



Bureau of Planning and Sustainability

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DATE: May 19, 2016
TO: Development Review Advisory Committee
FROM: John Cole, Project Manager
SUBJECT: Miscellaneous Zoning Project (#1)

The Miscellaneous Zoning Project is one of the Task 5 Implementation projects of the 2035 Comprehensive Plan Update. It includes a package of eight amendments to the zoning code and zoning map that implement new goals and policies of the 2035 Comprehensive Plan. This project does not have one overall theme like other Task 5 packages, rather, it includes amendments necessary to resolve conflict between the 2035 Comprehensive Plan policies and existing code or otherwise implement Council direction. The following is a list of proposed the zoning code and zoning map amendments:

Proposed zoning code and zoning map amendments:

1. Allow retail plant nurseries as a conditional use in residential zones.
2. Preserve rights to one house on lots that were buildable prior to down-zoning as part of the City's natural hazard mitigation strategy.
3. Amend multi-dwelling residential zone maximum FAR map (Map 120-17) to include several properties located in close-in Southwest Portland that changed designations on the 2035 Comprehensive Plan Map. (Terwilliger Plaza)
4. Allow established office uses in historic buildings to continue in the R5 zone as an incentive to preserve historic resources. (Kings Hill)
5. Amend the Guild's Lake Industrial Sanctuary plan district to limit office uses and expand the area where these limits apply.
6. Address school district enrollment capacity during zoning map amendments, land divisions, and planned developments in a district that has a school facility plan. (David Douglas)
7. Delete requirement for addressing "no-net-loss of housing" policies for quasi-judicial comprehensive plan map amendments and zoning map changes.
8. Update the trail alignments designation on the zoning map to correspond to the Major Public Trail alignment adopted in the 2035 Comprehensive Plan.

Proposed Draft Published June 20 Proposed PSC Hearing July 26, 2016

Project Webpage: <https://www.portlandoregon.gov/bps/index.cfm?&c=70647>

MAP APP: <https://www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=majorTrails>

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