



Proposed Land Use Concept

New EOS: Expanded and updated version of Employment Opportunity Subarea (EOS) that regulates uses as follows:

- **Retail Sales and Service & Office Uses.** Up to 5,000 square feet of the floor area plus the exterior display and storage area on a site may be in Retail Sales and Service or a Traditional Office use. More than 5,000 square feet of either of these uses on a site would be prohibited.
- **Industrial Office.** Industrial Office uses are allowed per each site as regulated below.
 - **Building rehabilitations.** The entire existing shell of buildings may be rehabilitated/redeveloped to contain industrial office uses.
 - **Sites less than 20,000 square feet in area.** Sites less than 20,000 square feet in area may have up to 60,000 square feet of Industrial Office use. More than 60,000 square feet is prohibited.
 - **Sites 20,000 square feet in area or larger.** On sites 20,000 square feet in area or larger, Industrial Office uses are limited to a maximum floor area ratio of 3 to 1.
- **Use Allowances of IG1 Zone.** All other allowed, prohibited, conditional, and limited use provisions applicable to the IG1 zone, other than noted above, would remain in effect.

IG1 + Ground Floor Industrial Bonus: Regulates uses as follows:

- **Industrial Office.** Industrial Office uses are limited to a maximum floor area ratio of 3 to 1, and must be located above a ground floor, dedicated through covenant to contain Manufacturing and Production, Warehouse and Freight Movement, Wholesale Sales, or Industrial Service uses (as defined by the Zoning Code). A lobby for the Industrial Office use with access to upper floors may be located on the ground floor, but Retail Sales and Service and Traditional Office uses would be prohibited.
- **Use Allowances of IG1 Zone.** All other allowed, prohibited, conditional, and limited use provisions applicable to the IG1 zone, other than noted above, would remain in effect.

OMSI Station Area – EX No Housing: The OMSI Station Area is proposed to be rezoned to EX; however housing would be prohibited, while all other use allowances would remain in effect. The proposed maximum floor area ratio proposed for the OMSI Station area is 3:1 FAR and a maximum height of 200' is proposed. The ability to earn more floor area or height through new development bonus or development transfer provisions will be considered as final zoning amendments for this area are developed in 2015-2016.

Powell-Woodward – EX No Housing: The parcels located between SE Powell and SE Woodward would be rezoned to EX; however housing would be prohibited, while all other use allowances would remain in effect. The proposed maximum floor area ratio for the parcels between SE Powell and SE Woodward is 3:1 FAR and a maximum height of 65' is proposed.

Clinton Station Area - EX: The Clinton Station Area would: 1) be brought into the Central City Plan District, and; 2) be rezoned to Central Employment (EX) and the base zone use allowances would be applicable to this area (including the allowance for residential development). The proposed maximum floor area ratio proposed for the Clinton Station area is 3:1 FAR and a maximum height of 100' is proposed.