



REGULATORY IMPROVEMENT CODE AMENDMENT PACKAGE 7

Proposed Draft – April 2015

Item Number and Topic	Amendments Under Consideration
Minor Changes to Current Policy	
1 Design review	Allow Type II procedure for limited changes to projects approved through a Type III design review.
2 Application submittals	Require pre-application conference to be held prior to land use review submittal.
3 Floor area	Clarify size area restrictions for limited uses in base zones.
5 Height measurement	Clarify height measurement for sloped (i.e. shed form) roofs.
Technical Items, Clarifications and Corrections	
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	Provide an exception from retaining wall standards for steeply sloped 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	Replace Parks Bureau approval with ASTM industry standard for playground equipment.
14 Eaves in reduced setbacks	Allow 1-foot eaves within legal 3-foot setbacks in multidwelling zones.
15 Height exceptions	Clarify application of height exception for elevator shafts and rooftop mechanical equipment.
16 – 17 Residential landscape buffer	Clarify allowed projections into setbacks and required width of landscape buffer between non-residential zones and residential zones.
18 Family daycare	Make zoning code terminology consistent with state regulations.
19 Drive-through facilities	Change measurement of required stacking lane to be from lane entrance, not curb cut.
20 Elderly housing	Remove reference to obsolete project coordinator position and refer interior design standards to current accessible design standards in the building code.
21 Landscape standards	Remove landscape hierarchy, establish standards as minimums.
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.
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 certification process.
27 Buffer overlay fences in setback	Add an exception to allow fences in the buffer setback when the development is entirely residential.

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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 development standards.
34 Main Street Overlay	Clarify which sites are subject to the main street corridor 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.
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.
41 Building permits	Clarify overly broad statement regarding when a building permit is required.
42 Neighborhood contact	Set 1-year expiration for neighborhood contact.
43 Design Review	Clarify design and historic resource review thresholds for alteration value, e.g. exclude interior work.
44 Historic Guidelines	Correct reference to the appropriate review guidelines for Central City historic areas.
45 Definitions	Restructure chapter – ungroup topic related terms.
46 (add) Building permit reference for fences	Remove reference to building permit requirement for fences over 6 feet in height from the base zone regulations.
47 (add) Adjustment criteria	Remove reference to additional ground floor window requirements from adjustment criteria, consistent with changes from RICAP 6.
No Amendment	
4 Household living	No amendment proposed: Issue considered clarifying limits for non-family members.
6 Height measurement	This research paper will be incorporated into a separate regulatory project examining issues including building height.
7 Ladd’s Addition Historic Guidelines	These amendments will be presented with an updated street tree list and update procedure as part of a later project.
33 Historic Review	No amendment proposed. Issue considered clarifying a historic review trigger for alterations done through the state Structural Minor Label program.
37 Marquam Hill	No amendment proposed. Issue involved clarifying open area requirements for non-institutional development in Marquam Hill plan district.

Project Timeline

PSC Hearing April 28, 2015	City Council Hearing June 2015
Recommended Draft May 2015	Regulations Effective July 2015

For more information or questions, contact Morgan Tracy, email: Morgan.Tracy@portlandoregon.gov or call 503-823-6879.

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