

33.534 Hillsdale Plan District

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Map 534-1 Hillsdale Plan District

General

33.534.010 Purpose

The regulations of the Hillsdale plan district promote compatibility between existing and new residential and commercial development and support the Hillsdale Town Center.

33.534.020 Where These Regulations Apply

The regulations of this Chapter apply to development in the Hillsdale plan district. The boundaries of the plan district are shown on Map 534-1 at the end of this Chapter, and on the Official Zoning Maps.

Use Regulations

33.534.100 Purpose

Use restrictions in the Hillsdale plan district will help avoid conflicts between the public's investment in pedestrian, transit and bicycle improvements and the role Hillsdale plays as a Town Center. Limiting auto-oriented uses will ensure that private investment complements the public's investment.

33.534.110 Prohibited Uses

The following uses are prohibited:

- A. Vehicle repair;
- B. Quick vehicle servicing;
- C. Self-service storage; and

- D. Warehouse and freight movement.

33.534.200 Purpose

These development standards maintain the established character of the Hillsdale area while encouraging pedestrian-oriented development.

33.534.210 Setbacks

- A. Front building setback in the R1 zone. A setback of at least 10 feet is required in the R1 zone along streets designated as Local Service Streets in the Transportation Element of the Comprehensive Plan.
- B. Building setback in C zones. Buildings in the commercial/mixed use zones that are entirely 200 feet or more from a street that abuts the site are exempt from the maximum building setback of the base zone for that street. See Figure 534-1.

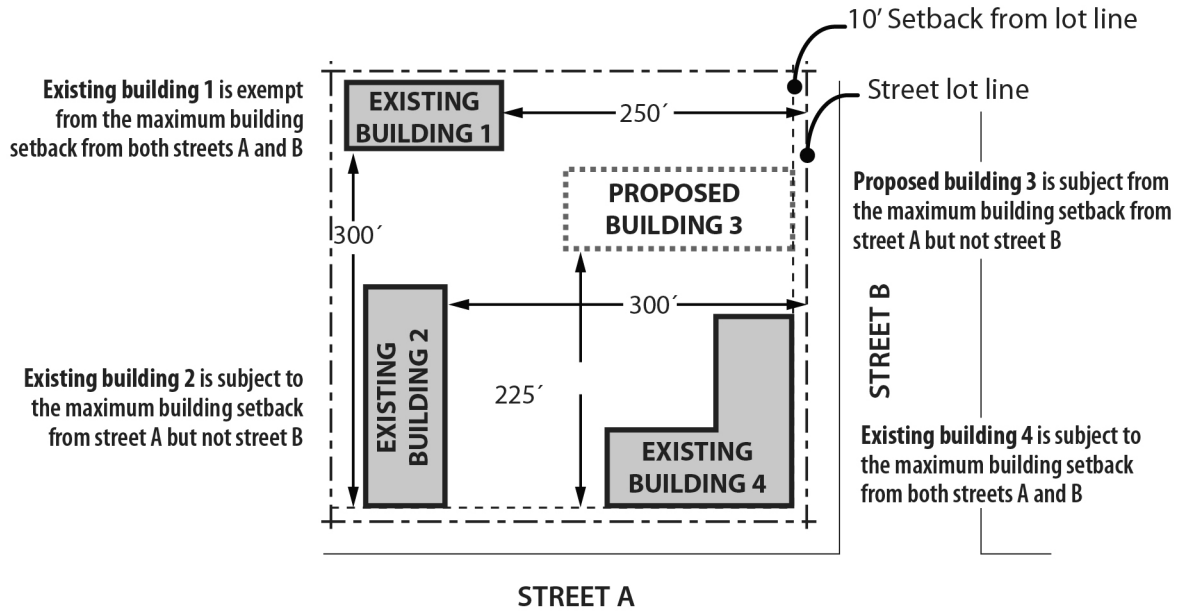
33.534.220 Exterior Display, Storage and Work Activities in the IR and C Zones

Exterior display, storage and work activities are prohibited in the IR and C zones, except for the following, which are allowed:

- A. Outdoor seating for restaurants;
- B. Pedestrian-oriented uses, including flower, food, and drink stands, and other similar, pedestrian-oriented uses;
- C. Farmers' markets selling plants and produce may operate one day per week; and
- D. Exterior display of items for sale, if the following are met:
 - 1. The display is within 20 feet of the store from which the items are being sold; and
 - 2. Items are displayed only when the store is open.

Development Standards

Figure 534-1
Exemption from Maximum Building Setback in C Zone



33.534.230 Drive-Through Facilities

Drive-through facilities are prohibited.

33.534.240 Required Design Review

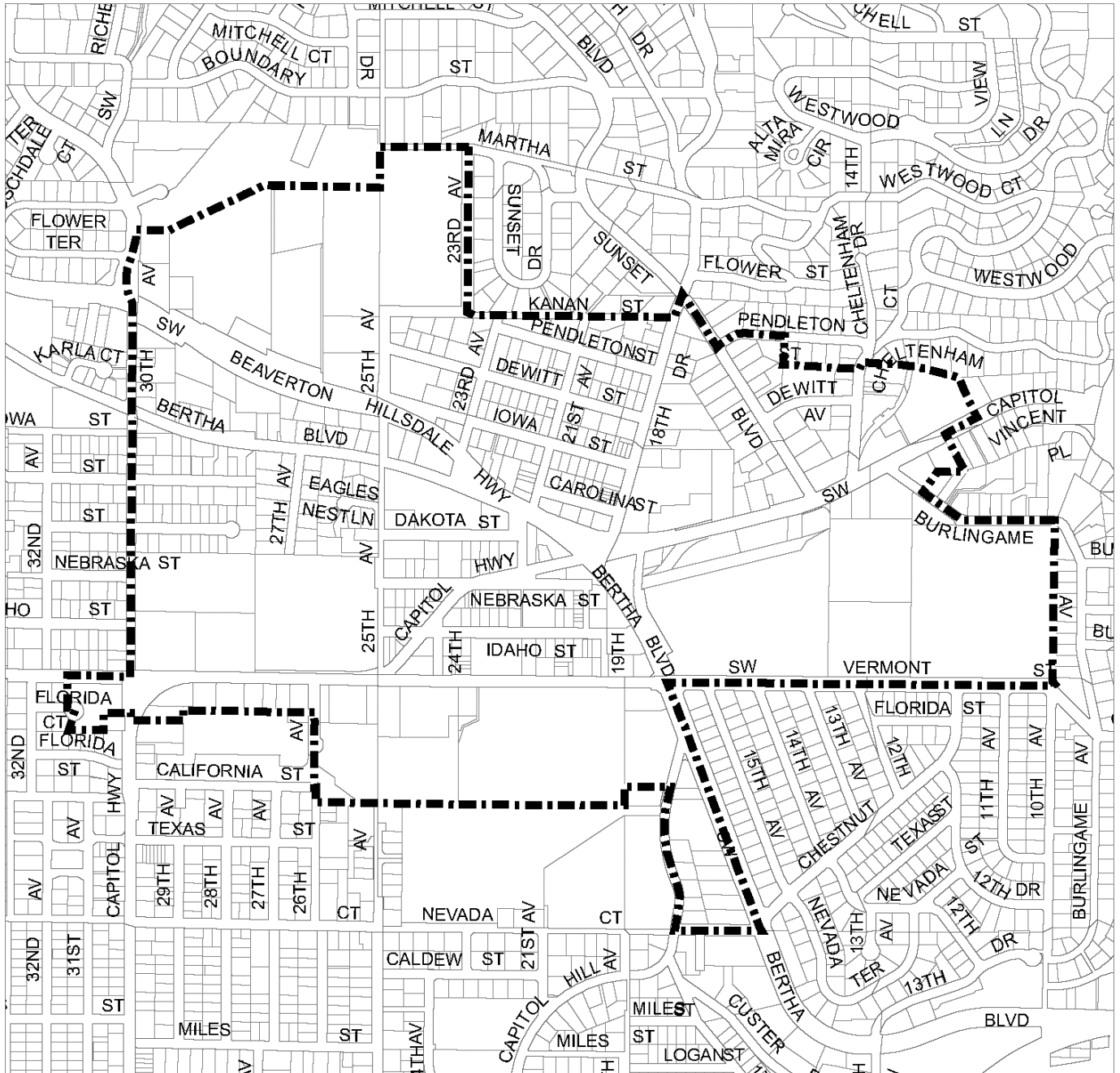
The regulations of Chapter 33.420, Design Overlay Zones apply in all areas of the plan district that are within the Design Overlay zone.

(Added by: Ord. No. 171699, effective 11/21/97. Amended by: Ord. No. 186639, effective 7/11/14; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18.)

Hillsdale Plan District

Map 534-1

Map Revised July 8, 2016



Plan District Boundary



0 600 1,200



Scale in Feet

Bureau of Planning and Sustainability
Portland, Oregon

