Attachment 2 Portland Comprehensive Plan Update Residential Development and Compatibility Policy Expert Group August 9, 2012

Example Policy Language: Development impacts and buffering between residential and commercial and employment zones

Policy 2.11, Commercial Centers: Expand the role of major established commercial centers which are well served by transit. Strengthen these centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area. Encourage the retention of existing medium and high density apartment zoning adjacent to these centers.

Policy 2.15, Living Closer to Work: Locate greater residential densities near major employment centers, including Metro-designated regional and town centers, to reduce vehicle miles traveled per capita and maintain air quality. Locate affordable housing close to employment centers. Encourage home-based work where the nature of the work is not disruptive to the neighborhood.

Policy 2.22, Mixed Use: Continue a mechanism that will allow for the continuation and enhancement of areas of mixed use character where such areas act as buffers and where opportunities exist for creation of nodes or centers of mixed commercial, light industrial and apartment development.

Policy 2.23, Buffering: When residential zoned lands are changed to commercial, employment, or industrial zones, ensure that impacts from nonresidential uses on residential areas are mitigated through the use of buffering and access limitations. Where R-zoned lands have a C, E, or I designation, and the designation includes a future Buffer overlay zone, zone changes will be granted only for the purpose of expanding the site of an abutting nonresidential use.

Policy 5.9, Protection of Non-industrial Lands: Protect non-industrial lands from the potential adverse impacts of industrial activities and development.

Example New Policy, Transitions: Enhance compatibility between residential and non-residential zones by requiring good-neighbor agreements and employing enhanced landscaping and screening for uses in auto-accommodating zones.

Example New Policy, Transitions: Minimize the impacts of vehicle areas and exterior display and storage areas on abutting residential zoned property by employing enhanced landscaping and buffer zones adjacent to residential zones.

Example New Policy, Transitions: Limit the use of auto-accommodating commercial, employment and industrial zones adjacent to residential zones.

Example New Policy, Transitions: Improve information about, compliance with, and enforcement of off-site impacts development standards.