



CENTRAL CITY CODE AMENDMENTS PROJECT

Zoning Code and Map Amendments Draft Concepts

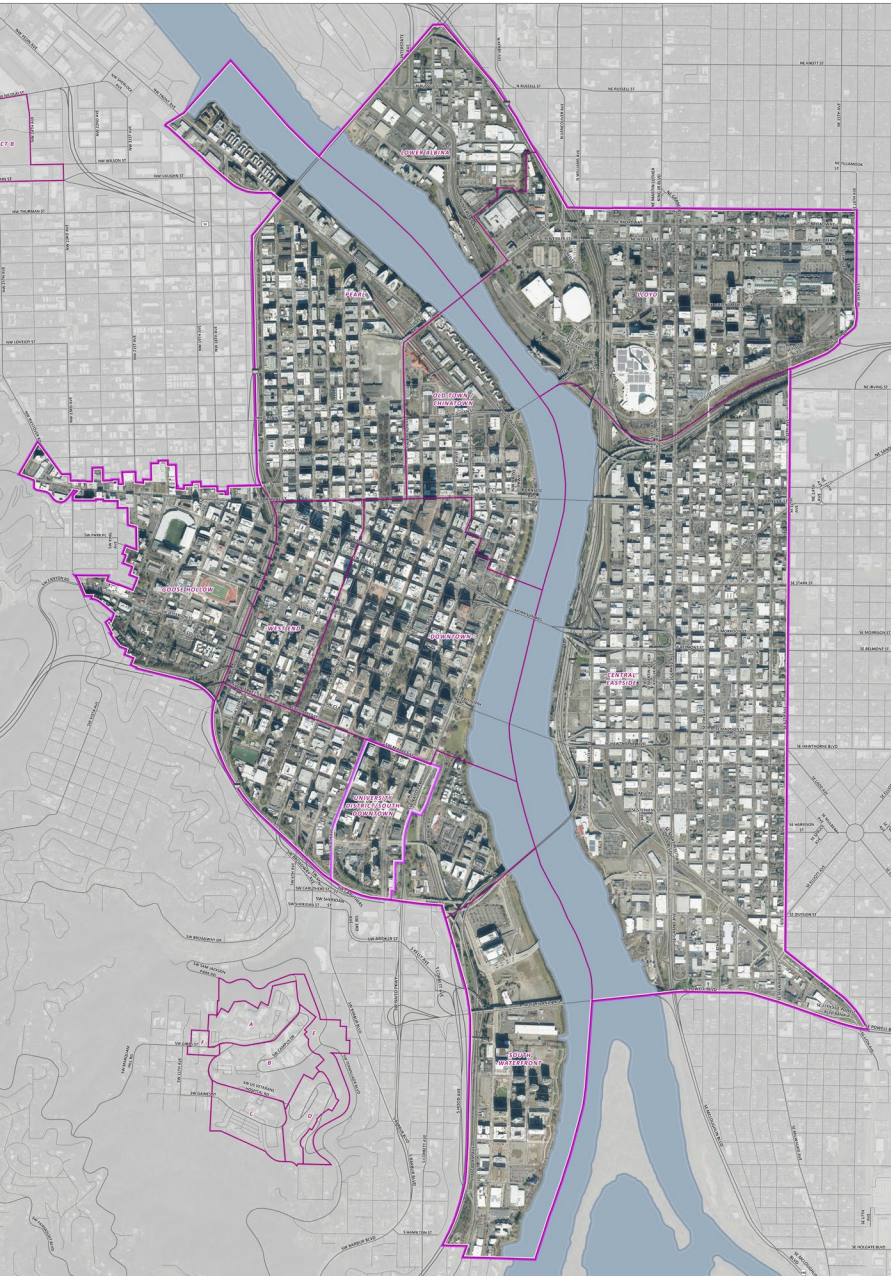
Southeast Uplift
Land Use & Transportation Committee
8/18/25

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Project Purpose

Update Central City zoning tools to encourage the development of new housing and support the economic recovery and revitalization of the city core.

Tentative Timeline

Oct 2025	Nov 2025	Dec 2025	Feb 2026	April-June 2026
Discussion Draft	Proposed Draft	PC Hearing	Recommended Draft	City Council Hearing
Open Houses, Meetings		Notices & Testimony		



Zoning Code and Map Amendments

Encourage Housing and Economic Development and Recovery:

- **Comp Plan and Zoning Map**
- **Use Allowances**
- **Maximum Building Heights**
- **Floor Area Ratio (FAR) and Bonuses**
- **Ground Floor Active Uses**
- **Parking Provisions**
- **Misc. & Technical**



Encourage Housing: Comp Plan and Zoning Map

Areas Under Consideration for Potential Changes from Industrial to Central Employment

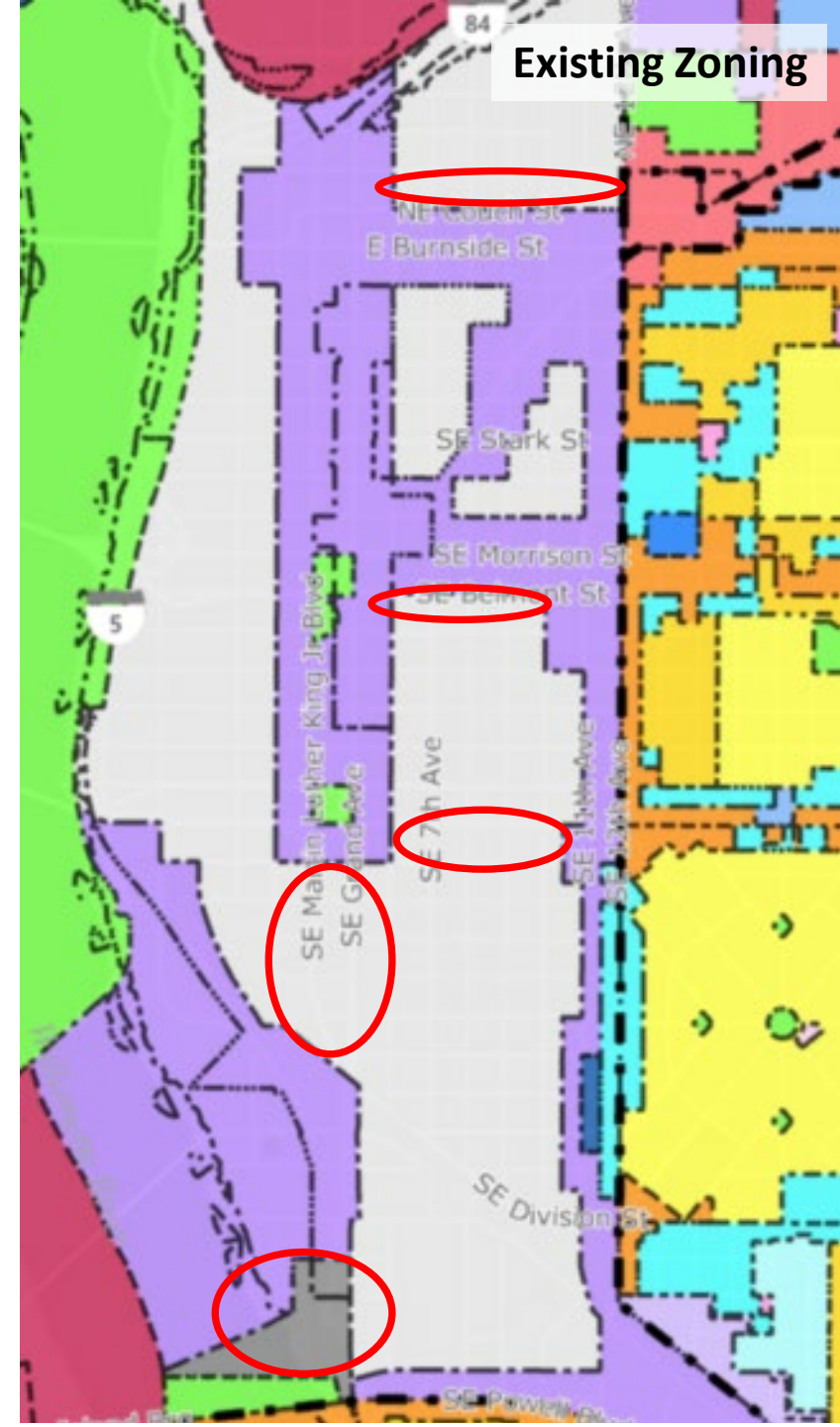
Goal: Increase flexibility for housing and mixed use along main street corridors and closed Ross Island Sand and Gravel site.

- North side of Couch St.
- South side of Belmont St.
- Extension of MLK/Grand to south
- Ross Is. Sand and Gravel batch plant site on River



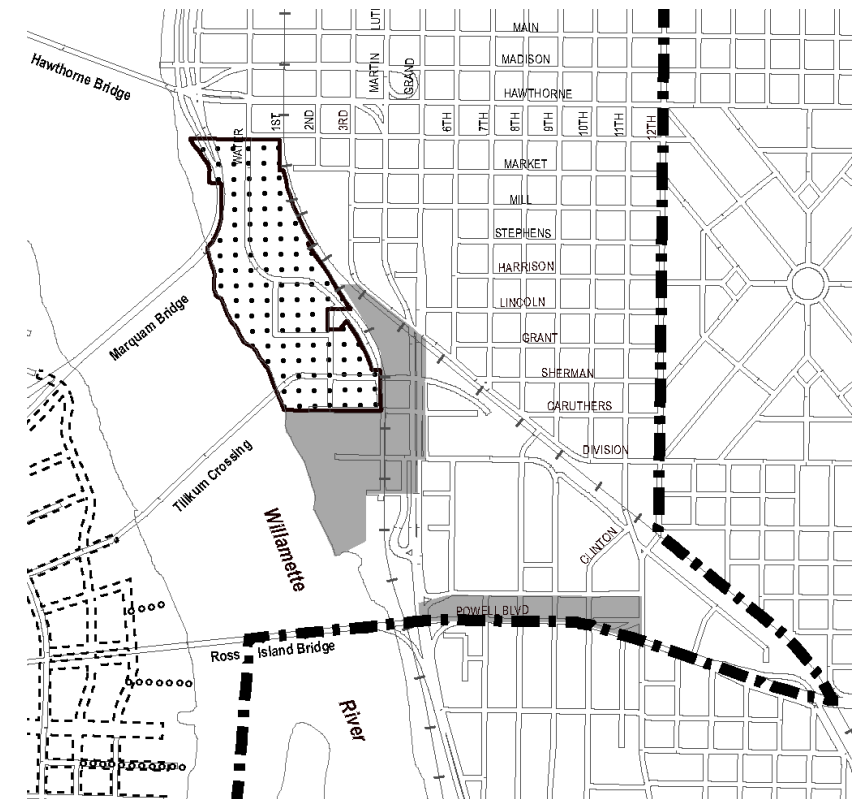
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Encourage Housing: **Use Allowances**

Remove housing prohibition for EX zones in portions of Central Eastside and Lower Albina



Residential uses
prohibited



Residential uses require
a Central City Master Plan



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Economic Recovery: **Use Allowances**

Increase retail use allowance in Central Eastside IG1 Zone from 5,000 SF to 20,000 SF per site with no individual use larger than 5,000 SF

- Facilitates more street-activating uses on the ground floors of buildings

Allow Manufacturing & Production in the CX zone

- Encourages new development and “new economy” employment opportunities

Allow 5,000 SF of Warehouse And Freight Movement in CX zone

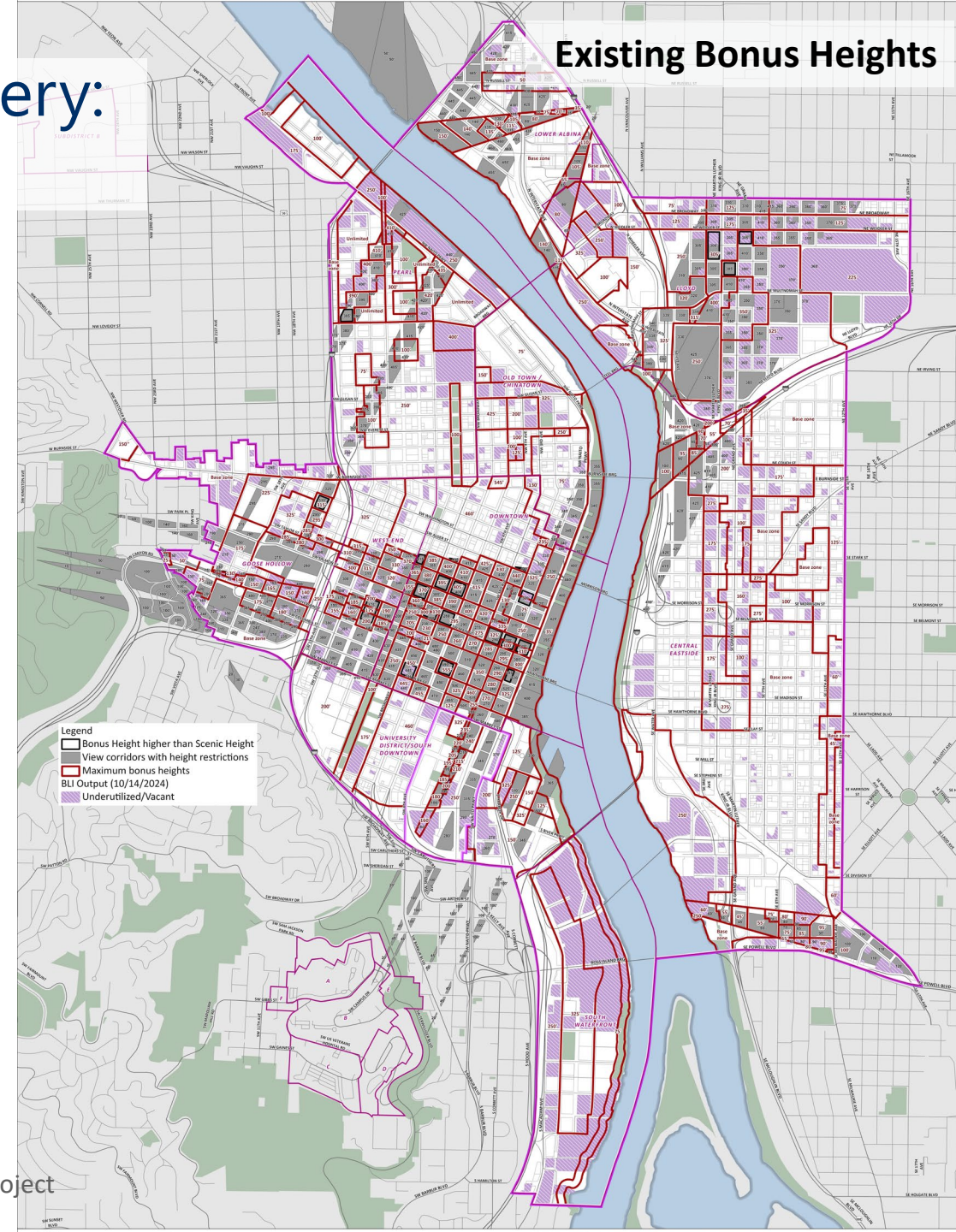
- Facilitates Micro Delivery Hubs—small, last-mile, “green” distribution facilities



Encourage Housing & Economic Recovery: Maximum Building Height

Areas for potential maximum bonus height increases:

- View corridors where existing limits are below the height at which the view would be obstructed
- Areas with relatively lower height limits, including edges of Central City
- Bridgeheads
- Step-down areas adjacent to historic districts
- Areas with BLI Vacant/Underutilized sites



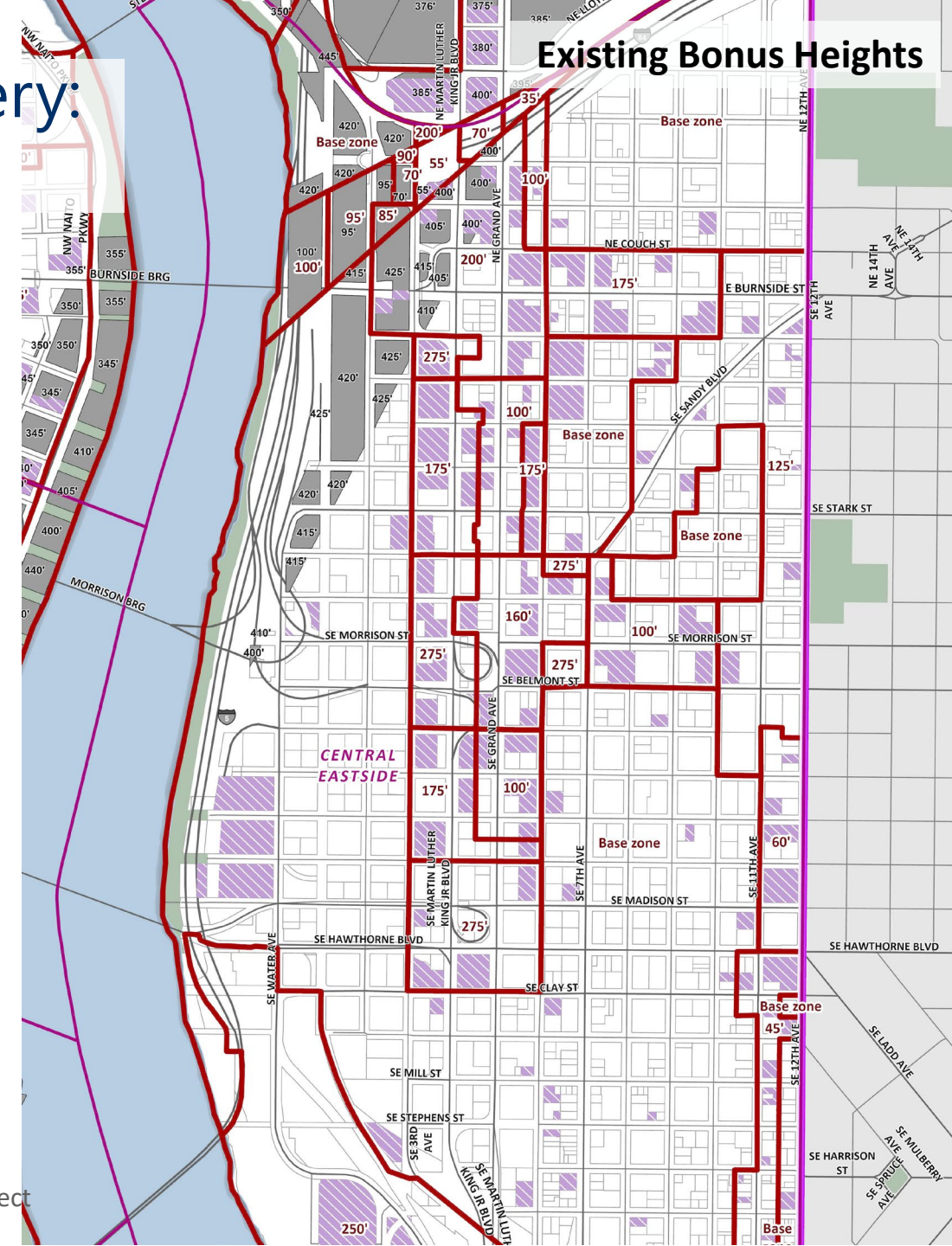
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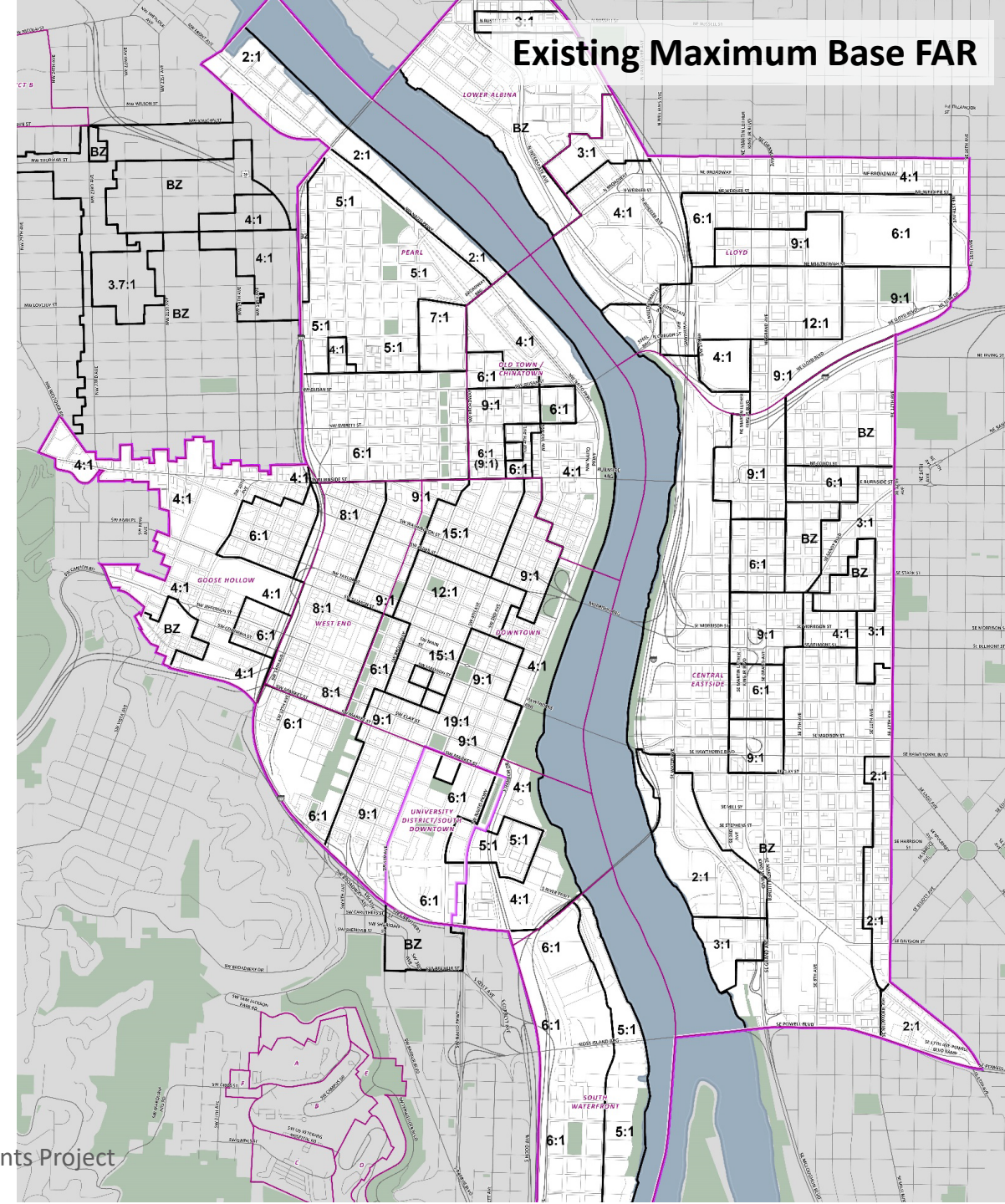
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Encourage Housing: Floor Area Ratios

Create a new bonus of up to 1:1 FAR for 2- and 3-bedroom units.

Increase maximum FAR that can be earned from use of bonuses from 3:1 to 4:1.



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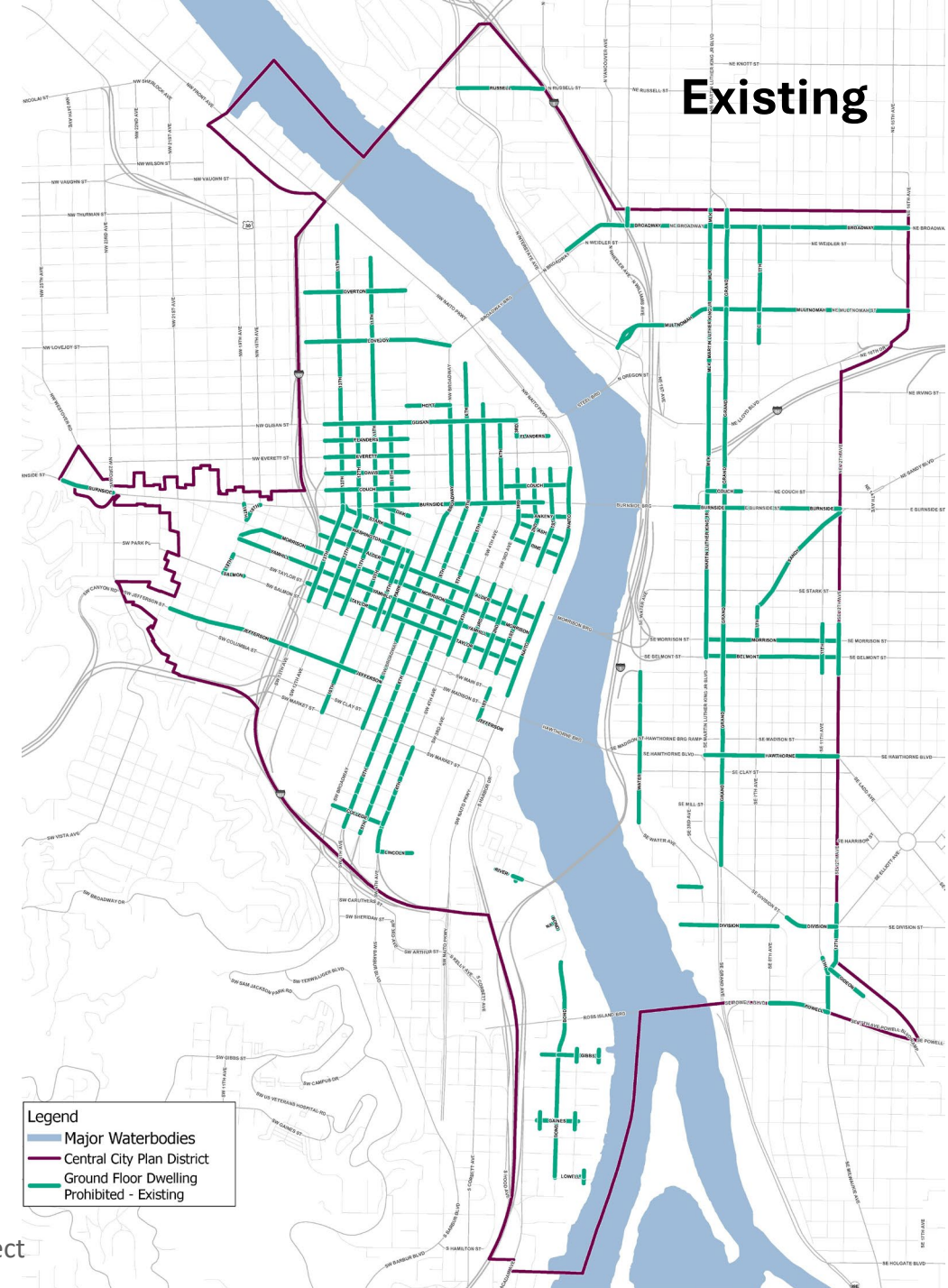
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Encourage Housing: Ground Floor Use Requirements

Two Standards:

- Construct ground floor to accommodate active uses (depth and ceiling height)
- Prohibition of dwellings in first 25' of ground floor

CC2035 Street
Character Diagram
Retail in yellow and red



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Economic Recovery: Surface Parking

**Allow new surface parking on specified
ODOT-owned parcels under and
adjacent to I-5 in the Central Eastside.**

These sites are reserved for ROW uses and
cannot be developed with buildings. Leases
subject to 30-day termination.



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Economic Recovery: **Surface Parking**

Allow temporary surface parking for a single 5-year period on vacant sites planned for future development

Allow daily and hourly parking in existing off-street parking areas in the Central Eastside



Economic Recovery: Food Carts

New Chapter 298 -- Food Carts and Food Cart Area:

- Consolidates and simplifies zoning regulations for food carts and food cart areas (“pods”)
- Food carts no longer classified as vehicles, so they can be sited anywhere retail uses are allowed (previously allowed only in vehicle/parking areas), citywide.
- Standards control dust and mud, screen gas and electric meters, shield lighting and require set-backs from residential zones.



Misc. & Technical Amendments

- Amend ecoroof provision to allow any combination of solar panels and ecoroofs to meet the 60% roof coverage requirement
- Exempt Major Event Entertainment uses from minimum FAR requirement. Allow adjustments to minimum FAR for other uses.
- Technical Amendments



Thank You

There will be opportunities to give feedback and provide testimony throughout the project. Learn more at:

www.portland.gov/cccap

