

33.536 Hollywood Plan District

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General

33.536.010 Purpose

The Hollywood plan district provides for an urban level of mixed-use development including commercial, office, housing, and recreation. Specific objectives of the plan district include strengthening Hollywood's role as a commercial and residential center, and promoting the use of light rail, bus transit, and walking. These regulations:

- Enhance business and economic vitality;
- Promote housing and mixed-use development;
- Discourage auto-oriented uses and developments and direct the placement of auto-oriented uses and developments away from the area of most intense activity;
- Reinforce the connection between the Hollywood Transit Center and the business core of the Hollywood District;

- Enhance the pedestrian experience; and
- Enhance the character of buildings in the plan district.

33.536.020 Where These Regulations Apply

The regulations of this Chapter apply in the Hollywood plan district. The boundaries of the plan district and subdistricts are shown on Map 536-1 at the end of this chapter, and on the Official Zoning Maps.

Use Regulations

33.536.100 Purpose

Use restrictions in the area near the transit center and in the business core of Hollywood ensure that development maximizes the public's investment in transit. The restrictions also strengthen the role of Hollywood as a mixed-use center. Limits on parking and auto-oriented uses encourage pedestrian and transit-oriented uses and activities. Requiring residential uses in key areas supports the commercial uses in Hollywood and also increases pedestrian activity near the transit center and in the commercial core of Hollywood.

33.536.110 Prohibited Uses

- A. Purpose.** These regulations limit auto-oriented uses in the plan district, and help reduce traffic congestion, especially in the commercial core of Hollywood.
- B. Prohibited uses.**
 1. Park and Ride facilities are prohibited in the plan district; and
 2. Vehicle Repair and Quick Vehicle Servicing are prohibited in Subdistrict A.

33.536.120 Required Residential Uses

- A. Purpose.** This regulation ensures a minimum level of housing in the area near the Hollywood Transit Center to support transit use and promote a dense, vital, urban-scaled mix of uses and activities. Housing is particularly important in this mix because it supports the commercial uses, promotes walking from residential areas to nearby services, and contributes to evening and weekend activity.
- B. Where this regulation applies.** The regulation of this section applies to new development or additions of more than 2,500 square feet of floor area in the Required Residential Area shown on Map 536-1.
- C. Required residential uses.** At least 50 percent of new floor area must be in residential uses.

33.536.130 Commercial Parking in the CM2 and CM3 Zones

- A. Purpose.** These regulations allow Commercial Parking that serves employees and visitors in Hollywood while discouraging parking for those who park in Hollywood and take transit to other destinations.
- B. Limitations on Commercial Parking uses.** Commercial Parking in the CM2 and CM3 zones is a conditional use, and must be in a structure.

- C. **Supplemental application requirements.** A parking demand analysis is required to show a need for Commercial Parking at this location.

Development Standards

33.536.200 Purpose

These development standards foster a mixed-use urban character with a high quality pedestrian environment, and an emphasis on good building design. The standards also promote the Enhanced Pedestrian Streets as the primary pedestrian routes in the plan district. Finally, these standards help ensure an attractive transition in areas where commercial and residential zones abut.

33.536.210 Prohibited Development

- A. **Purpose.** These regulations limit auto-oriented development and ensure transit-supportive levels of residential development in the commercial core of the plan district and in the areas closest to the Hollywood Transit Center. The regulations also support existing businesses with drive-through facilities by creating limited opportunity for these facilities to redevelop as part of development that fosters an urban mix and intensity of uses.
- B. **Single-dwelling residential.** Single-Dwelling residential development is prohibited in Subdistrict A. Alterations to existing Single-Dwelling residential development are allowed.
- C. **Accessory parking.** Parking that is accessory to uses outside of the plan district is prohibited.
- D. **Drive-through facilities.** Drive-through facilities are prohibited, except that in Subdistrict B, drive-through facilities may be allowed if they meet all of the regulations of this subsection:
 1. There was a legal drive-through facility on the site on May 5, 2000;
 2. The new drive-through is on the same site and the existing drive-through will be removed;
 3. The replaced drive-through facility will be part of a new development on the site that meets the following:
 - a. After the new development is built, the FAR on the site must be at least 1.5:1; and
 - b. At least 25 percent of the new floor area must be in residential uses;
 4. The drive-through facility must either:
 - a. Meet the standards of Chapter 33.224, Drive-Through Facilities; or
 - b. Meet the following:
 - (1) The service area must be within the primary structure on the site;
 - (2) The service area must have useable floor area above it on the second story; and

- (3) The stacking lanes must meet the standards of Section 33.224.050, Stacking Lane Standards, and must be enclosed within the primary structure on the site; and
5. Access to and from NE Sandy Blvd. for the drive-through is prohibited.

33.536.220 Maximum Building Height

The maximum building heights are shown on Map 536-2 except as specified in Subsection 33.536.230.C. Adjustments to these heights are prohibited.

33.536.230 Transition Between Residential and Commercial/Mixed Use Zones

- A. Purpose.** These regulations ensure that there is a transition in height when commercial/mixed use sites are abutting or across the street from low and medium density residential zones. In addition, the regulations prevent large blank walls above the ground floor from facing residential sites from across a street and ensure that building heights reduce to relate to adjoining single-dwelling zones.
- B. Where these regulations apply.** The regulations of this section apply to sites in commercial zones.
- C. Maximum building height.**
 1. Generally. The maximum allowed building height is shown on Map 536-2, Building Heights, except as specified in Paragraphs C.2 and C.3 below:
 2. Sites abutting RF – RM2 zones. Sites abutting RF through RM2 zones have height limits that decrease in two steps near the residential zone. See Figure 536-1. These height limits are:
 - a. On the portion of a site within 25 feet of a site zoned RF through RM2, the maximum building height is the same as the abutting residential zone.
 - b. On the portion of a site that is more than 25 feet but within 50 feet of a site zoned RF through RM2, the maximum building height is 45 feet.
 3. Sites across a street from RF – RM2 zones. Sites across a street from RF through RM2 zones have height limits that decrease near the residential zone. On the portion of the site within 15 feet of the lot line across the street from a site zoned RF though RM2, the maximum building height is the same as the residential zone across the street. See Figure 536-2.
- D. Required windows above the ground floor.** Sites across a street and within 50 feet of RF through R2.5 zones must provide windows in façades that face a residential zone. The windows must cover at least 15 percent of the area of the façade above the ground level. This requirement is in addition to any required ground floor windows.

Figure 536-1
Height limits on sites abutting RF – RM2 zones

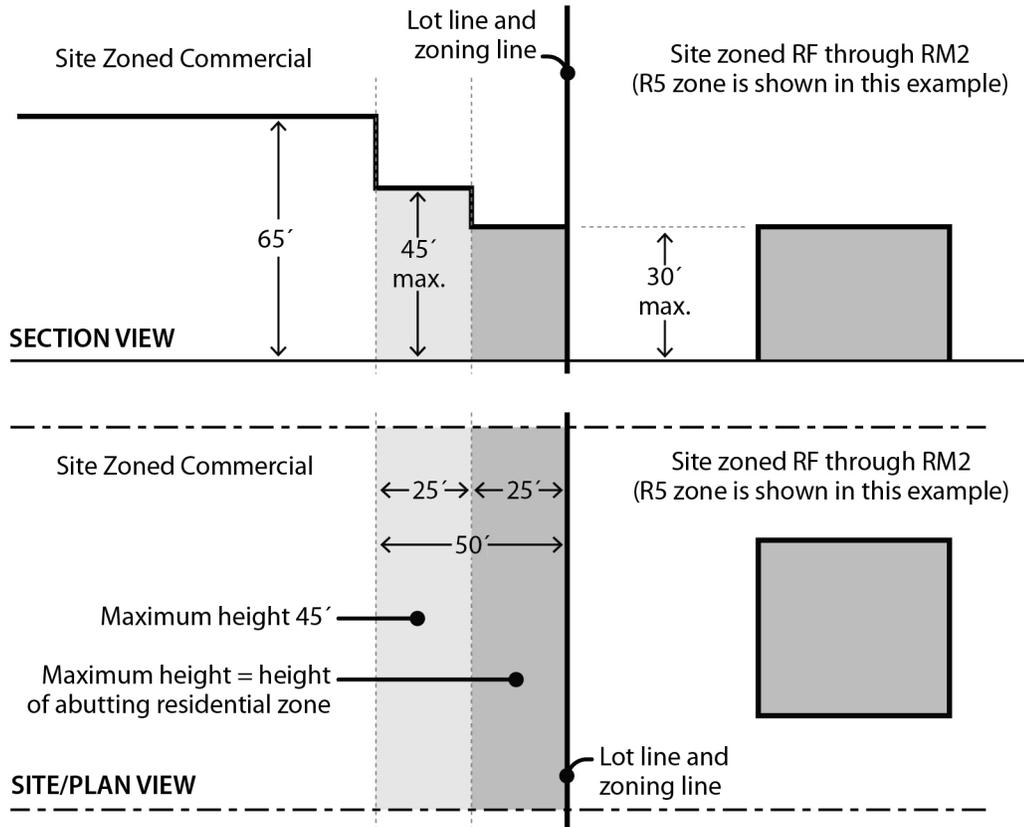
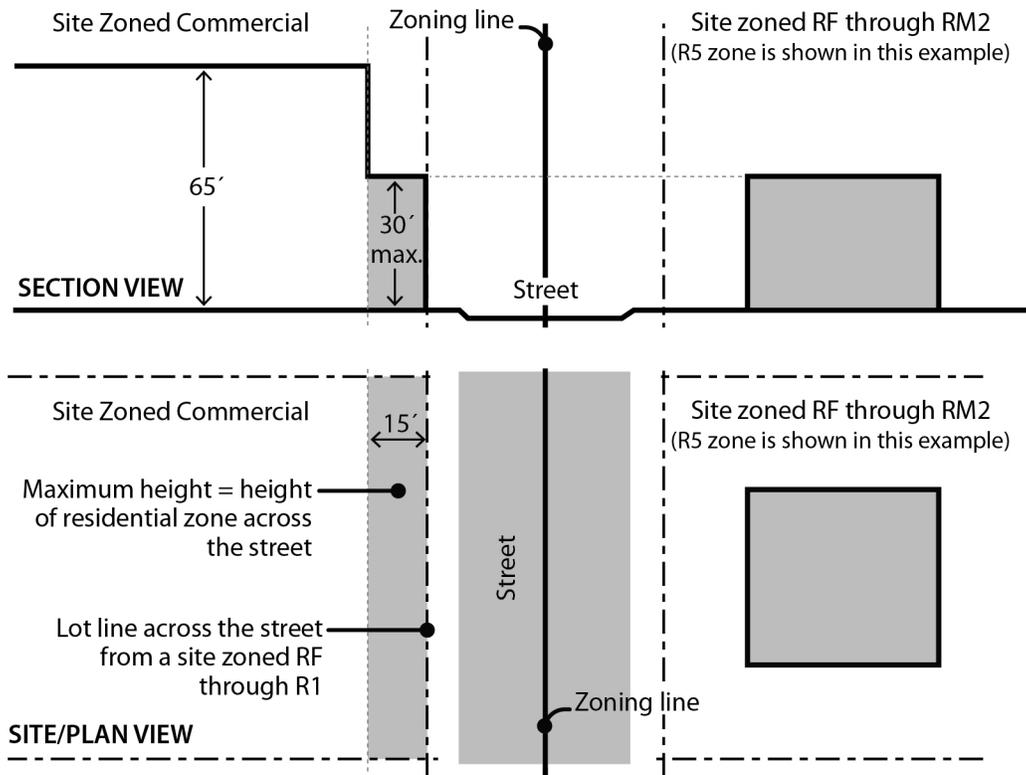


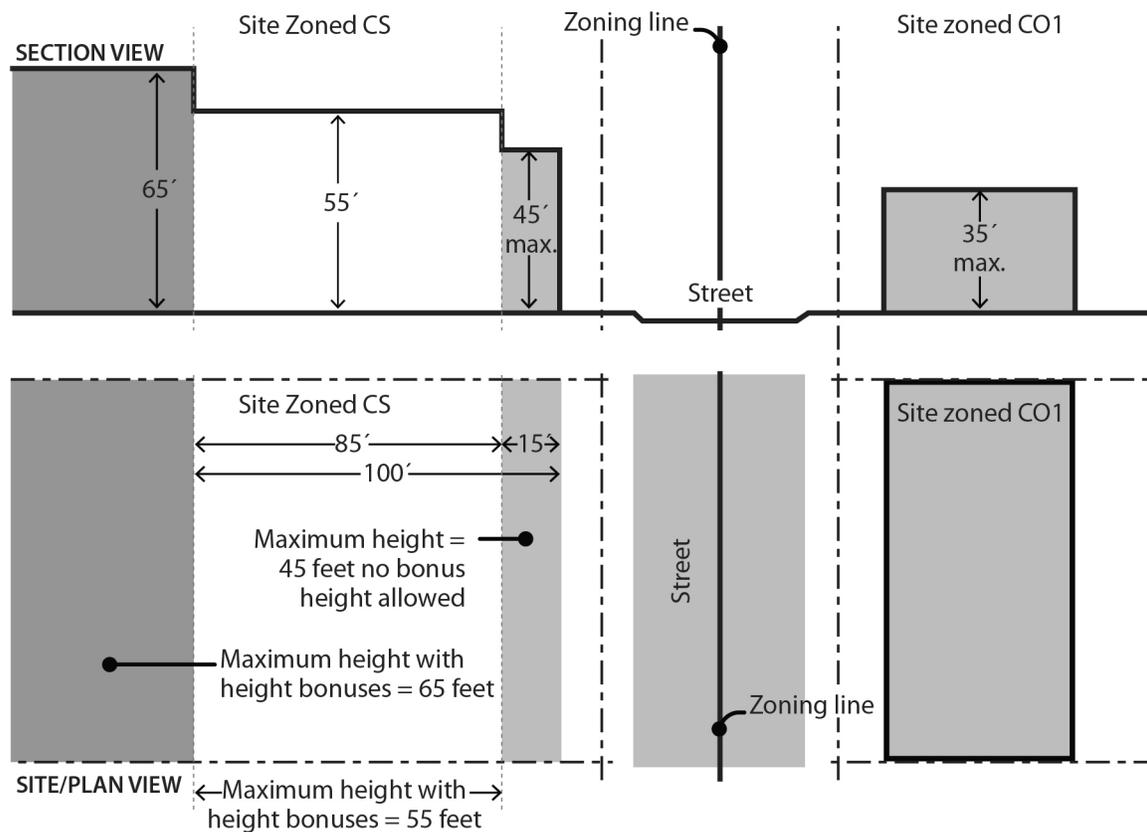
Figure 536-2
Height limits on sites across a street from RF – RM2
zones



33.536.235 Transition Between Commercial/Mixed Use Zones

- A. Purpose.** This regulation ensures that there is a transition in height when a commercial/mixed use site where height bonuses are being used is across a street from a less intense commercial/mixed use zone.
- B. Where these regulations apply.** The regulation of this section applies to sites in the CM2 zone that meet the following:
 1. The site in the CM2 zone is across a street from sites in the CM1 zone; and
 2. Development on the site will use height bonuses.
- C. Maximum building height.** On the portion of the site within 15 feet of the lot line across the street from a site zoned CM1, the maximum allowed building height is 45 feet. On the portion of the site that is more than 15 feet but within 100 feet from the lot line across the street from a site zoned CM1, the maximum allowed building height is 55 feet. See Figure 536-3.

Figure 536-3
Height limits on a CM2 site across a street from a CM1 zone



33.536.240 Floor Area Ratio

- A. Purpose.** These regulations encourage high-density development near the transit center and reinforce Hollywood's role as a transit-supportive, mixed-use urban center.
- B. Where these regulations apply.** These regulations apply to new development in the CM2 zone and in subdistrict A. Alterations or exterior improvements to existing development are exempt from Subsection C.
- C. Minimum floor area ratio in subdistrict A.** The minimum floor area ratio in subdistrict A is 1 to 1. Floor area used for parking does not count toward meeting this requirement.
- D. Maximum floor area ratios.** The maximum floor area ratio in the CM2 zone and in subdistrict A is 4 to 1. Floor area used for parking does not count toward meeting this requirement.

33.536.250 Height and FAR Bonus Options

- A. Purpose.** Bonus options encourage certain types of development, special facilities and amenities that are desired within the commercial core of Hollywood and near the Hollywood Transit Center.

- B. Where these regulations apply.** The regulations of this section apply to subdistrict A, and to areas outside of subdistrict A where bonus building height limits are shown in parenthesis on Map 536-2.
- C. Bonus heights.** Bonus heights are shown on Map 536-2. Adjustments to these heights are prohibited.
- D. Bonus in the CM2 zone.** The bonus options of this subsection may be used in the CM2 zone.
1. Additions to existing buildings. Where floor area that is in a residential uses is added to an existing building, the portion of the building containing the residential uses may be up to the bonus building height shown on Map 536-2.
 2. New buildings. Where at least 25 percent of the floor area of a new building is in residential uses, the building may be up to the bonus building height shown on Map 536-2.
 3. Bonus FAR:
 - a. Maximum bonus floor area allowed. The maximum bonus floor area allowed through the use of bonus options of this Subsection is 1 to 1. Adjustments to this maximum are prohibited.
 - b. Inclusionary housing bonus FAR options:
 - (1) Mandatory inclusionary housing bonus option. Bonus FAR is allowed for development that triggers 33.245, Inclusionary Housing. The amount of bonus floor area earned is an amount equal to the net building area of the building that triggers 33.245. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met;
 - (2) Voluntary inclusionary housing bonus option. Bonus FAR is allowed when one of the following voluntary bonus options is met:
 - Bonus FAR is allowed for projects that voluntarily comply with the standards of 33.245.040 and 33.245.050. The amount of bonus floor area allowed is an amount equal to the net building area of the building that complies with 33.245.040 and .050. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met. The letter is required to be submitted before a building permit can be issued for development, but is not required in order to apply for a land use review; or
 - Bonus FAR is allowed in exchange for payment into the Affordable Housing Fund. For each square foot purchased a fee must be paid to the Portland Housing Bureau (PHB). The Portland Housing Bureau collects and administers the Affordable Housing Fund, and PHB determines the fee per square foot and updates the fee at least every three years. The fee schedule is available from the Bureau of

Development Services. To qualify for this bonus option, the applicant must provide a letter from the PHB documenting the amount that has been contributed to the AHF. The letter is required to be submitted before a building permit can be issued for the development, but it is not required in order to apply for a land use review.

- E. Bonus options in the CM3 zone.** The bonus options of this subsection may be used in the CM3 zone.
1. Bonus height. Proposals that use any of the bonus provisions in this subsection may build up to the bonus building height shown on Map 536-2.
 2. Maximum bonus floor area allowed. The maximum bonus floor area increase that may be earned through the bonus options of this subsection is 3 to 1. Adjustments to this maximum are prohibited.
 3. More than one bonus allowed. More than one bonus option may be used.
 4. Inclusionary housing bonus FAR options.
 - a. Inclusionary housing bonus option. Bonus FAR is allowed for development that triggers 33.245, Inclusionary Housing. The amount of bonus floor area earned is an amount equal to the net building area of the building that triggers 33.245. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met;
 - b. Voluntary inclusionary housing. Bonus FAR is allowed when one of the following voluntary bonus options is met:
 - (1) Bonus FAR is allowed for projects that voluntarily comply with the standards of 33.245.040 and 33.245.050. The amount of bonus floor area allowed is an amount equal to the net building area of the building that complies with 33.245.040 and .050. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met. The letter is required to be submitted before a building permit can be issued for development, but is not required in order to apply for a land use review; or
 - (2) Bonus FAR is allowed in exchange for payment into the Affordable Housing Fund. For each square foot purchased a fee must be paid to the Portland Housing Bureau (PHB). The Portland Housing Bureau collects and administers the Affordable Housing Fund, and PHB determines the fee per square foot and updates the fee at least every three years. The fee schedule is available from the Bureau of Development Services. To qualify for this bonus option, the applicant must provide a letter from the PHB documenting the amount that has been contributed to the AHF. The letter is required to be submitted before a building permit can be issued for the development, but it is not required in order to apply for a land use review.
 5. Below-grade parking bonus option. Where at least 25 percent of the accessory parking for the site is below grade, a bonus of three additional square feet of floor area is

earned for each square foot of parking where the finished ceiling height is below grade.

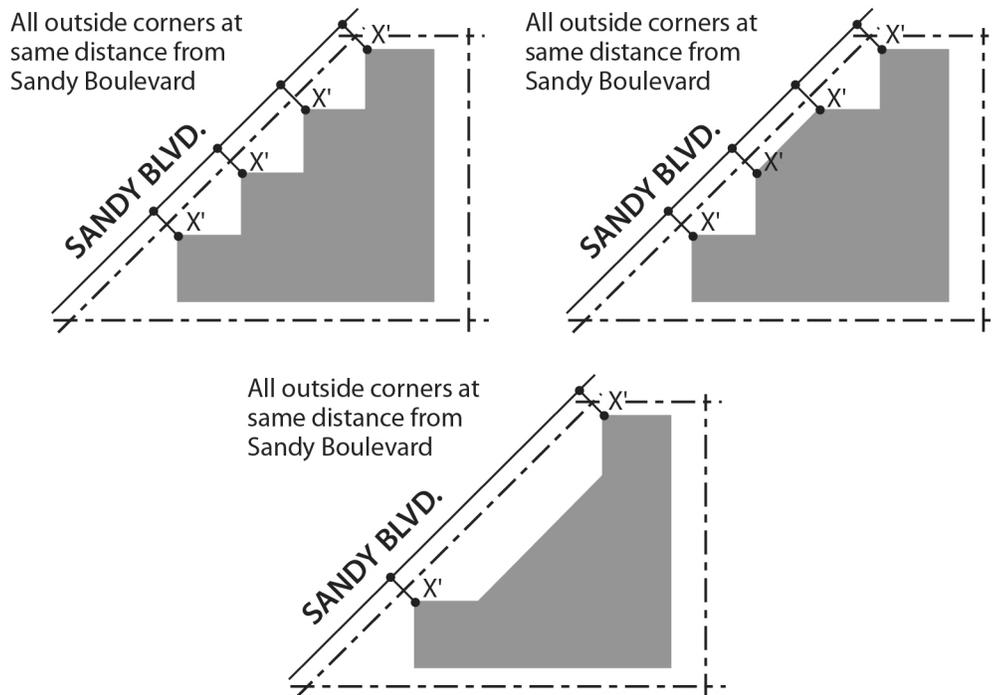
6. Open space bonus option. A bonus of five additional square feet of floor area is earned for each square foot of floor area developed and committed to open space. The open space must meet the following requirements:
 - a. The open space must be located outdoors on the site, abut a public sidewalk, and be accessible to the public during daylight hours;
 - b. The open space must have a minimum area of 1,000 square feet or five percent of the site area, whichever is greater, and a minimum dimension of 20 feet by 20 feet;
 - c. No more than 70 percent of the open space area may be impervious surface;
 - d. At least two trees must be provided for the first 1,000 square feet of open space area, and one tree per 1,000 square feet of additional open space area;
 - e. At least two amenities must be provided for the first 1,000 square feet of open space area, and one amenity per 1,000 square feet of additional open space area. Amenities are: permanent seating, fountains, kiosks; and
 - f. The property owner must record an easement for the open space that provides for unrestricted public access during daylight hours, and execute a covenant with the City ensuring the preservation, maintenance, and continued operation of the open space by the property owner. The covenant must comply with the requirements of Section 33.700.060.
7. Day care bonus option. For each square foot of area developed and committed to exclusive use as a day care facility, a bonus of three additional square feet of floor area is earned. The day care facility must meet the following requirements:
 - a. The day care facility must have a minimum area of 2,000 square feet and be used for the purpose of day care for the life of the building;
 - b. The facility must be open during normal business hours at least five days each week and 50 weeks each calendar year; and
 - c. The property owner must execute a covenant with the City ensuring continuation and maintenance of the day care facility by the property owner. The covenant must comply with the requirements of Section 33.700.060.

33.536.260 Building Facades Facing Sandy Boulevard

- A. Purpose.** These regulations ensure that new development reinforces the unique diagonal geometry of sites adjacent to Sandy Boulevard.
- B. Where these regulations apply.** These regulations apply to sites with frontage along Sandy Boulevard.
- C. Building facades facing Sandy Boulevard.** The exterior walls of the building that can be seen from the Sandy Boulevard lot line must be either:

1. Parallel to Sandy Boulevard; or
2. In a series of stepped facades at an angle to Sandy Boulevard in which all outside building corners are at the same distance from Sandy Boulevard, as shown in Figure 536-4.

Figure 536-4
Examples of building facades facing Sandy Boulevard



33.536.280 Enhanced Pedestrian Street Standards

- A. Purpose.** These regulations enhance and ensure the continuity of the pedestrian environment and emphasize a core of business activities in Hollywood along the Enhanced Pedestrian Streets. The standards also help maintain a thriving urban district along the Enhanced Pedestrian Streets through the interrelationships of active uses on the ground floor of buildings and the street level pedestrian environment.
- B. Where these regulations apply.** These regulations apply to new development on sites with frontage on the Enhanced Pedestrian Streets shown on Map 536-3. Alterations or exterior improvements to existing development are exempt from these regulations.
- C. Enhanced Pedestrian Street standards.** New development must meet the following standards:
 1. Active building uses. Buildings must be designed and constructed to accommodate active uses, such as lobbies, residential, retail, commercial, or office. This standard must be met along at least 50 percent of the ground floor of walls that front onto the Enhanced Pedestrian Streets.

Areas designed to accommodate active building uses must meet all of the following standards:

- a. The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;
 - b. The area must be at least 25 feet deep, measured from the street-facing facade;
 - c. The area must be designed to accommodate a single tenant or multiple tenants;
 - d. The street-facing facade facing the enhanced pedestrian street must include windows and doors; and
 - e. Parking is not allowed in the active building use areas.
2. Motor vehicle access. Motor vehicle access to a vehicle area or structure is not allowed from an Enhanced Pedestrian Street unless the site has no other street frontage.

33.536.290 Maximum Parking Allowed in the RM4, CM2, and CM3 zones

- A. Purpose.** Limiting the number of parking spaces allowed promotes efficient use of land, enhances urban form, encourages use of alternative modes of transportation, provides for a better pedestrian environment, and protects air and water quality. Parking that is provided in structures is preferred over parking in surface lots because, as an even more efficient use of land, structured parking promotes compact urban development. In addition, parking structures with active uses on the ground floor provide a better environment for pedestrians, and contribute to the continuity of street-level retail and service uses that support a thriving urban area.

The parking ratios in this section will accommodate most auto trips to a site based on typical peak parking demand for each use, and take into account the intensity of development in the town center, on-street parking supply, pedestrian activity, and proximity to frequent transit service. The maximum ratios are lower in Hollywood than in many other parts of the city because the entire plan district is within one-half mile of a light rail station and the Hollywood Transit Center.

- B. Where these regulations apply.** These regulations apply to accessory parking in the RM4, CM2, and CM3 zones.
- C. Maximum allowed parking.**
1. Generally. Surface and structured accessory parking is limited to the maximum ratios in Table 536-1, except as allowed in Paragraph C.2, below. When there is more than one primary use on a site, the amount of parking allowed is calculated based on the net building area of each use.
 2. Exception for general office. For general office uses, the maximum ratio is 1 space per 294 square feet of net building area if the following are met:

- a. At least half of the parking accessory to uses on the site is in structured parking;
- b. Parking structures on the site must be designed so that at least 50 percent of the street-facing facade meets the standards of Paragraph 33.536.280.C.1, Active building uses. Parking structures are structures where parking occupies more than 50 percent of the gross building area.

Table 536-1		
Maximum Parking Spaces Allowed in the RM4, CM2, and CM3 Zones		
Use Categories	Specific Uses	Maximum Parking Spaces Allowed
Residential		
Household Living		1.35 per unit for surface parking. No maximum for structured parking and for houses, attached houses, and duplexes.
Group Living		No maximum
Commercial		
Retail Sales And Service	Retail, personal service, repair oriented	1 per 250 sq. ft. of net building area
	Restaurants and bars	1 per 75 sq. ft. of net building area
	Health clubs, gyms, lodges, meeting rooms, and similar. Continuous entertainment such as arcades and bowling alleys	1 per 330 sq. ft. of net building area
	Temporary lodging	1 per rentable room; for associated uses such as restaurants, see above
	Theaters	1 per 4 seats or 1 per 6 feet of bench area
Office	General office	1 per 400 sq. ft. of net building area
	Medical/Dental office	1 per 330 sq. ft. of net building area
Quick Vehicle Servicing		1 per 500 sq. ft. of net building area
Vehicle Repair		1 per 750 sq. ft. of net building area
Commercial Parking		Not applicable
Self-Service Storage		1 per resident manager's facility, plus 3 per leasing office, plus 1 per 100 leasable storage spaces in multi-story buildings.
Commercial Outdoor Recreation		20 per acre of site
Major Event Entertainment		1 per 8 seats or per CU review
Industrial		
Manufacturing And Production		1 per 750 sq. ft. of net building area
Warehouse And Freight Movement		1 per 750 sq. ft. of net building area for the first 3,000 sq. ft. of net building area and then 1 per 3,500 sq. ft. of net building area thereafter
Wholesale Sales, Industrial Service, Railroad Yards		1 per 750 sq. ft. of net building area
Waste-Related		Per CU review

Table 536-1 Maximum Parking Spaces Allowed in the RM4, CM2, and CM3 Zones		
Use Categories	Specific Uses	Maximum Parking Spaces Allowed
Institutional		
Basic Utilities		None
Community Service		1 per 500 sq. ft. of net building area
Parks And Open Areas		Per CU review for active areas
Schools	Grade, elementary, junior high	1 per classroom
	High school	7 per classroom
Medical Centers		1 per 500 sq.ft. of net building area; or per CU review or Impact Mitigation Plan approval
Colleges		1 per 600 sq. ft. of net building area exclusive of dormitories, plus 1 per 4 dorm rooms; or per CU review or Impact Mitigation Plan approval
Religious Institutions		1 per 100 sq. ft. of main assembly area
Daycare		1 per 500 sq. ft. of net building area
Other		
Agriculture		None, or per CU review
Aviation, Detention Facilities, Aggregate Extraction		Per CU review
Radio Frequency Transmission Facilities	Personal wireless service and other non-broadcast facilities	None
	Radio or television broadcast	2 per site
Rail Lines & Utility Corridors		None

33.536.300 On-Site Location of Vehicle Areas Along Sandy Boulevard

- A. Purpose.** These regulations maintain a pedestrian-friendly environment along Sandy Boulevard while providing sites along Sandy flexibility in site design.
- B. Where these regulations apply.** These regulations apply to sites with frontage along Sandy Boulevard.
- C. On-site location of vehicle areas.** Vehicle areas are prohibited between the building and Sandy Boulevard. Vehicle areas are not allowed between the building and other transit street frontages.

33.536.310 Required Design Review

- A. Purpose.** Design review ensures attractive, quality design and a pedestrian-friendly character in the areas planned for urban-scale development in Hollywood. Design review also promotes a relationship between new development and historic building along Sandy Boulevard, and creates a special identity for the district’s business core. Finally, design

review ensures design quality and promotes better transition of scale and character to the areas adjoining the business core.

- B. Required Design Review.** The regulations of Chapter 33.420, Design Overlay Zones apply in all areas of the plan district that are within the Design Overlay Zone.

33.536.320 Nonconforming Development

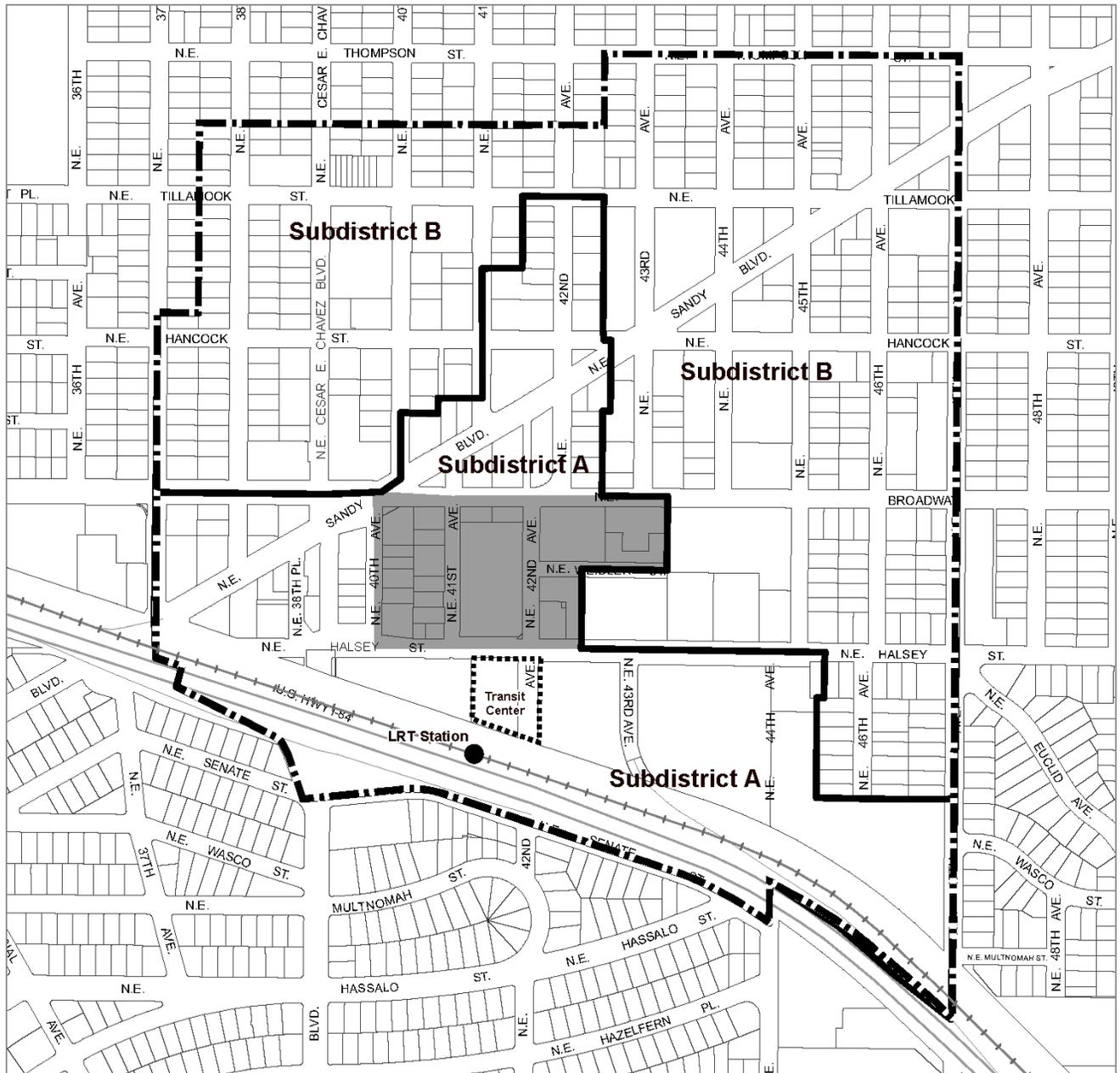
- A. Purpose.** These regulations ensure that improvements to nonconforming development will comply with the parking limits established for the Hollywood plan district.
- B. Sites that are nonconforming in parking spaces.** When a site is nonconforming in the number of required or allowed parking spaces, the following applies:
1. Minimum required parking spaces. If changes to a use or building are made that increase the number of required parking spaces over the existing situation, only the number of spaces relating to the increase need to be provided, up to the maximum allowed for the site.
 2. Maximum allowed parking spaces. If changes to a use or building are made, existing parking spaces that are in excess of the maximum may be retained if the following conditions are met:
 - a. Parking area may not be expanded, but may be reconfigured; and
 - b. If the parking area is reconfigured, it must meet the minimum setback and perimeter landscaping requirements and the minimum parking space and aisle dimensions stated in Chapter 33.266.

(Added by Ord. No. 174325, effective 5/5/00. Amended by: Ord. No. 174980, effective 11/20/00; Ord. No. 177422, effective 6/7/03; Ord. No. 179092, effective 4/1/05; Ord. No. 179980, effective 4/22/06; Ord. No. 182429, effective 1/16/09; Ord. No. 186639, effective 7/11/14; Ord. No. 187216, effective 7/24/15; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18; Ord. No. 189805, effective 3/1/20.)

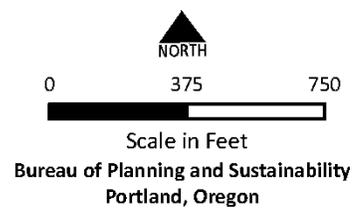
Hollywood Plan District and Subdistricts

Map 536-1

Map Revised July 24, 2015



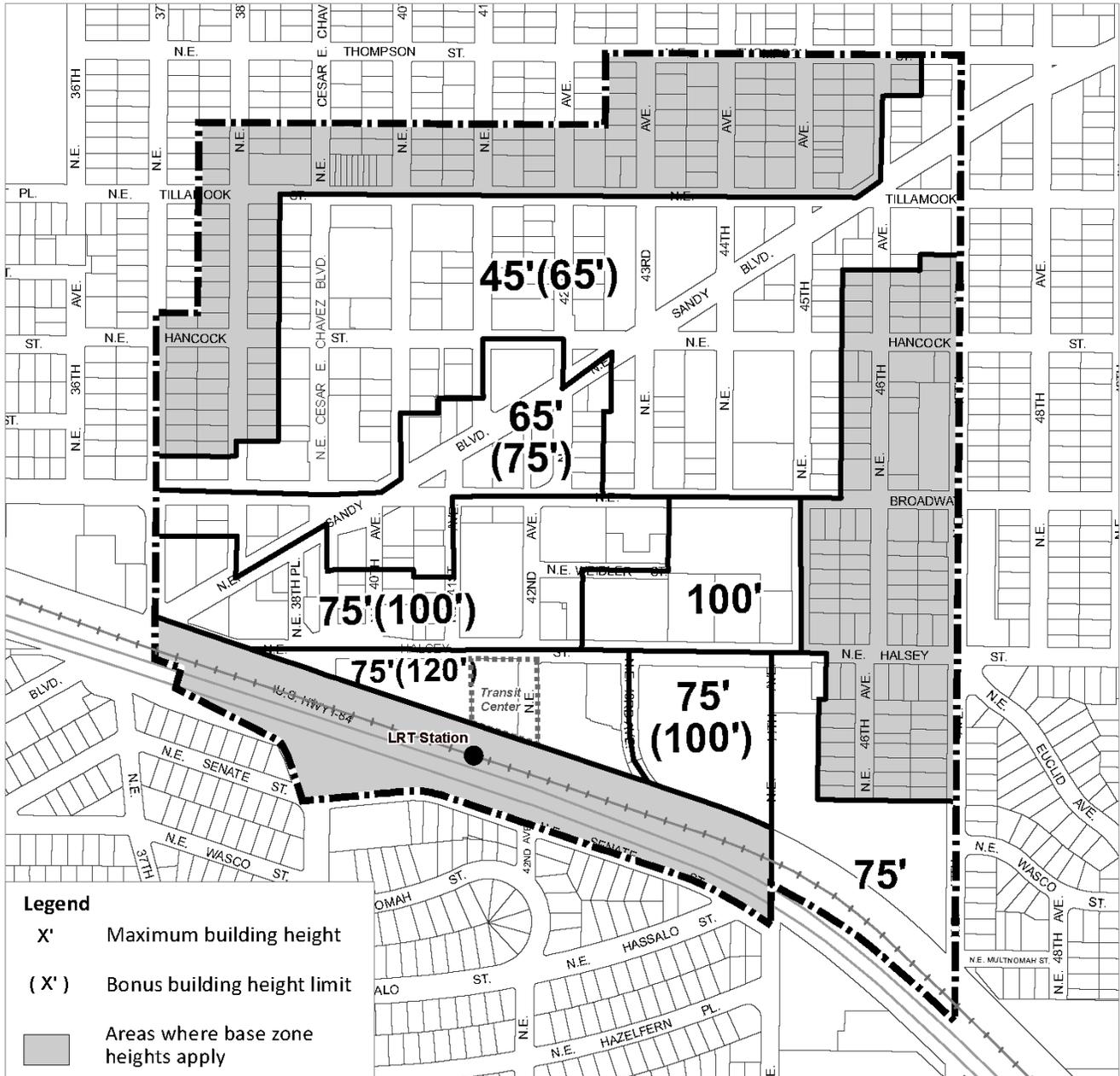
-  Plan District Boundary
-  Subdistricts
-  Required residential area



Hollywood Plan District Maximum Heights

Map 536-2

Map Revised May 24, 2018



Hollywood Plan District Enhanced Pedestrian Streets

Map 536-3

Map Revised July 24, 2015



-  Plan District Boundary
-  Enhanced Pedestrian Streets

