

Section Amended:

33.140.245 Exterior Display, Storage and Work Activities

Commentary

33.140.245 Exterior Display, Storage, and Work Activities

The City recently adopted the *2035 Comprehensive Plan*. Two implementing projects, the Mixed Use Zoning and the Employment Zoning projects relate to this code section. The Mixed Use Zoning Project changes zoning categories, patterns, and regulations. There will be a significant reduction in the Central Employment (EX) zone in the city. The EX zone will remain in the Central City and in Marquam Hill, where the Oregon Health Sciences University, Doernbecher Childrens' and Shriner's hospitals are located. This project also updated exterior display regulations for commercial zones in the base zone code chapter.

The amendment to 33.140.245.B.1.c applies the same exterior display provisions adopted through the Mixed Use zoning project for the CX zone to the EX zone. This reflects the desire to allow the exterior display of smaller scale goods that add to the vibrancy of street level activity and meets the daily needs and desires of residents, employees and visitors. The amendment allows the exterior display of goods with the exception of auto-oriented, construction and industrial goods. These are not appropriate items to be displayed outdoors in the urban Central City or the EX zoned institutions in Marquam Hill.

Note: The Exterior Display, Storage and Work Activities code section was amended through the adopted Employment Zoning Project but is not yet in effect. For the purposes of this *CC2035 Plan* amendment, the code text as adopted through the Employment Zoning Project is used as the base language for this amendment.

For reference, the existing code language for subsection 33.140.245.B is shown below:

B. Exterior display. Exterior display of goods is allowed in all of the E and I zones except the EX zone. The setbacks and landscaping standards for exterior display areas are stated in Table 140-6.

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A. [No change]

B. Exterior display.

1. Employment zones. Exterior display of goods is allowed as follows. The setback and landscaping standards for exterior display areas are stated in Table 140-6:

a. Exterior display of goods is allowed in the EG1 zone except for uses in the industrial categories. Exterior display of goods is not allowed for uses in the industrial categories in the EG1 zone.

b. Exterior display of goods is allowed in the EG2 zone.

c. Exterior display of goods is ~~not~~ allowed in the EX zone except for the display of motor vehicles, recreational vehicles, motor vehicle parts and supplies, building materials, and goods associated with an industrial use.

2. [No change]

C. – E. [No change]

