

## Code Update Packet #181

**Effective Date:** March 31, 2017  
**Contact:** Julie Ocken: 503-823-6041  
**Substantive Changes:** **Typos from RICAP 8**

- Dollar figure for the Automatic adjustment for inflation required by Code Section 33.700.075, Automatic Changes to Specified Dollar Thresholds was not updated in the 'd' overlay. Threshold value between Type II and III of \$2,188,650 is corrected to \$2,223,650 in Chapter 825, Table 825-1.
- Corrected the word "are" to "area" in section 33.930.025.

### Contents

Chapter	Remove Pages	Insert Pages	Changed because of
825	3-4	3-4	Typo
930	3-4	3-4	Typo



<b>Table 825-1 Procedure Type for Design Review Proposals</b>			
<b>Plan Districts</b>	<b>Proposal</b>	<b>Threshold</b>	<b>Procedure</b>
Central City Plan District, excluding Lower Albina	Development proposals	In design overlay zones and value >\$2,223,650	Type III
Northwest Plan District		In design overlay zones and value ≤ \$2,223,650	Type II
South Auditorium Plan District			
Albina Plan District	Development proposals	In design overlay zones	Type II
Hollywood Plan District			
North Interstate Plan District			
St. Johns Plan District			
<b>Overlay Zones</b>			
“a” Alternative Density overlay	Additional density in R3, R2, R1 zone	Using bonus density provisions in 33.405.050	Type III
	Using other provisions in 33.405	Not subject to 33.405.050	Type II
“d” Design overlay	Development proposals	Not identified elsewhere in this table and value > \$2,223,650	Type III
		Not identified elsewhere in this table and value ≤ \$2,223,650	Type II
“j” Main Street Node overlay	Development proposals	In design overlay zones	Type II
“m” Main Street Corridor overlay			
<b>Base Zones</b>			
All zones	Signs	In design overlay zones	Type II
	Exterior mechanical equipment		
	New or replacement awnings		
C, E, I, RX zones	Facade alteration	≤ 500 square feet in design overlay zones	Type II
RF - R2.5 zones	Subject to section 33.110.213, Additional Development Standards	Requests to modify standards	Type II
IR zone site with an approved Impact Mitigation Plan (IMP)	Proposals that are identified in IMP	IMP design guidelines are qualitative	Type II
	Proposals that are identified in IMP	IMP design guidelines are objective or quantitative	Type Ix

2. Minor changes to an approved design review prior to issuance of final permit approval. Minor changes to an approved design review that was originally processed through a Type III procedure are reviewed through a Type II procedure when all of the

following are met. Alterations to a structure after the final building permit approval are exempt from this regulation:

- a. The original design review has not expired;
  - b. The building permit for the project has not received final approval;
  - c. The change will not modify any condition of approval. Changes to an approved exhibit are allowed; and
  - d. The cumulative value of the changes will not result in an increase or decrease in the original project value by more than 15 percent.
3. Phased design plans.
- a. For multi-phased projects. Applicants may submit design plans for multi-phased projects, provided the application includes adequate information to allow review of the immediate and later phases of the project, including anticipated timelines.
  - b. Benefits of a phased design plan. Development in conformance with an approved phased design plan does not have to go through a separate design review for each phase.
  - c. Procedure. A phased design plan application is reviewed using the same procedure and with the same guidelines as a design review for a specific development.
4. Models of proposals in the Central City plan district. For proposals located in the area of the Central City plan district shown on Map 825-1, a three dimensional cardboard model of the proposal is required with an application for Design Review. This requirement applies only to new developments or changes in the bulk of existing buildings. The scale of the model must be 1 inch equals 50 feet.

Before a building permit is issued, a three dimensional wooden model of the proposal as approved must be submitted to be placed in the City's downtown model. The scale of the model must be 1 inch equals 50 feet. The model requirements will be waived if the application does not involve a change in the bulk of buildings on a site for which the City possesses an accurate wooden model.

**B. Neighborhood Contact.** The following proposals are subject to the Neighborhood Contact requirement, as specified in Section 33.700.025, Neighborhood Contact, if they are in the a, Alternative Design Density Overlay Zone, in the Albina Community Plan Area shown on Map 825-2, or in the Outer Southeast Community Plan Area shown on Map 825-3:

1. Proposals that create more than three new dwelling units. Dwelling units are created:
  - a. As part of new development;
  - b. By adding net building area to existing development that increases the number of dwelling units;
  - c. By conversion of existing net building area from non-residential to residential uses; and

### 33.930.025 Measuring Development Standards

Unless otherwise stated below or elsewhere in this Title, all measurements involving development standards are based on the property lines and area of the site after dedication of public rights-of-way and/or designation of private rights-of-way. Standards include, but are not limited to, building coverage, floor area ratio, setbacks, and landscaping requirements. When site area is being dedicated to widen an existing public right-of-way, calculation of floor area ratio is based on the site area at the time of building permit application.

### 33.930.030 Measuring Distances

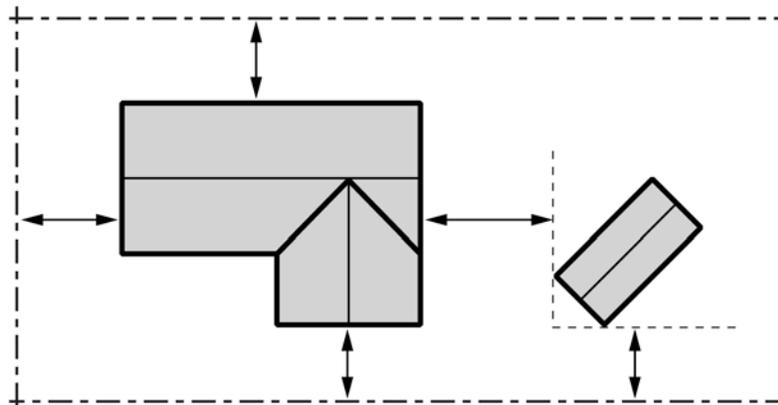
- A. Distances are measured horizontally.** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. See Figure 930-1.

**Figure 930-1**  
**Horizontal Measurement**



- B. Measurements are shortest distance.** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the shortest distance between the two objects. See Figure 930-2. Exceptions are stated in Subsections C., E., and F.

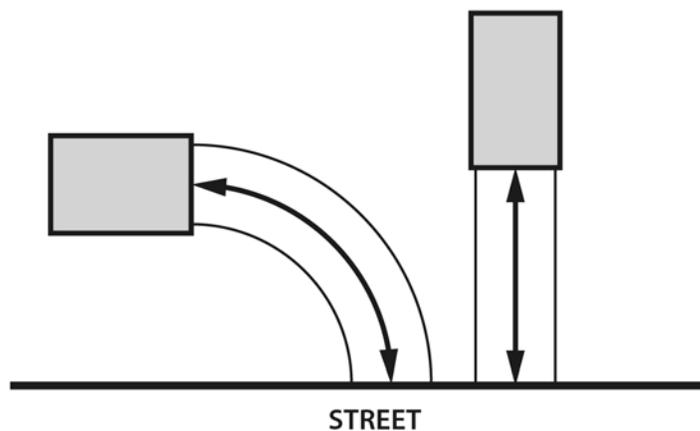
**Figure 930-2  
Closest Distance**



Measurement is taken from the shortest distance between the points.

- C. **Measurements of vehicle travel areas.** Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the arc of the driveway or traffic lane. See Figure 930-3.
- D. **Measurement of distance between rights-of-way.** Distance between rights-of-way is measured from centerline of one right-of-way to the centerline of the other right-of-way.

**Figure 930-3  
Measuring Vehicle Travel Areas**



Measure down the middle of the travel area.

- E. **Measurements involving a structure.** Measurements involving a structure are made to the closest wall of the structure. Chimneys, eaves, building and window trim, and bay windows up to 12 feet in length, are not included in the measurement. Other items, such as covered porches and entrances, are included in the measurement. See Figure 930-2 above, and the base zone chapters.