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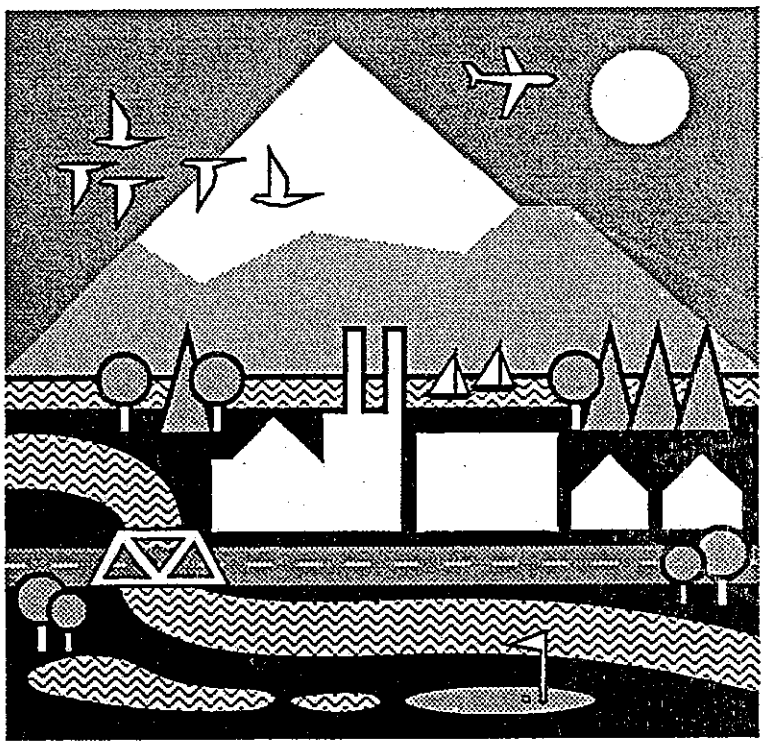
MAPPING
FOR THE
COLUMBIA CORRIDOR



INDUSTRIAL/ENVIRONMENTAL MAPPING PROJECT

Bureau of Planning
City of Portland
Adopted By City Council April 20, 1989
Effective May 20, 1989

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MAPPING
FOR THE
COLUMBIA CORRIDOR

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April 1989
Effective May 20, 1989

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INTRODUCTION

General

This is the third of four Columbia Corridor Industrial/Environmental Mapping Project documents. It is a support document for the *Industrial Mapping and Annexation Rezoning for the Columbia Corridor* and the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor*, and presents the proposed mapping of the environmental concern zone and new industrial zoning designations for the Columbia Corridor. Proposed changes are noted on section and quarter section zoning maps which show existing zoning. Zone designations proposed for elimination are crossed out, while new designations are hand-lettered, for ease of identification.

Changes are generally proposed only for industrial zoning, annexation rezoning, or for environmental protection of significant natural resource areas. There are areas of commercial and residential development for which no changes are proposed.

Industrial Zone Designations

The new industrial zones were developed in 1985 to foster economic development by providing more flexibility and certainty to new, relocating, and expanding industrial firms. At the same time, residential and commercial areas are protected by ensuring that nearby industry is compatible.

Three new industrial zones were created to accomplish this: Heavy Industrial (HI), General Industrial (GI), and General Employment (GE). The HI and GI zones are comparable to the old M1 and M2 zones. The GE zone permits industrial and commercial activities, but generally not new housing.

The GI and GE zones each contain two sets of site development regulations, so as to work well if applied in either older developed areas, or in new less developed areas. The applicable site development regulation appears on the proposed zoning maps with a numeral 1 or 2 following the base zone. For example, GI-1 was tailored to older developed areas such as the Albina and Central Eastside districts. GI-2 was tailored to new less developed areas such as Columbia South Shore and Mock's Landing.

Buffer regulations are included in the new industrial zoning regulations where industrial and residential activities abut one another and where natural or manmade features do not provide adequate separation.

Environmental Concern Zone Designations

The Environmental Concern zone (E zone) is an overlay zone that is being applied in conjunction with existing base zones. It protects important natural resources, including fish and wildlife areas, ecologically and scientifically significant natural areas, water areas, and wetlands. It has been developed as a part of the City's Comprehensive Plan periodic review and to comply with Oregon Statewide Land Use Planning Goal 5.

The E zone is applied to areas adjacent to natural resources as well as to the resources themselves. The intent is to buffer and protect the resource, and to provide both a visual and functional transition between the resource and the maximum development allowed by the base zone.

There are two designations within the E zone: Environmental Conservation (ec), and Environmental Natural (en). The ec designation is designed to be placed on those resource areas where important values have been identified. Development is permitted if done in a manner which protects remaining resources and mitigates for lost resource values. Most natural resource areas are included in this category. The en designation is for selected areas of very high value where development is limited.

The level of review for proposed development in an area receiving the environmental protection zone will depend upon the distance from an identified natural resource. For land in the outer 25 feet of an E zone (the "transition area"), the emphasis of the site development regulations and approval criteria is to Ensure that development will not harm the adjacent resource. Review in this area is processed through a Type II procedure. If a proposed development is within a resource area, a Type II or III procedure (depending on whether the resource area is designated en or ec), is required. Approval criteria are designed to discourage unnecessary intrusion into a resource area and to insure preservation of resource values through mitigation.

A Management Plan approach to resource protection is a part of the E zone as an alternative to the normal review procedures. This approach recognizes that, collectively, individual resource areas sometimes form a system that has values in excess of the sum of values of the individual sites. A Management Plan addresses resource conservation on an area-wide level, and provides greater certainty to potential developers since development in conformance with an approved management plan may occur without further environmental review.

How to Use This Document

Maps in this document are half-size reproductions of the Multnomah County Assessors Maps. Most are of quarter section size, 0.5 miles on a side. Scale is 1 inch = 400 feet. In some areas, only full section maps are available. They cover four quarter sections. These maps are indicated by cross-hatched areas on the Map Key following the Introduction. The scale of full section maps is 1 inch = 800 feet.

To find the desired map number, locate the property on the Map Key and note the grid square. Find the quarter section map number by taking the number from the left-hand column and adding the number from the top row that line up with the grid square.

Example: 2300+35 is map 2325

Section maps are identified by the map number of the quarter section in the upper left-hand corner.

Maps in this document are arranged in ascending numerical order.

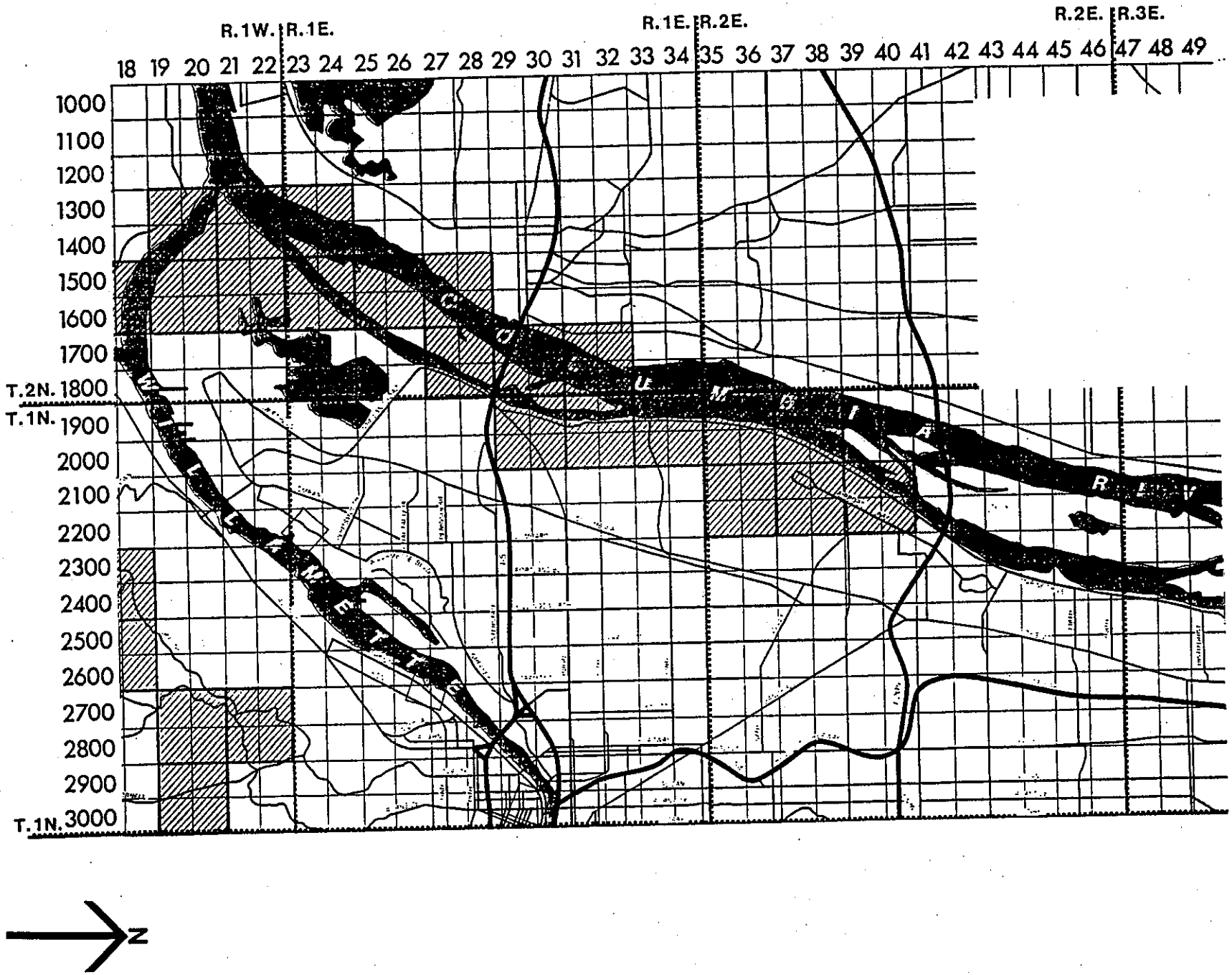
Proposed zoning has been added by hand over existing zoning. Following are proposed Comprehensive Plan designations and zones which may be found on the maps in this document:

HI, GI-2, GE-2 These are base zones proposed through the industrial mapping and annexation rezoning portion of the project. For a more complete description of the designation, refer to the *Industrial Mapping and Annexation Rezoning for the Columbia Corridor.*

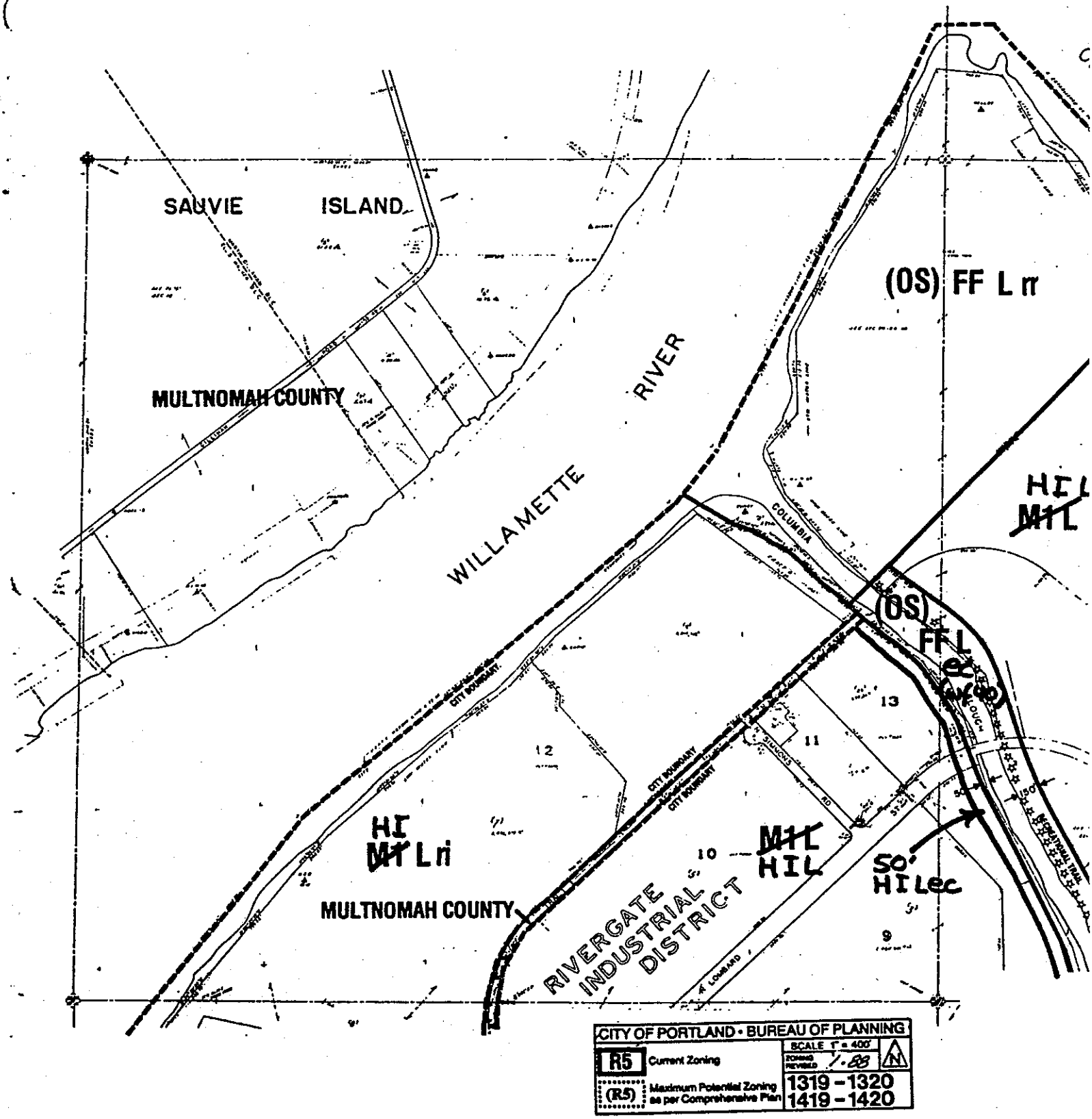
(IS) This is the Comprehensive Plan designation for Industrial Sanctuary, which allows the potential for future upzoning to a general industrial or heavy industrial zone as services become available. For a more complete description of the designation, refer to the *Industrial Mapping and Annexation Rezoning for the Columbia Corridor.*

ec, en These are the environmental concern overlay zones proposed through the environmental portion of the mapping project. For a more complete description of the designation, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*

(s ##), (wf##) This refers to the inventory site or water feature number. For a more complete description of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



Map Key to Columbia Corridor



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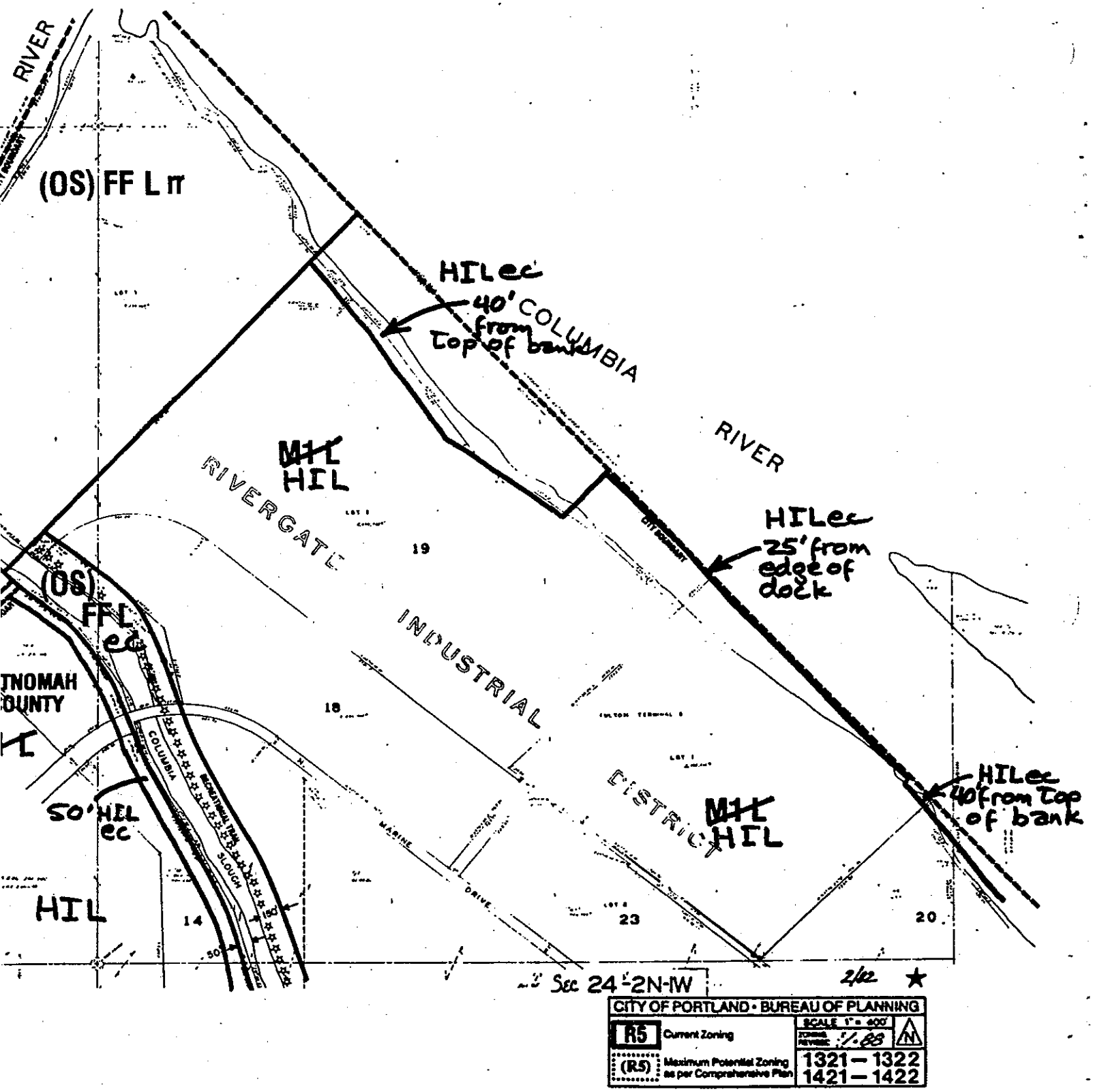

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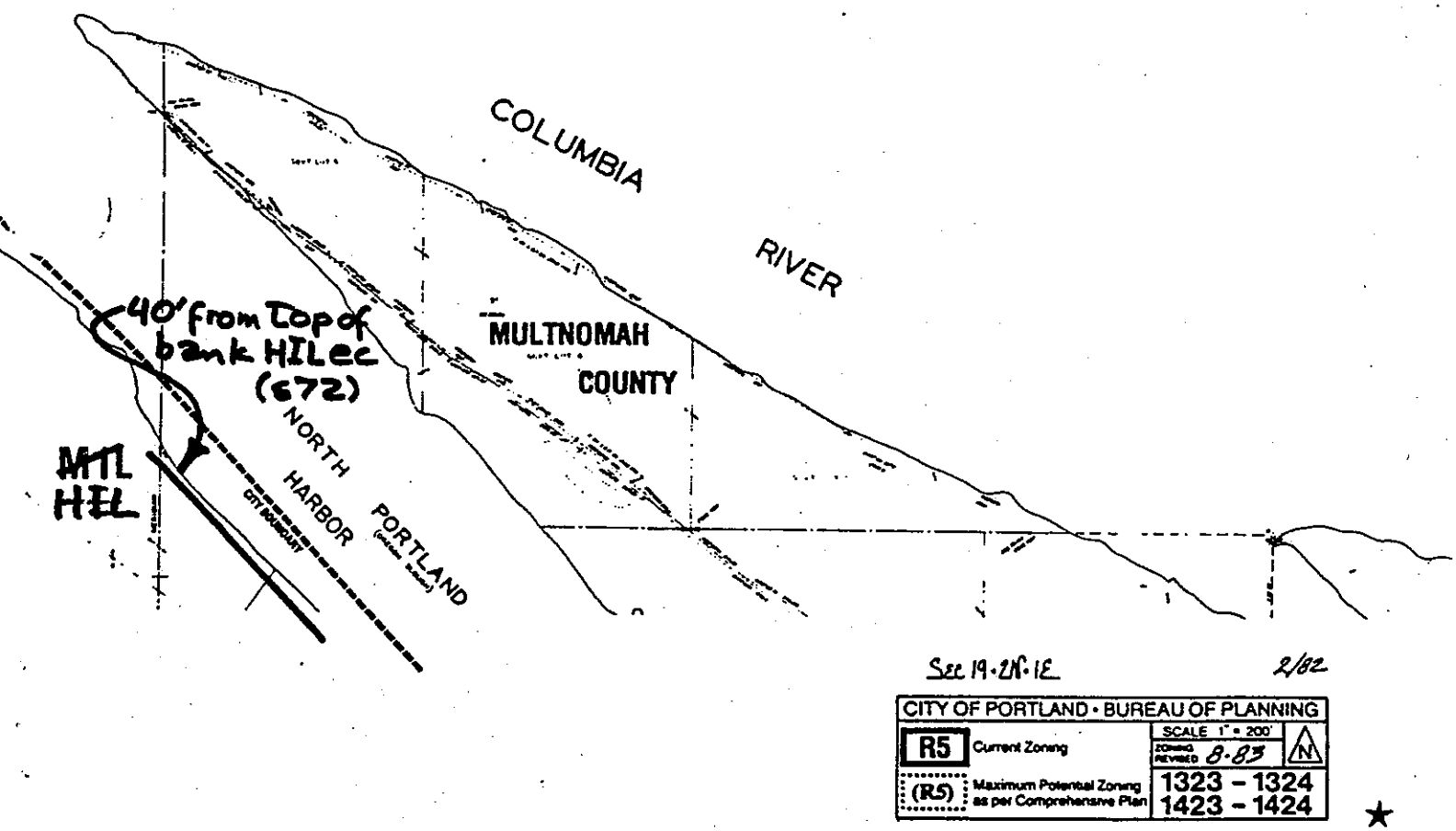

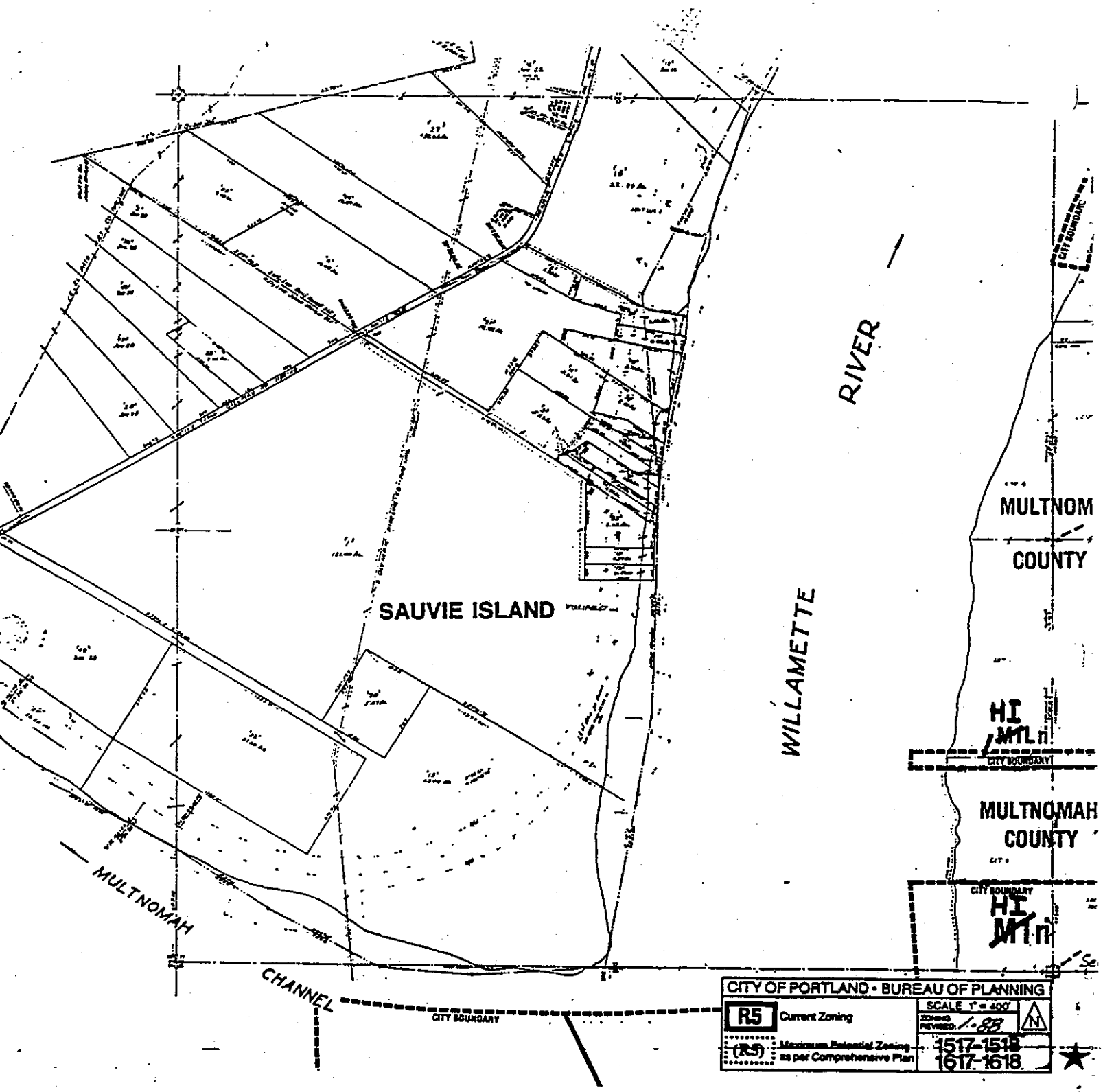

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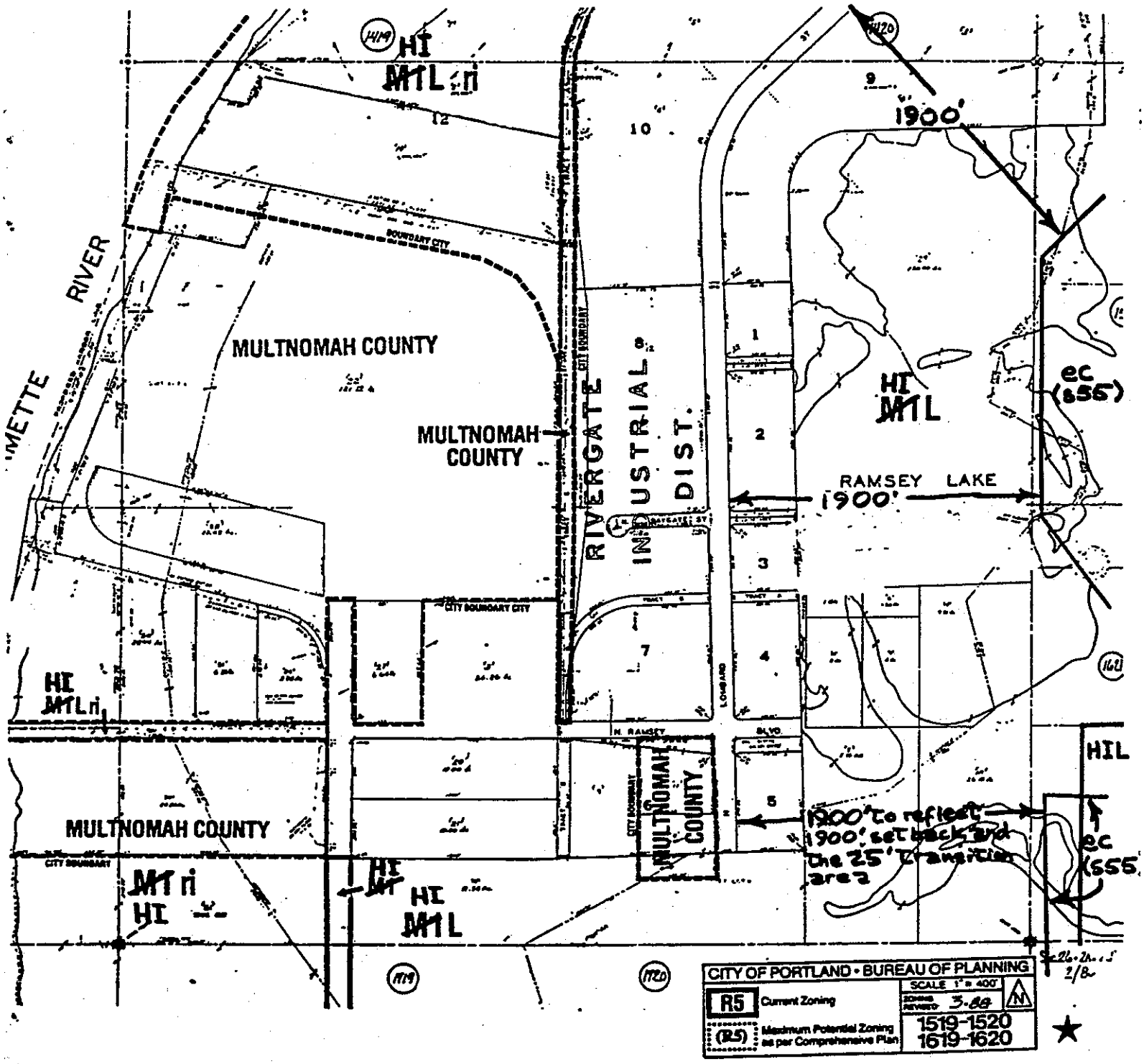

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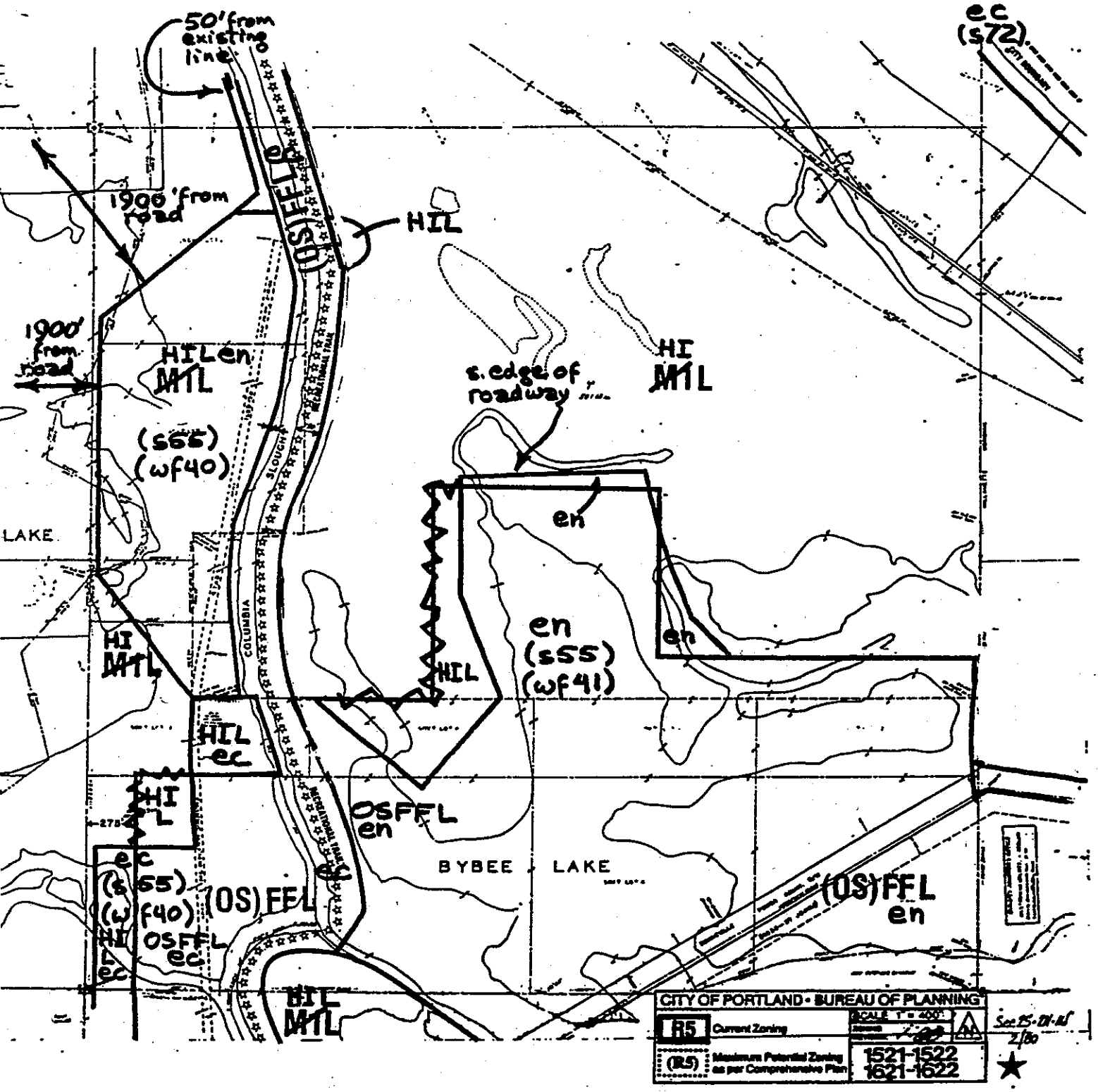

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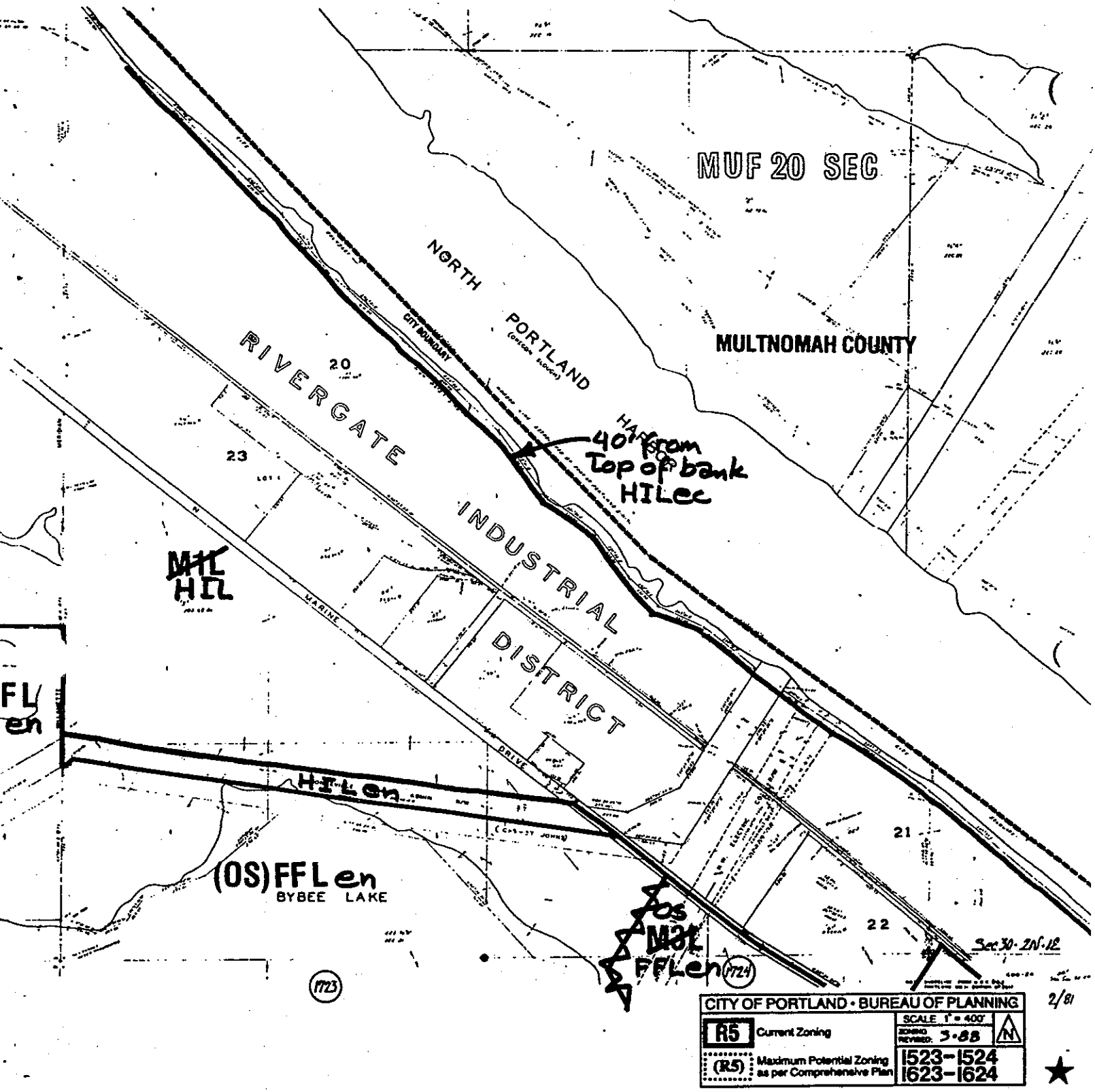

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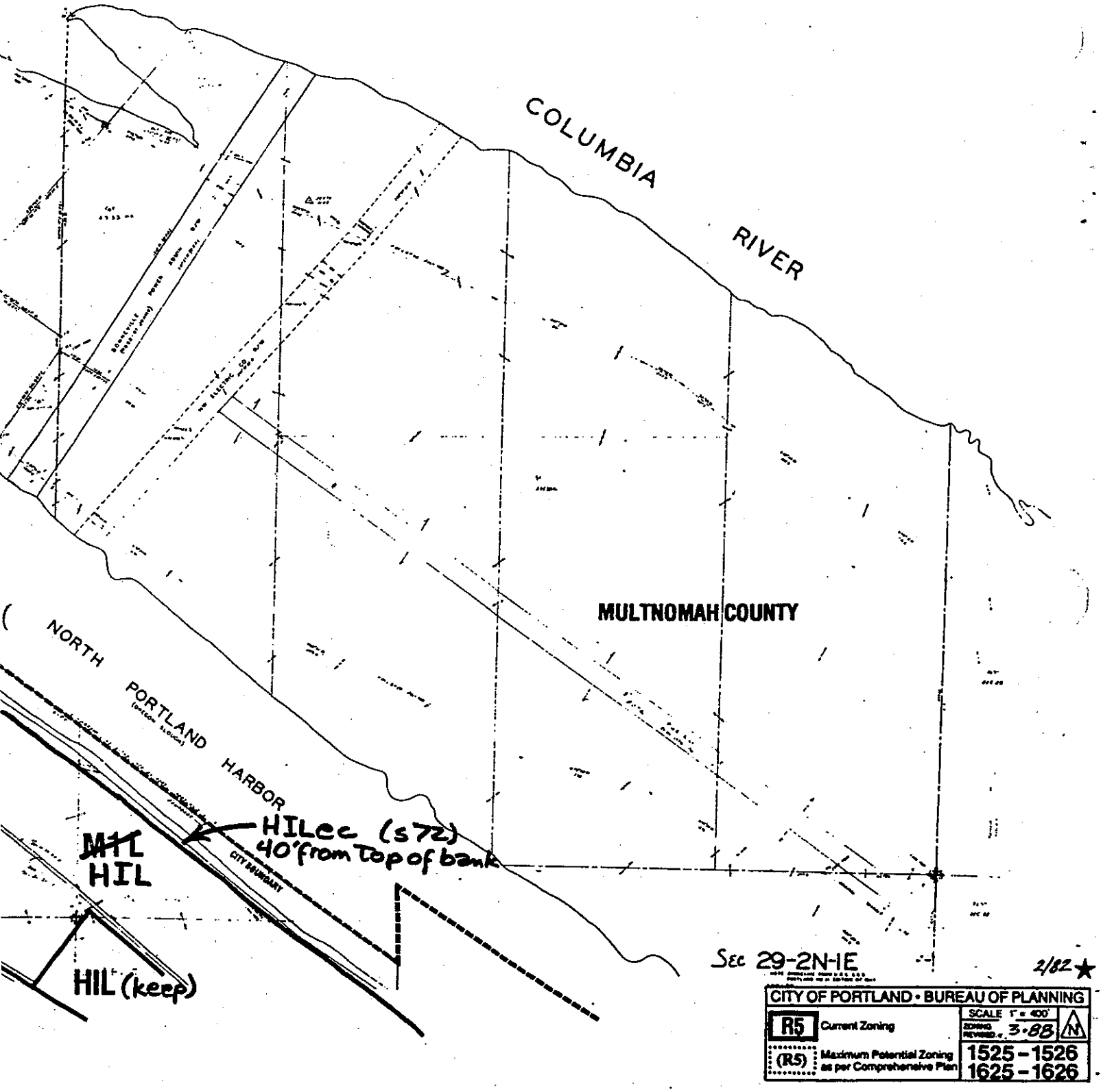

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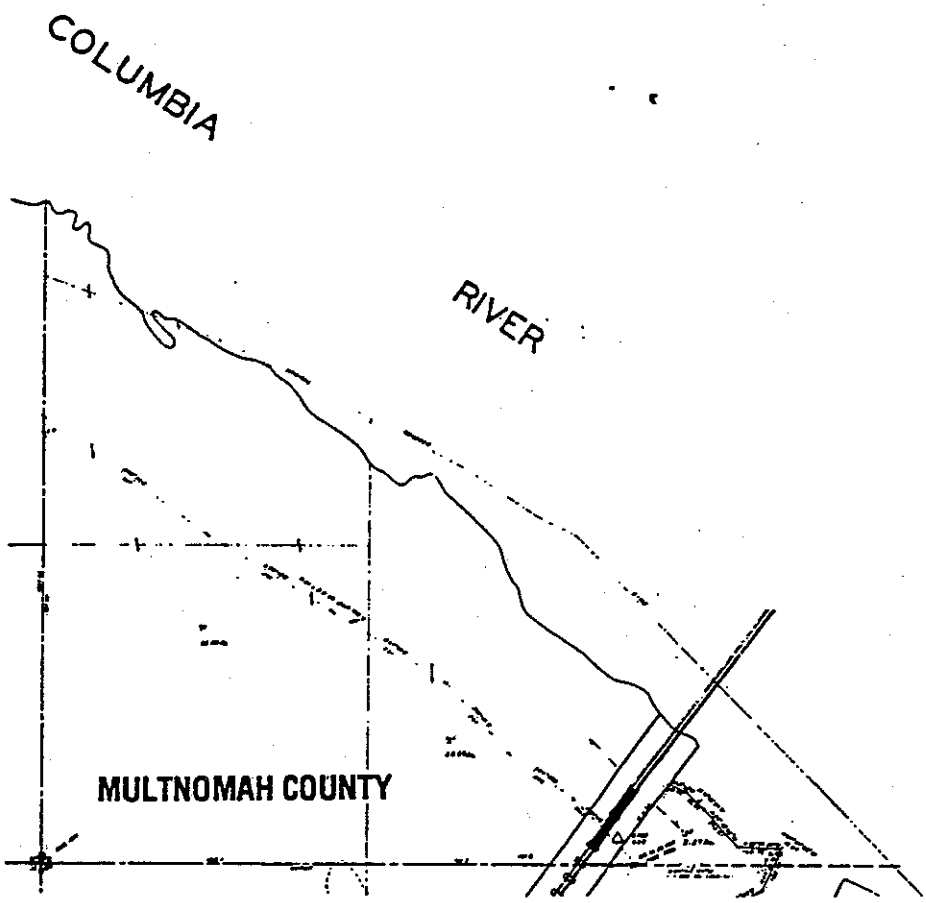

Sec 28 - 2N - 1E

2/12

CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200' ZONING REVISED: 1-84
(R5) Maximum Potential Zoning as per Comprehensive Plan	1527–1528 1627–1628

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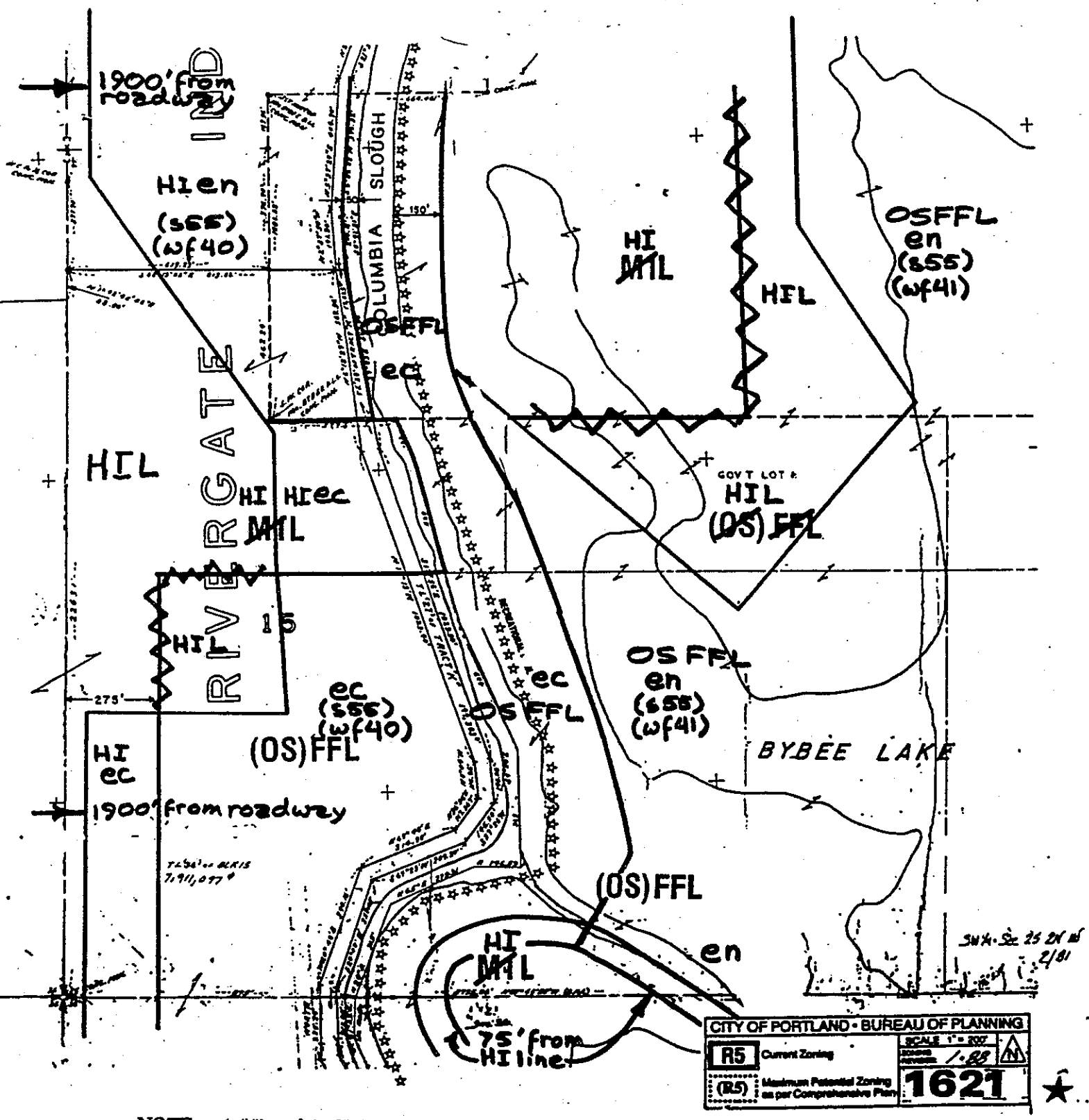

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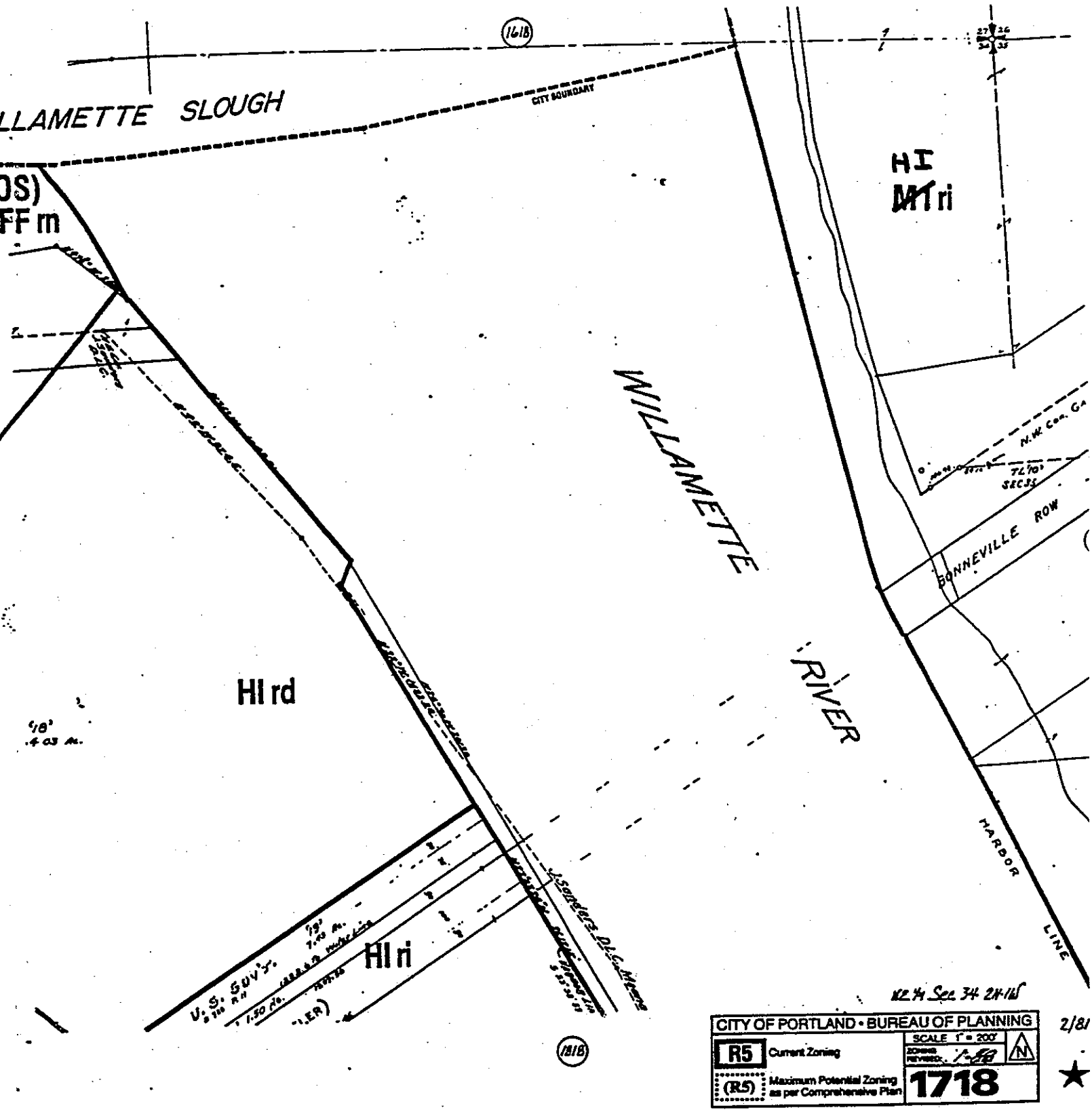

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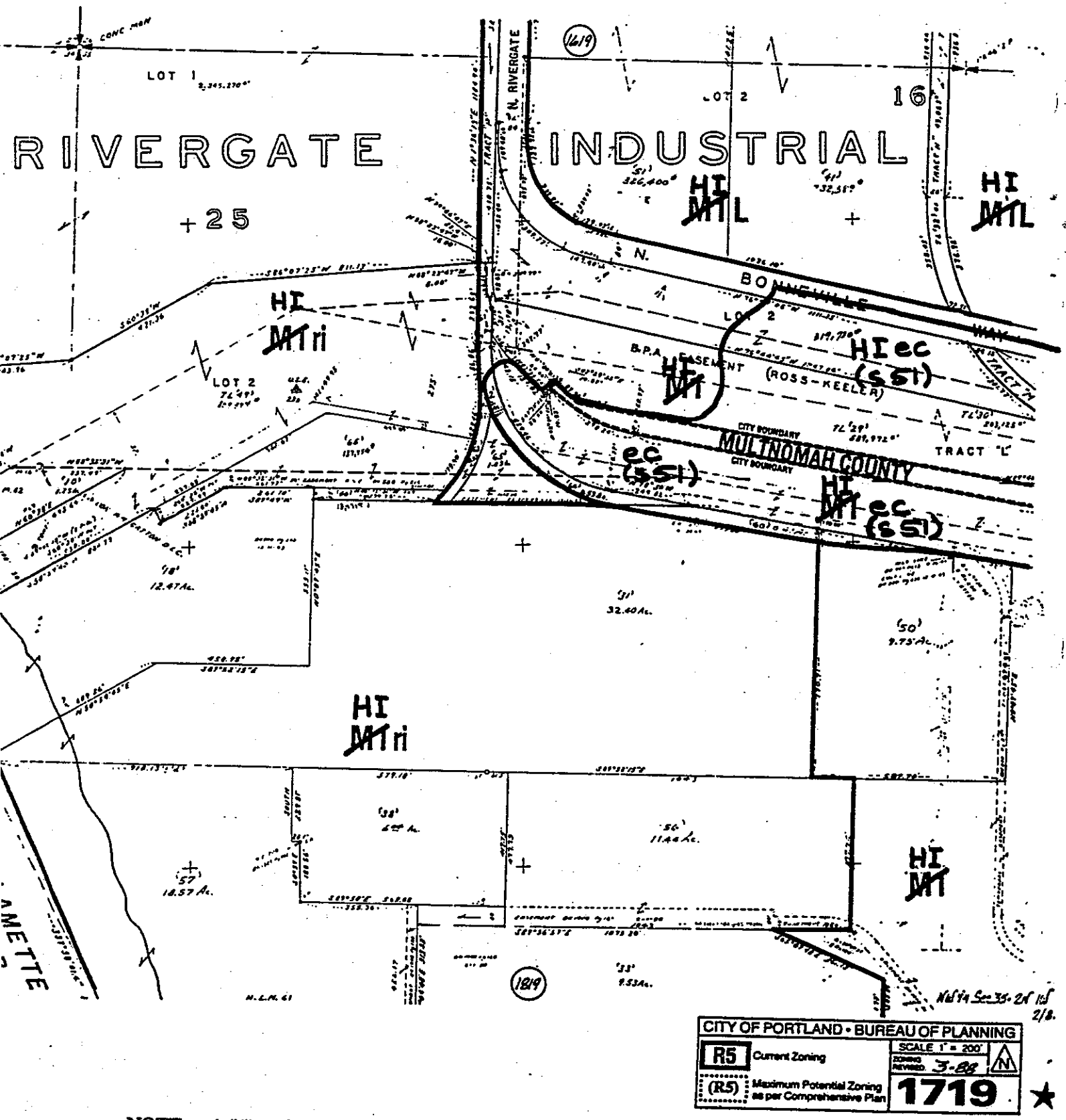

CITY OF PORTLAND • BUREAU OF PLANNING

R5 Current Zoning

(R5) Maximum Potential Zoning as per Comprehensive Plan

SCALE 1" = 200'

ZONING REVISED 3-88

1719

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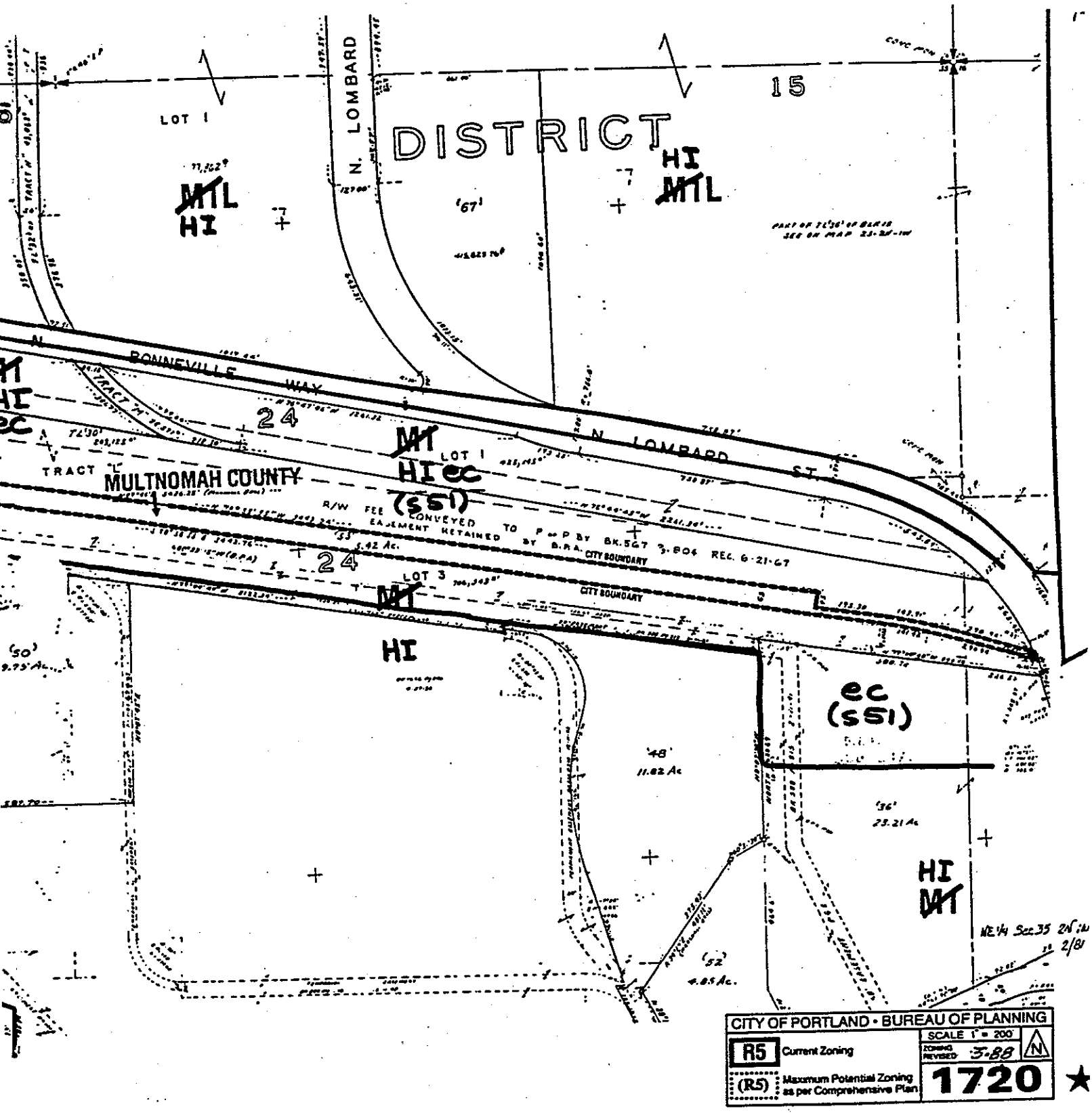

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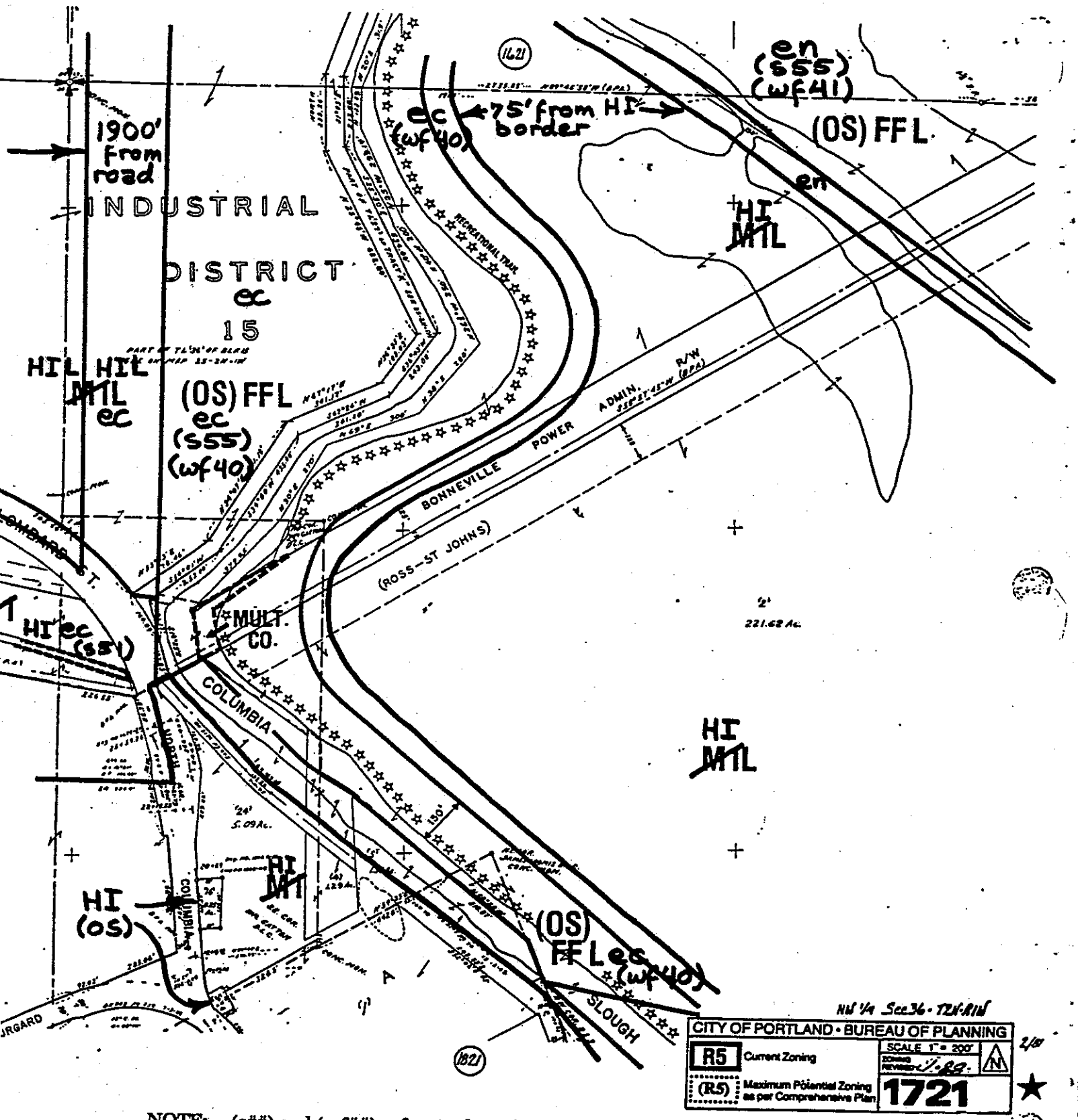

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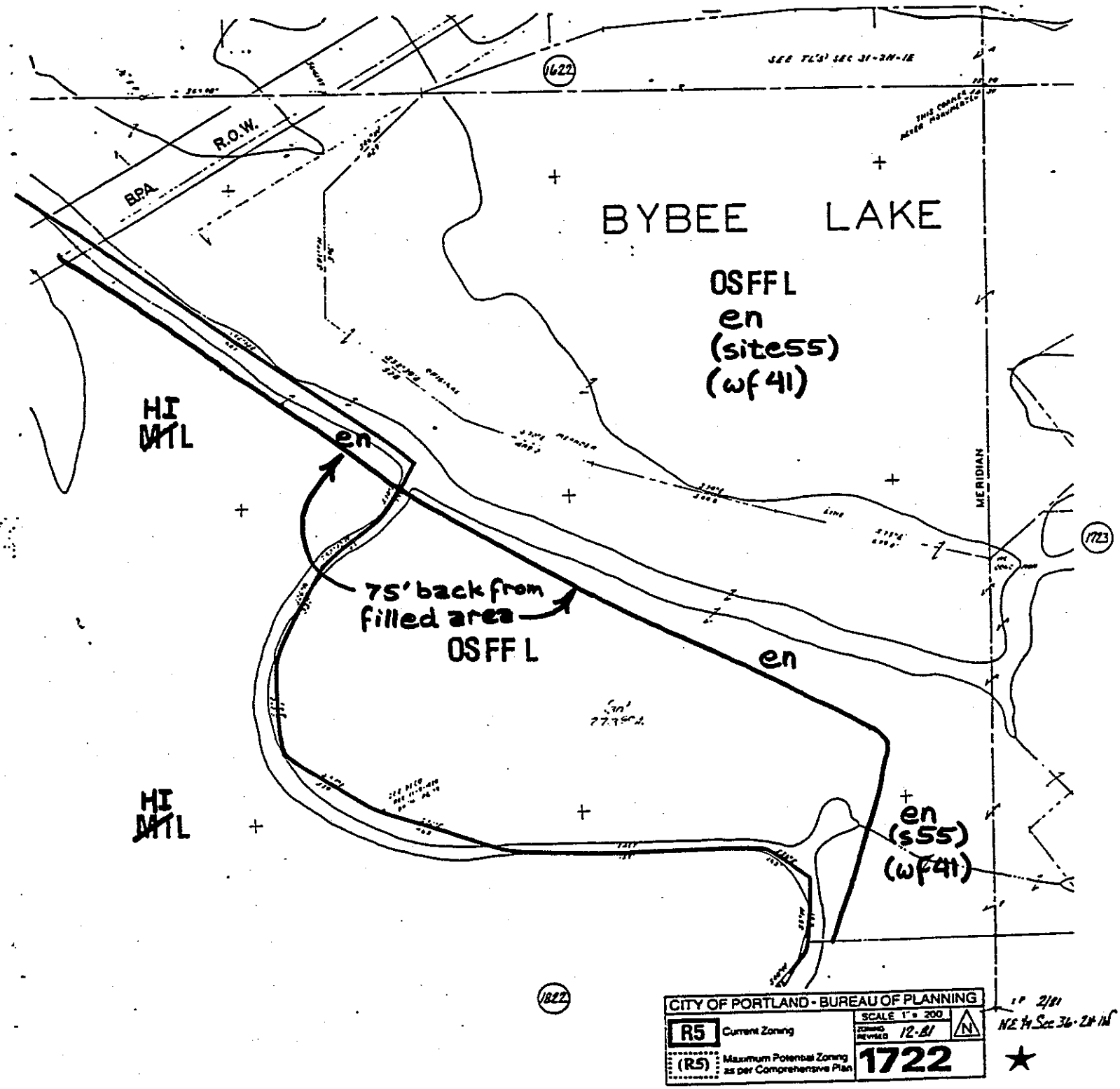

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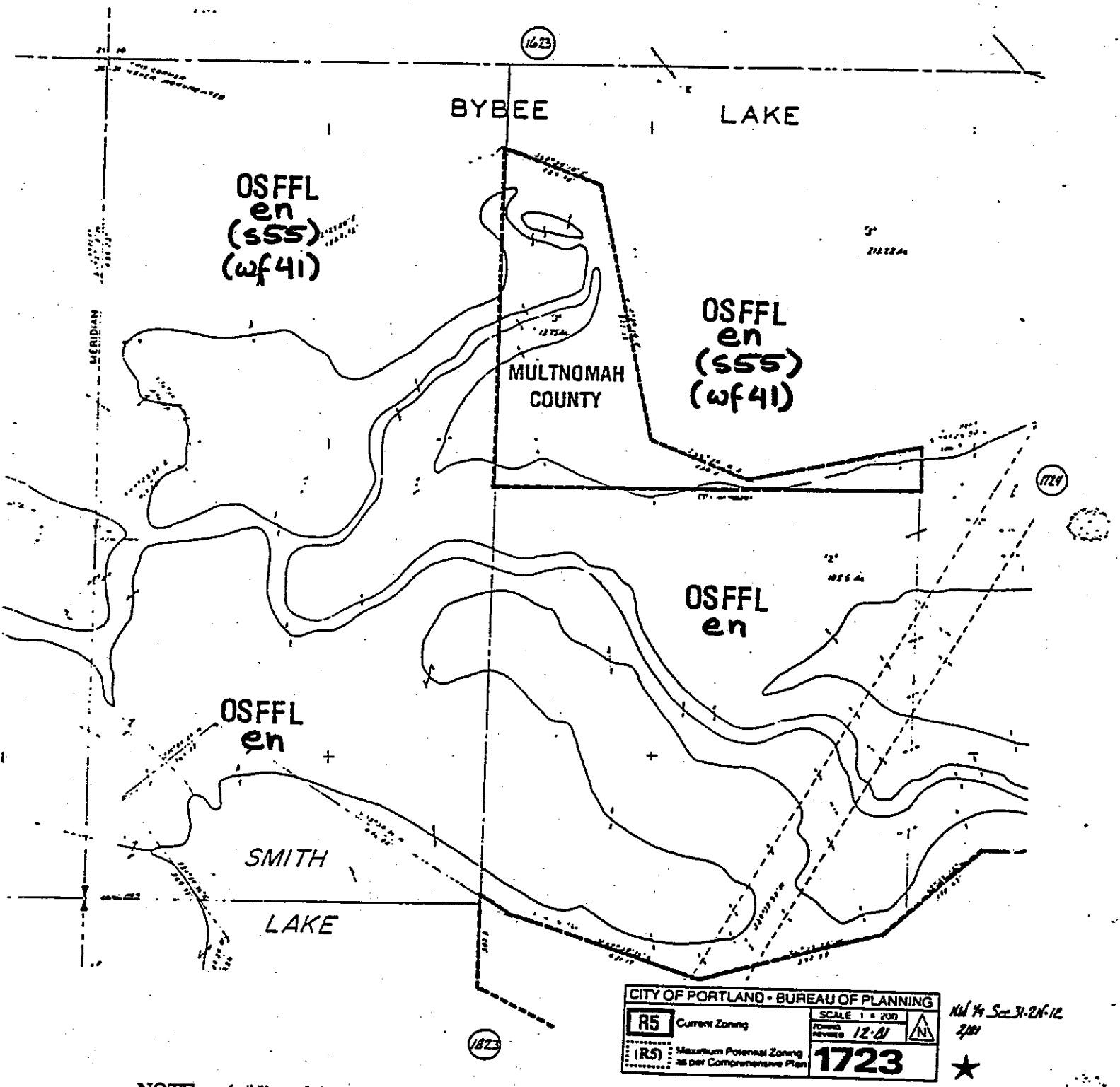

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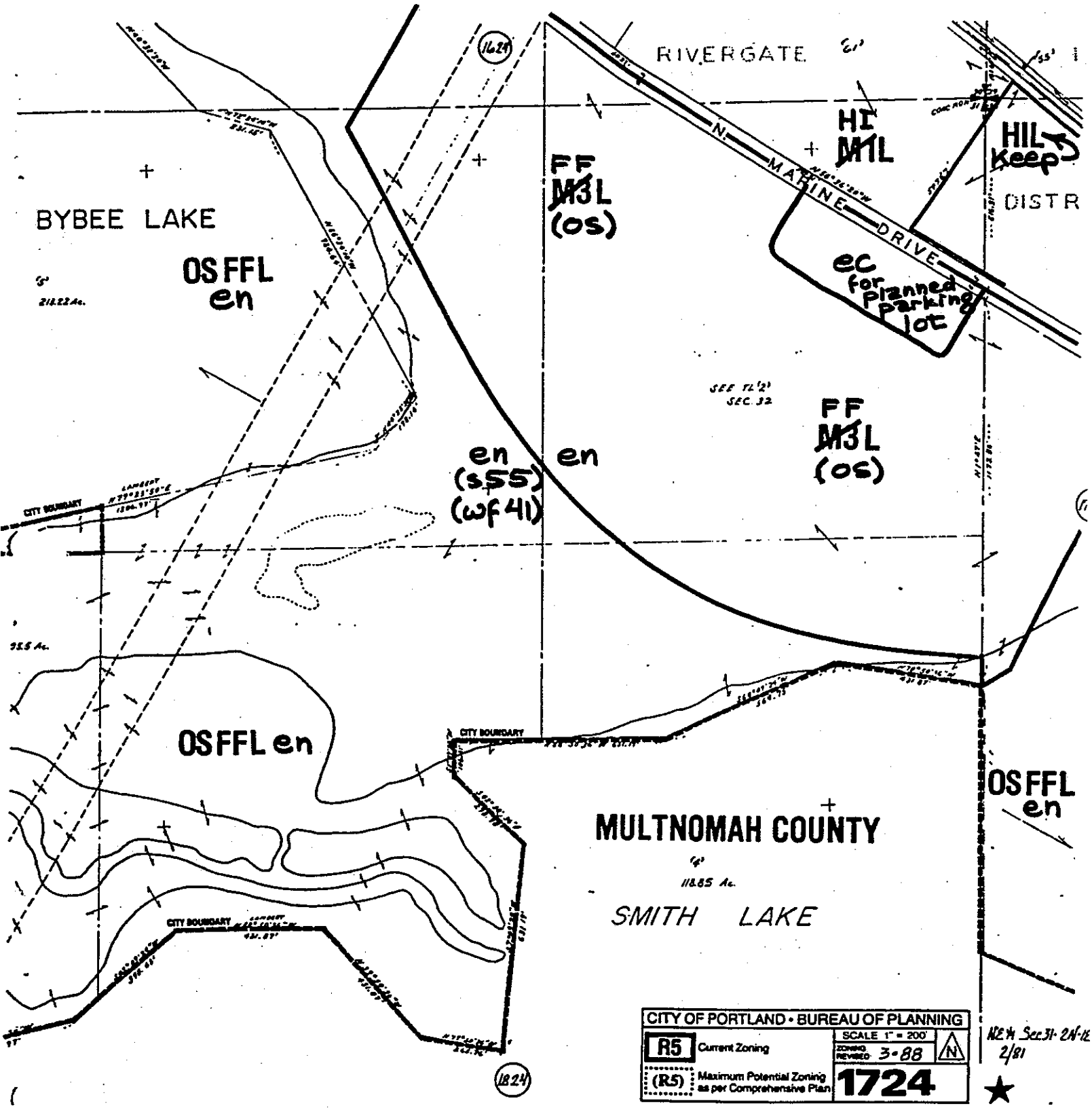

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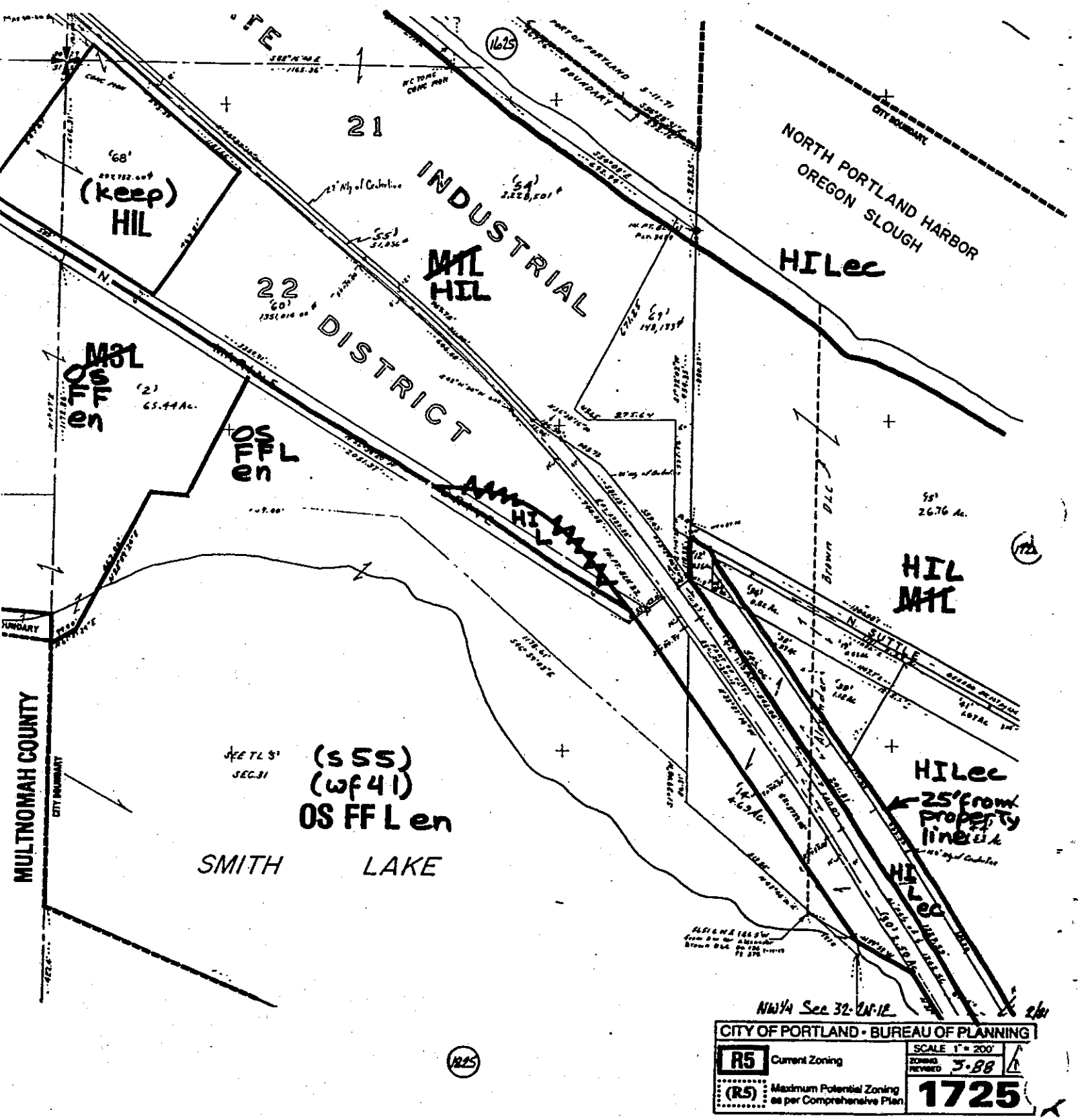

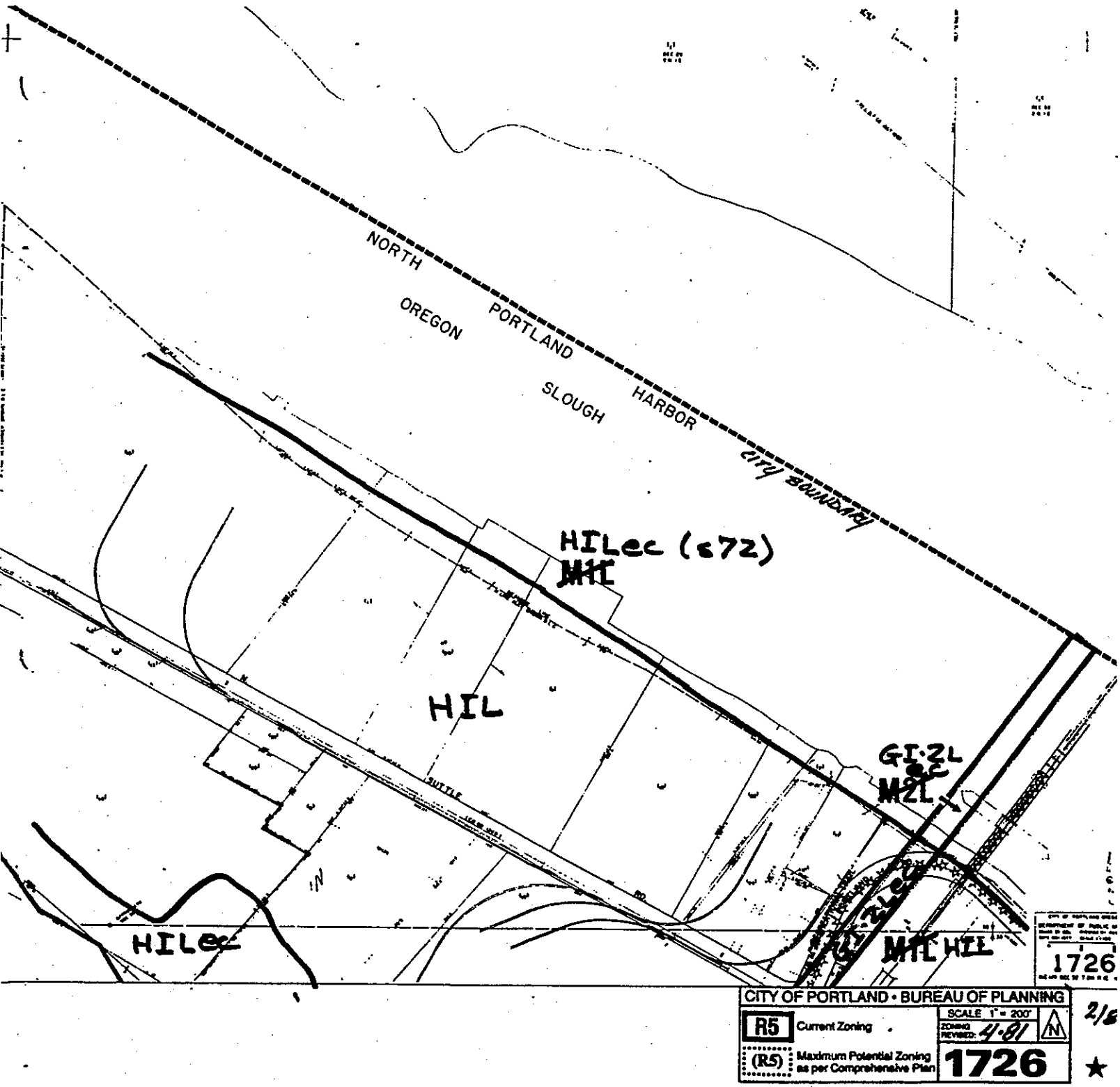

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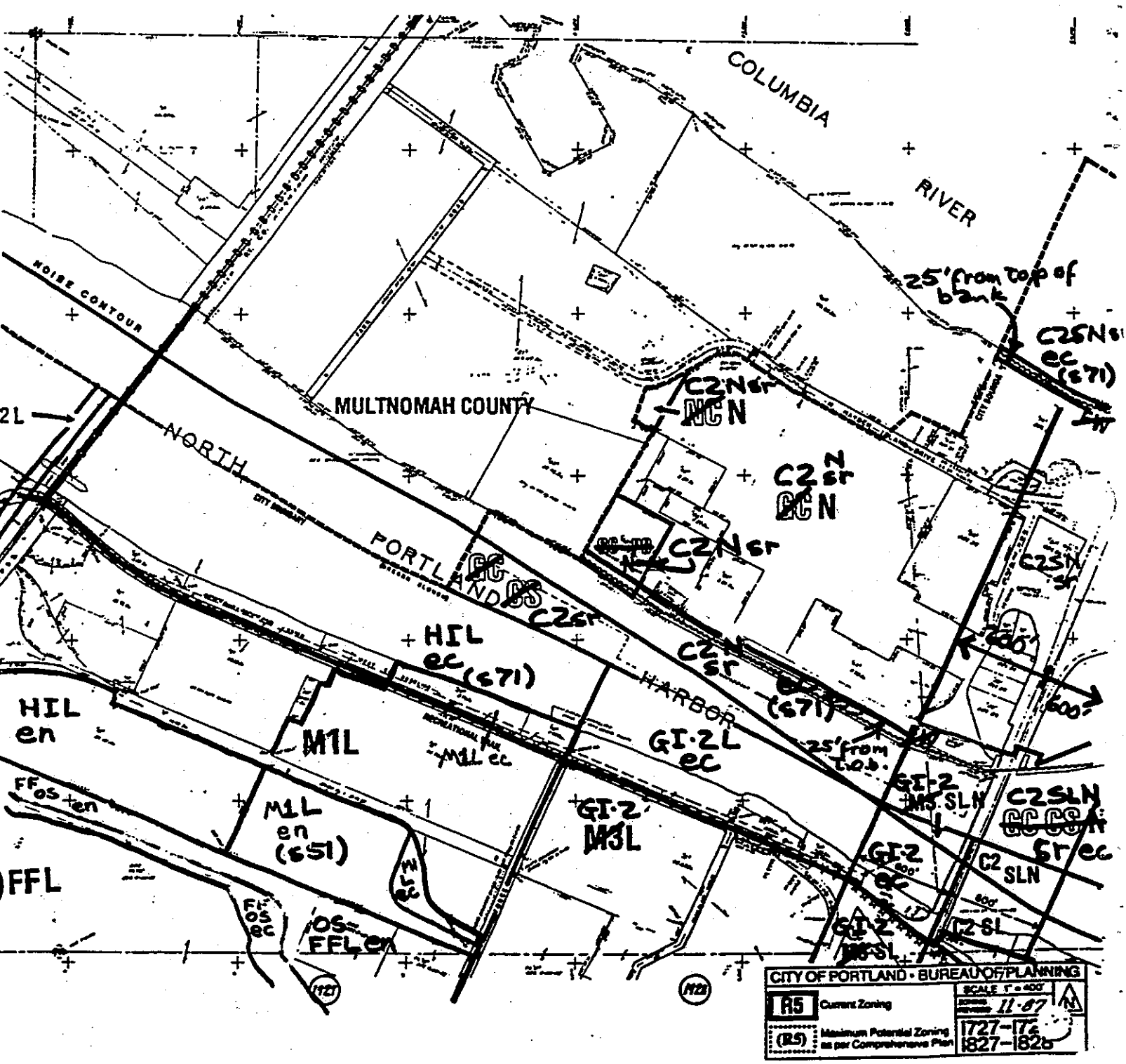

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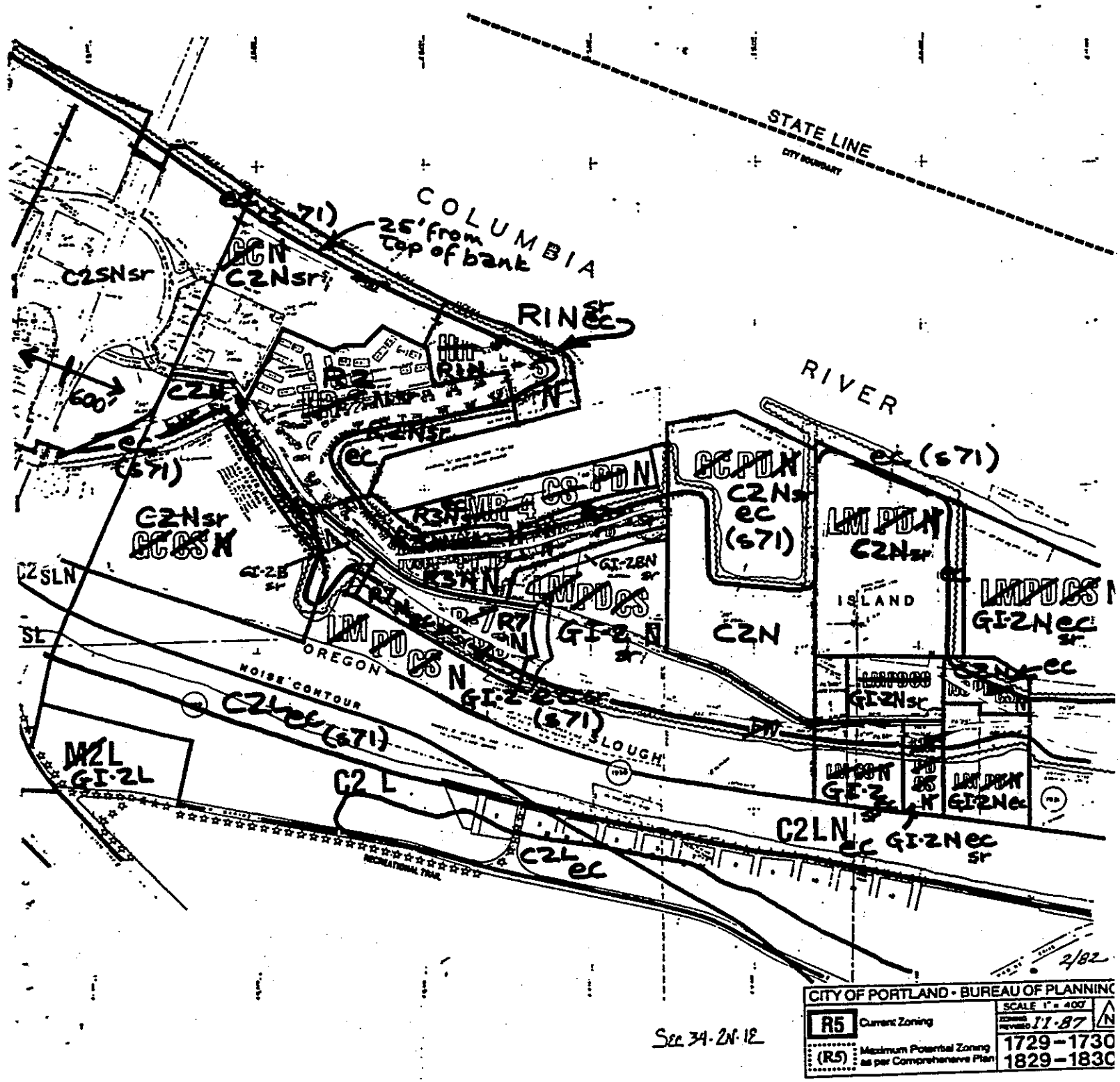

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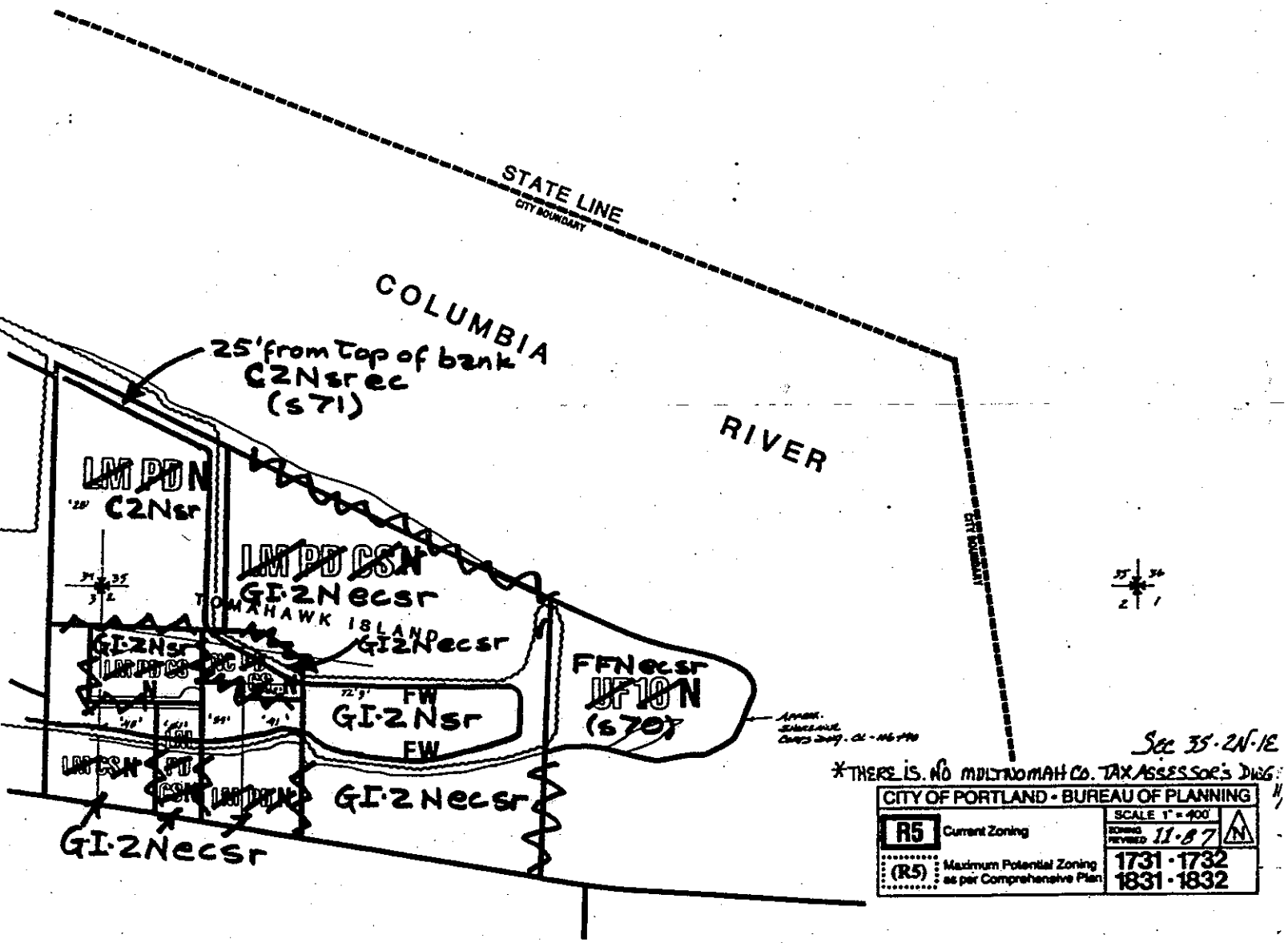

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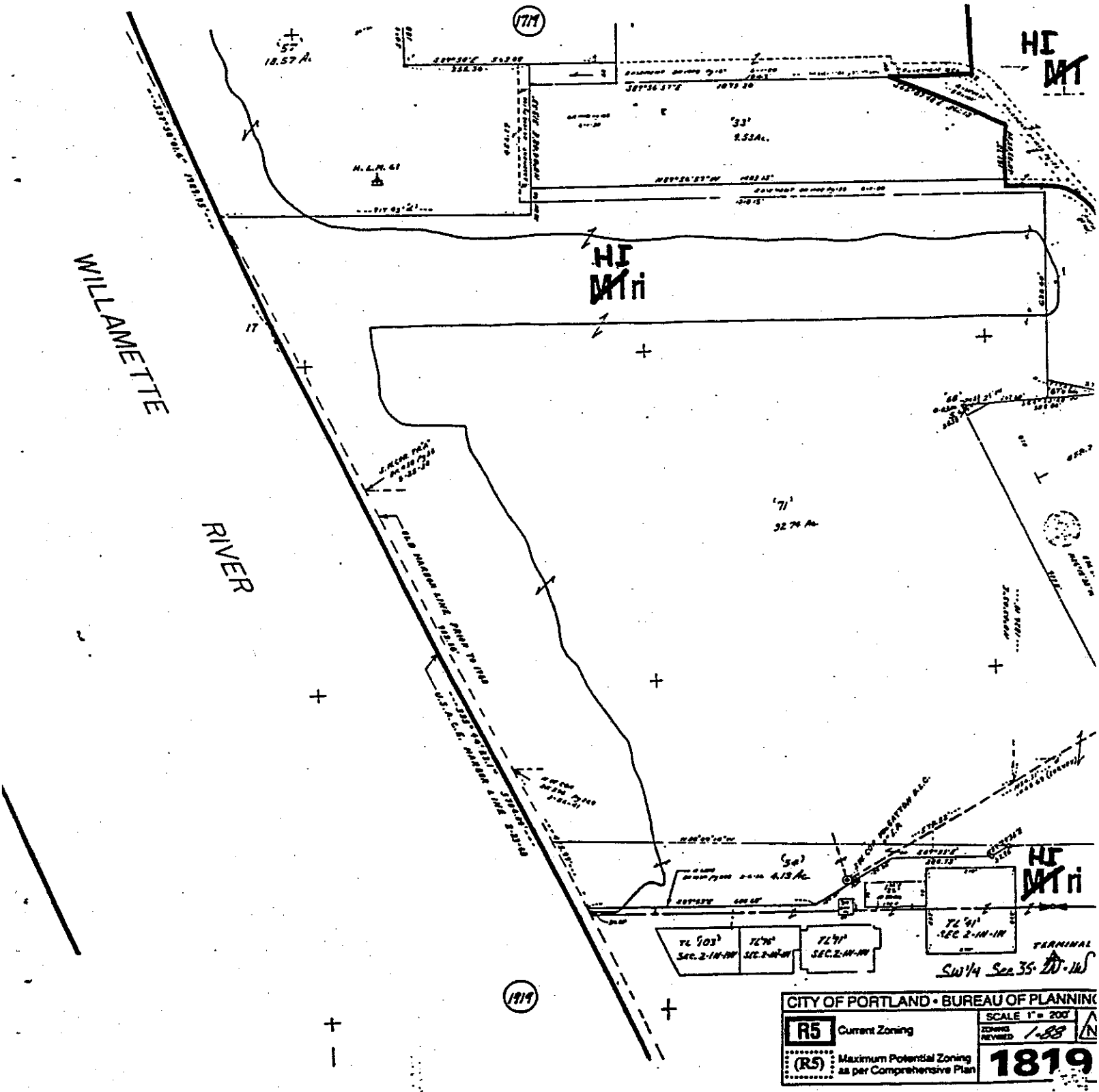

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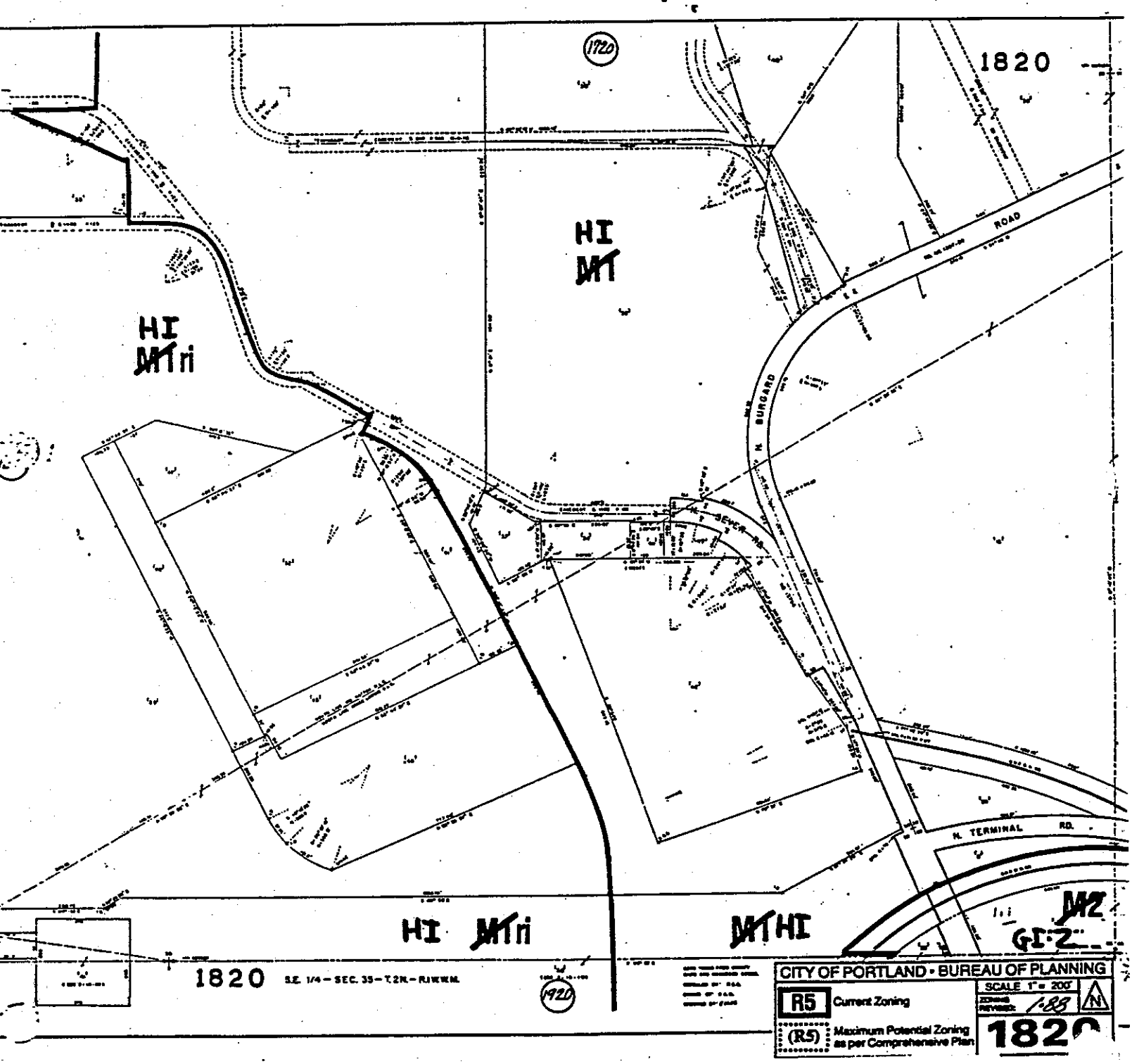

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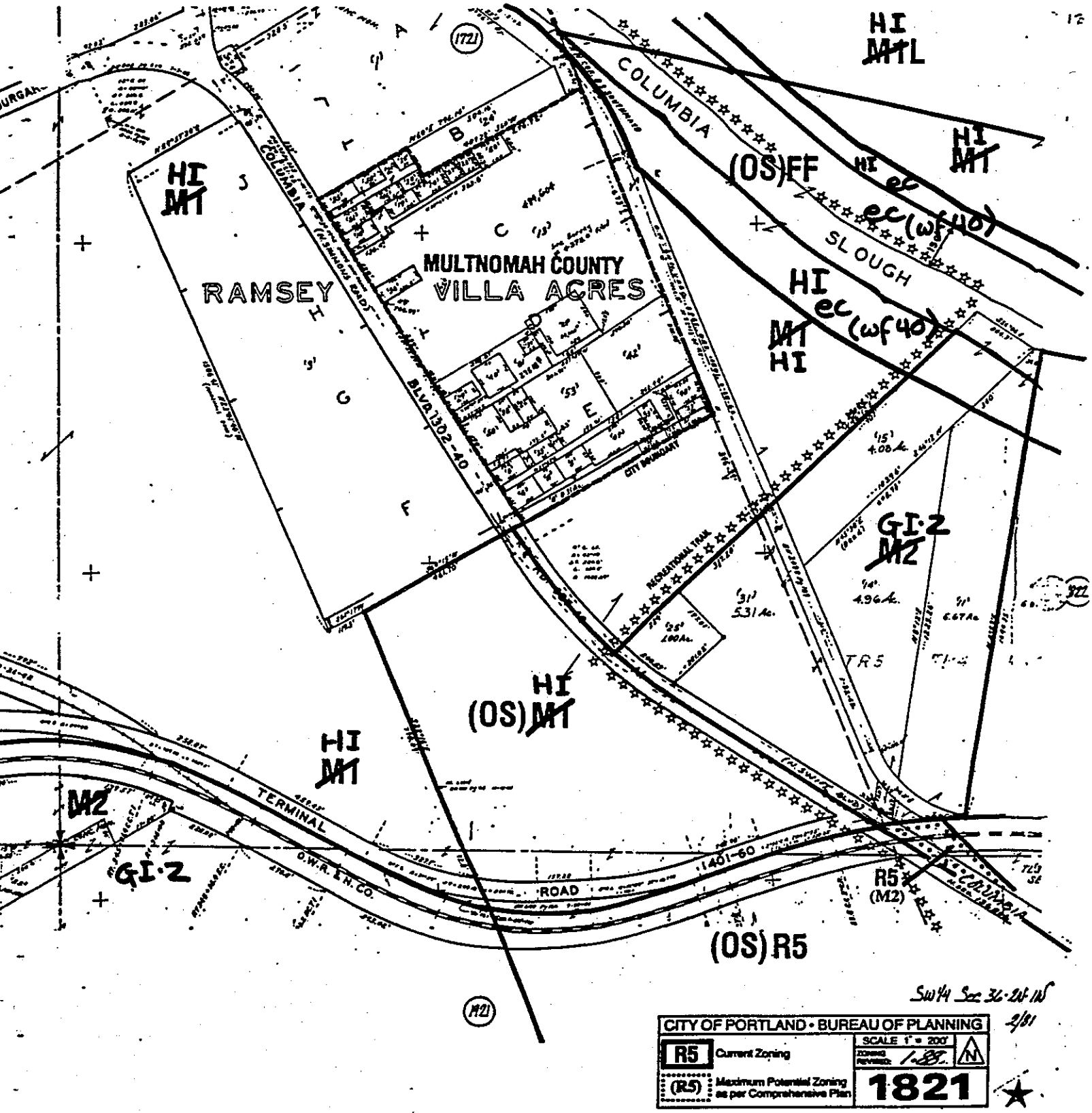

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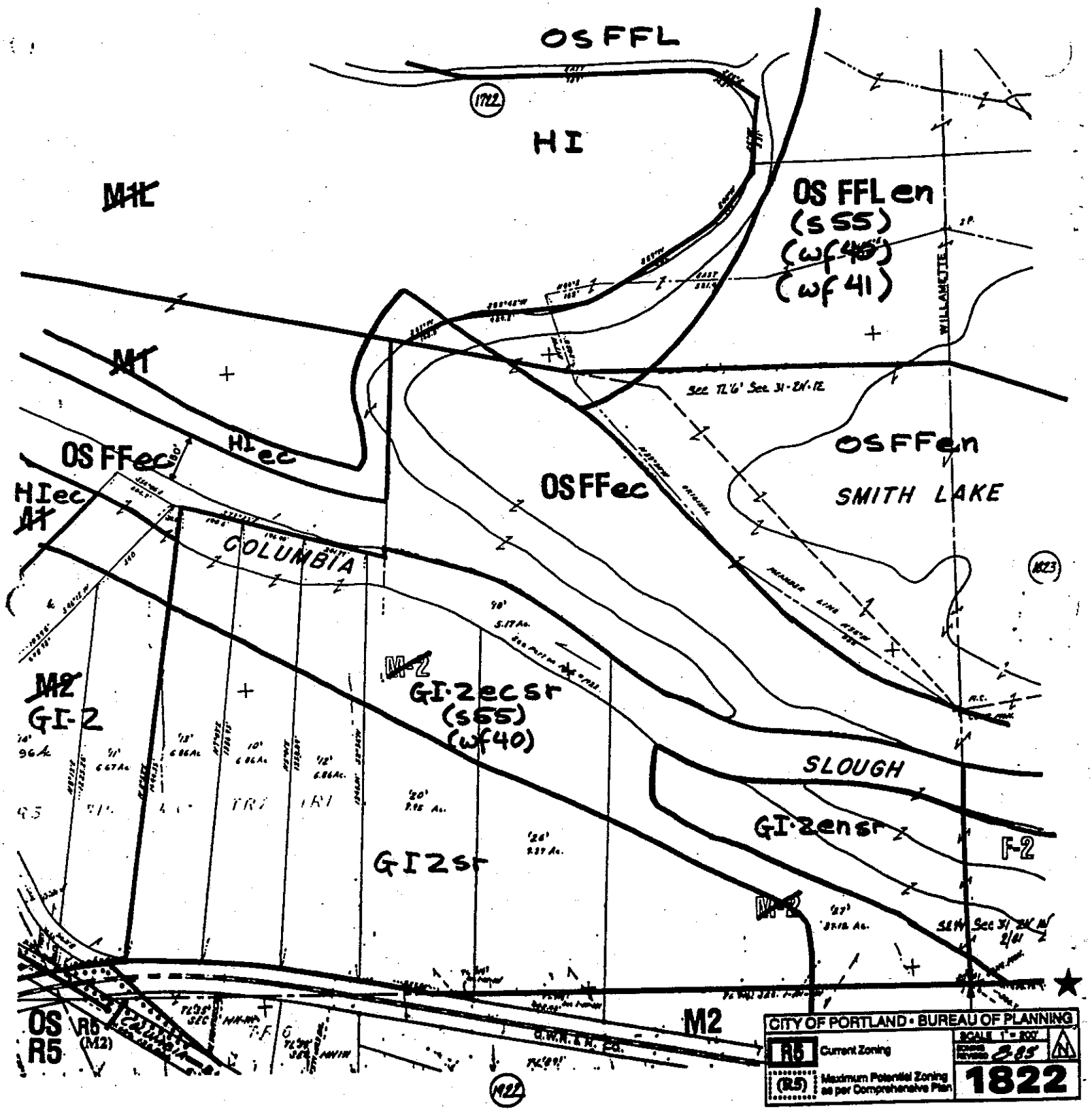

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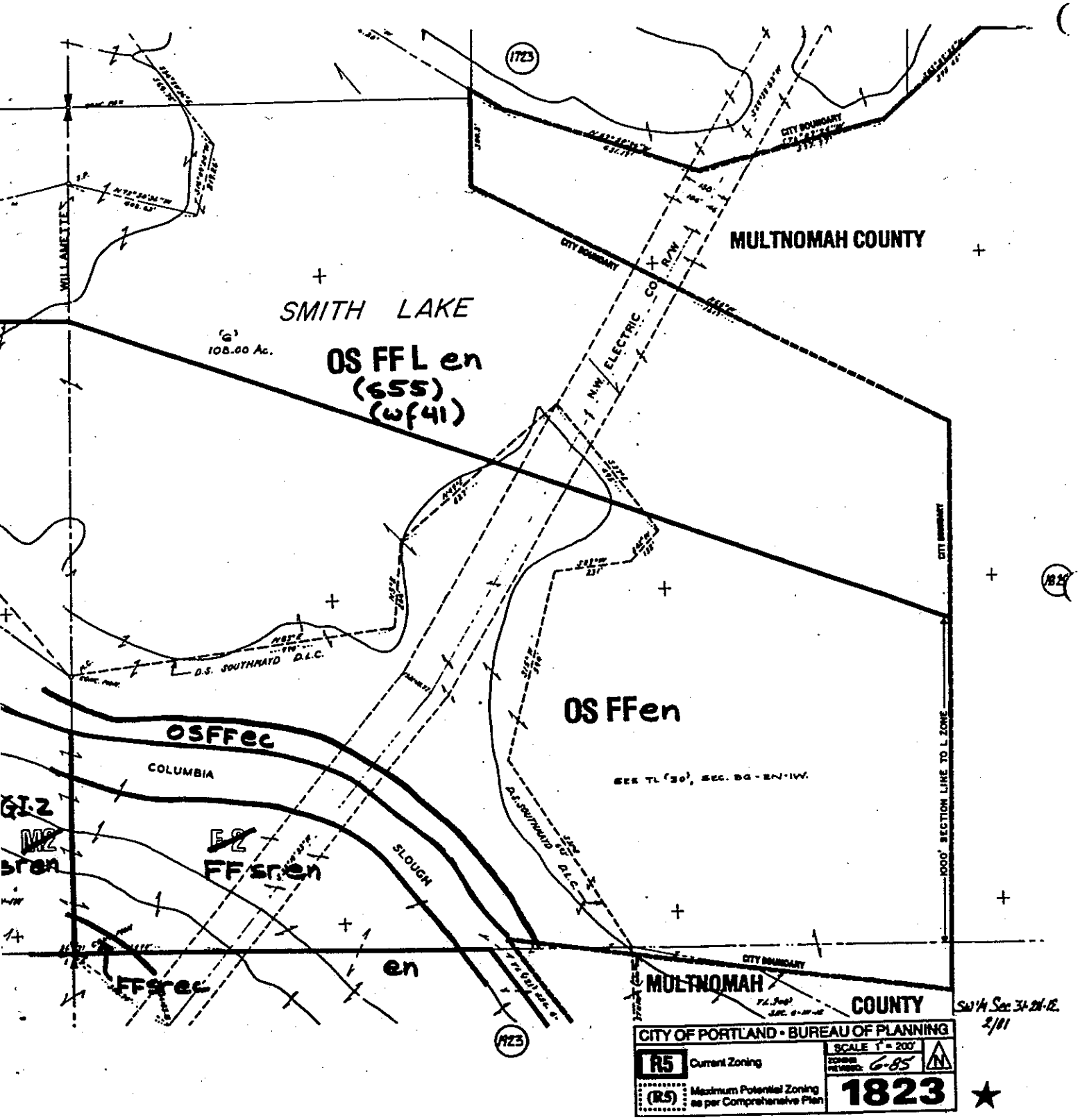

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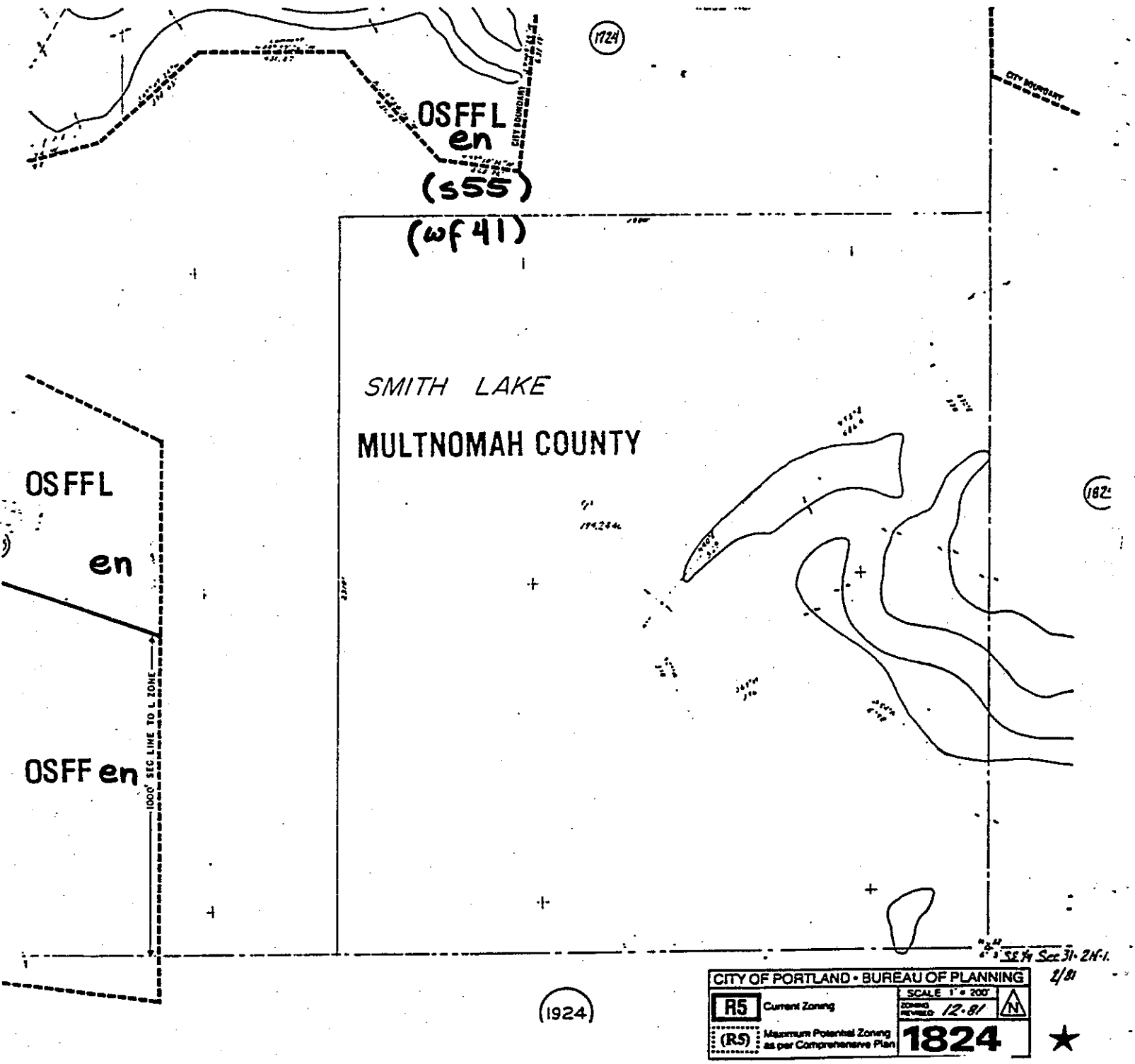

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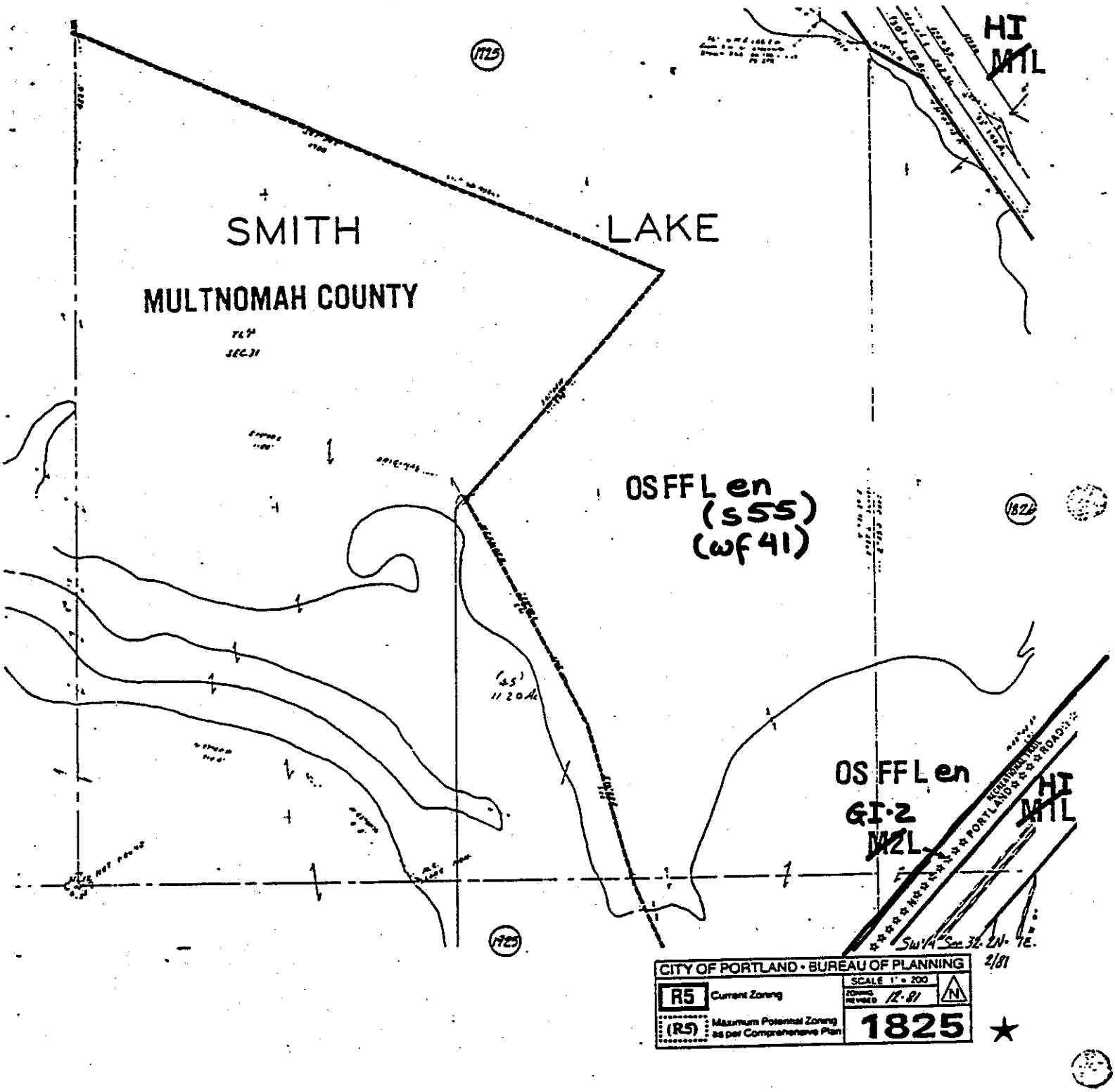

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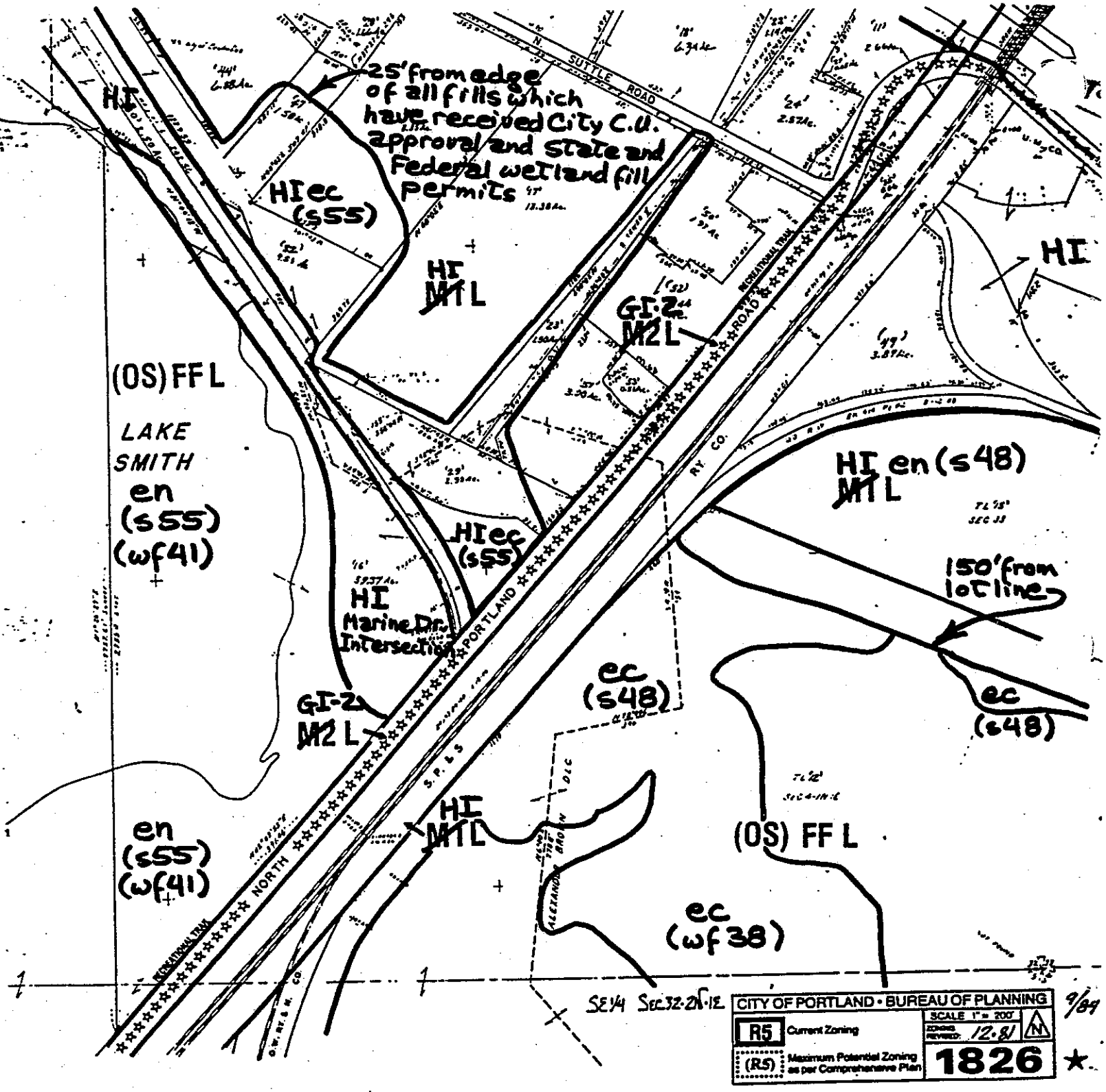

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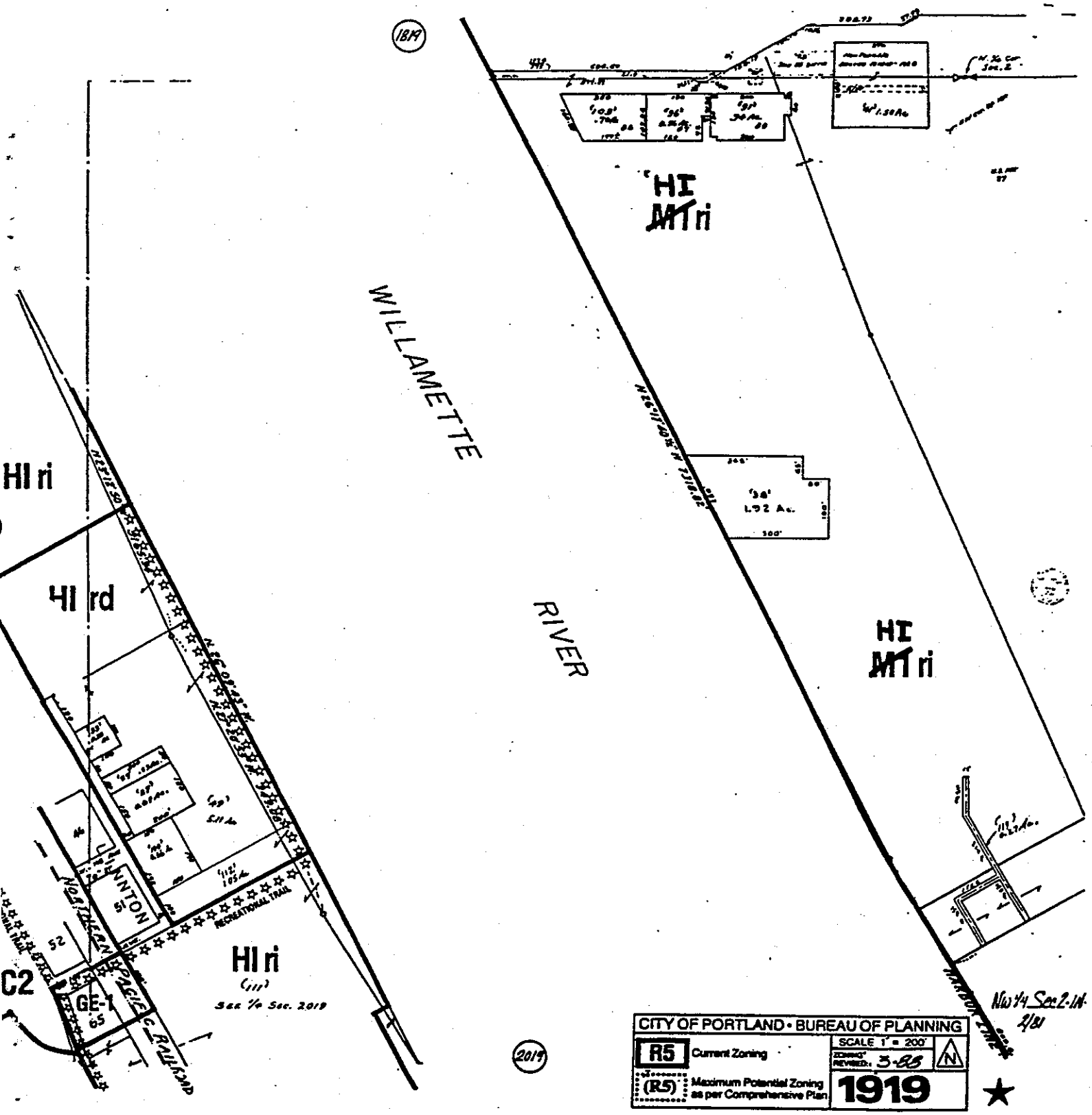

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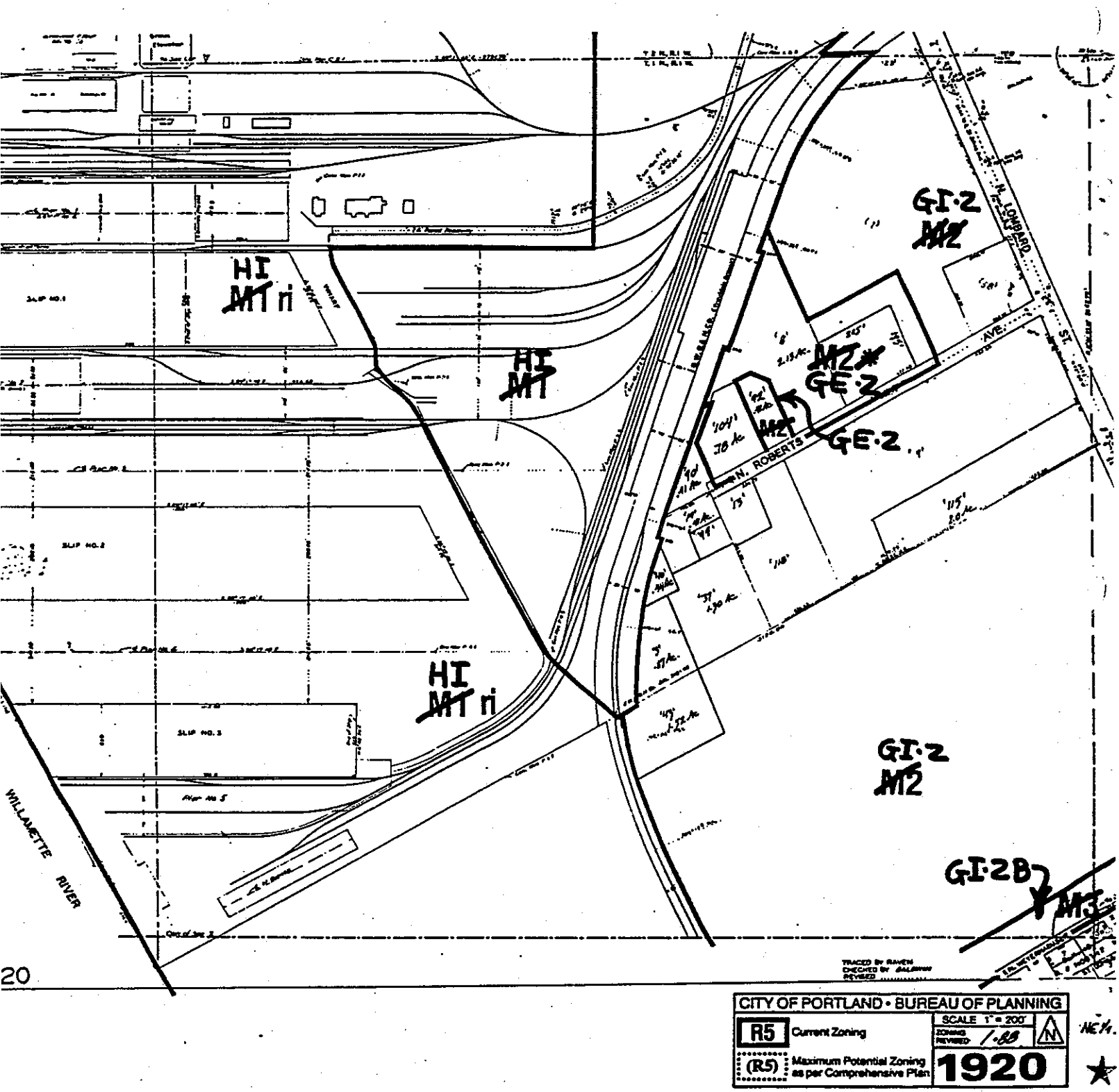

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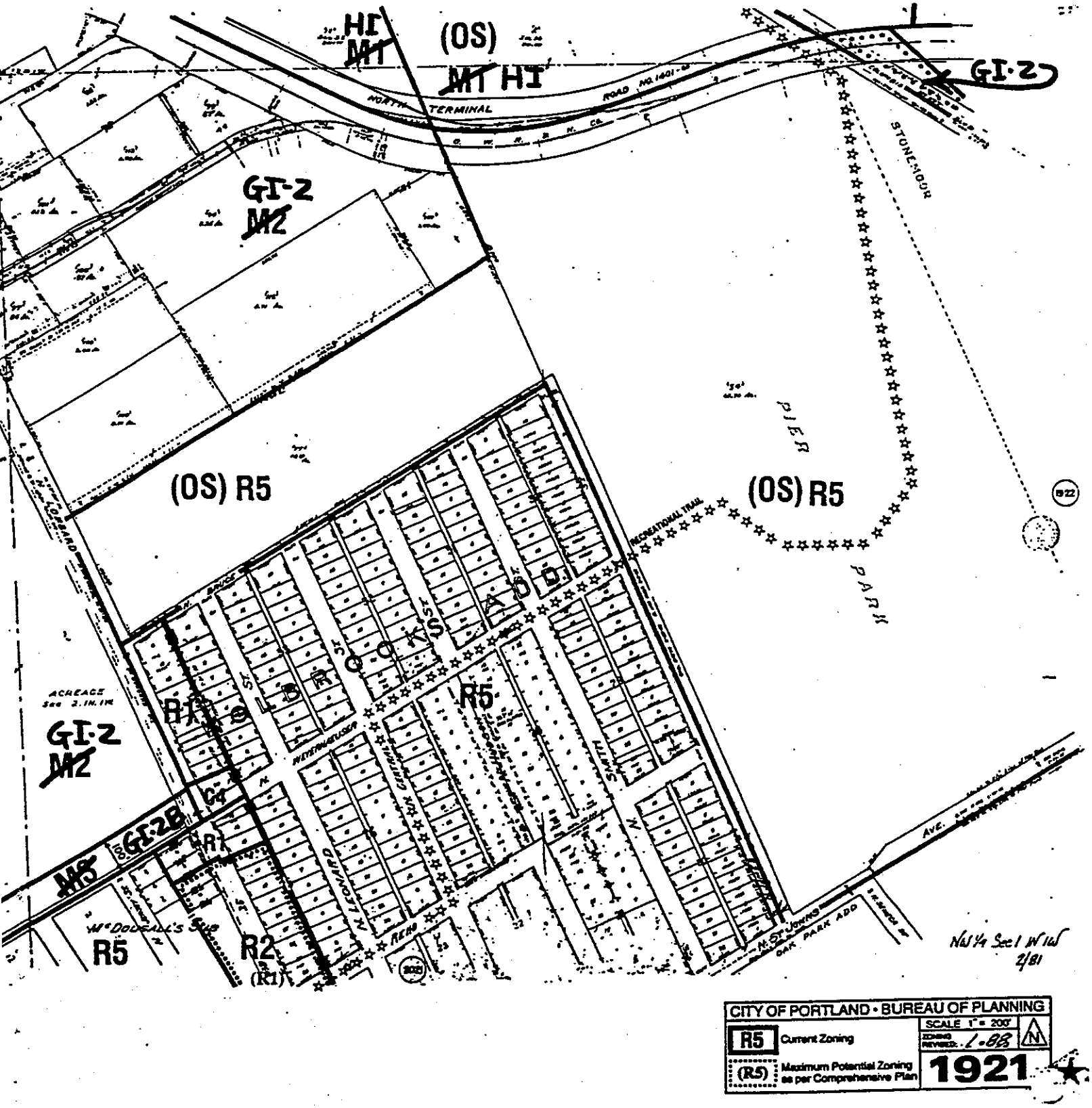

CITY OF PORTLAND • BUREAU OF PLANNING

R5 Current Zoning

(R5) Maximum Potential Zoning as per Comprehensive Plan

SCALE 1" = 200'

ZONING REVISED 1-88

1921

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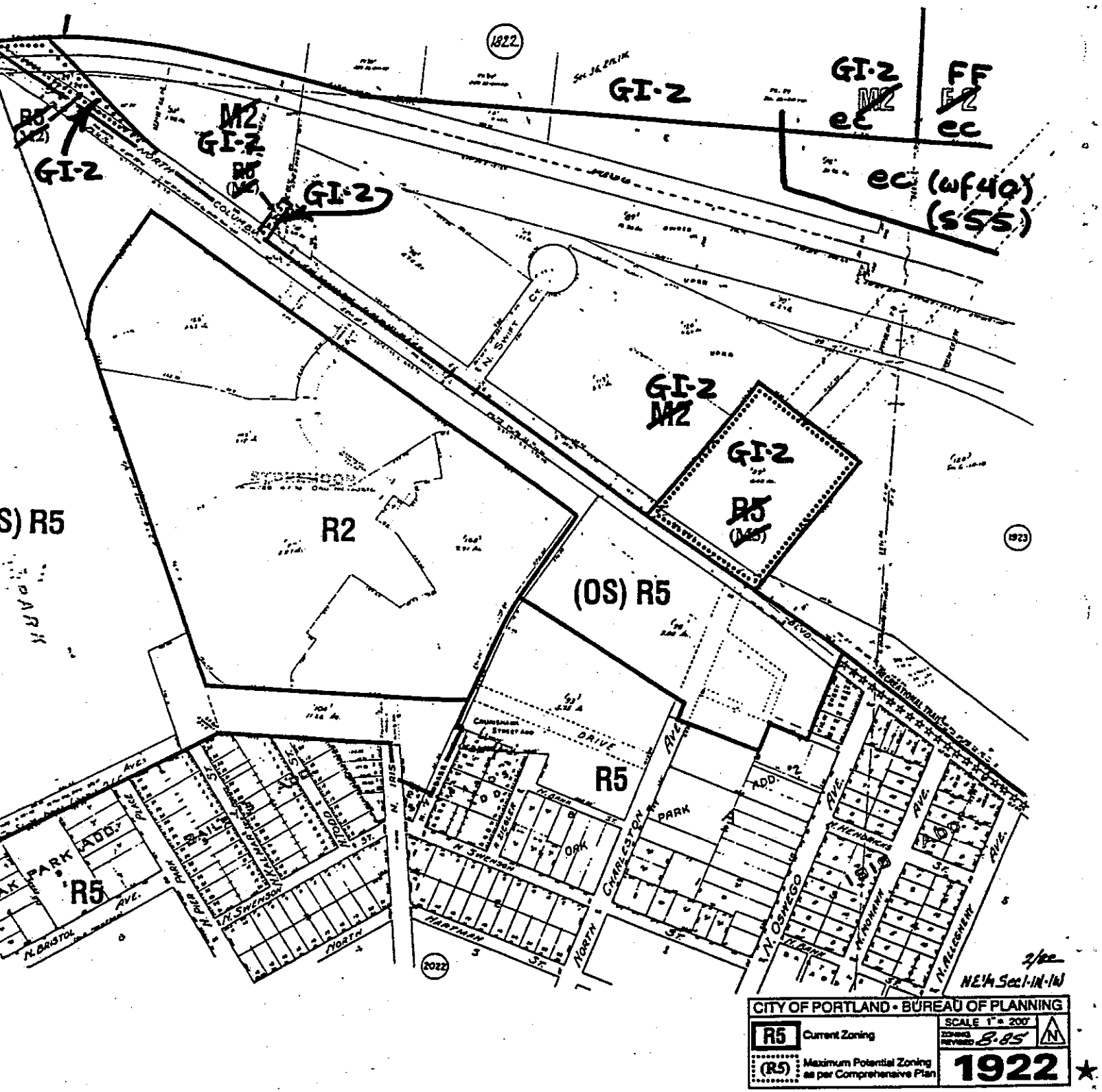

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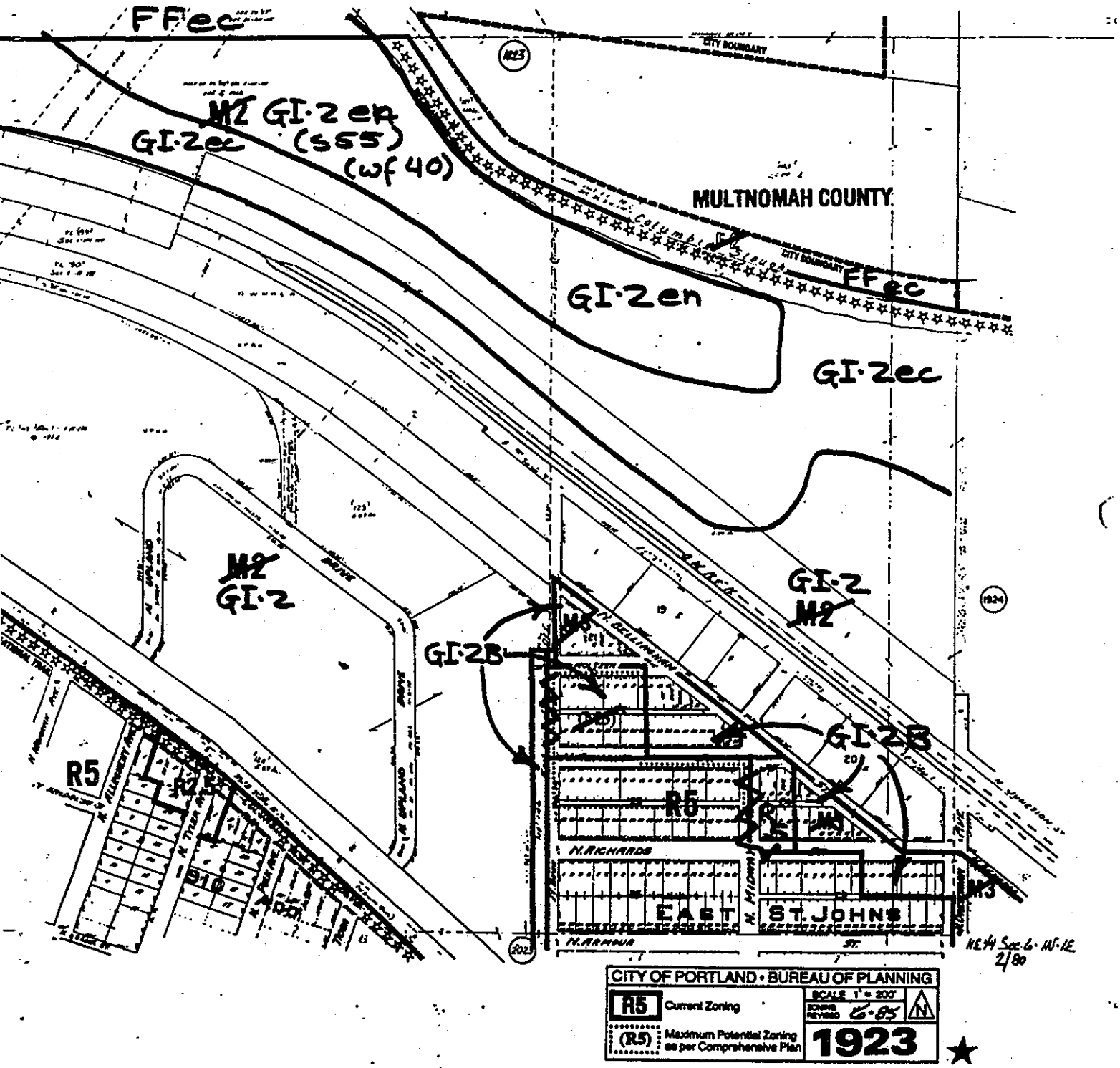

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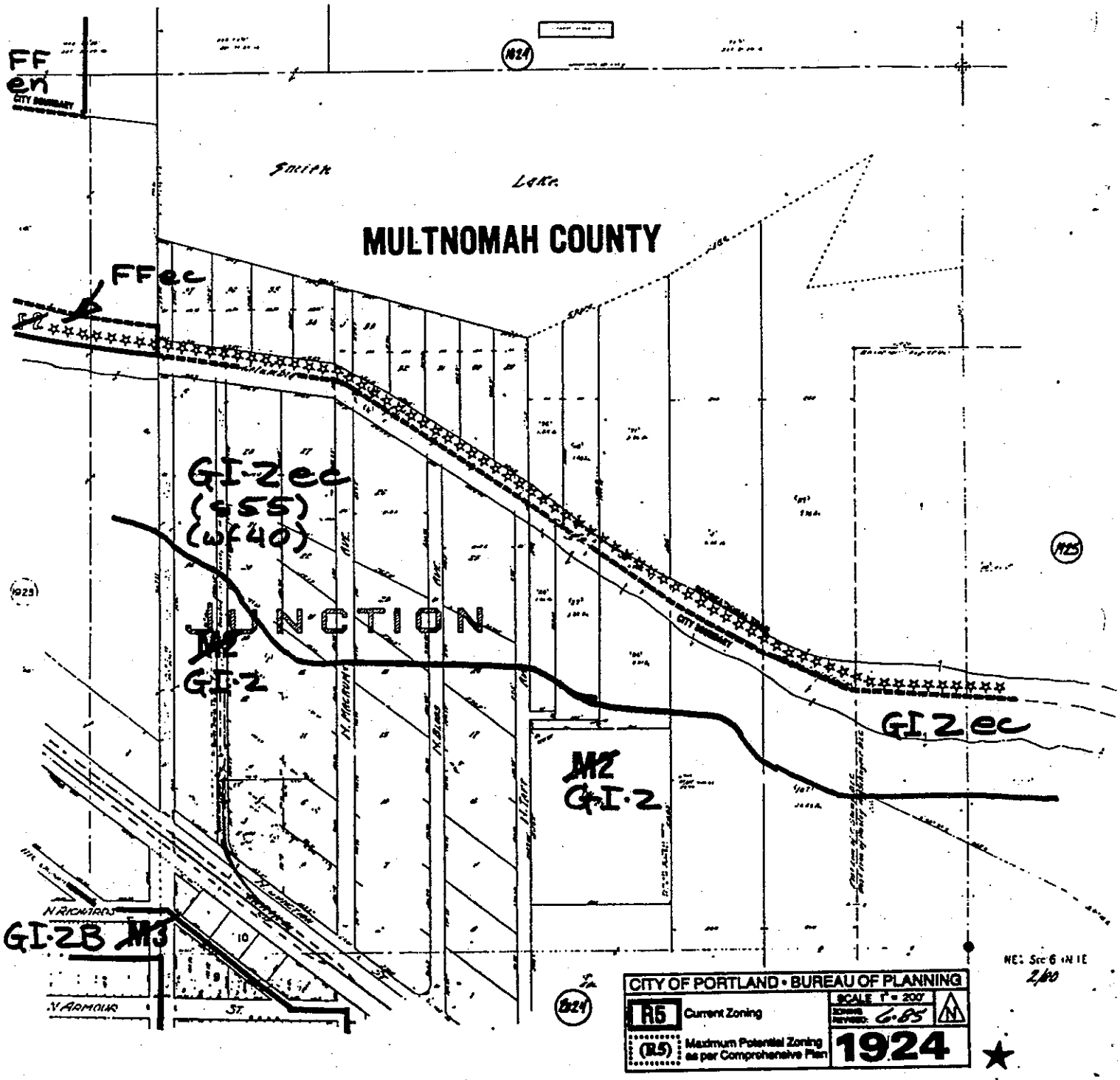

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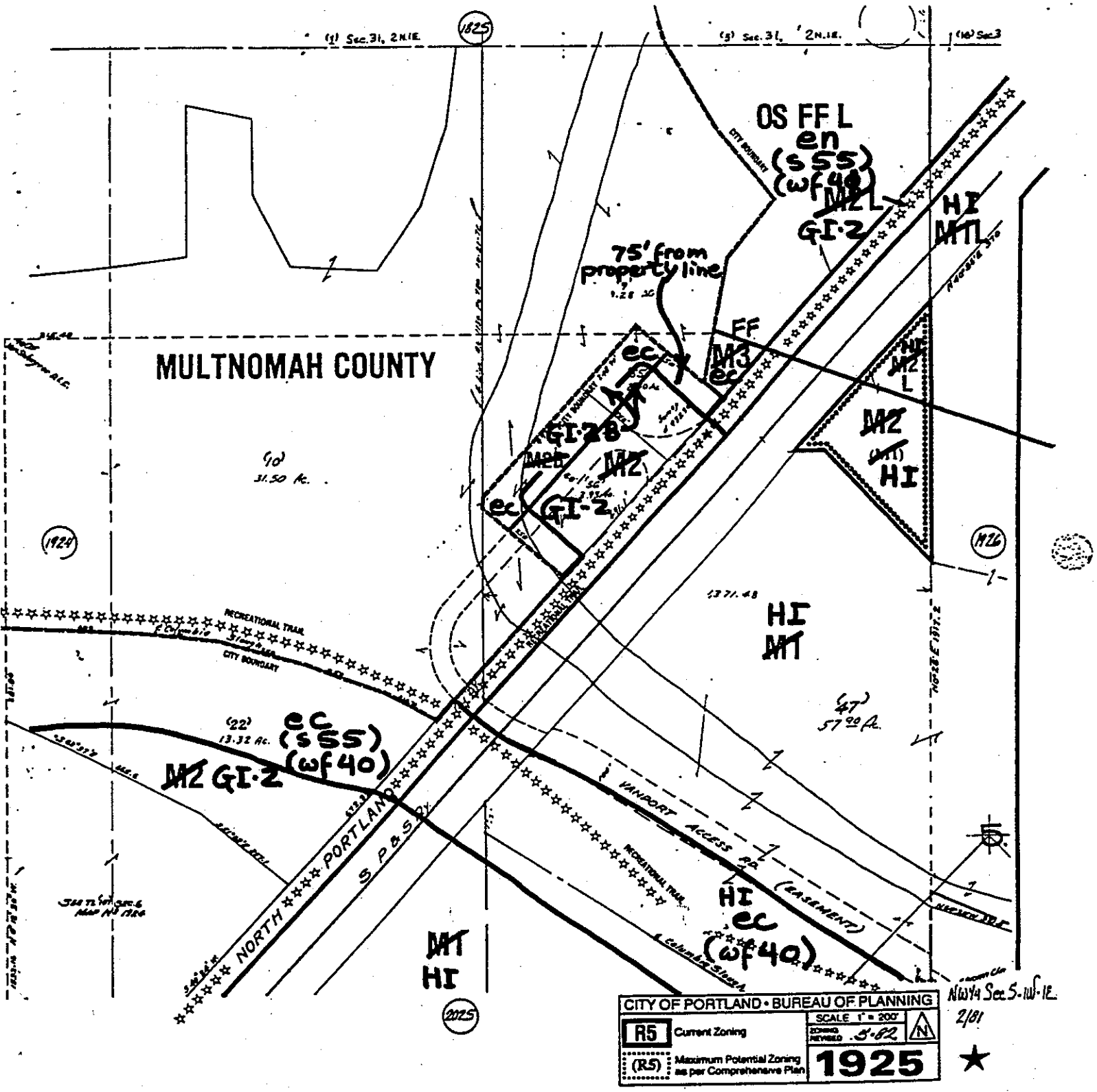

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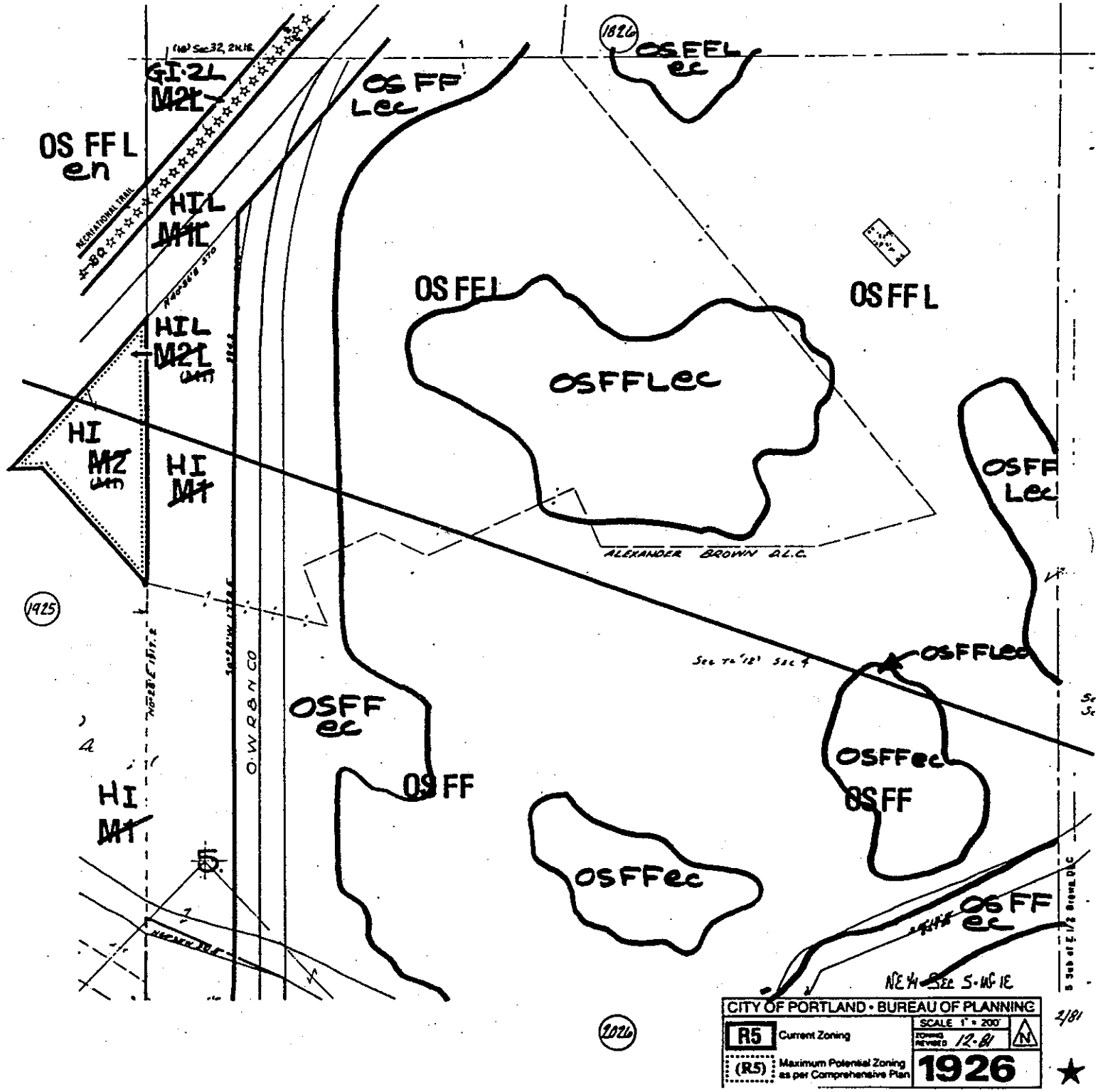

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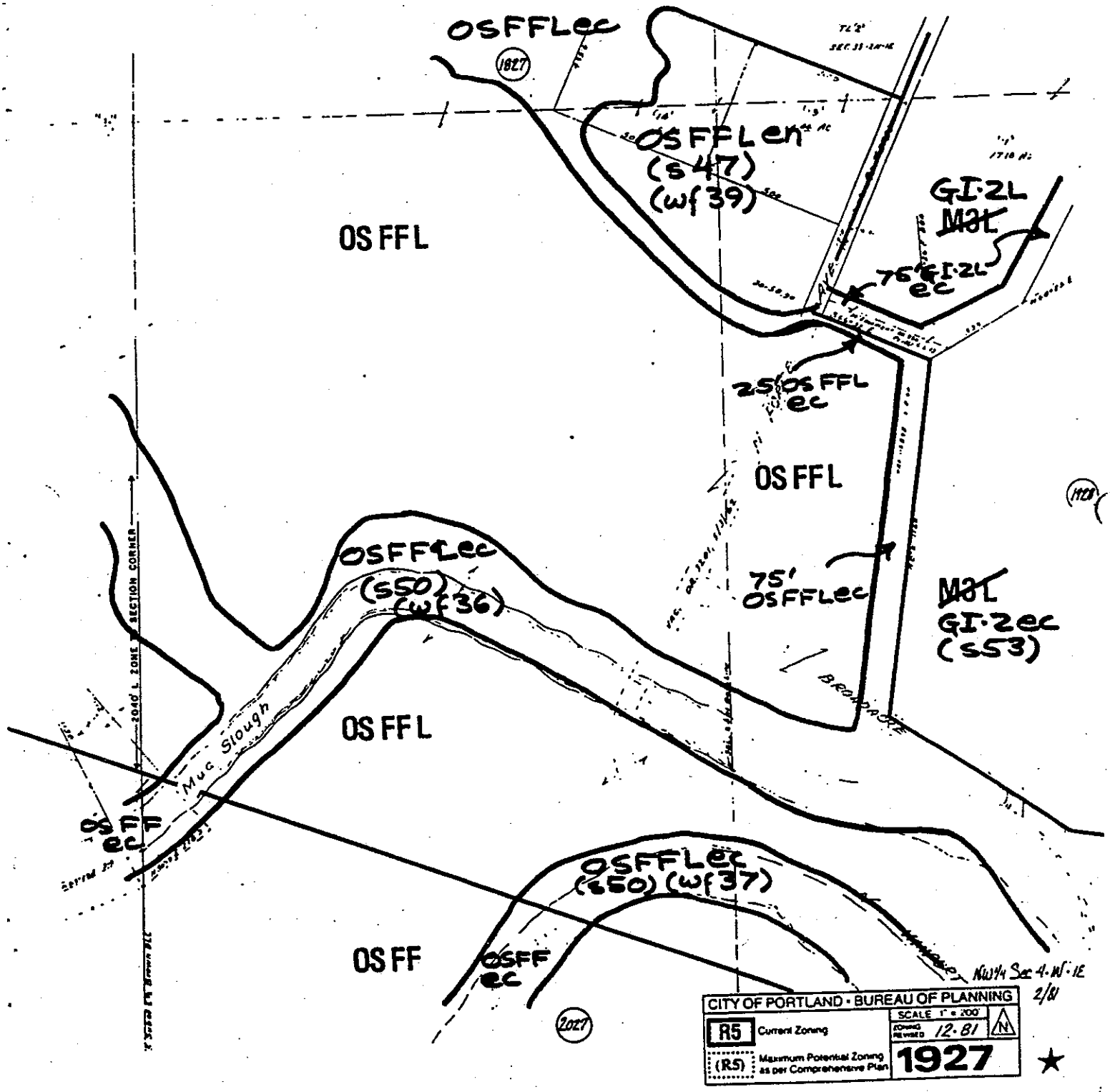

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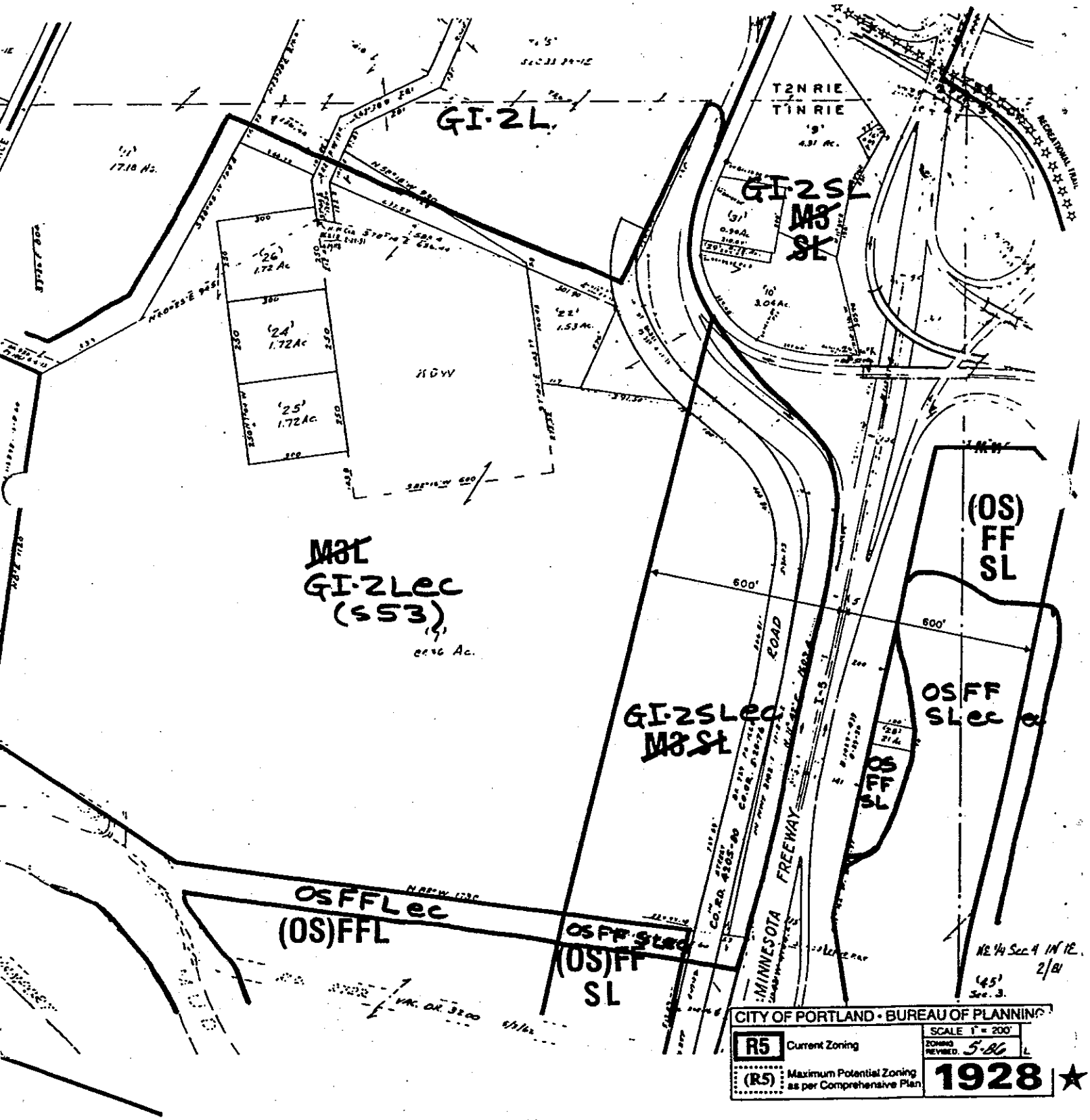

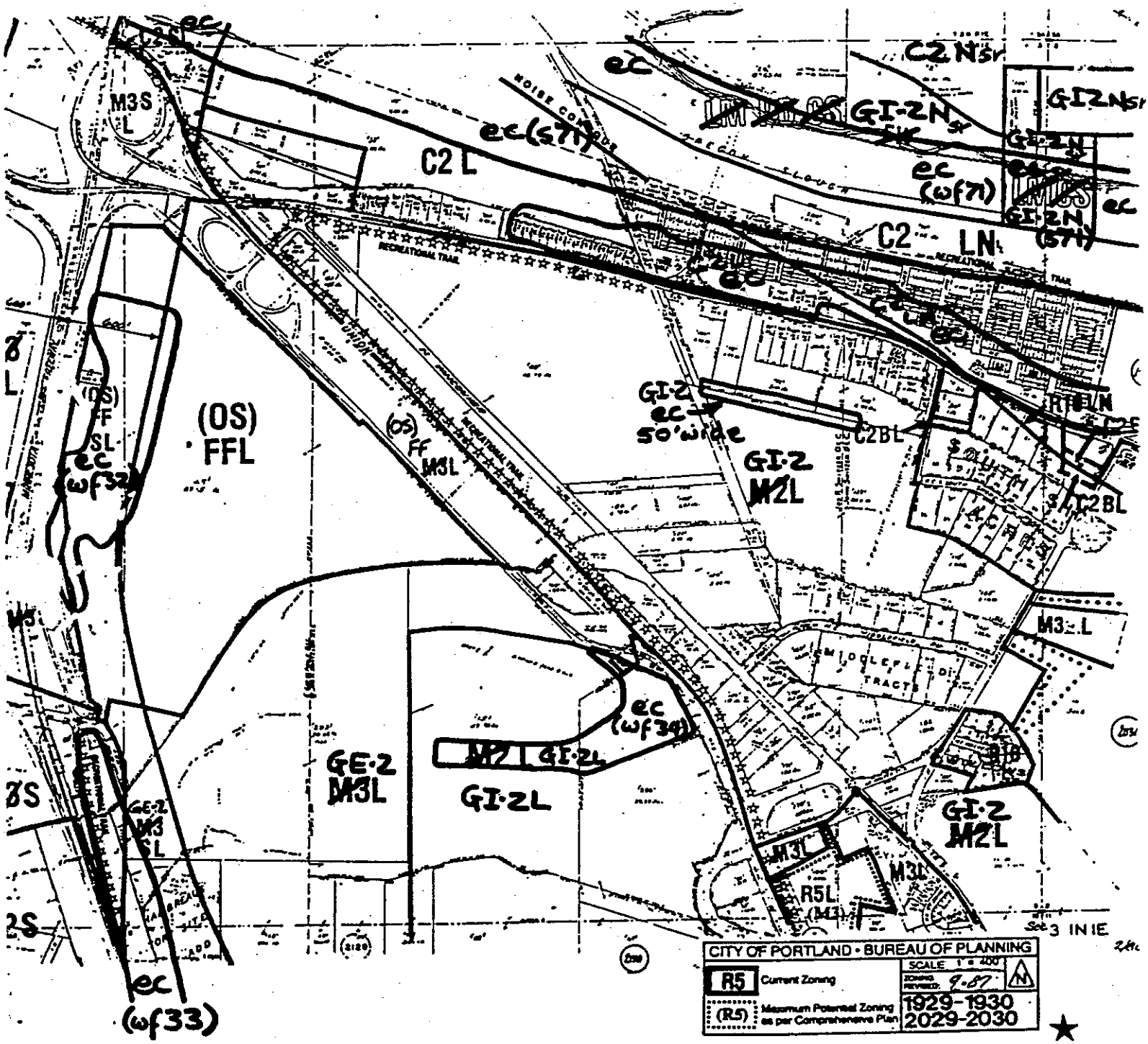

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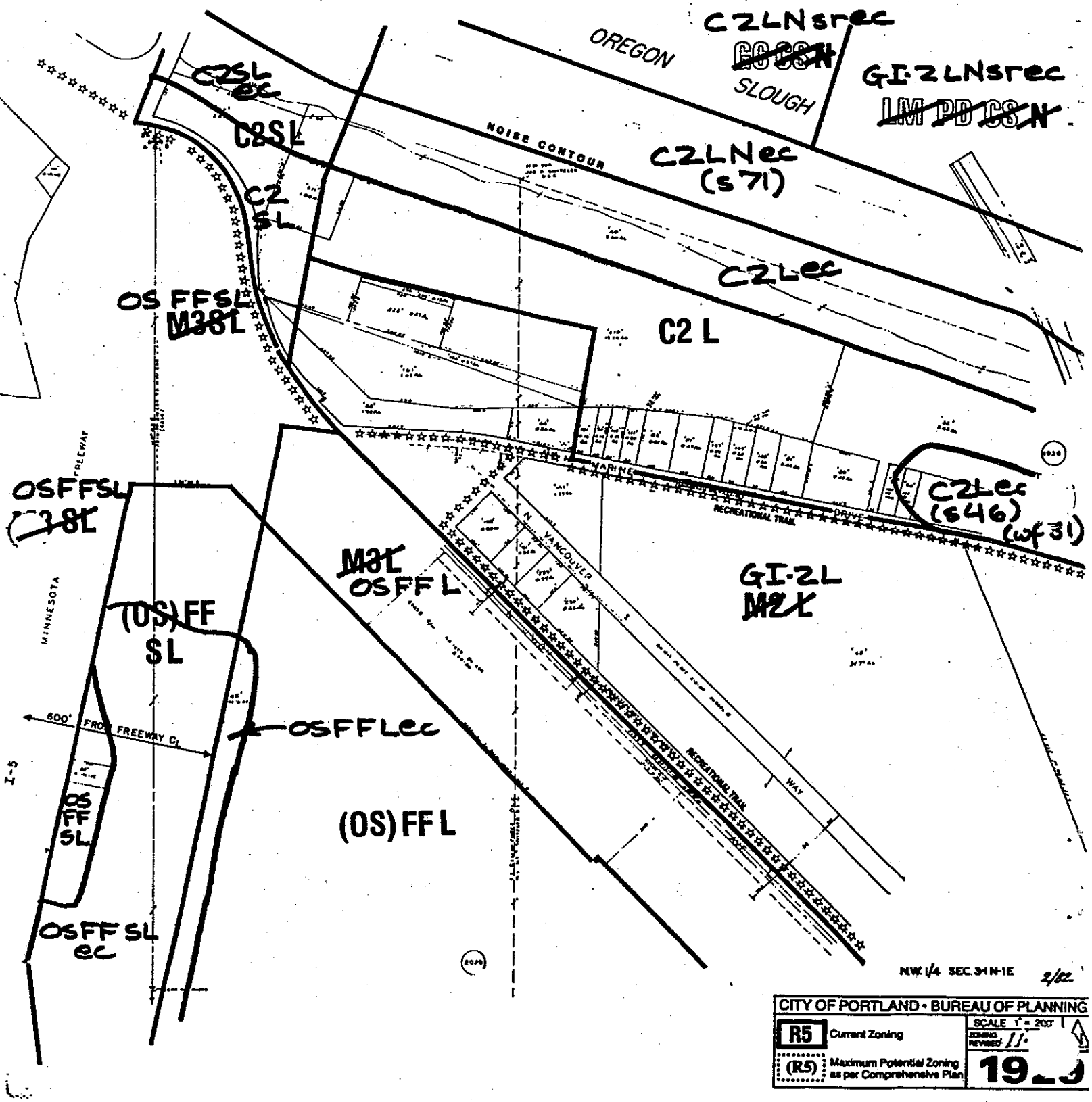

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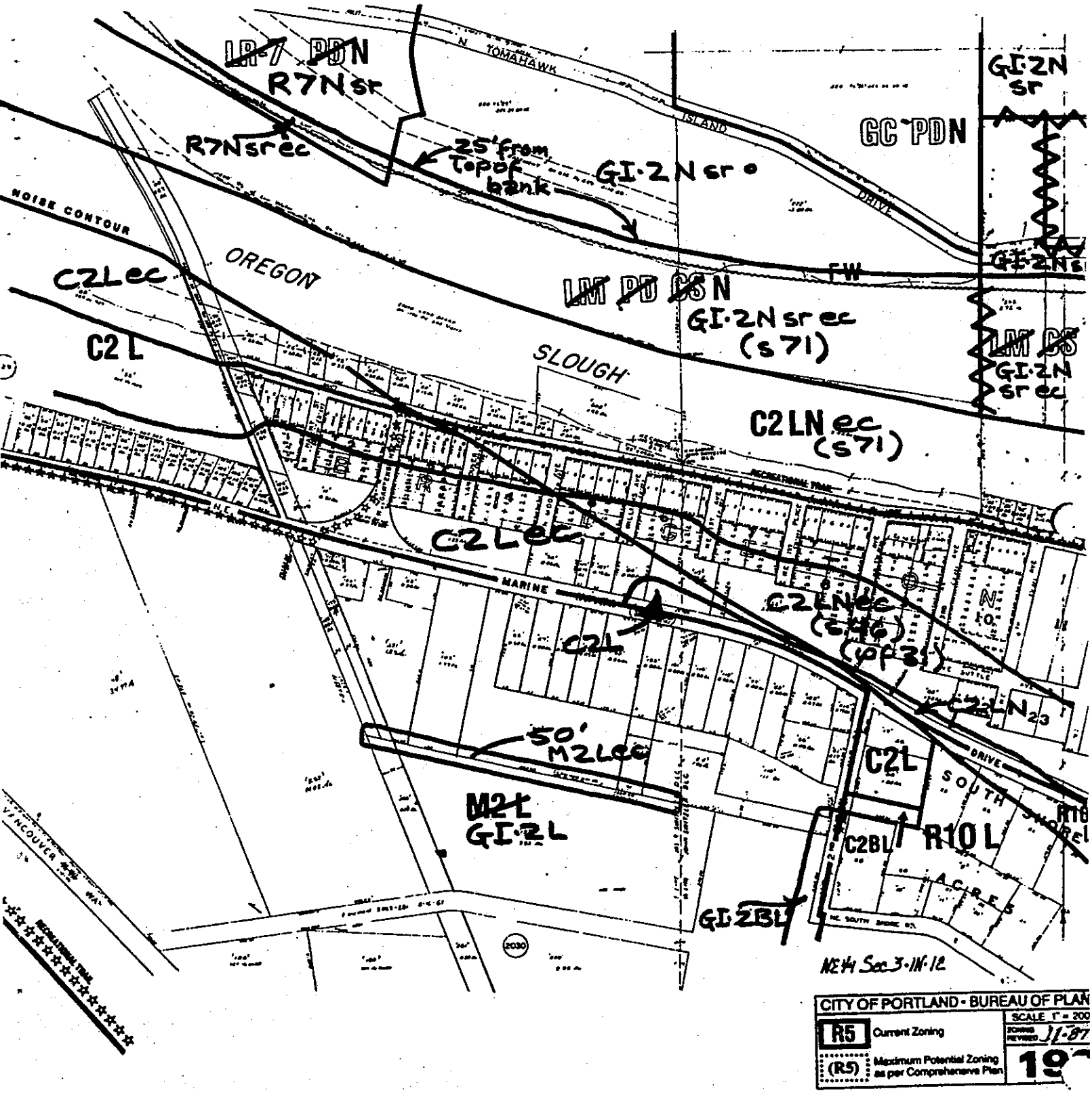

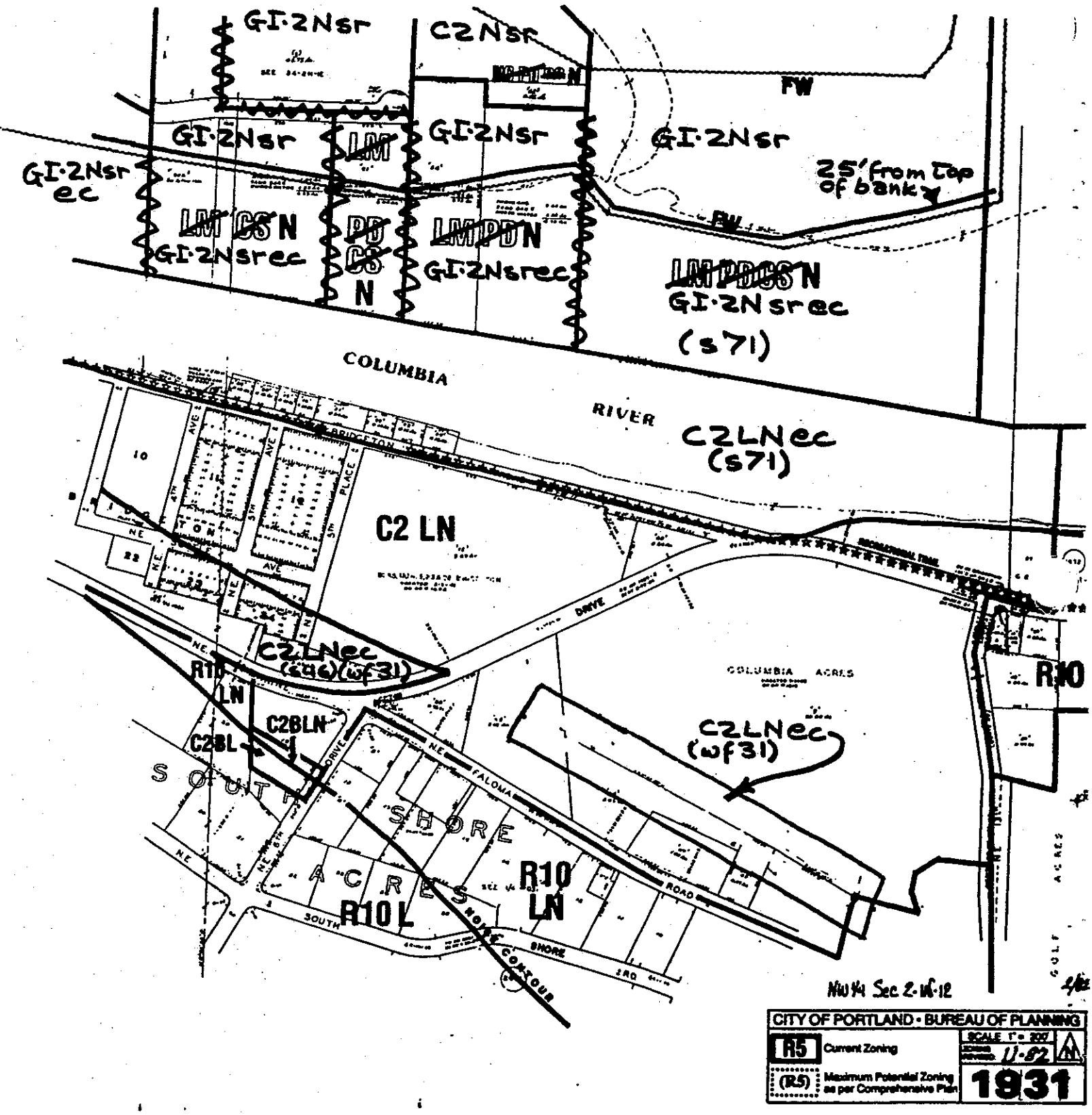

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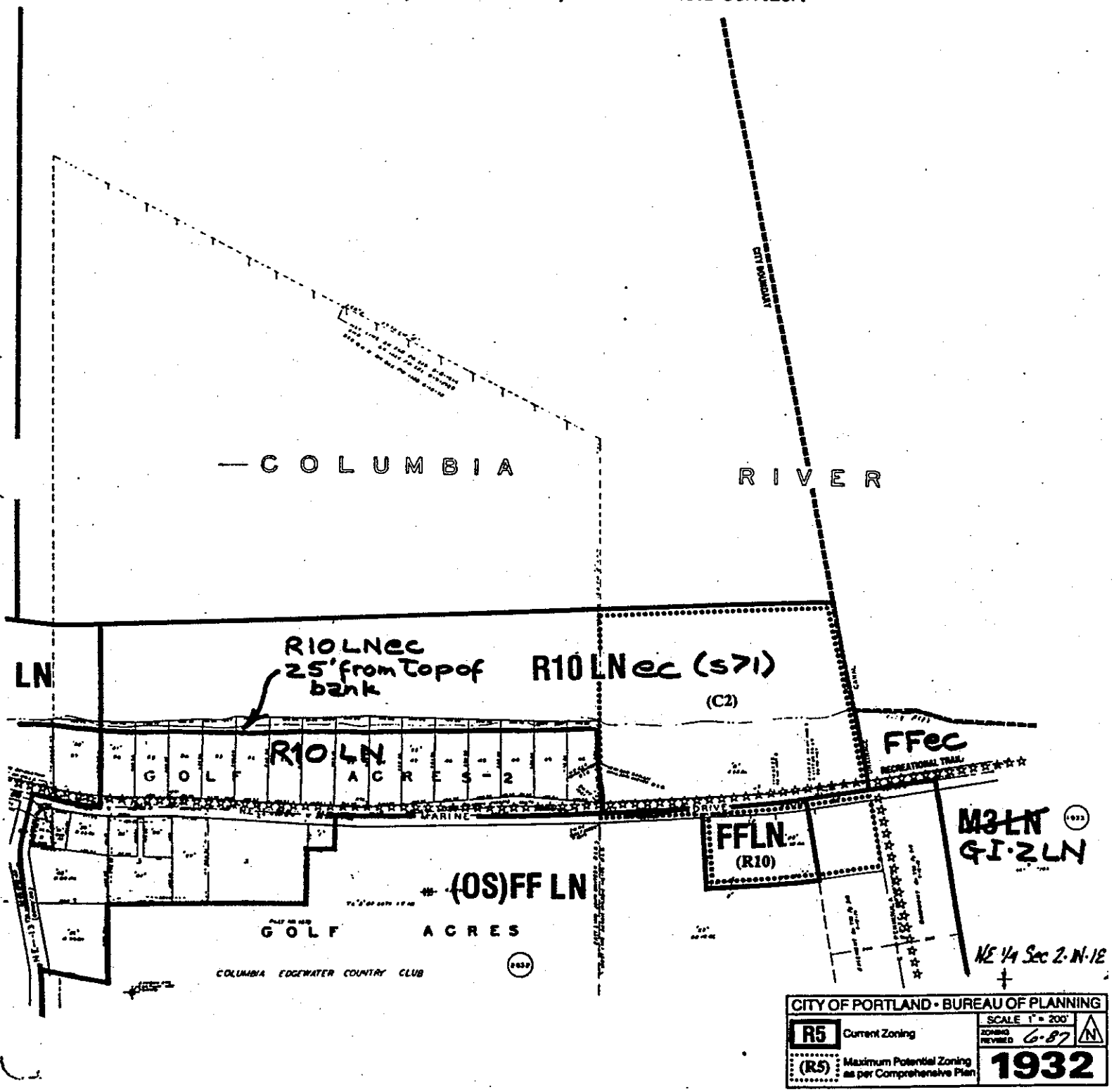

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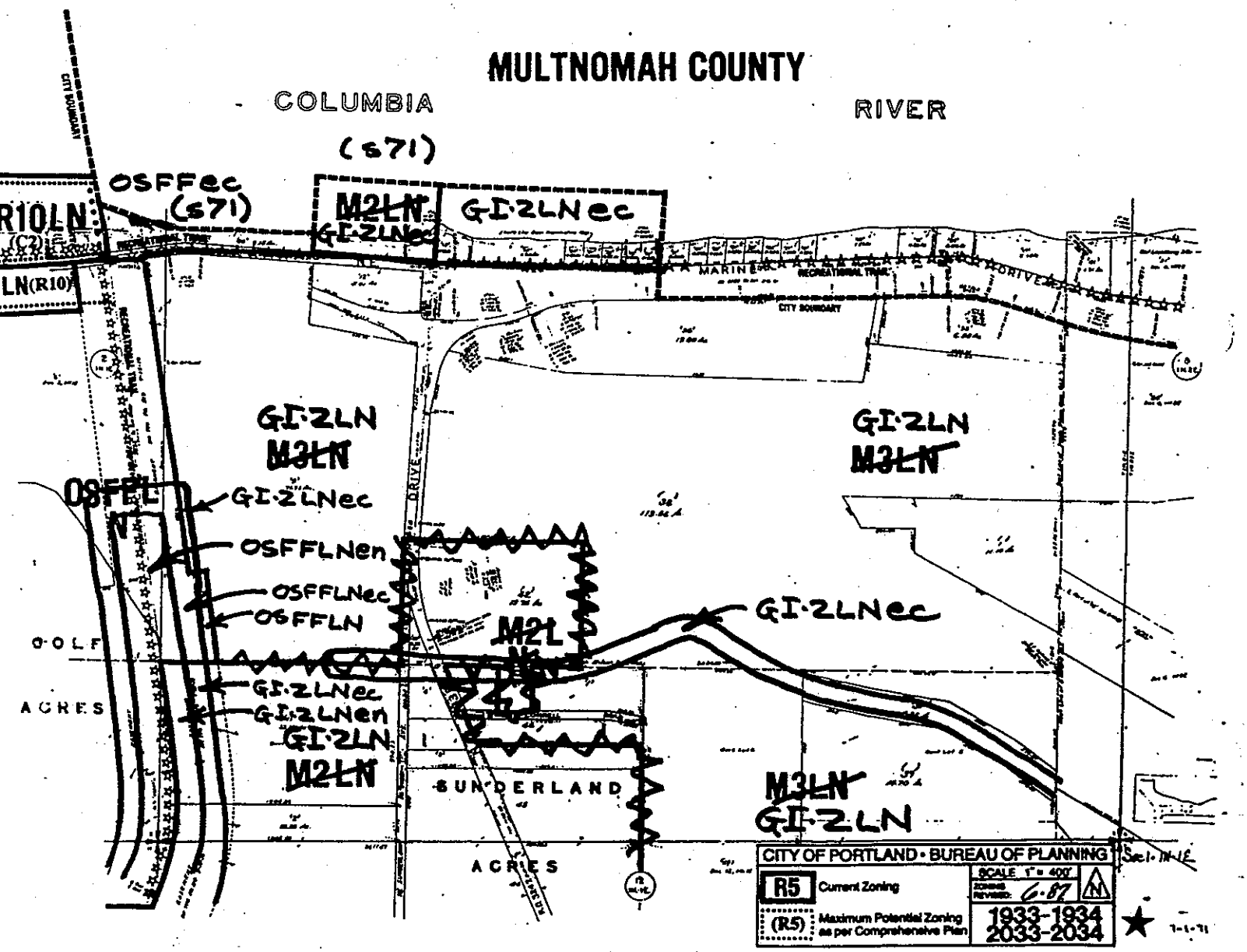
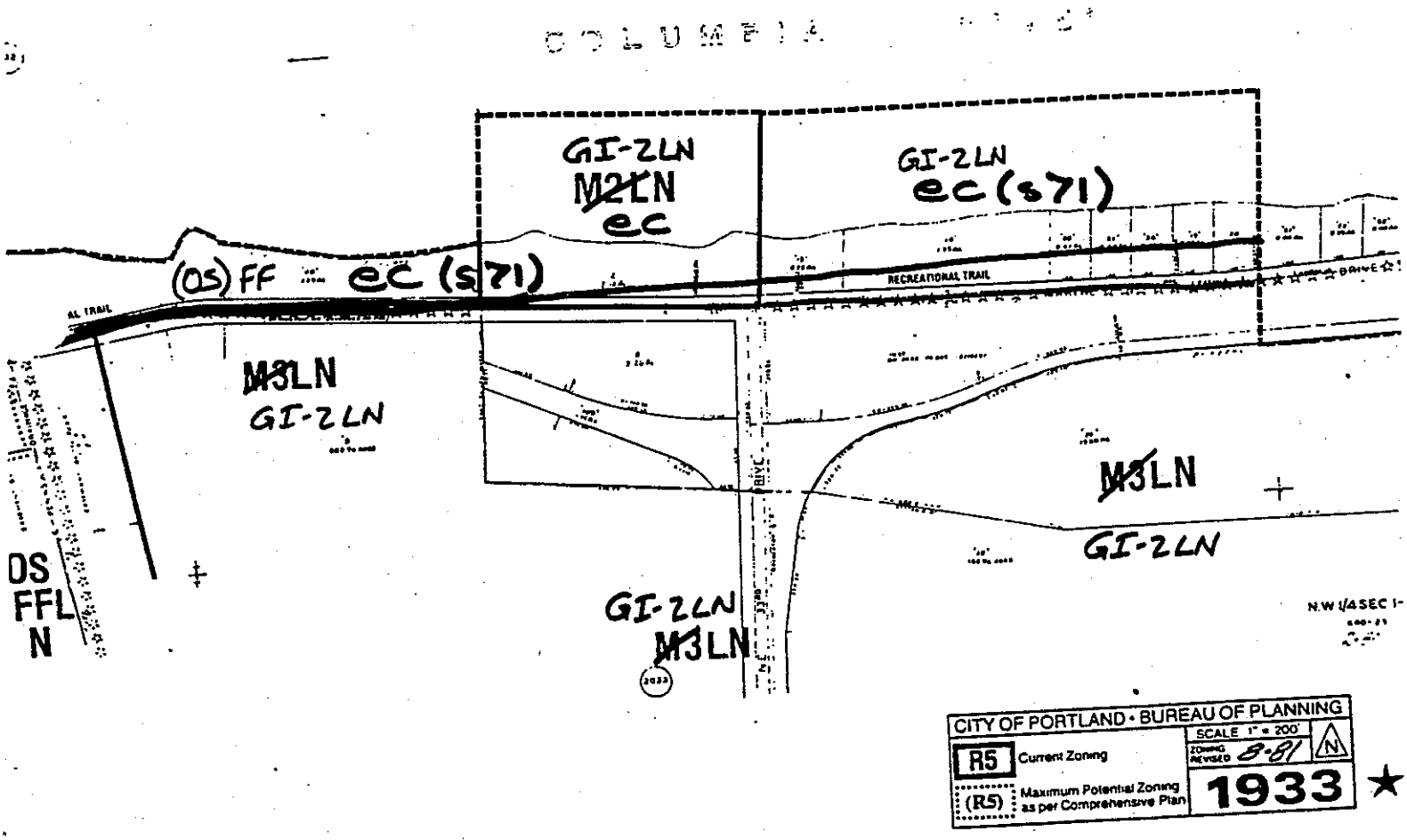


MULTNOMAH COUNTY



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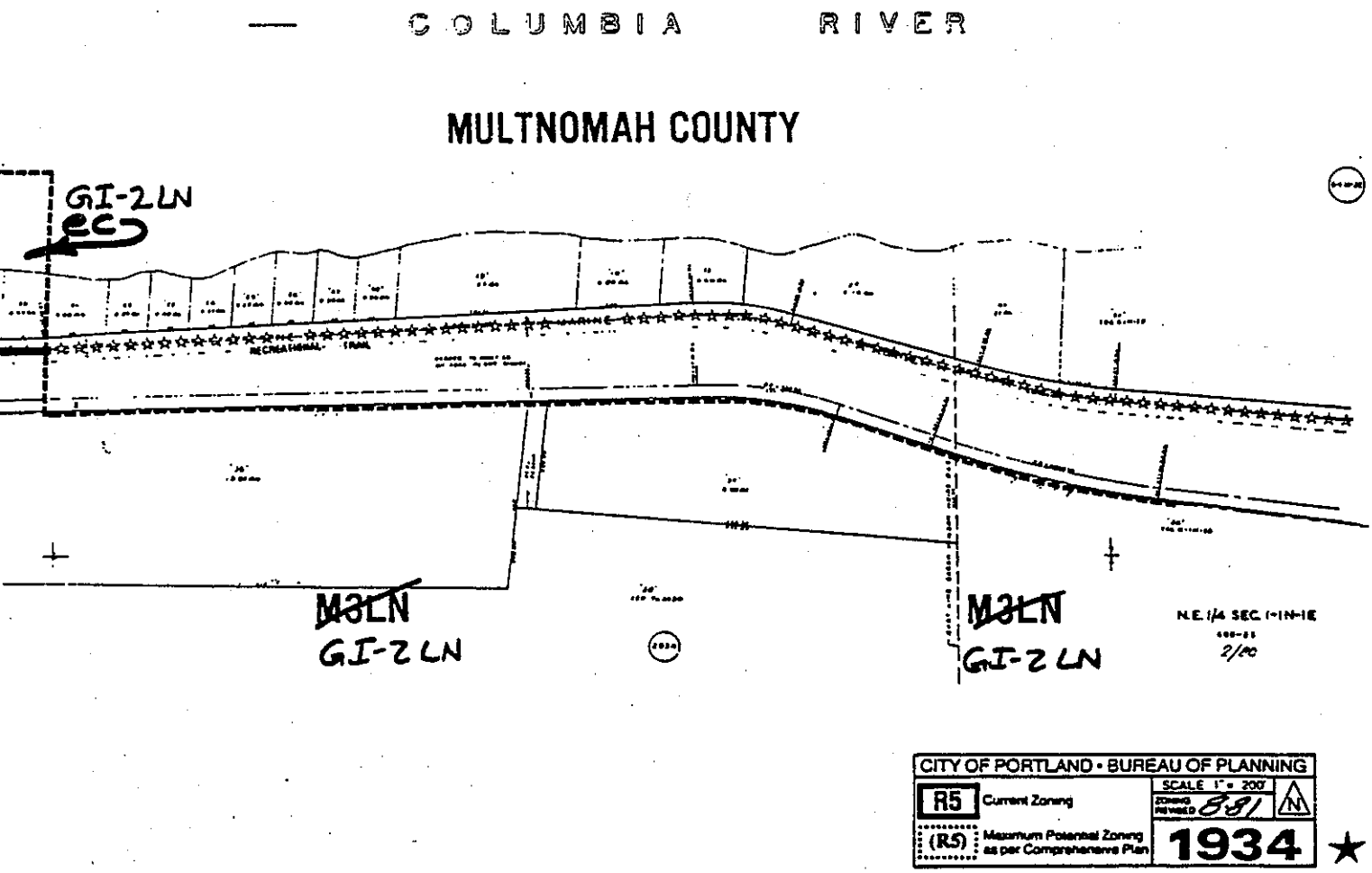

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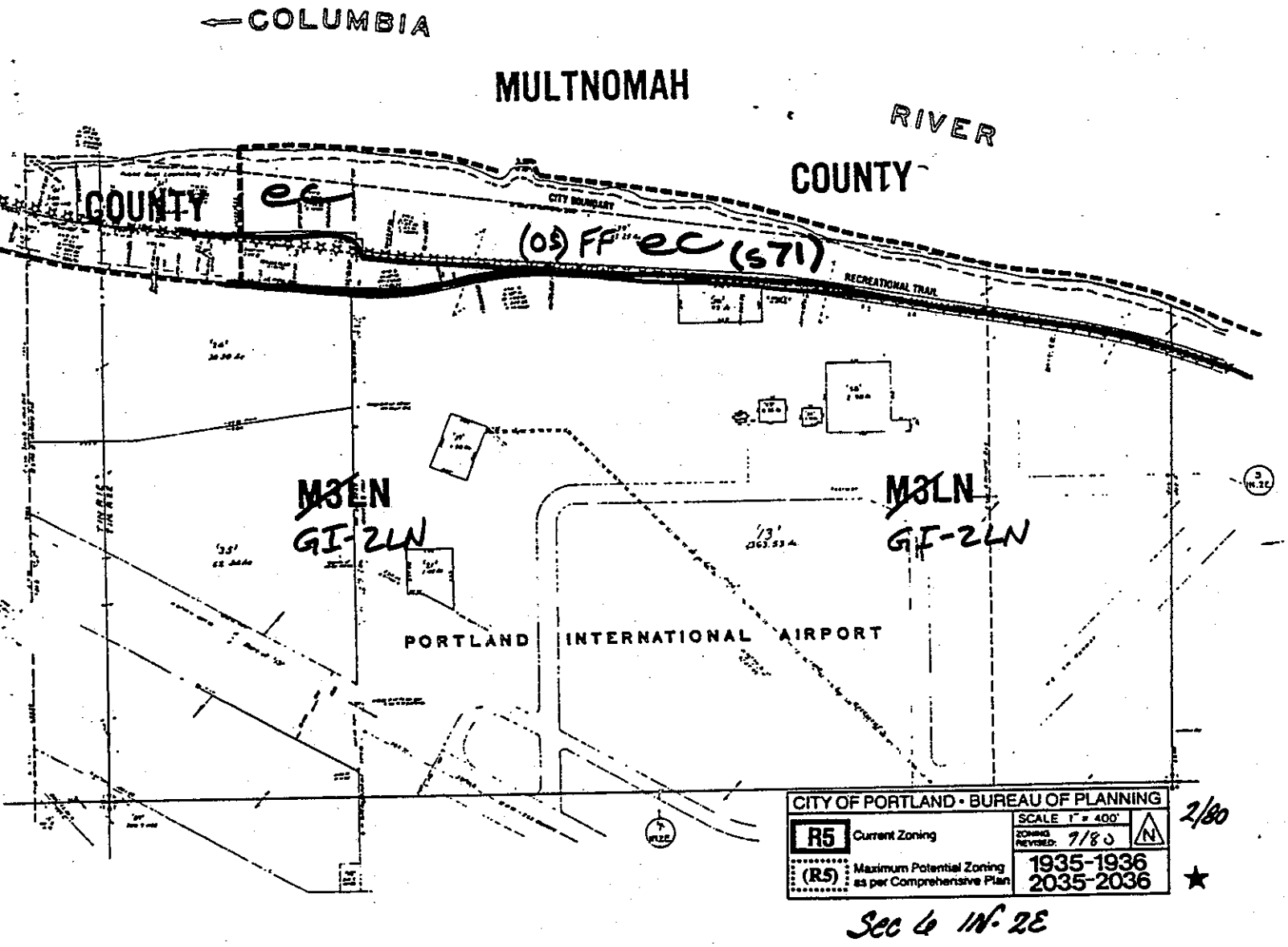

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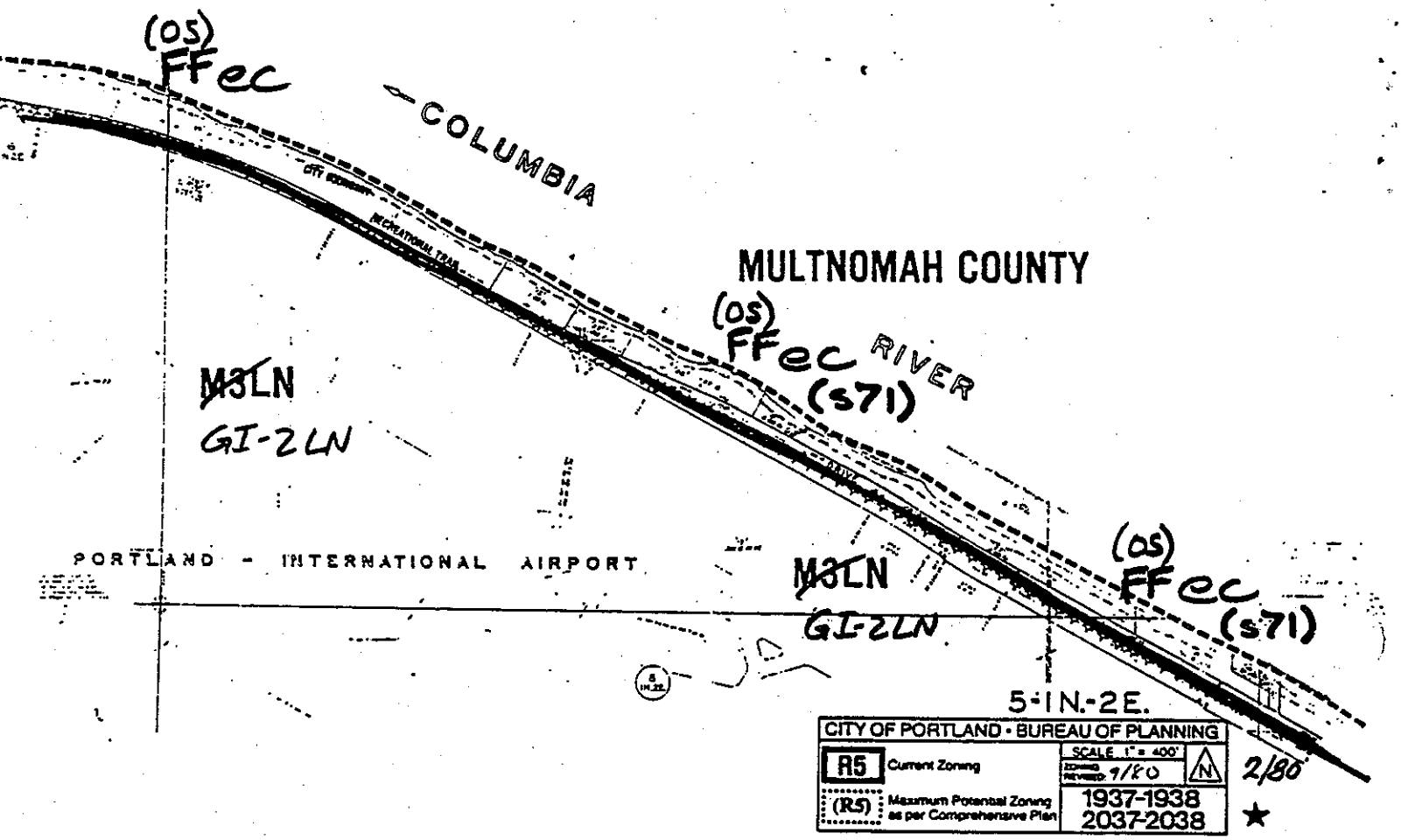

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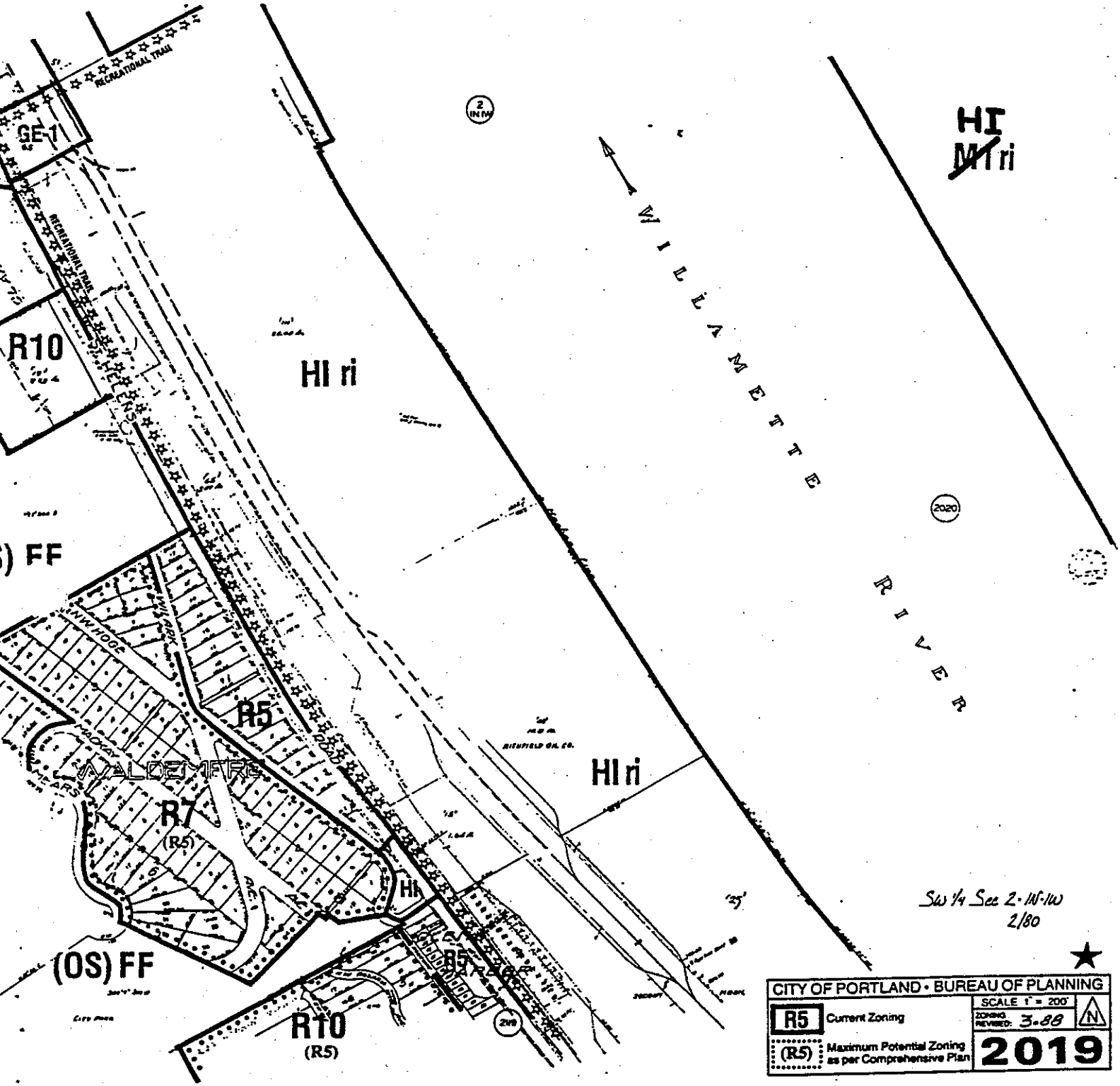
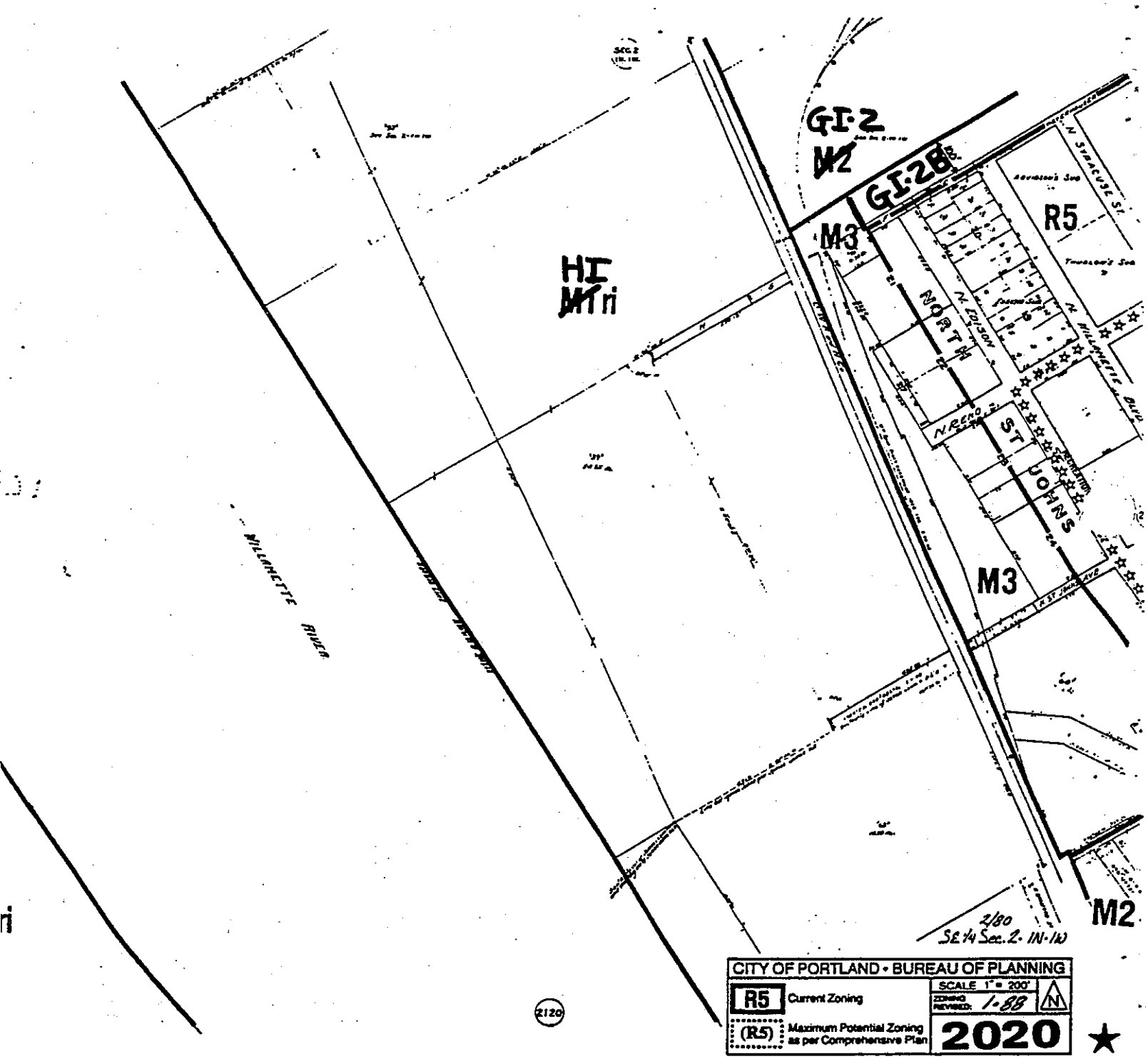
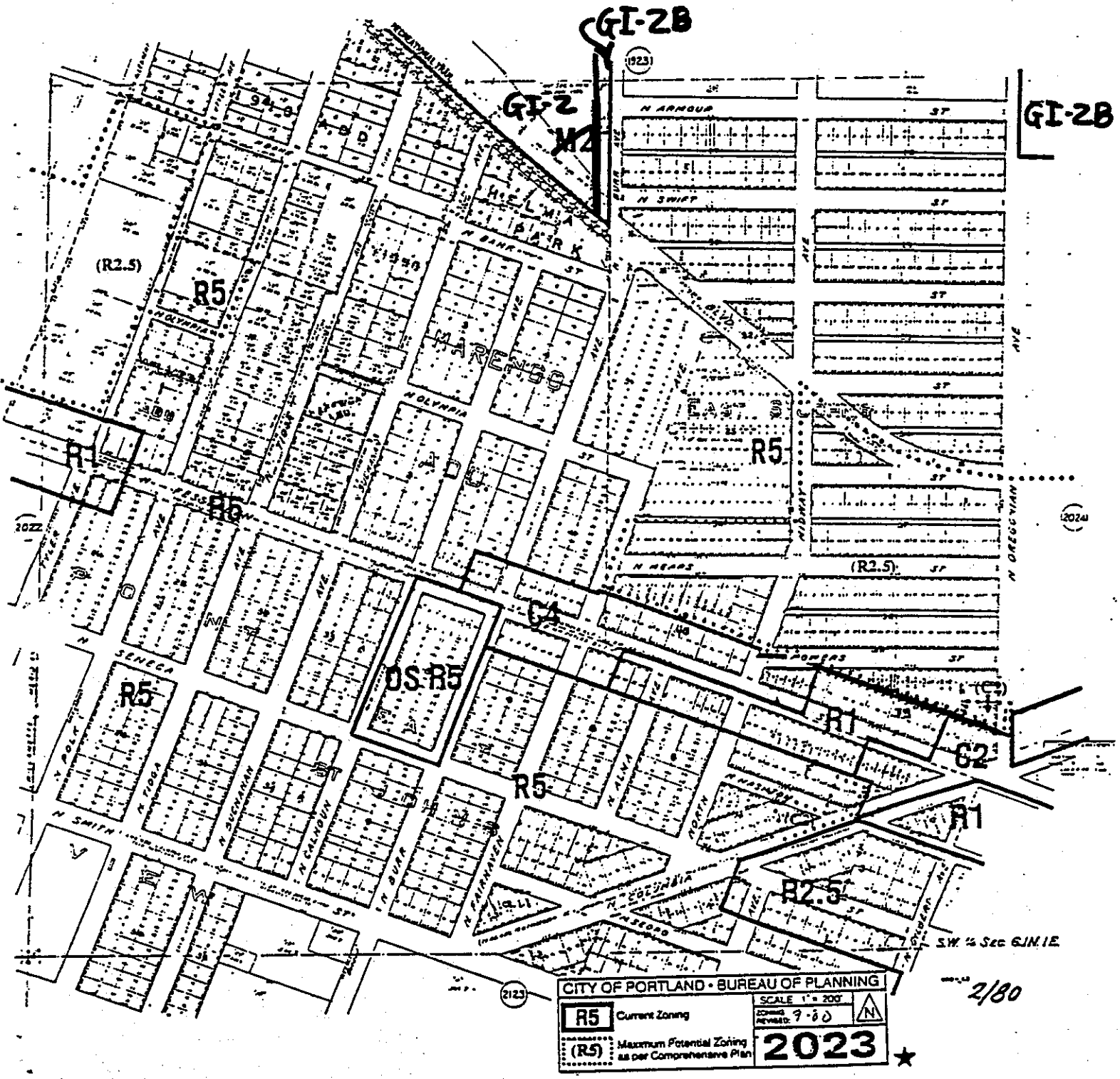
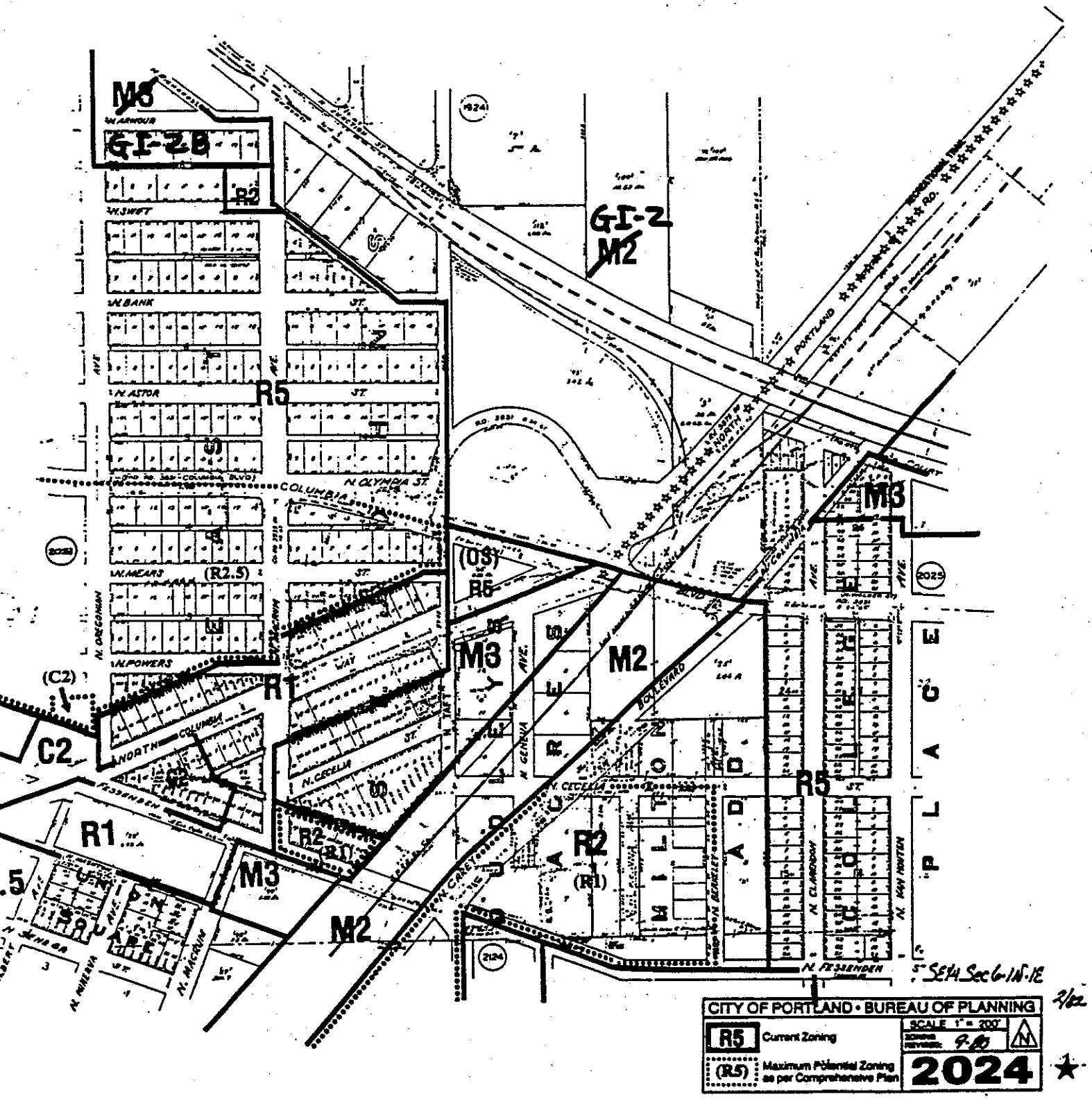
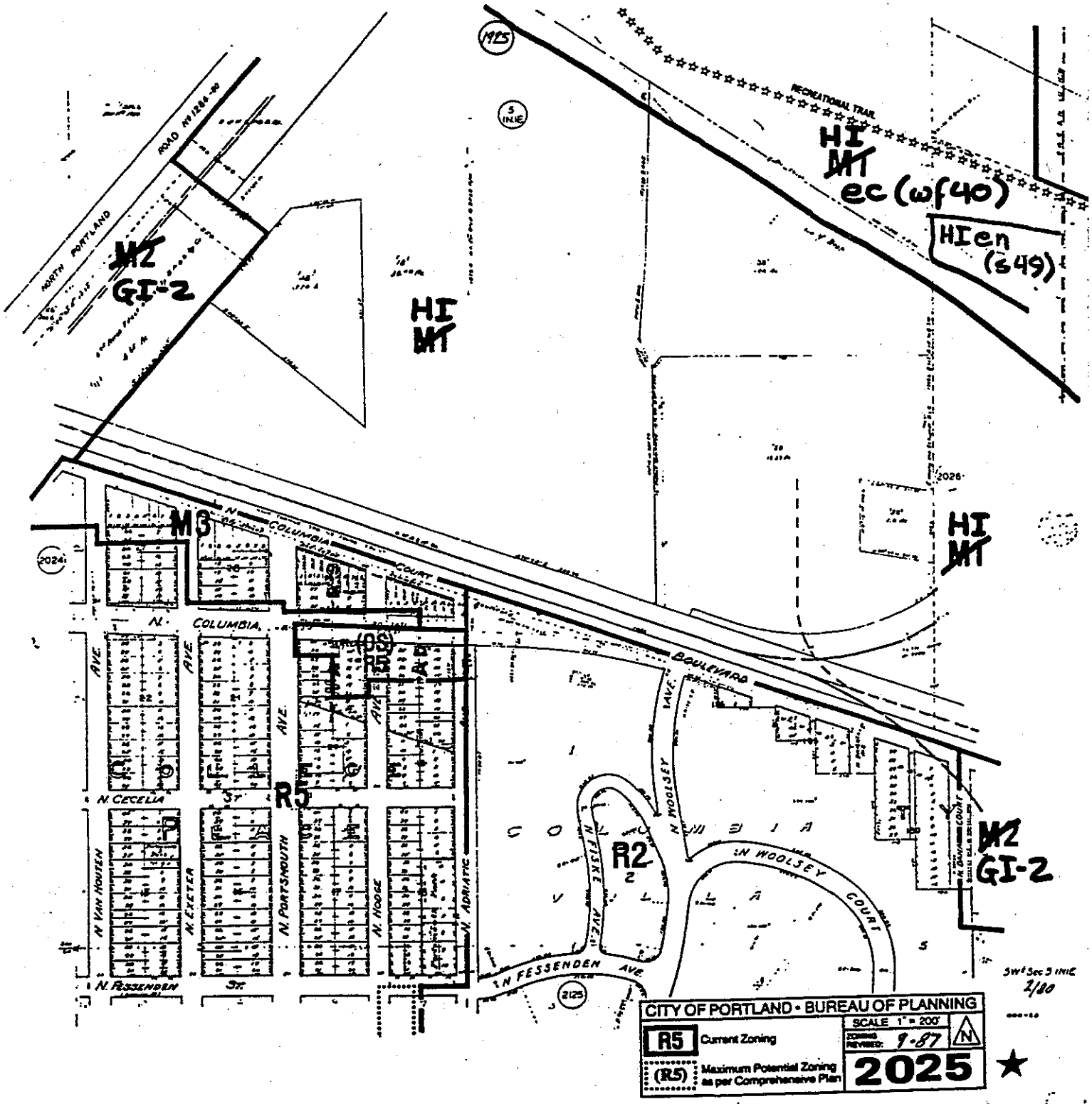


RECREATIONAL TRAIL
GE-1
R10
HI ri
WILLAMETTE RIVER
HI
~~MI~~ ri
2020
) FF
NW HOGE
R5
WALDEMFRE
R7
(R5)
HI ri
HI
(OS) FF
R5
R10
(R5)
2119
Sw 1/4 Sec 2-1N-1W
2/80
CITY OF PORTLAND • BUREAU OF PLANNING
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
SCALE 1" = 200'
ZONING REVISED: 3-88
N
2019


GI-2
M2
GI-2B
M3
R5
HI
M1ri
NORTH
ST JOHNS
N. EDISON
N. RENO
N. SYRACUSE ST.
N. WILLAMETTE BLVD
WILLAMETTE RIVER
M3
M2
2/80
SE 1/4 Sec. 2 - 1N-1W
CITY OF PORTLAND • BUREAU OF PLANNING
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
SCALE 1" = 200'
ZONING REVISED: 1-88
N
2020
2120


GI-2B
GI-2
M2
GI-2B
N ARMOUR ST
N SWIFT ST
N BANK ST
N OLYMPIA
N MEARS
N POWERS ST
N SENECA
N SMITH
N TIOGA
N BUCHANAN
N CALHOUN
N BURR
N FAIRHAVEN
N ALMA
NORTH
N COLUMBIA
N SEORO
N OREGONIAN AVE
MIDWAY
HELMA PARK
HARENGO
EAST SIDE
(R2.5)
R5
R1
R6
C4
OS R5
R5
R5
R1
C2
R1
R2.5
S.W. ¼ Sec 6 N.1 E.
2/80
CITY OF PORTLAND • BUREAU OF PLANNING
SCALE 1" = 200'
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
2023


M3
GI-2B
R2
GI-2
M2
R5
M3
M2
R1
C2
(C2)
(R2.5)
(OS)
R5
R2
(R1)
M3
M2
R5
R1
R2
(R1)
N. ARMOUR
N. SWIFT
N. BANK
N. ASTOR
N. OLYMPIA ST.
COLUMBIA
N. MEARS
N. POWERS
NORTH COLUMBIA
N. CECELIA
N. GENEVA
N. CAREY
N. BERKELEY
N. CLARENDON
N. VAN HOUTEN
N. FESSENDEN
N. MACRUM
N. MINERVA
N. OREGONIAN
PORTLAND
BOULEVARD
UNION SQUARE
MILTON ADD
PLACE
SE¼ Sec 6-1N-1E
CITY OF PORTLAND • BUREAU OF PLANNING
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
SCALE 1" = 200'
2024



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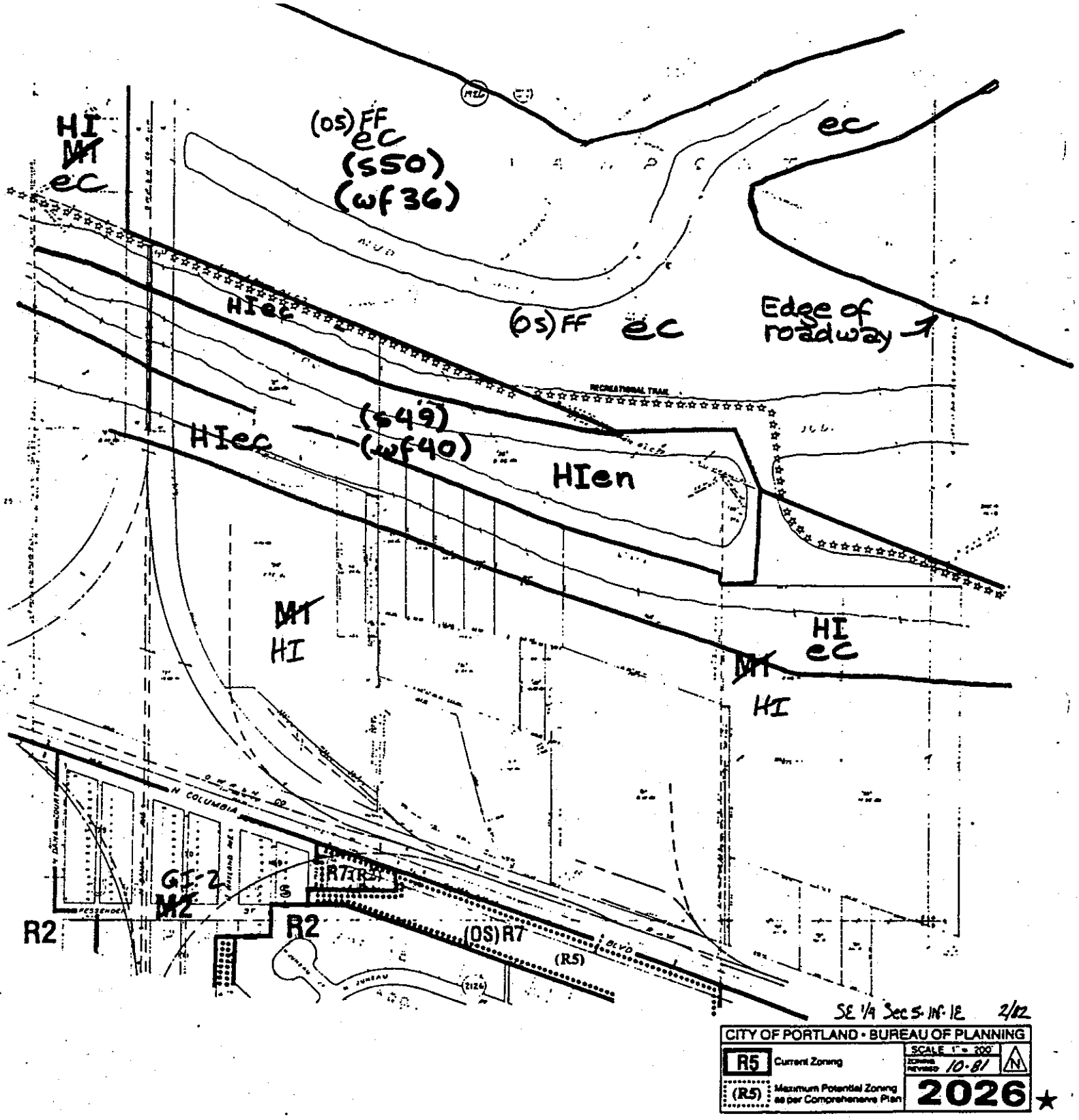

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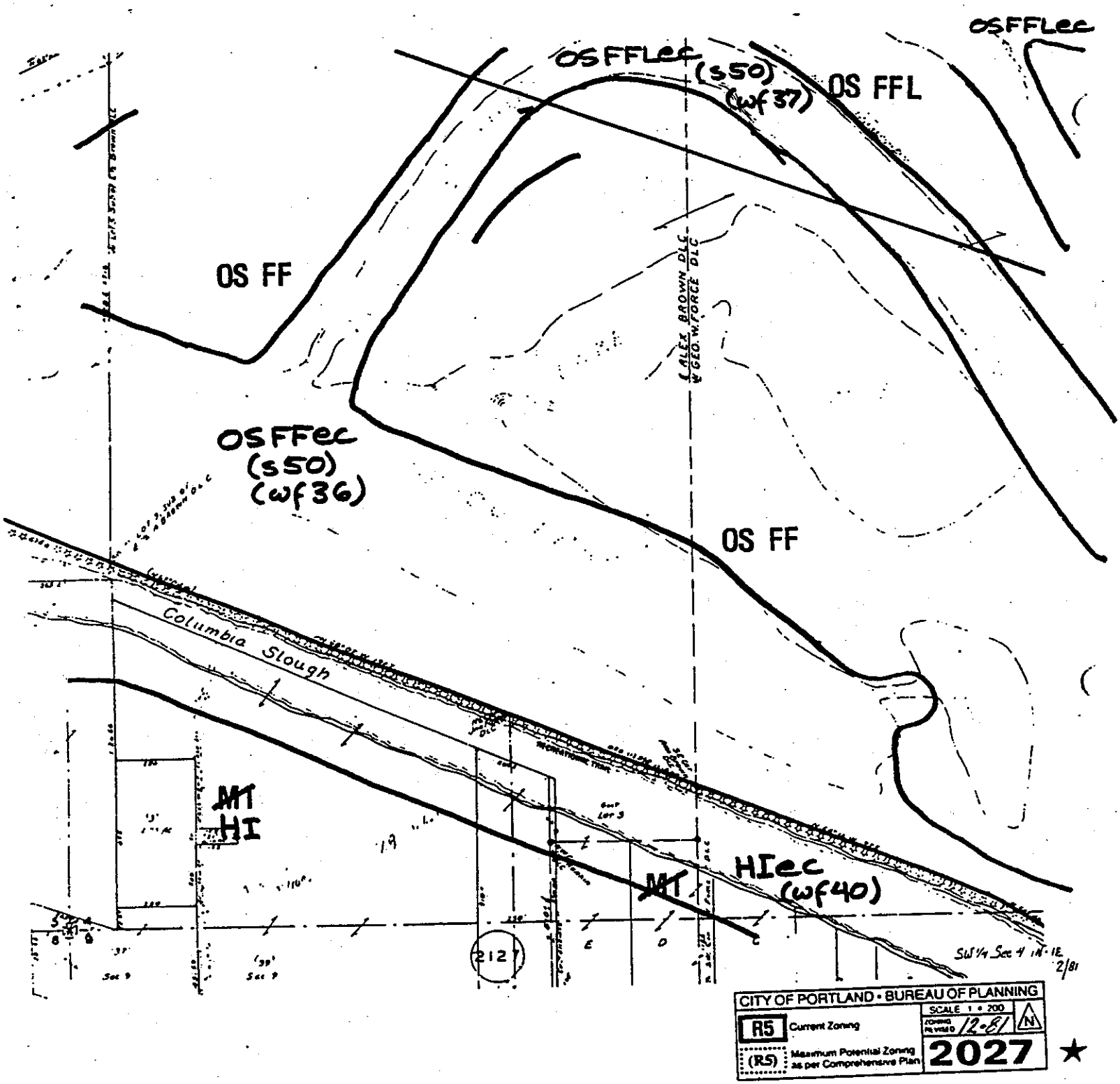

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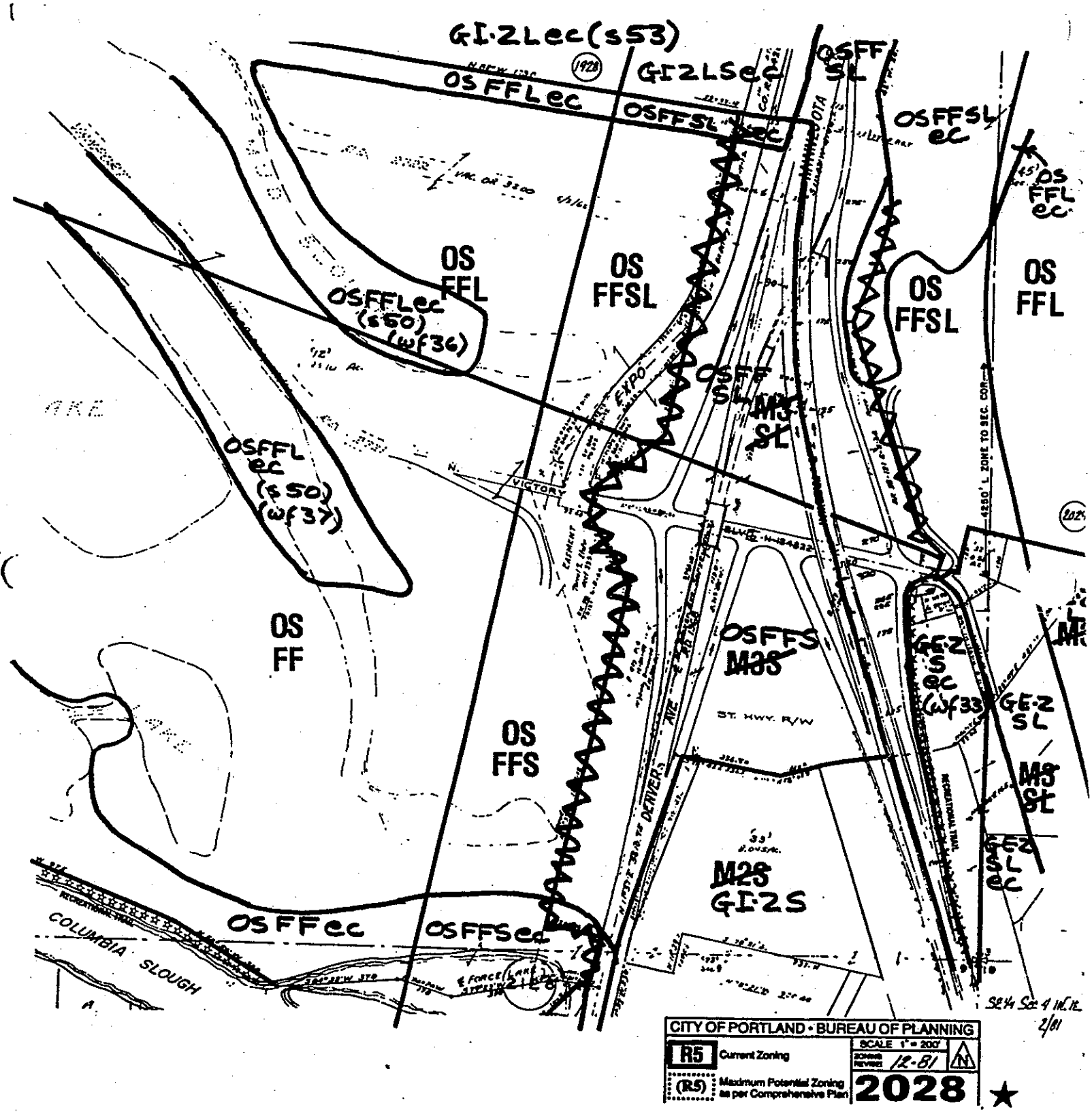

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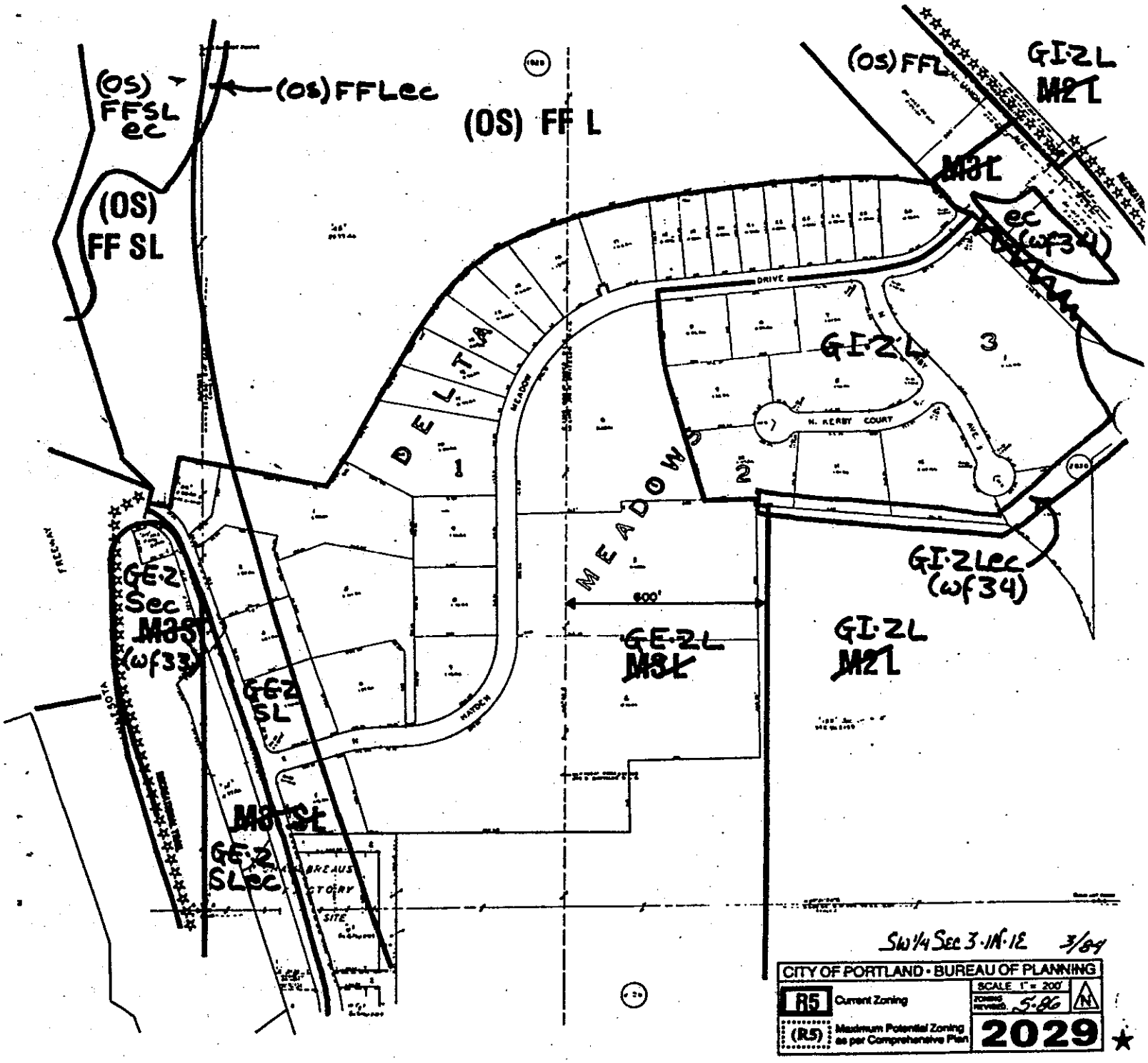

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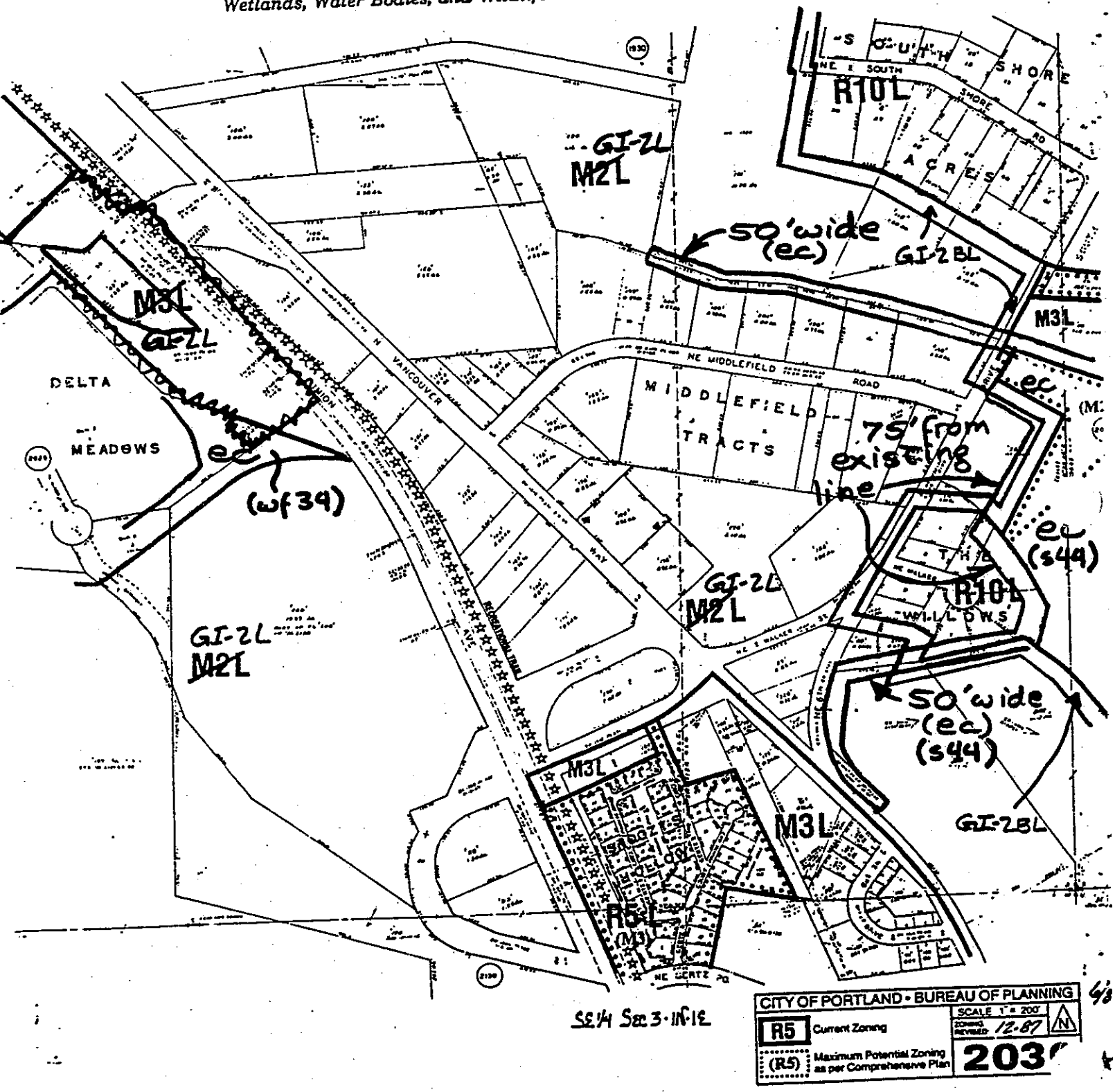

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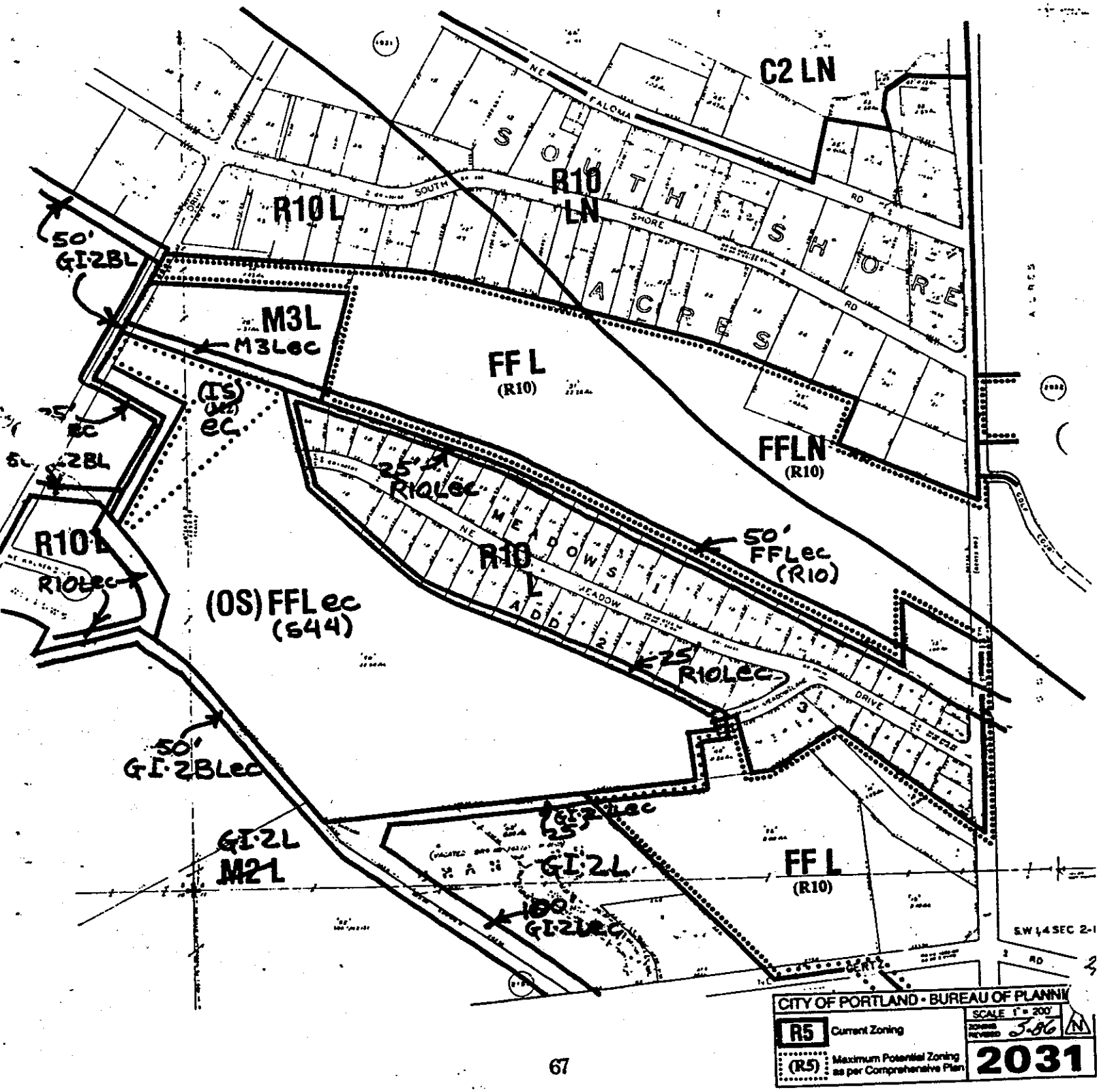

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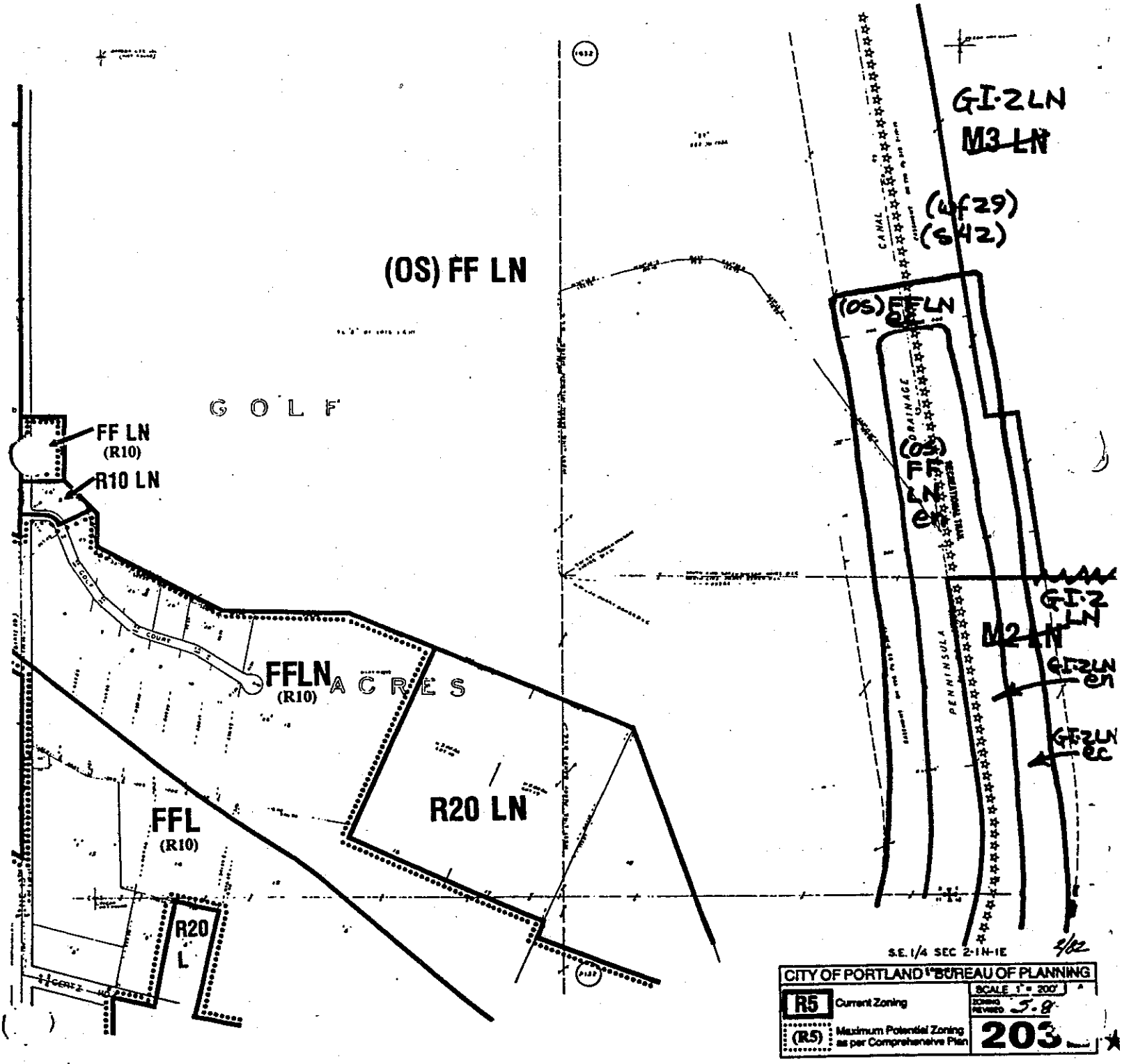

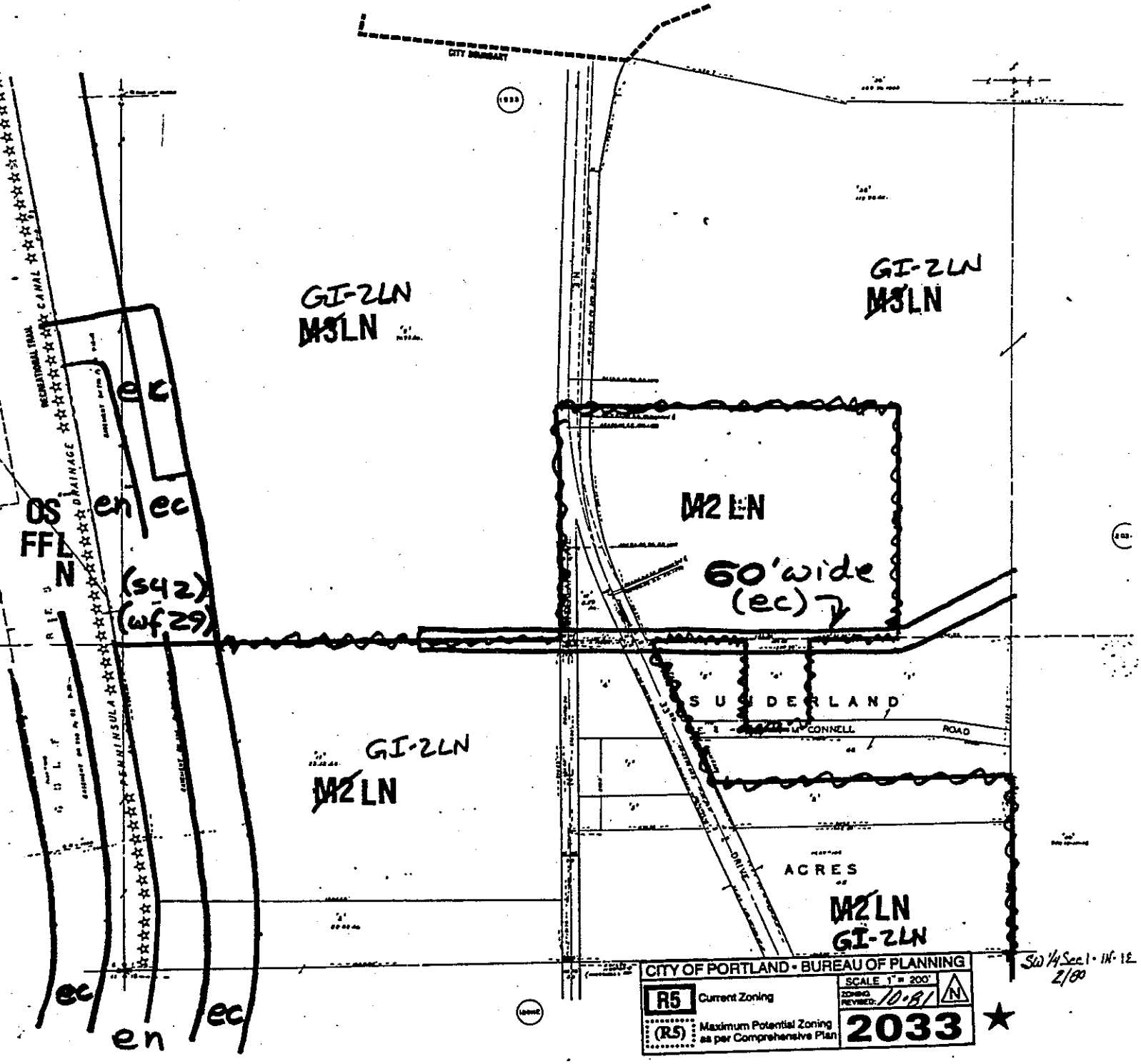

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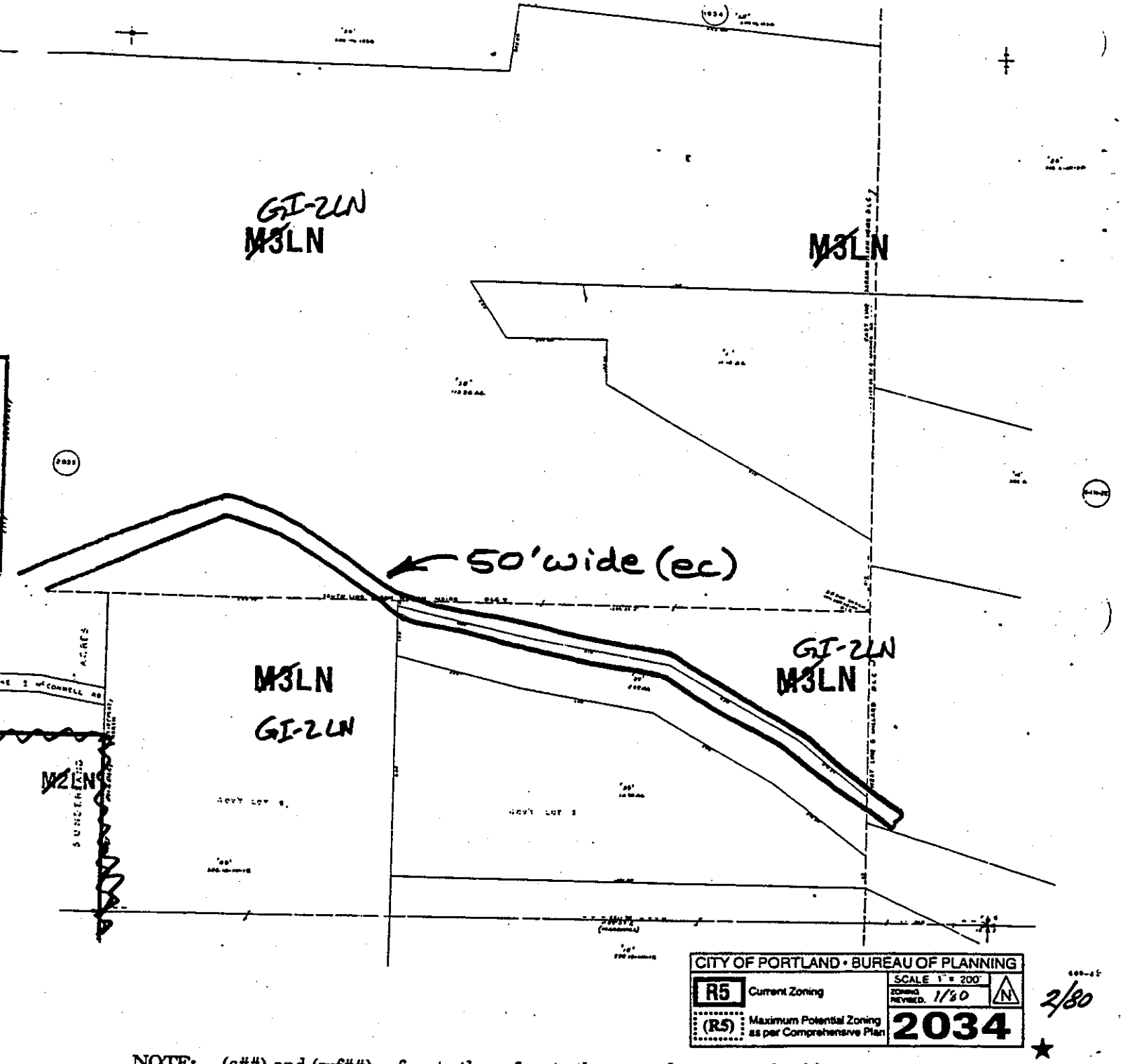

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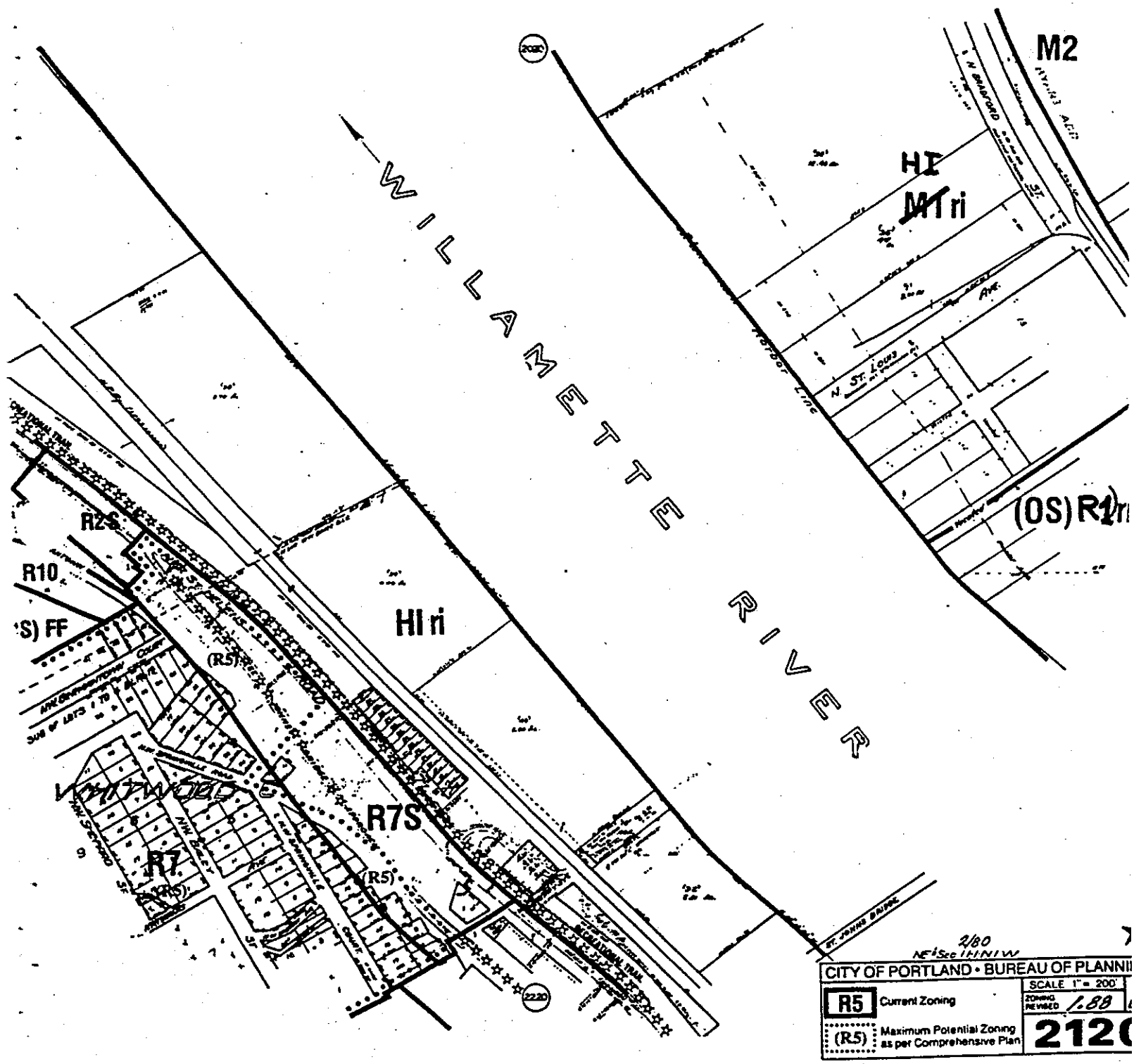
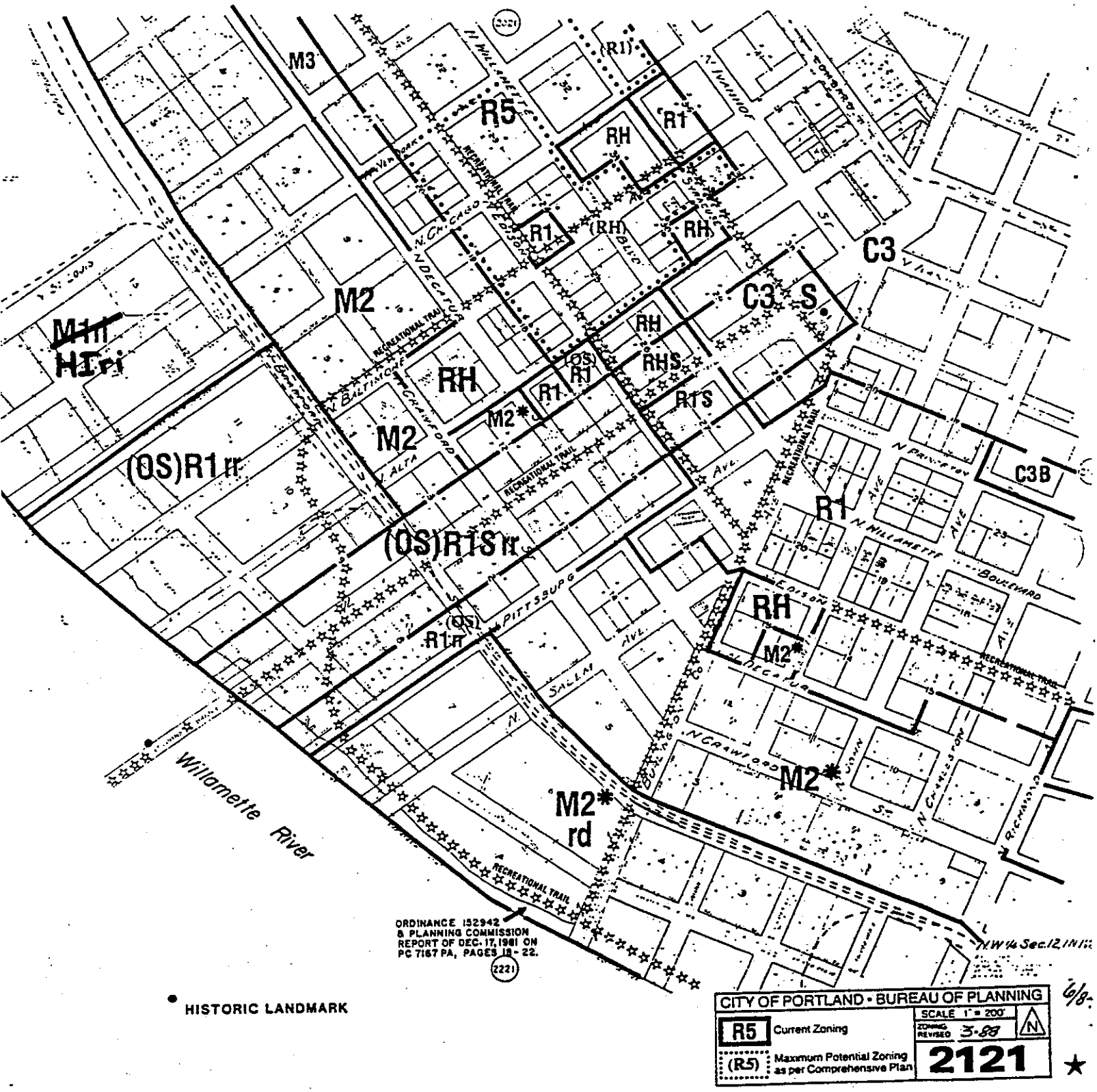
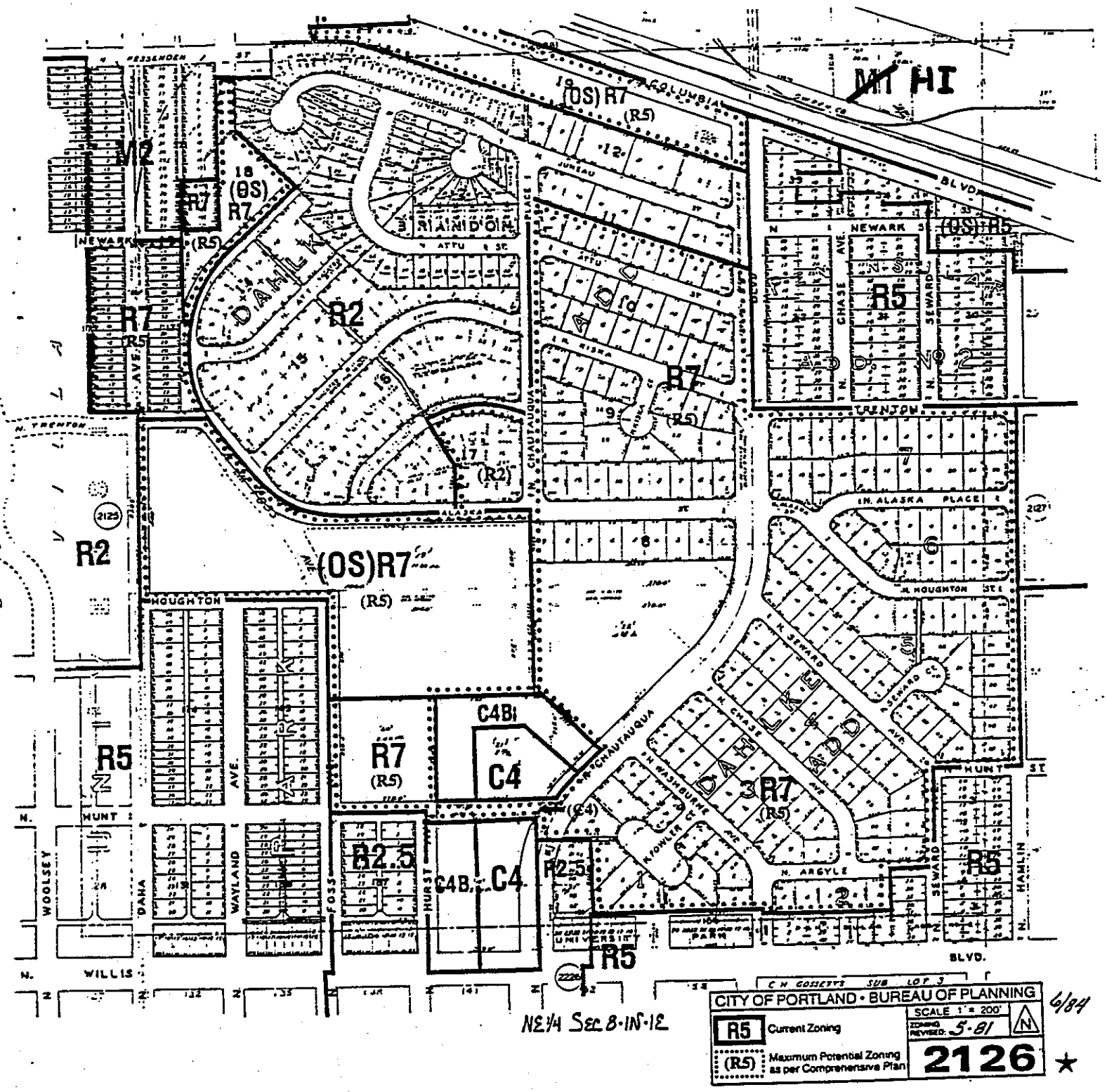
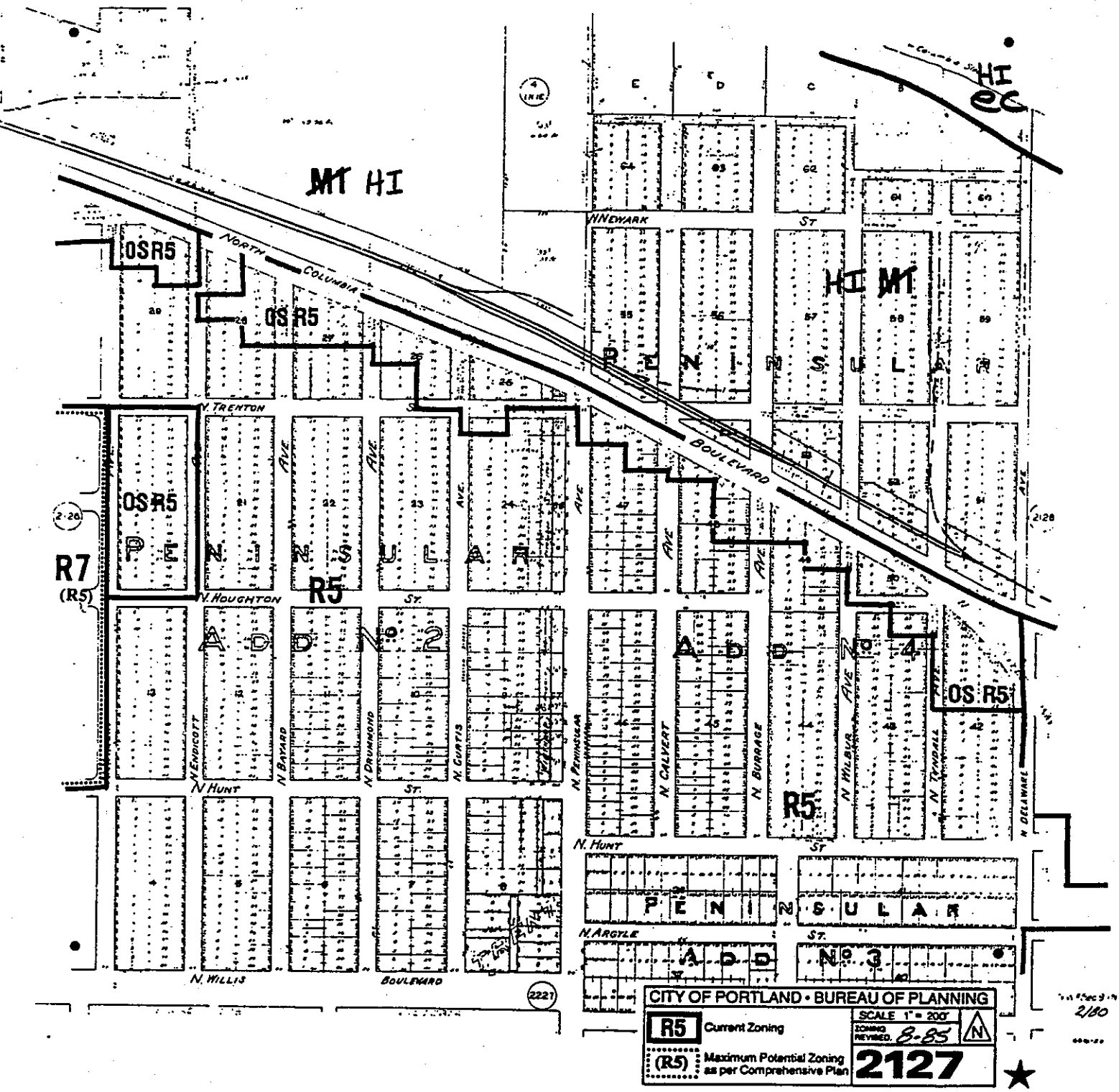


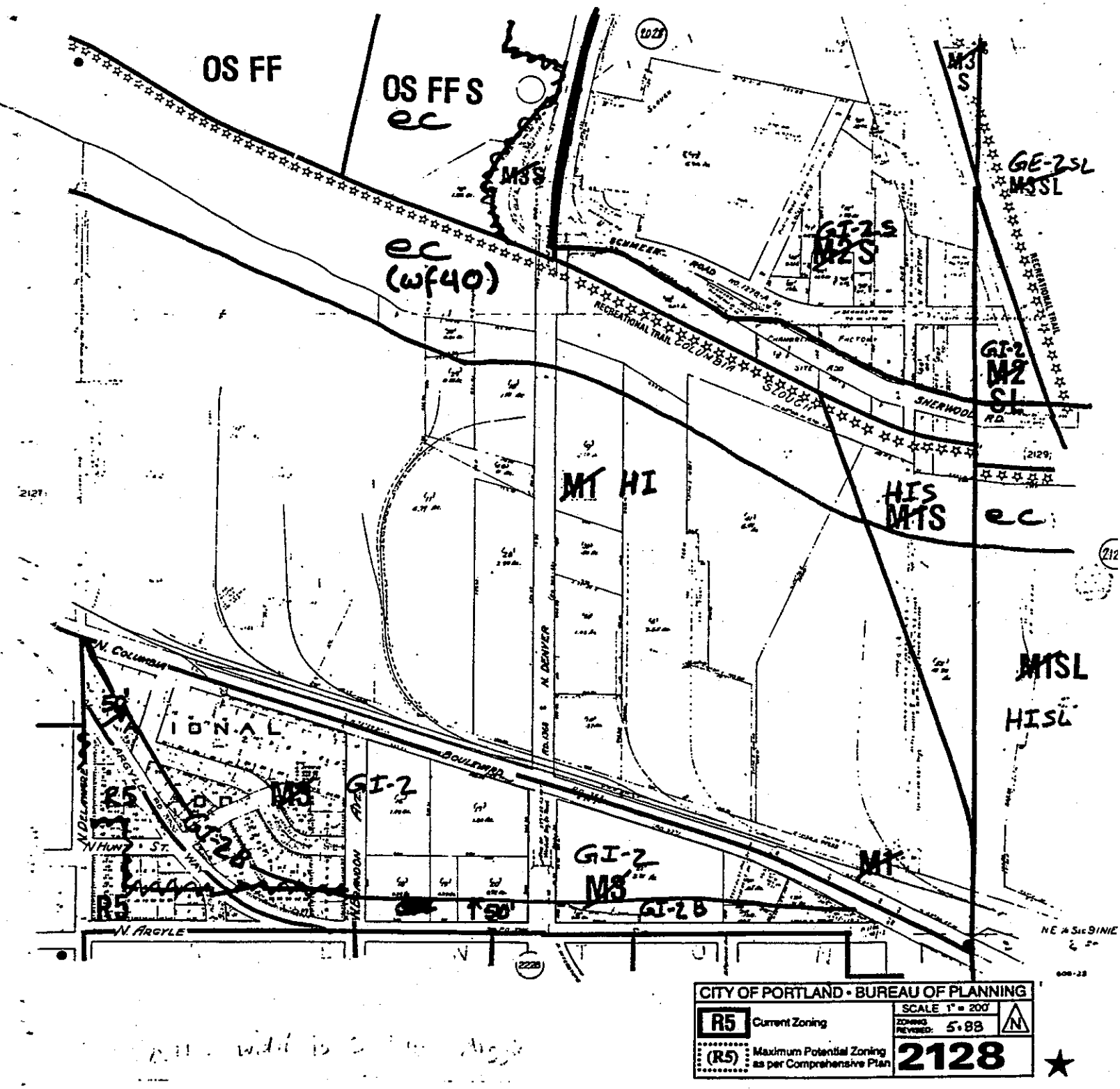
M2
HI
M1 ri
WILLAMETTE RIVER
(OS) R1 ri
R2S
R10
S) FF
HI ri
(R5)
R7S
R7
(R5)
(R5)
2020
2220
2/80
CITY OF PORTLAND • BUREAU OF PLANNI
SCALE 1" = 200'
R5 Current Zoning
ZONING REVISED 1.88
(R5) Maximum Potential Zoning as per Comprehensive Plan
212


M3
R5
(R1)
RH
R1
N WILLAMETTE
N IVANHOE
COMBARD
RECREATIONAL TRAIL
N CHICAGO
N DECATUR
EDISON
SYRACUSE
BLVD
C3
C3 S
M2
M1n
HIri
RH
RHS
R1S
(OS)
R1
M2*
M2
(OS)R1rr
N BALTIMORE
N CRAWFORD
N ALTA
N PRINCETON
C3B
R1
N WILLAMETTE
BOULEVARD
(OS)R1Srr
PITTSBURG
(OS)
R1rr
RH
M2*
N SALEM
N CRAWFORD
M2*
M2*
rd
Willamette River
ORDINANCE 152942
& PLANNING COMMISSION
REPORT OF DEC. 17, 1981 ON
PC 7167 PA, PAGES 18-22.
2221
N.W. 1/4 Sec. 12, 1N 1W
HISTORIC LANDMARK
CITY OF PORTLAND • BUREAU OF PLANNING
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
SCALE 1" = 200'
ZONING REVISED 3-88
N
2121
6/8


M1 HI
M2
(OS) R7
(R5)
R7
(OS)
R7
(R5)
R2
R7
(R5)
R5
(OS) R5
R7
(R5)
(R2)
(OS)R7
(R5)
R2
R5
R7
(R5)
C4B
C4
R2.5
C4B
C4
R2.5
R7
(R5)
R5
R5
DAHLKE
ADD
DAHLKE
ADD
NEWARK
TRENTON
HOUGHTON
HUNT
WILLIS
WOOLSEY
DANA
WAYLAND
AVE.
FOSS
HURST
CHAUTAUQUA
N. CHAUTAUQUA
N. ALASKA PLACE
N. HOUGHTON ST.
N. SEWARD
N. CHASE
N. WASHBURNE
N. ARGYLE
N. HUNT ST
N. SEWARD
N. HAMLIN
BLVD.
UNIVERSITY PARK
COLUMBIA
BLVD.
NE1/4 SEC 8·1N·1E
CITY OF PORTLAND • BUREAU OF PLANNING
SCALE 1" = 200'
ZONING REVISED: 5·81
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
2126
6/84



HI
ec
MT HI
HI MT
OS R5
OS R5
OS R5
OS R5
R7
(R5)
R5
R5
NORTH COLUMBIA BOULEVARD
N. NEWARK ST
N. TRENTON
N. HOUGHTON ST.
N. HUNT ST.
N. ARGYLE ST.
N. WILLIS BOULEVARD
N. ENDICOTT
N. BAYARD
N. DRUMMOND
N. CURTIS
N. PENINSULAR
N. CALVERT
N. BURRAGE
N. WILBUR
N. TYNDALL
N. DELAWARE
PENINSULAR
ADD No 2
ADD No 4
PENINSULAR
ADD No 3
CITY OF PORTLAND • BUREAU OF PLANNING
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
SCALE 1" = 200'
ZONING REVISED 8-85
2127



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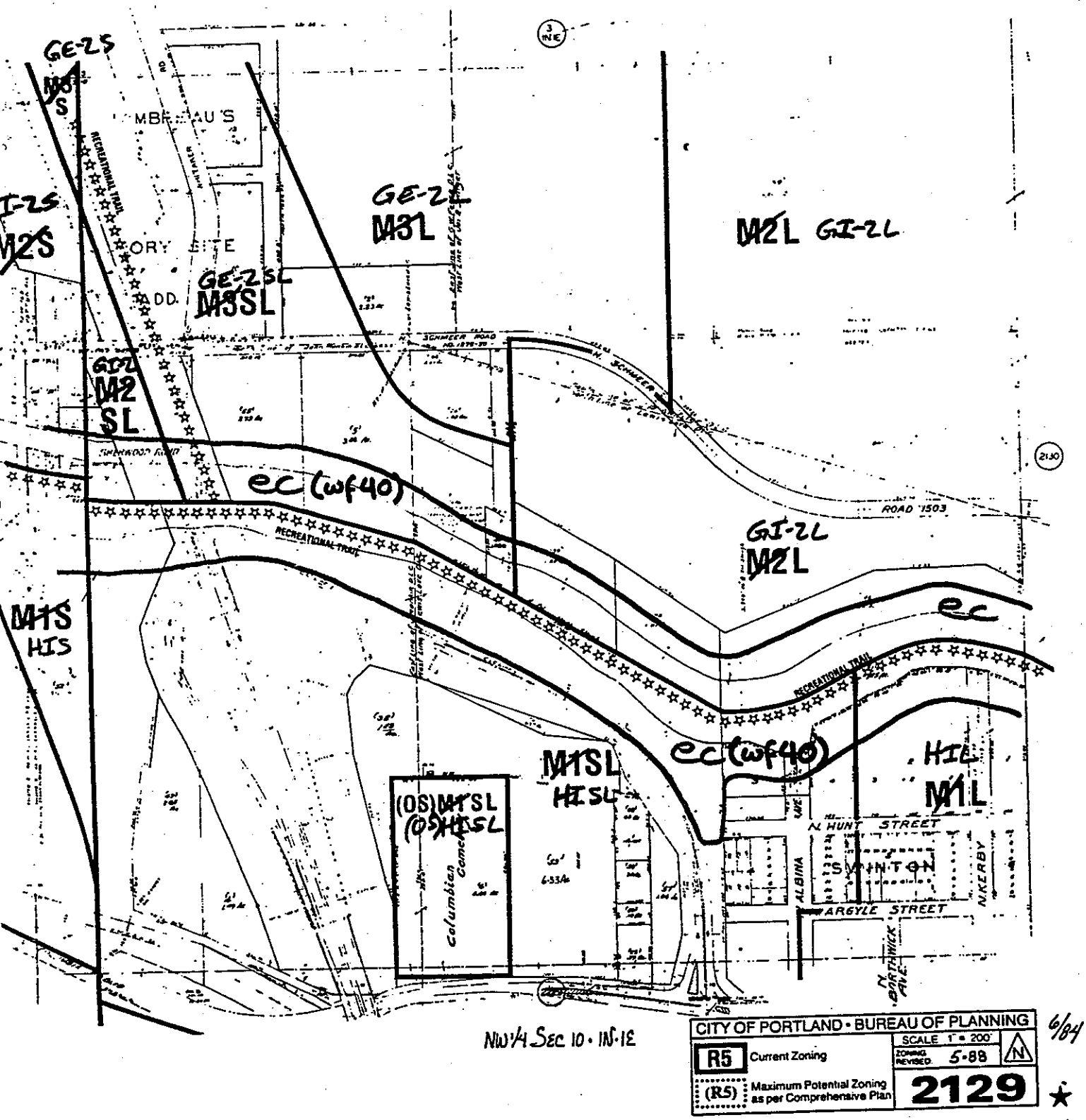

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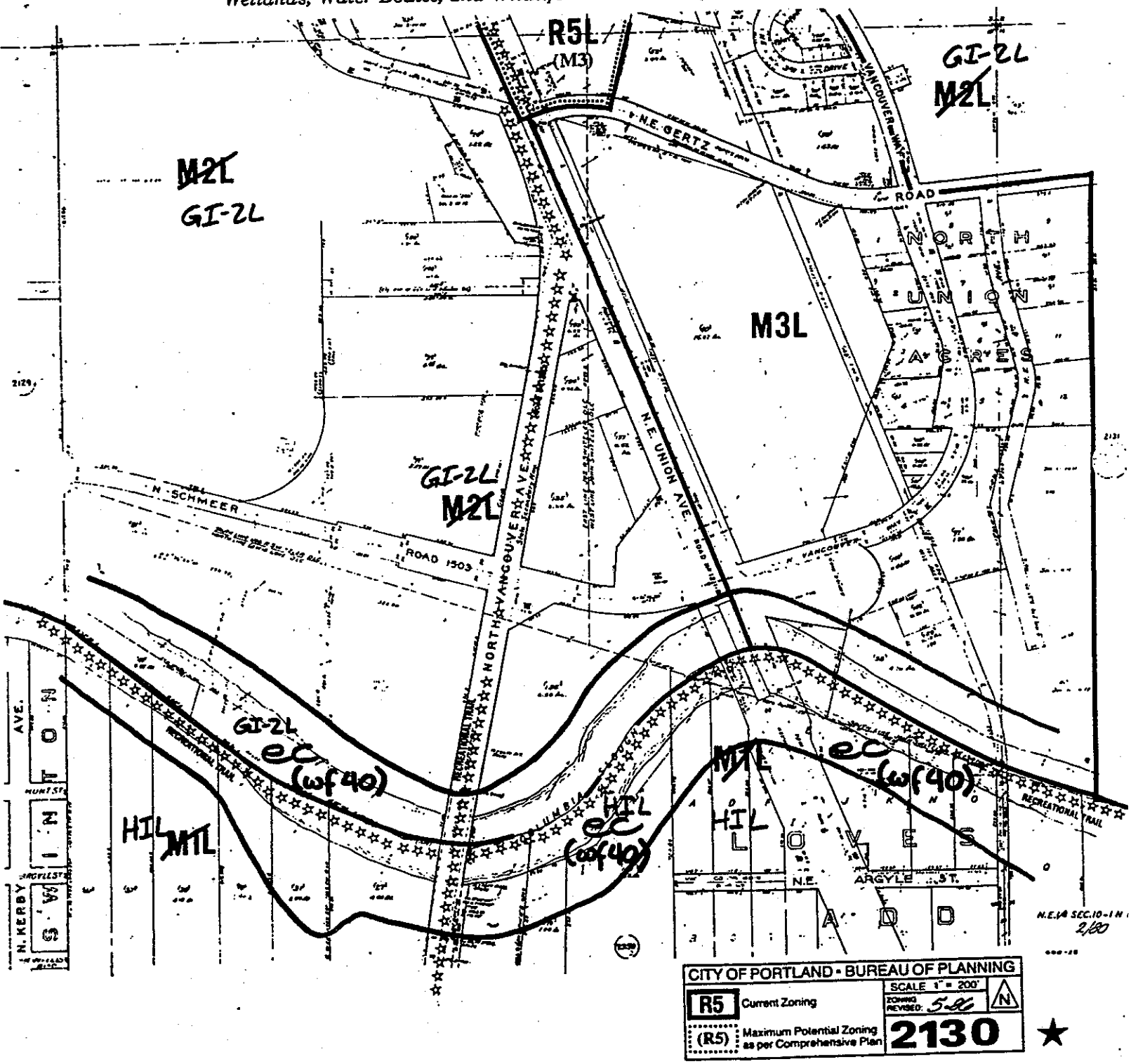

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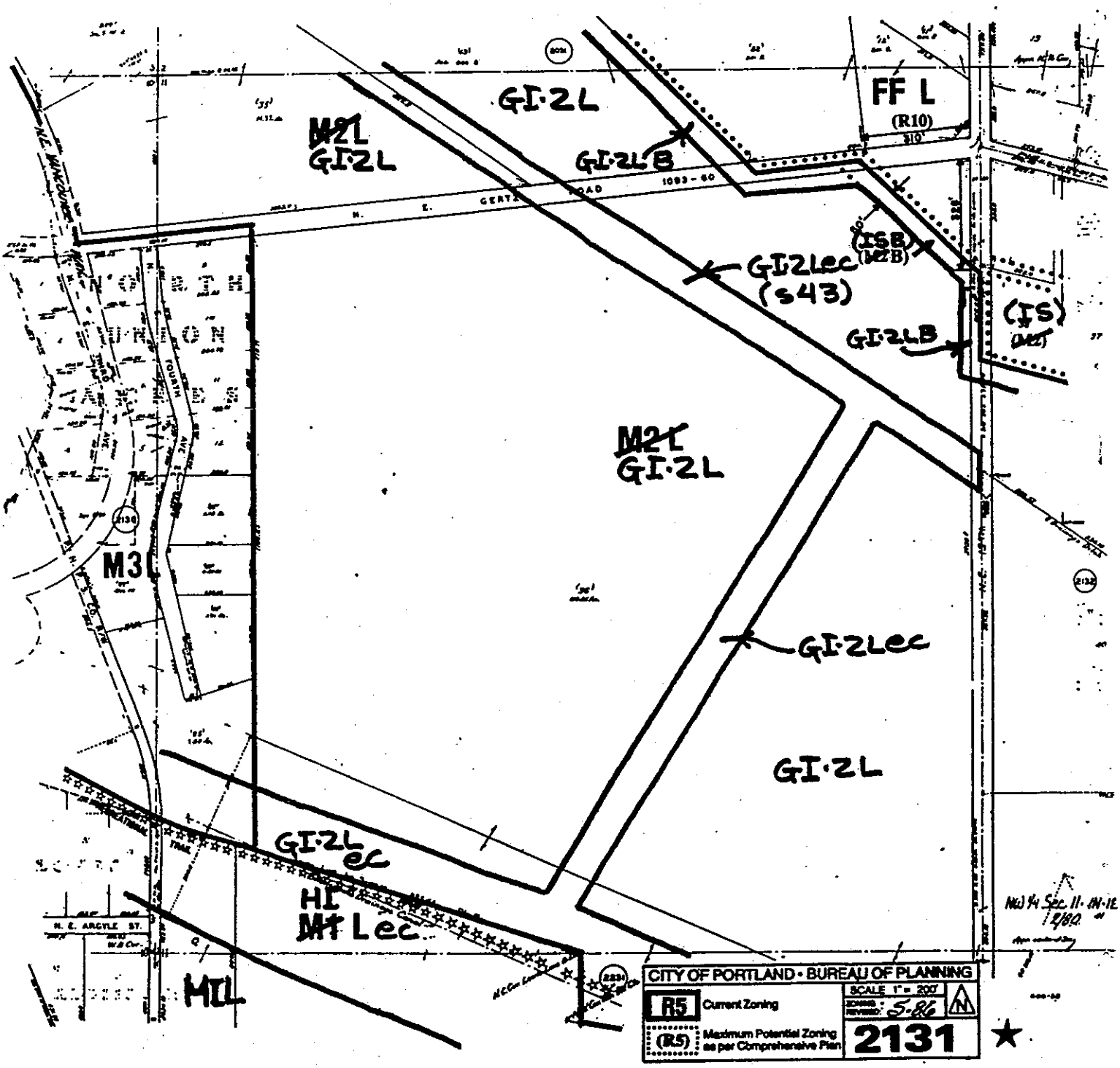

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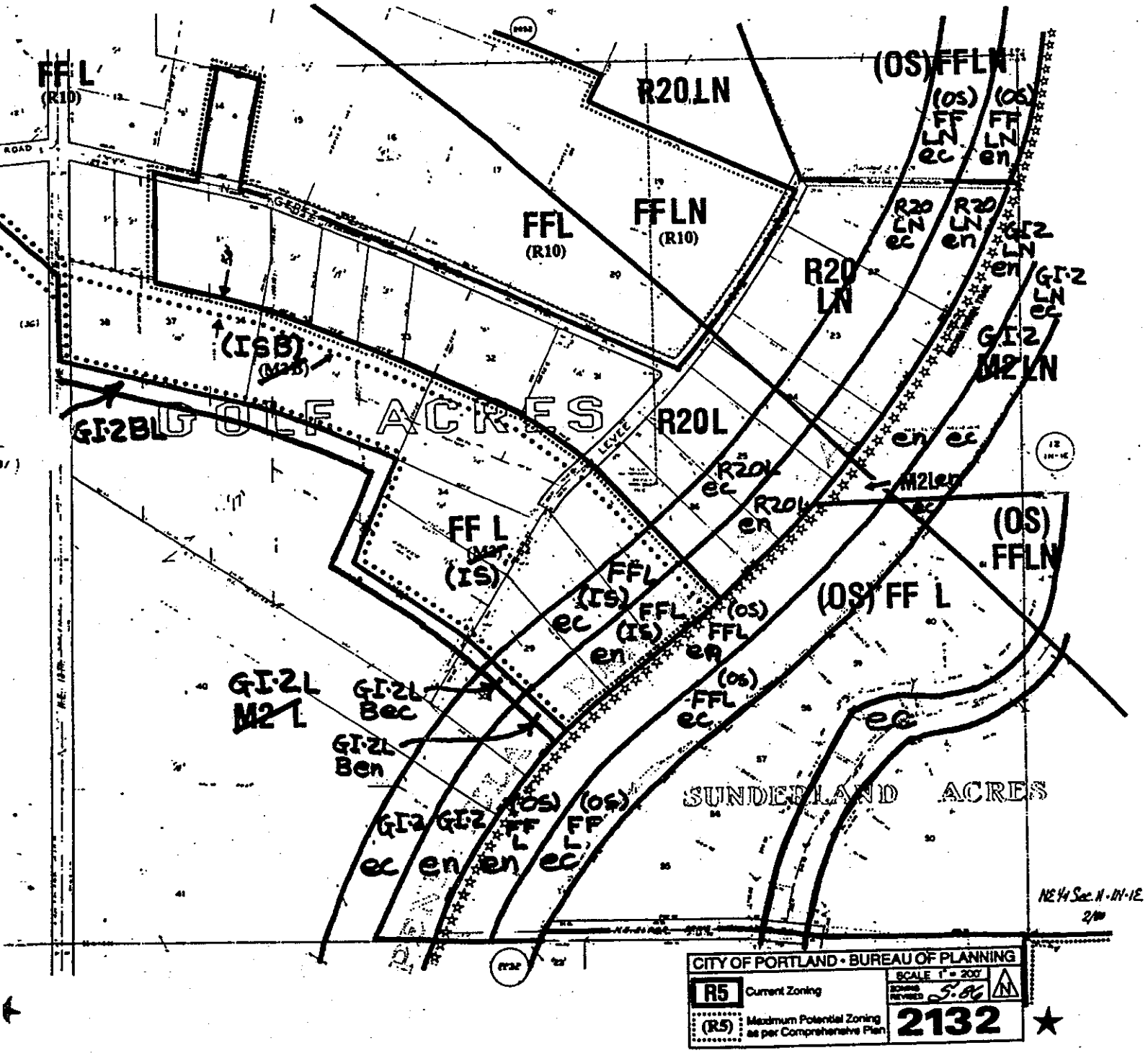

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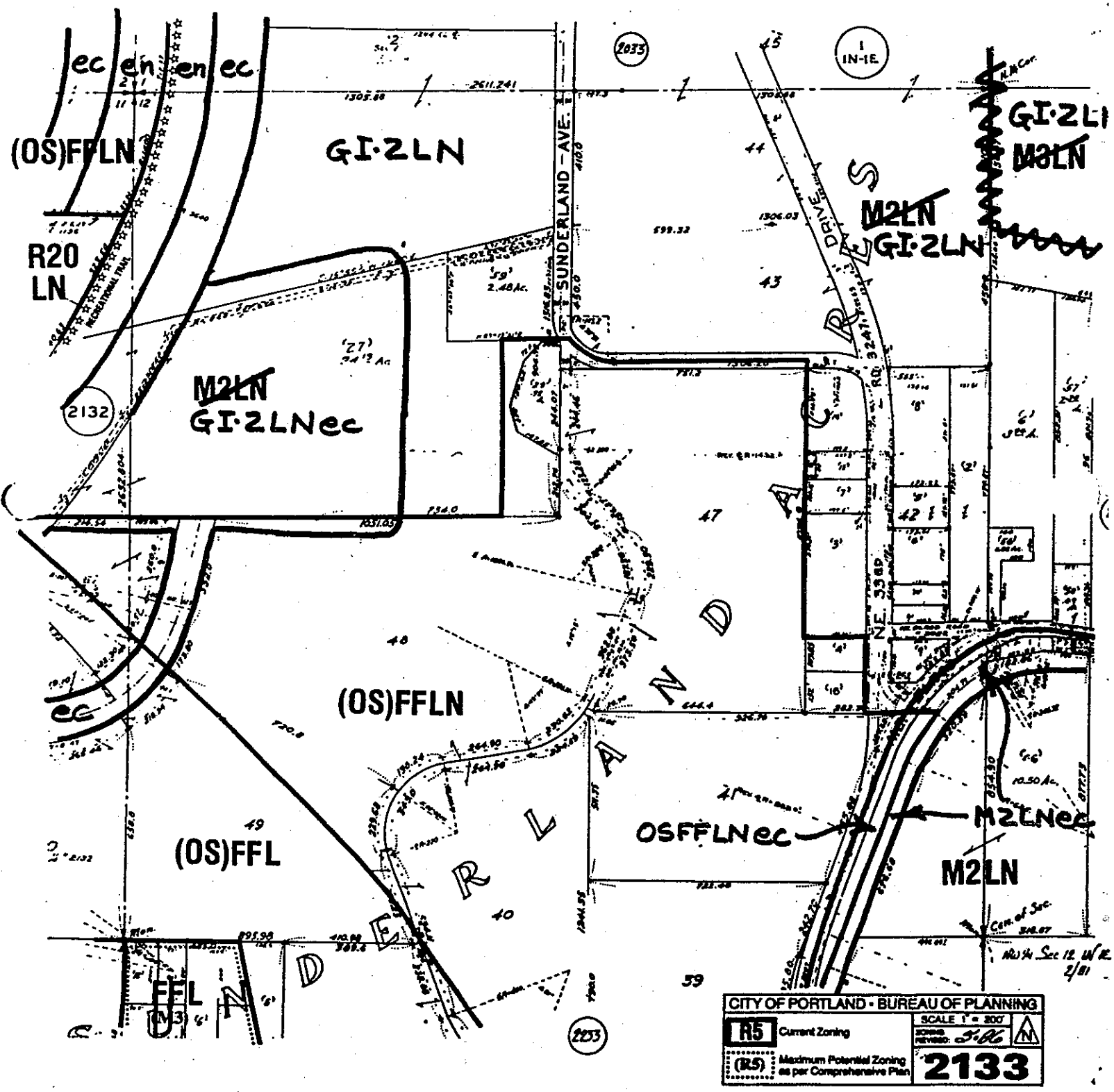

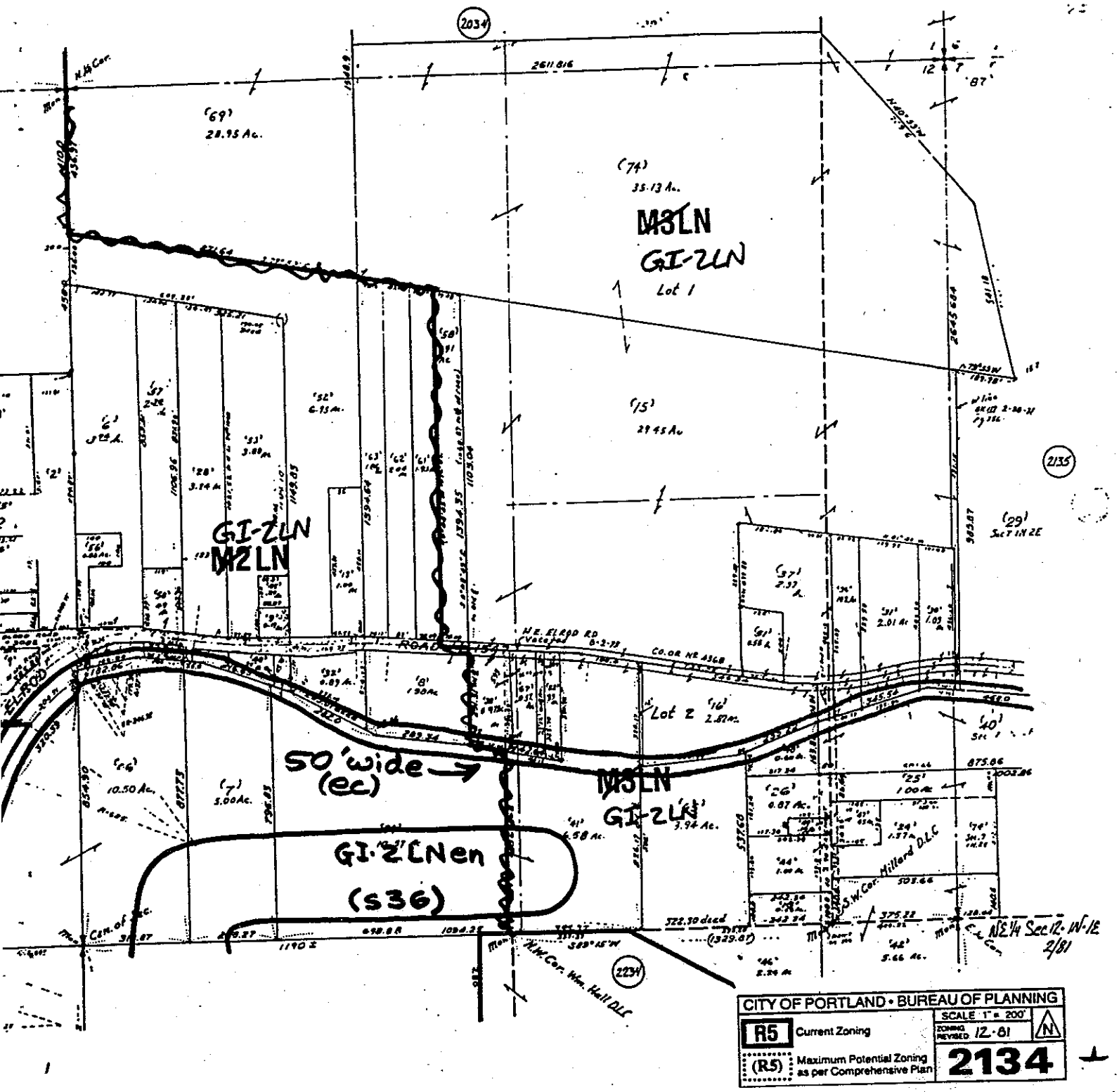

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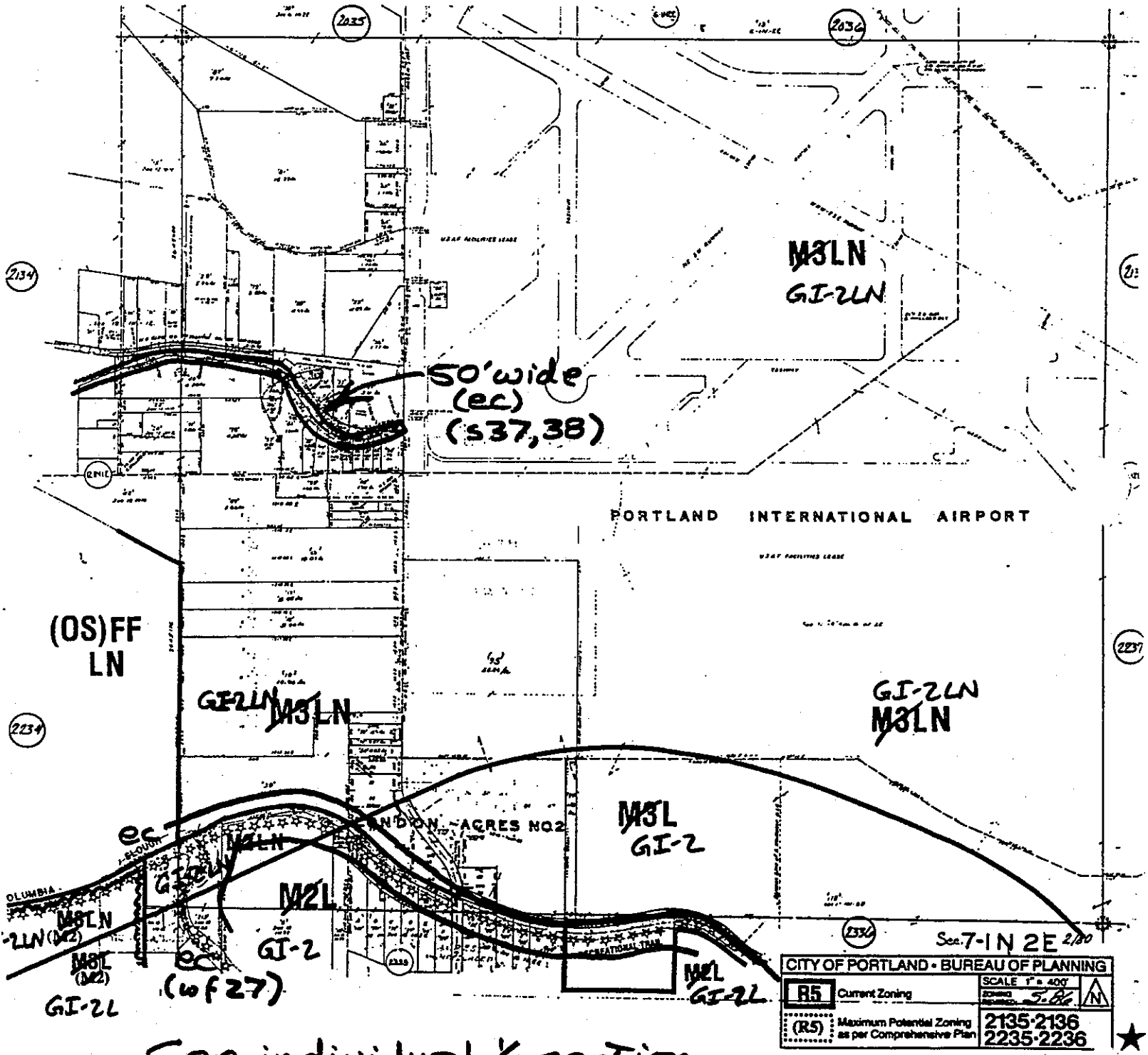
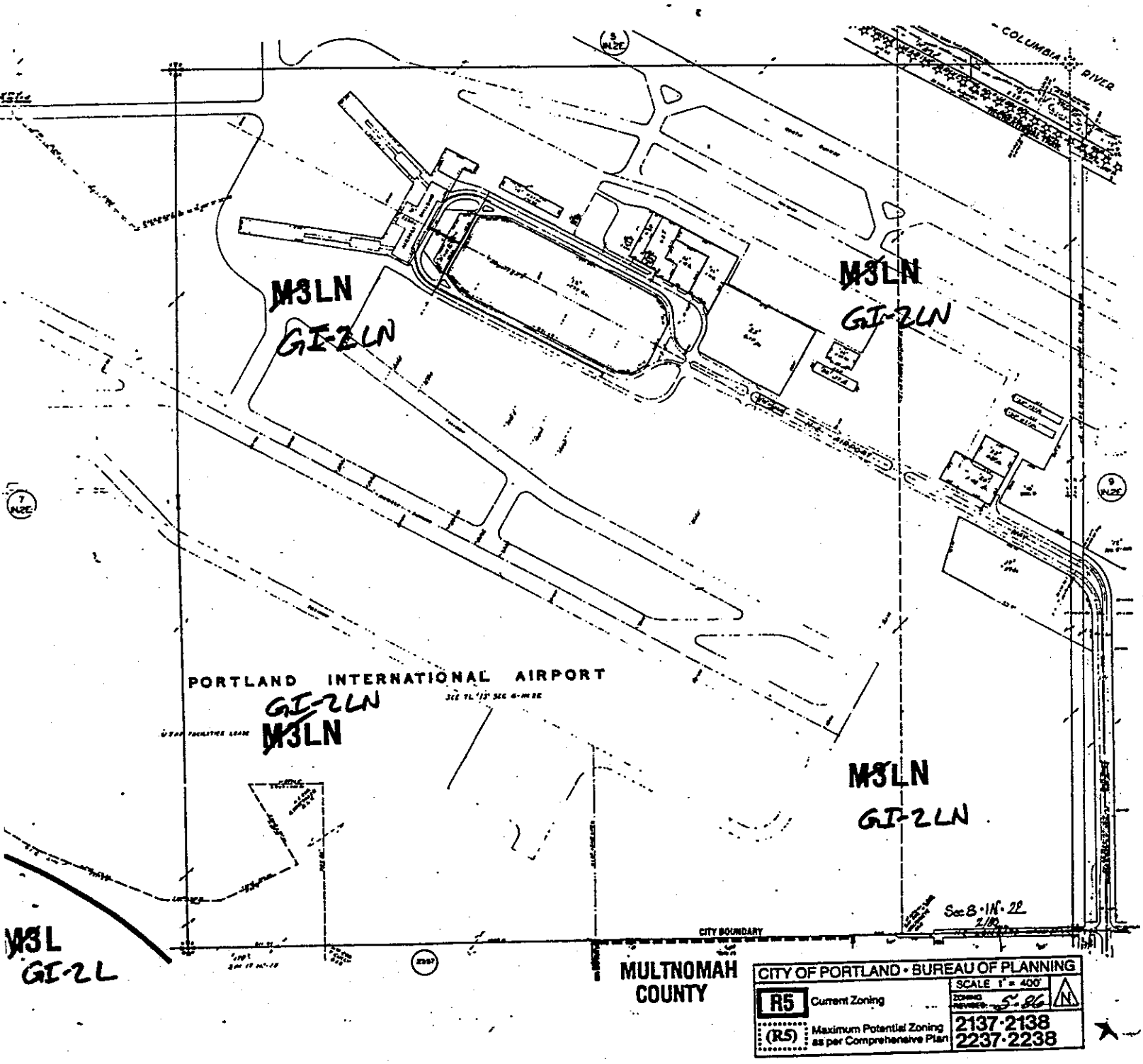
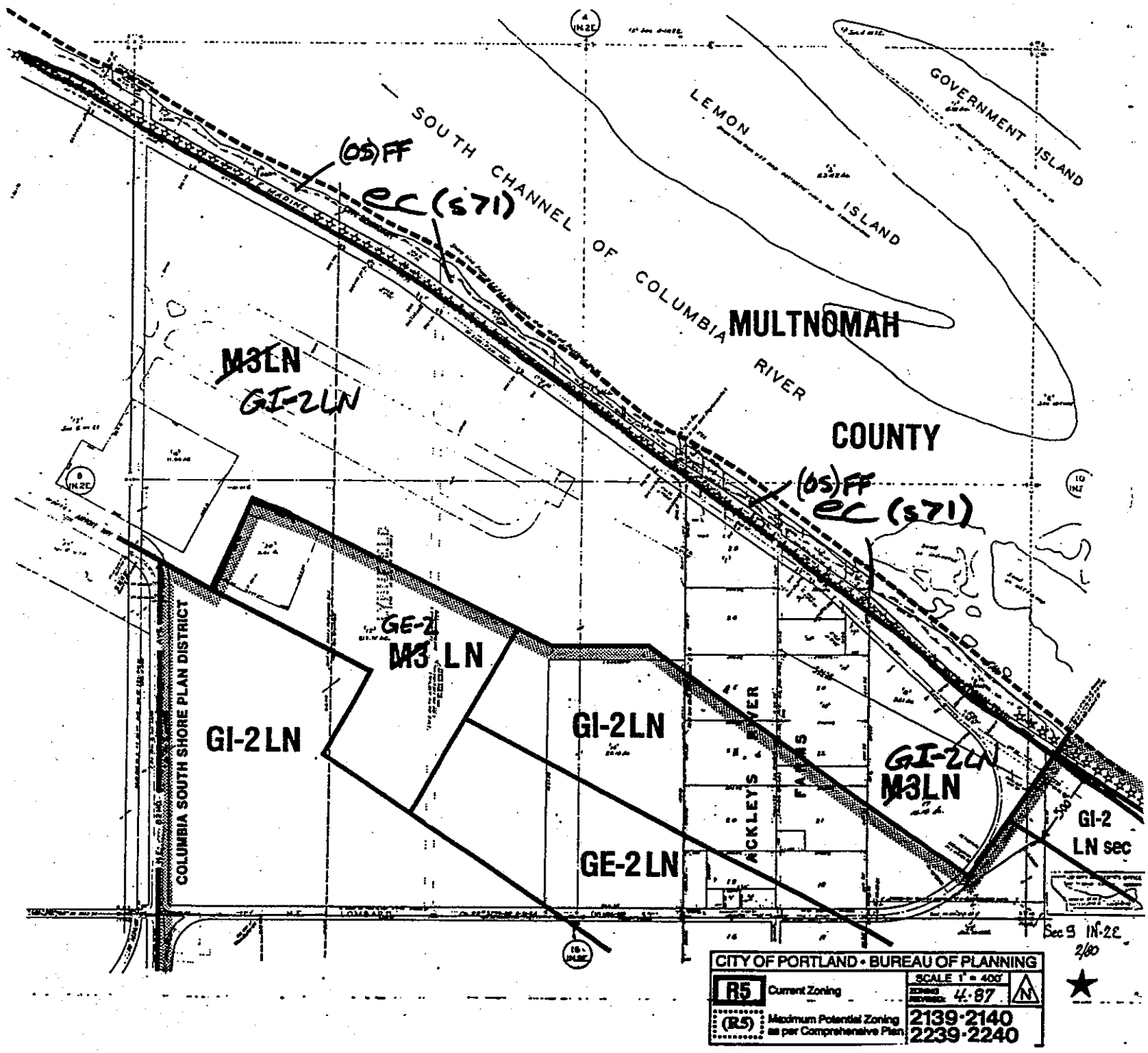


See individual ¼ section maps for greater detail


COLUMBIA RIVER
M3LN
GI-2LN
M3LN
GI-2LN
PORTLAND INTERNATIONAL AIRPORT
GI-2LN
M3LN
M3LN
GI-2LN
M3L
GI-2L
CITY BOUNDARY
MULTNOMAH COUNTY
Sec 8 · 1N · 2E
CITY OF PORTLAND · BUREAU OF PLANNING
SCALE 1" = 400'
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
2137·2138
2237·2238



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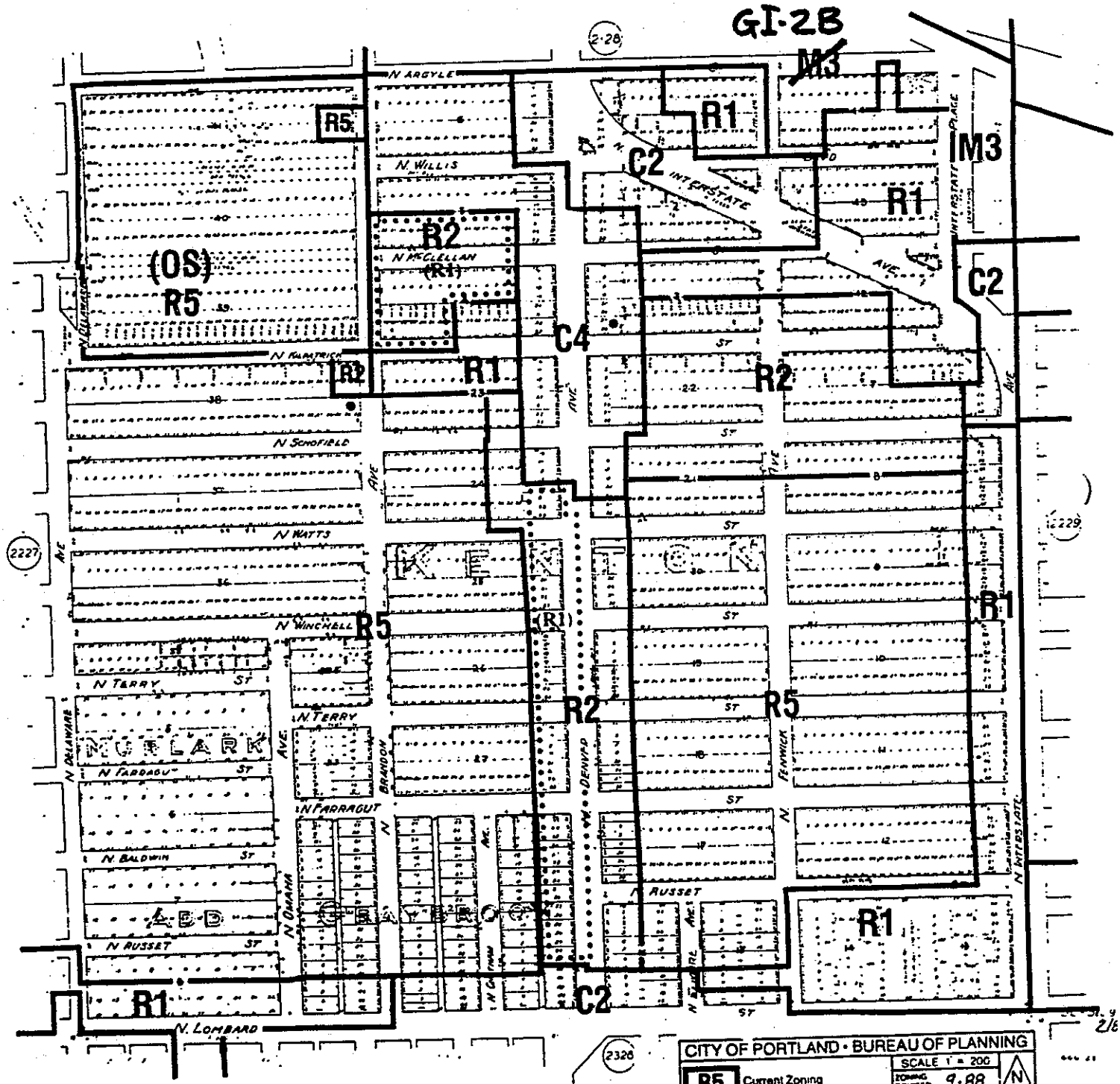


● HISTORIC LANDMARK

CITY OF PORTLAND · BUREAU OF PLANNING

R5 Current Zoning

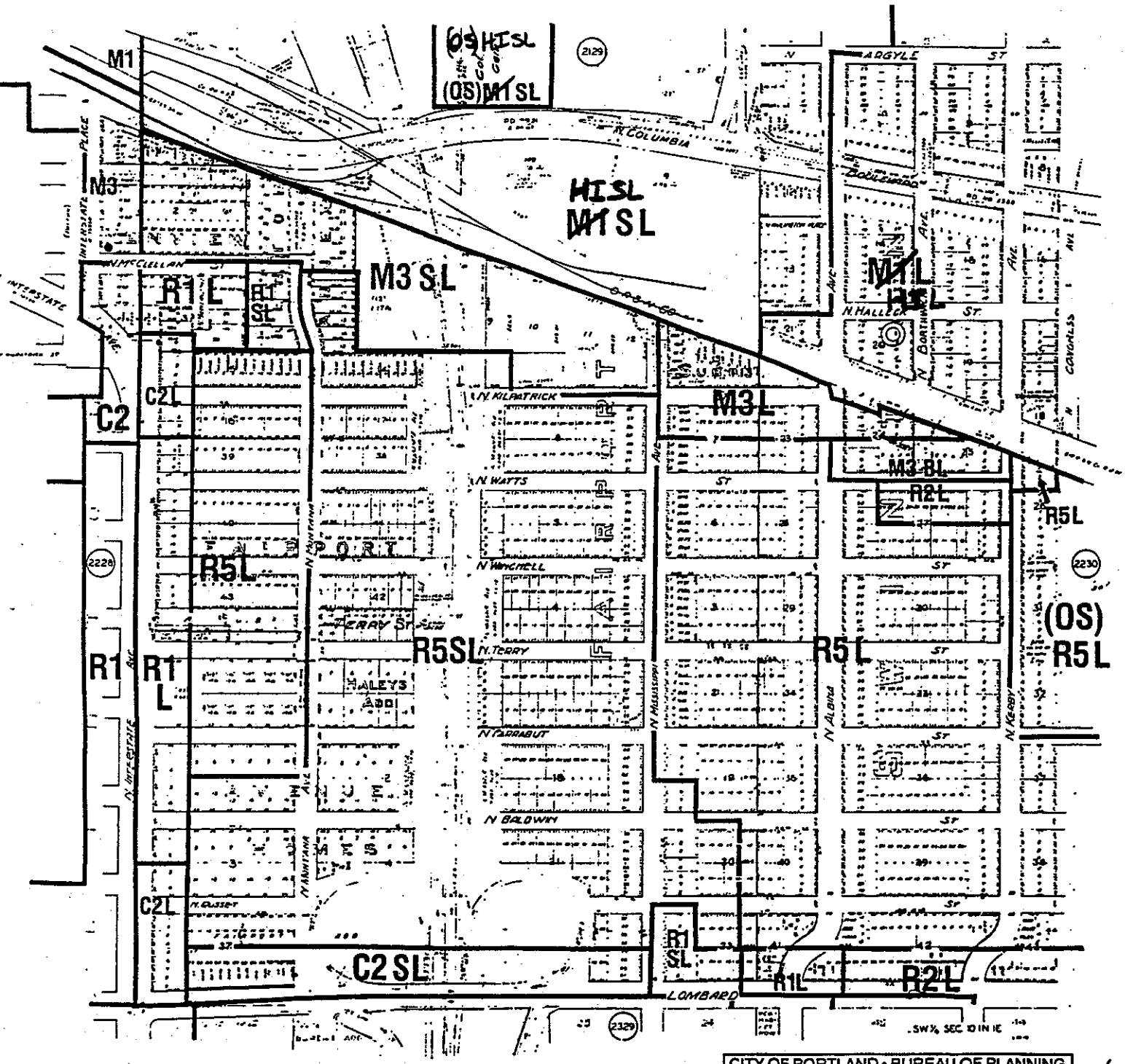
(R5) Maximum Potential Zoning as per Comprehensive Plan

SCALE 1" = 200'

ZONING REVISED 9-88

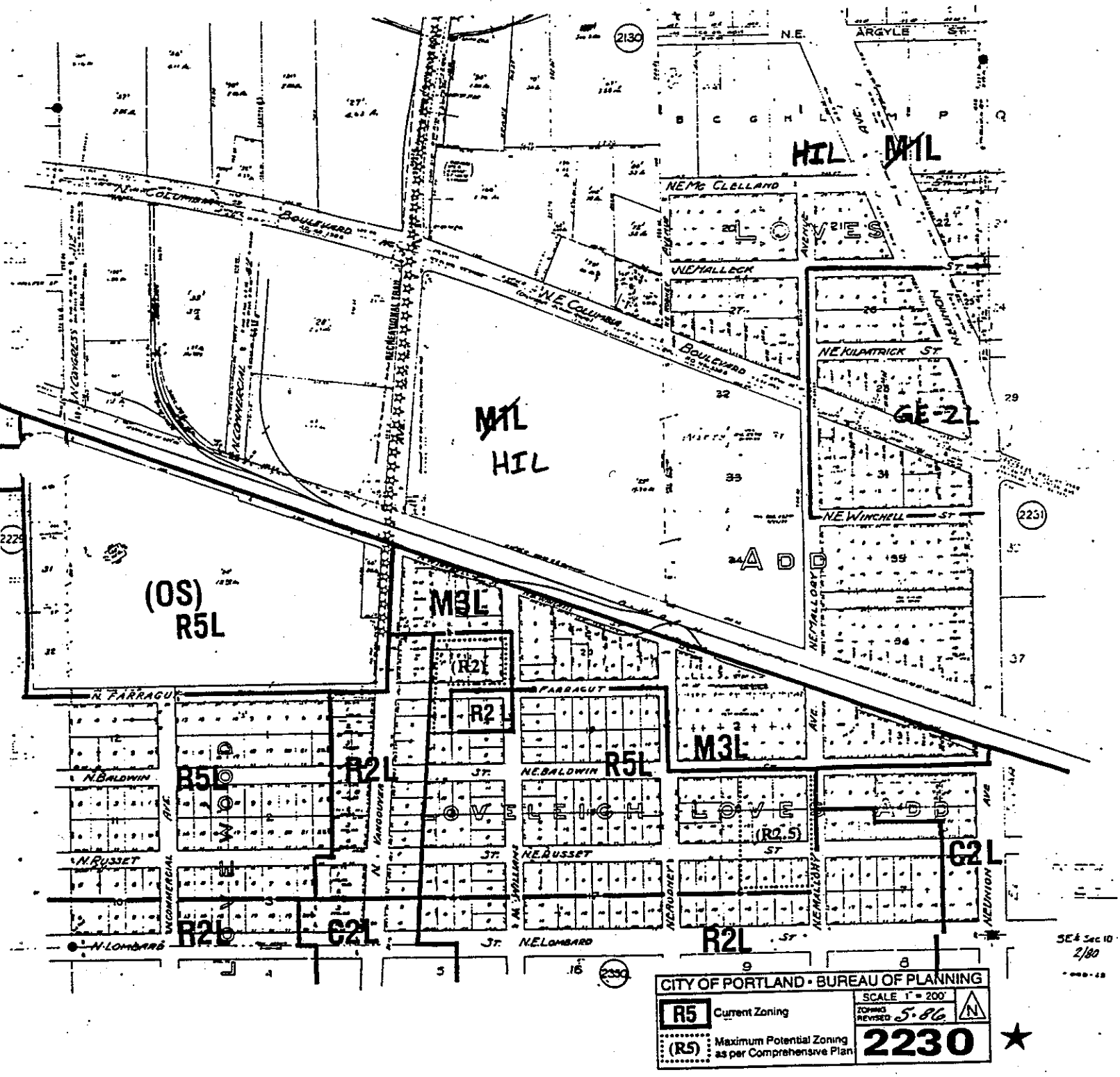
N

2228



● HISTORIC LANDMARK

CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 10·87
	2229



HIL
M1L
GE-2L
M1L
HIL
(OS)
R5L
M3L
(R2)
R2
M3L
R5L
R2L
R5L
R2L
C2L
R2L
C2L
R2L
(R2.5)
N.E. ARGYLE ST.
NE McCLELLAND
NE HALLECK
NE KILPATRICK ST.
NE WINCHELL ST.
N.E. COLUMBIA BOULEVARD
N. FARRAGUT
N. BALDWIN
N. RUSSET
N. LOMBARD
N.E. BALDWIN
N.E. RUSSET
N.E. LOMBARD
LOVELEIGH
LOVES ADD
CITY OF PORTLAND • BUREAU OF PLANNING
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
SCALE 1" = 200'
ZONING REVISED 5-86
2230

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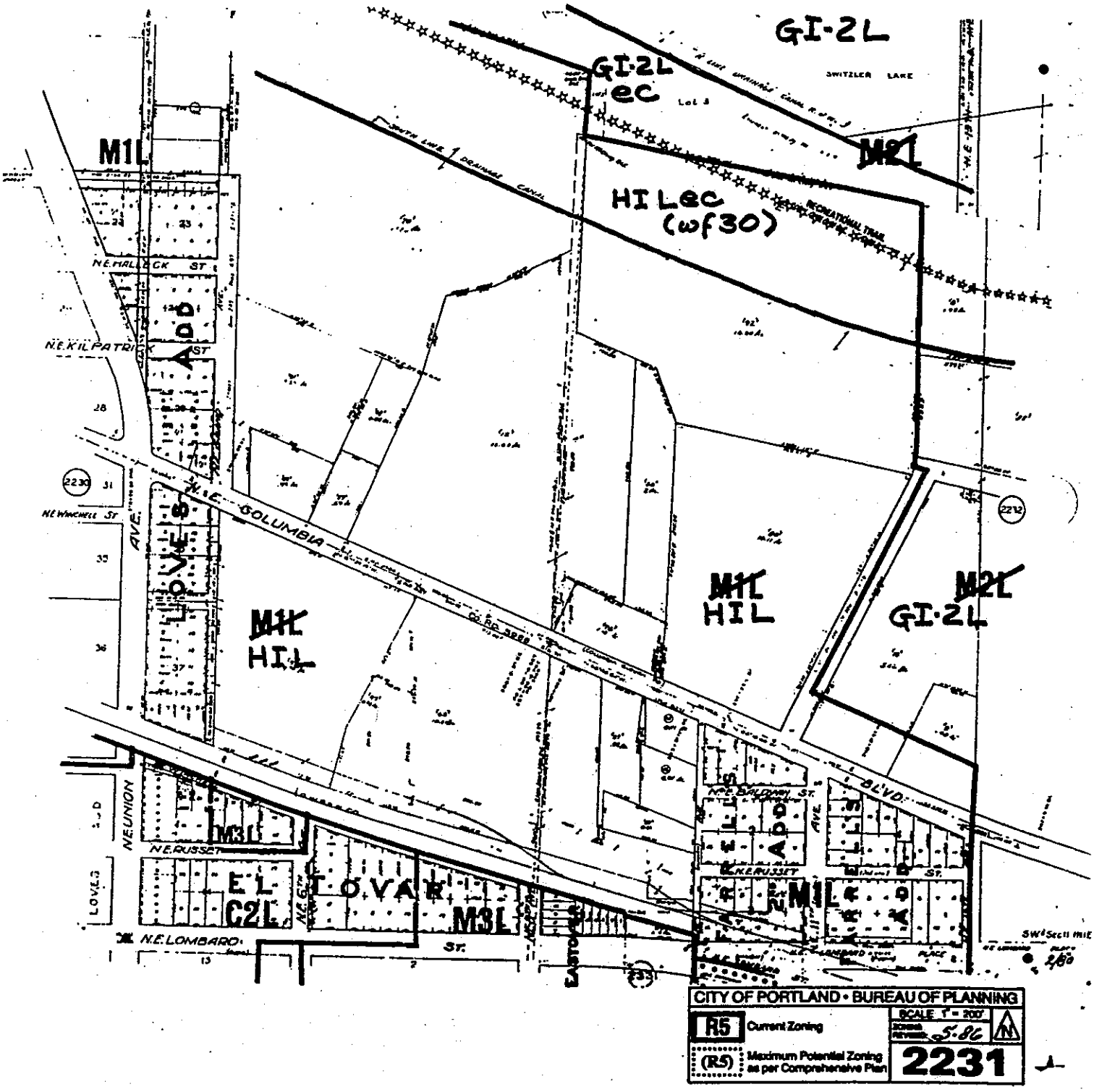
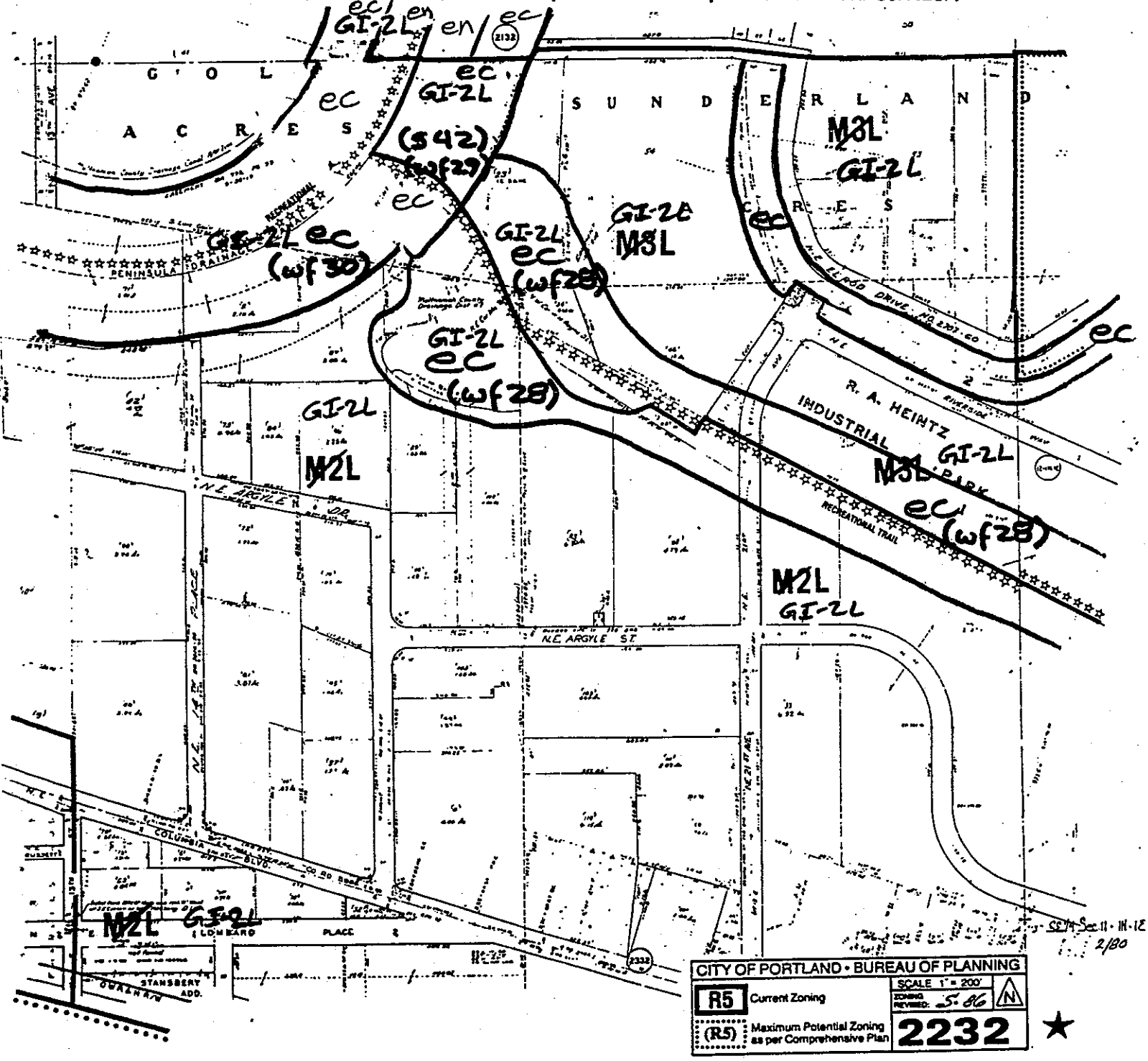


NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



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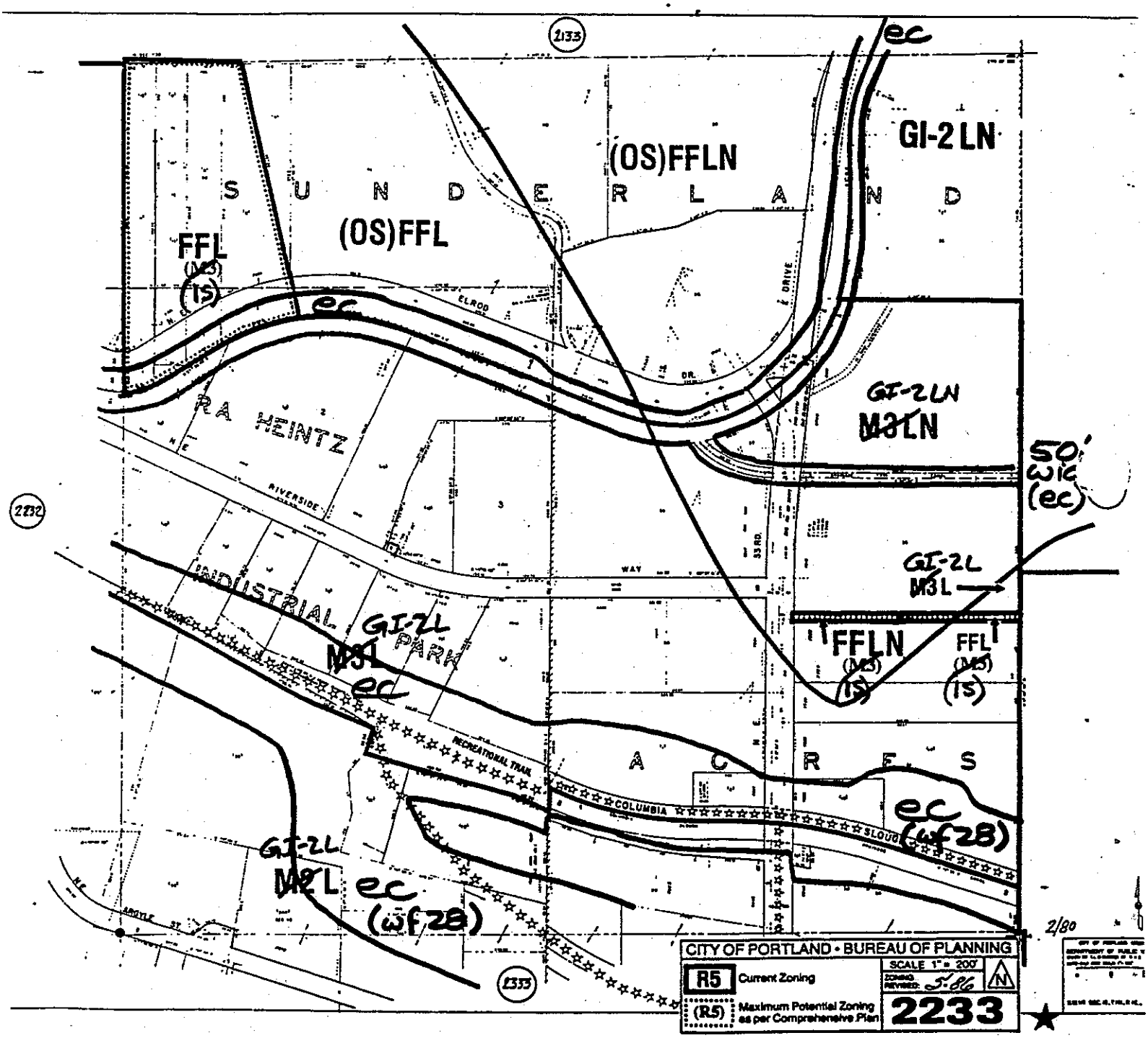

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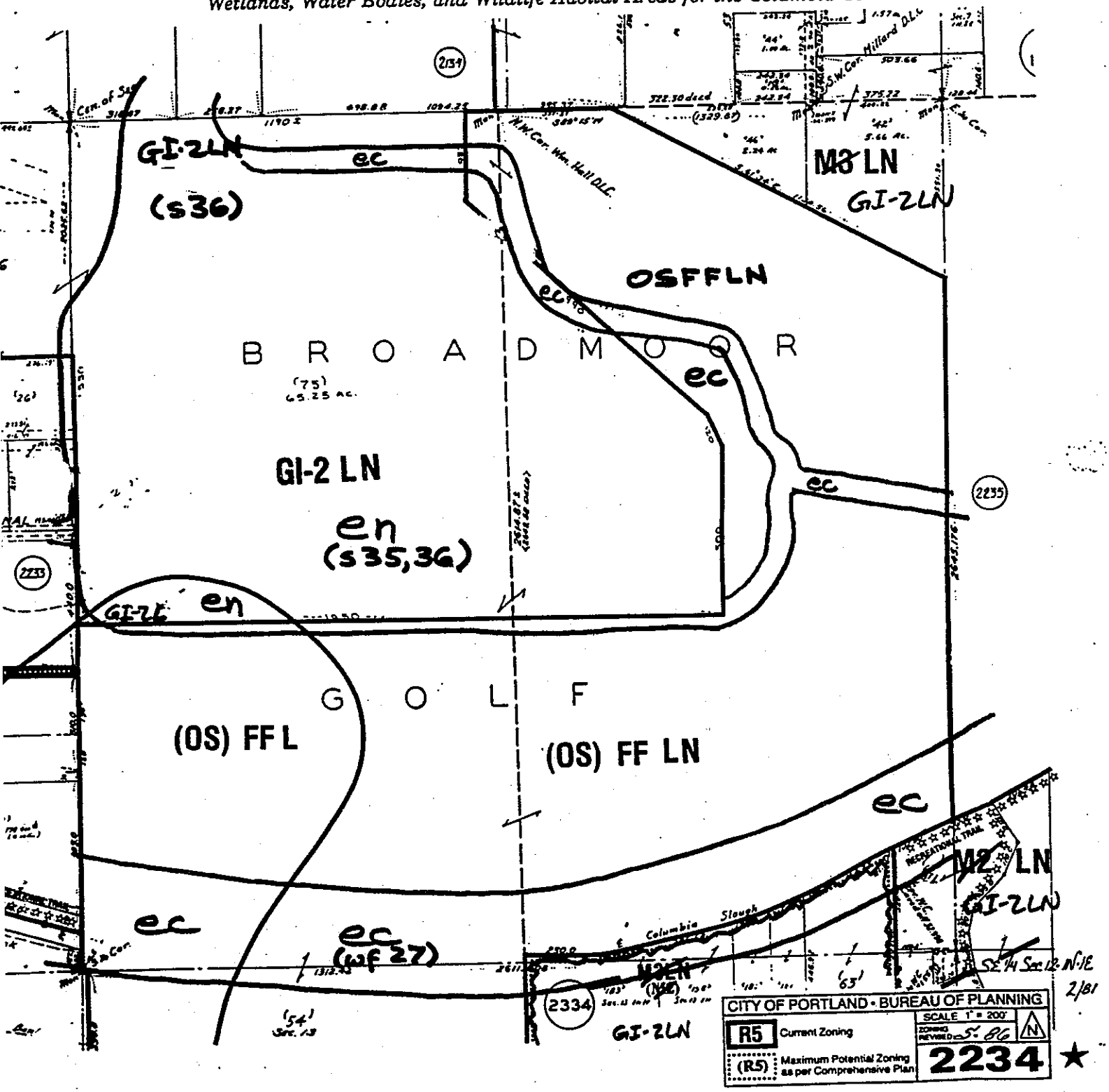
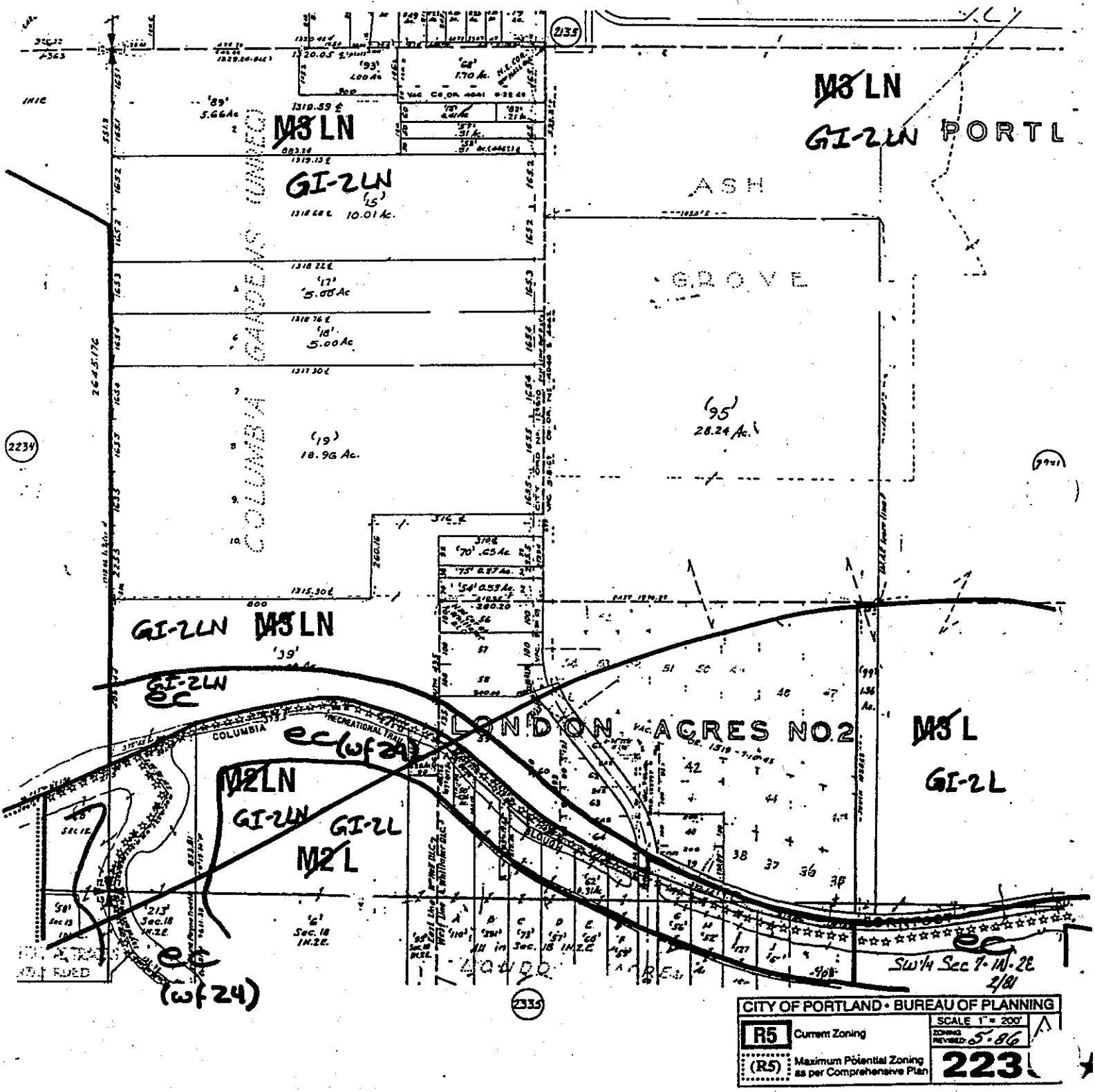


NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



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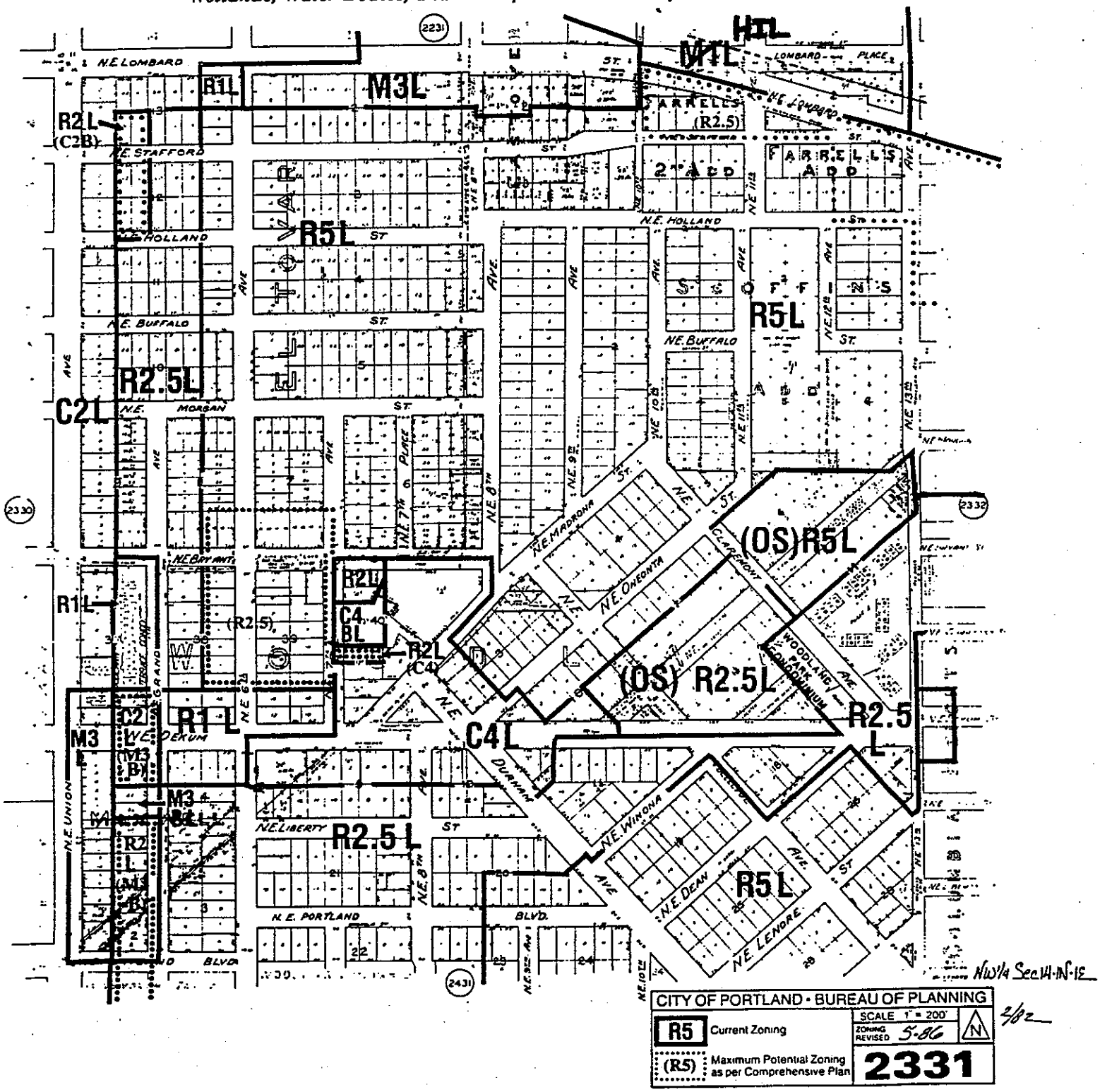

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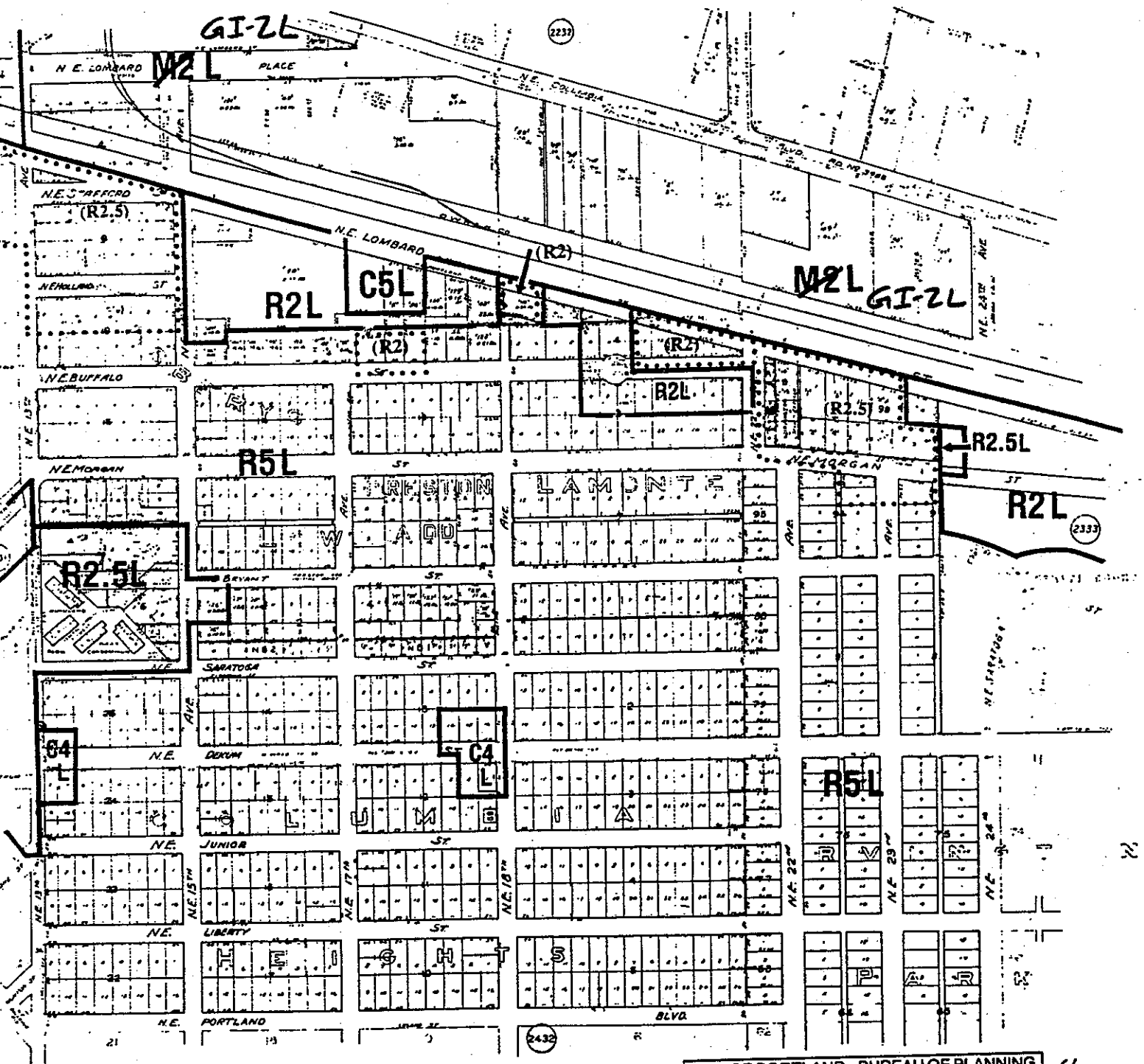

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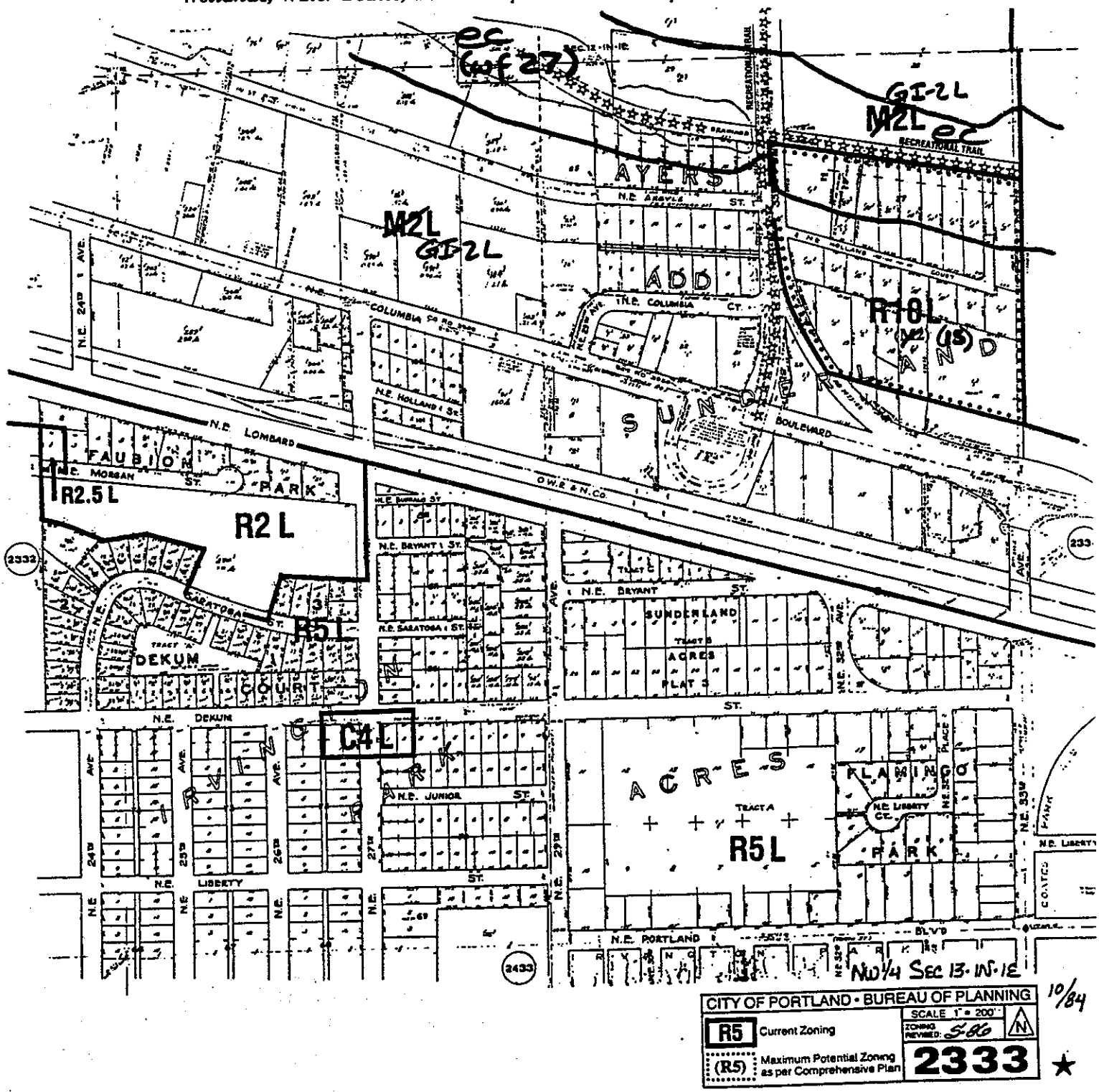

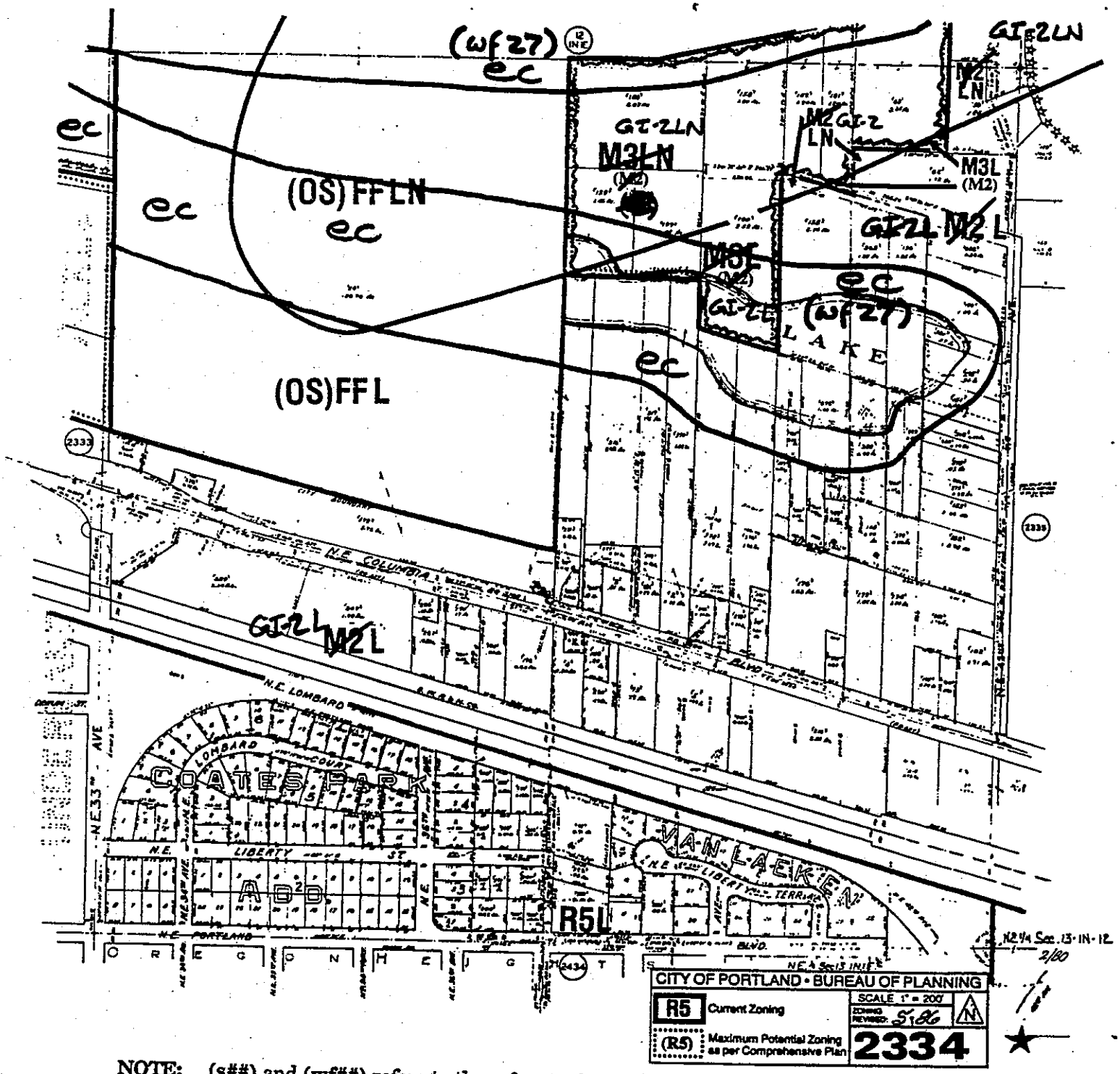

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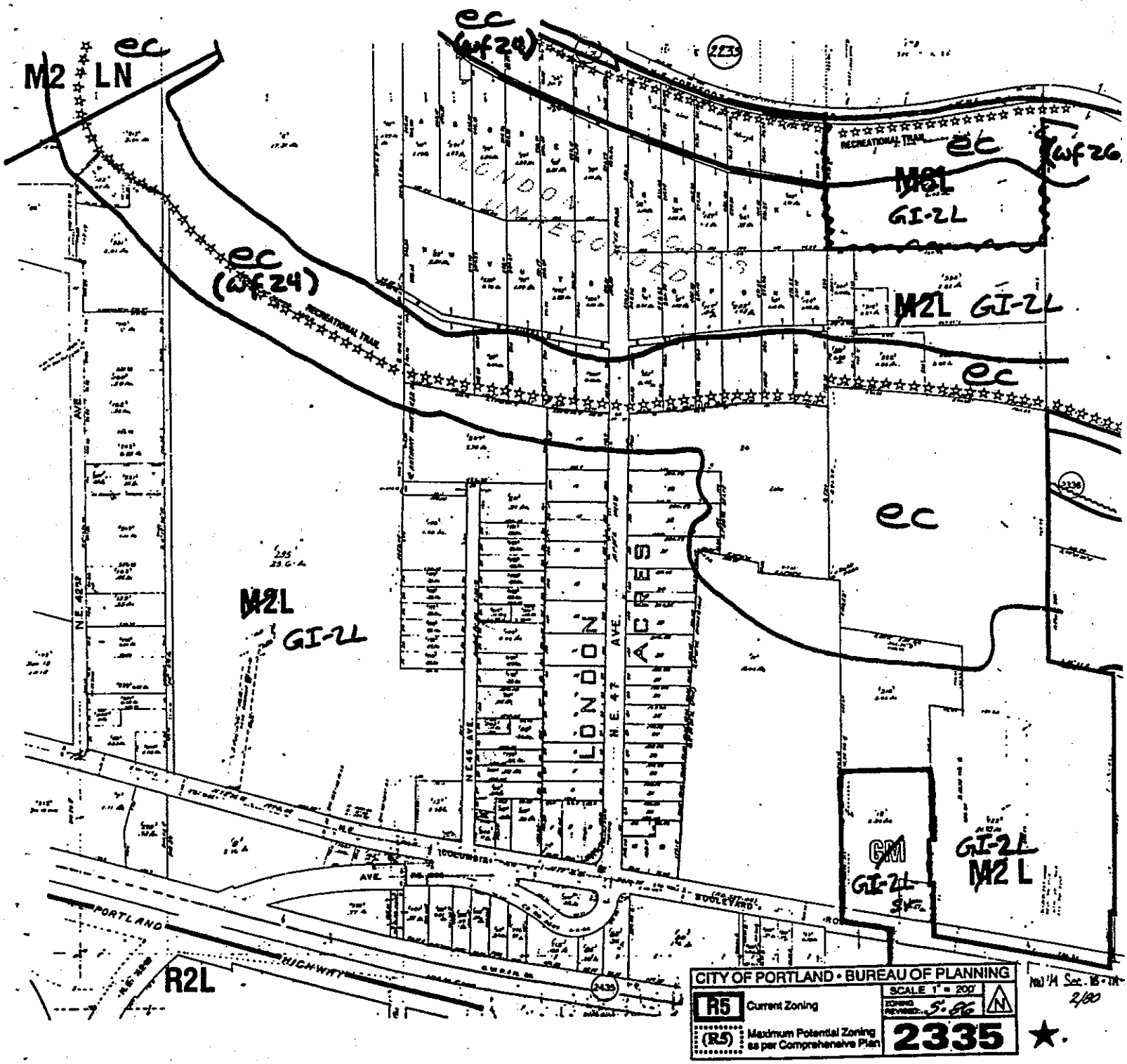
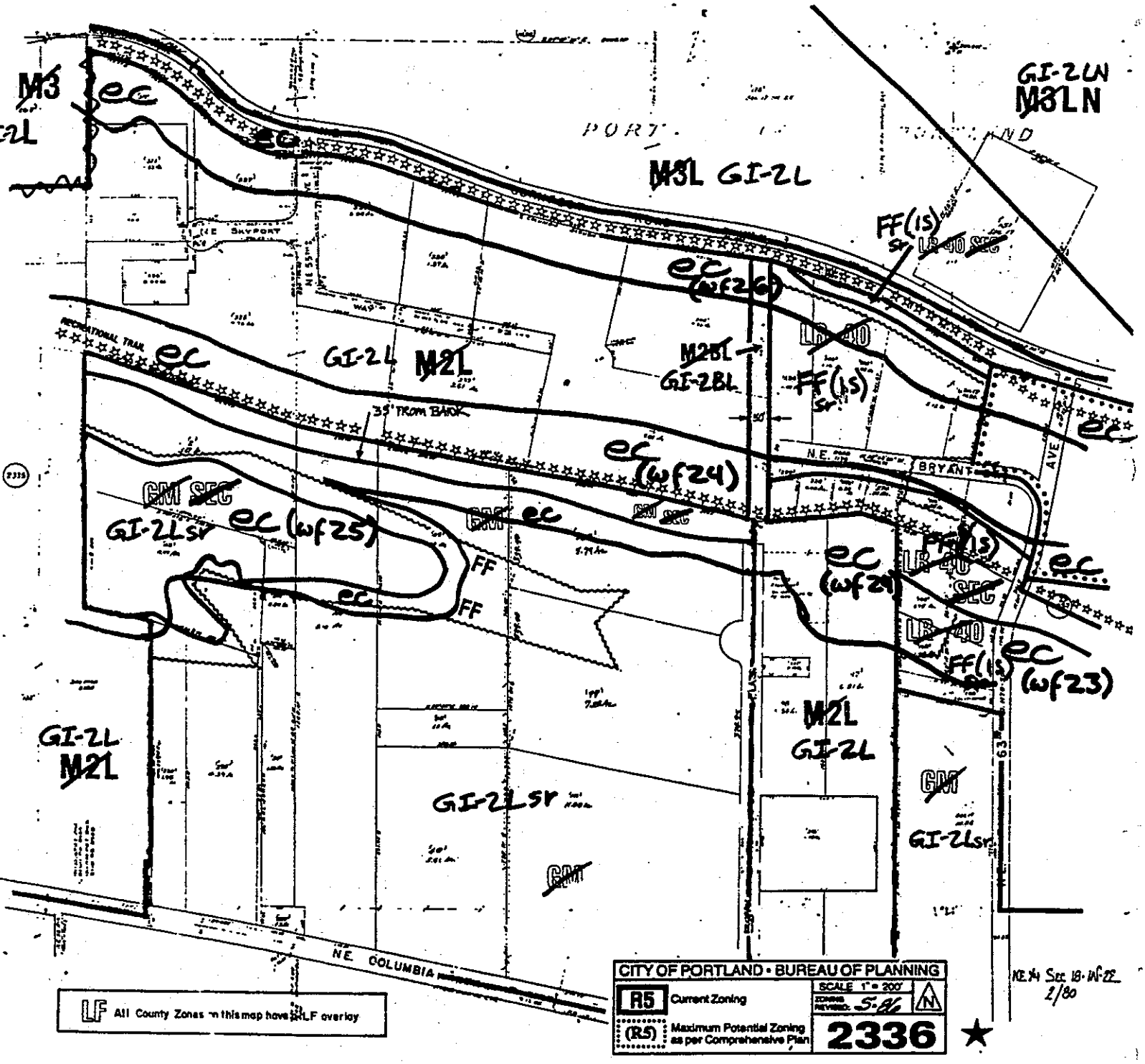


NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



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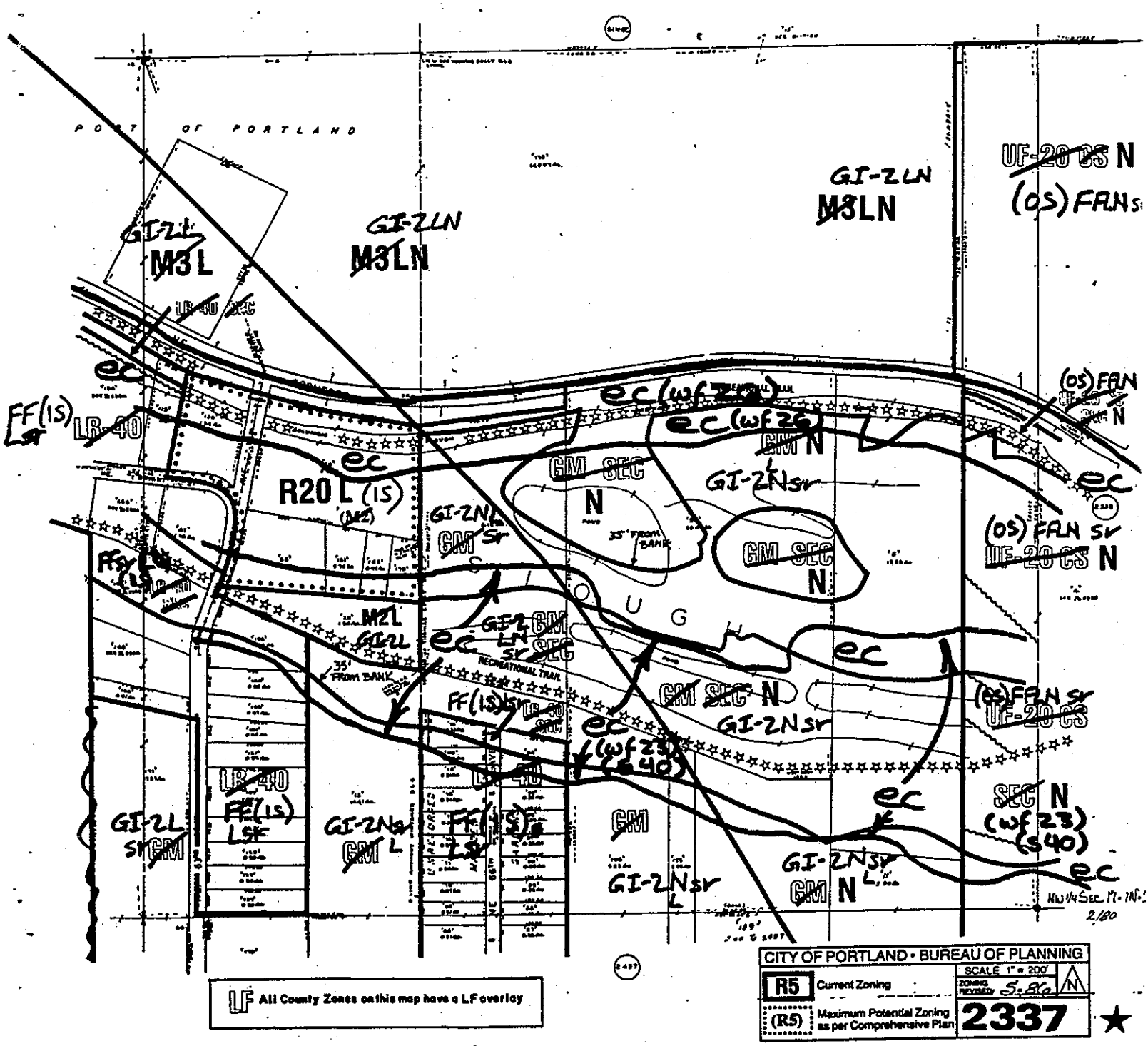

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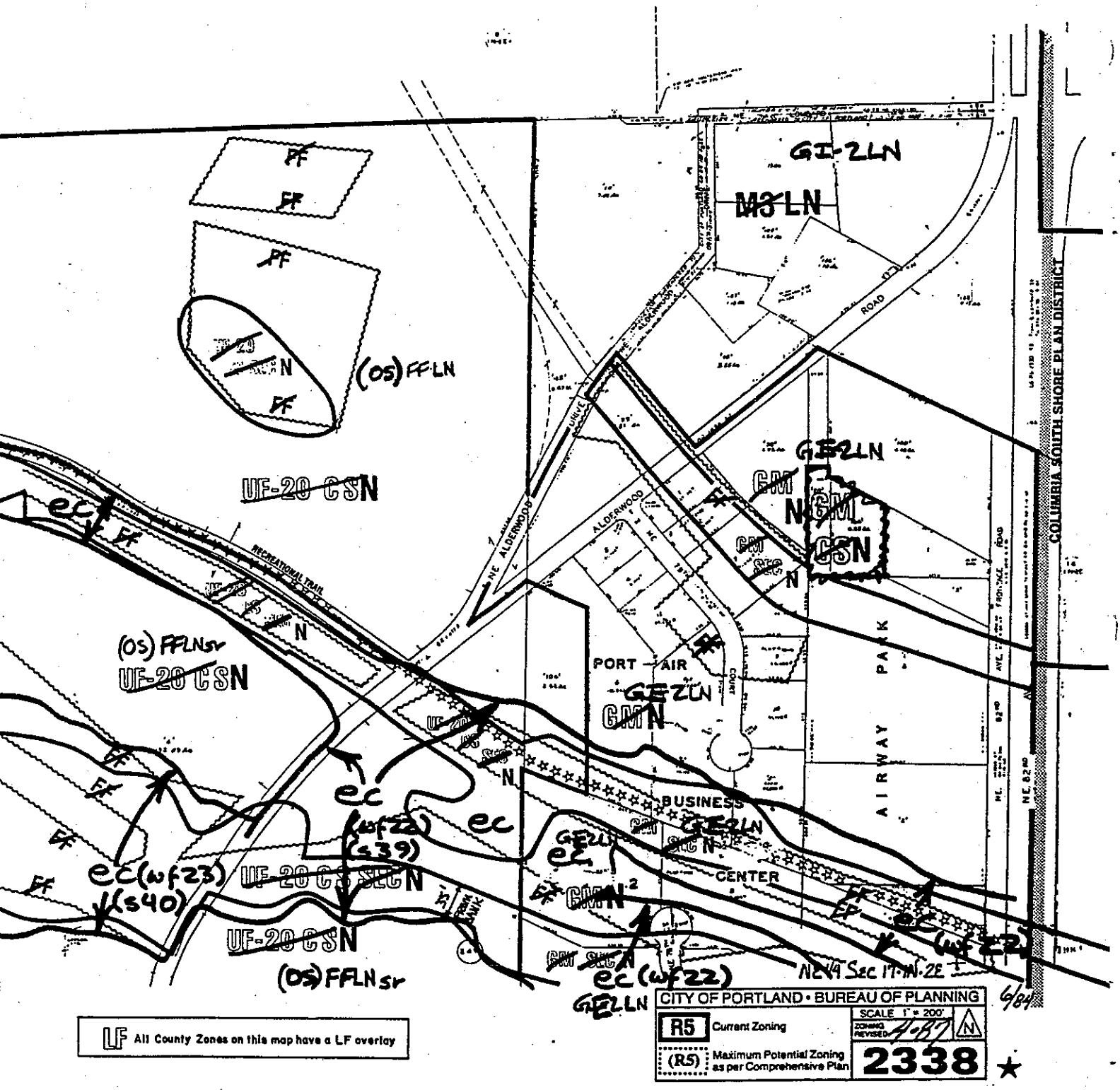

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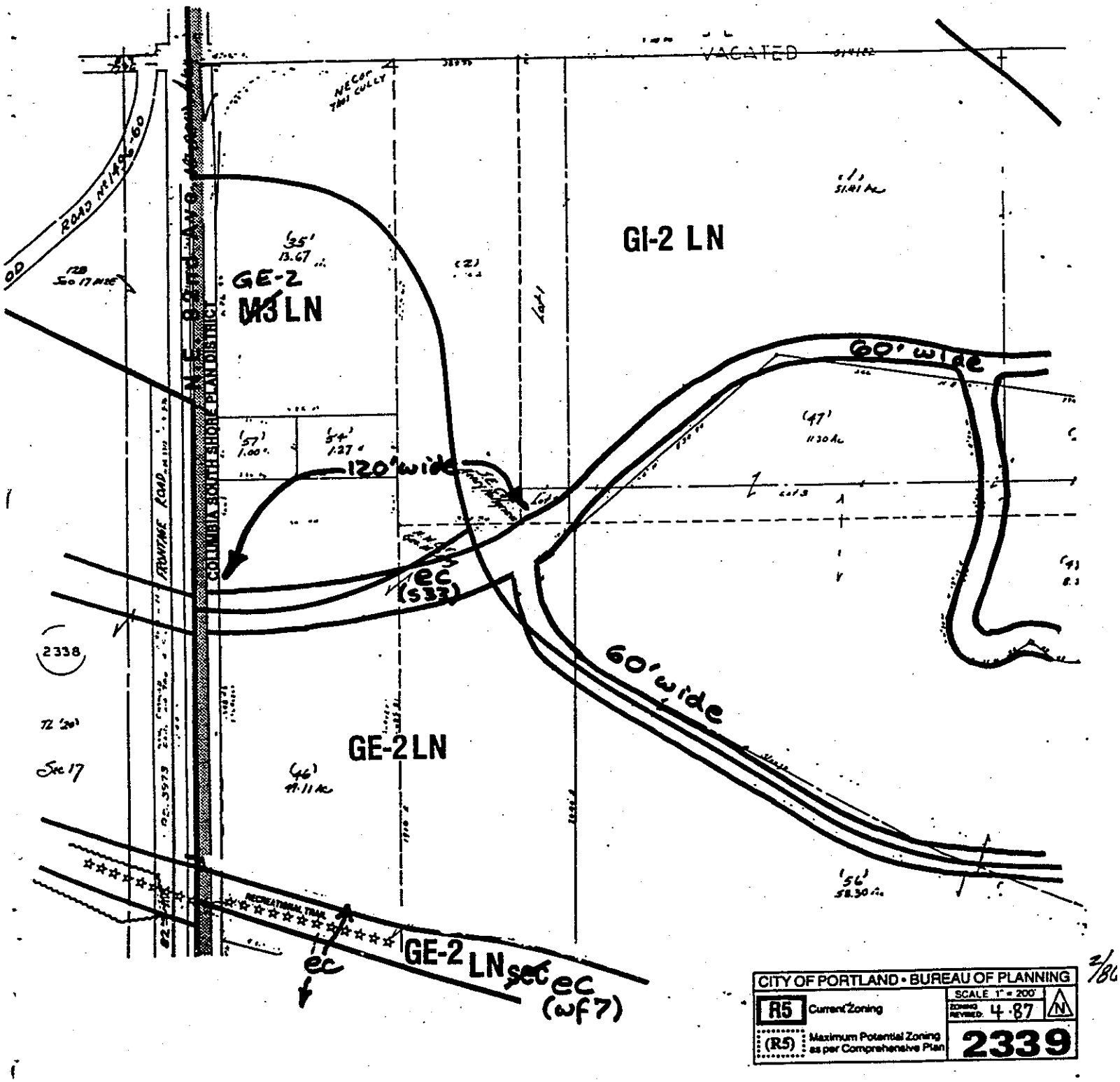

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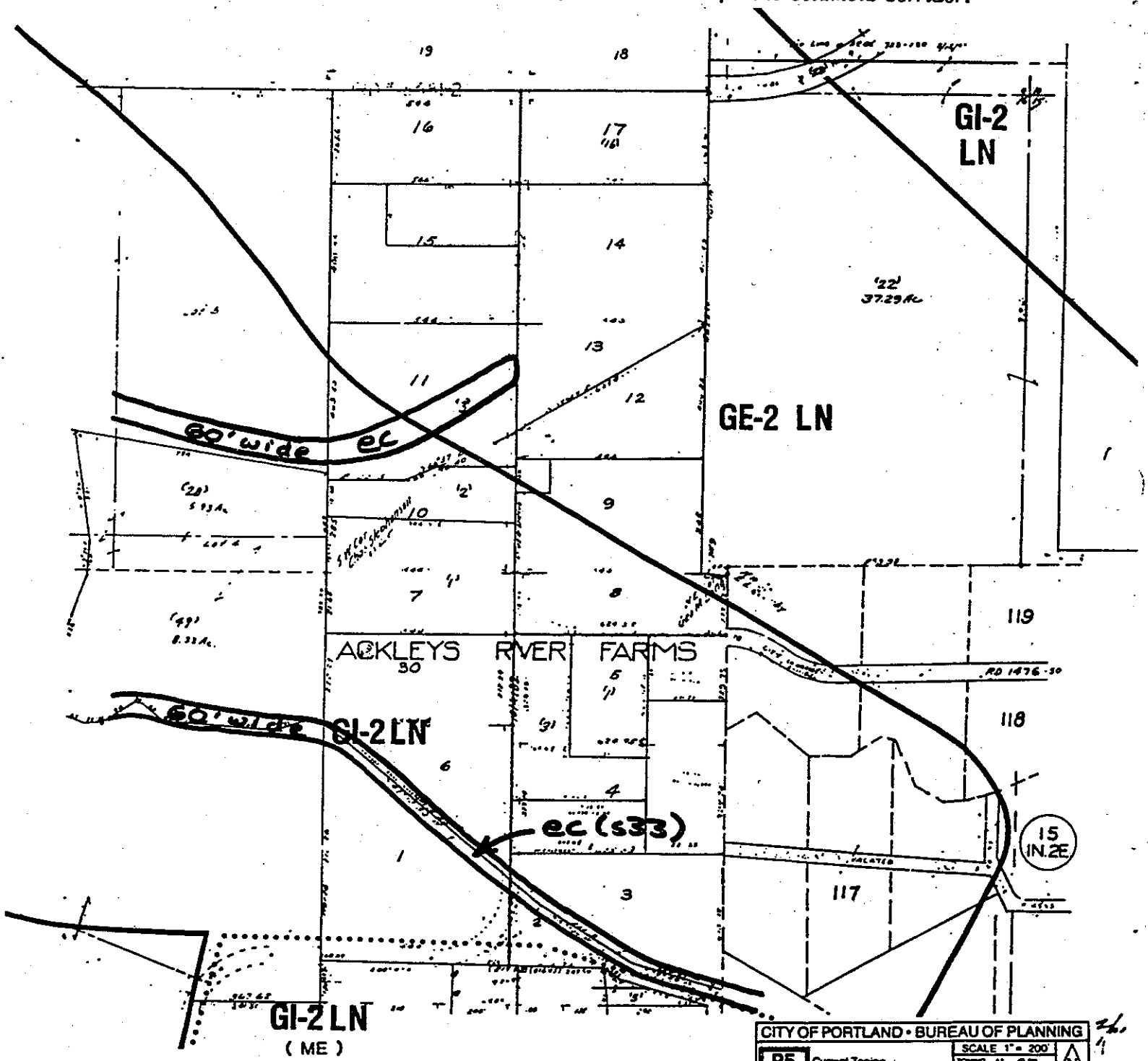
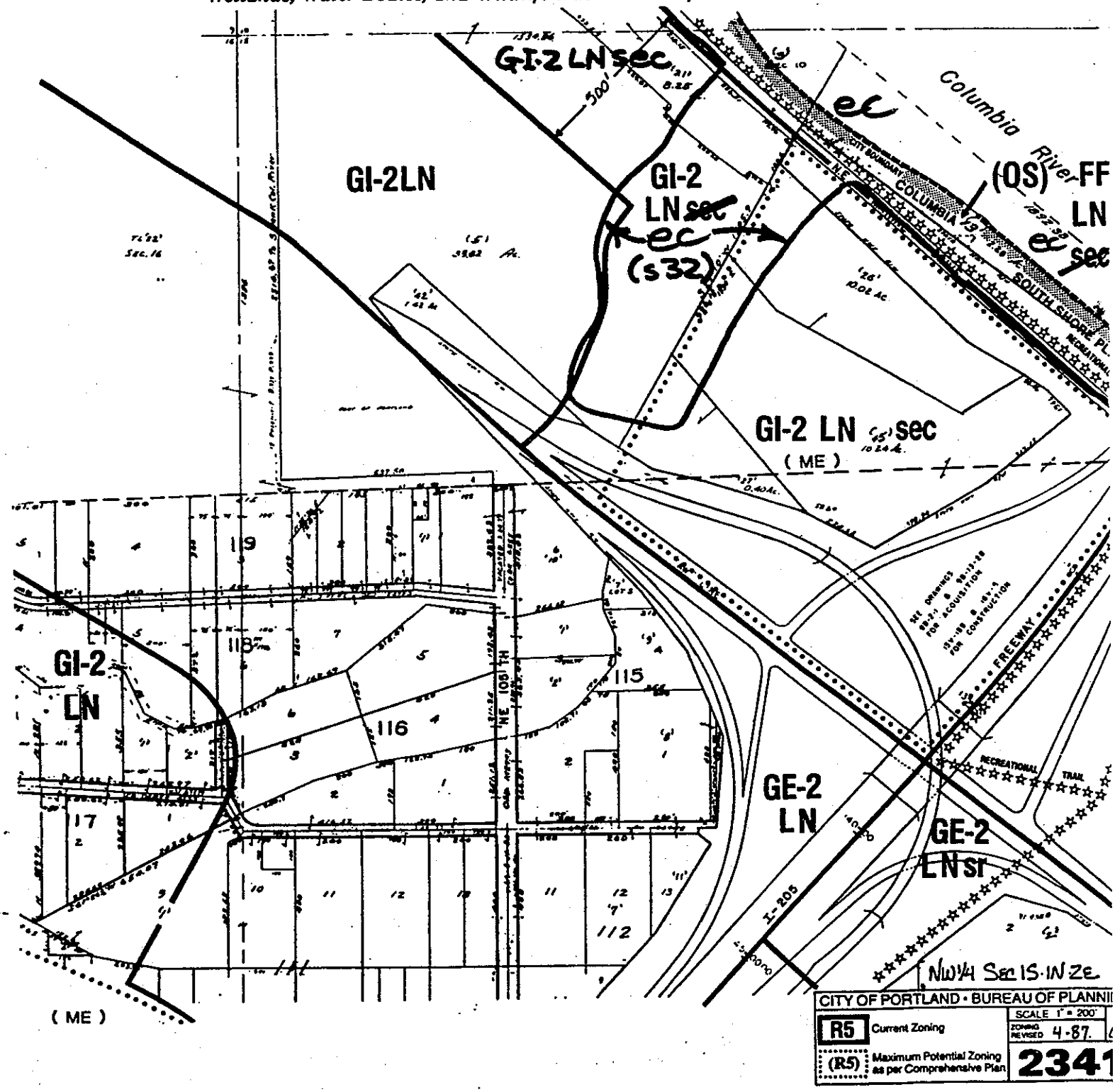
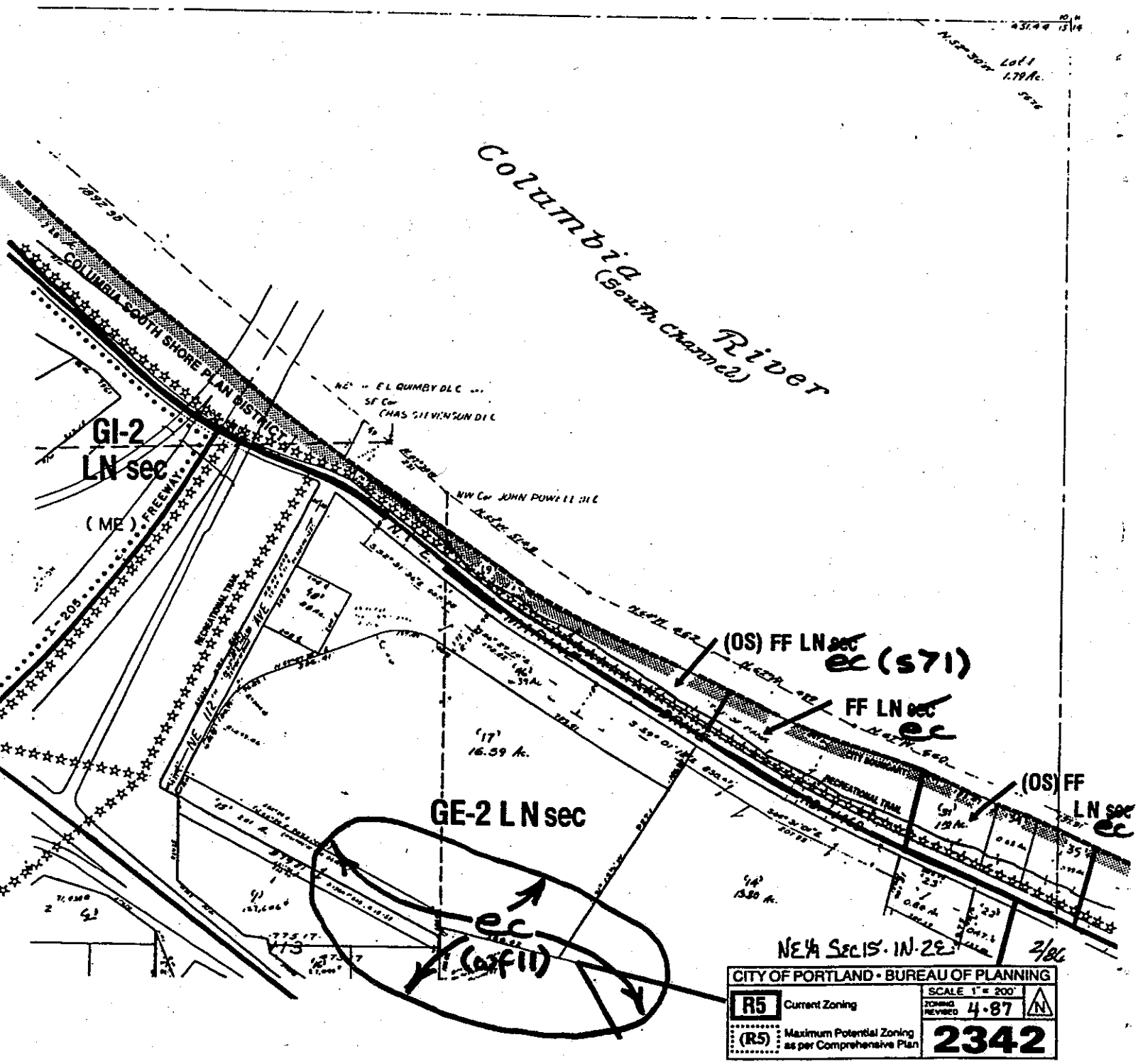


ENTIRE 1/4 SECTION WITHIN COLUMBIA SOUTH SHORE PLAN DISTRICT

NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*





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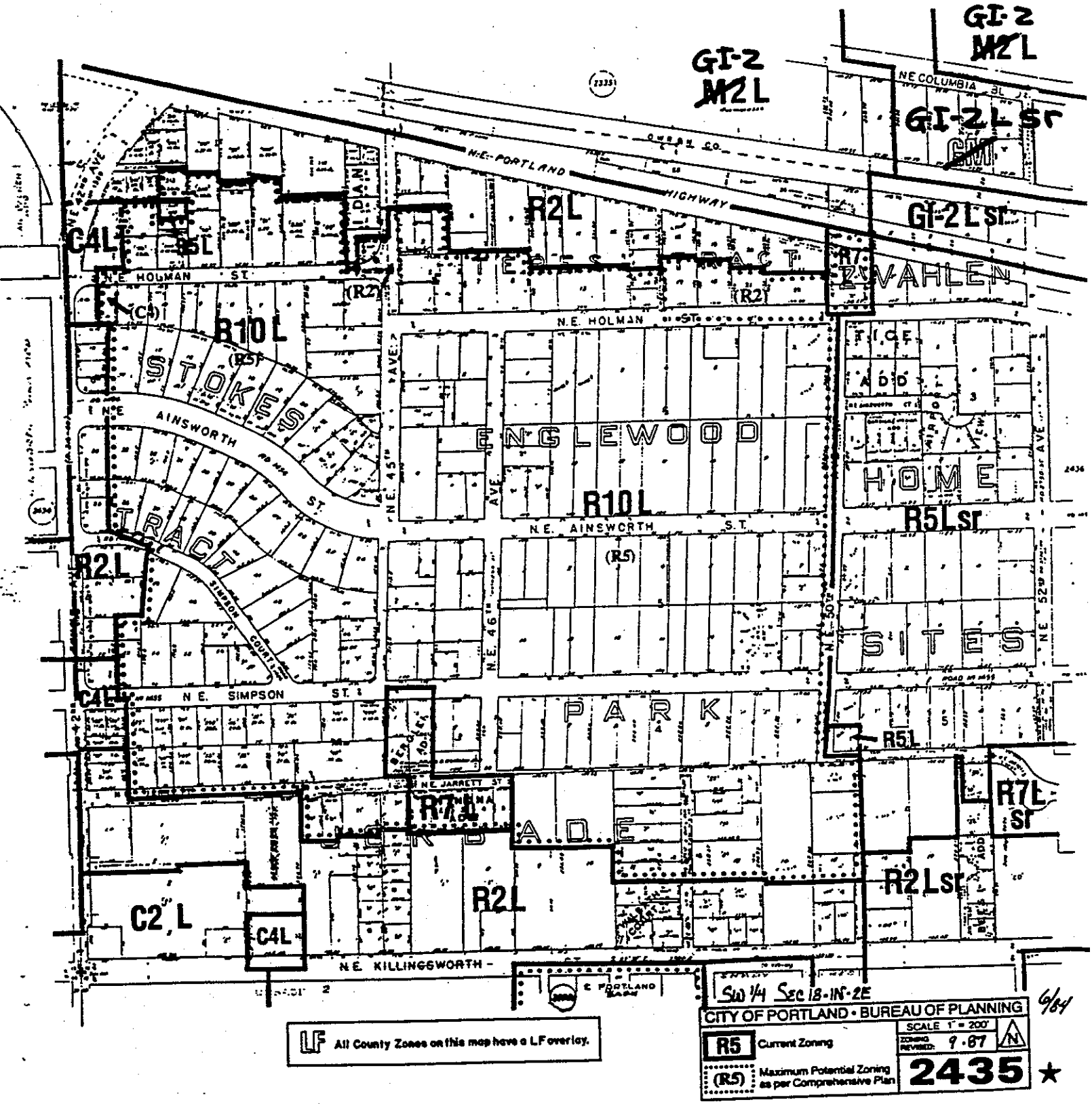
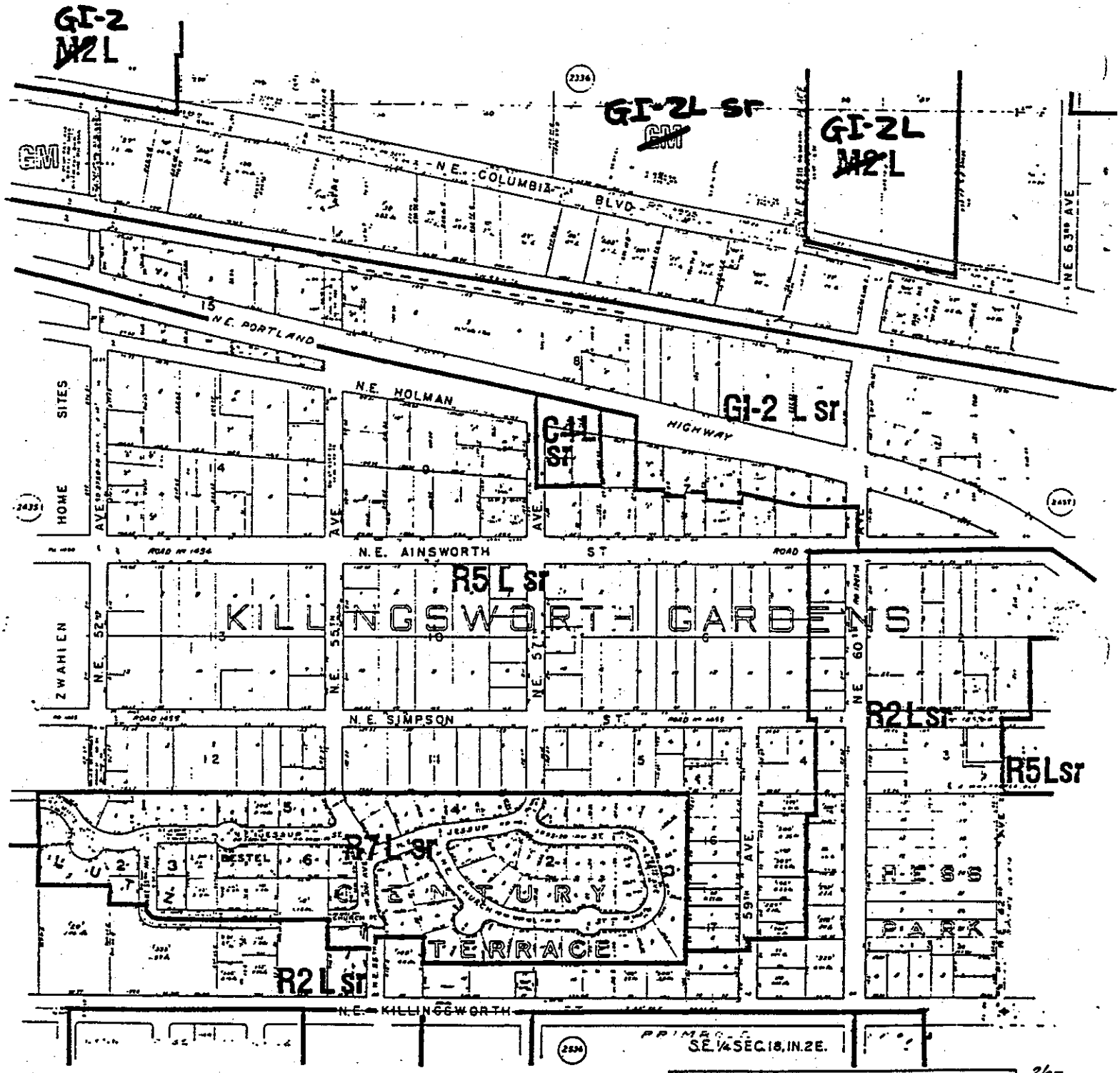

GI-2
M2L
GI-2
M2L
NE COLUMBIA BL
GI-2Lsr
N.E. PORTLAND HIGHWAY
GI-2Lsr
R2L
C4L
R5L
N.E. HOLMAN ST.
(R2)
(C4)
R10L
(R5)
STOKES
TRACT
AINSWORTH ST.
SIMPSON COURT
N.E. 45TH AVE.
N.E. 46TH AVE.
N.E. 50TH
N.E. 52ND AVE.
ENGLEWOOD
PARK
R10L
N.E. AINSWORTH ST.
(R5)
R2L
C4L
N.E. SIMPSON ST.
R7L
R7L
R2L
C2L
C4L
N.E. KILLINGSWORTH
R2Lsr
R5Lsr
R5L
R7L
sr
TICE
ADD
HOME
SITES
SW 1/4 Sec 18-1N-2E
6/84
CITY OF PORTLAND • BUREAU OF PLANNING
SCALE 1" = 200'
ZONING REVISED: 9-87
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
2435
LF All County Zones on this map have a LF overlay.



LF All County zones on this map have an LF overlay.

CITY OF PORTLAND - BUREAU OF PLANNING

R5 Current Zoning

(R5) Maximum Potential Zoning as per Comprehensive Plan

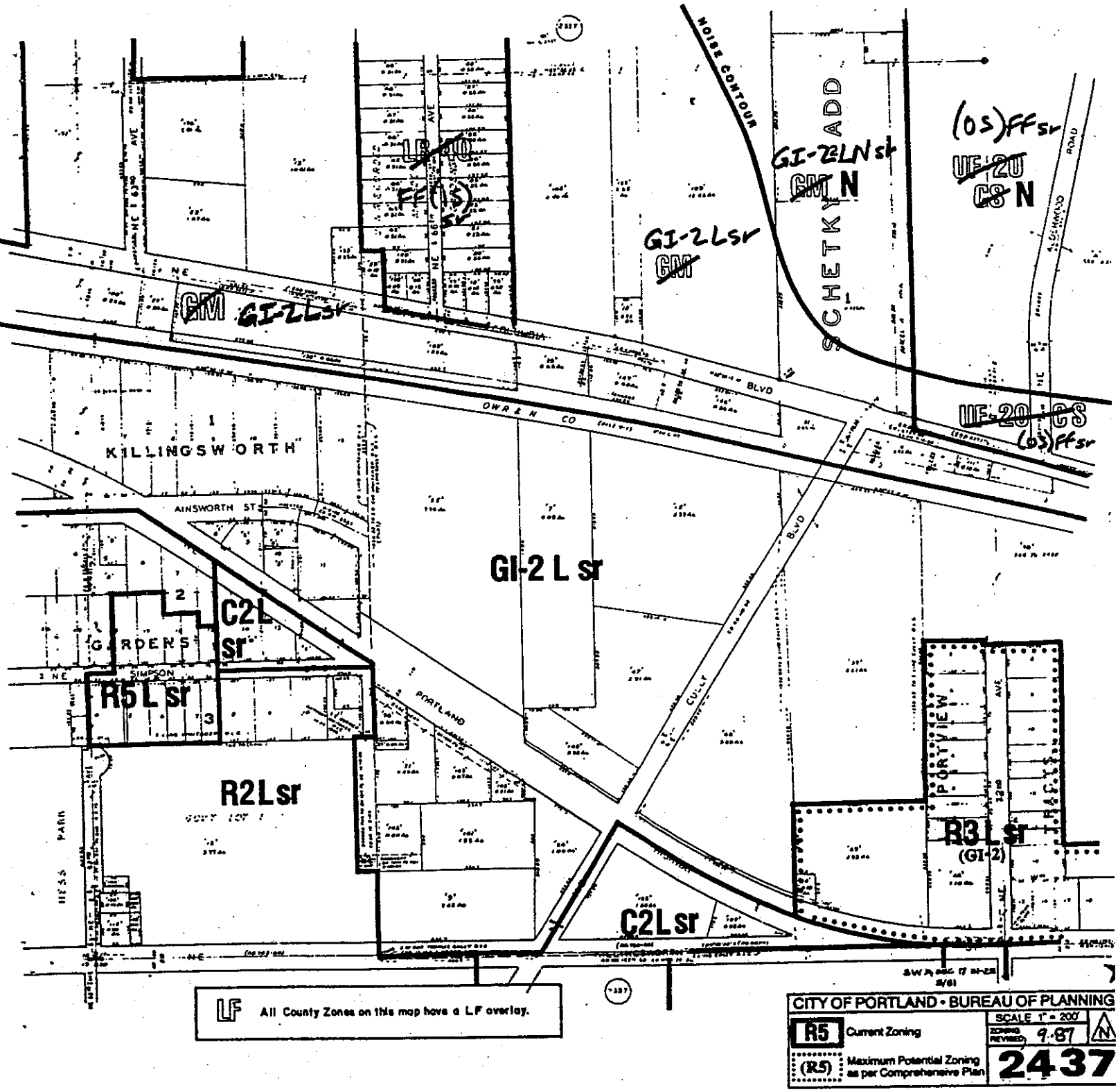
SCALE 1" = 200'

ZONING REVISED 9-87

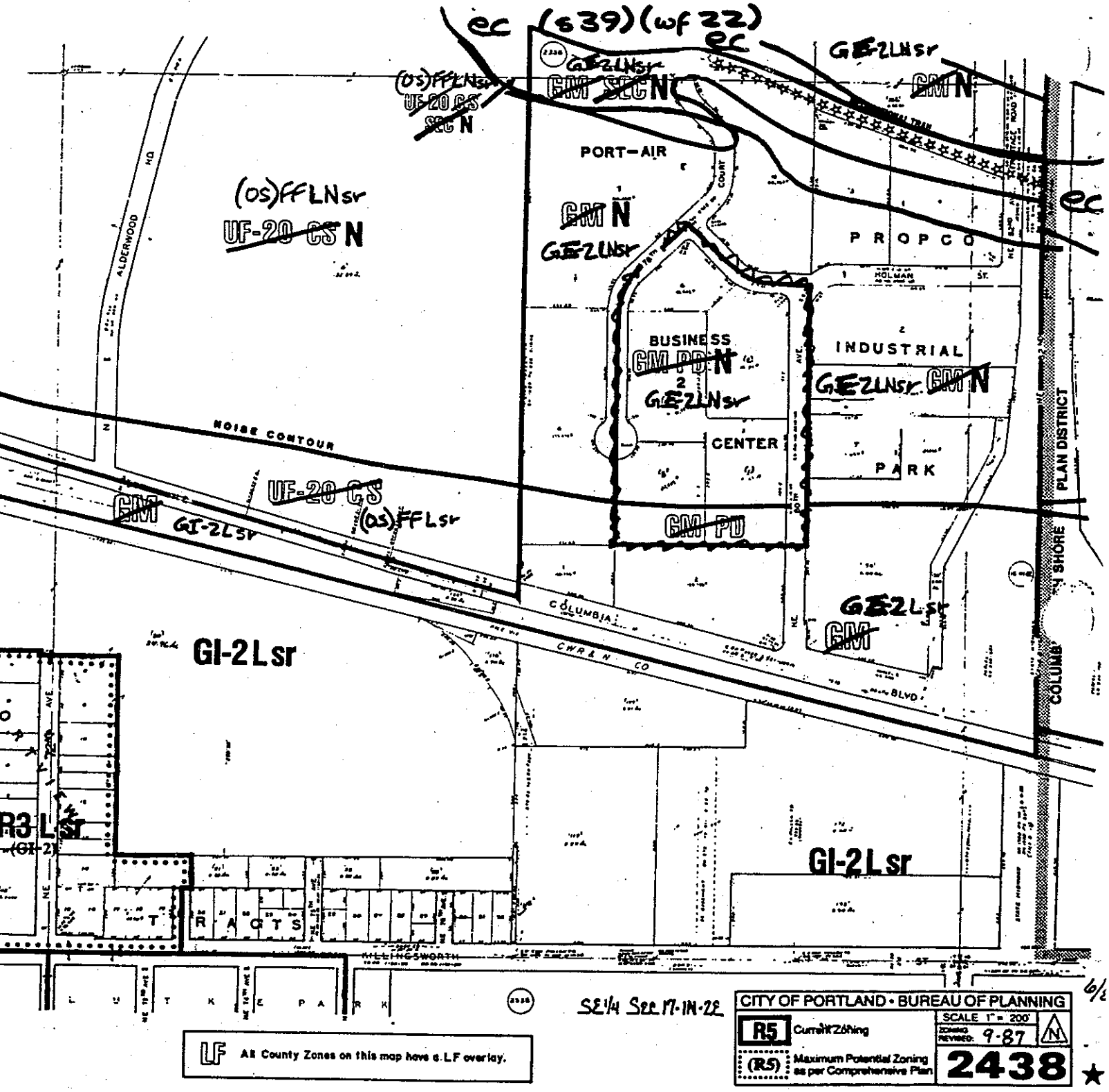
N

2436

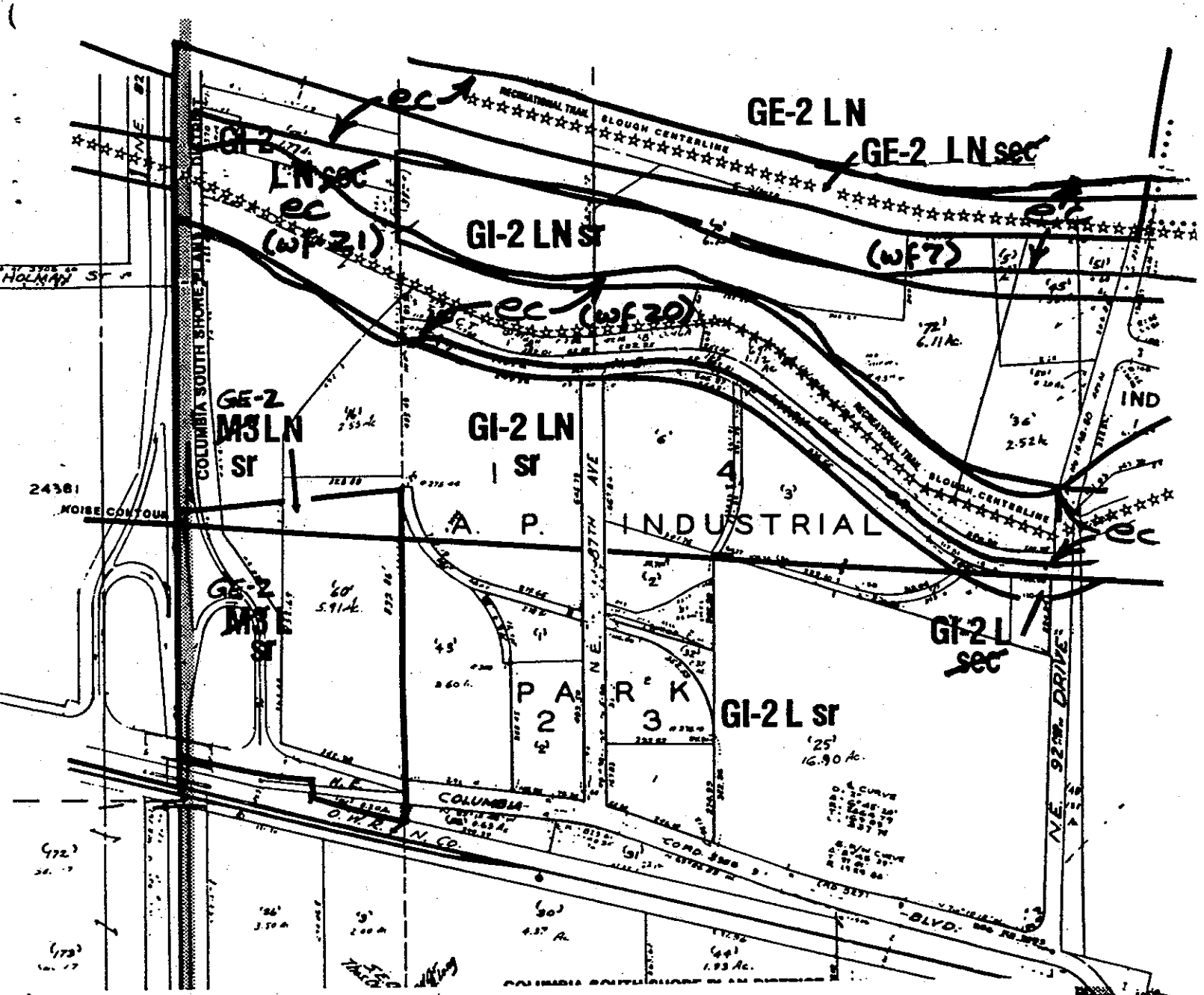
2/82



NOISE CONTOUR
SCHETKY ADD
GI-2LNsr
GM N
(OS)FFsr
UF-20
CS N
GI-2Lsr
GM
GM GI-2Lsr
LR-40
FF(1S) sr
UF-20 CS
(OS)FFsr
KILLINGSWORTH
AINSWORTH ST
OWR & N CO
BLVD
GI-2 L sr
C2L sr
GARDENS
SIMPSON
R5 L sr
PORTLAND
CULLY
R2Lsr
PORTVIEW
TRACTS
R3 L sr
(GI-2)
C2Lsr
HESS PARK
LF All County Zones on this map have a L.F overlay.
CITY OF PORTLAND • BUREAU OF PLANNING
R5 Current Zoning
(R5) Maximum Potential Zoning as per Comprehensive Plan
SCALE 1" = 200'
ZONING REVISED 9-87
2437



NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



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CITY OF PORTLAND • BUREAU OF PLANNING

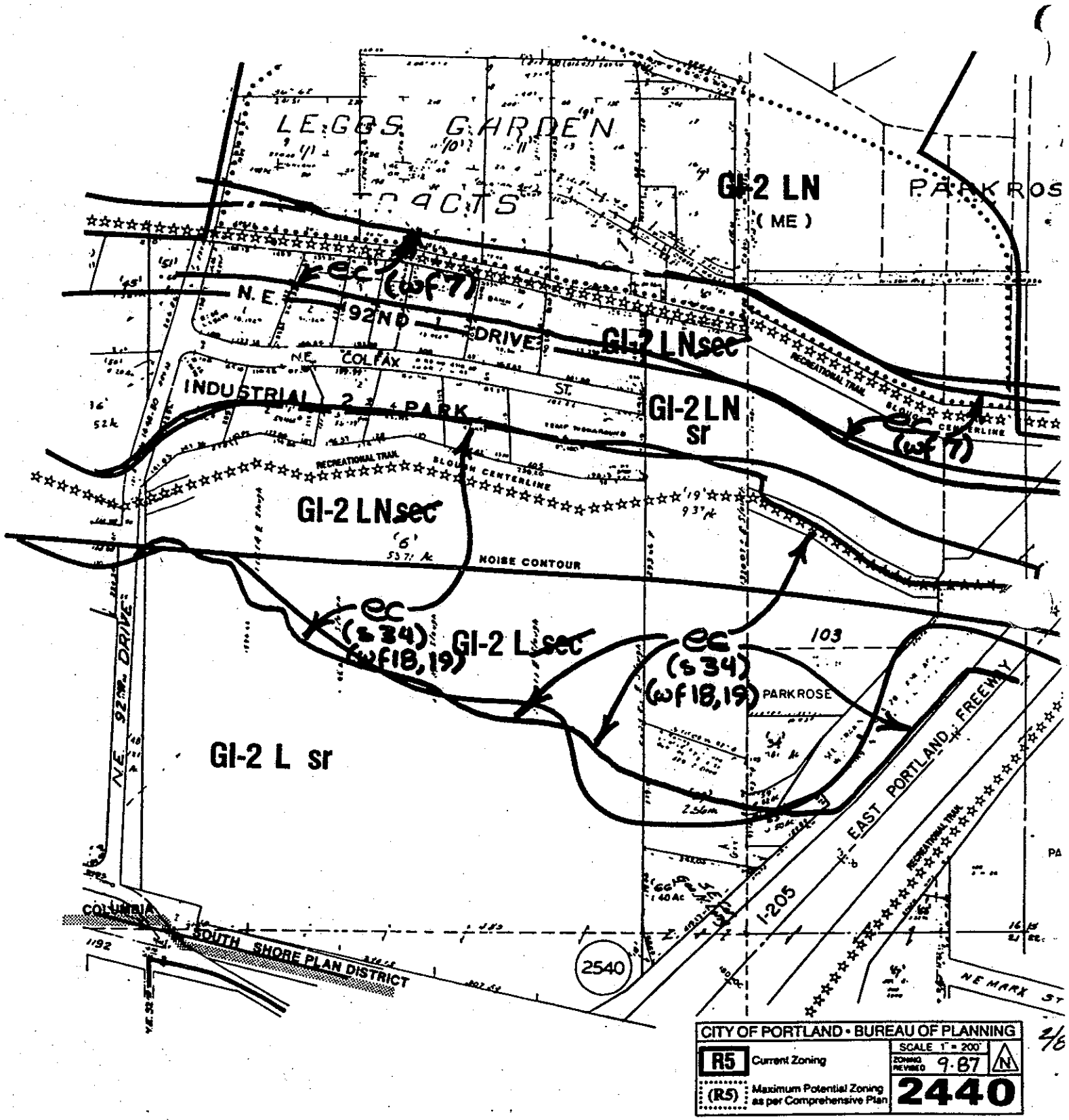
R5 Current Zoning

(R5) Maximum Potential Zoning as per Comprehensive Plan

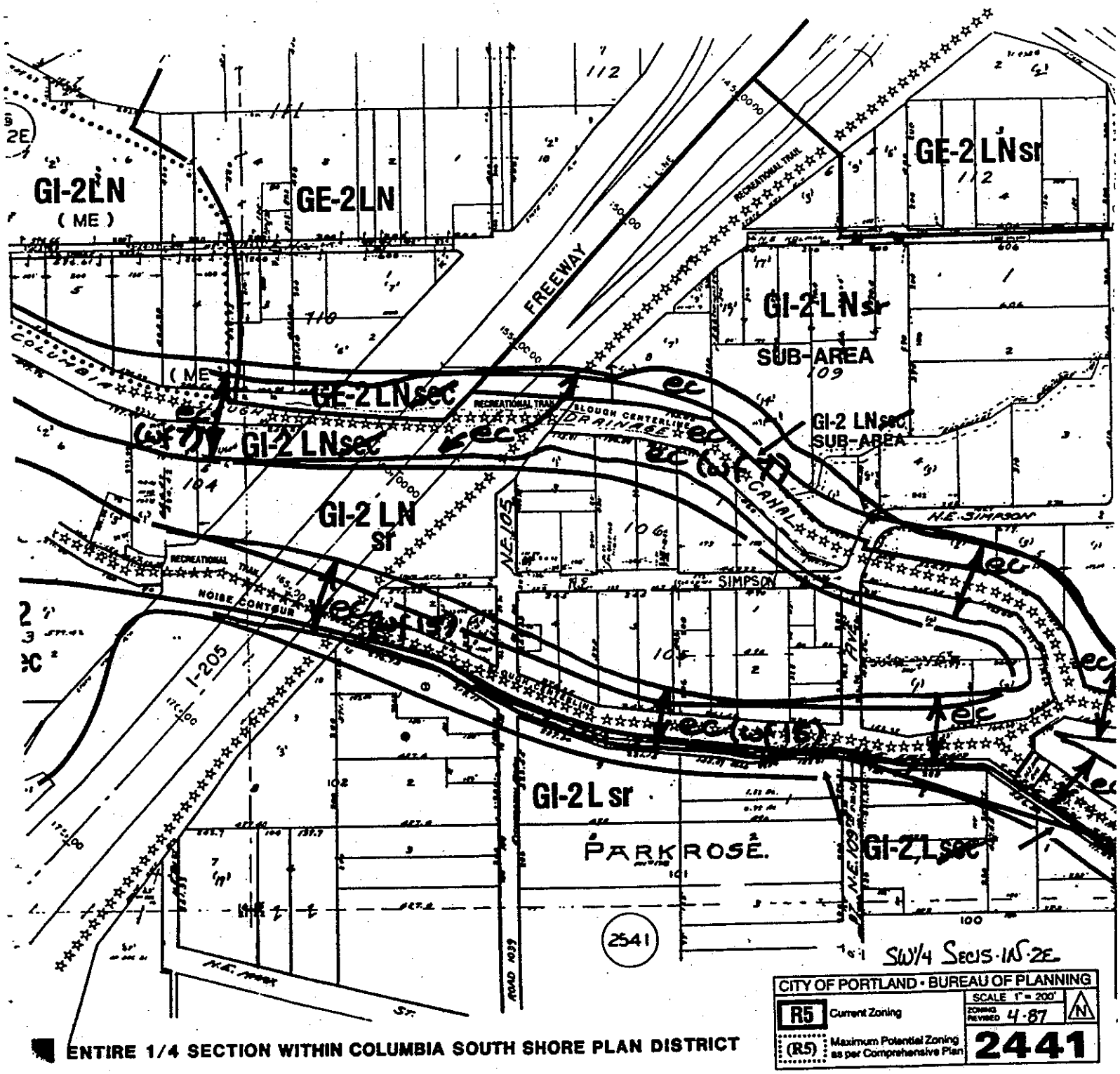
SCALE 1" = 200'

ZONING REVISED 9·87

2439



NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



ENTIRE 1/4 SECTION WITHIN COLUMBIA SOUTH SHORE PLAN DISTRICT

NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*

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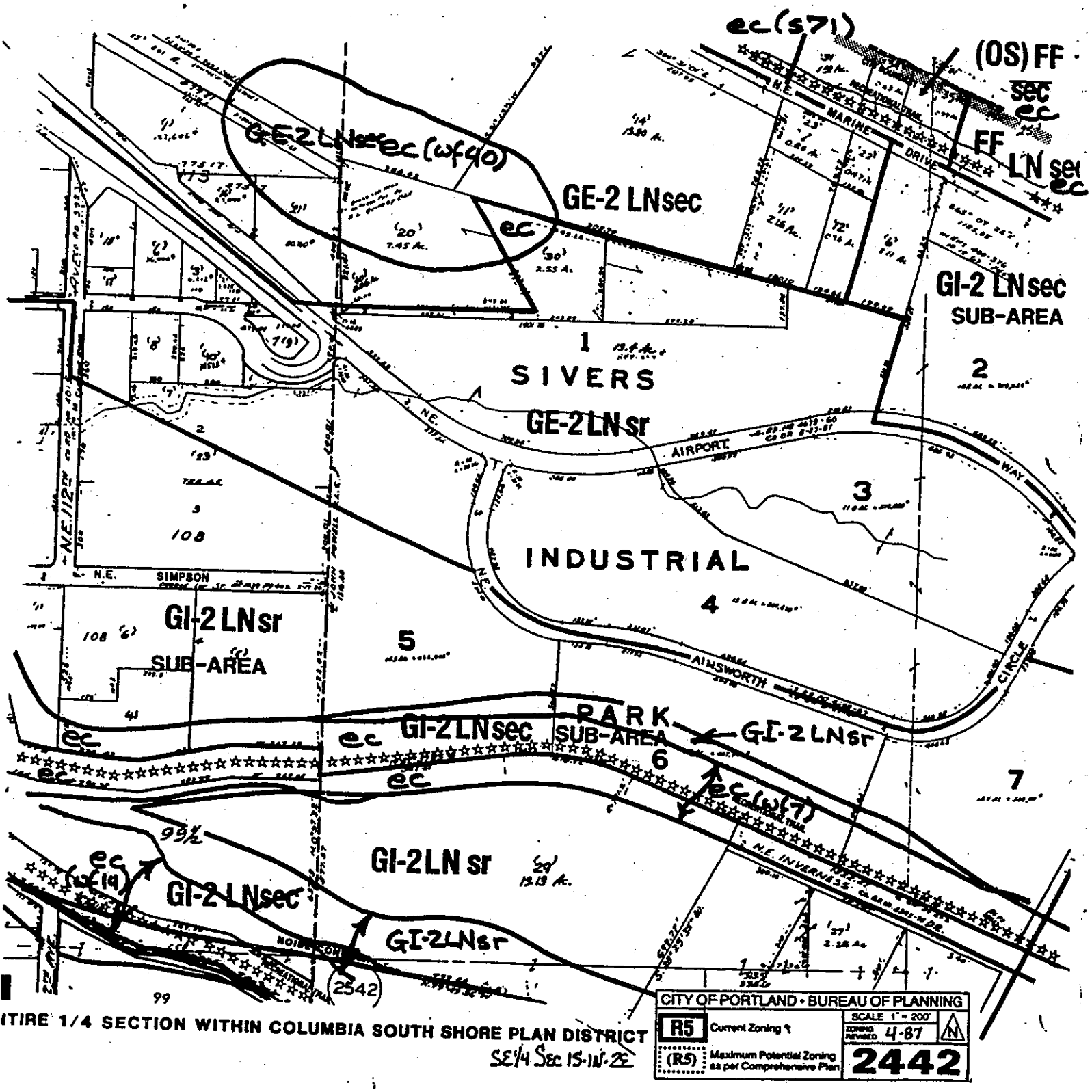
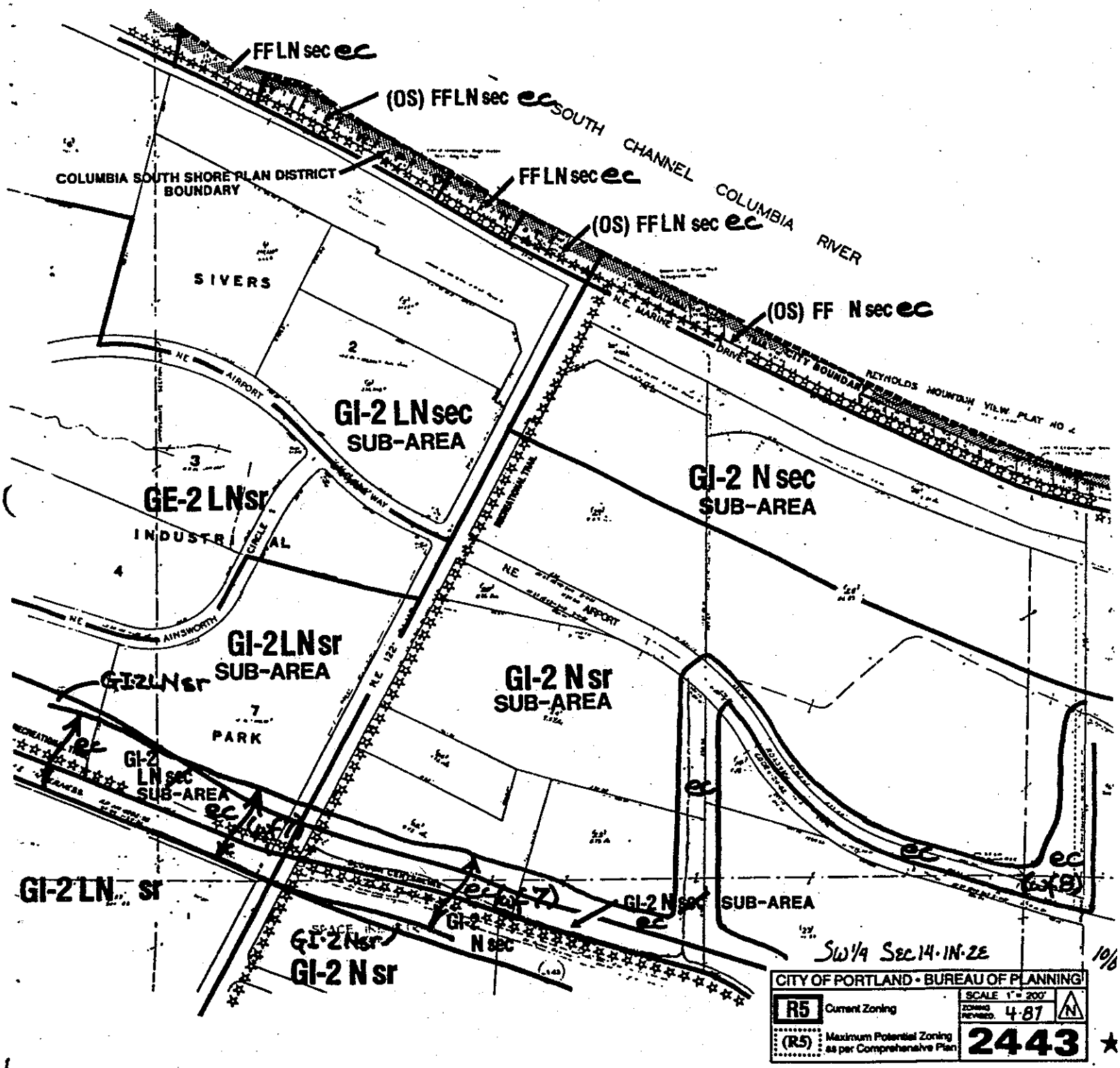
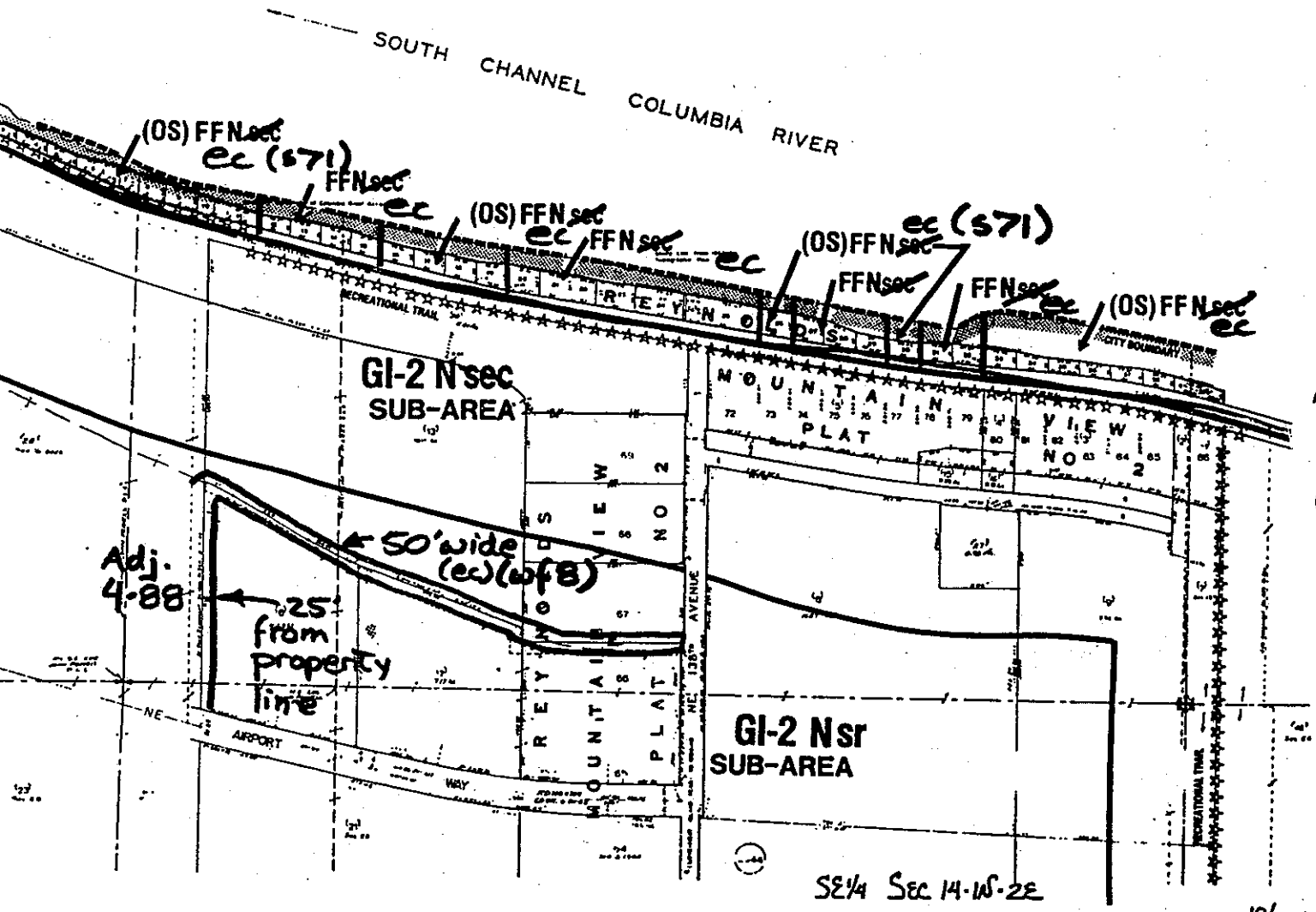


ITIRE 1/4 SECTION WITHIN COLUMBIA SOUTH SHORE PLAN DISTRICT

SE 1/4 Sec. 15-1N-2E

NOTE: (s##) and (wf##) refers to the natural resource site(s) or water feature(s) number(s) of the area inventoried. For a description of the natural resource feature(s) of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*





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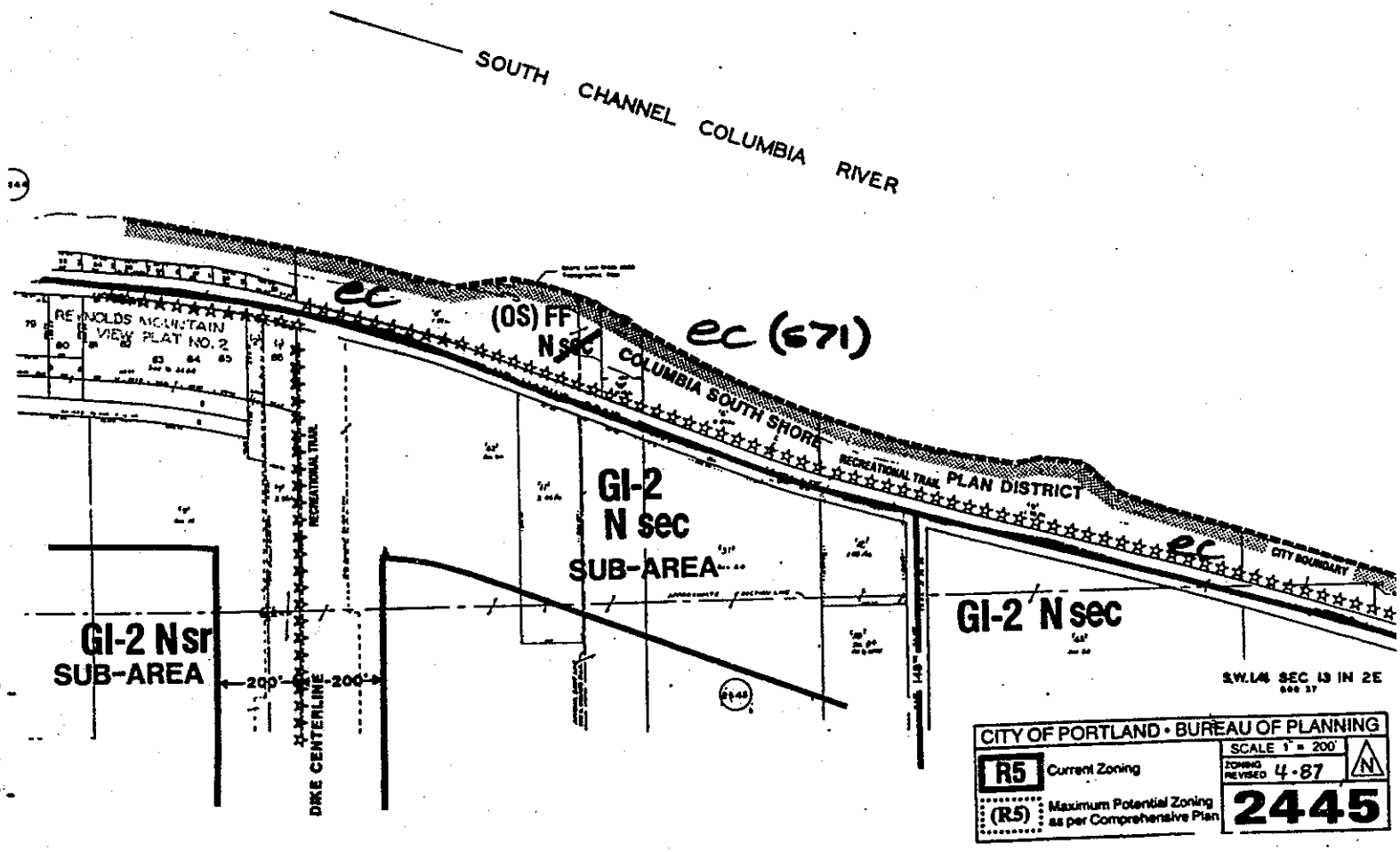

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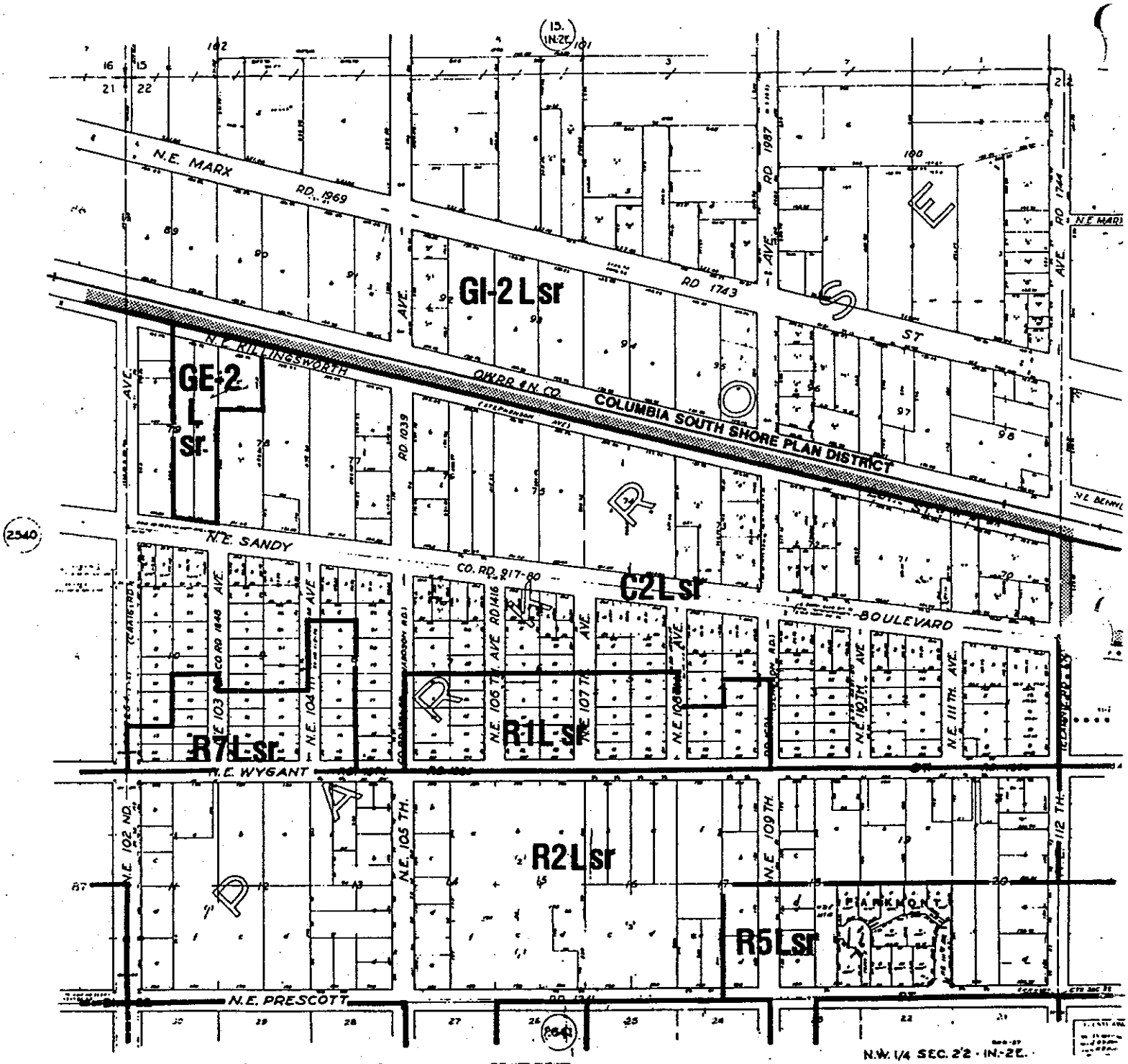


CITY OF PORTLAND · BUREAU OF PLANNING

R5 Current Zoning

(R5) Maximum Potential Zoning as per Comprehensive Plan

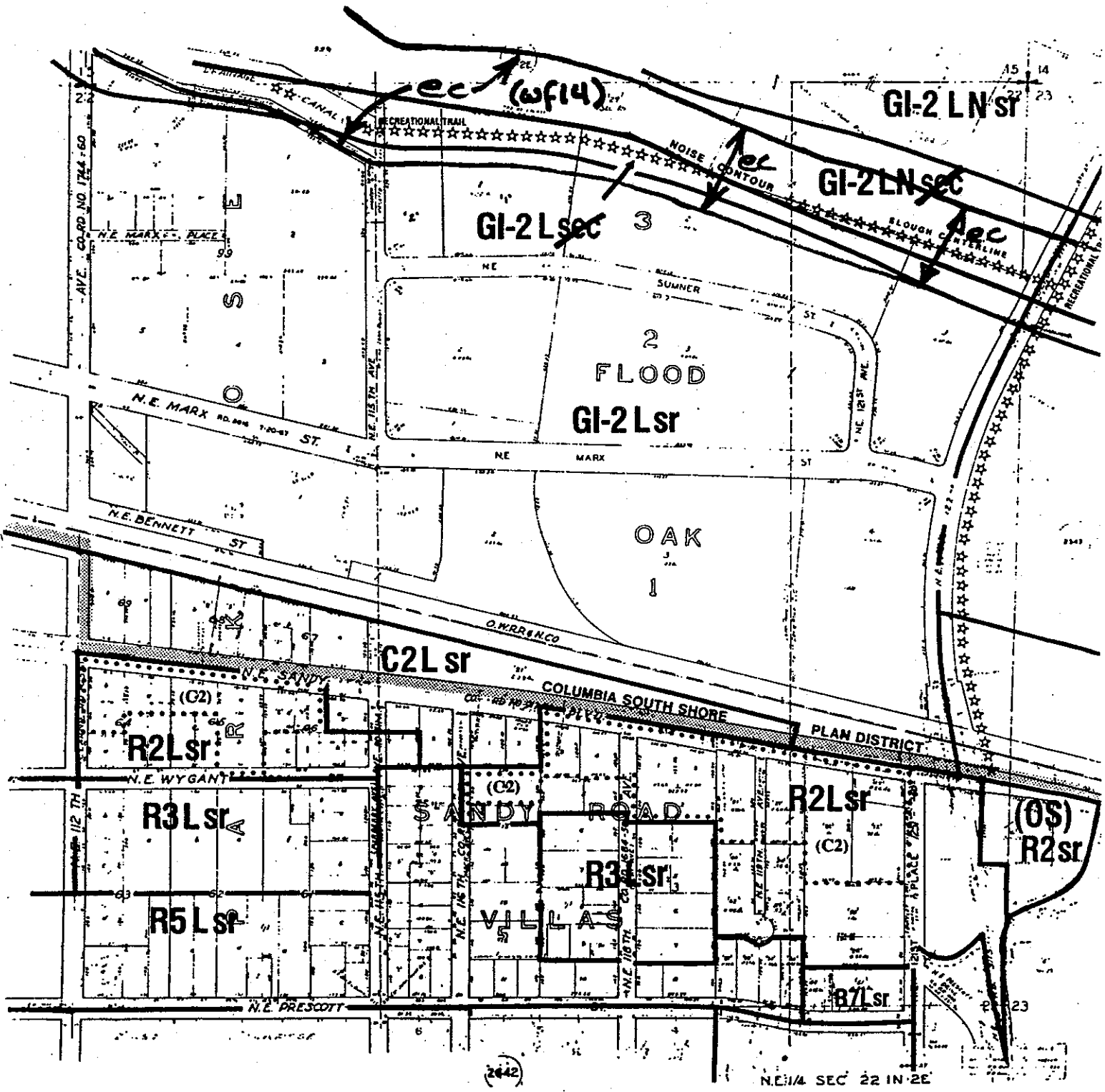
SCALE 1" = 200'

ZONING REVISED 4-87

N

2541

NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



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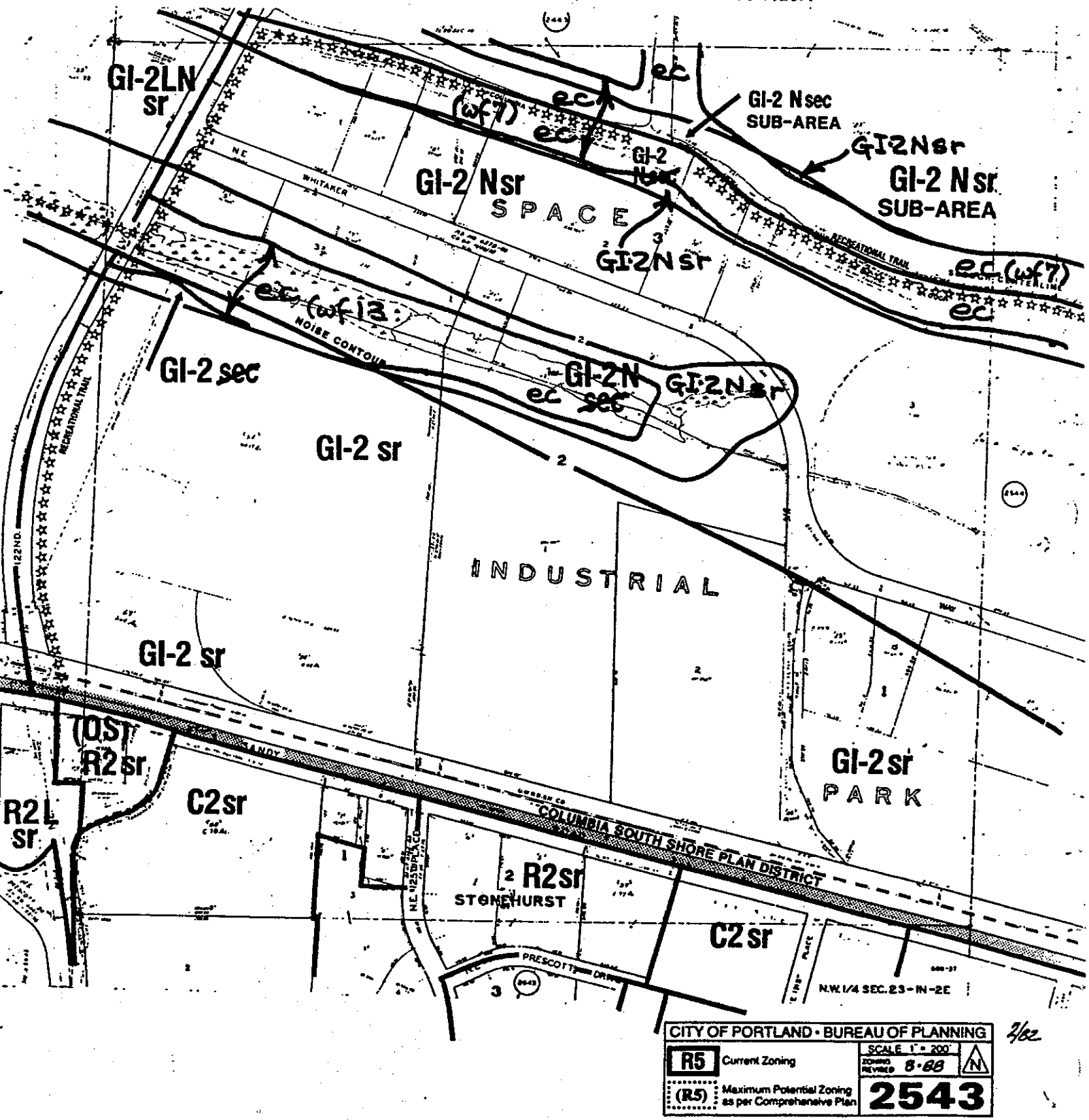
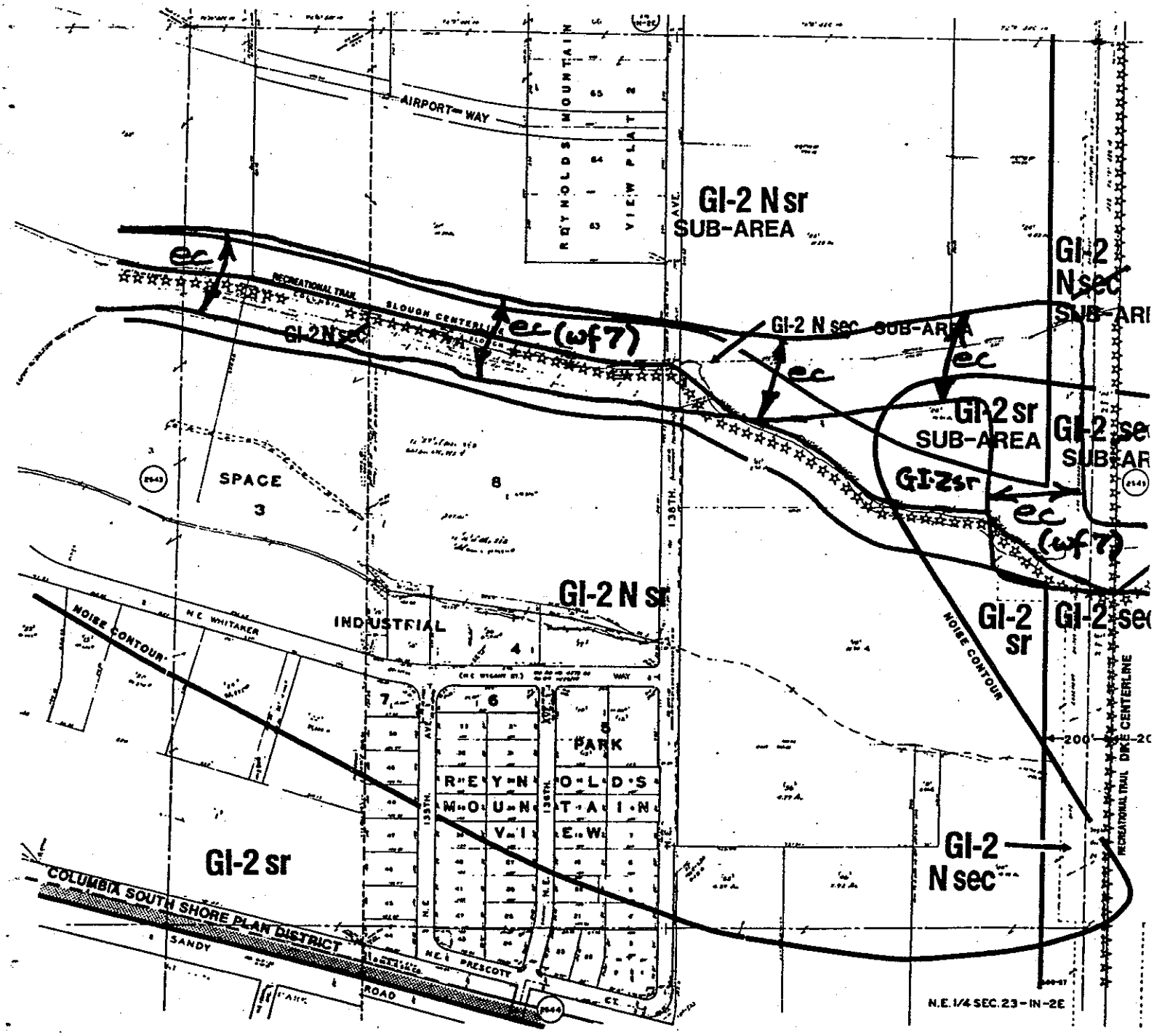


NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



CITY OF PORTLAND • BUREAU OF PLANNING

R5 Current Zoning

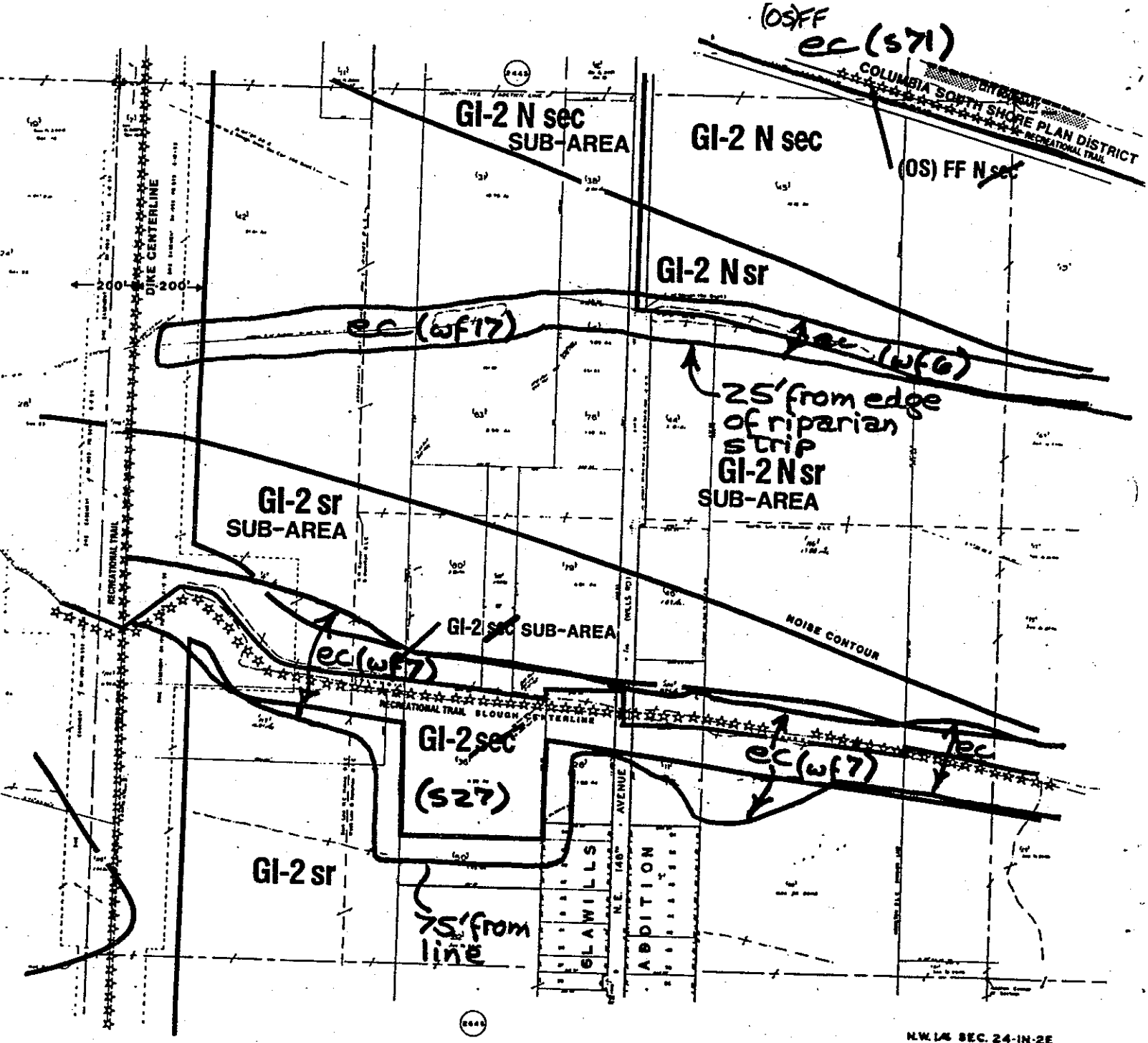
(R5) Maximum Potential Zoning as per Comprehensive Plan

SCALE 1" = 200'

ZONING REVISED 4-87

2544

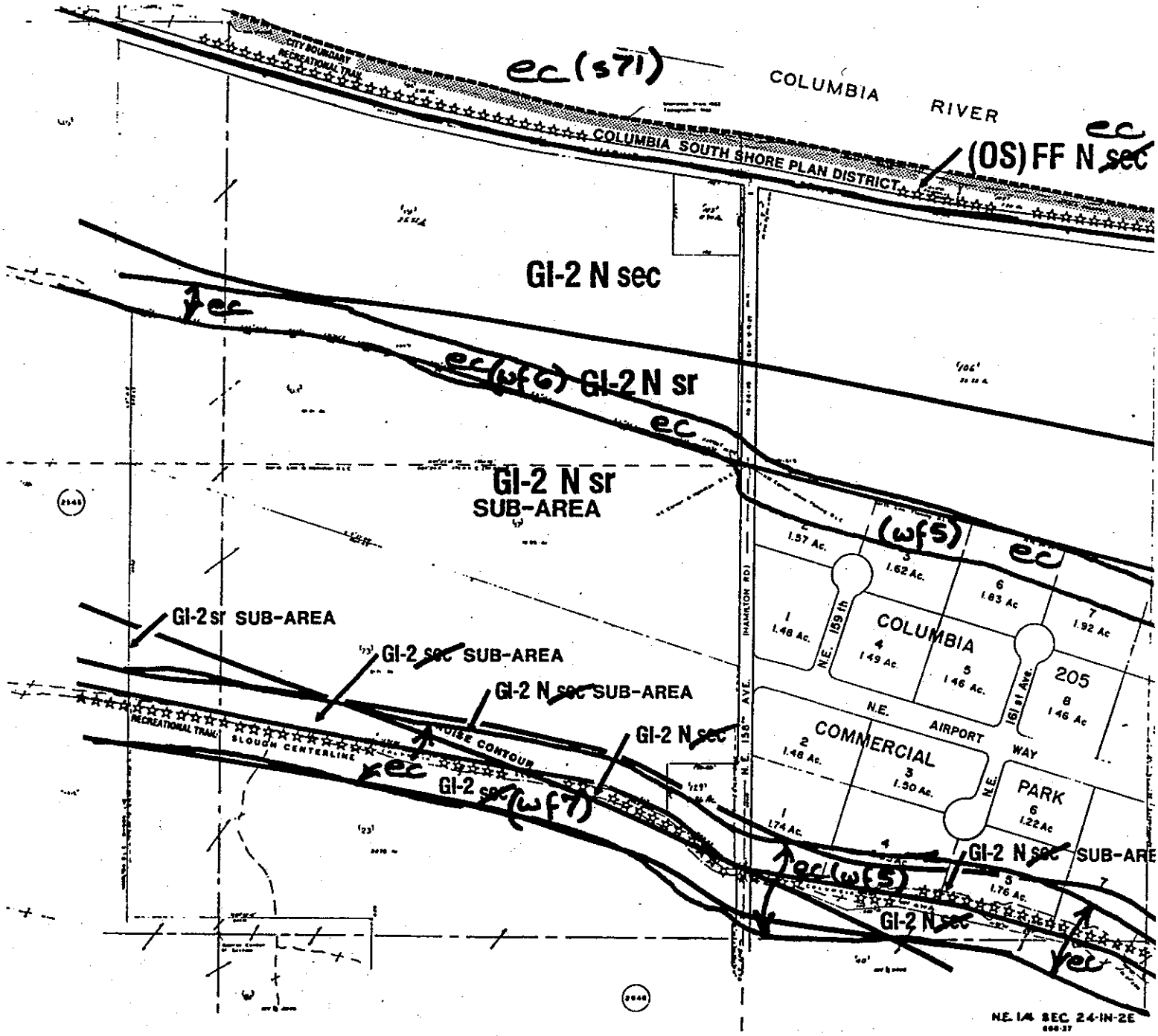
NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



N.W. 1/4 SEC. 24-1N-2E

2/82

CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 4-87
	2545



CITY OF PORTLAND • BUREAU OF PLANNING

R5 Current Zoning

(R5) Maximum Potential Zoning as per Comprehensive Plan

SCALE 1" = 200'

ZONING REVISED 4-87

N

2546

NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*

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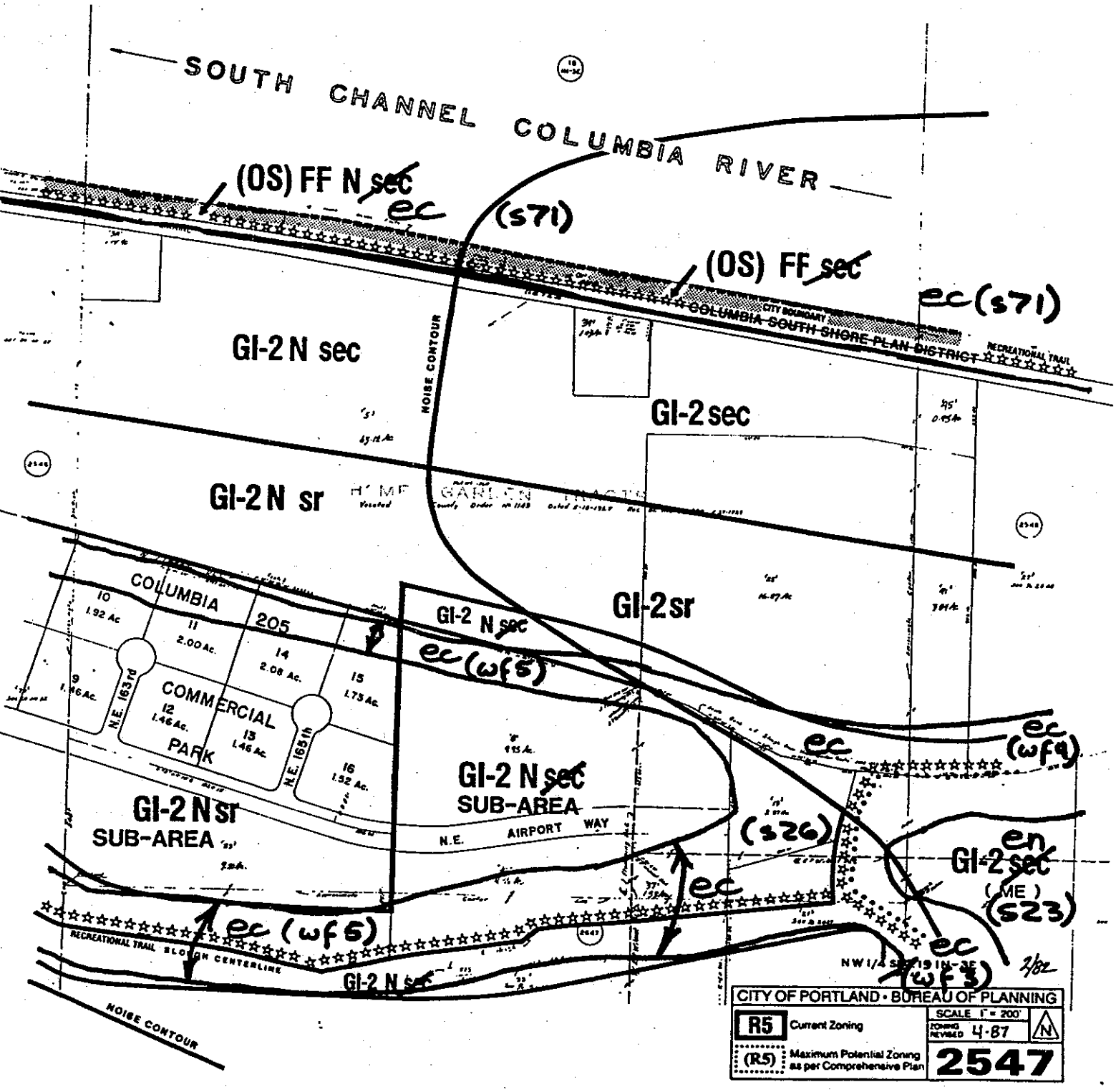
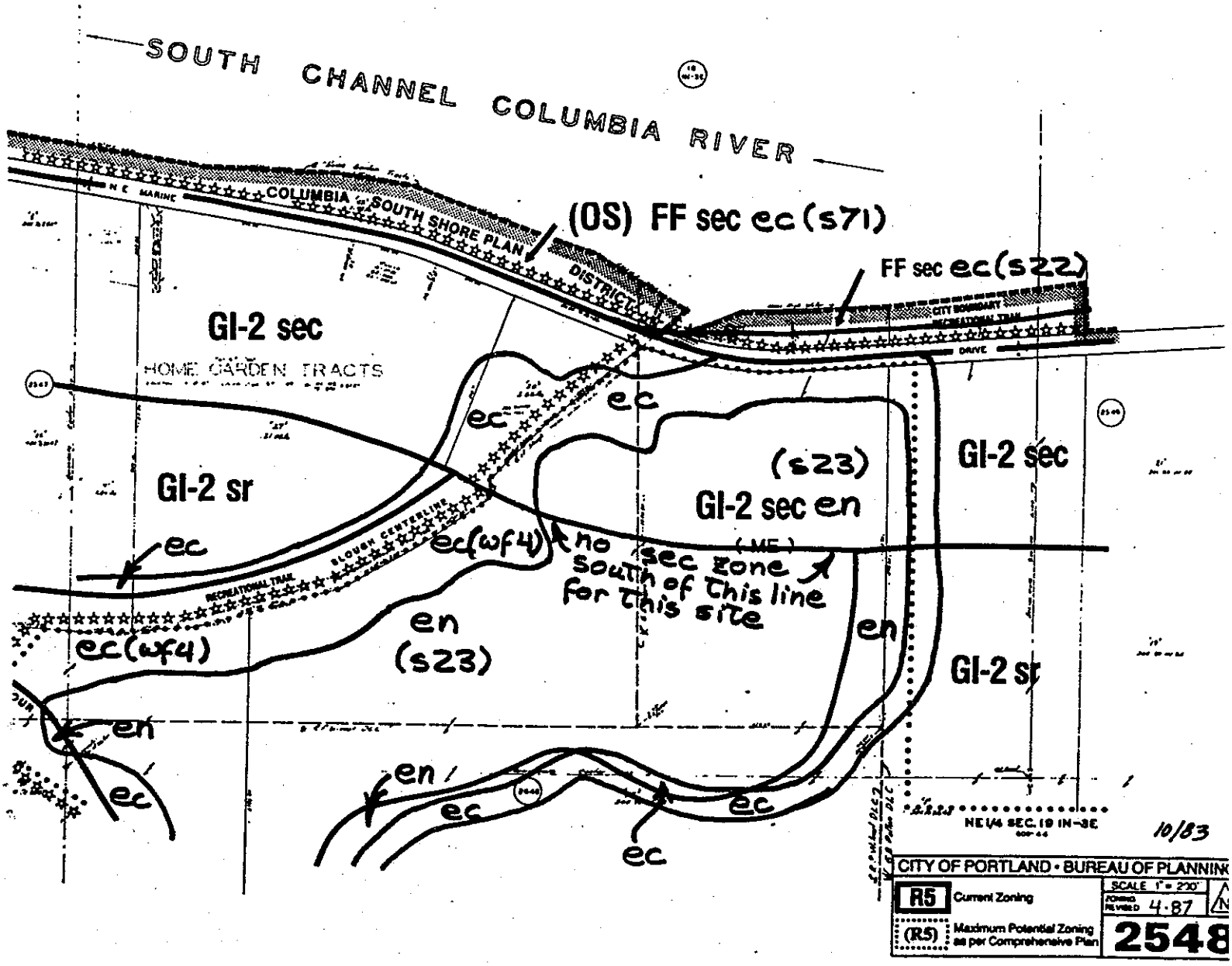
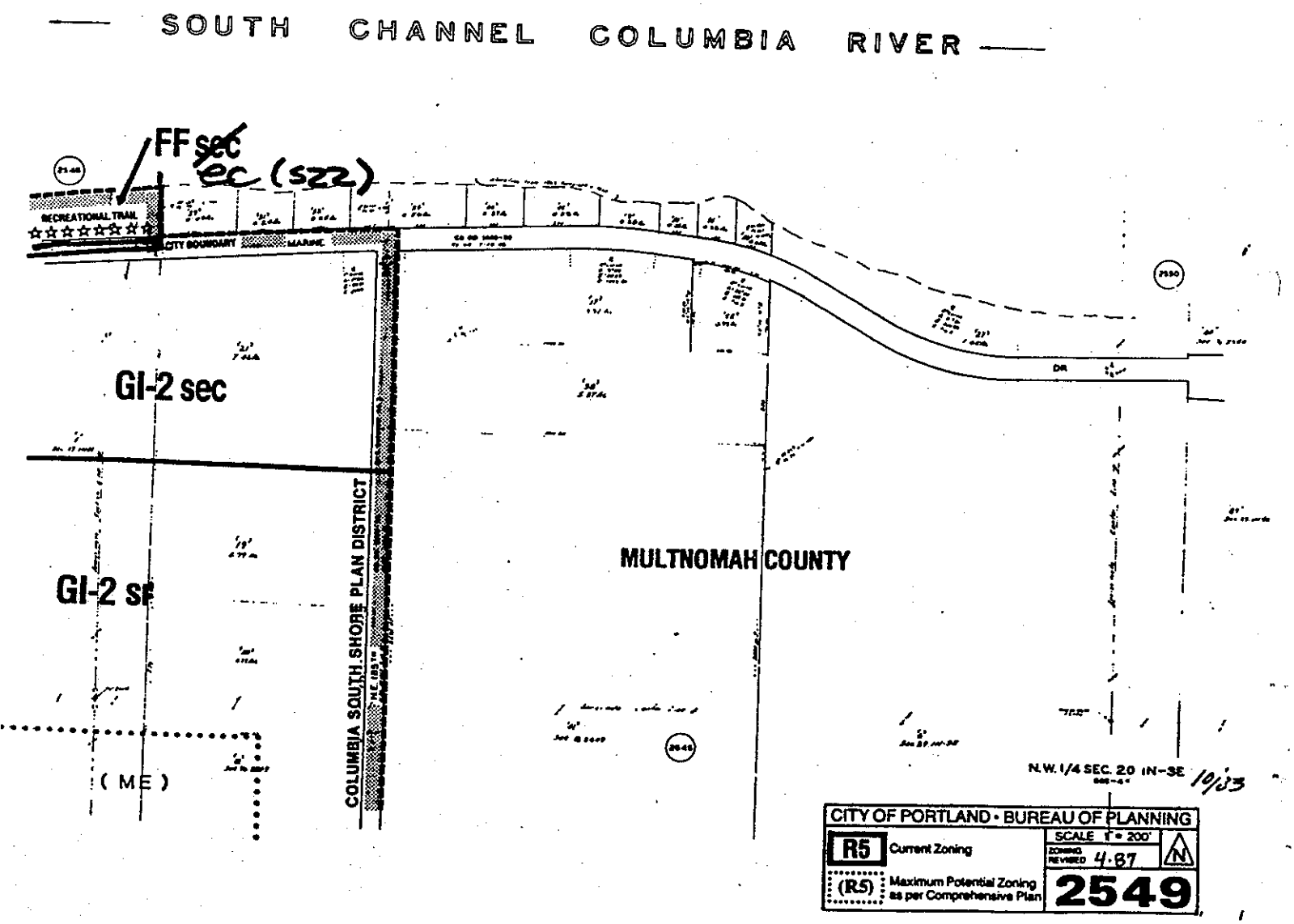


NOTE: (s##) and (wf##) refers to the natural resource site(s) or water feature(s) number(s) of the area inventoried. For a description of the natural resource feature(s) of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



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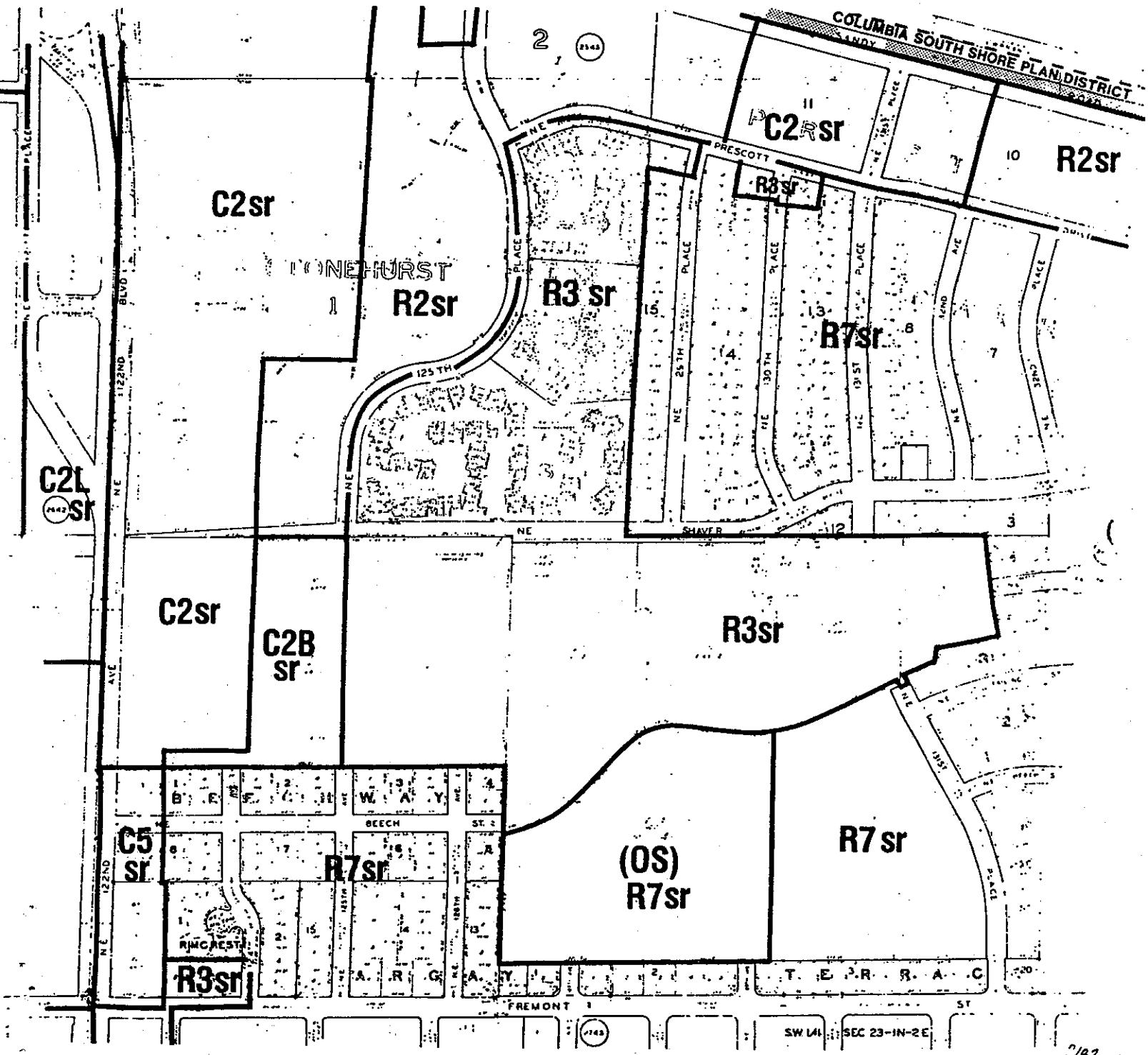


CITY OF PORTLAND • BUREAU OF PLANNING

R5 Current Zoning

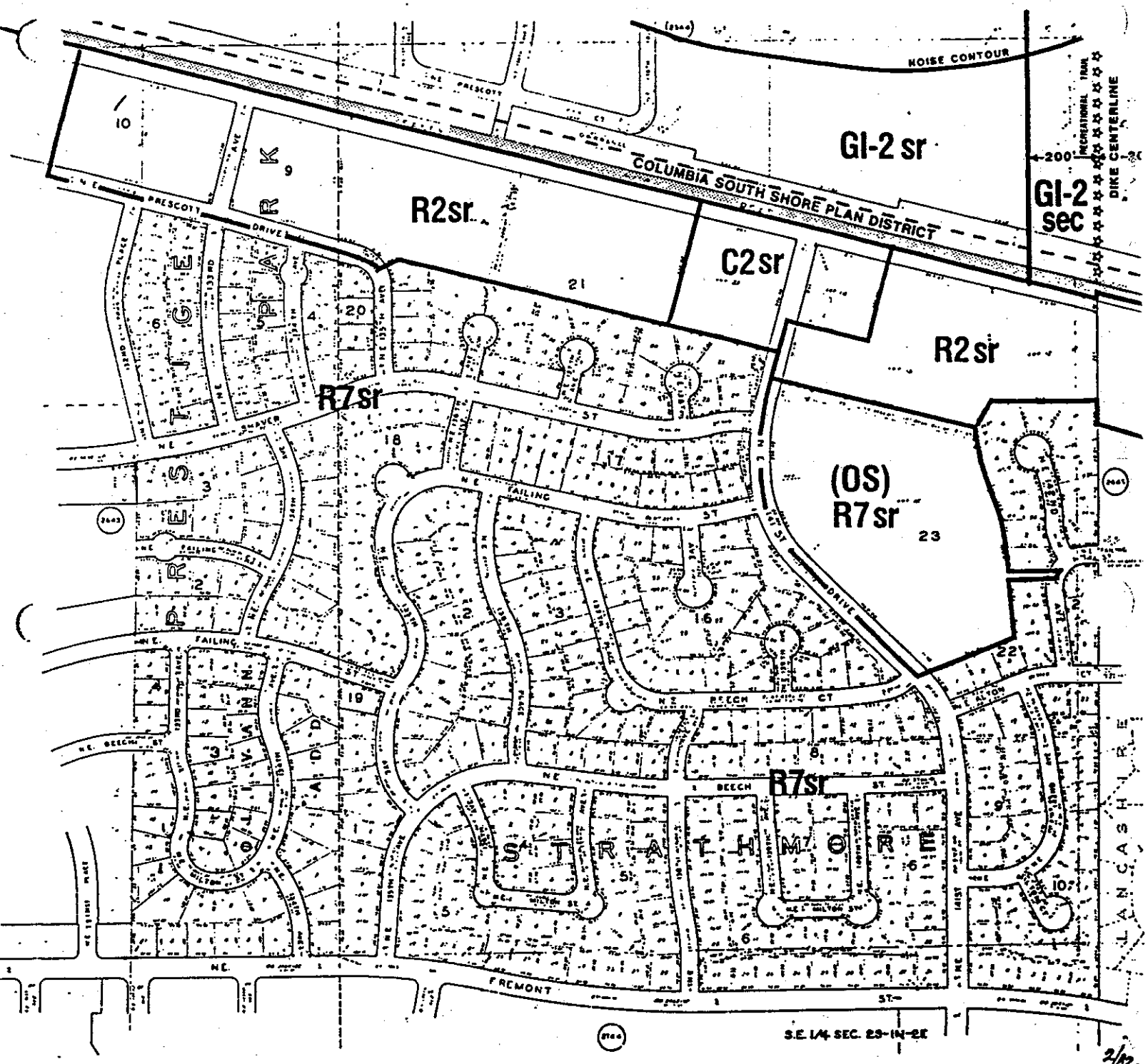
(R5) Maximum Potential Zoning as per Comprehensive Plan

SCALE 1" = 200

ZONING REVISED 8-88

N

2643



CITY OF PORTLAND • BUREAU OF PLANNING

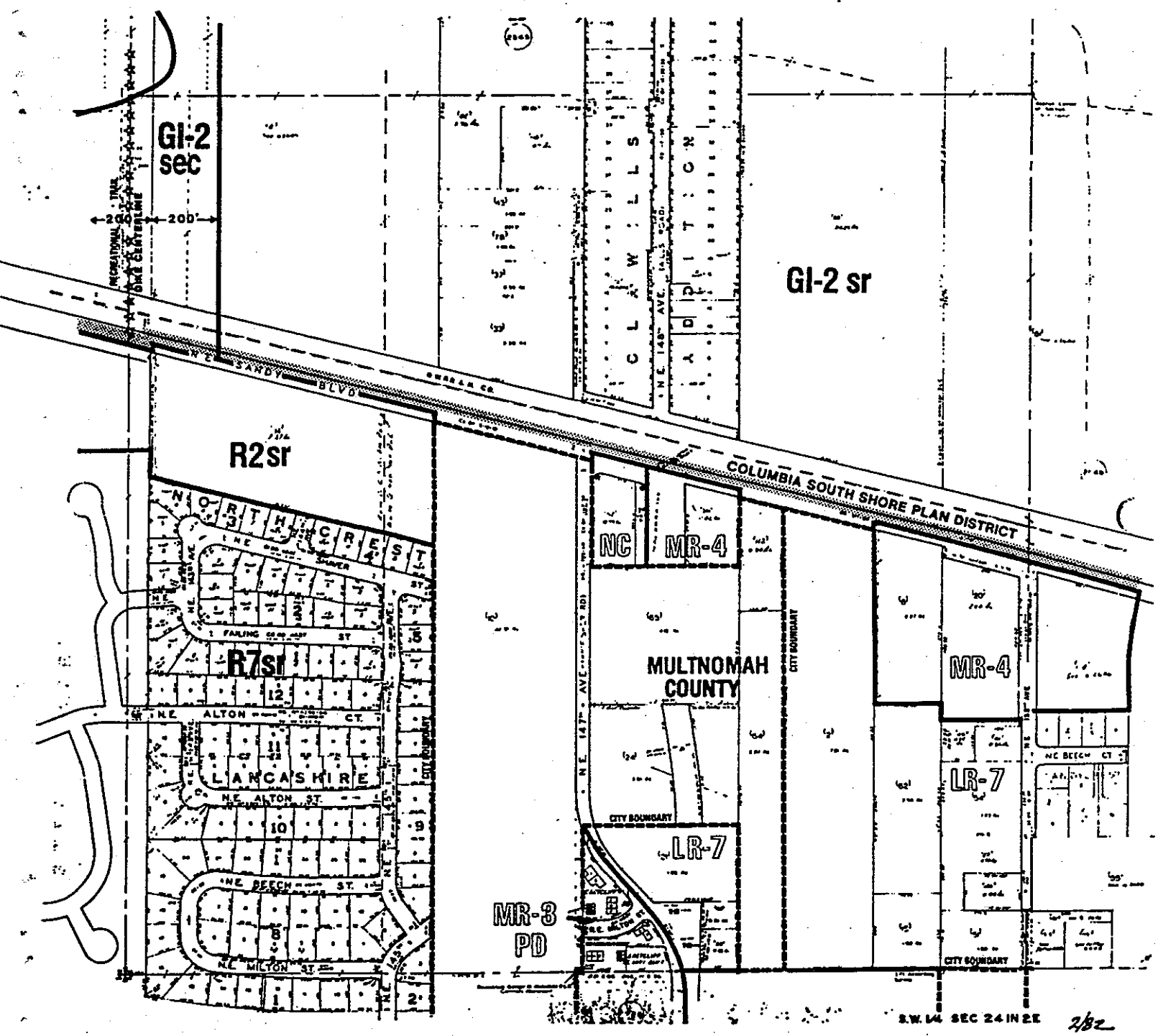
R5 Current Zoning

(R5) Maximum Potential Zoning as per Comprehensive Plan

SCALE 1" = 200'

ZONING REVISED 4-87

2644



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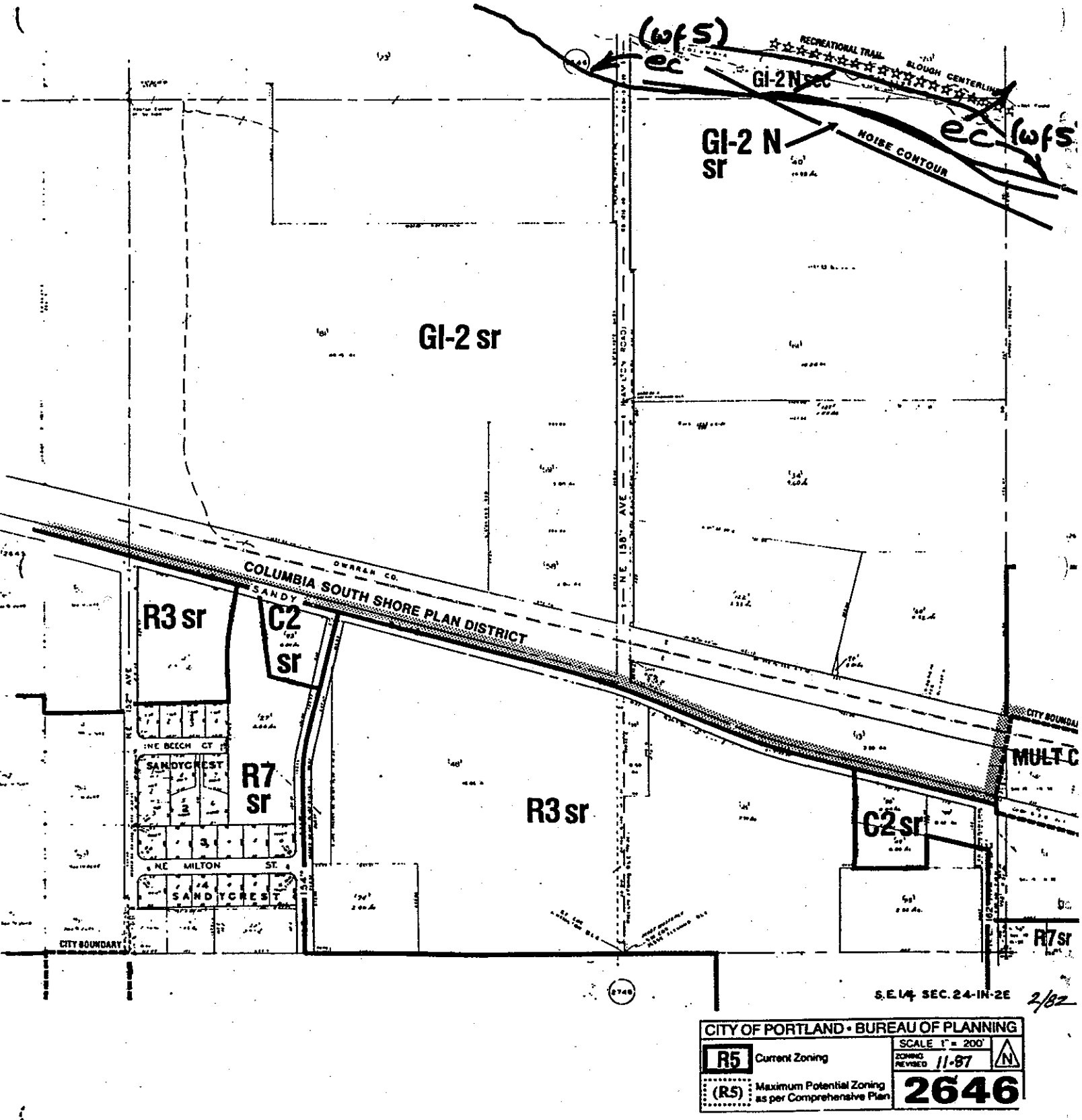
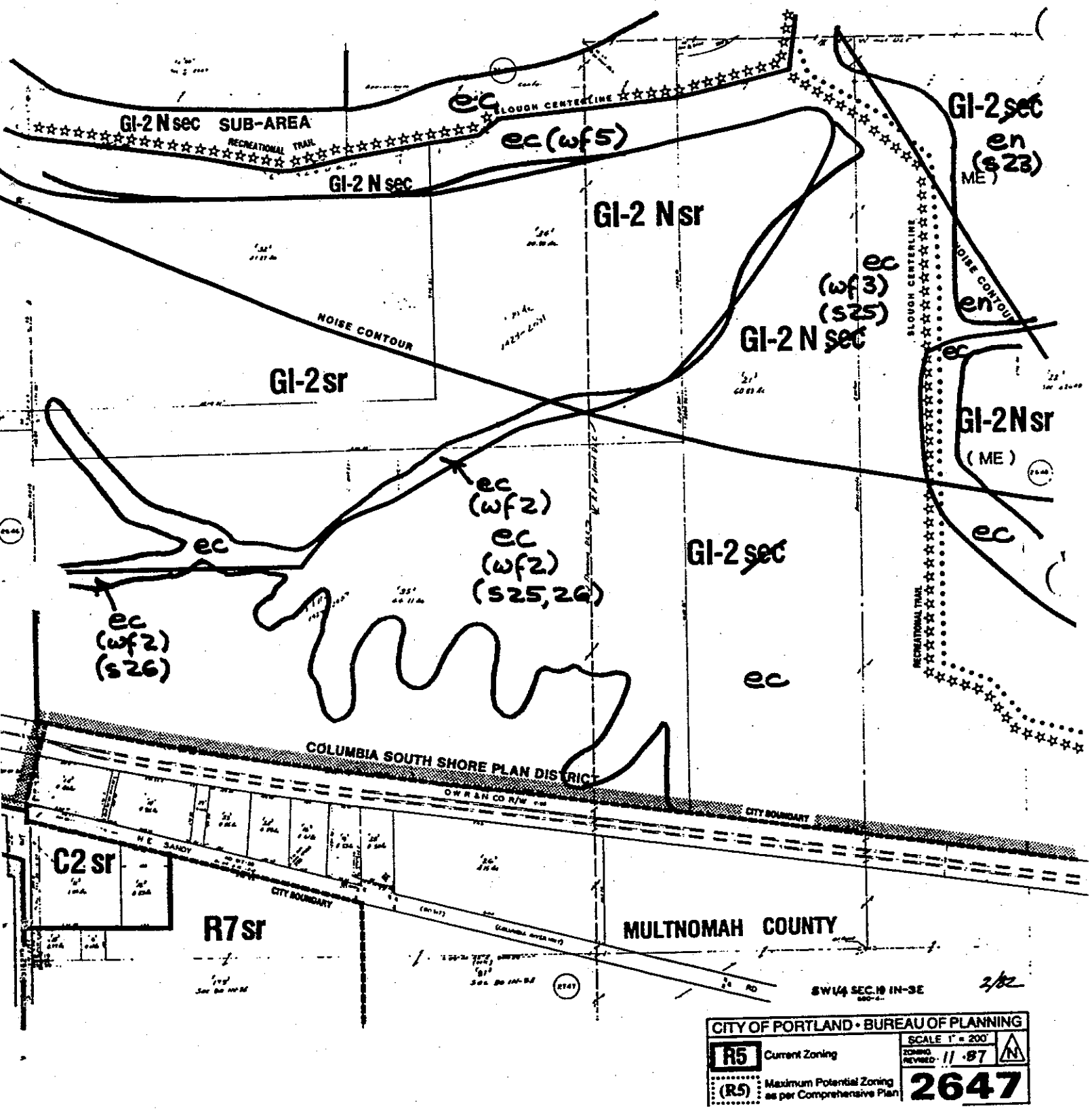
2645



NOTE: (s##) and (wf##) refers to the refers to the natural resource site (s) or water feature (wf) number of the area inventoried. For a description of the natural resource features of the site noted, refer to the *Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor.*



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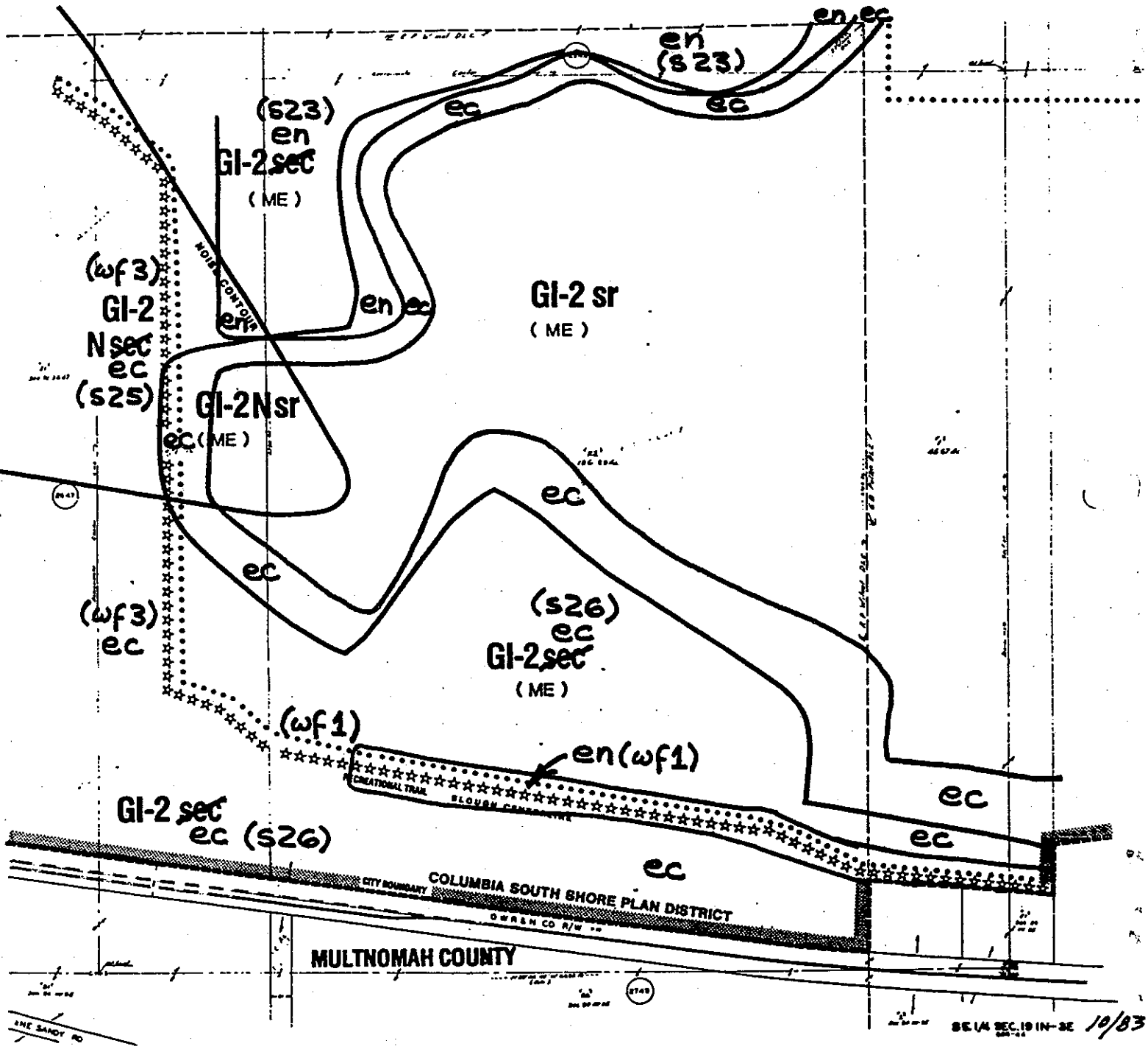

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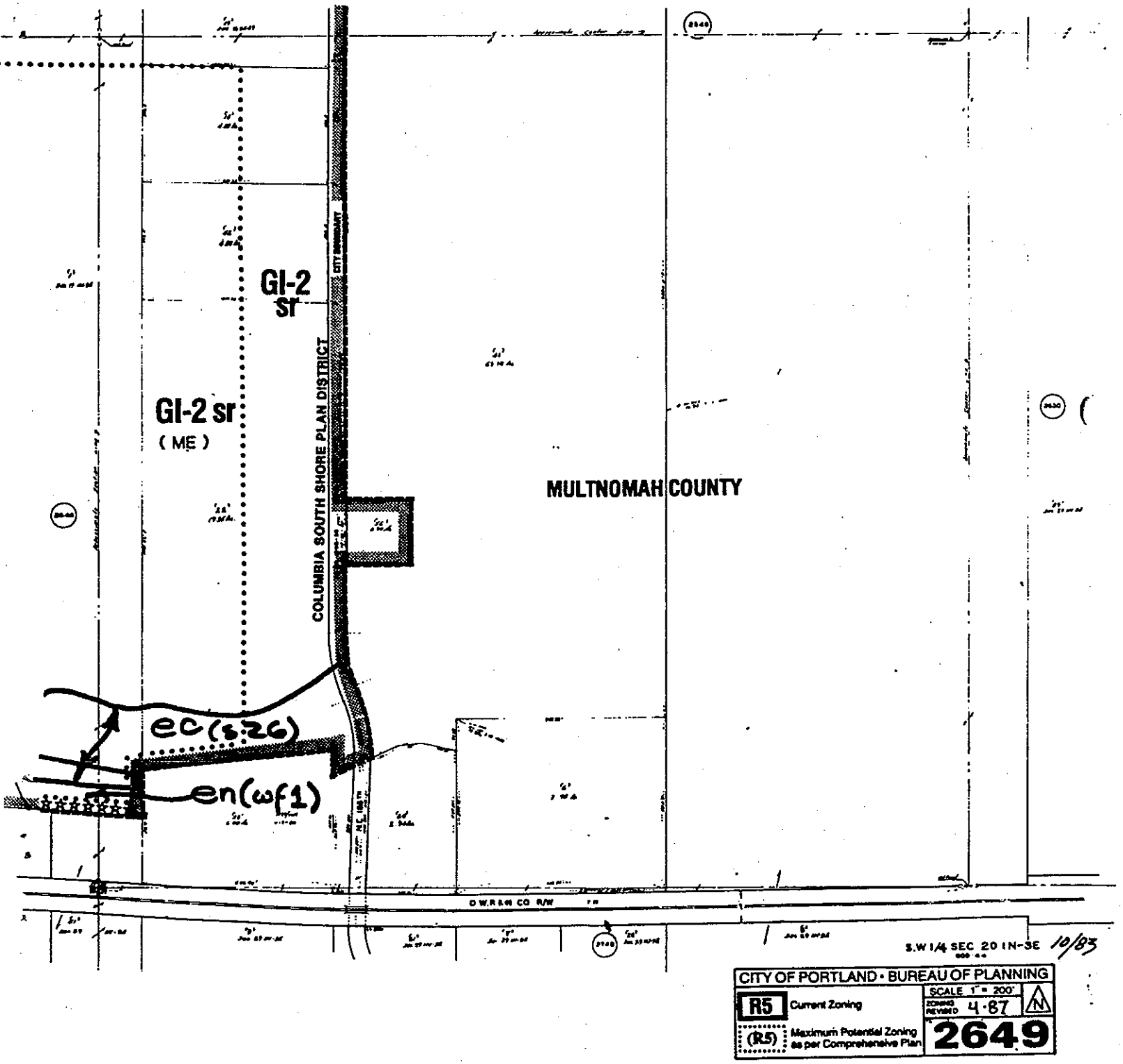
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 4-87
	2648

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