

Wave 1 Updates

What has changed?

Draft edits are proposed and have not yet been adopted by the City of Portland

Based upon feedback received after the release of the first wave material in June of 2023, we've made updates to definitions, zones, uses, and dimensional standards. This sheet presents a high-level overview of what has changed in these articles since the first wave. We encourage everyone to review the updated versions of these articles, as well as the redlined copies, to learn more.

Definitions

Numerous new definitions have been added, capturing terms used in floodplain regulations, the new Coastal Flood Resilience Overlay Zone, and the India Street Form-Based Code, among others. Several definitions have also been clarified or modified in response to public comments. Finally, definitions have been updated to reflect the Portland City Council's amendments made since the release of the first wave of material in June of 2023.

Zones

The new Coastal Flood Resilience Overlay Zone has been added to the zone list in this article. Additionally, numerous zone purpose statements have been updated to clarify the intent of each of the zones, respond to public comments, and reflect changes to the uses and dimensional standards.

Uses

Use standards have been updated to reflect feedback received after the release of the first wave, as well as to ensure alignment with the City Council's adopted amendments in the time since. These include changes to the standards related to accessory dwelling units, lodging houses, and multi-family conversions, among others. Additionally, some of the performance standards (odor, noise, smoke and dust) have been updated and clarified. Finally, use standards have been added within a new section to address entertainment businesses in the B-3 and WCZ zones; these standards effectively replace the current Downtown Entertainment Overlay Zone standards.

Use permissions have also been updated. In the revised drafts:

- 3- and 4-family dwellings changed to permitted uses in RN-1 + RN-2
- 2- and 3-family dwellings changed to permitted uses in IR-1 + IR-2
- Lodging houses changed to conditional uses in RN-4 + RN-5
- Low-impact industrial changed to permitted in I-B
- Residential care facilities (small) changed to permitted uses in B-1 + B-4
- Residential care facilities (large) changed to permitted in B-4
- Animal-related services changed to permitted in B-4
- Solar and wind energy systems changed to permitted in A-B

Dimensional standards

Dimensional standards have been updated, incorporating clarifications to some of the Code's measurement methodologies, additions to the alternative development forms in Section 7.4, and revisions to dimensional standards for certain zones.

Numerous standards have been updated to reflect feedback received on the first wave material in June of 2023. These changes include, but are not limited to:

- The addition of front setback averaging to the RN-1 zone
- Simplification of street frontage requirements in the residential neighborhood and island zones
- Updates to lot coverage and landscaped open space requirements in the residential neighborhood and island zones
- Updates to "small island lot" standards applicable in the IR-2 zone
- Cottage court development added as an option for the IR-2 zone
- Updates to pedestrian passage requirements