

Residential and Open Space Zoning Map

EARLY IMPLEMENTATION OF THE 2035 COMPREHENSIVE PLAN – NOVEMBER 2015



Project Overview

This project updates the City of Portland's Zoning Map to implement the Urban Design Framework and the goals and policies of the 2035 Comprehensive Plan.

A limited number of **Residential** zone map changes are proposed to:

- Match recommended Comprehensive Plan designations to address a variety of situations.
- Help prevent risks to public health and safety in areas with high natural hazard risk, infrastructure constraints and limited urban services. Proposed changes correspond with newly applied Comprehensive Plan Map designations.
- Address David Douglas School District capacity constraints by reducing zoning potential until the district can accommodate increased enrollment.
- Rectify various situations, including but not limited to pre-existing nonconforming density and split-zoned sites.

The **Open Space** zone is also proposed on a number of properties that are owned by public agencies and are in, or planned for, public open space use.

Why is this important?

The City's Zoning Map conveys information to property owners and neighbors about what can be developed on any particular property. The Zoning Map must be consistent with the Comprehensive Plan. **Consistent** means that a zone can allow the same or less development intensity on a property — but not more. As the Comprehensive Plan is updated, the Zoning Map needs to be refreshed to ensure it is consistent with and reflects the policy direction of the plan.

FOR MORE INFORMATION

Visit our website:

www.portlandoregon.gov/bps/residentialzoning

View the Map App:

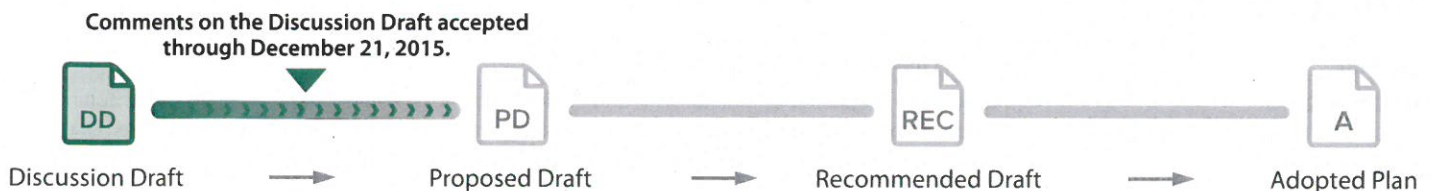
www.portlandmaps.com/bps/mapapp

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Project Timeline



November 2015

www.portlandoregon.gov/bps/pdxcompplan



Bureau of Planning and Sustainability

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Charlie Hales, Mayor • Susan Anderson, Director



What is the difference between the Comprehensive Plan Map and the Zoning Map?

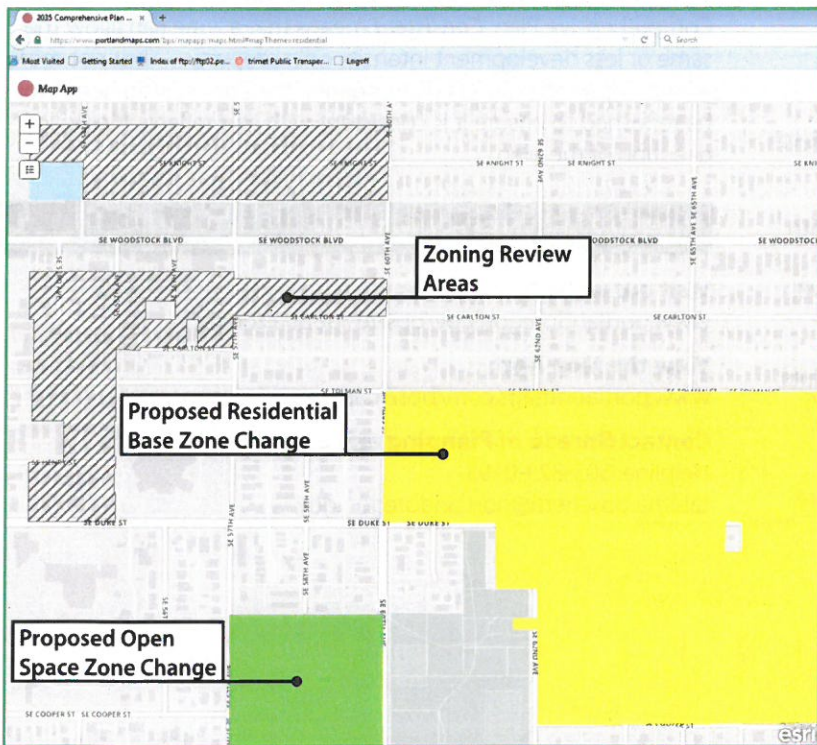
The Comprehensive Plan Map is about the future ...

The Comprehensive Plan Map depicts a long-term vision of how and where the city will grow and change to accommodate expected population and job growth over the next 20 years.

The Zoning Map is about what is allowed today ...

The City's Zoning Map tells us how land can be used and what can be built on any given property today. Zones are more specific than the Comprehensive Plan land use designations. They come with a set of rules (included in the City's Zoning Code) that clarify what uses are allowed (e.g., residences, businesses, manufacturing) and how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines).

The Comprehensive Plan Map and the Zoning Map are like a leader and a follower. The plan map is the leading map and the zone map is the following map. The zone map can *catch up* to the plan map, but it can't go past it.



The Map App

The proposed updates to the Residential and Open Space Zoning map can be viewed on the interactive Map App. The map shows areas proposed to change – in color – and areas pending further review – in crosshatch, *Zoning Review Areas*.

The *Zoning Review Areas* are a subset of properties being evaluated with this Zoning Map update where the pre-existing Comprehensive Plan Map designation and the zoning do not match. Some of these *Zoning Review Areas* may be recommended for zone changes in the next phase of the update (the Proposed Draft), while others may retain the status quo.

Please visit the Map App to review and comment on these areas.

www.portlandmaps.com/bps/mapapp

Project Schedule

Milestone	Public Engagement • Comments/Testimony
Fall/Winter 2015 Discussion Draft review and refinement	Public review of draft code amendments and Zoning Map • Neighborhood Conversations about Zoning Review Areas • The public may provide comments to staff, who will use feedback to develop the Proposed Draft.
Winter 2016 Proposed Draft review and refinement	Public hearing at Planning and Sustainability Commission • The public may testify in person or in writing to the PSC.
Spring 2016 Recommended Draft, review and adoption	Public hearing at City Council • The public may testify in person or in writing to City Council.
2017 Effective Date	Zoning Code and Zoning Map amendments become effective.

