



| # | Name                                   | Sponsor | Amendment  |
|---|--|---------|--|
| 5 | Threshold for Design Review            | Rubio   | Reduce the threshold for design review from 75' to 55', except for projects meeting the affordable housing eligibility requirements in Amendment #4. Those affordable housing projects can choose to use the design standards or go through design review.   |
| 6 | Technical Amendments                   | Rubio   | <p>Make technical amendments to the Recommended Draft or include updates from other projects that weren't initially incorporated into the Draft.</p> <ol style="list-style-type: none"> <li>1) Add outdoor shelter exempt from Shelter to Housing Continuum (S2HC) project</li> <li>2) Allow existing screening to screen rooftop equipment</li> <li>3) Clarify low carbon concrete standard</li> <li>4) Revise code language for joint hearings for legislative projects</li> <li>5) Correct typos in the Design Standards Table</li> <li>6) Correct references in the Sign Code</li> </ol> |
| 7 | Ground floor active use in Arbor Lodge | Ryan    | This amendment adds a new Context standard for the Eastern edge of the Arbor Lodge neighborhood along North Interstate in the CM3 zone that requires ground floor active uses in new buildings.  |

### Ordinance Potential Amendment

| # | Name                                     | Sponsor | Amendment   |
|---|--|---------|---|
| 8 | Directive to create character statements | Wheeler | Direct the Bureau of Planning and Sustainability to create character statements with area-specific plans that have the Design overlay zone. |



## **How to read this document:**

Strikethrough and underline font is used to mark changes relative to current code. Text shading is for informational purposes to highlight where the text amendment from the Recommended Draft occurs.

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### **Item #1: Bridge exemption with DAR requirement for larger bridges.**

*Require a design advice request (DAR) for bridges with a span of over 100 feet, instead of requiring a Type III Design Review for bridges with a span of over 60 feet. There will also be commentary changes which will be reflected in the Amended Recommended Draft. Below are the code changes.*

*Amend code on page 17:*

8. New bridges in the right-of-way, and alterations to existing bridges in the right-of-way. However, a new bridge in the right-of-way with a horizontal span more than 100 feet must complete a design advice request with the Design Commission as specified in 33.730.050.B.

*Amend Code for 33.420.050.B.5 related to use of design standards for bridges. Since all bridges will be exempt from the chapter and larger bridges are only subject to the design advice request, this reference is no longer needed.*

*Amend code on page 35 to remove bridges:*

5. Non-standard improvements in the right-of-way or other encroachments identified in City Titles as requiring design review;

Amend Table 825-1 to remove references to bridges. This is consistent with the above exemption for bridges. No review threshold is needed for bridges.  
 Amend Table 825-1 on Page 153.

| <b>Table 825-1</b>                                 |   |  |   |
|--|---|--|---|
| <b>Procedure Type for Design Review Proposals</b>  |   |  |   |
| <b>Geographic Area</b>                             | <b>Proposal</b>   | <b>Threshold</b>   | <b>Procedure</b>  |
| <u>Central City Plan District</u>                  | <u>New development or new building(s) on a site with existing development</u> | <u>1) New floor area is &gt; 25,000 s.f. or</u><br><u>2) New building height is &gt; 45 ft. [1]</u>    | <u>Type III [2]</u>   |
|  |   | <u>All other new development or new buildings</u>  | <u>Type II</u>  |
|  | <u>Exterior alteration to existing development</u>                            | <u>Addition to an existing building &gt; 45 ft height [1], and adds &gt; 25,000 s.f. of floor area</u> | <u>Type III [2]</u>   |
|  |   | <u>Exterior alteration affecting 500 s.f. or less of façade or roof area</u>                           | <u>Type I</u>   |
|  |   | <u>All other exterior alterations</u>  | <u>Type II</u>  |
|  | <u>All Other Areas Subject to Design Review</u>                               | <u>New development or new building(s) on a site with existing development</u>                          | <u>1) New floor area is &gt; 80,000 s.f. or</u><br><u>2) New building height is &gt; 65 ft. [1]</u> |
| <u>All other new development or new buildings</u>  |   |  | <u>Type II</u>  |
| <u>Exterior alteration to existing development</u> |   | <u>Addition to an existing building &gt; 65 ft height [1], and adds &gt; 50,000 s.f of floor area</u>  | <u>Type III [2]</u>   |
|  |   | <u>Exterior alteration affecting 500 s.f. or less of façade or roof area</u>                           | <u>Type I</u>   |
|  |   | <u>All other exterior alteration</u>   | <u>Type II</u>  |
| <u>Exterior development not listed above</u>       |   |  | <u>Type II</u>  |

(See Item #4 for changes to footnote #2)

## Item #2: Design Commission Makeup

*Move positions with expertise in natural resource management and sustainable building practices to the larger list of development-related experts from which 5 members are chosen, instead of requiring a position to be reserved for each expertise.*

*Amend code on page 133:*

### **33.710.050 Design Commission**

**B. Membership.** The Design Commission consists of seven members, none of whom may hold public elective office. The Commission must include:

1. One representative of the Regional Arts and Culture Council;
2. One person representing the public at-large. The public-at-large member must not be employed in one of the areas of expertise listed in Paragraph B.3; and
3. Five members experienced in either urban planning, design, architecture, landscape architecture, natural resource management, sustainable building practices, engineering, financing, construction or management of buildings, ~~and~~ or land development. No more than two members may be appointed from any one of these areas of expertise.

The Regional Arts and Culture Council member is nominated by the Regional Arts and Culture Council chair and approved by the Mayor. The other members are appointed by the Mayor and confirmed by the City Council.

### Item #3: Main Streets Design Standard Bundle

This amendment adds a new optional standard with 5 options to incentivize architectural features on sites with the Centers Main Street ‘m’ overlay in the inner pattern area identified in 130-3.

Add a new standard, C3, on page 41, shift and renumber the remaining commentary for the old C3-C17 list to C4-C18:

| Required (X) | APPLIES TO:  | THE DESIGN STANDARD  | Optional points   |
|--------------|--|--|-------------------|
|              | <b>C3</b>  | <b>Buildings in Inner Neighborhoods with Centers Main Street overlay zone</b>  |                   |
|              | New building located in the Centers Main Street (m) overlay zone within the Inner Pattern area shown on Map 130-3. | <p>Meet any of the following standards up to a maximum of 4 points:</p> <ul style="list-style-type: none"> <li>• The portion of the street-facing façade that fronts a non-residential use must provide the following:               <ul style="list-style-type: none"> <li>• A transom window must be provided above each ground floor window and door opening. The transom window must be at least 12 inches in height and separated from main ground floor windows by at least 4 inches. Mullions within a storefront glazing system do not count toward the window separation.</li> <li>• A base sill or bulkhead must be provided at the ground level. The base must be at least 18 inches above grade, but is not required where access doors are located.</li> <li>• Street-facing ground floor windows must be split up into sections no more than 25 feet wide, separated by a column made up of a different material than the storefront glazing system and at least 12 inches wide.</li> </ul> </li> <li>• The following must be provided on street-facing facades:               <ul style="list-style-type: none"> <li>• The ground floor of the building must be visually distinct from upper stories by providing either a cornice, belt course or projecting band between the first and second floor of the building, or a change of material between the first floor and upper floors of the building.</li> <li>• The top of the building must have a parapet or cap that extends at least 18 inches above the roofline and is distinguished from the rest of the building by a different color or material.</li> </ul> </li> </ul> | <p>2</p> <p>1</p> |

|  |  |   |   |
|--|--|---|---|
|  |  | <ul style="list-style-type: none"> <li>The street-facing windows on floors above the ground floor must be vertical – taller than it is wide. Street-facing windows on each upper floor must be directly above the one below, excluding the ground floor. Upper floors that step back per the standard below do not need to be vertical or aligned.</li> </ul> | 1 |
|  |  | <ul style="list-style-type: none"> <li>On street-facing facades, floors that are more than 35 feet above the existing or proposed sidewalk adjacent to the site must be set back at least 5 feet from the exterior walls below.</li> </ul>  | 2 |
|  |  | <ul style="list-style-type: none"> <li>On corner sites, a main entrance for a ground floor tenant must be located at the corner of the intersecting streets and be at an angle of 30 to 45 degrees from the transit street with the highest classification.</li> </ul>  | 1 |

Renumber C3-C17 to C4-C18

#### Item #4: Review of Affordable Housing Projects.

This amendment allows more affordable housing projects to choose between a Type II and Type III procedure. It expands the eligible projects to those using a wider variety of funding options beyond City Subsidy projects. The Portland Housing Bureau will amend any administrative rules so that they can consider these projects and provide the letter of confirmation at the time of land use review.

Amend Table 825-1: Footnote #2 on page 153 (see Item #1 for changes to the table itself):

| <b>Table 825-1</b>                                |  |   |                  |
|---|--|---|------------------|
| <b>Procedure Type for Design Review Proposals</b> |  |   |                  |
| <b>Geographic Area</b>                            | <b>Proposal</b>  | <b>Threshold</b>  | <b>Procedure</b> |
| Central City Plan District                        | New development or new building(s) on a site with existing development | 1) New floor area is > 25,000 s.f. or<br>2) New building height is > 45 ft. [1]           | Type III [2]     |
|   |  | All other new development or new buildings  | Type II          |
|   | Exterior alteration to existing development                            | Addition to an existing building > 45 ft height [1], and adds > 25,000 s.f. of floor area | Type III [2]     |
|   |  | Exterior alteration affecting 500 s.f. or less of façade or roof area                     | Type I           |
|   |  | All other exterior alterations  | Type II          |
| All Other Areas Subject to Design Review          | New development or new building(s) on a site with existing development | 1) New floor area is > 80,000 s.f. or<br>2) New building height is > 65 ft. [1]           | Type III [2]     |
|   |  | All other new development or new buildings  | Type II          |
|   | Exterior alteration to existing development                            | Addition to an existing building > 65 ft height [1], and adds > 50,000 s.f. of floor area | Type III [2]     |
|   |  | Exterior alteration affecting 500 s.f. or less of façade or roof area                     | Type I           |
|   |  | All other exterior alteration   | Type II          |
|   | Exterior development not listed above                                  |   | Type II          |

[1] The height threshold does not include additional height allowed through a height exception in the bases zone.

[2] An affordable housing project may choose a Type II review procedure if at least 50 percent of the total number of dwelling units on the site are affordable to those earning no more than 60 percent of the area median family income or an affordability level established by Title 30. If a Type II review procedure is chosen, the applicant must provide a letter from the Portland Housing Bureau certifying that the development meets the affordability requirement and any administrative requirements of the Portland Housing Bureau.



## Item #5: 55-foot versus 75-foot tall for standards (w/ affordable housing).

The shaded text indicates the amendment from the Recommended Draft.

*Reduce the threshold for design review from 75-feet to 55-feet, except for projects meeting the affordable housing eligibility requirements similar to Amendment #4. These affordable housing projects can choose to use the design standards or go through design review. The taller affordable housing buildings will be required to provide a higher rate of optional design points as well as meeting three additional standards that become required for the taller buildings. Note that this limitation will only apply in zones or plan districts that would allow buildings taller than 55-feet. Revised commentary will be included in the Amended Recommended Draft.*

*Amend 33.420.050.B3 Code on page 35*

3. New buildings or additions when any portion of the new building or addition exceeds the following height maximum:
  - a. The building or addition exceeds 55 feet in height, not counting additional height allowed through a base zone height standard exception and does not qualify as an affordable housing project in b;
  - b. The building or addition is an affordable housing project that exceeds 75 feet in height, not counting additional height allowed through a base zone height standard exception. To use this threshold, at least 50 percent of the total number of dwelling units on the site must be affordable to those earning no more than 60 percent of the area median family income. The applicant must provide a letter from the Portland Housing Bureau certifying that the project meets the affordability requirement of this standard and any administrative requirements of the Portland Housing Bureau. The letter must be submitted before a building permit can be issued for the development.

*Amend 33.420.050.C code on page 37*

### **C. Design standards.**

1. New development.
  - a. Required design standards. New development must meet all the design standards identified in Table 420-2 as required standards. Only the standards applicable to the development apply; and
  - b. Optional design standards. New development must meet the optional design standards as follows. Unless otherwise stated, if a standard is required, no optional points are earned:
    - (1) Buildings up to 55 feet tall. New development with buildings that are 55 feet tall or less must meet enough of the standards identified in Table 420-2 as providing optional points to total 20 points, or one point for every 1,000 square feet of site area, whichever is less. For sites that are required to earn 20 points, at least one point must be earned in each of the context, public realm, and quality and resilience categories;

(2) Building more than 55 feet tall that qualify as an affordable housing project under 33.420.050.B.3.b. New development with buildings that are more than 55 feet tall must meet enough of the standards identified in Table 420-2 as providing optional points to total 20 points, or two points for every 1,000 square feet of site area, whichever is less. For sites that are required to earn 20 points, at least one point must be earned in each of the context, public realm, and quality and resilience categories.

2. Alterations to existing development must meet all the design standards identified in Table 420-2 as required. Only the standards applicable to the alteration apply. In addition, major remodels must meet enough of the standards identified in Table 420-2 as optional to total 5 points, or one point for every 1,000 square feet of site area, whichever is less.

*The following design standards are shown for illustration since they are the additional required standards for the taller affordable housing developments. However, they do not need to specifically reference affordable housing, since that is already covered above.*

| Required (X) | APPLIES TO:  | THE DESIGN STANDARD   | Optional points |
|--------------|--|---|-----------------|
| X            | <p><b>PR2</b> <b>Ground Floor Height for Taller Buildings</b></p> <p>New building with a ground floor that fronts on a street identified as a civic or neighborhood corridor on Map 130-3 as follows:</p> <p>The standard is required for a new building with a height that exceeds 55 feet.</p> <p>The standard is optional for a building that is 55 feet or less in height.</p> | <p>At least 50 percent of the ground floor must meet the following:</p> <ul style="list-style-type: none"> <li>The distance from the finished floor to the bottom of the structure above must be at least 15 feet. The bottom of the structure above includes supporting beams; and</li> <li>The area meeting this standard must be at least 25 feet deep, measured from the street-facing façade.</li> </ul> | 2               |

| Required<br>(X) | APPLIES TO:   | THE DESIGN STANDARD   | Optional<br>points |
|-----------------|---|---|--------------------|
| X               | <b>PR15</b>   | <b>Weather Protection Along a Transit Street</b>  |                    |
|                 | <p>New building on a transit street as follows:</p> <p>The standard is required for a new building with a height that exceeds 55 feet.</p> <p>The standard is optional for new buildings that are 55 feet or less in height</p> | <p>Weather protection must be provided along at least 50 percent of the street-facing façade located within 20 feet of a transit street lot line. The weather protection must meet the following:</p> <ul style="list-style-type: none"> <li>• The weather protection must project out at least 4 feet from the adjoining wall.</li> <li>• The height of the weather protection must be between 9 feet and 15 feet above the grade underneath it.</li> </ul> <p>When this standard is met as an optional standard, the street facing façade within 20 feet of a transit street lot line must have a length of at least 50 feet.</p> | 2                  |

| Required<br>(X) | APPLIES TO:   | THE DESIGN STANDARD   | Optional<br>points |
|-----------------|---|---|--------------------|
| X               | <b>QR14</b>   | <b>Ground Floor Windows</b>   |                    |
|                 | <p>New building as follows:</p> <p>The standard is required for a new building with a height that exceeds 55 feet.</p> <p>The standard is optional for new buildings that are 55 feet or less in height</p> | <p>The 60 percent ground floor window standard in 33.415.340 of the Centers Main Street Overlay Zone applies to all street-facing elevations. Other ground floor window standards of the base zone apply.</p> | 2                  |

## Item #6: BPS Technical Amendments

Make technical amendments to the Recommended Draft or include updates from other projects that weren't initially incorporated into the Draft.

- 1) Add outdoor shelter exempt from Shelter to Housing Continuum (S2HC) project
  - 2) Allow existing screening to screen rooftop equipment
  - 3) Clarify low carbon concrete standard
  - 4) Revise code language for joint hearings for legislative projects
  - 5) Correct typos in the Design Standards Table
  - 6) Correct references in the Sign
- 

1. **Add outdoor shelter exemption from Shelter to Housing Continuum (S2HC) project.** City Council exempted outdoor shelters from the design overlay zone chapter in the S2HC project. This provision was effective on April 30, 2021. This amendment inserts the exemption into the new list of exemptions.

Amend 33.420.045 A.5 and renumber 5-8 to be 6-9 on page 17:

### **33.420.045 Items Exempt From This Chapter Design Review**

The following items are exempt from the regulations of this chapter design review:

#### **A. General exemptions:**

1. Development that does not require a permit;
2. Development when:
  - a. The only use on the site will be Household Living;
  - b. There will be no more than four dwelling units total on the site;
  - c. All new buildings and additions to existing buildings on the site are no more than 35 feet in height; and
  - d. The site is not zoned RX, EX, or CX;
3. Houseboats in a houseboat moorage;
4. Manufactured dwelling parks;
5. Outdoor shelters;
6. Development associated with a Rail Lines and Utility Corridor use;
7. Development associated with a Parks and Open Areas use when the development does not require a conditional use review;
8. Anemometers, and small wind energy turbines that do not extend into a view corridor designated in the Scenic Resources Protection Plan; and
9. New bridges in the right-of-way with a horizontal span length of 60 feet or less, and alterations to existing bridges in the right-of-way.

**2. Allow existing screening to screen rooftop equipment.** *The Recommended Draft exempts rooftop equipment that can be placed behind a parapet and is no higher than the parapet. Rooftops often have other forms of existing screening on the roof which can equally hide the equipment, including existing equipment enclosures and screens. This technical amendment includes ‘screens and enclosures’ as existing screening options that can meet the exemption.*

*Amend 33.420.045.B.8.c.(1) on page 21:*

c. Rooftop alterations and equipment that do not increase floor area when:

- (1) The proposed alteration or equipment is screened by an existing parapet, screen or enclosure that is as tall as the tallest part of the equipment or alteration;
- (2) The proposed alteration or equipment is set back 4 feet from the edge of the roof for every 1 foot of height above the roof surface or top of parapet;
- (3) The proposed alteration or equipment is located entirely within 5 feet of the façade of an existing equipment penthouse, does not extend above the penthouse, and is the same color as the penthouse; or
- (4) The proposed alteration or equipment does not exceed 3 feet in width, depth, length, diameter or height.

**3. Clarify low carbon concrete standard.** *The City’s Procurement Office is working with Oregon DEQ and other technical experts to establish a standard for low-carbon concrete for City projects. While the new standard is appropriate for City projects which mostly use concrete for horizontal flatwork, it is not a reach for private developers that mostly use concrete for vertical walls. This technical change provides a more aggressive target (15% lower than the City established standard) to warrant gaining a point.*

*Amend QR19 of the Design Standards, Table 420-2 within 33.420.050.C on page 85:*

|  | QR19   | Low Carbon Concrete   |   |
|--|--|---|---|
|  | New building using concrete as allowed for an exterior material in Table 420-3 | Use mixes that have a global warming potential (GWP) that is 15 percent lower than the GWP limits referenced in the City’s Pre-Approved Concrete Mix Design List maintained by the Bureau of Environmental Services’ materials testing lab. | 1 |

4. *Revise code language for joint hearings for legislative projects. The Recommended Draft included a provision that required legislative projects that amended design guidelines or the design standards to host a joint hearing of the PSC and the Design Commission. After the PSC recommendation, it was discovered that the regulating language should have been made a part of 33.740, Legislative Procedure, instead of 33.720, Assignment of Review Bodies. This technical amendment makes this change but keeps a reference within 33.720 to provide clarity to readers.*

*Amend 33.720.030 on page 137*

### **33.720.030 Legislative Land Use Reviews**

- A. Legislative land use reviews, unless stated otherwise in Subsections B or C, ~~below~~, are assigned to the Planning and Sustainability Commission, who will make a recommendation to City Council.
- B. Design Guidelines in Historic Districts and Conservation Districts ~~are adopted by~~ require a recommendation from the Historic Landmarks Commission ~~before being submitted to the City Council for adoption.~~
- C. Design guidelines in design districts are adopted by require a recommendation from the Design Commission before being submitted to the City Council for adoption. In some cases, a joint hearing with the Design and Planning and Sustainability commissions is required. See 33.740.020.
- D. Final action on all legislative land use reviews is by the City Council.

*Add 33.740.020 A & B to the draft as amended after Chapter 33.730 ends on page 147:*

### **33.740.020 Commission Review (Amended by Ord. No. 170704, effective 1/1/97.)**

- A. **Hearing required.**
  - 1. A Commission must hold at least one public hearing before recommending action on a legislative matter.
  - 2. When a legislative matter includes the establishment or amendment of any design standards in 33.420 or the establishment or amendment of any design guidelines for design review, at least one joint public hearing with the Planning and Sustainability Commission and the Design Commission is required before each commission recommends action on the subject matter assigned to them.
- B. **Public notice for the hearing.**
  - 1.-3. [No change]
  - 4. More than one Commission or hearing involved. The notice requirements of Paragraph 1. above apply to the initial hearing on the legislative matter, whether it is held by the Planning and Sustainability Commission, Design Commission, or Historical Landmarks Commission, or is a joint hearing. When more than one hearing is held, additional notice will be made as follows:
    - a. To a specific time and place. If notice of a subsequent hearing is made at a public hearing on the same legislative matter and the specific time and place of the subsequent hearing are stated, then no additional notice is required.

- b. Undetermined time and place. If a subsequent hearing has not been scheduled at the time of a previous hearing, as provided in Subparagraph a. above, then notice of the subsequent hearing must be mailed to all persons who responded to the matter in writing, testified at the previous hearing, or have requested such notice. The notice must be mailed at least 14 days before the hearing.

**C.-E. [No change]**

- 5. **Correct typographical references to Design overlay zone maps.** *The Recommended Draft includes the removal of Map 420-4. However, the River Plan, effective 8/1/21, removed map 420-2 for the Macadam design districts. This creates additional edits to the numbering of the maps and the related zoning code references.*

*33.284.040.D: Revise numerical order of Maps to reflect removal of Macadam*

*33.420 Table of Contents list of maps: Remove Macadam and renumber a total of 4 (420-1 – 420-4)*

*33.420.021 Applying the Design Overlay zone: Revise numerical order of Maps to reflect removal of Macadam.*

*33.420.045.C.2 Revise number for Marquam Hill Design District.*

*33.420.050.B.2: Revise number for Gateway plan district.*

*33.420.065 Design Guidelines: Revise numerical order of Maps to reflect removal of Macadam.*

*33.825.065 Design Guidelines: Revise numerical order of Maps to reflect removal of Macadam.*

*33.825.065 Design Guidelines: Revise numerical order of Maps to reflect removal of Macadam.*

*Amend 33.284.040.D on page 11:*

- D. Design review approval criteria.** A design review application will be approved if the review body finds that the applicant has shown that the Portland CitywideCommunity Design Guidelines have been met. If the site is within a design district, the guidelines for that district apply instead of the Portland CitywideCommunity Design Guidelines. Design districts are shown on maps 420-1 through ~~420-3 and 420-4~~ through 420-6. Where two of the design districts shown on those maps overlap, both sets of guidelines apply.

*Amend 33.420 Table of Contents on page 13:*

Sections:

33.420.010 Purpose

33.420.020 Map Symbol

33.420.021 Applying the Design Overlay Zone

33.420.025 Where These Regulations Apply

33.420.041 When Design Review or Meeting Design Standards is Required

33.420.045 Items Exempt From Design Review and Design Standards

~~33.420.051 Design Guidelines~~

~~33.420.0505 When Community Design Standards May Be Used~~

~~33.420.060 When Community Design Standards May Not Be Used~~

33.420.060 Design Guidelines

Map 420-1 Design Districts and Subdistricts in the Central City and South Auditorium Plan Districts

Map 420-2 Terwilliger Design District

~~Map 420-4 Sellwood-Moreland Design District~~

Map 420-~~34~~ Marquam Hill Design District

Map 420-~~45~~ Gateway Design District

*Amend 33.420.021 on page 15:*

### **33.420.021 Applying the Design Overlay Zone**

The Design ~~o~~Overlay ~~z~~Zone is applied to ~~are~~current and emerging urban locations including centers and corridors. The Design overlay zone is also applied to areas outside of centers and corridors that have distinct features with important development context, and to specific zones identified through the Comprehensive Plan, ~~where design and neighborhood character are of special concern~~. Application of the Design ~~o~~Overlay ~~z~~Zone must be accompanied by adoption of design guidelines, or by specifying which guidelines will be used.

~~Many applications of the Design Overlay Zone shown on the Official Zoning Maps~~Some areas of the Design overlay zone are referred to as design districts. A design district may be divided into subdistricts. Subdistricts are created when an area within a design district has unique characteristics that require special consideration and additional design guidelines. The location and name of each design district and subdistrict is shown on maps 420-1 through 420-~~46~~ at the end of this chapter.

~~Other applications of the Design Overlay Zone shown on the Official Zoning Maps are not specific design districts. Some are adopted as part of a community planning project, and some are applied automatically when zoning is changed to CX, CM3, EX, RX, or IR.~~

*Amend 33.420.045.C.2 on page 23:*

2. In the Marquam Hill Design District shown on Map 420-~~3~~:
  - a. Additions of less than 25,000 square feet of floor area;
  - b. Exterior alterations that affect less than 50 percent of the area of the façade where the area affected is also less than 3,000 square feet;
  - c. Exterior improvements that are less than 5,000 square feet in total area, except for exterior improvements affecting areas counting towards the formal open area requirements of Section 33.555.260; and
  - d. Landscaping not associated with formal open areas required under 33.555.260.

*Amend 33.420.050.B.2 on page 33:*

- ~~B2.~~ In the Gateway plan district as follows. See Map 420-~~46~~:
  - a. New development and alterations to existing development when any portion of the new development or alteration exceeds 35 feet in height not counting additional height allowed through a base zone height standard exception; and
  - b. Development subject to the requirements of 33.526.240, Open Area;



*Amend 33.420.065 on page 91:*

**33.420.065 Design Guidelines**

For projects subject to design review, guidelines specific to a design district have been adopted for the areas shown on maps 420-1 through 420-4 at the end of this chapter. Projects within the South Auditorium Plan District use the Central City Fundamental Design Guidelines for the Downtown Subdistrict. All other areas within the Design overlay zone use the Portland Citywide Design Guidelines.

*Amend 33.825.065.B on page 161:*

- B. Design guidelines.** Guidelines specific to a design district have been adopted for the areas shown on maps 420-1 through 420-4 ~~and 420-5 through 420-6~~. Where two of the design districts shown on those maps overlap, both sets of guidelines apply. Projects within the South Auditorium Plan District use the Central City Fundamental Design Guidelines for the Downtown Subdistrict.

All other areas within the Design o~~ver~~lay z~~one~~ or proposals subject to design review use the Portland Citywide~~Community~~ Design Guidelines.

The A district's design guidelines are mandatory approval criteria used in design review procedures. Within design districts, the design guidelines may consist of a common set of design guidelines for the whole district and special design guidelines for subdistricts. Where subdistrict guidelines conflict with the district guidelines, the subdistrict guidelines control.

- 6. Correct references in the Sign Code.** *The sign code listed in Section 7 was updated during 2020 after the Proposed Draft was published, and this update was not recognized in the Recommended Draft. This technical amendment updates the code references to include this update.*

*Amend 32.34.030 on page 175:*

**32.34.030 Additional Standards in Plan Districts.**

(Amended by Ordinance Nos. 176469, 179092, 182072 and 188959, effective May 24, 2018.) Plan districts are shown on the Official Zoning Maps.

**A-E.** [No change.]

**F.** South Auditorium plan district

1. Where these regulations apply. The regulations of this subsection apply to the South Auditorium plan district.
2. Standards.

**a.** Design review. Unless exempted under Subparagraphs **F.2.f.** and **g.**, below, all exterior signs are subject to the regulations of, ~~regardless of size, are subject to design review.~~ See Chapter 33.420, Design Overlay Zone.

**b-g.** [No change.]

**G-I.** [No change.]

## Item #7: Arbor Lodge Ground Floor Active Use

*This amendment adds a new contextual standard for the Eastern edge of the Arbor Lodge neighborhood along North Interstate in the CM3 zone. The provision requires ground floor active uses in new buildings similar to requirements in the Centers Main Street ‘m’ overlay zone.*

*Add new standard C19 (or C18 if Item 3 doesn’t pass) after current C17 standard on page 55*

| Required (X) | APPLIES TO:  | THE DESIGN STANDARD  | Optional points |
|--------------|--|--|-----------------|
| <b>X</b>     | <p><b>C19</b> <b>Ground Floor Active Use in Arbor Lodge.</b></p> <p>New building in a CM3 zone located on North Interstate between North Lombard and North Ainsworth Streets</p> <p>Alterations to existing buildings cannot move further out of compliance with .</p> | <p>At least 25 percent of the ground level floor area in the CM3 zone must be in one of the following active uses. Only uses allowed in the CM3 zone may be chosen:</p> <ul style="list-style-type: none"> <li>• Retail Sales and Service</li> <li>• Office</li> <li>• Industrial Service</li> <li>• Manufacturing and Production</li> <li>• Community Service</li> <li>• Daycare</li> <li>• Religious Institutions</li> <li>• Schools</li> <li>• Colleges: If a College use is provided to meet this regulation, the floor area must be in one or more of the following functions: lobby; library; food service, theatre; meeting area; or</li> <li>• Medical Centers: If a Medical Center use is provided to meet this regulation, the floor area must be in one or more of the following functions: lobby; waiting room; food service; out-patient clinic.</li> </ul> |                 |