

## 33.140 Employment and Industrial Zones

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Sections Amended:

33.140.245 Exterior Display, Storage and Work Activities

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## Commentary

### 33.140.245 Exterior Display, Storage, and Work Activities

The City is in the process of adopting comprehensive plan update including early implementation projects required for consistency with the new plan. Two implementing projects the Mixed Use Zoning and the Employment Zoning projects relate to this code section proposal. The Mixed Use Zoning Project changes zoning categories, patterns, and regulations. There will be a significant reduction in the Central Employment (EX) zone in the city. The EX zone will remain in the Central City and in Marquam Hill, where the Oregon Health Sciences University, Doernbecher Childrens' and Shriner's hospitals are located. This project has also updated exterior display regulations for commercial zones in the base zone code chapter, which makes sense to apply to the EX zone.

Staff's proposed amendment to 33.140.245 B applies the commercial zones exterior display code language to the EX zone. In the existing Central City 33.510.223 code section, exterior display and storage was allowed at mapped locations. This proposal replaces the 33.510.223 code section with the base zone section that applies to EX zoned sites. There continues the desire to allow the exterior display of some smaller scale goods that add to the vibrancy of street level activity and meets the daily needs and desires of residents, employees and visitors. This proposal allows some exterior display of goods and does not allow the exterior display of auto-oriented, construction and industrial use category goods. These are not appropriate items to be displayed outdoors in the urban Central City or at the EX zoned institutions in Marquam Hill.

**Note:** The Exterior Display, Storage and Work Activities code section is being amended through the Employment Zoning Project. It includes addressing the non-allowance of exterior storage in the EX zone, which is desirable in the Central City area. For the purposes of this *CC2035 Plan* amendment, staff is using the Planning and Sustainability Commission recommended code amendment text as the base language for this amendment. BPS staff does not anticipate changes to this section during the upcoming City Council public hearing and decision making on this project. If City Council takes additional action on the code language recommended in the Employment Zoning Project, then the next draft of the *Central City 2035 Plan* will incorporate such changes.

Below as a reference, is the existing code language for subsection 33.140.245.b:

**B. Exterior display.** Exterior display of goods is allowed in all of the E and I zones except the EX zone. The setbacks and landscaping standards for exterior display areas are stated in Table 140-6

### **33.140.245 Exterior Display, Storage, and Work Activities**

A. No change.

#### **B. Exterior display.**

1. Employment zones. Exterior display of goods is allowed as follows. The setback and landscaping standards for exterior display areas are stated in Table 140-6:
  - a. Exterior display of goods is allowed in the EG1 zone except for uses in the industrial categories. Exterior display of goods is not allowed for uses in the industrial categories in the EG1 zone.
  - b. Exterior display of goods is allowed in the EG2 zone.
  - c. Exterior display of goods is ~~not~~ allowed in the EX zone except for the display of motor vehicles, motor vehicle parts and supplies, building materials and uses in the industrial categories.

C.-E. No change.