Zoning Map Draft 1
August 2, 2018
Considerations for applying new Districts

- Existing zoning
- Lot size and pattern
- Adopted plans
- Existing uses
## Zoning Overview

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

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>RN-1</th>
<th>RN-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;10,000 s.f.</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>&gt;10,000 s.f.</td>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>

• 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
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/