

Central Reach River Overlay Zones – Summary

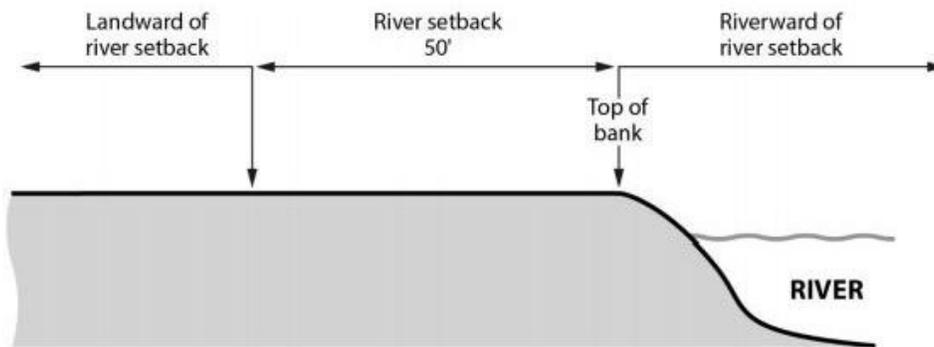
September 18, 2018

Central Reach River Overlay Zones (33.475)

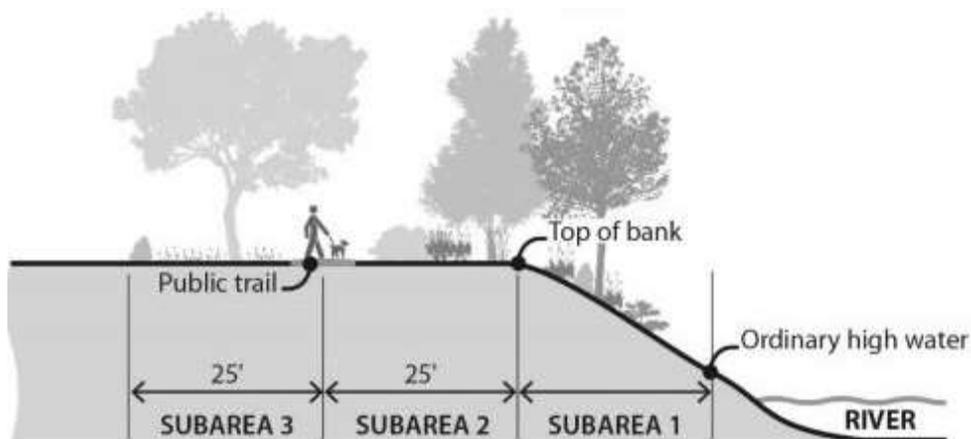
The River Overlay Zones chapter was established as a part of the Central City 2035 effort and created new development regulations for sites within the Willamette Greenway boundary in the Central Reach, except for sites within the South Waterfront Subdistrict and sites zoned industrial. Two new overlay zones, summarized below, were established as a part of this effort.

River General (g*) – Covers entire sites and includes development standards for the river setback, landscaping and lighting. There are no use restrictions outside of the river setback area in this overlay zone. Instead, base zones govern the allowed uses including urban scale residential, commercial, mixed-use development and open space/recreation uses that bring people to the riverfront. New River General regulations include the following:

- River setback of 50 feet.



- New landscape standard establishes landscaping requirements for three subareas, based on the proximity to the river. Landscaping in each subarea must achieve a required planting density. The requirements allow for three different approaches, emphasizing small, medium or large trees mixed with other vegetation.



In the scenic overlay, trees are not allowed to be planted. Depending on the topography of the site and the species selected, shrubs may be planted. Shrubs are encouraged because they provide multiple riparian corridor functions and wildlife habitat. Land within the scenic overlay must be seeded with grasses and forbs to minimize erosion and provide natural functions.

For sites with armored rip rap banks an option to meet the landscape standard elsewhere on site has also been provided.

- New lighting standard limits when exterior lights can be used and requires all fixtures to be completed shielded on the top and sides with opaque materials.

River Environmental (e) – Applied to high or medium ranked riparian corridors and wildlife habitat in the Central Reach. All river, riverbank and riparian areas within at least 50 feet of the top of bank are ranked high or medium. The width of the riparian area may be wider than 50 feet from the top of bank depending on the natural resources present, including vegetated floodplains and riparian vegetation. The River Environmental overlay zone does not apply to low-ranked natural resources.

The River Environmental overlay zone includes a multi-track system that allows some types of development and activity to be exempt from regulations, allows some development and exterior alterations if it meets standards, and requires some development to go through a land use review. The standards are generally modeled after the standards listed in Chapter 33.430, Environmental Zones.

Non-conforming Development (33.475.250)

Nonconforming uses and development exist where a site met all the regulations at the time it was developed but does not meet the current regulations because of subsequent changes to the Zoning Code. For example, many parking lots were built before Portland required landscaping.

This new section of the code established the following:

- All nonconforming uses and development existing or created as a result of the new regulations are allowed to continue. Within an existing building, the development may change to another nonconforming use. If the development is outdoors, the use cannot be changed to another nonconforming use.
- Any changes that bring the nonconforming development further out of compliance are not allowed. Therefore, expansion of the use or development may occur provided that it is not within or riverward of the river setback. This means that new overhanging or cantilevered structures like decks or bay windows are not allowed. Expansion includes adding additional floor area.
- Development may change to allow river-dependent and river-related development by right, consistent with Statewide Planning Goal 15, Willamette River, and other zoning code regulations.