CHAPTER 33.550
MACADAM PLAN DISTRICT

(Amended by: Ord. No. 167650, effective 6/10/94; Ord.173528, effective 7/30/99; Ord. No. 175204, effective 3/1/01.)

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33.550.010 Purpose

The Macadam plan district implements the Macadam Corridor Study. The plan district contains a set of regulations designed to preserve and promote the unique character of the Macadam area. In addition to special development standards for the district, the regulations restrict auto-oriented uses and development, limit signs, allow for future light rail, and provide view corridors to the Willamette River.

33.550.020 Where the Regulations Apply

The regulations of this chapter apply to development within the Macadam plan district. The boundaries of the district are shown on Map 550-1 at the end of this chapter, and on the Official Zoning Maps.

Use Regulations

33.550.100 Prohibited Uses

The following use categories are prohibited in the Macadam plan district:

A. Quick Vehicle Servicing; and

B. Vehicle Repair, excluding boat repair which is allowed.

Development Standards

33.550.200 Floor Area Ratio
The maximum floor area ratio is 2 to 1 for all uses.

33.550.210 Building Height
Building heights may not exceed the maximum and average building heights shown on Map 550-1.

33.550.220 Building Setbacks
The setback standards require that buildings with greater bulk be set back further from lot lines, to be consistent with the plan district's campus-like character, to maintain views of the river, and to prevent a canyon effect along SW Macadam Ave.

A. Setbacks from lot lines. The minimum building setbacks from all lot lines are based on the area of the plane of the building wall and are stated in Table 550-1. These setbacks do not apply to nonstreet lot lines on sites of 15,000 square feet or less.

Table 550-1
Building Setbacks From Lot Lines

If the area of the plane of the building wall is: [1]	The required setback is:
1,000 sq. ft. or less	5 ft.
1,001 to 1,300 sq. ft.	6 ft.
1,301 to 1,600 sq. ft.	7 ft.
1,601 to 1,900 sq. ft.	8 ft.
1,901 to 2,200 sq. ft	9 ft.
2,201 to 2,500 sq. ft.	10 ft.
2,501 to 2,800 sq. ft.	11 ft.
2,801 to 3,100 sq. ft.	12 ft.
3,101 to 3,400 sq. ft.	13 ft.
3,401 or greater	14 ft.

Notes:
[1] Measurement of the area of the plane of the building wall is described in Chapter 33.930, Measurements.

B. Future light rail line setback. Buildings that abut the future light rail facility are subject to special setbacks. The setbacks are listed below. The future light rail alignment is shown on Map 550-1 at the end of this chapter.

1. Residential buildings. Residential buildings must be set back at least 40 feet from the centerline of the potential light rail line.

2. Commercial buildings. Commercial buildings must be set back at least 30 feet from the centerline of the potential light rail line.

3. Uninhabitable structures. Uninhabitable structures, such as a parking structure, must be set back at least 17 feet from the centerline of the potential light rail line. Commercial uses are not allowed on the ground floor.

4. Along lot lines. If the light rail line abuts a lot line, the more restrictive standard of Subsection A. or B. applies.

33.550.230 Building Coverage
The maximum building coverage is 75 percent of the site area.

33.550.240 Building Length

A. Length. The maximum length of any building facade is 200 feet.

B. Uninterrupted wall. An exterior wall of a building adjacent to a street may not continue along an uninterrupted plane for more than 100 feet. An uninterrupted plane is a wall which has no variation in exterior surface along its length. An offset of less than 3 feet in the plane of a building wall is considered an uninterrupted plane.

33.550.250 View Corridors

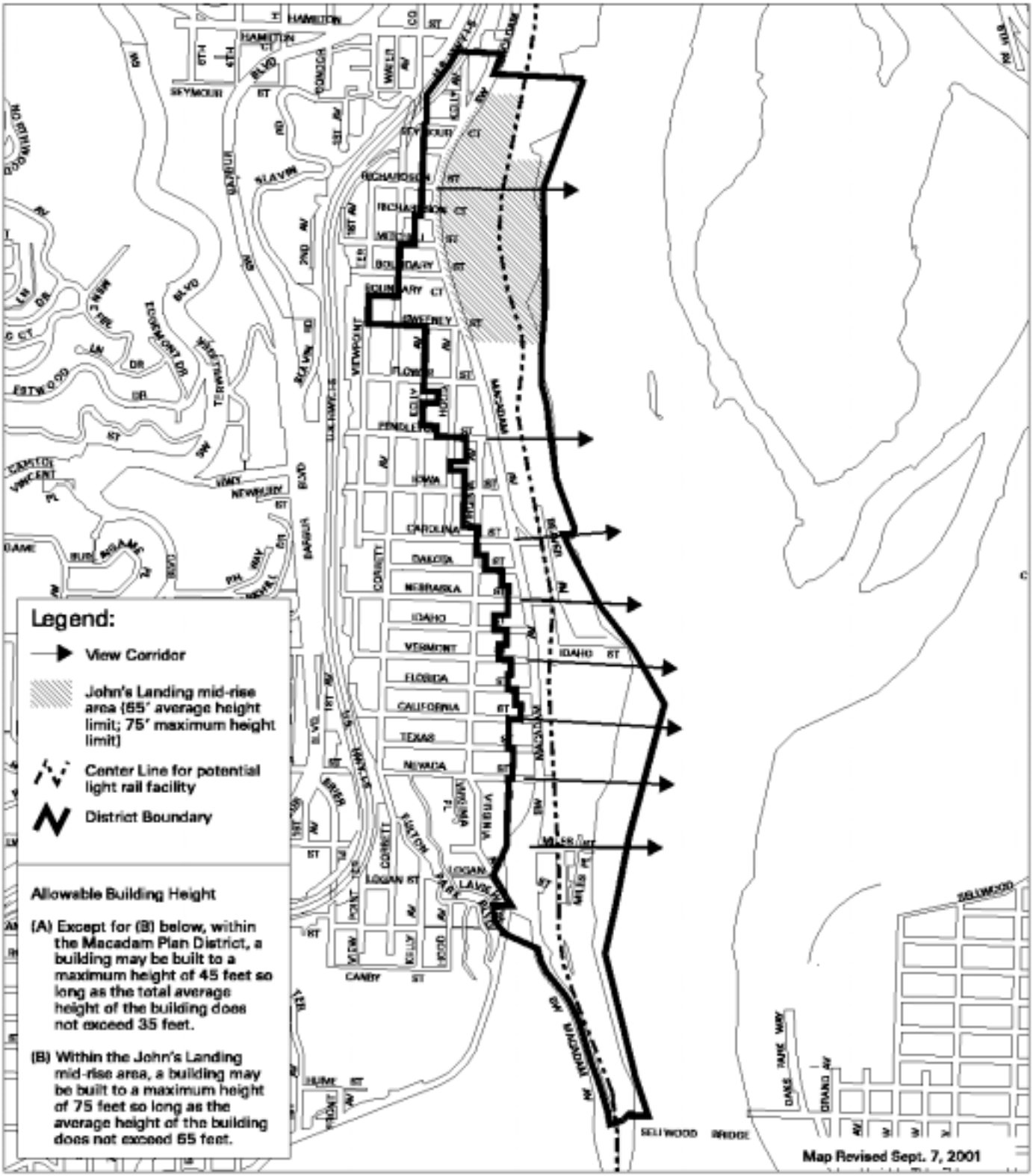
A. Ground level view corridors must be maintained along the rights-of-way of SW Miles, SW Nevada, SW California, SW Vermont, SW Nebraska, SW Pendleton, and SW Richardson Streets. These view corridors must be preserved by maintaining open space from SW Macadam Ave to the ordinary high water line of the Willamette river and are measured 30 feet from each side of the center line of these streets. Houses within the SW Miles Street view corridor are exempt from these regulations. A 60 foot wide view corridor at ground level must also be maintained at SW Carolina Street. This view corridor is directed northeasterly beginning at the intersection of SW Macadam Ave and SW Carolina Street and extending so that the extension of the northern edge of the view corridor meets the intersection of the mean low water line and the north property line of River Lot 6, Southern Portland Addition.

B. The view corridors are shown on Map 550-1 at the end of this chapter.

33.550.260 Exterior Display and Storage
Exterior display and storage, except of boats, is not allowed.

33.550.270 Drive-Through Facilities
Drive-through facilities are prohibited in the Macadam plan district.

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



NORTH

0' 900' 1800'

Scale in Feet

Map 550-1
Macadam Avenue Plan District

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