

Residential and Open Space Zoning Map

EARLY IMPLEMENTATION OF THE 2035 COMPREHENSIVE PLAN – AUGUST 2016



Project Overview

This project updates the City of Portland's Zoning Map to implement the goals and policies of the 2035 Comprehensive Plan.

A limited number of **Residential** zone map changes are proposed to:

- Correspond with newly adopted Residential Comprehensive Plan Map designations.
- Increase housing potential adjacent to mixed use areas.
- Reduce residential density to ease David Douglas School District's overcrowding.
- Match Comprehensive Plan designations established in 1980 where it is timely and appropriate to expand housing opportunity, based on an evaluation of infrastructure capacity; proximity to services, transit and amenities; market activity; demographics; and a lack of development constraints.

The **Open Space** zone is also recommended on a number of properties that are owned by public agencies and are in, or planned for, public open space use.

Why is this important?

The City's Zoning Map conveys information to property owners and neighbors about what can be developed on any particular property. The Zoning Map must be consistent with the Comprehensive Plan Map. **Consistent** means that a zone can allow the same or less development intensity on a property — but not more. As the Comprehensive Plan is updated, the Zoning Map needs to be refreshed to ensure it is consistent with and reflects the policy direction of the plan.

FOR MORE INFORMATION

Visit our website:

www.portlandoregon.gov/bps/residentialzoning

View the Map App:

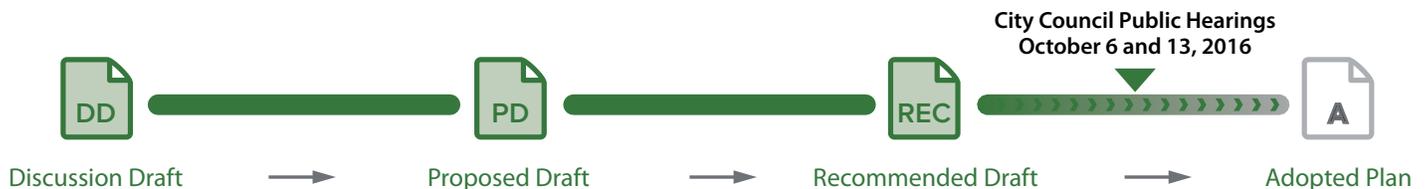
www.portlandmaps.com/bps/mapapp

Contact Bureau of Planning and Sustainability staff:

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Project Timeline



August 2016

www.portlandoregon.gov/bps/pdxcompplan



Bureau of Planning and Sustainability

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City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director



Early Implementation Package

The Residential and Open Space Zoning Map Project is one of eight projects that implement Portland's 2035 Comprehensive Plan, adopted by the Portland City Council on June 15, 2016. The Portland Planning and Sustainability Commission voted on August 23, 2016, to approve and consolidate these projects into an Early Implementation Package, which is now moving forward to City Council for consideration. The Comprehensive Plan Early Implementation Package includes:

- Zoning Code and Zoning Map changes.
- A new Community Involvement Program.
- Transportation System Plan – Stage 2.

What is the difference between the Comprehensive Plan Map and the Zoning Map?

The Comprehensive Plan Map is about the future ...

The Comprehensive Plan Map depicts a long-term vision of how and where the city will grow and change to accommodate expected population and job growth over the next 20 years.

The Zoning Map is about what is allowed today ...

The City's Zoning Map tells us how land can be used and what can be built on any given property today. Zones are more specific than the Comprehensive Plan land use designations. They come with a set of rules (included in the City's Zoning Code) that clarify what uses are allowed (e.g., residences, businesses, manufacturing) and how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines).

The Comprehensive Plan Map and the Zoning Map are like a leader and a follower. The plan map is the leading map and the zone map is the following map. The zone map can *catch up* to the plan map, but it can't go past it.

Residential Zones

These are examples of what could be built in different residential zones. They illustrate the relative size and scale of each zone. For more information, call 503-823-0195 or visit www.portlandoregon.gov/bds/article/411748

R1 – Residential 1,000



R2 – Residential 2,000



R2.5 – Residential 2,500



R3 – Residential 3,000



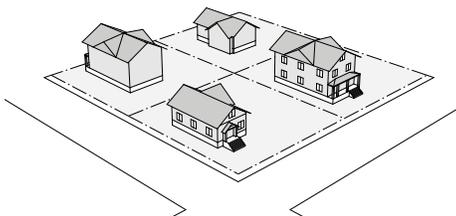
R5 – Residential 5,000



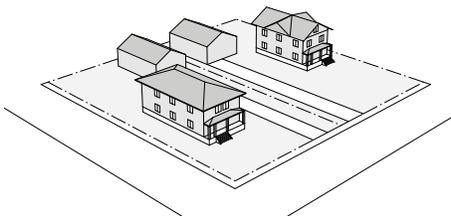
R7 – Residential 7,000



R10 – Residential 10,000



R20 – Residential 20,000



RH – High Density Residential

