

33.567 Powell Boulevard Plan District

567

Sections:

- 33.567.010 Purpose
- 33.567.020 Where the Regulations Apply
- 33.567.030 Prohibited Uses
- 33.567.040 Additional Development Standards

Map 567-1 Powell Boulevard Plan District

33.567.010 Purpose

The regulations of the Powell Boulevard plan district are intended to buffer residences from the noise and traffic of Powell Boulevard, to promote commercial redevelopment opportunities, and to ensure the smooth flow of traffic on Powell Boulevard. The regulations of this chapter support the intent of the highway improvements which widened Powell Boulevard and created public off-street parking. The Powell Boulevard Environmental Impact Statement required noise protection for the adjacent residential neighborhood, the encouragement of commercial opportunities and the preservation of highway traffic flows.

33.567.020 Where the Regulations Apply

The regulations of this chapter apply to the Powell Boulevard plan district area. The boundaries of the plan district are shown on Map 567-1 at the end of this chapter, and on the Official Zoning Maps.

33.567.030 Prohibited Uses

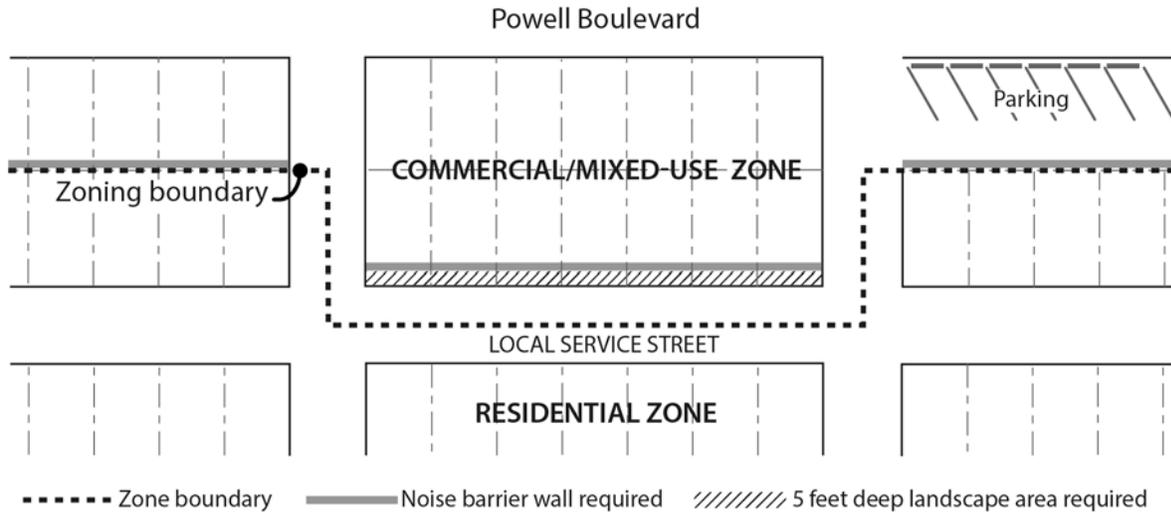
New residential uses are prohibited in commercial/mixed use zones within the Powell Boulevard plan district area.

33.567.040 Additional Development Standards

- A. Off-street parking.** Off-street parking is not required in the Powell Boulevard plan district.
- B. Construction of noise-buffering walls.** The construction of a noise-buffering wall is required for new development as follows:
 1. **Location.** A wall is required along any lot line parallel to Powell Boulevard that abuts an R zone. A wall is also required on street lot lines that are across a local service street from an R zone. This regulation only applies to local service streets that are south of and parallel to Powell Boulevard. See Figure 567-1.
 2. **Standards.** The wall must be solid, continuous, a minimum of 8 feet high, and extend the entire length of the lot line. The design of the wall must be compatible with the existing walls constructed by the State.
 3. **Landscaping.** For walls along a street lot line, a 5 foot area landscaped to the L3 standard must be provided on the street side of the wall. The landscape standards are stated in Chapter 33.248, Landscaping and Screening. The landscaped area is intended to screen the wall from the residential area. See Figure 567-1.

4. Buildings integrated into the wall. Where a rear lot line abuts the rear lot line of a residential zone, a building with a height of no more than 10 feet may be integrated into the design of the wall.

**Figure 567-1
Buffer for C Zones**



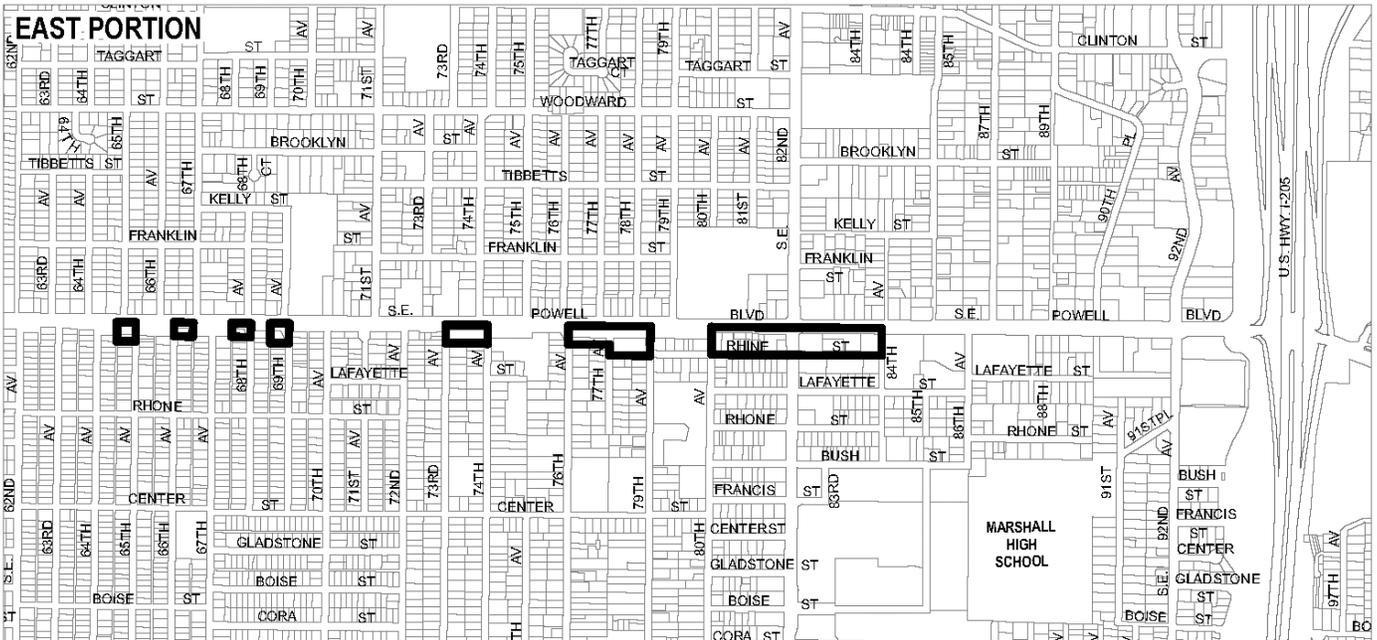
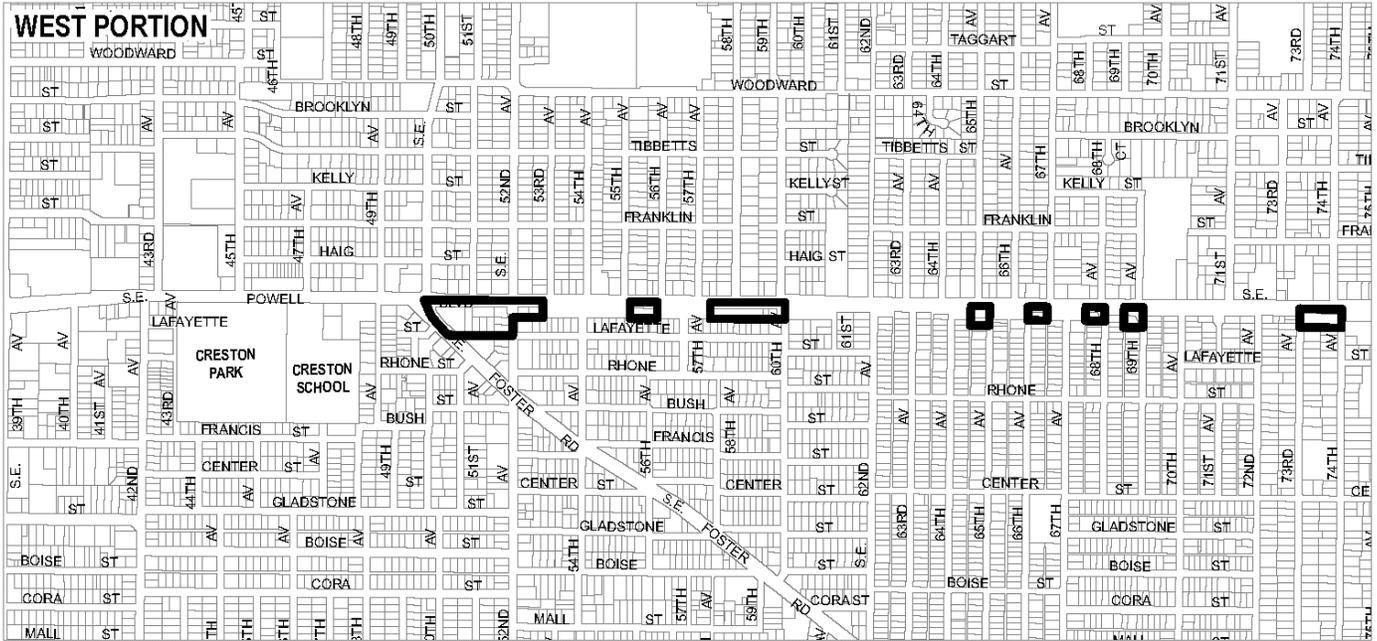
- C. Curb cuts and traffic access points.** The Office of Transportation encourages the consolidation of curb cuts where possible, taking into account safe traffic flow and access points needed for the proper functioning of the development. Traffic access points from the frontage roads immediately south of Powell Boulevard are given preference over new access points directly onto Powell Boulevard.

(Amended by Ord. No. 167650, effective 6/10/94. Formerly Chapter 33.565; renumbered by Ord. No. 178961, effective 6/13/05; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18.)

Powell Boulevard Plan District

Map 567-1

Map Revised July 8, 2016



 Plan District Boundary



0 1,000 2,000

Scale in Feet

Bureau of Planning and Sustainability
Portland, Oregon

