

Inner SE Division Walk

The purpose of our walk is to explore what's working well and not so well as a result of our commercial mixed-use zoning code regulations, using inner SE Division Street as a case study. Please share your thoughts.

Send comments to:

City of Portland Bureau of Planning and Sustainability
Attn: Mixed Use Zones Project
1900 SW 4th Ave, Suite 7100; Portland, OR 97201
fax: 503-823-7800; email: bps@portlandoregon.gov

Your relationship to this area:

Neighbor (House / Apt./Condo) Work here (business owner/worker) Developer Other (_____)

Stop 1 (SE 30th)

What is working well or not so well about the design, scale, and uses of the recent developments at this corner? The D-Street Village development includes an outdoor plaza area. Should zoning provide incentives for public or semi-public plazas – what should be considered?

Comments: _____

Stop 2 (SE 31st north side)

The two newer buildings here have a variety of design features and differing scale. Is the range of building scale appropriate (3 and 4 stories)? What works well or not so well about their design features? What are your thoughts about applying design review to mixed-use corridors such as Division?

Comments: _____

Stop 3 (SE 31st southeast corner)

The building under construction at this corner includes a setback from the rear property line and step down in scale to 3 stories. What are your thoughts about transitions in scale or design to adjacent residential zoning? Are transitions to lower density residential areas necessary?

Comments: _____

Stop 4 (SE 33rd)

There are examples of older industrial service and auto repair uses along Division Street, which reflect its previous character. Should zoning provide for these types of uses in the future along neighborhood corridors? What issues are important to consider?

Comments: _____

Stop 5a (SE 33rd Place)

This area is redeveloping with new buildings on both sides of the street built close to the maximum height allowed by zoning. What are your thoughts about the scale and design of these developments?

Comments: _____

Stop 5b (SE 33rd Place)

Some newer buildings feature balconies or small plazas. What works well or not so well with balconies or shared outdoor space? Should we consider requiring outdoor space for residential development in the mixed-use zones?

Comments: _____

Stop 6 (SE 34th-35th)

The zoning here is R1, multi-dwelling residential. The 2006 Division Main Street Plan suggested a need to maintain residential uses on the street. What are your thoughts about continuing this approach?

Comments: _____

Stop 7 (SE 35th Place)

Is it important to preserve older/historic buildings such as these and others along mixed-use corridors? What are your thoughts on the best ways to achieve this?

Comments: _____

Stop 8 (SE 37th northeast corner)

What are your thoughts about the design and scale of this development? What should be the highest priorities for future corridor housing (affordability, unit sizes, accessibility, open space, etc.)? Is ground floor commercial space important in the commercially-zoned portions of Division?

Comments: _____

Stop 9 (SE 38th)

This newer building features a façade with multiple components, and the 4th floor is set back and differentiated from the lower floors. What works well or not so well regarding the scale, massing, and design of this building?

Comments: _____

Summary Zoning Reference Table

	Zone	Description	Maximum Height/ # of stories	Floor to Area Ratio (FAR)	Maximum building coverage	Maximum residential density	Examples of Allowable Uses
RESIDENTIAL	R2	Multi Dwelling Residential 2000	40 ft/ 4 stories	n/a	50%	1 unit/ 2,000 sf	Residential
	R1	Multi Dwelling Residential 1000	45 ft/ 4 stories	n/a	60%	1 unit/ 1,000 sf	Residential
	RH	Multi Dwelling High density Residential	65 ft/ 6 stories	2:1 to 4:1	85%	Ruled by FAR	Residential, Retail ² , Office
	RX	Multi Dwelling Central Residential	100 ft/ 10 stories	4:1	100%	Ruled by FAR	Residential, Retail, Office
COMMERCIAL	CN1/ CN2	Neighborhood Commercial	30 ft/ 3 stories	.75:1 ¹	85% 65%	None	Residential, Retail, Office, Limited Drive-thru (CN2)
	CO1/ CO2	Office Commercial	30 ft/ 3 story 45 ft/ 4 story	.75:1 ¹ 2:1 ¹	50% 65%	None	Residential, Office, Limited Retail
	CS	Storefront Commercial	45 ft/ 4 stories	3:1 ¹	100%	None	Residential, Retail, Office, Industrial, Wholesale, Vehicle Repair
	CG	General Commercial	45 ft/ 4 stories	3:1 ¹	85%	None	Residential, Retail, Office, Industrial, Wholesale, Drive-thru, Vehicle Repair
	CX	Central Commercial	75 ft/ 7 stories	4:1	100%	None	Residential, Retail, Office, Industrial, Wholesale, Limited Drive-thru, Limited Vehicle Repair
EMPLOYMENT	EG1/ EG2	General Employment	EG1: 45 ft/ 4 stories EG2: No limit on height	3:1 ¹	85%	Allowed as Conditional Use	Office, Industrial, Wholesale, Vehicle Repair and Servicing
	EX	Central Employment	65 ft/ 6 stories	3:1	100%	None	Residential, Retail, Office, Industrial, Wholesale, Vehicle Repair and Servicing

This chart is a general summary of primary planning and zoning regulations for the predominant zones in centers and corridors and is to be used as a preliminary guide only. Consult the City of Portland Title 33 Planning and Zoning Code for detailed and complete planning and zoning regulations.

Notes:

1. Residential uses in these zones are exempt from maximum FAR calculation.
2. Retail and office only allowed in RH as a conditional use.

