

Mixed Use Zones Project

EARLY IMPLEMENTATION OF THE 2035 COMPREHENSIVE PLAN – AUGUST 2016



Project Overview

The Mixed Use Zones Project is revising Portland's Zoning Code for centers and corridors outside of the Central City. The current zones applied in these areas (CN1, CN2, CO1, CO2, CM, CS, CG, CX, EX) were created more than 20 years ago when auto-oriented and low-intensity commercial uses were common. The new zones will help simplify the Zoning Code and achieve Comprehensive Plan goals for affordable housing.

This project addresses issues that arise with more intensive mixed use buildings, including building massing and design, transitions to lower density residential areas, and active ground floor uses.

The Mixed Use Zones Project includes the following major elements:

- New Commercial Mixed Use zones (CR, CM1, CM2, CM3, CE).
- New Zoning Map.
- Rewrite of Commercial zones chapter (33.130).
- Expansion of Design Overlay Zone (33.420).
- New Centers Main Street Overlay Zone (33.415).
- Development incentives for key public benefits such as affordable housing and affordable commercial spaces.
- Transportation Demand Management requirements for larger residential projects.

Why is this important?

Portland is expected to grow significantly over the next 20 years, bringing new households and jobs. The City's new 2035 Comprehensive Plan anticipates that about 50 percent of new housing growth will take place in centers and corridors. These vibrant hubs and bustling main streets will continue to be the key to creating complete neighborhoods, where people can meet their daily needs.

This project will help guide growth and change in the city. It will address multiple objectives, including:

- Support businesses and community services as core components of centers and corridors.
- Create opportunities for housing so that more people can live close to services and transit.
- Foster development that creates active streetscapes and pedestrian-oriented places.
- Require building scale transitions to surrounding residential areas.

FOR MORE INFORMATION

Visit our website: www.portlandoregon.gov/bps/mixeduse

View the Map App: www.portlandmaps.com/bps/mapapp

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Project Timeline



August 2016
www.portlandoregon.gov/bps/pdxcompplan



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Charlie Hales, Mayor · Susan Anderson, Director



Early Implementation Package

The Mixed Use Zoning 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.

Summary of Recommended Mixed Use Zones

The new framework for commercial/mixed use zones replaces the existing commercial zones applied outside the Central City. The framework features three new mixed use zones that vary by the scale of development allowed (CM1, CM2, CM3), a new medium-scale zone predominantly for commercial and employment uses not located in a center (CE), and a zone that allows small-scale commercial uses in areas that are predominantly low-density residential (CR). The Central Commercial (CX) zone is retained for use in the Central City and other select areas.

Key changes and features of the new zones:

- Manage bulk of development through new floor area ratios (FAR).
- Include residential uses in the maximum floor area ratios.
- Provide incentives for affordability through bonuses that earn additional floor area.
- Reduce building mass by articulating large façades and limiting building length.
- Enhance street-level vitality by increasing ground-floor window requirements.
- Require outdoor area for new residential units.
- Provide transitions to adjacent residential areas through height step downs and landscaping.
- Set building coverage and landscaping standards by place types.
- Provide flexible street setbacks to allow for gathering spaces.
- Require active ground floor uses in centers (‘m’ overlay zone).
- Allow development flexibility on large sites via a planned development review.
- Require neighborhood notification of most new development.

The summary table below compares key development parameters for existing zones and proposed mixed use zones. See Recommended Draft for details about allowed uses and other development standards.

	Small-scale Zones					Medium-scale Zones						Large-scale Zones		
	New		Existing			New		Existing				New	Existing	
	CR	CM1	CN1	CN2	CO1	CM2	CE	CO2	CM	CS	CG	CM3	EX	CX
Height – Maximum Base (feet)*	30'	35'	30'	30'	30'	45'	45'	45'	45'	45'	45'	65'	65'	75'
Height – Maximum with Bonus*	n/a	35'	n/a	n/a	n/a	55' [†]	45'	n/a	n/a	n/a	n/a	75'	n/a	n/a
FAR – Maximum Base	1:1	1.5:1	.75:1 [‡]	.75:1 [‡]	.75:1 [‡]	2.5:1	2.5:1	2:1 [‡]	1:1 [‡]	3:1 [‡]	3:1 [‡]	3:1	3:1	4:1 [‡]
FAR – Maximum with Bonus	n/a	2.5:1	n/a	n/a	n/a	4:1	3:1	n/a	n/a	n/a	n/a	5:1	n/a	n/a

* In the CM1, CM2 and CM3 zones, an additional 5' of height is allowed when the ground floor of a building has a ceiling height of 15' or greater.

[†] In selected areas with the Design (d) overlay zone.

[‡] In this existing zone, residential floor area is not regulated by FAR, and is allowed to height and setback limits of the zone.

