

33.575 Sandy Boulevard Plan District

575

Sections:

General

33.575.010 Purpose

33.575.020 Where These Regulations Apply

Development Standards

33.575.100 Transition Between Residential and Commercial Zones

33.575.110 Building Facades Facing Sandy Boulevard

Map 575-1 Sandy Boulevard Plan District

General

33.575.010 Purpose

The Sandy Boulevard Plan District implements the Sandy Boulevard elements of the Hollywood and Sandy Plan through special height transitions and unique setback treatments.

33.575.020 Where These Regulations Apply

The regulations of this chapter apply to the Sandy Boulevard plan district. The boundaries of the plan district are shown on Map 575-1 at the end of this chapter, and on the Official Zoning Maps.

Development Standards

33.575.100 Transition Between Residential and Commercial Zones

- A. Purpose.** These regulations ensure a landscaping treatment along commercial lot lines that face, but are across the street from a single-dwelling residential zone. In addition, the regulations prevent large blank walls above the ground floor from facing residential sites from across a street and ensure that building heights reduce to relate to adjoining single-dwelling zones.
- B. Where these regulations apply.** These regulations apply to sites on Map 575-1
- C. Height limits for sites abutting or across the street from a RF-R1 zones.** Sites in commercial zones abutting or across the street from RF through R1 zones have special height limits that create a transition to the residential zone. The height limits are as follows:
 1. Sites abutting RF - R1 zones. Sites abutting RF through R1 zones have height limits that decrease in two steps near the residential zone. See Figure 575-1. These height limits are:
 - a. On the portion of a site within 25 feet of a site zoned RF through R1, the maximum building height is the same as the abutting residential zone.
 - b. On the portion of a site that is more than 25 feet but within 50 feet of a site zoned RF through R1, the maximum building height is 45 feet.
 2. Sites across a street from RF - R1 zones. Sites across a street from RF through R1 zones have height limits that decrease near the residential zone. On the portion of the site

within 15 feet of the lot line across the street from a site zoned RF though R1, the maximum building height is the same as the residential zone. See Figure 575-2.

Figure 575-1
Height limits on sites abutting RF - R1 zones

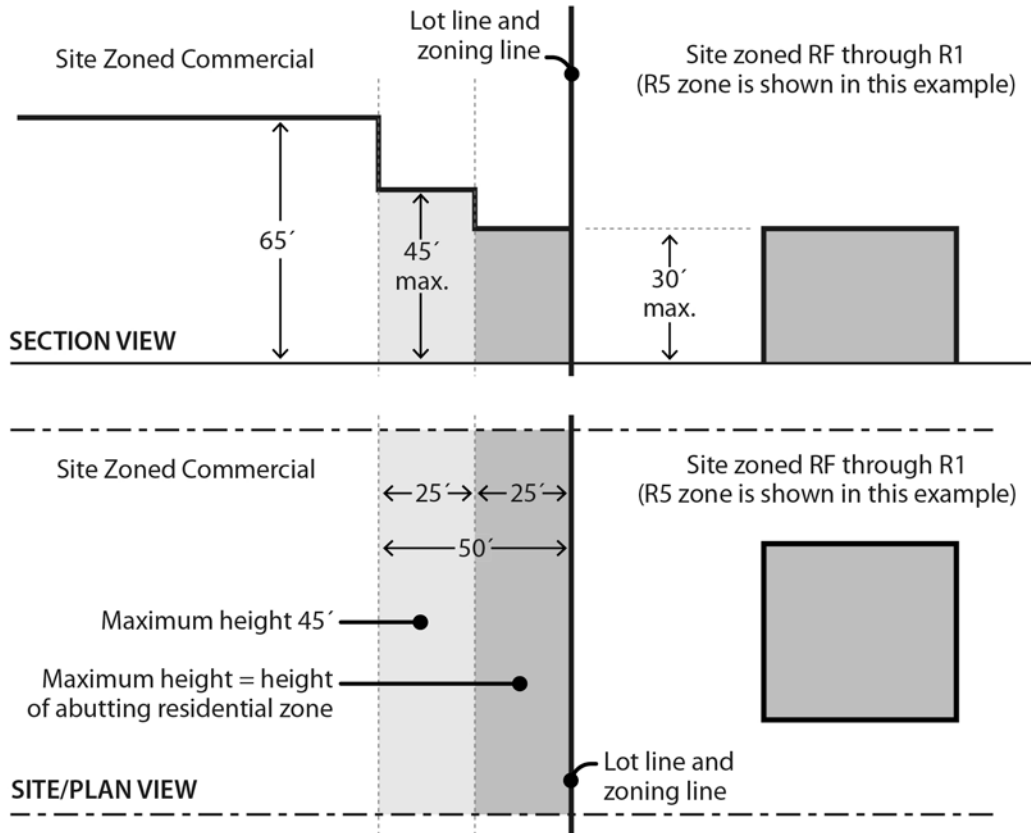
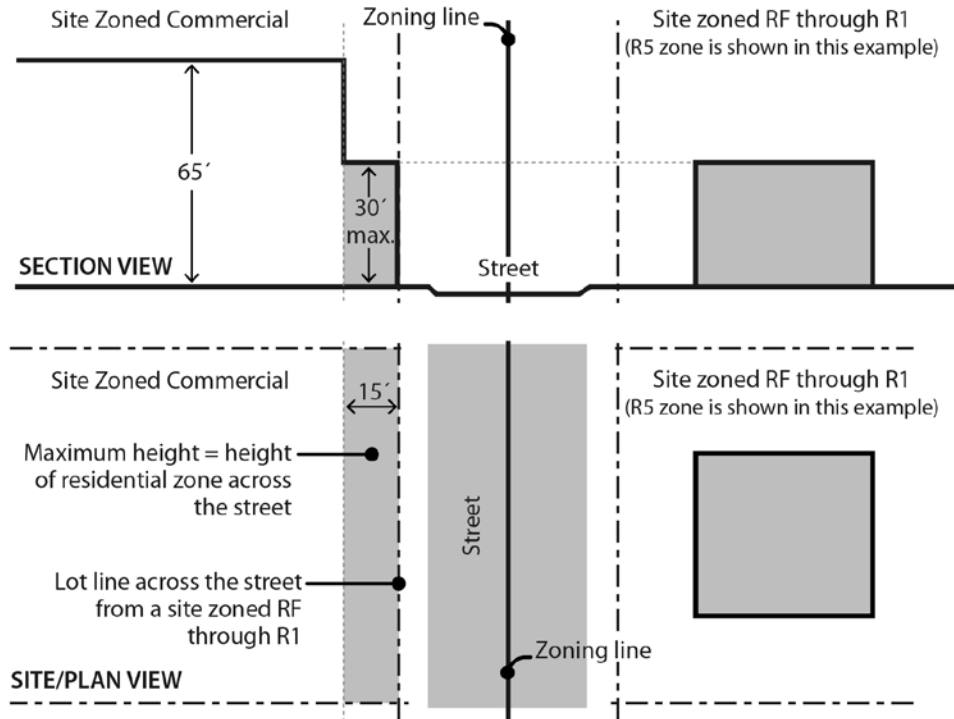


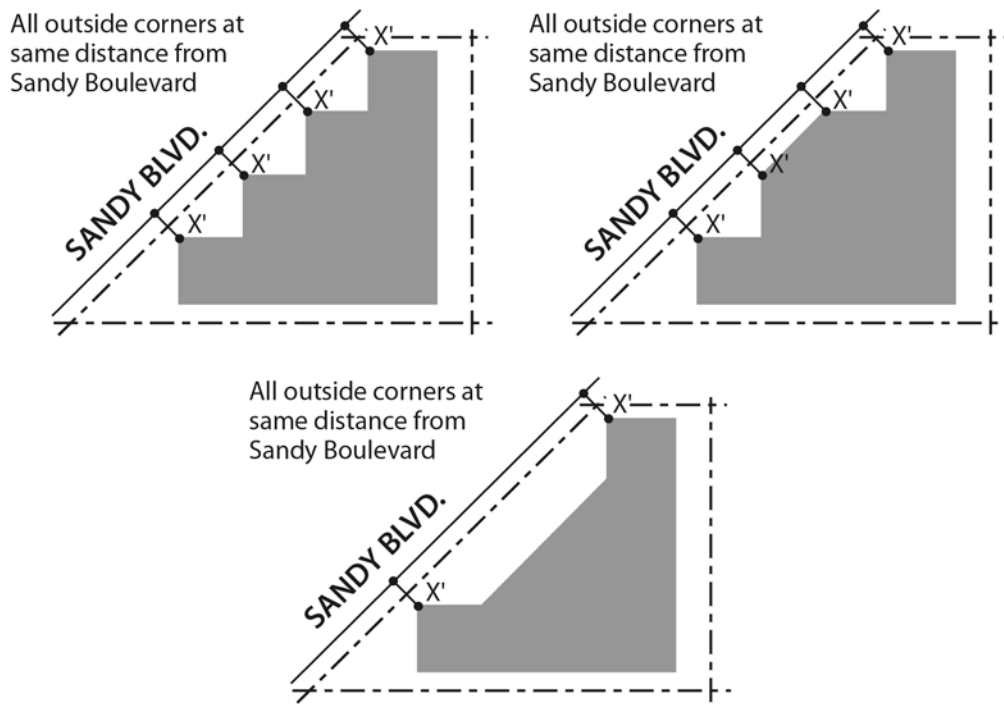
Figure 575-2
Height limits on sites across a street from zones RF - R1 zones



33.575.110 Building Facades Facing Sandy Boulevard

- A. Purpose.** These regulations ensure that new development reinforces the unique diagonal geometry of sites adjacent to Sandy Boulevard.
- B. Where these regulations apply.** These regulations apply to sites on Map 575-1 with frontage along Sandy Boulevard.
- C. Building facades facing Sandy Boulevard.** The exterior walls of the building that can be seen from the Sandy Boulevard lot line must be either:
 - 1. Parallel to Sandy Boulevard; or
 - 2. In a series of stepped facades at an angle to Sandy Boulevard in which all outside building corners are the same distance from Sandy Boulevard, as shown in Figure 575-3.

Figure 575-3
Examples of building facades facing Sandy Boulevard

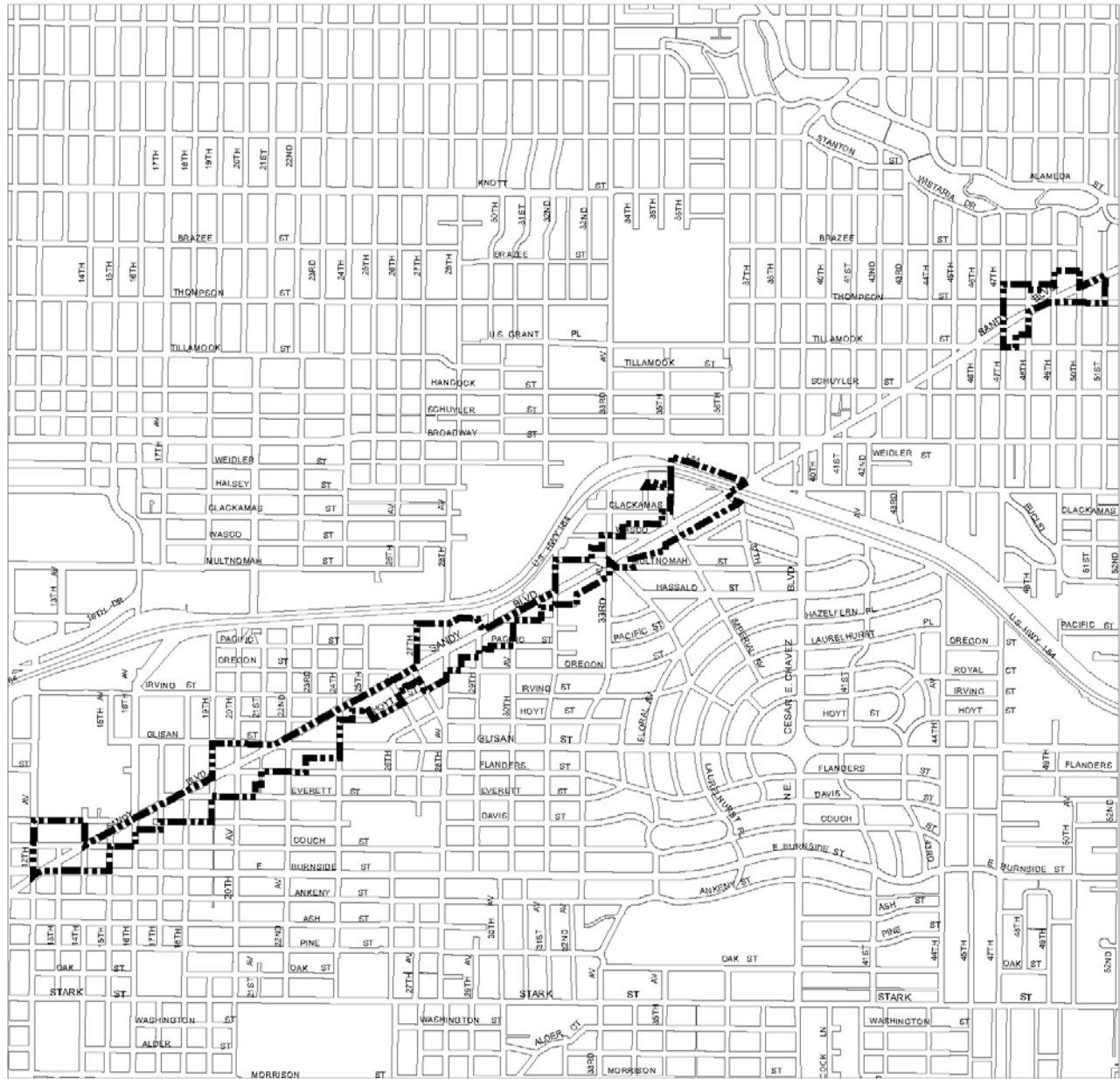


(Adopted by Ord. No. 188177, effective 5/24/18. Amended by: Ord. No. 188958, effective 5/24/18.)

Sandy Boulevard Plan District

Map 575-1

Map Revised May 24, 2018



Plan District boundary



0 1,200 2,400

Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

