

Sections Amended:

- 33.800.122 Nonresidential Uses on Specified Sites located in the RX Zone within the Central City Plan District
- 33.815.125 Specified Uses in Industrial Zones
- 33.815.126 Office Uses in the IG1 Zone in the Central City Plan District
- 33.815.304 Retail Sales And Service Uses on Specified Sites in the South Waterfront and the River District Subdistricts

Commentary

33.815.122 Nonresidential Uses on Specified Sites located in the RX Zone within the Central City Plan District

This section is proposed for deletion because Section 33.510.118 and Map 510-14 to which these approval criteria apply are proposed for deletion.

33.815.125 Specified Uses in Industrial Zones

The applicability provisions have been amended to specify that the criteria of 33.815.126 are now an option only in Lower Albina, because amendments to Chapter 510 have deleted options for conditional use approval of office uses in the Central Eastside. The reference 33.815.132 has been removed because that section is proposed for deletion by the Employment Zoning Project.

33.815.122 Nonresidential Uses on Specified Sites located in the RX Zone within the Central City Plan District.

These approval criteria apply to certain proposals that include nonresidential uses on RX-zoned sites in the area shown on Map 510-14. The proposals that are subject to these approval criteria are specified in Section 33.510.118, Use Regulations for Specified Sites in the West End Subarea. The approval criteria are:

- A. Minimized negative impacts on the desirability of future residential development.** The location and amount of nonresidential uses in the project will not by itself or in combination with nearby developments decrease the desirability of the area for the retention of existing housing or the development of new housing.
- B. Small businesses.** The proposal increases opportunities for small businesses. A high percentage of the ground floor is suitable for occupancy by small businesses.
- C. Public services.** Existing infrastructure is sufficient to support the proposed development. Examples of factors to be considered include whether:
 - 1. The proposed use is in conformance with the Central City Transportation Management Plan;
 - 2. The transportation system is capable of safely supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, parking impacts, access requirements, neighborhood impacts, and pedestrian safety.

33.815.125 Specified Uses in Industrial Zones

These approval criteria apply for uses in the following categories in the industrial zones: Retail Sales And Service, Office, Commercial Outdoor Recreation, Commercial Parking Facilities, Community Service, and Daycare uses. Office uses in the IG1 zone in the Lower Albina Subdistrict of the Central City Plan District may use the approval criteria listed in 33.815.126: Office Uses in the IG1 Zone in the Lower Albina Subdistrict Central City Plan District, if they contain characteristics of manufacturing businesses. Office uses in individually listed structures on the National Register of Historic Places and structures identified as contributing to the historic significance of a Historic District or a Conservation District in the I zones in the Central City Plan District may use the criteria listed in 33.815.129, Office Uses in Specified Historic Resources in the Industrial Zones in the Central City Plan District. Office uses in the IG1 zone in the Employment Opportunity Subarea in the Central City Plan District may use the approval criteria listed in 33.815.132, Office Uses in the IG1 Zone in the Employment Opportunity Subarea in the Central City Plan District. These approval criteria promote preservation of land for industry while allowing other uses when they are supportive of the industrial area or not detrimental to the character of the industrial area. The approval criteria are:

[A-E No Change]

Commentary

33.815.126 Office Uses in the IG1 Zone in the Central City Plan District

The title has been amended to indicate that the criteria of this section are now applicable only in Lower Albina. The amendments to chapter 510 have removed all options for conditional use approval for office uses in the Central Eastside, so these criteria will only apply in Lower Albina.

The reference 33.815.132 has been removed because that section is proposed for deletion through the Employment Zoning Project.

33.815.304 Retail Sales And Service Uses on Specified Sites in the South Waterfront and the River District Subdistricts

The title and text reference to the River District has been amended to reflect the division of the River District into the Pearl District and Old Town/Chinatown subdistricts. The area where Retail Sales And Service uses are limited is shown on Map 510-12.

33.815.126 Office Uses in the IG1 Zone in the Lower Albina Subdistrict ~~Central City Plan District~~

These approval criteria promote preservation of land for industry while providing opportunity for businesses that contain both an office and a manufacturing or production component. Office uses that do not meet the criteria below may apply for conditional use status through the criteria listed in 33.815.125, Specified Uses in the Industrial Zones. Office uses in individually listed structures on the National Register of Historic Places and structures identified as contributing to the historic significance of a Historic District or a Conservation District in the IG1 zone in the Central City Plan District may use the criteria listed in 33.815.129, Office Uses in Specified Historic Resources in the Industrial Zones in the Central City Plan District. ~~Office uses in the IG1 zone in the Employment Opportunity Subarea may use the approval criteria listed in 33.815.132, Office Uses in the IG1 Zone in the Employment Opportunity Subarea in the Central City Plan District.~~ The approval criteria are:

[A-E No Change]

33.815.304 Retail Sales And Service Uses on Specified Sites in the South Waterfront and the River Pearl District Subdistricts

For Retail Sales And Service uses in the South Waterfront subdistrict of the Central City plan district with more than 40,000 square feet of net building area, all approval criteria apply. For Retail Sales And Service uses in the Pearl River District subdistrict of the Central City plan district with more than 40,000 square feet of net building area, approval criteria A, B and D apply.

[A-D: No Change]