

## **33.580 South Auditorium Plan District**

# **580**

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Map 580-1 South Auditorium Plan District

Map 580-2 South Auditorium Plan District Maximum Floor Area Ratio

Map 580-3 Pedestrian Mall and Open Area Landscaping

### **33.580.010 Purpose**

The South Auditorium plan district protects the unique character of the former South Auditorium urban renewal district. The district is an award-winning development, with its high-rise buildings, generous setbacks and landscaping, numerous plazas and fountains, and elaborate pedestrian walkway system. Maintenance of this character is achieved by requiring additional landscaping requirements, the preservation of existing trees, screening of roof-top equipment, and additional sign regulations which limit the type, number, and size of signs.

### **33.580.020 Where the Regulations Apply**

The regulations of this chapter apply to development in the South Auditorium plan district, as shown on Map 580-1 at the end of this chapter, and on the Official Zoning Maps. Where the regulations of this chapter conflict with the regulations of the Central City plan district, the regulations of this chapter prevail.

### **33.580.030 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.

### **33.580.040 Portland Development Commission**

Due to their involvement in the development of the plan district, the participation of the Portland Development Commission (PDC) is actively encouraged. The PDC will be notified of all pre-application conferences and their advice sought before any final staff recommendations are made on a land use review.

## Development Standards

### 33.580.100 Floor Area Ratios

Maximum floor area ratios for sites in the South Auditorium plan district are shown on Map 580-2. In the portion of the South Auditorium plan district that is also in the Central City plan district, the Central City floor area bonus and transfer options apply rather than any base zone bonus or transfer options.

### 33.580.110 Landscaped Areas

At a minimum, new development and modifications to existing development must meet the landscape standards stated in this section. The standards do not apply to parking lots, which are subject to the standards in 33.580.120 below. These standards are minimums; the review body may require higher standards as part of a land use review. The standards are:

- A. **Fourth Avenue.** A 6 foot deep area landscaped to at least the L2 standard is required along SW Fourth Avenue. The landscape standards are stated in Chapter 33.248, Landscaping and Screening.
- B. **Other streets.** A 15 foot deep area landscaped to at least the L1 standard is required along any public street other than SW Fourth Avenue.
- C. **Pedestrian malls/open areas.** A 6 foot deep area landscaped to at least the L1 standard is required along lot lines abutting a pedestrian mall or open area, as shown on Map 580-3.

### 33.580.120 Parking Lot Landscaping

The perimeter of surface parking lots which abut pedestrian malls or rights-of-way must have a 5 foot deep area landscaped to at least the L2 standard. In addition, the interior landscaping of surface parking lots must have at least 1 tree for each 500 square feet of paved area. These standards are minimums; the review body may require higher standards as part of a land use review.

### 33.580.130 Preservation of Existing Trees

- A. **Existing trees must be preserved.** Unless exempt under subsection B, removal of existing trees 6 or more inches in diameter is allowed only when approved through design review, using the following approval criteria:
  - 1. The location of the tree to be removed is needed for development of a new building or an arborist finds that the tree will be affected by proposed development in a manner that is likely to cause significant damage or death to the tree;
  - 2. The proposal is consistent with the purpose of the plan district; and
  - 3. Each tree removed will be replaced with a new tree elsewhere in the plan district in accordance with the adopted landscaping plan for the plan district, or as determined by the design review.

- B. Exemption.** Removal of trees that are dead, dying, or dangerous, as determined by an arborist, is exempt from the requirement for design review if the tree is replaced by at least one tree in the same general location or in accordance with the adopted landscaping plan for the plan district.
- C. Tree removal without development.** When no development is proposed, removal of trees allowed under the exemption in Subsection B, above, is subject to the tree permit requirements of Title 11, Trees.

### **33.580.140 Sign Restrictions**

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

### **33.580.150 Roof Top Screening**

All mechanical equipment, duct work, and structures that house mechanical equipment on a roof must be hidden by sight-obscuring screening. Satellite dishes on a roof require screening, unless the review body finds that the dish design is consistent with the design guidelines.

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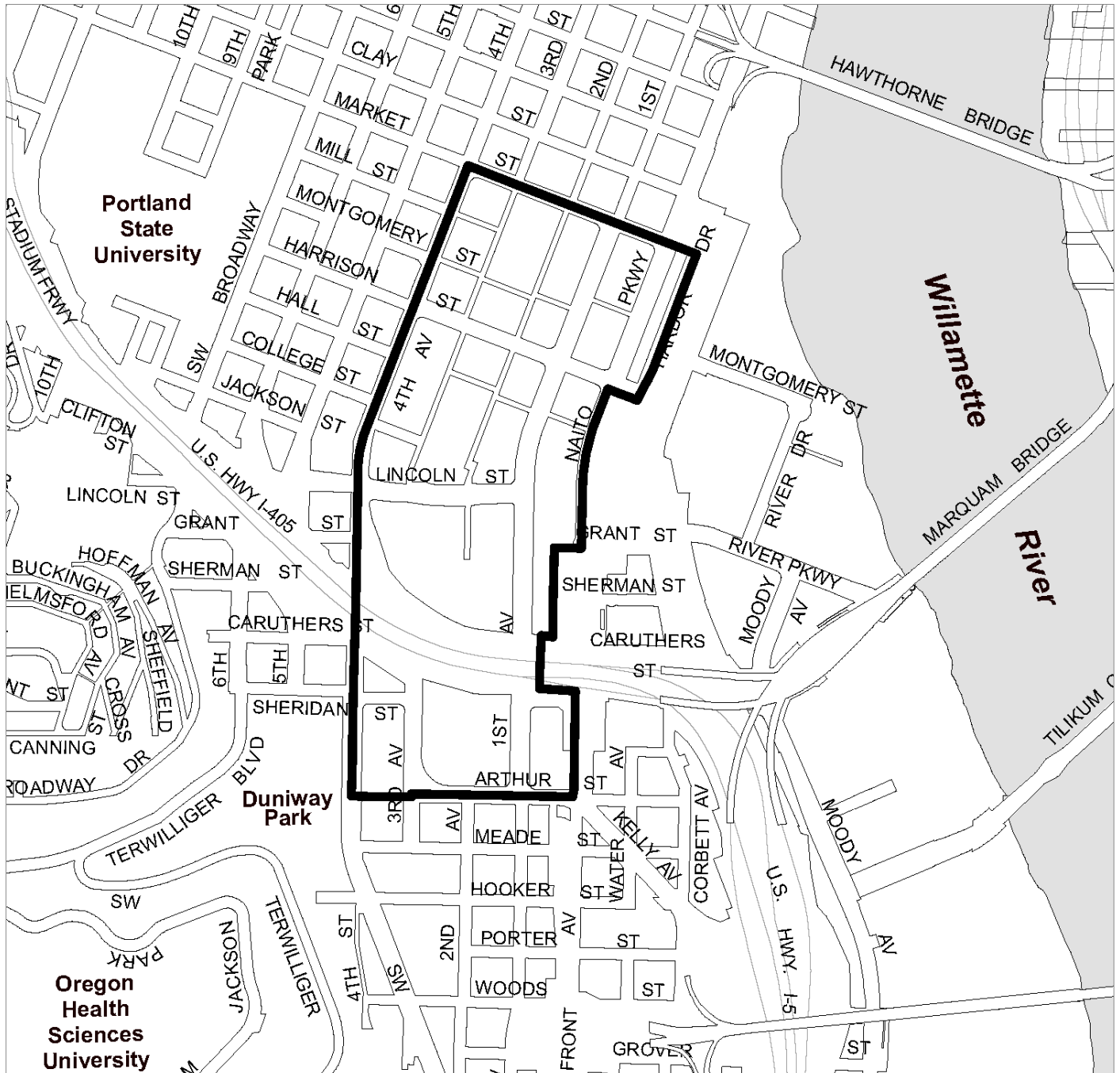
*(Amended by: Ord. No. 167650, effective 6/10/94; Ord. No. 175204, effective 3/1/01; Ord. No. 184524, effective 7/1/11; Ord. No. 186639, effective 7/11/14; Ord. No. 186053, effective 1/1/15; Ord. No. 188162, effective 2/1/17; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18; Ord. No. 189000, effective 7/9/18; Ord. No. 190023, effective 8/10/20.)*




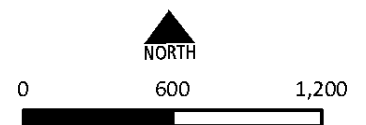
# South Auditorium Plan District

# Map 580-1

Map Revised August 10, 2020



 Plan District Boundary

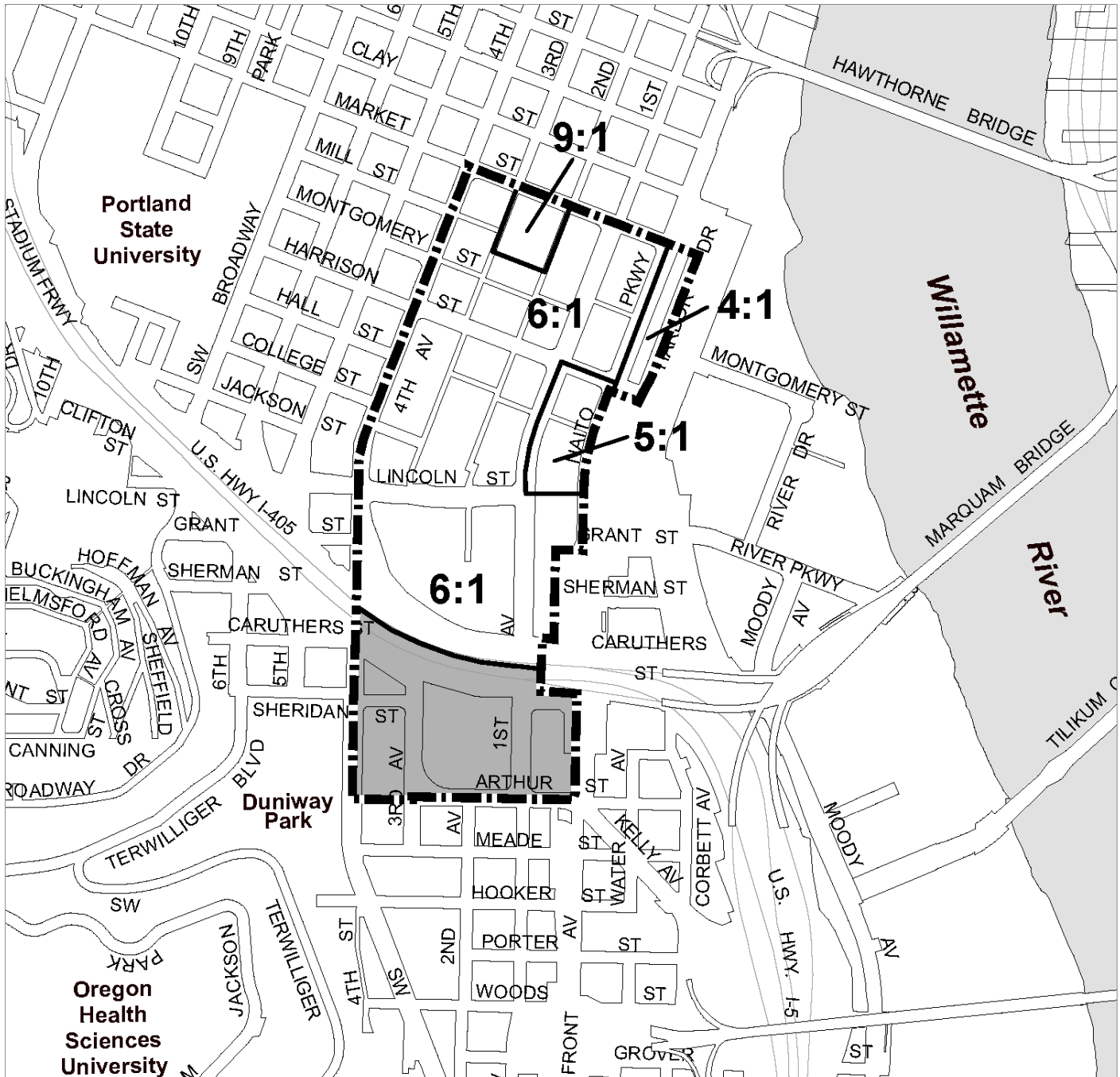


Scale in Feet  
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# South Auditorium Plan District Maximum Floor Area Ratio

# Map 580-2

Map Revised August 10, 2020



Plan District Boundary



Maximum FAR area boundary



Area where FAR determined by the base zone

**X:Y** = Maximum FAR

**X** = Gross sq. ft. of building

**Y** = Square feet of site



NORTH

0 600 1,200



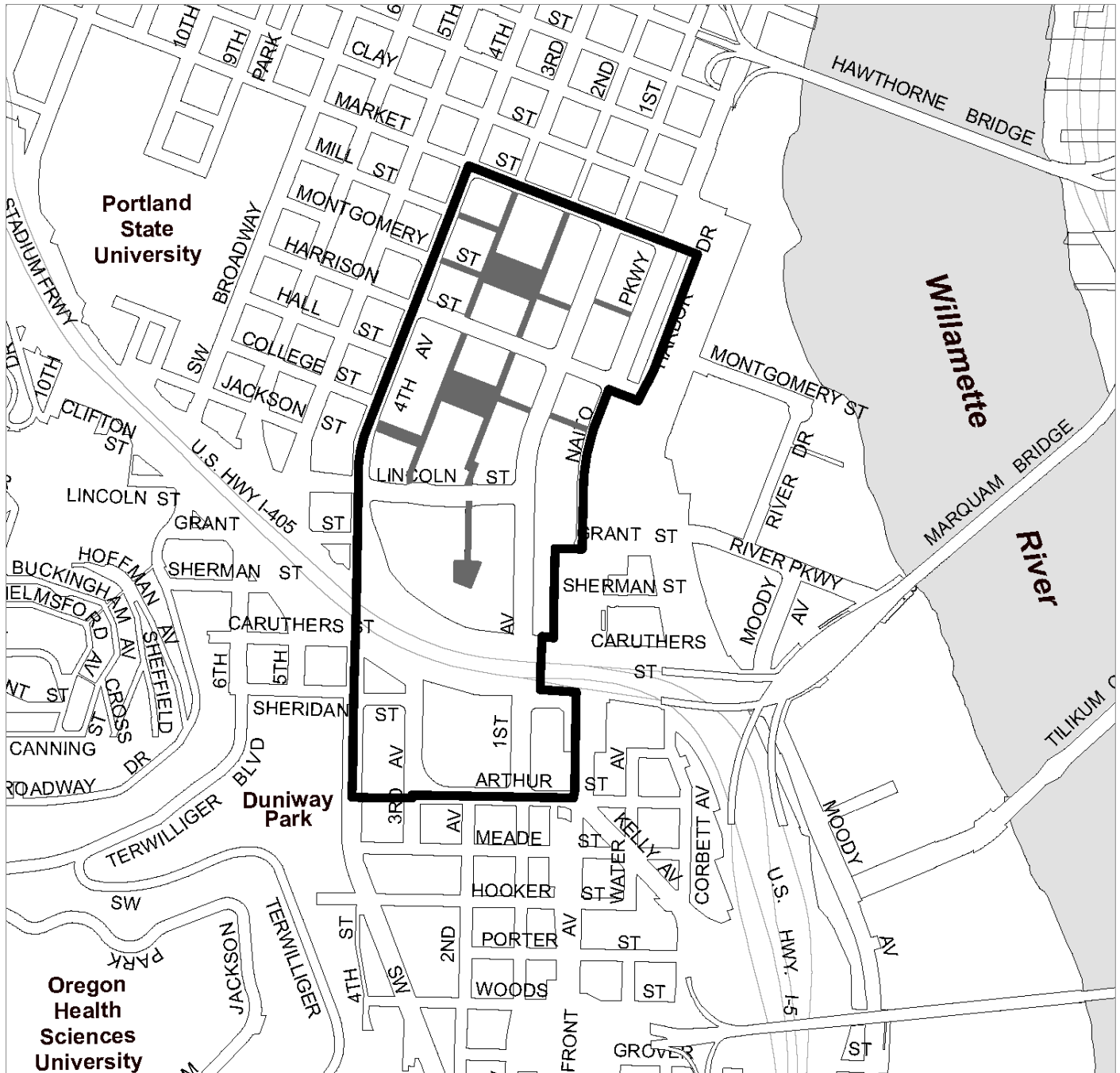
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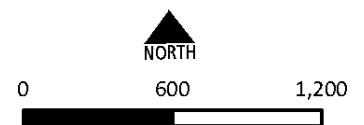
# South Auditorium Plan District Pedestrian Malls and Open Areas

# Map 580-3

Map Revised August 10, 2020



-  Plan District Boundary
-  Pedestrian malls and open areas



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