

## Recommended Overlay Zone Maps

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This section includes the recommended overlay zone maps for the Central City Plan District.

An interactive version of these maps with more information about the zones can be found online by clicking on “Central City 2035” after visiting: <http://www.portlandmaps.com/bps/mapapp>.

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## Commentary

### Overlay Zones

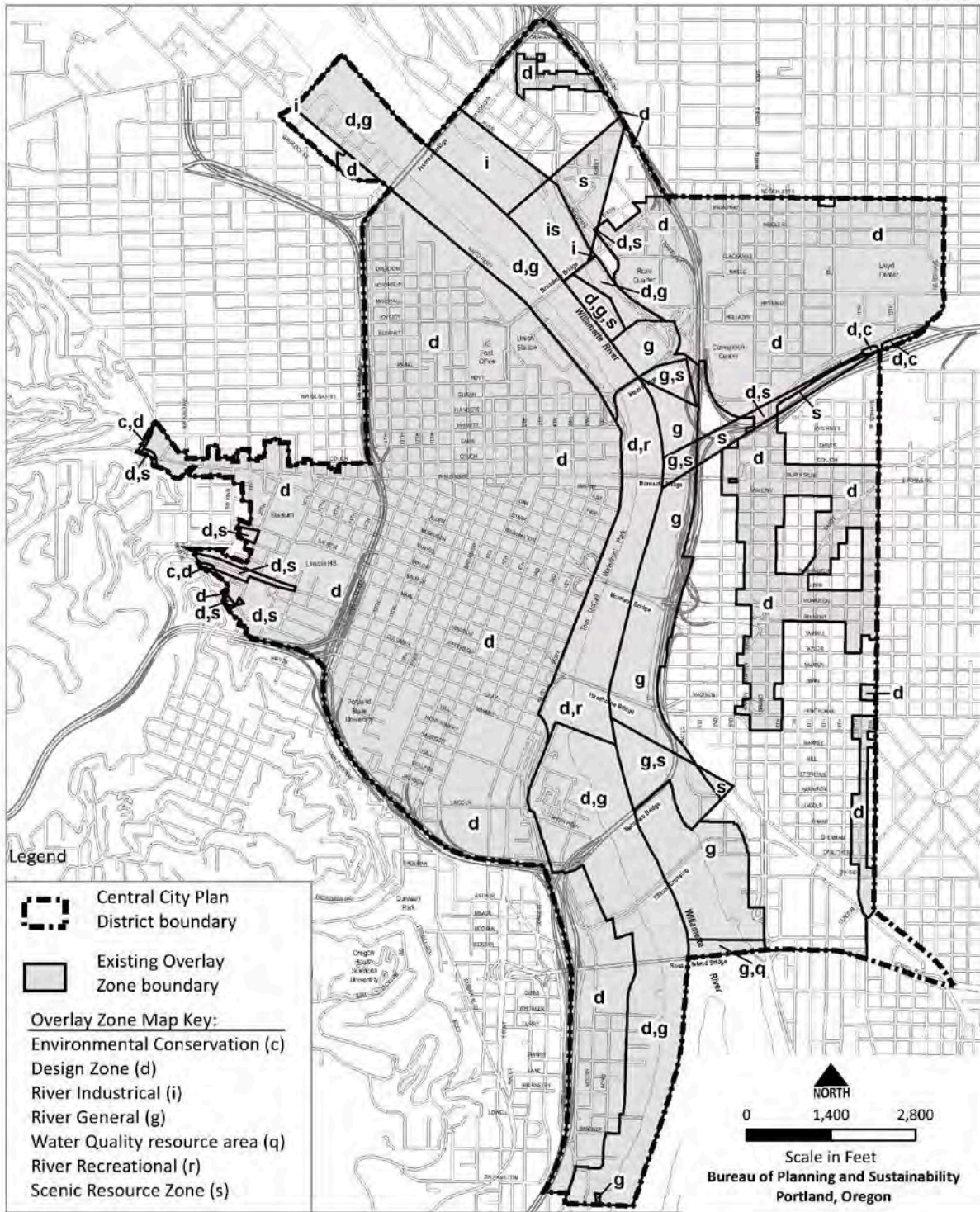
The following overlay zones are being added to or removed from properties as part of the Central City 2035 Plan:

- **Design overlay (d):** This overlay promotes conservation, enhancement and vitality of areas with special scenic, architectural or cultural value by requiring design review. This overlay is applied to all non-industrial sites in the Central City, and therefore is being added to properties where new non-industrial zones are proposed.
- **River overlays (e, g):** A new River Environmental overlay (e) is proposed for natural resources, including the Willamette River, riverbank and riparian areas, to maintain fish and wildlife habitat. This overlay and a new River Review process replaces the existing Greenway overlay and Greenway Review for the Central City. The River General overlay (g\*) zone is being added to Governor Tom McCall Waterfront Park to allow for greater public use and enjoyment of the riverfront. Properties in the Central City with the Water Quality overlay (q) are being rezoned to River General (g\*). All existing River General overlay zoned property identified within the River Overlay Zones Boundary on Map 475-1 are proposed as River g\*.
- **Scenic overlay (s):** The *Central City Scenic Resources Protection Plan*, updated in conjunction with the Central City 2035 Plan, recommends protecting public views of nearby mountains, the Willamette River and bridges, or the city skyline. The plan is implemented by the Scenic (s) overlay for some view corridors and regulating building heights in others. Properties that are in the Scenic (s) overlay and in an environmental conservation or protection overlay zone have a new standard that allows pruning, removal and replacement of existing trees that obstruct views. Properties along the river within the Scenic (s) overlay have special landscaping regulations. Height limits are described on the back of this insert.

A series of inset maps follow the Recommended Overlay Zones Map, showing in greater detail proposed overlay zones along the Willamette River.

# Central City Existing Overlay Zones

June, 2017



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## Commentary



# Central City Recommended Overlay Zones

June, 2017



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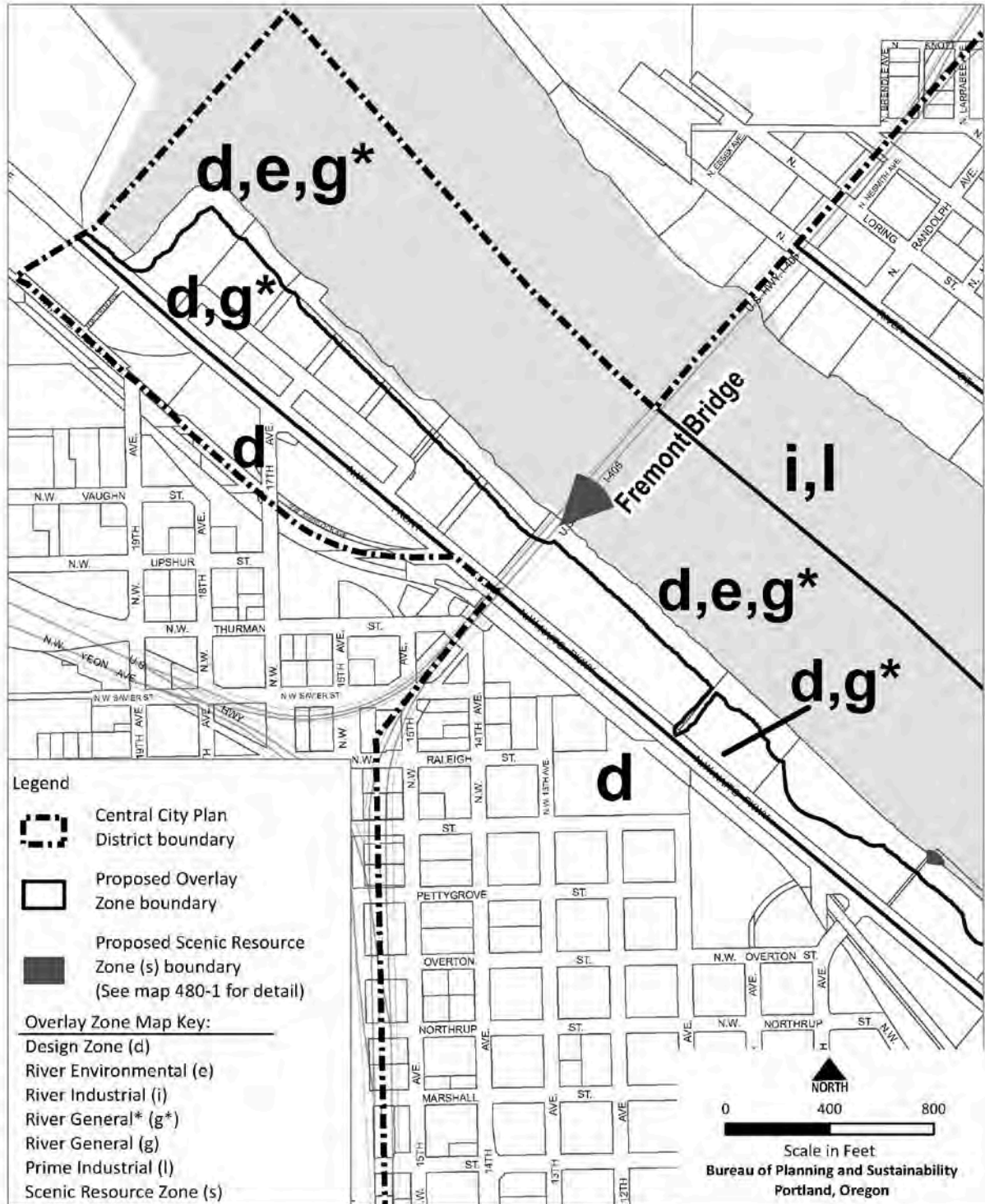
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## Commentary

# Central City Recommended Overlay Zones

# Inset Map A

June, 2017



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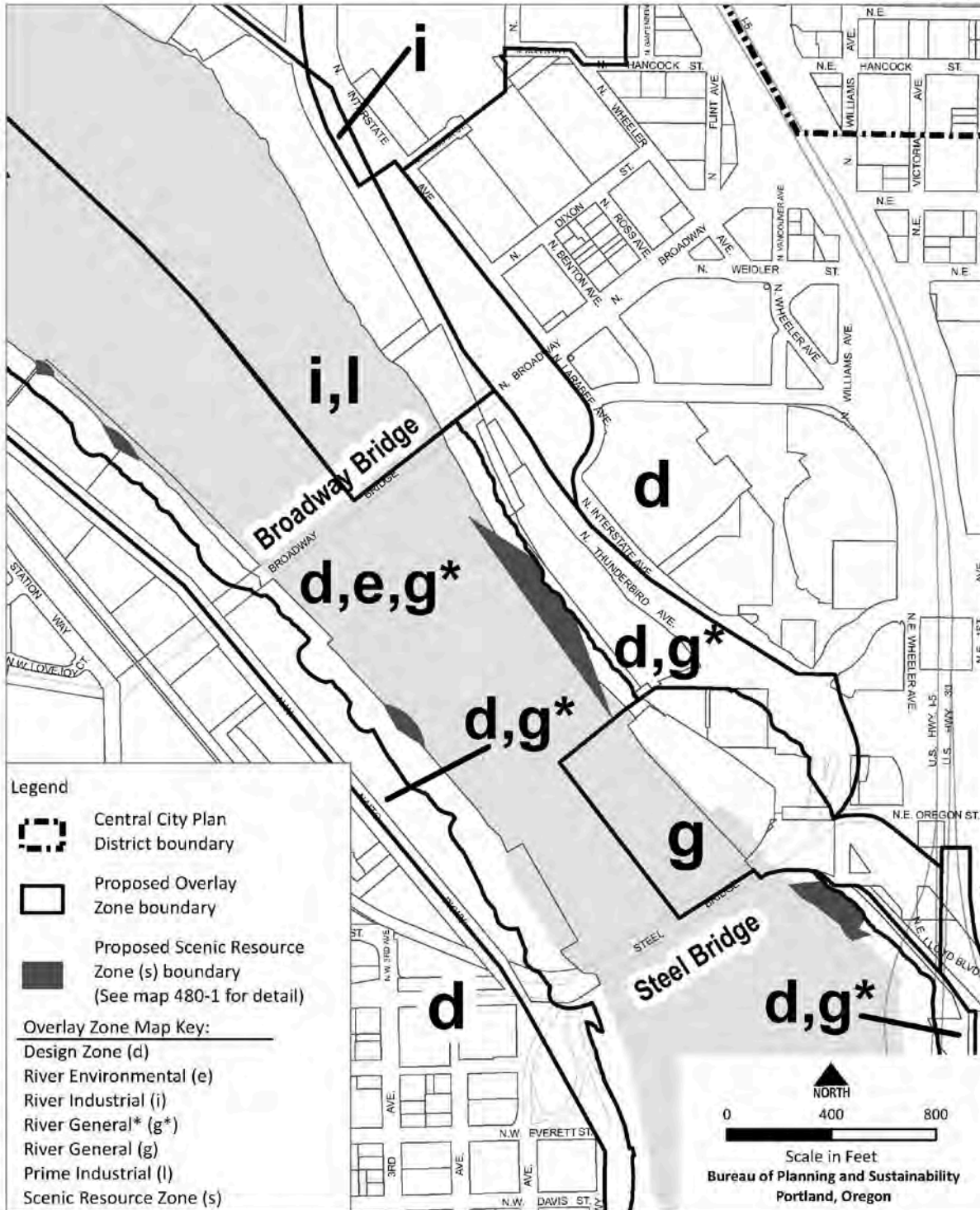
**Commentary**



# Central City Recommended Overlay Zones

# Inset Map B

June, 2017



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**Commentary**



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## Commentary



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## Commentary





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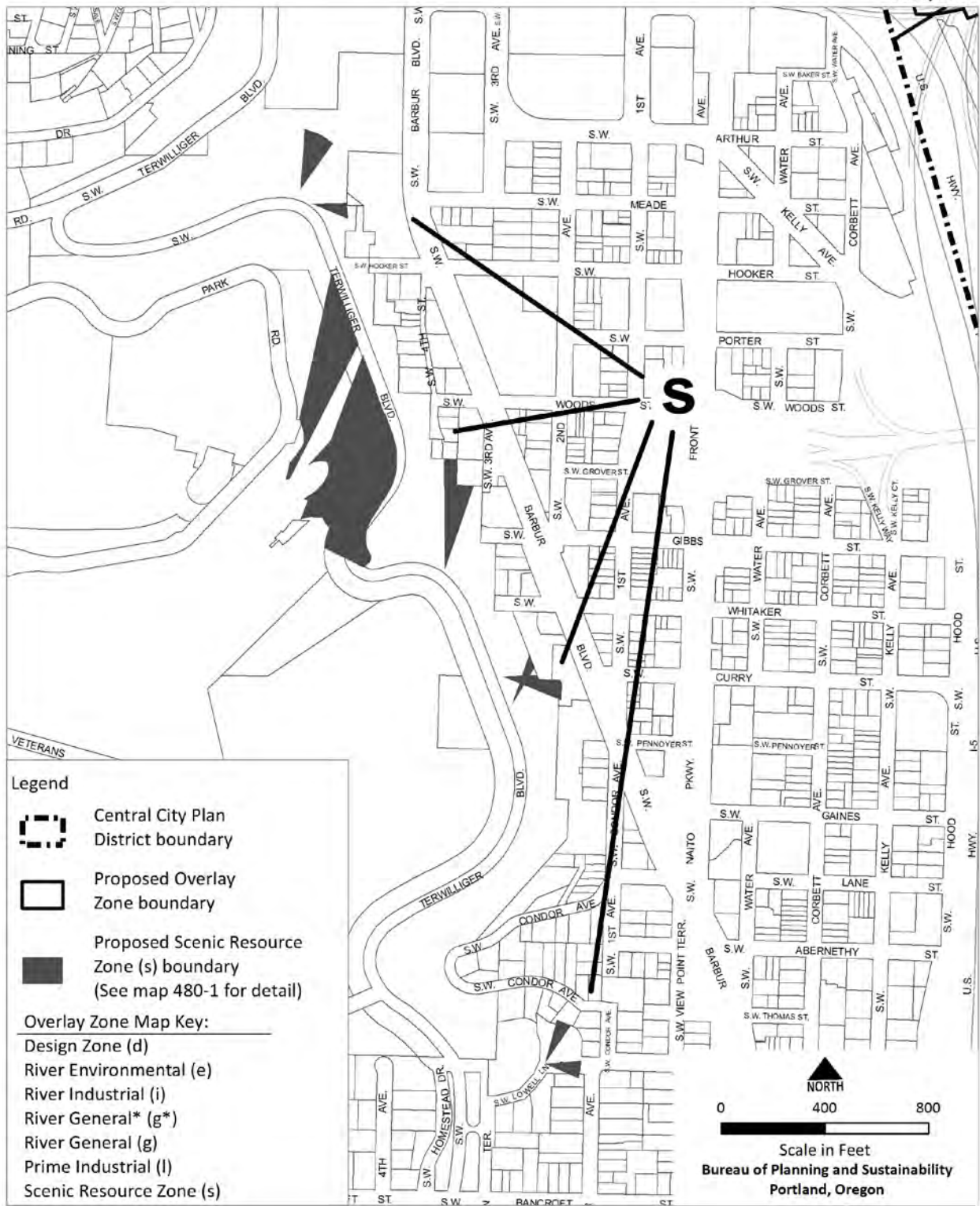
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## Commentary

# Central City Recommended Overlay Zones

# Inset Map F

June, 2017



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## Commentary

# Central City Recommended Overlay Zones

# Inset Map G

June, 2017

