



Mixed Use Zones Project

PSC Work Session - August 2, 2016



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Topic 6.2: CE Zoning Development standards

Staff Recommendation:

- 6.2.A Retain building orientation standards in CE zones
- 6.2.B Retain proposed alternative setback size threshold of 60,000 square feet.

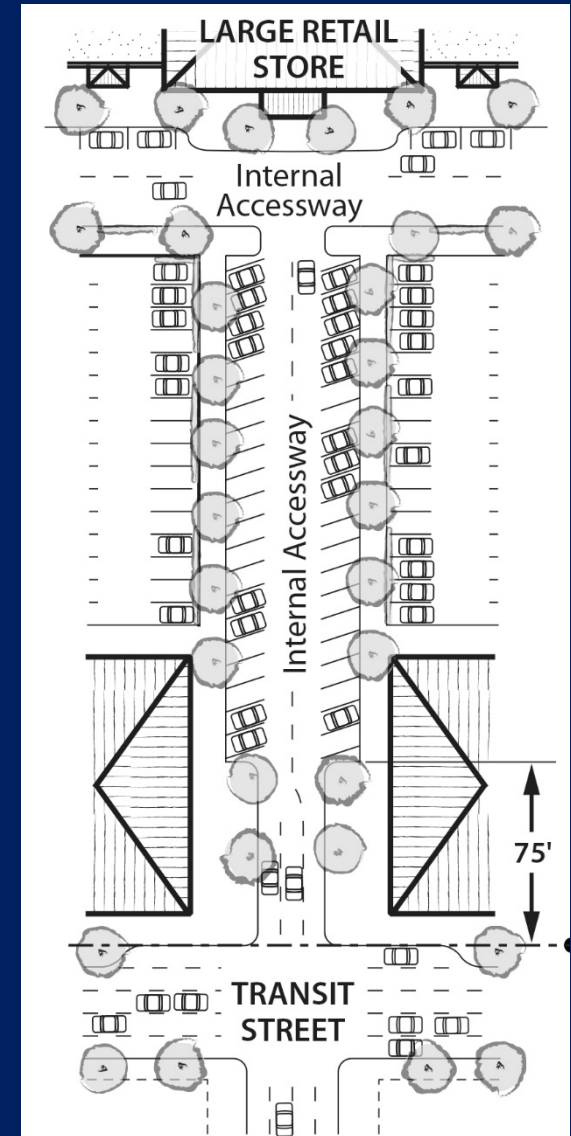
Development Standards



Development Standards

Alternative maximum building setback for large retailers

- Provides flexibility for shopping centers.
- Allows large retail buildings to be set behind parking, when smaller secondary buildings are built close to public streets.
- Proposed Draft reduces qualifying threshold from a 100,000 SF to 60,000 SF retail building.



Topic 7: Code Issues raised in testimony and identified by: PSC; Design, Historic Landmarks, and Urban Forestry Commissions; BDS; BPS

Staff Recommendation:

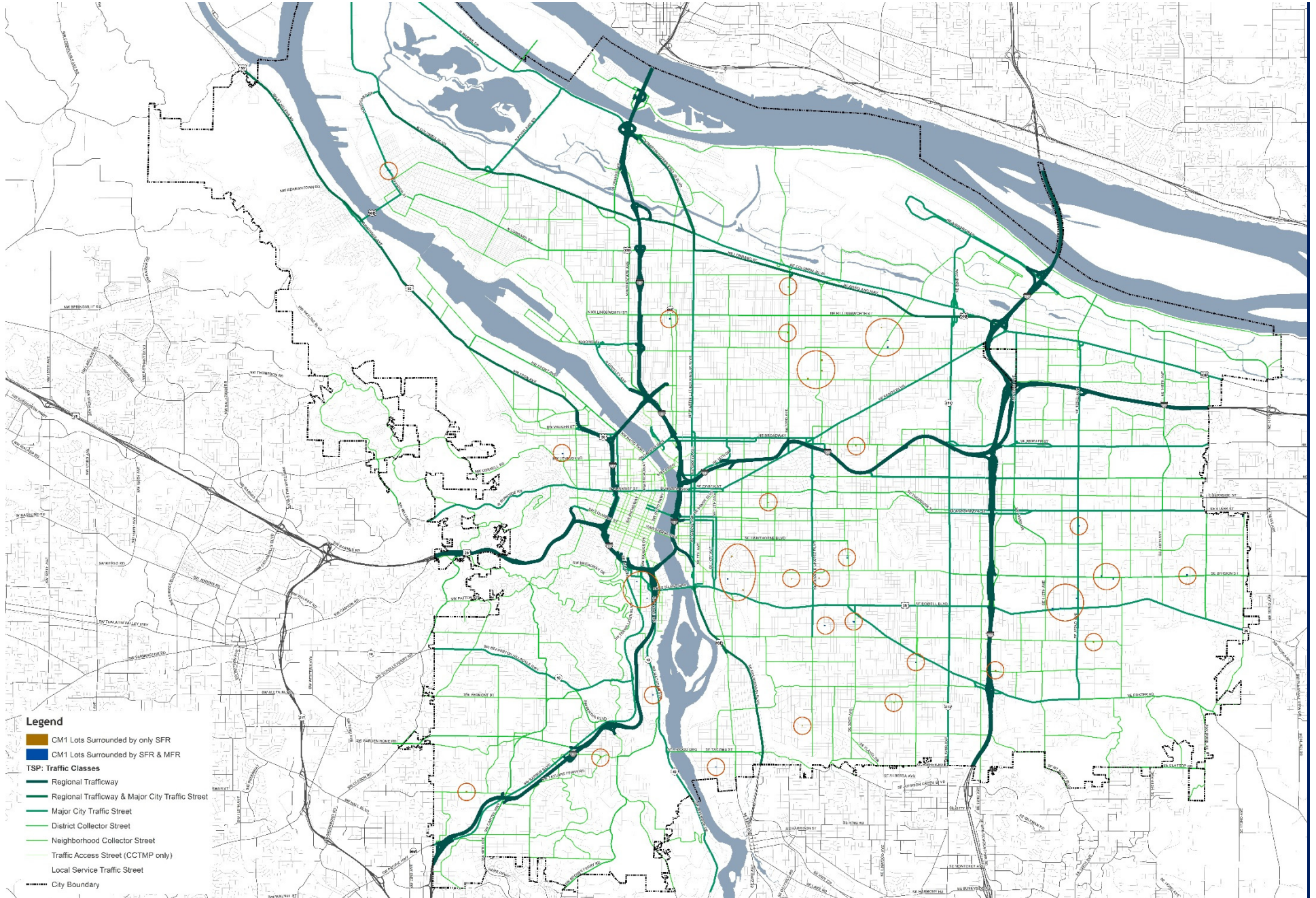
- Topic 7: Tentatively approve staff recommendations shown in items 7.1 to 7.5.
- Items 7.1.E and 7.1.F: confirm staff approach for Commercial Residential (CR) zone
- Item 7.1.G: confirm staff approach for windows
- Item 7.5.A: confirm staff approach for Agricultural uses
- Review final code prior to August 23, 2016 work session.

Topic 7.1.E, 7.1.F

Commercial Residential (CR) Zone Parameters:

- Apply to isolated commercial sites in residential areas, particularly those that are currently nonconforming.
- Maximum height: 30'
- Maximum FAR: 1 to 1
- No bonuses
- Limit size of commercial uses to 5,000 SF
- Limit hours of operation to 6:00 AM to 11:00 PM
- Limit residential density to 1 unit per 2500 of site area if no commercial on site

CR Zone - tentative application

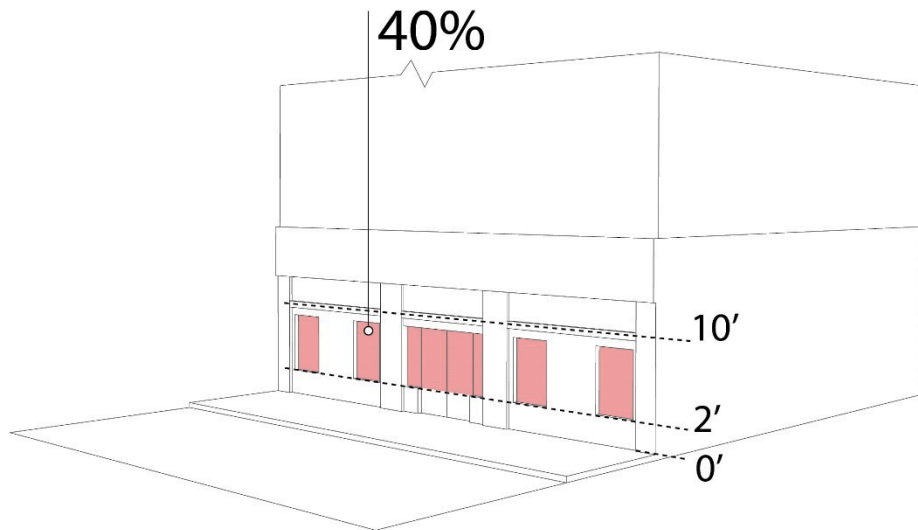


Topic 7.1.G Ground Floor Windows

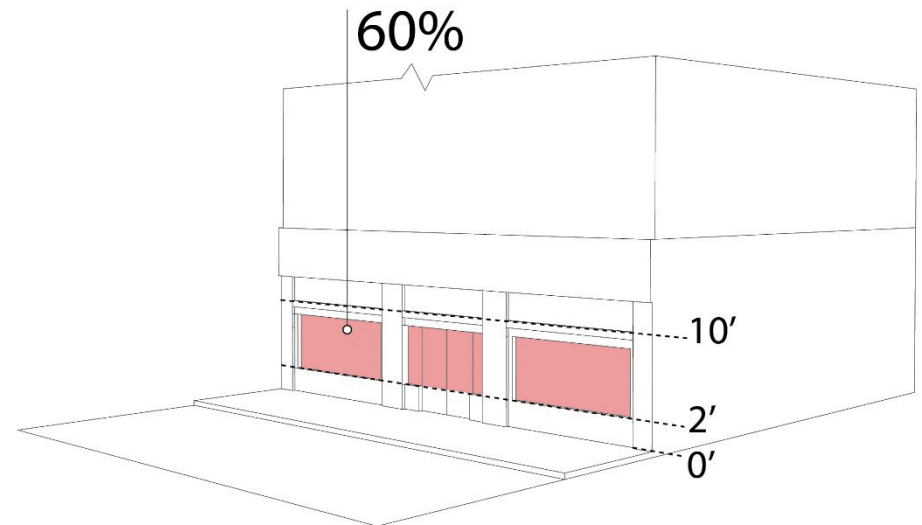
Ground Floor Windows

- Staff will revise code to ensure that windows are regulated to address pedestrian viewing areas.

Corridors



Centers Overlay



Topic 7.5.A

Agriculture use in CE and CM3 zones:

- Revise code to allow Limited Agriculture use in CM3 and CE zone up to the size limits allowed for industrial uses:
 - CM3: 1:1 FAR
 - CE: 40,000 SF
 - Applies to indoor uses only
 - Outdoor Agricultural uses are Conditional Use

Setbacks on Civic Corridors



- **10' required setback**
- **Hardscape and landscape**
- **Intent is to improve greening and pedestrian areas, as well as buffer between buildings and heavy traffic**

Setbacks on Civic Corridors



Setbacks on Civic Corridors



Setbacks on Civic Corridors



Setbacks on Civic Corridors



Street Frontage Design

Active ground floor windows
40%



residential ground floor windows

Active ground floor space

Front setback
25%



landscaped setback between sidewalk and building

Raised ground level
25%



residential elevated above street level

Ground Floor Options for Residential Uses

- Design to accommodate future commercial uses, or
- Setback or elevate units for privacy

Street Frontage Design



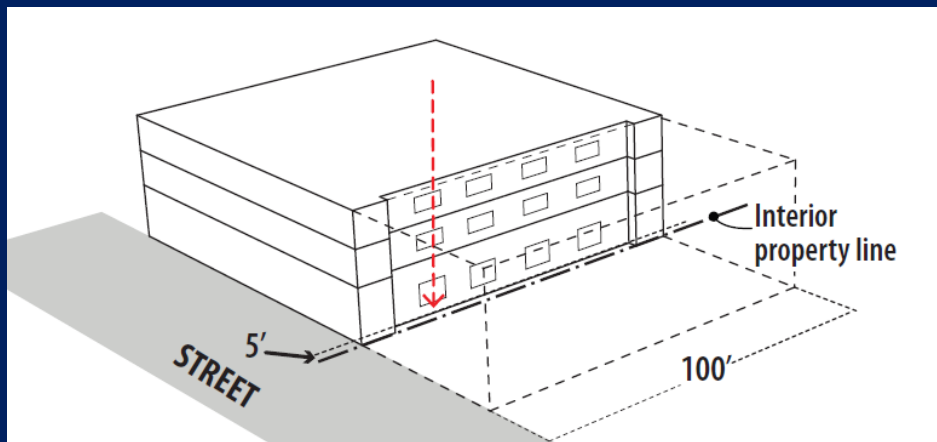
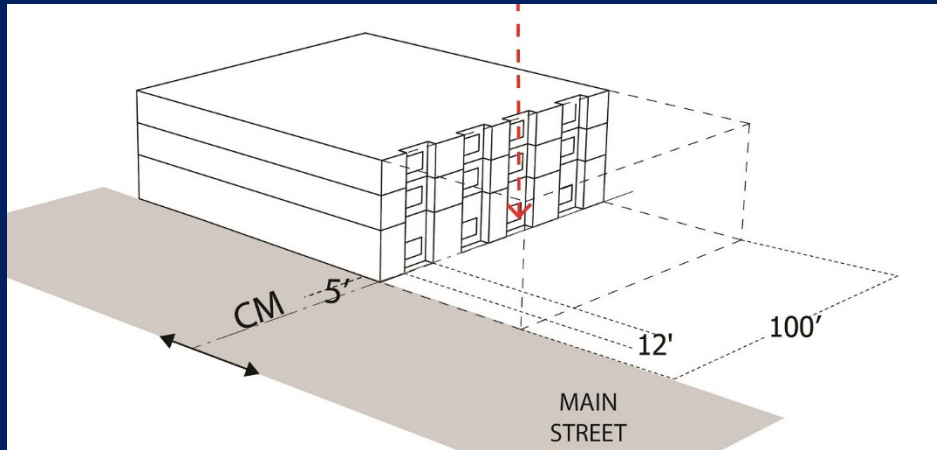
Historic examples with shared entrances

Require all ground level units to have separate entrances?

- Allow as an option.
- Continue to allow other configurations that use shared entrances.



Residential Livability Standards



Side Setback Requirements

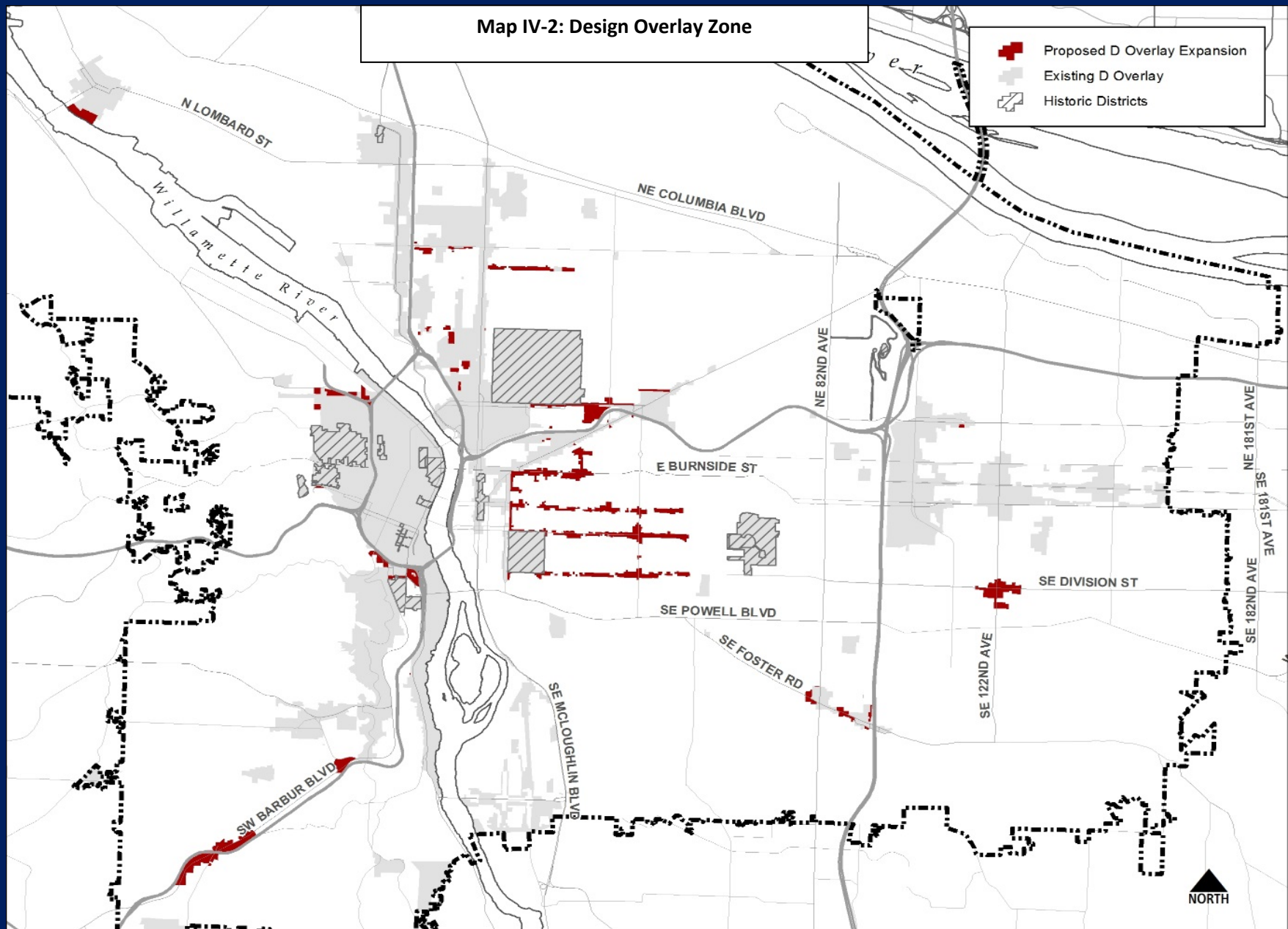
Require a minimum of five feet between residential windows and property lines

Topic 10: Design Overlay Zone – Sellwood request

Staff Recommendation:

- Do not expand the Design overlay zone beyond the areas identified in the Proposed Draft at this time.
- Reconsider applying the Design overlay zone to Sellwood and other Neighborhood Centers at conclusion of the Design Overlay Zone Assessment (DOZA) project.

Topic 10: Design Overlay Zone – Sellwood request





Resource Slides



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