# 33.583 St. Johns Plan District

583

#### Sections:

#### General

33.583.010 Purpose

33.583.020 Where These Regulations Apply

#### **Use Regulations**

33.583.100 Purpose

33.583.110 Prohibited Uses

33.583.120 Retail Sales And Service Uses in the EG and EX Zones

# **Development Standards**

33.583.200 Purpose

33.583.210 Drive-Through Facilities

33.583.220 Exterior Activities in the EG and EX Zones

33.583.230 Housing Types Prohibited in the EG and EX Zones

33.583.240 Minimum Density in the R1 Zone

33.583.250 Maximum Building Height

33.583.260 Bonus Option in the CN2 Zone

33.583.270 Building Coverage and Landscaping in the EX Zone

33.583.280 Residential Uses in the EG1 Zone

33.583.285 Additional Regulations in the Riverfront Subdistrict

33.583.290 Required Design Review

Map 583-1 St. Johns Plan District

Map 583-2 Maximum Heights

#### General

#### 33.583.010 Purpose

The St. Johns plan district provides for an urban level of mixed-use development including commercial, employment, office, housing, institutional, and recreation uses. Specific objectives of the plan district include strengthening St. Johns' role as the commercial and civic center of the North Portland peninsula. These regulations:

- Stimulate business and economic vitality;
- Promote housing and mixed-use development;
- Discourage auto-oriented uses and development;
- Enhance the pedestrian environment;
- Enhance the character of buildings in the plan district; and
- Support the Willamette greenway and opportunities to celebrate the Willamette River as a unique element of the urban environment.

# 33.583.020 Where These Regulations Apply

The regulations of this chapter apply in the St. Johns plan district. The boundaries of the plan district are shown on Map 583-1 and on the Official Zoning Maps.

# **Use Regulations**

# 33.583.100 Purpose

These regulations support St. Johns as the commercial and civic core of the North Portland peninsula by guiding the types and intensity of uses allowed in the plan district. These use regulations also ensure that land uses fostered within the plan district support an enhanced pedestrian environment and residential mixed-use development. Retail uses outside of the central commercial and civic core are limited to neighborhood-serving retail uses that will complement the riverfront area but do not compete with the uses located in the commercial core of the plan district.

#### 33.583.110 Prohibited Uses

- **A. Plan district.** Quick Vehicle Servicing is prohibited in the plan district.
- **B. EG and EX zones.** The following uses are prohibited in the EG and EX zones:
  - 1. Vehicle Repair;
  - 2. Commercial Parking;
  - 3. Self-Service Storage;
  - 4. Agriculture; and
  - 5. Detention Facilities.

#### 33.583.120 Retail Sales And Service Uses in the EG and EX Zones

- **A. Purpose.** Limiting the net building area of Retail Sales And Service uses in the EG and EX zones ensures that they do not dominate the riverfront areas or overwhelm the transportation system and are generally limited to community-serving establishments.
- **B. Maximum per use.** In the EG and EX zones, Retail Sales And Service uses are allowed. The square footage of the net building area plus exterior display and storage area of each use may be up to 10,000 square feet.
- C. Maximum per site. In the EG and EX zones, the net building area plus exterior display and storage area of all Retail Sales And Service uses on a site, taken together, is limited to 60,000 square feet or the square footage of the site area, whichever is less. Retail Sales And Service uses where the net building area plus the exterior display and storage area exceeds these size limits, are a Conditional Use. The approval criteria are in Section 33.815.128. Adjustments to this subsection are prohibited.

# **Development Standards**

#### 33.583.200 Purpose

These development standards foster a vibrant mixed-use area with well-designed buildings that are of a scale and orientation that support a safe and attractive pedestrian environment. These standards help minimize conflicts between commercial and residential uses, and ensure transit-supportive levels of residential development in the plan district. The standards also support existing sites with drive-through facilities by creating limited opportunity for these facilities to redevelop as part of development that fosters an urban intensity of uses.

# 33.583.210 Drive-Through Facilities

Drive-through facilities are prohibited, except when they meet the following:

- **A.** There was a legal drive-through facility on the site on January 1, 2004;
- **B.** The new drive-through facility is on the same site and the existing drive-through will be removed;
- **C.** The new drive-through facility will be part of a development on the site that meets the lot coverage and setback requirements of the zone, and after the new development is built, the FAR on the site will be at least 1:1; and
- **D.** The drive-through facility must either:
  - 1. Meet the standards of Chapter 33.224, Drive-Through Facilities; or
  - 2. Meet the following:
    - a. The service area must be within the primary structure on the site;
    - b. The service area must have useable floor area above it on the second story; and
    - c. The stacking lanes must meet the standards of Section 33.224.050, Stacking Lane Standards, and must be enclosed within the primary structure on the site.

#### 33.583.220 Exterior Activities in the EG and EX Zones.

The following exterior activities are allowed in the EG and EX zones in addition to those permitted by the base zones:

- **A. Purpose.** Exterior activities, such as outdoor cafes and exterior display of pedestrian-oriented services enhance the pedestrian environment of the plan district.
- **B. Standard.** The following exterior activities are allowed in the EG and EX zones:
  - 1. Outdoor seating for restaurants; and
  - 2. Pedestrian-oriented uses, including flower, food, and drink stands, and other similar pedestrian-oriented uses.

### 33.583.230 Detached Houses Prohibited in the EG and EX Zones.

Detached houses are prohibited in the EG and EX zones.

# 33.583.240 Minimum Density in the R1 Zone.

- **A. Purpose.** Reducing the minimum density on small lots in the R1 zone provides flexibility for development of a broad range of dwelling types.
- **Standard.** On lots less than 10,000 square feet in the R1 zone, the minimum density is 1 unit per 2,250 square feet of site area. This standard does not apply on corner lots.

# 33.583.250 Maximum Building Height

**A. Purpose.** The height regulations in the plan district protect public views and the character of St. Johns, the waterfront, and the residential area along the hillside. The height regulations work together with the Community Design Standards and Guidelines to ensure that the character and scale of new development is appropriate for this mixed-use area, and for the zone.

#### B. Standards.

- 1. Generally. The maximum building height for all sites is shown on Map 583-2 at the end of this chapter. Adjustments to these maximums are prohibited.
- 2. CN2 zone. In the CN2 zone, heights greater than those shown on Map 583-2 are prohibited unless allowed by Section 33.583.260.
- 3. EX zone. In the EX zone, increased height may be requested as a modification through Design Review, up to the maximums shown in parenthesis on Map 583-2. Heights greater than shown in parenthesis on Map 583-2 are prohibited.

# 583.260 Bonus Option for Housing in the CN2 Zone

- **A. Purpose.** The bonus option encourages the development of residential and mixed-use buildings within the St. Johns plan district.
- **B.** Where these regulations apply. The regulations of this section apply to areas on Map 583-2 where bonus building heights are shown in parenthesis and where the zoning is CN2.
- C. Bonus. Proposals providing housing receive bonus floor area. Where floor area is being added to a site, and at least 25 percent of the new floor area will be in residential use, a bonus of 0.25 FAR is earned for the non-residential uses on the site. Proposals using this bonus are also subject to the following development standards. Adjustments to this subsection are prohibited:
  - 1. Maximum building coverage. The maximum building coverage is 85 percent of the site area; and
  - 2. Maximum height. The maximum height shown in parentheses on Map 583-2 is allowed. However, on the portion of the site within 15 feet of the lot line adjacent to or across the street from a site zoned residential, the maximum allowed building height is 45 feet. See Figure 583-1.

583-4

Zoning line \_ **SECTION VIEW** Site zoned Residential Site Zoned CN2 Site zoned Residential Maximum height with height bonuses shown max. on Map 583-2 Street Site zoned Residential Site Zoned CN2 Site zoned Residential Maximum height = 45′ Maximum height with height bonuses shown on Map 583-2 Zoning line **←**15<del>^</del> SITE/PLAN VIEW **←**15<del>う</del>

Figure 583-1
Maximum Height with Bonus Option for Housing

# 33.583.270 Building Coverage and Landscaping in the EX Zone

- **A. Purpose.** The building coverage and minimum landscape standards work with the FAR and height standards to control the overall scale and bulk of development and promote development consistent with the desired character of the plan district. These standards ensure that sites are landscaped, and that buildings do not completely cover a site.
- **B. Maximum building coverage.** The maximum building coverage in the EX zone is 85 percent.
- **C. Minimum landscaped area.** The minimum landscaped area in the EX zone is 15 percent. Landscape areas must be landscaped to at least the L1 standard.

#### 33.583.280 Residential Uses in the EG1 Zone

- **A. Purpose.** This regulation provides flexibility in the use of structures in the EG1 zone to facilitate live/work development in an overall employment setting. The standards ensure that allowed residential uses will not dominate a site or area.
- **B.** Where these regulations apply. These regulations apply in the EG1 zone outside the Riverfront Subdistrict.

583-5

- **C. Residential uses.** Applicants for residential uses may choose to request a conditional use, or to meet the standards of this section. Residential uses that meet the standards of this section are allowed. Adjustments to this section are prohibited. The standards are:
  - 1. Amount allowed. Up to 50 percent of the floor area on the site may be in residential use, up to a maximum FAR of 0.5:1, and a maximum density of 1 dwelling unit for each 10,000 square feet of site area; and
  - 2. Measurement. The measurement standards of Subsection 33.130.253.D apply.

# 33.583.285 Additional Regulations in the Riverfront Subdistrict

- **A. Purpose.** These regulations allow the Riverfront Subdistrict to continue to accommodate industrial uses, but foster the transition to an urban mixed-use area that is well integrated into St. Johns. Limiting some uses in the EG zones protects industry, and encourages development of housing and office uses only where appropriate.
- **B.** Where these regulations apply. The regulations of this section apply to sites in the Riverfront Subdistrict, shown on Map 583-1.
- **C. Prohibited uses in EG zones.** Residential and Office uses are prohibited in the EG zones.
- **D. Minimum residential density in the EX zone.** Where all of the floor area on a site in the EX zone is in residential use, the minimum residential density is 1 unit per 1,000 square feet of site area.

# 33.583.290 Required Design Review

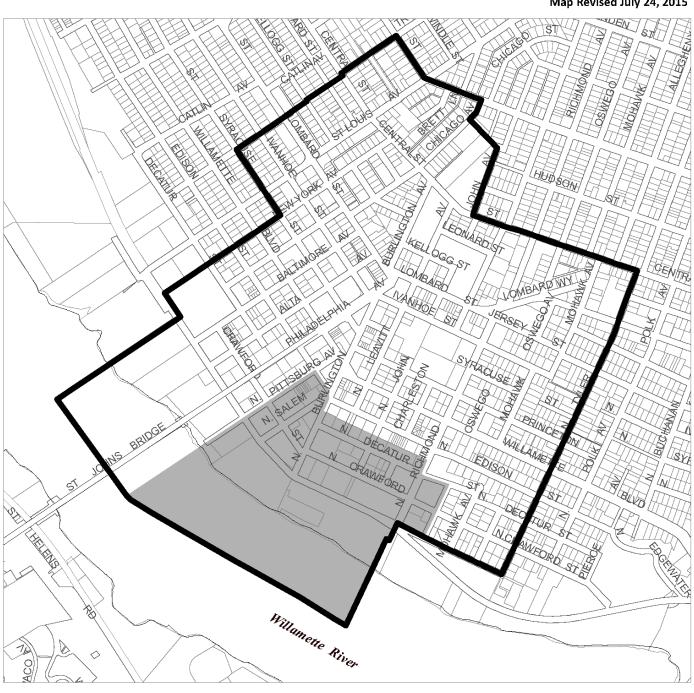
The regulations of Chapter 33.420, Design Overlay Zones apply in all areas of the plan district that are within the Design Overlay Zone.

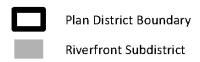
(Added by: Ord. No. 178452, effective 7/10/04. Amended by: Ord. No. 186639, effective 7/11/14; Ord. No. 187216, effective 7/24/15.)

# St Johns Plan District and Subdistrict

# Map 583-1

Map Revised July 24, 2015





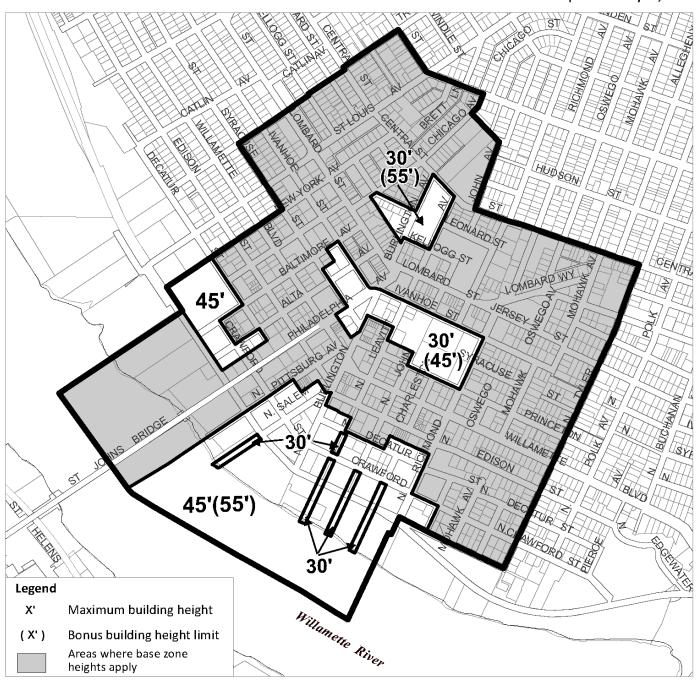


Portland, Oregon

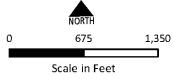
# St Johns Plan District Maximum Heights

# Map 583-2

Map Revised July 24, 2015



Plan District Boundary



Bureau of Planning and Sustainability Portland, Oregon