

Zoning Map Draft 1

August 2, 2018

Considerations for applying new Districts



- Existing zoning
- Lot size and pattern
- Adopted plans
- Existing uses

Zoning Overview

Zone	Parcels	Area
Residential	61,890 (84.6%)	59.6%
Commercial	5,876 (8.3%)	8.6%
Downtown	466 (0.6%)	0.4%
Form Districts	581 (0.8%)	0.5%
Industrial	2,540 (3.4%)	11.3%
Special	1,797 (2.4%)	19.6%

Residential (Single-dwelling and duplex)

- **All residential remains residential**
- **EN-1** transitioned to **EN** directly
- Existing residential zones with single-dwelling and duplexes
 - Basic zones (R-1, R-1E, R-1A, some R-2 neighborhoods)

Lot Size	RN-1	RN-2
<10,000 s.f		X
>10,000 s.f.	X	

- Minimize nonconforming lots

Residential (Multi-dwelling, attached)

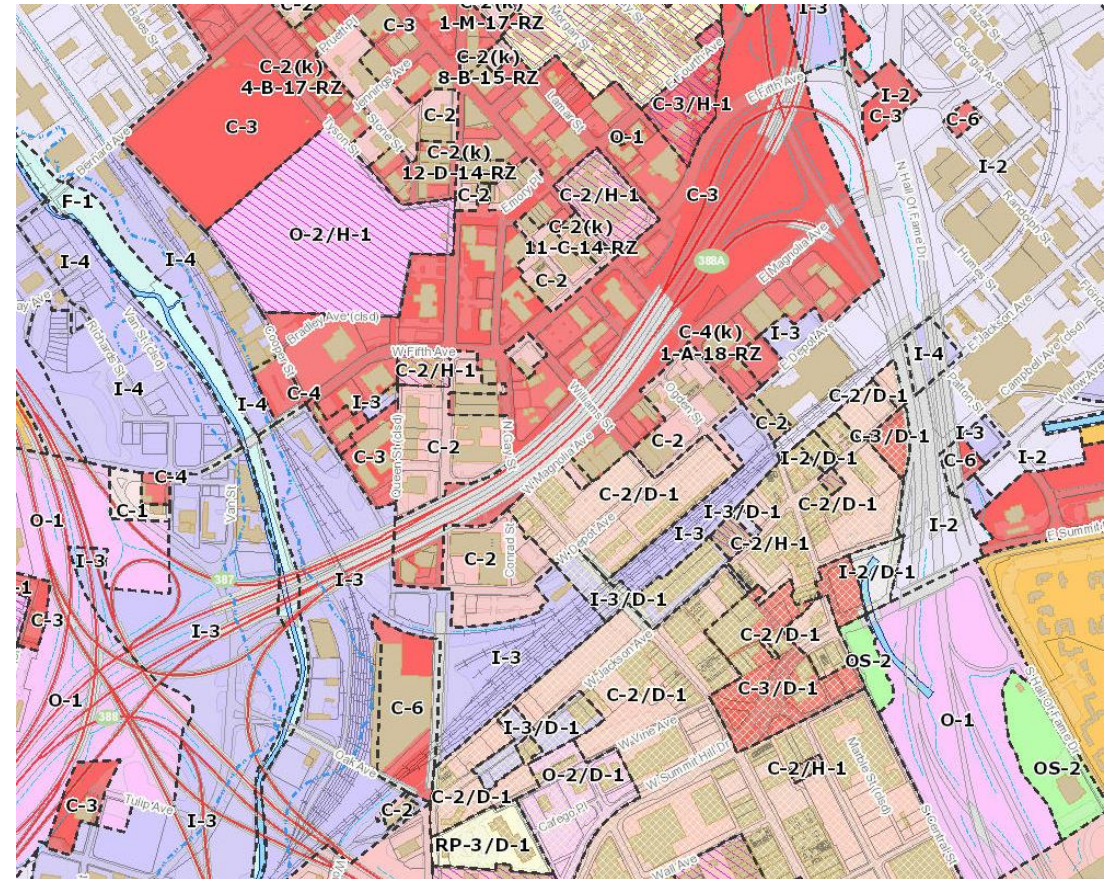
- **RN-3**
 - Town homes, condos and attached units (RP-1, R-2)
- **RN-4**
 - Not used
- **RN-5**
 - Small apartments buildings (R-2)
- **RN-6, RN-7**
 - Large-scale apartment developments (R-2, R-3, RP-2, RP-2)
 - Residential towers



Example RN-3 condominium development

Downtown

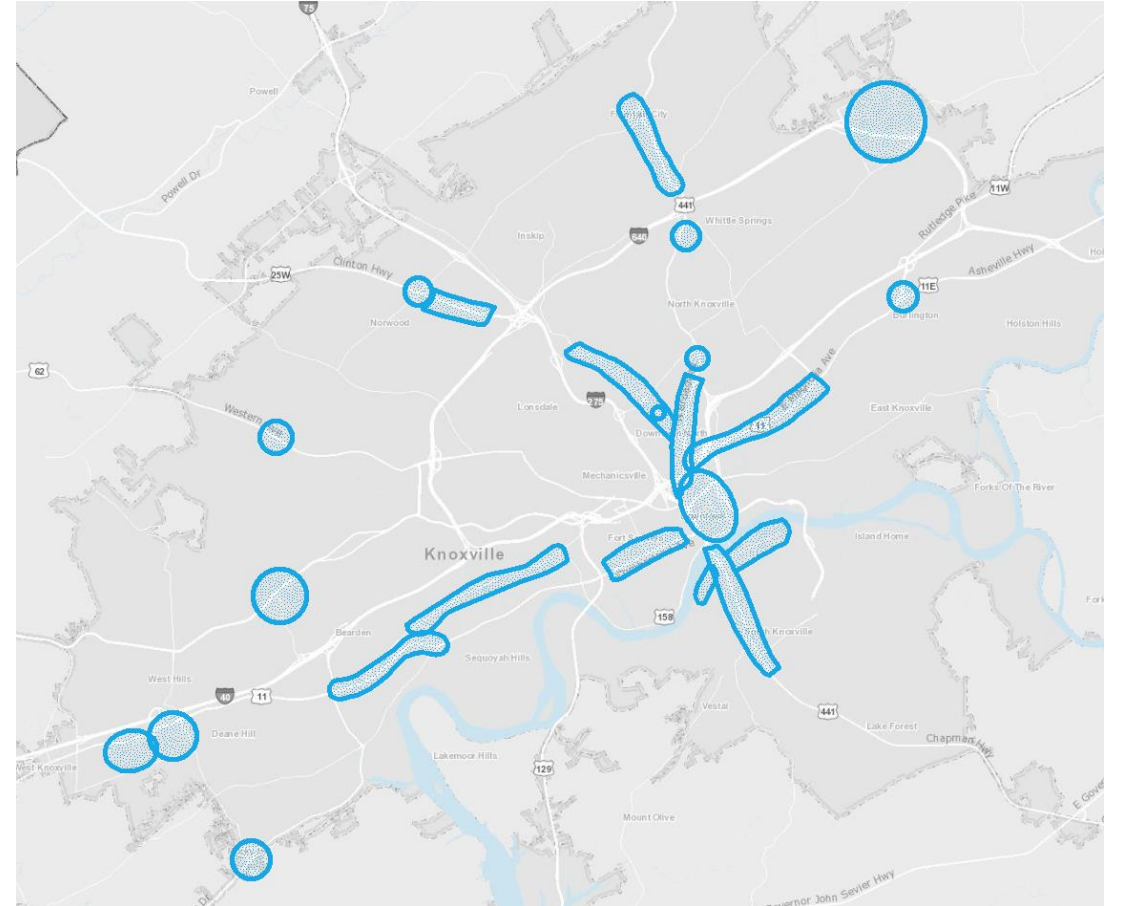
- **DK** with subdistricts
 - C-2 areas within D-1 overlay
- Some C-2 areas outside of Downtown converted to C-G-3



C-2 concentration north of Downtown

Commercial & Office

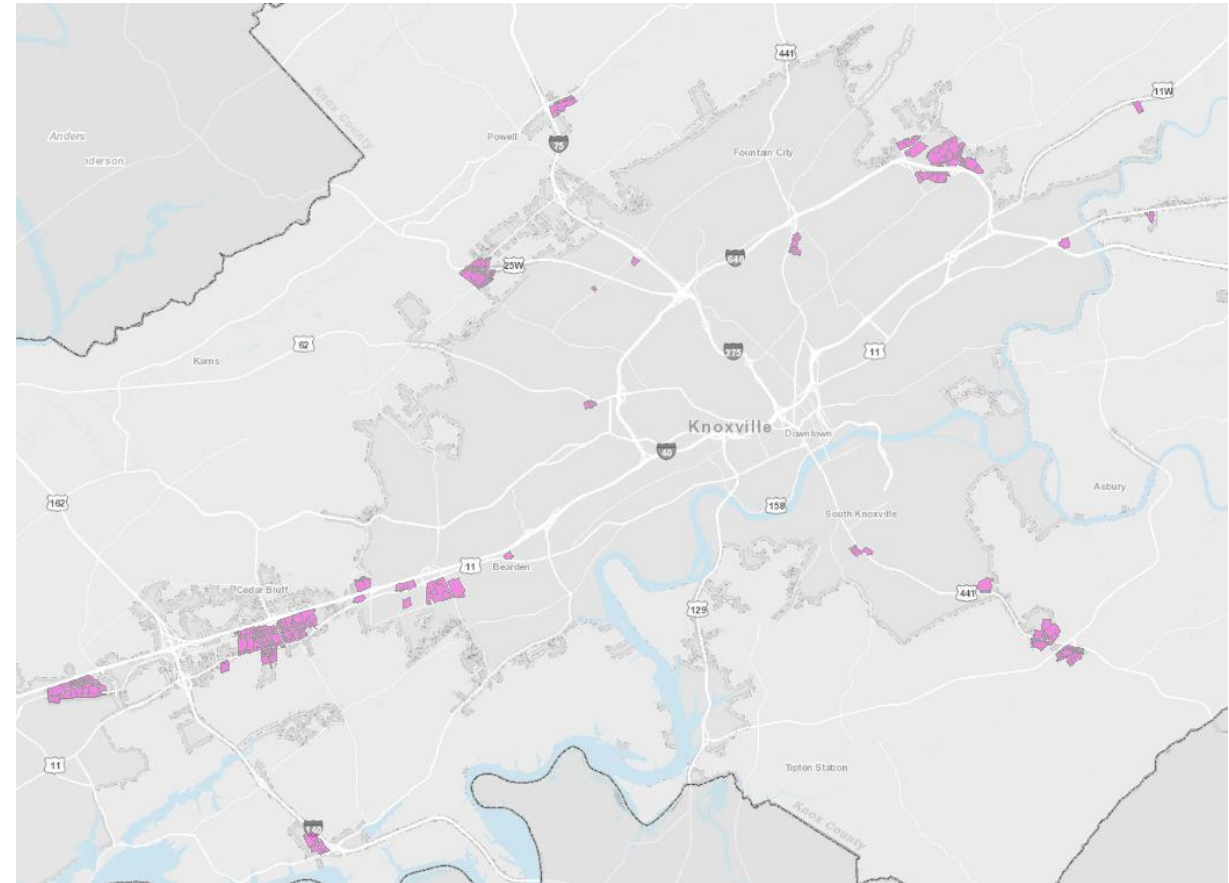
- **C-N (Neighborhood)**
 - Existing C-1 Neighborhood Commercial zones
- **C-G (General)**
 - C-G-1 for C-3
 - C-G-2 and C-G-3 within nodes with increased height, setback reduction, design standards
- **C-H (Highway)**
 - C-H-1 for C-4
 - C-H-2 for with nodes and corridors



Nodes and corridors concept

Commercial

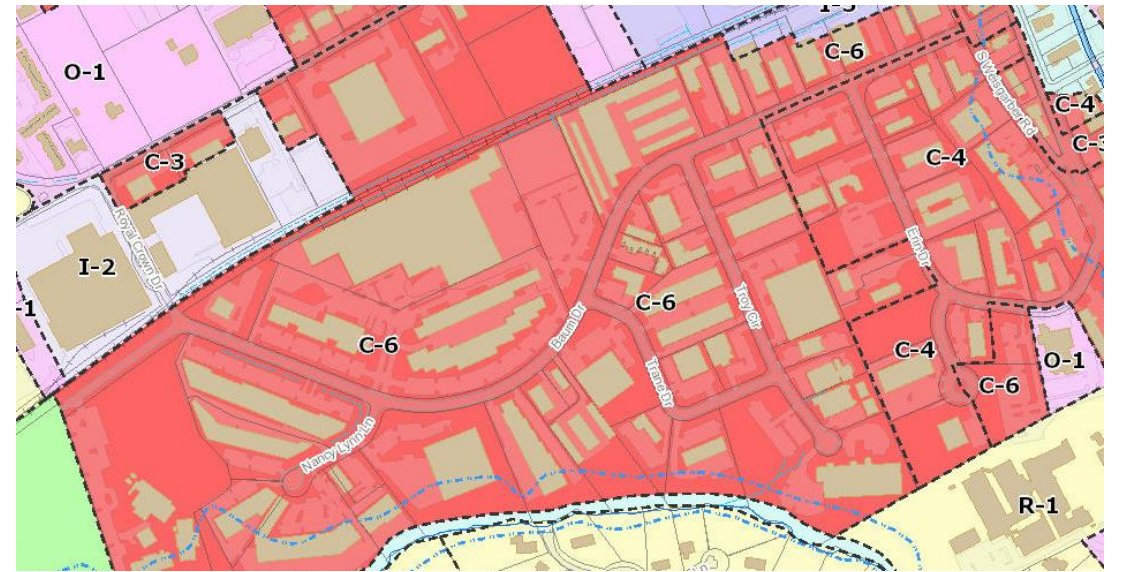
- **C-R (Regional)**
 - C-6 Planned Commercial
 - PC-1, PC-2 Planned Commercial
 - SC-2, SC-3 Shopping Center
 - C-4 where the use is heavy retail
- **O (Office)**
 - O-1 Office Zone
- **OP (Office Park)**
 - O-1 > a few acres, that is not transitional



C-R application in Draft 1 map

Industrial

- **I-MU (Industrial Mixed Use)**
 - I-2 Light Industrial
- **I-G (General Industrial)**
 - I-3 General Industrial
- **I-H (Heavy Industrial)**
 - I-4 Heavy Industrial



Baum Drive: Light Manufacturing



Downtown West: C-6 retail area

Overlays

- Overlays transferred intact:
 - **H** (H-1 Historic)
 - **NC** (NC-1 Neighborhood Conservation)
 - **TO-1** (Technology Overlay)
- Base zones converted to overlays
 - **F** (F-1 Floodway)
- New overlays
 - **HP** (Hillside protection)
- Removed
 - D-1 (Downtown)
 - IH-1 (Infill Housing)

Applications

- Recode Zoning Portal
 - <https://maps.knoxmpc.org/MapSeries/recode.html?appid=daa100e704b44ea7825e3202943f9fcd>
- Portland Zoning App
 - <https://www.portlandmaps.com/bps/zoning/#/map/>