

33.583 St. Johns Plan District

583

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General

33.583.010 Purpose

The St. Johns plan district provides for an urban level of mixed-use development including commercial, employment, office, housing, institutional, and recreation uses. Specific objectives of the plan district include strengthening St. Johns' role as the commercial and civic center of the North Portland peninsula. These regulations:

- Stimulate business and economic vitality;
- Promote housing and mixed-use development;
- Discourage auto-oriented uses and development;
- Enhance the pedestrian environment;
- Enhance the character of buildings in the plan district; and
- Support the Willamette greenway and opportunities to celebrate the Willamette River as a unique element of the urban environment.

33.583.020 Where These Regulations Apply

The regulations of this chapter apply in the St. Johns plan district. The boundaries of the plan district are shown on Map 583-1 and on the Official Zoning Maps.

Use Regulations

33.583.100 Purpose

These regulations support St. Johns as the commercial and civic core of the North Portland peninsula by guiding the types and intensity of uses allowed in the plan district. These use regulations also ensure that land uses fostered within the plan district support an enhanced pedestrian environment and residential mixed-use development. Retail uses outside of the central commercial and civic core are limited to neighborhood-serving retail uses that will complement the riverfront area but do not compete with the uses located in the commercial core of the plan district.

33.583.110 Prohibited Uses

- A. **Plan district.** Quick Vehicle Servicing is prohibited in the plan district.
- B. **EG and CM3 zones.** The following uses are prohibited in the EG and CM3 zones:
 - 1. Vehicle Repair;
 - 2. Commercial Parking;
 - 3. Self-Service Storage;
 - 4. Agriculture; and
 - 5. Detention Facilities.

33.583.120 Retail Sales And Service Uses in the CM3 Zone

- A. **Purpose.** Limiting the net building area of Retail Sales And Service uses in the CM3 zone ensures that they do not dominate the riverfront areas or overwhelm the transportation system and are generally limited to community-serving establishments.
- B. **Maximum per use.** In the CM3 zone, Retail Sales And Service uses are allowed. The square footage of the net building area plus exterior display and storage area of each use may be up to 10,000 square feet.
- C. **Maximum per site.** In the CM3 zone, the net building area plus exterior display and storage area of all Retail Sales And Service uses on a site, taken together, is limited to 60,000 square feet or the square footage of the site area, whichever is less. Retail Sales And Service uses where the net building area plus the exterior display and storage area exceeds these size limits, are a Conditional Use. The approval criteria are in Section 33.815.128. Adjustments to this subsection are prohibited.

Development Standards

33.583.200 Purpose

These development standards foster a vibrant mixed-use area with well-designed buildings that are of a scale and orientation that support a safe and attractive pedestrian environment. These standards help minimize conflicts between commercial and residential uses, and ensure transit-supportive levels of residential development in the plan district. The standards also support existing sites with drive-through facilities by creating limited opportunity for these facilities to redevelop as part of development that fosters an urban intensity of uses.

33.583.210 Drive-Through Facilities

Drive-through facilities are prohibited, except when they meet the following:

- A.** There was a legal drive-through facility on the site on January 1, 2004;
- B.** The new drive-through facility is on the same site and the existing drive-through will be removed;
- C.** The new drive-through facility will be part of a development on the site that meets the lot coverage and setback requirements of the zone, and after the new development is built, the FAR on the site will be at least 1:1; and
- D.** The drive-through facility must either:
 - 1. Meet the standards of Chapter 33.224, Drive-Through Facilities; or
 - 2. Meet the following:
 - a. The service area must be within the primary structure on the site;
 - b. The service area must have useable floor area above it on the second story; and
 - c. The stacking lanes must meet the standards of Section 33.224.050, Stacking Lane Standards, and must be enclosed within the primary structure on the site.

33.583.220 Exterior Activities in the EG and CM3 Zones.

The following exterior activities are allowed in the EG and CM3 zones in addition to those permitted by the base zones:

- A. Purpose.** Exterior activities, such as outdoor cafes and exterior display of pedestrian-oriented services enhance the pedestrian environment of the plan district.
- B. Standard.** The following exterior activities are allowed in the EG and CM3 zones:
 - 1. Outdoor seating for restaurants; and
 - 2. Pedestrian-oriented uses, including flower, food, and drink stands, and other similar pedestrian-oriented uses.

33.583.230 Detached Houses Prohibited in the CM3 Zone.

Detached houses are prohibited in the CM3 zone.

33.583.240 Minimum Density in the R1 Zone.

- A. Purpose.** Reducing the minimum density on small lots in the R1 zone provides flexibility for development of a broad range of dwelling types.
- B. Standard.** On lots less than 10,000 square feet in the R1 zone, the minimum density is 1 unit per 2,250 square feet of site area. This standard does not apply on corner lots.

33.583.250 Maximum Building Height

- A. **Purpose.** The height regulations in the plan district protect public views and the character of St. Johns, the waterfront, and the residential area along the hillside. The height regulations work together with the Community Design Standards and Guidelines to ensure that the character and scale of new development is appropriate for this mixed-use area, and for the zone.
- B. **Standards.** The maximum building height for all sites is shown on Map 583-2 at the end of this chapter. In the CM3 zone, increased height may be requested as a modification through Design Review, up to the maximums shown in parenthesis on Map 583-2. Heights greater than shown in parenthesis on Map 583-2 are prohibited, and adjustments to maximum height are prohibited in all other zones.

33.583.270 Building Coverage in the CM3 Zone

- A. **Purpose.** The building coverage standard works with the FAR and height standards to control the overall scale and bulk of development and promote development consistent with the desired character of the plan district. These standards ensure that buildings do not completely cover a site.
- B. **Maximum building coverage.** The maximum building coverage in the CM3 zone is 85 percent.

33.583.280 Residential Uses in the EG1 Zone

- A. **Purpose.** This regulation provides flexibility in the use of structures in the EG1 zone to facilitate live/work development in an overall employment setting. The standards ensure that allowed residential uses will not dominate a site or area.
- B. **Where these regulations apply.** These regulations apply in the EG1 zone outside the Riverfront Subdistrict.
- C. **Residential uses.** Up to one-third of the floor area on the site may be in residential use, up to a maximum FAR of 0.5 to 1, and a maximum density of 1 dwelling unit for each 10,000 square feet of site area.

33.583.285 Additional Regulations in the Riverfront Subdistrict

- A. **Purpose.** These regulations allow the Riverfront Subdistrict to continue to accommodate industrial uses, but foster the transition to an urban mixed-use area that is well integrated into St. Johns.
- B. **Where these regulations apply.** The regulations of this section apply to sites in the Riverfront Subdistrict, shown on Map 583-1.
- C. **Minimum residential density in the CM3 zone.** Where all of the floor area on a site in the CM3 zone is in residential use, the minimum residential density is 1 unit per 1,000 square feet of site area.
- D. **Noise insulation required.** All new dwelling units must be constructed with sound insulation or other means to achieve a day/night average interior noise level of 45 dBA.

Reconstructed dwelling units where the total cost of improvements is 75 percent or more of the total assessed improvement value of the site must also meet this standard. Garages and similar accessory structures that do not include living space are exempt from this standard.

1. An engineer registered in Oregon who is licensed in acoustical engineering must certify that the building plans comply with the performance standard for sound insulation prior to the issuance of a building permit.
2. The City of Portland will provide a list of at least three registered engineers knowledgeable in acoustical engineering.

33.583.290 Required Design Review

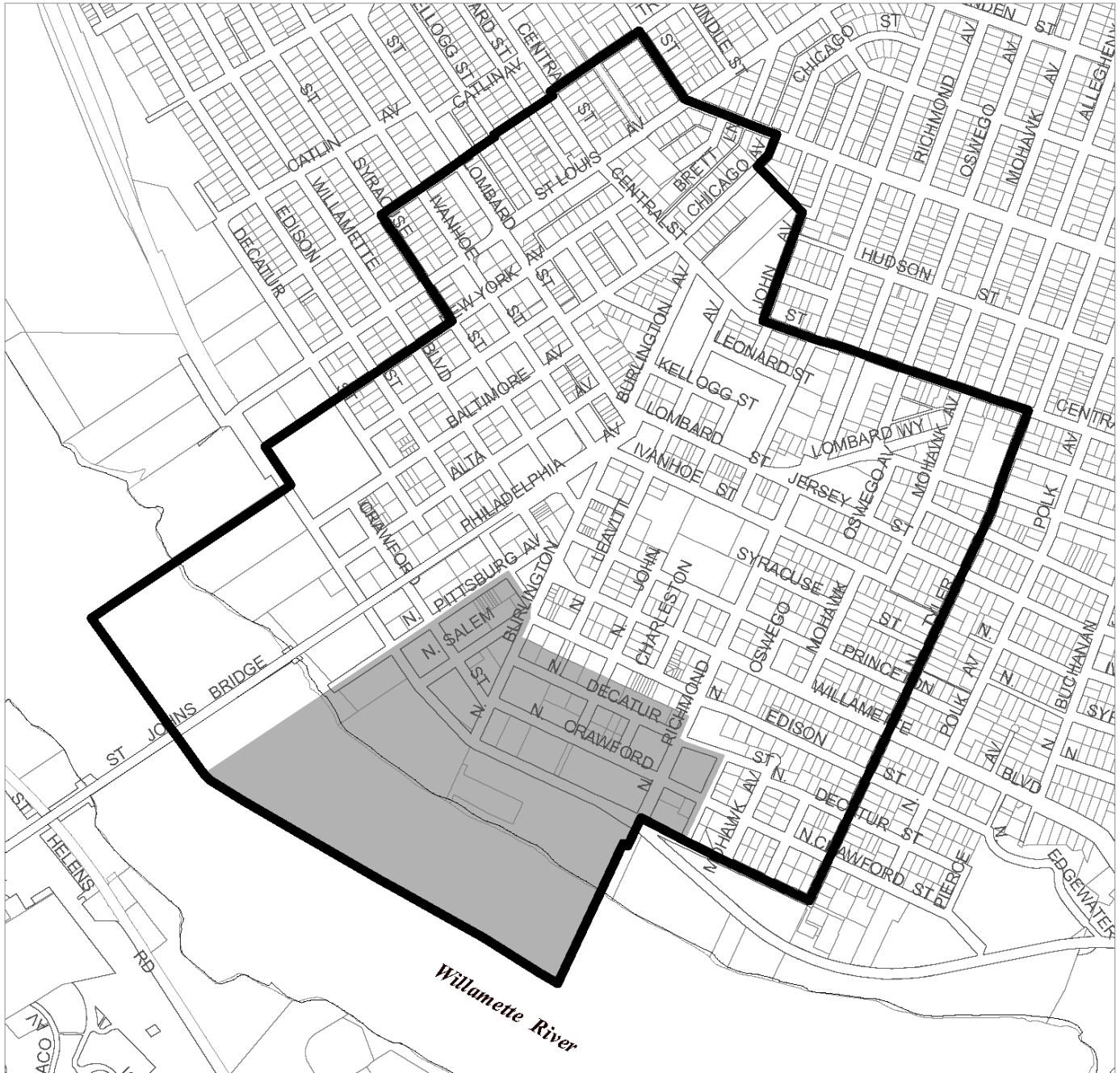
The regulations of Chapter 33.420, Design Overlay Zones apply in all areas of the plan district that are within the Design Overlay Zone.



(Added by: Ord. No. 178452, effective 7/10/04. Amended by: Ord. No. 186639, effective 7/11/14; Ord. No. 187216, effective 7/24/15; Ord. No. 188177, effective 5/24/18; Ord. No. _____, effective 5/24/18.)

St Johns Plan District and Subdistrict

Map 583-1

Map Revised July 24, 2015



-  Plan District Boundary
-  Riverfront Subdistrict

