



REGULATORY IMPROVEMENT CODE AMENDMENT PACKAGE 7

RICAP 7 Item Number and Topic	Amendments Under Consideration
Minor Changes to Current Policy	
1 Design review	Address procedure for plan revisions following Type III design review.
2 Application submittals	Preclude concurrent pre-application and land use submittal.
3 Floor area	Distinguish between limits on the size of uses and the overall scale of buildings.
4 Household living	Clarify limits for non-family members to better distinguish group living uses
5 – 6 Height measurement	Address shed roof height. Evaluate height methodology, develop research paper for future code project.
7 Ladd's Addition Historic Guidelines	Update Street Tree Plan Map to remove specific tree species references.
Technical Items, Clarifications and Corrections – Base Zones	
8 – 9 Open space zone standards	Clarify applicable development standards in open space zones for institutions and conditional uses.
10 Transitional sites	Update standards for overall clarity and consistency for residentially zoned sites abutting commercial zones.
11 Stepped retaining walls	Evaluate options to address retaining walls on single-family zoned lots with steeply sloping front yards.
12 Recycling areas	Add recycling area requirement reference for non-single-family residential development in single-family and open space zones.
13 Amenity bonus for play equipment	Update code to remove reference to Parks Bureau approval.
14 Eaves in reduced setbacks	Evaluate options to allow eaves to project partially into 3-foot setbacks in multidwelling zones.
15 Height exceptions	Clarify application of height exception and setbacks for elevator shafts.
16 – 17 Residential landscape buffer	Clarify allowed projections and required minimum width of buffer between commercial development and residential zone.
Technical Items, Clarifications and Corrections – Additional Regulations	
18 Family daycare	Make zoning code terminology consistent with state regulations.
19 Drive-through facilities	Change measurement of required stacking lane to be from property line, not curb cut.
20 Elderly housing	Remove reference to obsolete project coordinator position.
21 Landscape standards	Clarify applicability of landscape hierarchy (L1-L5, F1-F2, etc.).
22 Nonconforming expansions	Correct figures 258-1 and 258-2 to match code requirement for nonconforming situations.
23 Nonconforming upgrades	Clarify method for excluding energy efficiency costs from nonconforming upgrade threshold.
24 Parking for conditional uses	Allow the conditional use review to alternatively establish the parking requirements.

RICAP 7 Item Number and Topic		Amendments Under Consideration
25	Garage setback in multidwelling zones	Resolve inconsistent setback requirement for garages between the parking chapter (18 feet) and multidwelling base zones (<5 feet or >18 feet)
26	Mass shelters	Remove reference to obsolete Office of Neighborhood Involvement certification process.
Technical Items, Clarifications and Corrections – Overlay Zones		
27	Buffer overlay fences in setback	Clarify whether fences are allowed in the landscape buffer area.
28, 29, 30	Design Review exemptions	Clarify when painting is exempt. Clarify radio frequency equipment exemption. Clarify solar exemption for flat roofs.
31	Community Design Standards	Clarify threshold limits for allowed changes to the building façade before Design Review is required in lieu of meeting Community Design Standards.
32	Environmental regulations	Clarify use of term modifications as applied to environmental standards vs base zone standards.
33	Historic Review	Clarify that alterations through state Structural Minor Label Program may trigger historic review.
34	Main Street Overlay	Clarify which sites are subject to the main street and node overlay regulations.
35 – 36	Scenic Resources	Clarify how regulations apply in right of way. Clarify tree removal exemption for 12-inch diameter trees.
Technical Items, Clarifications and Corrections – Plan Districts		
37	Marquam Hill	Clarify when formal open area requirement applies (for non-institutional development).
38 – 39	NW Hills/Linnton	Update lot confirmation and lot dimension methodology to align with more recent base zone regulations.
40	Airport	Remove duplicate standard for woodland conversion.
Technical Items, Clarifications and Corrections – Code Administration		
41	Building permits	Clarify overly broad statement regarding when a building permit is required.
42	Neighborhood contact	Establish time limit for completed neighborhood contact process to be considered valid.
43	Design Review	Evaluate alteration value design review thresholds, e.g. exclude interior work.
44	Historic Guidelines	Correct reference to the appropriate review guidelines for Central City historic areas.
45	Definitions	Revise how terms are organized/grouped in definition chapter.

Project Timeline

PSC Workplan Hearing August 26, 2014	PSC Hearing April 2014 (tentative)
Public Discussion Draft January 2015	Recommended Draft May 2015
Public Outreach January – February 2015	City Council Hearing June 2015
Proposed Draft March 2015	Regulations Effective July 2015