses	Clarify when Conditional Use review is required on sites with both allowed uses and conditional uses.	33.815.040.B.1	234-235
83	Reference to Adjustment Committee in the Comprehensive Plan	Remove the reference to the Adjustment Committee in the Comprehensive Plan.	Policy 2.20	258-259