

## 33.420 Design Overlay Zone

# 420

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### **33.420.010 Purpose**

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

### **33.420.020 Map Symbol**

The Design overlay zone is shown on the Official Zoning Maps with a letter "d" map symbol.

### **33.420.021 Applying the Design overlay zone**

The Design overlay zone is applied to 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. Application of the Design overlay zone must be accompanied by adoption of design guidelines, or by specifying which guidelines will be used.

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 420-4 at the end of this chapter.

### **33.420.025 Where These Regulations Apply**

The regulations of this chapter apply to all design overlay zones. Meeting the regulations of this chapter may also be a requirement of a plan district, other overlay zone, or as a condition of approval of a quasi-judicial decision. This chapter does not apply to sites located within the boundary of a Historic Landmark, Conservation Landmark, Historic District, or Conservation District.

### **33.420.041 When Design Review or Meeting Design Standards is Required**

Unless exempted by Section 33.420.045, Items Exempt From This Chapter, the following must meet the design standards or be approved through design review:

- A.** New development;
- B.** Exterior alterations to existing development;
- C.** Nonstandard improvements in the public right-of-way such as street lights, street furniture, planters, public art, sidewalk and street paving materials, landscaping, and new bridges. Nonstandard improvements in the public right-of-way must receive approval from the City Engineer prior to applying for design review. Improvements that meet the City Engineer's standards are exempt from this chapter;
- D.** Items identified in the Citywide Policy on Encroachments in the Public Right-of-Way or Title 17, Public Improvements, as requiring design review;
- E.** Removal of trees 6 or more inches in diameter in the South Auditorium plan district;
- F.** Where City Council requires design review of a proposal because it is considered to have major design significance to the City. In these instances, the City Council will provide design guidelines by which the proposal will be reviewed, and specify the review procedure; and
- G.** Floating structures, except individual houseboats.

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

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

- 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, 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.

**B. Exterior alterations**

1. Repair, maintenance, and replacement with comparable materials;
2. Exterior alterations to a structure required to meet the Americans With Disabilities Act's requirements, or as specified in Section 1113 of the Oregon Structural Specialty Code;
3. Exterior work activities associated with an Agriculture use;
4. Detached accessory structures when the structure has a building coverage no more than 300 square feet in area and is located at least 20 feet from all street lot lines, or located within an existing vehicle area;
5. Exterior alterations for parking lot landscaping, short-term bicycle parking, and pedestrian circulation systems when all relevant development standards of this Title are met;
6. Fences and retaining walls that meet the standards of this Title;
7. Electric vehicle chargers and equipment.
8. Except in the South Auditorium plan district, signs with a sign face area of 32 square feet or less;
9. The following alterations to the facade of a building:
  - a. Awnings as follows:
    - (1) If awnings were approved on the same facade through design review, then a new or replacement awning is exempt if it meets the previous design review conditions of approval; or
    - (2) If there are no previous conditions of approval for awnings on the same facade, then a new or replacement awning is exempt if the awning projects at least four feet from the wall, and the area of the awning does not exceed 200 square feet measured from the building elevation, except in the Central City, where it does not exceed 100 square feet measured from the building elevation;

- b. Alterations to an existing ground floor storefront glazing and mullion system that uses the same materials and profile as the existing system without reducing the percentage of ground floor windows on the facade;
  - c. Louvers or vents for mechanical systems that meet the following:
    - (1) The louver or vent opening affects 1 square foot or less of the facade and is the same color as the adjacent facade; or
    - (2) The louver or vent is placed within an existing window mullion, is the same color as the mullion, and is at least 8 feet above the adjacent grade;
  - d. Radon systems on non-street facing facades;
  - e. The removal of fire escapes;
  - f. Seismic bracing, except on street-facing facades within the Central City plan district; or
  - g. Any other alteration to a facade when the total area of the alteration is 200 square feet of the facade or less measured from the building elevation and the alteration meets one of the following. This exemption does not apply to signs or within the Central City plan district:
    - (1) On street-facing facades, the alteration is above the ceiling of the ground floor or is setback at least 20 feet from the street lot line; or
    - (2) The alteration is on a facade that does not face the street;
10. The following alterations to the roof of a building when the roof has a 1/12 pitch or less:
- a. Ecoroofs, landscaping on a roof, solar panels, skylights, and roof hatches;
  - b. Protective railings that project up to 4 feet above the adjoining roof;
  - 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 facade 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.
  - d. Radio frequency transmission facilities as follows:

- (1) New or replacement antennas that are mounted to the side of an existing stairwell enclosure or an existing or extended equipment penthouse when the antennas do not extend above the penthouse and are the same color as the existing penthouse or stairwell enclosure.
  - (2) New or replacement equipment associated with the antennas when screened by an existing penthouse or located entirely within 5 feet of the facade of an existing penthouse. As an alternative, an existing penthouse may be extended to screen the equipment if:
    - The penthouse extension is at least 15 feet from any street facing roof edge;
    - The equipment does not extend above the penthouse; and
    - The penthouse extension is the same color as the existing penthouse;
  - (3) Alterations to an existing facility that comply with a previous design review approval for the facility including screening or concealment; or;
  - (4) Alterations to an existing eligible facility, that qualifies under the terms pursuant to 47 U.S.C. §1455, when approved measures of concealment are maintained.
11. The following alterations and additions to the roof of a building when the roof has a pitch that is greater than 1/12:
    - a. The addition or alteration is parallel with the roof surface and extends no more than 12 inches above the roof surface; or
    - b. The addition or alteration extends no more than 18 inches from the surface of the roof and is less than 2 feet in diameter.
  12. Public Art as defined in Chapter 5.74, or a Permitted Original Art Mural as defined in Title 4.
  13. Gates, outdoor lighting, and video or digital cameras are exempt until January 1, 2029. Gates and outdoor lighting must meet the following:
    - a. The gate must be less than 50 percent site obscuring;
    - b. The exterior light fixture is located no more than 15 feet above grade, and only projects light downward.

**C. Geographically specific:**

1. In the South Auditorium plan district shown in Map 420-1, signs that meet the following:
  - a. Except within 50 feet of the Halprin Open Space Sequence historic district, signs with a sign face area of 32 square feet or less; and
  - b. Within 50 feet of the Halprin Open Space Sequence historic district, signs with a sign face area of 3 square feet or less;
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 facade 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.

**33.420.050 Design Standards**

The design standards provide an alternative process to design review for some proposals. Proposals that are eligible to use the design standards are stated in Subsection A. The standards for signs are stated in Title 32, Signs and related Regulations. Adjustments to the design standards are prohibited. Proposals that do not meet the design standards stated in Subsection C — or where the applicant prefers more flexibility — must go through the design review process.

- A. Unless excluded by Subsection B, proposals that are within the maximum limits of Table 420-1 may use the design standards stated in Subsection C as an alternative to design review.

<b>Table 420-1</b>	
<b>Maximum Limits for Use of the design standards [1]</b>	
<b>Zones</b>	<b>Maximum Limit—New Floor Area</b>
RM2, RM3, RM4, C, E, I, & CI Zones	40,000 sq. ft. of floor area
IR Zone	No limit unless stated in the institution's Impact Mitigation Plan or Conditional Use Master Plan.
<b>Zones</b>	<b>Maximum Limit—Exterior Alterations</b>
All except IR	<ul style="list-style-type: none"> <li>• For street facing facades less than 3,000 square feet, alterations affecting less than 1,500 square feet of the facade.</li> <li>• For street facing facades 3,000 square feet and larger, alterations affecting less than 50% of the facade area.</li> </ul>
IR Zone	No limit unless stated in the institution's Impact Mitigation Plan or Conditional Use Master Plan.

Notes:

[1] There are no maximum limits for proposals where any of the floor area is in residential use.

- B. The design standards may not be used as an alternative to design review as follows:
  - 1. In the Central City plan district. See Map 420-1;
  - 2. In the Gateway plan district as follows. See Map 420-4;
    - a. New development and alterations to existing development when any portion of the new development or alteration exceeds 35 feet in height not including additional height allowed through a height exception in the base zone; and
    - b. Development subject to the requirements of 33.526.240, Open Area;

3. New buildings or additions when any portion of the new building or addition exceeds 75 feet in height not including additional height allowed through a height exception in the base zone;
4. For Institutional uses in residential zones, unless specifically allowed by the base zone, overlay zone, plan district, or an approved Impact Mitigation Plan or Conditional Use Master Plan;
5. Non-standard improvements in the right-of-way or other encroachments identified in City Titles as requiring design review;
6. In the CM3 zone within the St. Johns plan district, structures that exceed 45 feet in height not including additional height allowed through a height exception in the base zone;
7. For motor vehicle fuel sales in the 122nd Avenue subdistrict of the East Corridor plan district; and
8. In the North Interstate plan district proposals taking advantage of the additional height allowed by 33.561.210.B.2.

**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. 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. If the proposal is not a major remodel and there are no applicable

required standards, design review is not required.

<b>Table 420-2 Design Standards</b>			
<b>CONTEXT (C1 – C18)</b>			
The standards for context provide an opportunity for development to respond to the surrounding natural and built environment and build on the opportunities provided by the site itself. The context standards are split into the following categories: Building Massing and Corners, Older Buildings/History, Landscaping, and Adjacent Natural Areas.			
Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
<b>BUILDING MASSING AND CORNERS</b>			
<b>X</b>	<b>C1</b>	<b>Corner Features on a Building</b>	
	New development on a site on a corner lot, located within a neighborhood or town center, where the zoning does not require a minimum building setback from a street lot line:	<p>At least one of the following must be met:</p> <ul style="list-style-type: none"> <li>• At least one building must be within 5 feet of the intersecting street lot lines and meet the following: <ul style="list-style-type: none"> <li>• Each street facing wall meeting this standard must be at least 25 feet long;</li> <li>• At least 30 percent of the street-facing building wall within 25 feet of the corner must be windows or main entrance doors. Windows and doors used to meet ground floor window requirements may be used to meet this standard; and</li> <li>• At least one main entrance to a lobby or individual commercial tenant space must be located within 15 feet of the two intersecting street lot lines, and face the street with the highest transit designation.</li> </ul> </li> <li>• At least one building must abut a plaza at the corner of the two intersecting street lot lines. The plaza must meet the following standards: <ul style="list-style-type: none"> <li>• The plaza must measure at least 20 feet in all directions;</li> <li>• The plaza must be hard surfaced for use by pedestrians or be an extension of the sidewalk;</li> <li>• No more than 25 percent of the plaza may be covered;</li> <li>• The plaza must include benches or seating that provides at least 10 linear feet of seating surface. The seating surface must be at least 15 inches deep, and between 16 and 24 inches above the grade upon which the seating or bench sits; and</li> <li>• At least one main entrance to a lobby or commercial tenant space must face the plaza.</li> </ul> </li> </ul>	



Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<p><b>C2 Building Facade on Local Service Streets.</b></p> <p>New building with at least one street-facing facade of 1,500 square feet or more facing a local service street</p>	<p>Divide the building elevation on the facade facing a local service street into distinct wall planes measuring 1,500 square feet or less.</p> <p>To qualify, the wall plane must be offset in depth by at least 2-feet from adjacent facades. Facades may also be separated by balconies or architectural projections that project at least 2 feet from adjacent facades for a minimum distance of 8 feet. Projections into street right-of-way do not count toward meeting this standard.</p>	3
	<p><b>C3 Buildings in Inner Neighborhoods with Centers Main Street overlay zone</b></p> <p>New building located in the Centers Main Street (m) overlay zone within the Inner Pattern area shown on Map 130-2.</p>	<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 facade 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> </ul> </li> </ul>	<p>2</p> <p>1</p>

		<ul style="list-style-type: none"> <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>	
		<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
	<b>C4</b>	<b>Preservation of Existing Facades</b>	
	Alteration or addition to a building that: <ul style="list-style-type: none"> <li>is at least 50 years old and</li> <li>has at least 1,000 square feet of net building area</li> </ul>	Meet one of the following standards:	
		<ul style="list-style-type: none"> <li>Retain at least 75 percent of the area of all existing street-facing facades and meet the standards of 33.415.200 Required Ground Floor Active Use.</li> </ul>	2
		<ul style="list-style-type: none"> <li>Retain at least 75 percent of the area of all existing street-facing facades and at least 75 percent of the existing building’s exterior walls and meet the standards of 33.415.200 Required Ground Floor Active Use.</li> </ul>	3
		<ul style="list-style-type: none"> <li>Retain at least 90 percent of the area of the existing street-facing facade and at least 75 percent of the existing building’s exterior walls and meet the standards of 33.415.200 Required Ground Floor Active Use. This option is only available if the building is listed on the City’s Historic Resources Inventory.</li> </ul>	5

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<p><b>C5</b> Building addition above the existing wall of a building that is at least 50 years old</p>	<p><b>Vertical Addition to Existing Building.</b> The building addition must include one of the following features:</p> <ul style="list-style-type: none"> <li>• Set back the walls above the existing facade at least 2 feet from the exterior edge of the existing wall.</li> <li>• Place windows on the vertical extension directly above the existing windows. The area of the new windows may be up to 20 percent larger or smaller than the area of the existing windows, but the center of the new window must align with the vertical plane of the center of the existing windows.</li> </ul>	2
	<p><b>C6</b> Site that contains a building that is at least 50 years old</p>	<p><b>Historical Plaque.</b> Install a plaque on a street-facing facade of the building that provides information on the previous uses of the building or site. The plaque must be:</p> <ul style="list-style-type: none"> <li>• at least 2 square feet in area,</li> <li>• made of metal with stamped lettering and</li> <li>• be permanently secured to the building facade.</li> </ul>	1

Required (X)	APPLIES TO:		THE DESIGN STANDARD	Optional points
X	C7	<b>Building Abutting a Historic Landmark</b>		
	<p>New building located on a site that abuts a site containing a Historic Landmark.</p> <p>If the new building abuts a site containing a historic landmark and the historic landmark contains only residential uses, C9 applies instead of this standard.</p>		<p>Meet one of the following standards. Additional features may be provided for optional points up to a maximum of 3 points.</p>	
			<ul style="list-style-type: none"> <li>The ground floor height in the new building must match the ground floor height in the Historic Landmark, or be at least 10 feet tall, whichever is greater. This standard only applies to new buildings not subject to Standards PR1 or PR2.</li> </ul>	1
			<ul style="list-style-type: none"> <li>Street-facing ground floor windows in the new building must be as tall as the ground floor windows in the Historic Landmark.</li> </ul>	1
			<ul style="list-style-type: none"> <li>The base of the street-facing ground floor windows must be the same distance above grade as the ground floor windows in the Historic Landmark.</li> </ul>	1
			<ul style="list-style-type: none"> <li>If the Historic Landmark has transom windows on the ground floor, the new building must include transom windows that match in location, size, and distance above grade as the transom window on the historic building.</li> </ul>	1
			<ul style="list-style-type: none"> <li>The exterior materials on the new building must match the exterior materials on the Historic Landmark on at least 80 percent of the new building's street-facing facade.</li> </ul>	1
			<ul style="list-style-type: none"> <li>Floor and cornice bands on the new building must match the width and location of the floor and cornice bands on the Historic Landmark.</li> </ul>	1
<ul style="list-style-type: none"> <li>If any portion of the new building is taller than the Historic Landmark, that portion of the new building must be setback at least 10 feet from the property line adjacent to the site that contains the Historic Landmark.</li> </ul>			2	

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<b>C8</b>	<b>Building Near Historic Landmark or Property on Historic Resource Inventory.</b>	
	New building that is either: <ul style="list-style-type: none"> <li>• located on a site that is across the street from a site containing a historic landmark, or</li> <li>• located on a site that abuts or is across the street from a site containing a building on the Historic Resources Inventory (HRI)</li> </ul>	Meet any of the following standards, up to a maximum of 2 points: <ul style="list-style-type: none"> <li>• The ground floor height in the new building must match the ground floor height in the Historic Landmark or HRI building, or be at least 10 feet tall, whichever is greater. This standard only applies to new buildings not subject to Standards PR1 or PR2.</li> <li>• Street-facing ground floor windows in the new building must be as tall as the ground floor windows in the Historic Landmark or HRI building.</li> <li>• The base of the street-facing ground floor windows must be the same distance above grade as the ground floor windows in the Historic Landmark or HRI building.</li> <li>• If the Historic Landmark or HRI building has transom windows on the ground floor, the new building must include transom windows that match in location, size, and distance above grade as the transom window on the historic building.</li> <li>• The exterior materials on the new building must match the exterior materials on the Historic Landmark or HRI building on at least 80 percent of the new building's street-facing facade.</li> <li>• Floor and cornice bands on the new building must match the width and location of the floor and cornice bands on the Historic Landmark or HRI building.</li> </ul>	1 1 1 1 1 1

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<b>C9</b>	<b>Building Abutting a Residential Historic Landmark.</b>	
	<p>New building located on a site that abuts a site that contains a Historic Landmark that:</p> <ul style="list-style-type: none"> <li>only contains residential uses, and</li> <li>is located within 10 feet of the street lot line</li> </ul> <p>If the new building abuts a site containing a historic landmark and the historic landmark contains non- residential uses, C7 applies instead of this standard.</p>	Meet any of the following standards up to a maximum of 2 points.	
		<ul style="list-style-type: none"> <li>The ground floor height in the new building must match the ground floor height in the Historic Landmark, or be at least 10 feet tall, whichever is greater.</li> </ul>	1
		<ul style="list-style-type: none"> <li>The exterior materials on the new building must match the exterior materials on the Historic Landmark on at least 80 percent of the new building's street-facing facade</li> </ul>	1
		<ul style="list-style-type: none"> <li>Floor and cornice bands on the new building must match the width and location of the floor and cornice bands on the Historic Landmark.</li> </ul>	1
		<ul style="list-style-type: none"> <li>If any portion of the new building is taller than the Historic Landmark, that portion of the new building must be setback at least 10 feet from the property line adjacent to the site that contains the Historic Landmark.</li> </ul>	2
<b>LANDSCAPING</b>			
	<b>C10</b>	<b>Tree Preservation.</b>	
	Site with at least one tree 20 inches or greater in diameter	<p>Earn one point for each tree 20 inches or greater in diameter that is protected as specified in Title 11, Trees. No more than 6 points can be earned.</p> <p>A report from a certified arborist is required documenting the diameter of each tree to be preserved and that the trees are not nuisance trees and are not dead, dying or dangerous.</p>	1-6
	<b>C11</b>	<b>Grouping of Trees.</b>	
	Site located within the Eastern Pattern Area shown on Map 130-2	<p>Plant a minimum of 5 evergreen trees in an area that is at least 500 square feet in area and measures at least 20 feet in all directions.</p> <p>Trees planted must be a minimum of 5 feet in height and listed on the Portland Plant List.</p>	2

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<b>C12</b>   <b>Native landscaping.</b> Site that is 20,000 square feet or larger and located outside of environmental zones	<ul style="list-style-type: none"> <li>• Plant at least 80 percent of the total landscaped area with native species listed on the Portland Plant List, and</li> <li>• Plant at least 80 percent of all trees on site with native trees listed on the Portland Plant list.</li> </ul>	2
	<b>C13</b>   <b>Trees in Setbacks along a Civic Corridor.</b> Site with at least 100 feet of street frontage on a civic corridor identified on Map 130-1	Plant trees within the 10-foot required building setback for the civic corridor. The row of trees must meet the following. <ul style="list-style-type: none"> <li>• The row must extend along at least 50 percent of the street frontage.</li> <li>• A minimum of 4 trees must be planted and the trees must meet the L1 standard for tree spacing.</li> <li>• Trees planted to meet perimeter parking lot landscaping do not count toward meeting this standard.</li> </ul>	1
<b>ADJACENT NATURAL AREAS</b>			
	<b>C14</b>   <b>Setback from Waterbodies.</b> Site that: <ul style="list-style-type: none"> <li>• Has at least one wetland, water body, seep or spring, and</li> <li>• Is located outside of environmental zones</li> </ul>	Locate all buildings, structures, and outdoor common areas that are more than 50 percent impervious a minimum of 50 feet from the edge of wetlands, the top of bank of water bodies, and seeps or springs located on the site.	4

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<p><b>C15</b>    <b>Public View of Natural Feature.</b></p> <p>Site that:</p> <ul style="list-style-type: none"> <li>• Has at least one existing natural feature on site, such as a grove of native trees, rock outcropping, wetland, water body, seep or spring, and</li> <li>• is located outside of environmental zones</li> </ul>	<p>Provide a view corridor between the public street and an existing natural feature on site. The area of the natural feature must be at least 500 square feet and measure 20 feet in all directions.</p> <p>The view corridor must:</p> <ul style="list-style-type: none"> <li>• be a minimum of 20 feet wide and</li> <li>• be landscaped with shrubs and ground cover or include a pedestrian connection to a viewing platform accessible from the street.</li> </ul> <p>Trees greater than 6 inches in diameter that are not on the nuisance plant list must be preserved in the view corridor.</p>	2
X	<p><b>C16</b>    <b>Maximum Building Length Adjacent to Willamette River.</b></p> <p>In the River overlay zones, a new building located in, or within 25 feet landward of, the river setback.</p> <p>See 33.475 for a description of the river setback.</p>	<p>The maximum building length of the portion of the building located within 25 feet landward of the river setback is 100 feet.</p> <p>The portions of a building subject to this standard must be separated by a minimum of 20 feet when located on the same site. See Figure 130-8.</p>	



Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
X	<b>C17</b>	<b>Building Features Adjacent to Willamette River.</b>	
	<p>In the River overlay zones, a new building that:</p> <ul style="list-style-type: none"> <li>• is located within 50 feet landward of the River setback; and</li> <li>• contains commercial or residential uses.</li> </ul>	Meet one of the following standards. Additional standards may be met for optional points up to a maximum of 3 points.	
		<ul style="list-style-type: none"> <li>• At least 25 percent of the building facade facing the river must be divided into facade planes that are off-set by at least 2 feet in depth from the rest of the facade. Facade area used to meet the facade articulation standard may be recessed behind or project out from the primary facade plane. See Figure 130-10.</li> </ul>	2
		<ul style="list-style-type: none"> <li>• Provide balconies on at least 75 percent of the dwelling units that have facades that face a lot line abutting the Willamette River and are located above the ground floor.</li> </ul>	1
		<ul style="list-style-type: none"> <li>• Ground floor windows must cover at least 40 percent of the ground floor wall area of facades facing a lot line abutting the Willamette river. Ground floor wall area includes all exterior wall areas from 2 feet to 10 feet above finished grade. Windows must meet the standards for qualifying window features stated in 33.130.230.B.3.</li> </ul>	1
		<ul style="list-style-type: none"> <li>• Windows must cover at least 15 percent of the area of facades facing the property line along the river above the ground level wall areas. This requirement is in addition to any required ground floor windows.</li> </ul>	1
<ul style="list-style-type: none"> <li>• One main entrance must be located on the facade facing a lot line abutting the Willamette river. The main entrance must provide access to a nonresidential tenant space or to a lobby area of a multi-dwelling structure. The entrance must be unlocked during regular business hours.</li> </ul>	1		

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
X	<p><b>C18</b>   <b>Open Area Adjacent to Willamette River Greenway Trail.</b></p> <p>New development on a site that is at least 20,000 square feet in site area, located within the River overlay zone that has the major public trail designation.</p>	<p>Provide an outdoor area of at least 500 square feet and a minimum 20 feet dimension in all directions.</p> <p>The open area must:</p> <ul style="list-style-type: none"> <li>• be adjacent to and landward of the greenway trail.</li> <li>• include a minimum of 15 percent landscaping, with one small canopy tree per 100 square feet of landscaping,</li> <li>• include benches or seating that provides at least 10 linear feet of seats. The seating surface should be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits.</li> <li>• include one of the following: <ul style="list-style-type: none"> <li>• The open area must connect directly to the Willamette Greenway trail through a pedestrian connection that is hard surfaced and at least 6 feet wide.</li> <li>• If there is a building located directly adjacent to the open area, the building must have a main entrance to a nonresidential tenant space or to a lobby area of a multi-dwelling structure.</li> <li>• At least 15 percent of the open area is covered by awnings, building eaves or other covered structures.</li> <li>• The open area includes a 5-foot setback from the Willamette Greenway trail landscaped to the L2 standard.</li> </ul> </li> </ul>	

<b>PUBLIC REALM (PR1 – PR2)</b>				
<p>The standards for public realm provide an opportunity for development to contribute positively to the adjoining sidewalks, streets and trails. They encourage spaces on the ground floor that support a range of uses and create environments that offer people a welcoming and comfortable experience. The public realm standards are split into the following categories: Ground Floors, Entries/Entry Plazas, Weather Protection, Utilities, Vehicle Areas, and Art and Special Features.</p>				
Required (X)	APPLIES TO:		THE DESIGN STANDARD	Optional points
<b>GROUND FLOORS</b>				
<b>X</b>	<b>PR1</b>	<b>Ground Floor Height</b>		
		<p>New building in a C or E zone with street-facing facade on a street identified as a civic or neighborhood corridor on Map 130-3. Until January 1, 2029, this standard does not apply to development that includes a residential use.</p>	<p>At least 50 percent of the ground floor walls that are at an angle of 45 degrees or less from the civic or neighborhood corridor 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 12 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 facade on the civic or neighborhood corridor.</li> </ul>	
<b>X</b>	<b>PR2</b>	<b>Ground Floor Height for Taller Buildings</b>		
		<p>New building in a C or E zone with a street-facing facade 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>Until January 1, 2029, this standard is optional for all new buildings that include a residential use.</p>	<p>At least 50 percent of the ground floor walls that are at an angle of 45 degrees or less from the civic or neighborhood corridor 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 facade on the civic or neighborhood corridor.</li> </ul>	2

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
		<p><b>PR3</b>    <b>Ground Floor Active Floor Area</b></p> <p>Site that is at least 10,000 square feet in total site area except for a site located within the Centers Main Street Overlay Zone or where a commercial use in excess of 1,500 square feet is prohibited.</p>	<p>The site must have:</p> <ul style="list-style-type: none"> <li>at least 1,500 square feet of floor area on the ground floor in one of the following active uses: Retail Sales and Service, Office, Manufacturing and Production, Community Service, or Daycare; and</li> <li>at least one main entrance to the space that faces the street and is within 5-feet of the street lot line.</li> </ul>
	<p><b>PR4</b>    <b>Affordable Ground Floor Commercial Space</b></p> <p>Site where commercial uses are allowed or limited</p>	<p>Provide at least 1,500 square feet of floor area located on the ground floor for an affordable commercial space that meets the affordable commercial space program administrative requirements of the Portland Development Commission. To qualify the applicant must:</p> <ul style="list-style-type: none"> <li>Submit a letter from the Portland Development Commission certifying that any program administrative requirements have been met; and</li> <li>Execute a covenant with the City, complying with the requirements of 33.700.060, that ensures that the floor area will meet the administrative requirements of the Portland Development Commission or qualified administrator.</li> </ul>	2
	<p><b>PR5</b>    <b>Oversized Street-Facing Opening</b></p> <p>New building that has at least one ground floor tenant space with a facade that faces the street lot line and is used for Retail Sales And Service uses</p>	<p>At least 50 percent of the ground floor tenant spaces, with a minimum of one, must meet the following:</p> <ul style="list-style-type: none"> <li>Provide a roll-up door or movable storefront that provides an opening to the street; and</li> <li>The opening must be at least 8 feet wide and cannot open onto storage areas, mechanical equipment and utility areas, garbage and recycling areas, or vehicle parking areas.</li> </ul>	1

<b>X</b>	<b>PR6</b>	<b>Louvers and Vents</b>	
	New louver or vent	<p>All new louvers or vents must be the same color as the adjacent facade material.</p> <p>For new louvers or vents on street-facing facades within 5 feet of the street, one of the following standards must be met. The measurement is made from the adjacent grade:</p> <ul style="list-style-type: none"> <li>• The bottom of the louver or vent is at least 7 feet above the adjoining grade; or</li> <li>• The top of the louver or vent is a maximum of 2 feet above the adjoining grade</li> </ul>	
<b>Required (X)</b>	<b>APPLIES TO:</b>		<b>THE DESIGN STANDARD</b>
<b>X</b>	<b>PR7</b>	<b>Exterior Lighting</b>	
	New building with a street-facing facade within 20 feet of the street	<p>Provide exterior light fixtures on the street facing facade that meet the following:</p> <ul style="list-style-type: none"> <li>• The fixtures must be spaced a maximum of 30-feet apart;</li> <li>• The bottom of each fixture is a maximum of 15 feet above the adjoining grade or sidewalk; and</li> <li>• Lights may only project light downward.</li> </ul>	
	<b>PR8</b>	<b>Ground Floor Bicycle Parking</b>	
	Long-term bicycle parking racks located within the ground floor of a building	Set back the bicycle racks at least 10 feet from any exterior walls that are adjacent to, and facing, a street lot line.	1
<b>ENTRIES / ENTRY PLAZAS</b>			
<b>X</b>	<b>PR9</b>	<b>Nonresidential Main Entrance Location</b>	
	New building with at least one main entrance for a nonresidential tenant space, or an existing building where the main entrance to a nonresidential tenant space is being moved.	<p>Locate the main entrances at least 25-feet from a lot line that abuts an RF through R2.5 zone.</p> <p>For alterations that impact the location of an existing main entrance, the applicant must either meet the standard or move the existing entrance further from the single dwelling zone lot line.</p>	

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<p><b>PR10 Residential Entrance</b></p> <p>New building with ground floor dwelling unit main entrances adjacent to a street that is not identified as a civic or neighborhood corridor on <i>Map 130-3</i>.</p>	<p>At least 50 percent, or four, whichever is more, of the dwelling units on the street-facing ground floor of the building must have a pedestrian connection between the street and the main entrance of the dwelling unit.</p> <p>The entrance must be set back at least 6 feet from the street lot line and have at least two of the following within the setback:</p> <ul style="list-style-type: none"> <li>• A wall or fence that is 18 to 36 inches high;</li> <li>• Landscaping that meets the L2 standard;</li> <li>• A tree within the small tree category identified in 33.248.030;</li> <li>• Individual private open space of at least 48 square feet designed so that a 4-foot by 6-foot dimension will fit entirely within it. The floor of the open space is between 18 and 36 inches above the grade of the right of way; or</li> <li>• A change of grade where the door to the dwelling unit is 18 to 36 inches above the grade of the right of way.</li> </ul> <p>In addition, the dwelling units meeting this standard must not have windows into bedrooms located on the ground floor that face the street.</p>	3

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<p><b>PR11 Separation of Dwelling Unit Entry from Vehicle Areas</b></p> <p>New building with ground floor dwelling unit entrances adjacent to a parking area</p>	<p>At least four of the ground floor dwelling units must provide pedestrian entrances adjacent to a parking area.</p> <p>Doors leading to the ground floor dwelling units that face a vehicle area on site must be set back at least 8 feet from the vehicle area and have at least two of the following within the setback:</p> <ul style="list-style-type: none"> <li>• A wall or fence that is 18 to 36 inches high;</li> <li>• Landscaping that meets the L2 standard;</li> <li>• A tree within the small tree category identified in 33.248.030;</li> <li>• Individual private open space of at least 48 square feet designed so that a 4-foot by 6-foot dimension will fit entirely within it. The floor of the open space is between 18 and 36 inches above the grade of the vehicle area; or</li> <li>• A change of grade where the door to the dwelling unit is 18 to 36 inches above the grade of the vehicle area.</li> </ul>	2
	<p><b>PR12 Seating Adjacent to Main Entrance</b></p> <p>Main entrance to a lobby or to a non-residential tenant space.</p>	<p>Provide at least 10 linear feet of seating or bench within 25 feet of a main entrance. The seating or bench must be accessible to the sidewalk or a completed trail and the access must be open to the public. The seating surface must be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits.</p>	1

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<b>PR13 Pedestrian Access Plaza.</b>  New development	Provide an outdoor plaza that abuts a sidewalk on a public right-of-way. The plaza must meet the following requirements: <ul style="list-style-type: none"> <li>• The plaza is designed so that it is at least 500 square feet in area and must measure at least 20-feet in all directions.</li> <li>• A maximum of 25 percent of the plaza may be covered by structures or overhangs.</li> <li>• A minimum of 15 percent of the plaza must be landscaped with a small canopy tree for each 100 square feet of landscaping.</li> <li>• The plaza must include benches or seating that provides at least 10 linear feet of seats. The seating surface should be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits.</li> <li>• A plaza provided to meet C1 does not count toward meeting this standard.</li> </ul>	4
<b>WEATHER PROTECTION</b>			
X	<b>PR14 Weather Protection at Entrances</b>  New main entrances at a new or existing building	Provide weather protection at new main entrances that face a street lot line. The weather protection may be an awning, a portion of the building, a balcony, or other covered structure. The weather protection must meet the following: <ul style="list-style-type: none"> <li>• The weather protection must project out at least 4 feet from the wall above the doorway;</li> <li>• The weather protection is four feet wider than the doorway, unless there is a building wall that prohibits this width; and</li> <li>• The height of the weather protection must be between 9 feet and 15 feet above the grade underneath it.</li> </ul>	



Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional 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 facade 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 facade within 20 feet of a transit street lot line must have a length of at least 50 feet.</p>	2
<b>UTILITIES</b>			
X	<b>PR16</b>	<b>Location of Utilities</b>	
	<p>New electric meters, gas meters and radon mitigation equipment located at the ground level of a building</p>	<p>Screen new electric meters, gas meters and radon mitigation equipment located at ground level from the street or a completed major recreational trail by meeting one of the following standards:</p> <ul style="list-style-type: none"> <li>• The meters or equipment are enclosed by a building;</li> <li>• The meters or equipment are screened by a fence or wall meeting the F2 standards that is as tall as the tallest part of the meters or equipment, excluding the conduit or pipe;</li> <li>• The meters or equipment are mounted to a wall that does not face a street or major recreational trail. Electric and gas meters must be set back at least 5-feet from a street lot line or lot line along a major recreational trail; or</li> <li>• The meters or equipment are set back at least 20-feet from all street lot lines or a major recreational trail.</li> </ul>	

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
<b>VEHICLE AREAS</b>			
	<b>PR17</b>	<b>Pervious Paving Materials</b>	
	New surface parking area with at least 10 parking spaces	At least 50 percent of the vehicle area must be paved with pervious pavement, approved by the Bureau of Environmental Services as being in compliance with the Stormwater Management Manual.	2
	<b>PR18</b>	<b>No Parking Area</b>	
	Site with a minimum area of 10,000 square feet	Provide no parking areas on site.	1
	<b>PR19</b>	<b>Structured Parking and Vehicle Areas</b>	
	New vehicle area	At least 80 percent of the proposed vehicle area is covered by a building. The vehicle area may meet PR19 or PR20, but not both.	2
	<b>PR20</b>	<b>Alternative Shading of Vehicle Areas</b>	
	New surface vehicle area smaller than 21,780 square feet	At least 50 percent of the proposed vehicle area is covered by structures containing photovoltaic panels, reflective roof shade structures with a Solar Reflectance Index (SRI) greater than 75, or tree canopy. The amount of shade from tree canopy is determined by the diameter of the mature crown spread stated for the species of tree. The vehicle area may meet PR19 or PR20, but not both.	1

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
<b>ART AND SPECIAL FEATURES</b>			
	<b>PR21</b>	<b>City Approved Public Art Installation</b>	
	Any site	<p>Provide an art feature or mural on the site that has been approved by the City Arts Program or its designee.</p> <p>The feature must be set back a maximum of 15 feet from the street lot line with the highest street classification.</p> <p>To meet this option, the applicant must provide the following prior to the issuance of the building permit:</p> <ul style="list-style-type: none"> <li>• A letter from the City Arts Program or its designee indicating the approval of the art.</li> <li>• A covenant in conformance with 33.700.060, Covenants with the City. The covenant must state the steps to be taken by the property owner and the City Arts Program or its designee to ensure the installation, preservation, maintenance, and replacement of the public art.</li> </ul>	2
	<b>PR22</b>	<b>Water Feature</b>	
	Any site	<p>Provide a water feature, such as a fountain, waterfall, or reflecting pool. The feature must be setback a maximum of 20 feet from the street lot line with the highest street classification. The water feature must have the following:</p> <ul style="list-style-type: none"> <li>• A feature area of at least 6 square feet that contains water year-round; and</li> <li>• A bench or seat with 6 linear feet of seating adjacent to it.</li> </ul>	1

<b>QUALITY AND RESILIENCE (QR1 – QR23)</b>			
The standards for Quality and Resilience provide an opportunity for development of quality buildings that provide benefits to current users and can adapt to future changes. They also provide an opportunity for successful site designs that enhance the livability of those who live, work and shop at the site. The quality and resilience standards are split into the following categories: Site Planning and Pedestrian Circulation, On-site Common Areas, Windows and Balconies, Building Materials, and Roofs.			
<b>Required (X)</b>	<b>APPLIES TO:</b>	<b>THE DESIGN STANDARD</b>	<b>Optional points</b>
<b>SITE PLANNING AND PEDESTRIAN CIRCULATION</b>			
<b>X</b>	<b>QR1</b>	<b>On-site Building Separation</b>	
	New building containing dwelling units on the ground floor	Set back any building on the site that contains dwelling units on the ground floor at least 10 feet from other buildings on the site that contain dwelling units on the ground floor.	
<b>X</b>	<b>QR2</b>	<b>Vertical Clearance to Pedestrian Circulation System</b>	
	New building	Projections from a building, such as a balcony, bay window, or skybridges must be at least 9 feet above the grade of any pedestrian circulation system below.	
	<b>QR3</b>	<b>Pedestrian Connection to a Major Public Trail</b>	
	New development on a site with the major public trail designation.	Provide a pedestrian connection from a completed trail to the site’s pedestrian circulation system. The pedestrian connection must be unlocked during business or daylight hours.  This standard is not available if the major public trail designation is located within a street.	1
	<b>QR4</b>	<b>Windows Facing a Pedestrian Walkway</b>	
	New buildings that are within 15 feet of, and face the on-site pedestrian circulation system	At least 15 percent of the area of each facade that faces the circulation system must be windows or main entrance doors.	1

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
<b>ON-SITE COMMON AREAS</b>			
	<b>QR5</b>	<b>On-site Outdoor Common Area</b>	
	New Development	<p>Provide a common outdoor area designed so that it is at least 600 square feet in area and measures 20 feet in all directions. On sites in the Western or Eastern pattern area identified on Map 130-2, provide a common outdoor area designed so that it is at least 800 square feet in area and measures 20 feet in all directions. Up to 20 percent of the outdoor area may be landscaped to the L1 standard. The remainder of the outdoor area must meet one of the following:</p> <ul style="list-style-type: none"> <li>• The outdoor area is hard-surfaced or meets the surfacing materials requirement in 33.130.228.B.3. The outdoor area includes at least 4 linear feet of seating per 100 square feet of area;</li> <li>• The entire outdoor area is a community garden with the area divided into individual raised garden beds. The beds are raised at least 12 inches above grade and can each be between 12 and 50 square feet in area. Individual beds are separated by pathways at least 3 feet in width; or</li> <li>• The entire outdoor area is a children’s play area that includes a play structure at least 100 square feet in area and manufactured to the American Society for Testing and Materials (ASTM) standards for public playground equipment. At least 4 linear feet of seating per 100 square feet of area must be located adjacent to the play structure.</li> </ul>	2
<b>X</b>	<b>QR6</b>	<b>Facades Adjacent to Outdoor Common Area</b>	
	New building with facade facing and within 10 feet of an outdoor common area	<p>Meet the following standards:</p> <ul style="list-style-type: none"> <li>• At least 15 percent of the facade that faces the outdoor common area must be windows; or doors leading to lobbies, tenant spaces or dwelling units; and</li> <li>• Pedestrian access must be provided between the outdoor common area and at least one entrance for a lobby, tenant space or dwelling unit.</li> </ul>	

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<b>QR7 Buildings Walls Adjacent to Outdoor Common Area</b>		
	New building with walls located within 10 feet of an outdoor common area meeting QR5	Walls located within 10 feet of an outdoor common area meeting QR5 must not be taller than two-times the shortest width of the outdoor area. As an example, if the outdoor area is 20-feet by 30-feet, the building walls within 10-feet of this open area may be up to 40-feet above the grade of the open area.	2
<b>WINDOWS AND BALCONIES</b>			
X	<b>QR8 Street-Facing Window Detail</b>		
	New street-facing facade	<p>Meet the following window standard on the street-facing facade:</p> <ul style="list-style-type: none"> <li>• Provide trim that is at least 3 inches wide around 80 percent of the windows; or</li> <li>• Recess the window glazing at least 3 inches behind the exterior wall or window frame for 80 percent of the windows.</li> </ul> <p>Ground floor storefront or curtain wall glazing systems are exempt from this standard.</p> <p>Alterations must either meet this standard or match the window trim and recess of the existing building for all new windows on street facing facades.</p>	
	<b>QR9 Upper Floor Windows</b>		
	New building, and an expansion of existing building above the ground floor	<p>At least 30 percent of the area of the new street-facing facade above the ground floor must be:</p> <ul style="list-style-type: none"> <li>• Windows; or</li> <li>• Doors opening up to balconies.</li> </ul>	2
Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<b>QR10 Street-Facing Balconies</b>		
	New building with six or more dwelling units located above the ground floor that have facades that face a street lot line	Provide balconies for at least 50 percent, or six whichever is greater, of the dwelling units with facades that face a street lot line and are located above the ground floor. The balconies must be designed so that a 4-foot by 6-foot dimension will fit entirely within it. If the balcony has glazed railings,	3

		they must have a treatment pattern that is applied using techniques from the <i>Portland Bird Safe Windows</i> list.		
	<b>QR11</b>	<b>Sunshades for Windows</b>		
		New windows above the ground floor on south facing and west facing facades	Provide awnings or eaves directly above 50 percent of the window openings on facades that are facing within 45 degrees of south and facades facing within 45 degrees of west. The awning or eave must project out at least 2 feet.	2
	<b>QR12</b>	<b>Bird-Safe Glazing for Windows</b>		
		Facades that contain more than 30 percent glazing	At least 90 percent of the windows must provide bird-safe glazing. Treatment patterns and application techniques must be from the <i>Portland Bird Safe Windows</i> list.	2
	<b>QR13</b>	<b>Operable Windows on Upper Level Units</b>		
		Dwelling units or commercial tenant spaces located above the ground floor	Provide at least one operable window in an exterior wall of each dwelling unit or tenant space. Each window meeting this standard must provide an operable opening of at least 6 square feet.	1
<b>X</b>	<b>QR14</b>	<b>Ground Floor Windows</b>		
		New building as follows:  The standard is required for a new building with a height that exceeds 55 feet.  The standard is optional for new buildings that are 55 feet or less in height	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.	2

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
<b>BUILDING MATERIALS</b>			
<b>X</b>	<b>QR15</b>   <b>Exterior Finish Materials</b>		
	<p>New building that has a net building area of at least 5,000 square feet</p> <p>Alterations to buildings with a net building area of at least 5,000 square feet may choose to meet the standard above or use materials which are the same as, or visually match the appearance of, those on the existing building.</p>	<p>Meet the following standards:</p> <ul style="list-style-type: none"> <li>• The exterior finish materials on 80 percent of the building must be materials listed on the approved materials list in Table 420-3 excluding windows and doors.</li> <li>• The exterior finish materials on 90 percent of the street facing facade of the ground floor must be materials listed on the approved materials list in Table 420-3 excluding windows and doors.</li> <li>• No more than 3 exterior finish material types listed on Table 420-3 may be used per building.</li> <li>• There may be no more than one unlisted material used per facade.</li> </ul>	
	<b>QR16</b>   <b>Exterior Finish Materials Option</b>		
	New building	The exterior finish materials on 100 percent of the building must be materials listed on the approved materials list in Table 420-3 excluding windows and doors. No more than 3 exterior finish material types listed in Table 420-3 may be used per building.	2
	<b>QR17</b>   <b>Building Materials Application to Side Walls of Building</b>		
	New building located 20 feet or closer to the street lot line	Exterior finish materials on the street-facing facade of buildings located 20 feet or closer to a street lot line and on the first 2 feet of the adjoining, but not street-facing, facades must be the same exterior finish materials.	1
	<b>QR18</b>   <b>Sustainable Wood</b>		
	Building using wood products where allowed as an exterior material in Table 420-3	<p>Provide at least one of the following Forest Stewardship Council (FSC) certified materials on at least 500 square feet of the exterior of a building:</p> <ul style="list-style-type: none"> <li>• Salvaged/reclaimed wood having “FSC Recycled” certification.</li> <li>• Wood from well-managed forests having a “FSC 100%” certification.</li> </ul>	1



Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<b>QR19</b>   <b>Low Carbon Concrete</b>		
	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
<b>ROOFS</b>			
<b>X</b>	<b>QR20</b>   <b>Rooftop Equipment</b>		
	New rooftop equipment	New rooftop equipment must be screened by a parapet that is as tall as the equipment, or the rooftop equipment must be set back 3 feet for every 1 foot of height above the roof or parapet.	
	<b>QR21</b>   <b>Ecoroof</b>		
	New building or alteration	Provide an ecoroof that covers at least 40 percent of the total building roof area or 2,000 square feet whichever is greater. The ecoroof must meet the Stormwater Management Manual's <i>Ecoroof Facility Design Criteria</i> .	2
	<b>QR22</b>   <b>Solar Energy System</b>		
	New building or alteration	Provide a rooftop solar energy system that covers at least 40 percent of the total building roof area or 2,000 square feet whichever is greater.	2
	<b>QR23</b>   <b>Reflective Roof Surface</b>		
	New building or alteration	Meet the Energy Star requirements for solar reflectance on at least 90 percent of the roof area not covered by rooftop equipment, vents, skylights, stairwells or elevator enclosures.  This standard does not apply if either standard QR21 or QR22 are met.	1

<b>Table 420-3 Approved Exterior Finish Materials</b>		
<b>Material Category and Approved Usage by Material Category</b>	<b>Material Type</b>	<b>Additional Approved Usage by Material Type</b>
<b>Brick</b>		
All brick and brick veneer	Brick and Brick veneer	n/a
<b>Stucco</b>		
Stucco that is one of the following: <ul style="list-style-type: none"> <li>Portland cement based three coat stucco system; or</li> <li>Cement board stucco system</li> </ul>	Stucco	n/a
<b>Wood</b>		
<ul style="list-style-type: none"> <li>The wood must be painted or sealed. If clear-finished or stained wood is used on a facade, the facade that contains this wood product must be protected from the elements. Protection from the elements means the wood is recessed at least two feet back from the exterior walls, or there is an eave or awning that extends out two feet from the edge of the wood wall; and</li> <li>On the ground floor, the wood must be at least 6 inches above the foundation grade.</li> </ul>	Wood: boards	<ul style="list-style-type: none"> <li>The boards have a width of 6 inches or less.</li> <li>Wood with a larger dimension must contain a reveal or board pattern that has dimension of 6 inches or less.</li> </ul>
	Wood: shakes/shingles	The shingles or shakes must contain a reveal of 10 inches or less.

<b>Table 420-3 Approved Exterior Finish Materials</b>		
<b>Material Category and Approved Usage by Material Category</b>	<b>Material Type</b>	<b>Additional Approved Usage by Material Type</b>
<b>Metal Wall Cladding</b>		
The cladding must have a factory applied color or coat finish. Exterior paint applied to the panels does not count to meet this requirement. Metal wall cladding made of zinc or copper does not need a factory applied color or coat finish;	Metal: narrow format panels	If the material has a vertical or horizontal dimension of 12 inches or less, the material must have a minimum thickness of 24-gauge.
	Metal: large format panels	If the material has a vertical or horizontal dimension greater than 12 inches, the material must meet one of the following: <ul style="list-style-type: none"> <li>• The material has a minimum thickness of 20-gauge. The panels must include a rib or reveal of 4 inches or less. The rib or reveal must have a minimum depth of 7/8 inch.</li> <li>• The material is bonded to a minimum 1/8" thick solid phenolic resin or plastic core.</li> </ul>
<b>Fiber Cement Wall Cladding</b>		
In Town Centers and on Civic Corridors, fiber cement wall cladding cannot be used on the ground floor except on the portion of the ground floor containing residential uses;	Fiber Cement: planks	If the product has a vertical or horizontal dimension or reveal of 6 inches or less, it must have a thickness of at least 5/16 inch. If the product has a vertical or horizontal dimension or reveal more than 6 inches and less than 12 inches, it must have a thickness of at least 5/8 inch.
	Fiber cement: shake/shingles	If the product is composed of shingles or shakes, the installation of the shingles or shakes must contain a reveal of 10 inches or less and have a thickness of at least 5/16 inch.

	Fiber cement: panels	If the product has a vertical or horizontal dimension greater than 12 inches, the panel must have a density greater than 80 pounds per cubic foot.
<b>Material Category and Approved Usage by Material Category</b>	<b>Material Type</b>	<b>Additional Approved Usage by Material Type</b>
Concrete		
	Concrete: Poured in Place	Poured in place Architectural Concrete meeting ACI 117 Class A Surface and ACI 301 Surface Finish 3.0, used as an exterior material; or Poured in place concrete used as an exterior material for the foundation and ground floor up to the floor level of the second floor;
	Concrete Masonry Units (CMU)	CMU may be used as a foundation material if the material is not revealed more than 3 feet above the finished grade adjacent to the foundation wall.

**33.420.060 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.

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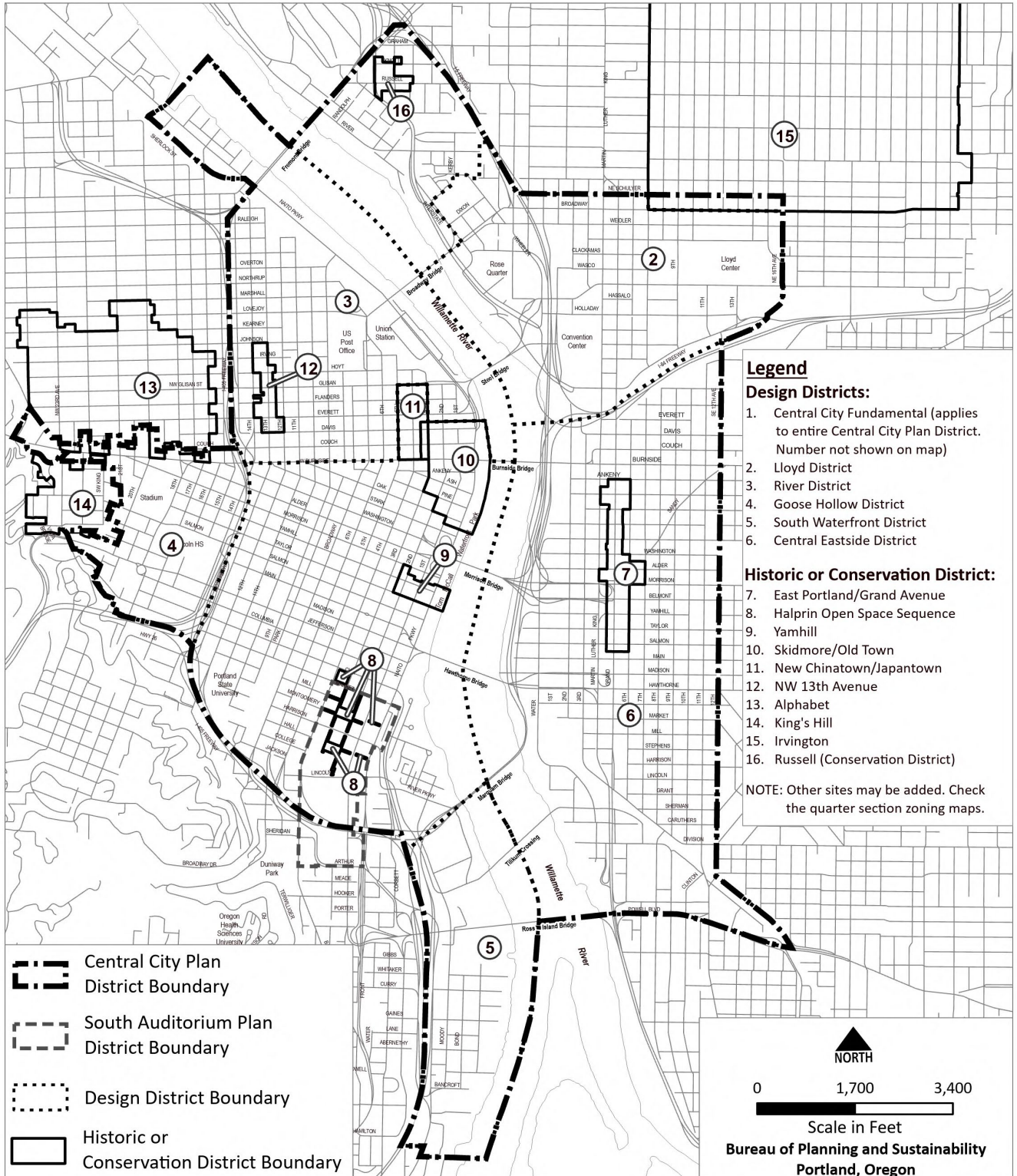
*(Amended by: Ord. No. 163697, effective 1/1/91; Ord. No. 167054, effective 10/25/93; Ord. No. 169987, effective 7/1/96; Ord. No. 171589, effective 11/1/97; Ord. No. 171849, effective 4/1/98; Ord. No. 174263, effective 4/15/00; Ord. No. 175204, effective 3/1/01; Ord. No. 175837, effective 9/7/01; Ord. No. 176587, effective 7/20/02; Ord. No. 176742, effective 7/31/02; Ord. No. 177920, effective 11/8/03; Ord. No. 178172, effective 3/5/04; Ord. Nos. 178423 and 178480, effective 6/18/04; Ord. No. 178452, effective 7/10/04; Ord. No. 178509, effective 7/16/04; Ord. No. 178946, effective 01/07/05, Ord. Nos. 179980 and 179994, effective 4/22/06; Ord. No. 180372, effective 9/30/06; Ord. No. 181357, effective 11/9/07; Ord. No. 182072, effective 8/22/08; Ord. No. 182429, effective 1/16/09; Ord. No. 182962, effective 7/31/09; Ord. No. 183518, effective 03/05/10; Ord. No. 183598, effective 4/24/10; Ord. No. 184842, effective 9/2/11; Ord. No. 185915, effective 5/1/13; Ord. No. 186639, effective 7/11/14; Ord. No. 187216, effective 7/24/15; Ord. No. 188259, effective 3/31/17; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18; Ord. No. 189000, 7/9/18; Ord. No. 189137, effective 8/22/18; Ord. No. 189488, effective 12/2/19; Ord. No. 189805, effective 3/1/20; Ord. No. 190380, effective 4/30/21; Ord. No. 190093, effective 8/1/21; Ord. No. 190477, effective 8/1/21; Ord. No. 190687, effective 3/1/22; Ord. No. 191164, effective 3/31/23; Ord. No. 191310, effective 6/30/23; Ord. No. 191609, effective 3/1/24; Ord. No. 191779, effective 10/1/24.)*



# Design Districts in the Central City and South Auditorium Plan Districts

# Map 420-1

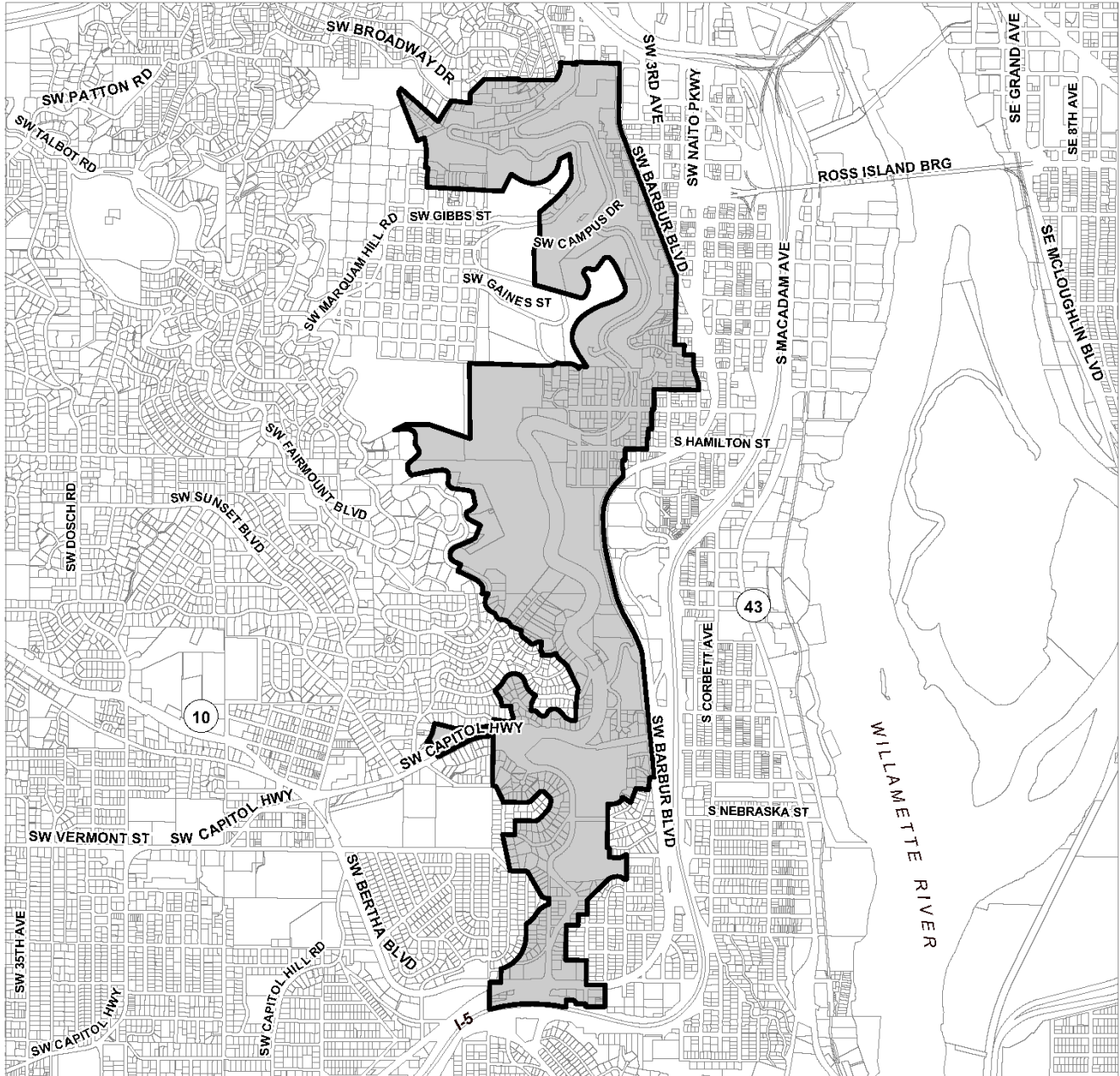
Map Revised October 1, 2024



# Terwilliger Design District

# Map 420-2

Map Revised August 1, 2021



 Design District Boundary



0 1,500 3,000

Scale in Feet

Bureau of Planning and Sustainability  
Portland, Oregon

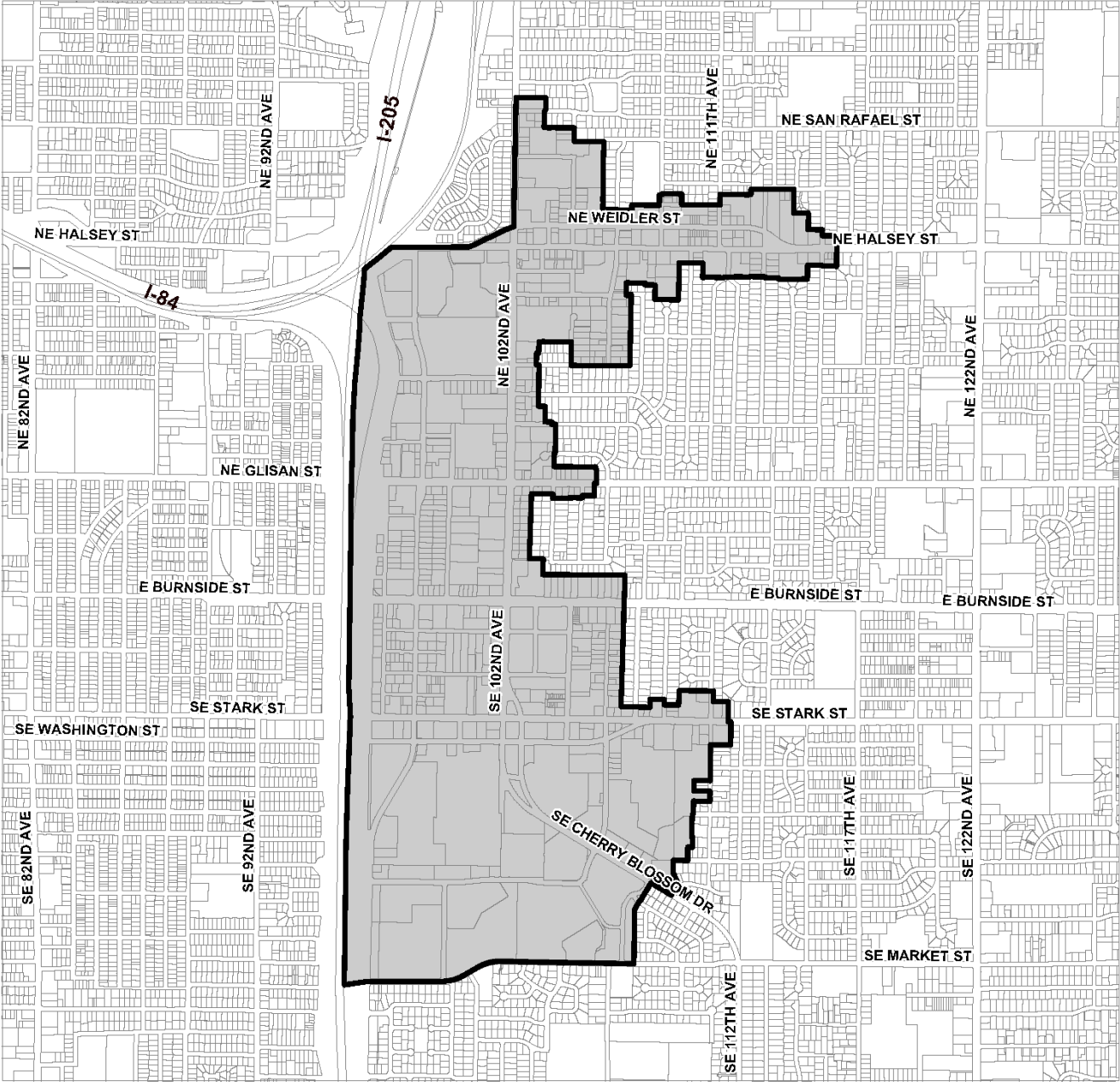




# Gateway Design District

# Map 420-4

Map Revised August 1, 2021



 Design District Boundary

