Revised Proposed Zoning and Comprehensive Plan Maps

This section includes the following existing and proposed maps for the Central City Plan District:
- Base zones
- Comprehensive Plan designations

The existing map currently in effect is shown followed by the proposed replacement map.

Changes to overlay zones are shown on maps in Volume 2A Part 2.
Commentary

Existing Zoning
This map shows the base zoning for the Central City and indicates areas where the Comprehensive Plan designation differs from the base zone, prior to the CC2035 changes.
Commentary

Recommended Zoning
This map shows changes to the base zones. Zone changes are highlighted in gray on the map.

Generally, the zoning is consistent with the Comprehensive Plan designations (shown on following maps). Exceptions include specific parcels where property owners have requested that their property not receive a rezoning to conform with the Comprehensive Plan Map designation. In this case, the Comprehensive Plan designation is updated but the zoning remains intact.

The following describes broad categories of zone changes:

- **From General Employment (EG1 or EG2), General Industrial (IG1) or Heavy Industrial (IH) to Central Employment (EX):** These changes are made in the Central Eastside around the new light rail stations and a few other locations so that more flexible employment uses can be accommodated.

- **From General Industrial (IG1) to Central Employment (EX):** Properties between SE 3rd and 6th Avenues in the Central Eastside that are zoned IG1 but have Comprehensive Plan Central Employment designations will be rezoned EX to match the Comprehensive Plan designation.

- **From Central Residential (RX) to Central Commercial (CX):** This change is for a number of properties in the Lloyd, West End, Downtown, South Downtown/University District, and Goose Hollow subdistricts to increase the flexibility of uses in these areas.

- **Additional changes**
  - The N/NE Quadrant Plan recommended a Portland Public Schools owned property at the Blanchard Site is rezoned from IG1 to EX to enable redevelopment, and a small piece of land near the Steel Bridge east bridgehead is being rezoned from IG1 to EX.
  - The West Quadrant Plan recommended rezoning parcels west of NW Naito Parkway at the northern tip of the Pearl District from IH to EX and rezoning Elizabeth Caruthers Park from CX to OS.
  - Metro requested a zone change from IH to OS for a property they own and maintain as open space in the Central Eastside adjacent to the Ross Island Bridge.
Commentary

Existing Comprehensive Plan Designations

This map shows Comprehensive Plan Map designations for the Central City, prior to the CC2035 changes.
Commentary

Recommended Comprehensive Plan Designations
This map shows changes to the Comprehensive Plan Map; areas of change are highlighted. See commentary for the Recommended Zoning Map.