

Portland Ave. Rezone Discussion
 Proposed vs. Existing Zones:
 NMU, NC, HSF for 3/7/18 Meeting

	PROPOSED	EXISTING	PROPOSED	EXISTING
	Neighborhood Mixed Use (NMU)	Neighborhood Center (NC)	High Density Single Family (HSF)	High Density Single Family (HSF)
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.				
Group Home		C		
Mobile Home				
Mobile Home Park				
Multi-Family Housing	P	A1,2,5	P1,3	
Nursing Homes	P	A		
Senior Housing	P	A		
Single-Family Detached Housing			P	P
Two-Family Housing (Duplex)		A*	P	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.				
Administrative Government Svcs.	P	P		
Community and Cultural Svcs.	C1;P2-3	P2;C1		
Day-Care Centers	P	P	P1	
Education	P1;A2	P1;A2	P1	
Health Services	P1	P1		
Postal Services	P1	P1		
Public Park Facilities	P1,4	P1,4	P1,4	
Public Safety Services	P1	P1		
Religious Assembly	P1,2	P	P1	
Transportation	P1	P1		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.				
Electrical Facilities	P	P	P	
Electrical Generation Facilities				
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1;C3	
Organic Waste Processing Facilities				
Pipelines	P	P	P	
Sewage Collection Facilities	P	P	P	
Sewage Treatment Facilities	C	C	C	
Stormwater Facilities	P	P	P	
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;C2	
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2	
Waste Disposal Facilities			C2	
Waste Transfer Facilities	P1;C2	P1;C2	P1;C2	
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.				
Administrative and Professional Offices	P	P		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.				
Agritourism	P1	P		
Agricultural Services				
Agricultural Supply Sales	P1			
Animal Production, Boarding and Slaughtering				
Crop Production				
Fish Processing, Hatcheries and Aquaculture				
Forestry				

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Surface Mines				
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.				
Adult Business				
Amusement and Recreation	P1;C2	P1;C2,3		
Billboards				
Building Materials and Garden Supplies	P1,2	P1		
Business Services	P1	P1		
Commercial Centers				
Eating and Drinking Establishments	P1,3	P		
Lodging	P3			
Mobile, Manufactured and Modular Home Sales				
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service		P1;A2;C3		
Rental and Repair Services	P1	P1;A2		
Sales of Merchandise and Services	P1,2	P3		
Storage and Moving				
Wholesale Trade				
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.				
Basic Manufacturing				
Contractor Yards				
Food and Related Products				
Industrial Services and Repair				
Intermediate Manufacturing and Intermediate/Final Assembly				
Off-site Hazardous Waste Treatment and Storage Facilities				
Recycling Collection and Processing Facilities				
Salvage Yards/Vehicle Storage				
Warehousing, Distribution and Freight Movement				

P= Permitted outright, A= Requires approval of Administrative Use Permit, C= Requires approval of Conditional Use Permit. For a definition of uses and levels, see Chapter 18A.33 Use Category Descriptions

Residential Density* & Height	Minimum Density	Maximum Density**	Maximum Height
Neighborhood Center (existing)	4	16	60
Neighborhood Mixed Use (proposed)	6	16	45
High Density Single Family (existing)	6	12	40
High Density Single Family (proposed)	6	12	40

**Density is net units per acre*

***Maximum density may only be reached when connected to sewer*