CHAPTER 33.531
GUILD'S LAKE INDUSTRIAL SANCTUARY PLAN DISTRICT

(Added by: Ord. No. 176092, effective 12/21/01. Amended by: Ord. No. 177920, effective 11/8/03; Ord. No. 183269, effective 10/21/09)

Sections:
General
33.531.010 Purpose
33.531.020 Where the Regulations Apply
Use Regulations
33.531.100 Purpose
33.531.110 Additional Use Limitations in the IH Zone
33.531.120 Additional Prohibited Uses
33.531.130 Additional Regulations in Subdistrict A
33.531.140 Additional Regulations in Subdistrict B
Map 531-1 Guild's Lake Industrial Sanctuary Plan District and Subdistricts
Map 531-2 Subdistrict B

33.531.010 Purpose

The Guild's Lake Industrial Sanctuary plan district fosters the preservation and growth of this premier industrial area adjacent to Portland's central city. The plan district's large number of well-established industrial firms are dependent on the area's multimodal transportation system, including marine, rail, and trucking facilities, and on the ability of area streets to accommodate truck movements. Because of its proximity to inner-city neighborhoods with high concentrations of commercial and residential uses, the Guild's Lake Industrial Sanctuary is particularly vulnerable to impacts from, and redevelopment to, nonindustrial uses. The provisions of the plan district recognize that the displacement of industrial uses by inappropriate nonindustrial uses potentially threatens the integrity of this district and investments in public and private infrastructure. The provisions of this chapter protect the area from incompatible uses which threaten the district's integrity, stability and vitality and compromise its transportation system. This chapter also includes provisions to ensure a more pedestrian- and transit-oriented streetscape along NW Vaughn Street and an improved interface with the mixed-use neighborhood to the south.

33.531.020 Where the Regulations Apply

The regulations of this chapter apply to sites in the Guild's Lake Industrial Sanctuary plan district. The boundaries of the plan district are shown on Map 531-1 at the end of this chapter, and on the Official Zoning Maps. The boundaries of the subdistricts are also shown on Map 531-1.

Use Regulations

33.531.100 Purpose

Nonindustrial uses in the plan district are limited because they interfere with industrial activities and generate traffic that can compromise the ability of the area's multimodal transportation system to serve industrial uses. These restrictions ensure that the plan district is preserved primarily for industrial uses, while allowing limited commercial uses that serve industrial firms and their employees. The restrictions are most extensive in the IH zone; in that zone the potential for conflicts between industrial and nonindustrial uses is greatest because of the nature of heavy industrial operations. Greater flexibility is provided

for nonindustrial uses along portions of the plan district's southern boundary, together with additional development standards, to address the close interface of industrial operations and mixed-use areas along NW Vaughn Street.

33.531.110 Additional Use Limitations in the IH Zone

A. Purpose. These regulations place additional limitations on commercial uses to minimize their impact on industrial activity. In addition, the regulations place limits on accessory and headquarters offices in the core of the plan district to ensure that the offices will be clearly subordinate to their associated uses and to limit their potential impacts on nearby industrial operations.

B. Where these regulations apply. The regulations of this section apply to sites in the IH zone.

C. Retail Sales And Service and Office uses in the IH zone.

1. Limited uses. Up to four Retail Sales And Service and Office uses are allowed per site. The square footage of the floor area plus the exterior display and storage area may be up to 3,000 square feet per use.

2. Conditional uses.

   a. More than four Retail Sales And Service or Office uses on a site is a conditional use.

   b. Any Retail Sales And Service or Office use where the floor area plus the exterior display and storage area is more than 3,000 square feet is a conditional use. Retail Sales And Service or Office uses where the floor area plus exterior display and storage area is more than 10,000 square feet or the FAR is more than 1:1 are prohibited, except in historic landmarks. In historic landmarks, Retail Sales And Service or Office uses where the floor area plus the exterior display and storage area is more than 25,000 square feet or the FAR is more than 2:1 are prohibited.

D. Accessory Offices and Headquarters Offices. Up to 25 percent of the net building area plus exterior work and storage areas on a site, or 25,000 square feet, whichever is less, may be in accessory office or headquarters office use. Accessory or headquarters office uses that exceed this percentage, or occupy more than 25,000 square feet, are a conditional use. Accessory and headquarters offices are allowed only in conjunction with a primary use that is allowed in the zone or has been approved as a conditional use.

33.531.120 Additional Prohibited Uses

A. Purpose. To preserve the Guild's Lake area as a suitable location for industrial uses, these regulations prohibit nonindustrial uses that conflict with industrial activities and that can contribute to traffic congestion, especially in the core of the plan district.

B. Additional prohibited uses in the IH zone. The following uses are prohibited in the IH zone:

1. Household Living;
2. Self-Service Storage;
3. Commercial Outdoor Recreation; and
4. Major Event Entertainment.

C. Additional prohibited uses in the IG zones. The following uses are prohibited in the IG zones:

1. Household Living;
2. Commercial Outdoor Recreation; and
3. Major Event entertainment.

33.531.130 Additional Regulations in Subdistrict A
Sites in Subdistrict A are also subject to the regulations of the following Sections of the Northwest Hills Plan District: 33.563.200 Prohibition, 33.563.210 Additional Approval Criteria, and 33.563.030, Transfer of Development Rights.

33.531.140 Additional Regulations in Subdistrict B

A. Purpose. These regulations minimize conflicts between industrial operations in the Guild's Lake Industrial Sanctuary and the mixed-use neighborhood to the south. Uses are limited or prohibited that may conflict with nearby industrial and residential uses or that can overburden the area's transportation system. These regulations provide additional flexibility in the siting of the limited amount of Office uses allowed in the subdistrict, while preserving overall Office use limitations. The regulations also limit blank walls on the ground level of buildings to encourage a continuity of active uses along street frontages and to avoid a monotonous pedestrian environment. Parking access is limited along NW Vaughn Street to minimize impacts on the transportation system and to reduce conflicts with pedestrians.

B. Where these regulations apply. These regulations apply to sites in an EG zone within Subdistrict B, shown on Map 531-2.

C. Retail Sales And Service uses. Retail Sales And Service uses are allowed if the floor area plus the exterior display and storage area is not more than 10,000 square feet per site.

D. Additional prohibited uses. The following uses are prohibited:

1. Household Living;
2. Group Living;
3. Quick Vehicle Servicing;

4. Commercial Outdoor Recreation; and

5. Major Event Entertainment.

E. Development standards.

1. Maximum floor area ratios. Half the floor area used for parking is not counted toward maximum floor area ratios.

2. Maximum height. The maximum building height is 65 feet.

3. Building coverage. The maximum building coverage is 100 percent.

4. Minimum landscaped area. There is no minimum landscaped area.

5. Transfer of floor area. The amount of floor area allowed to be in Office use on the portion of a site within Subdistrict B may be transferred to the portion of another site within Subdistrict B, if all of the following are met:

   a. Development on the receiving site must meet all development standards except for the amount of floor area in office use, which is increased to allow the amount transferred;

   b. Transfer of Office floor area may involve only one transferring site and one receiving site; and

   c. The property owner(s) must execute a covenant with the City that is attached to and recorded with the deed of both the site transferring and the site receiving the floor area reflecting the respective increase and decrease of potential Office use floor area. The covenant must meet the requirements of Section 33.700.060.

6. Setbacks and main entrances. There is no minimum building setback. Sites are subject to the maximum setback standards and main entrance standards of the EG1 zone.

7. Ground floor windows. The ground floor of all street-facing façades that are 20 feet or closer to a transit street lot line must meet the ground floor window standards of the EX zone.

8. Drive-through facilities. Drive-through facilities are prohibited.

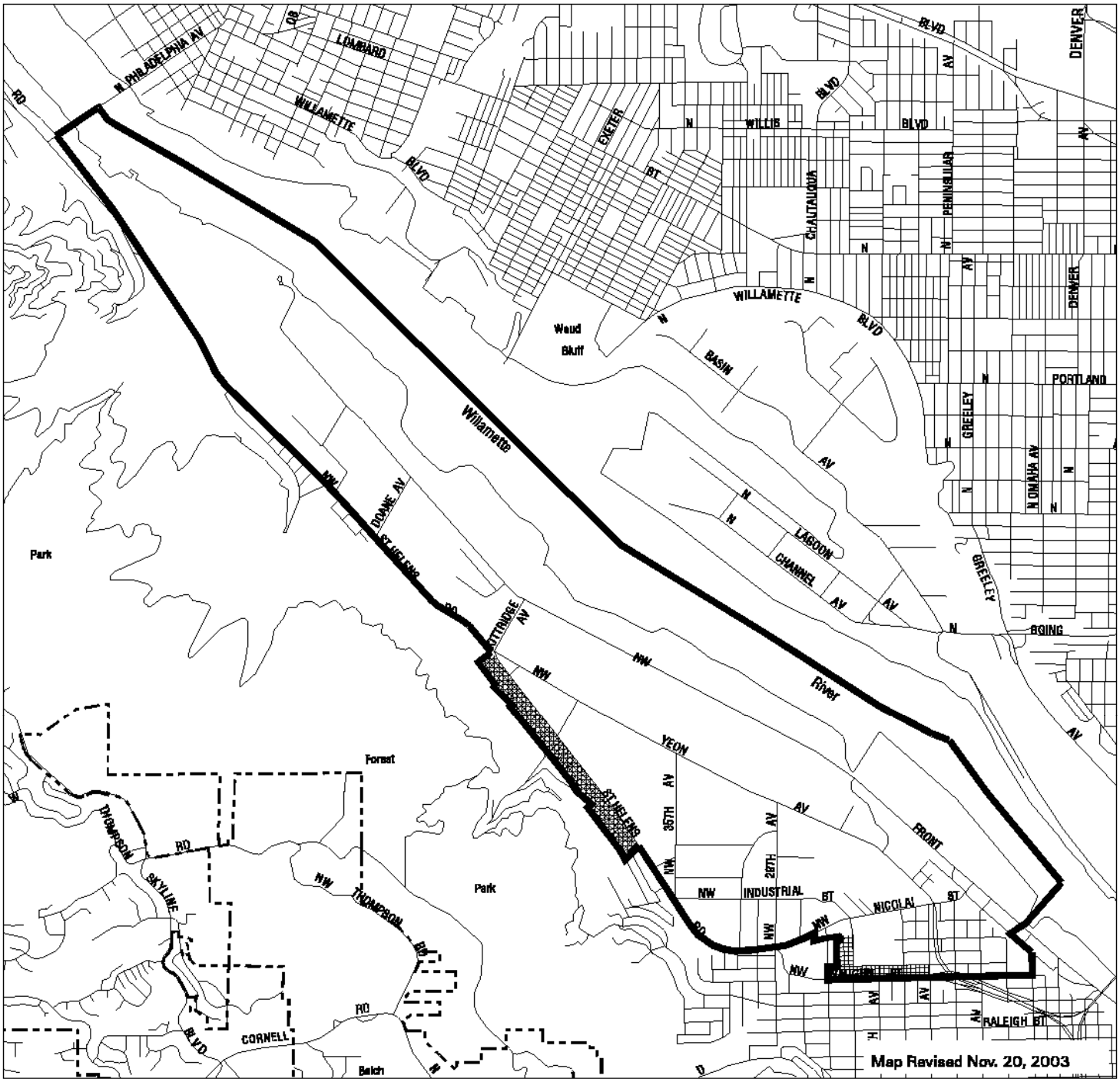
9. Motor vehicle access. Motor vehicle access to a vehicle area or structure is not allowed from NW Vaughn Street unless the site has no other street frontage.

10. Disclosure statement. Before a building permit is issued for an Office use, the applicant must record a disclosure statement with the County. In addition, the owner must provide a copy of the disclosure statement to all prospective tenants and buyers. The disclosure statement must state that the office is located in an industrial area where impacts from industrial uses are present, such as noise, vibrations, fumes, odors, glare, traffic and freight movement. The statement is available at the Development Services Center; and

11. Marketing statement. Before a building permit is issued for an Office use, the applicant must record a marketing statement with the County. The statement must state that the owner will make a good faith effort to market office space to businesses whose primary market is industrial firms in the Guild's Lake Industrial Sanctuary plan district. The statement is available at the Development Services Center.

F. Northwest Transportation Fund bonus option. Contributors to the Northwest Transportation Fund (NWTF) receive Office floor area bonuses. For each contribution to the NWTF, a bonus of one square foot of additional floor area that may be used for Office use is earned, up to an additional floor area ratio of 0.85 to 1. The amount of the contribution required for each square foot of additional floor area is in Chapter 17.19, Northwest Transportation Fund. This bonus allows additional floor area to be in Office uses; it does not increase the total amount of floor area in any use that is allowed on the site, and does not count towards the maximum FAR allowed by the base zone.

The NWTF is to be collected and administered by the Portland Office of Transportation. The funds collected may be used only to make transportation improvements in the area that will be most affected by the bonus, which is generally bounded by: NW Pettygrove Street, NW Nicolai Street, I-405, NW 27th Avenue.



NORTH

0′ 2250′ 4500′

Scale in Feet

Plan District Boundary

Subdistrict A

Subdistrict B

Map 531-1

Guild's Lake Industrial Sanctuary Plan District and Subdistricts

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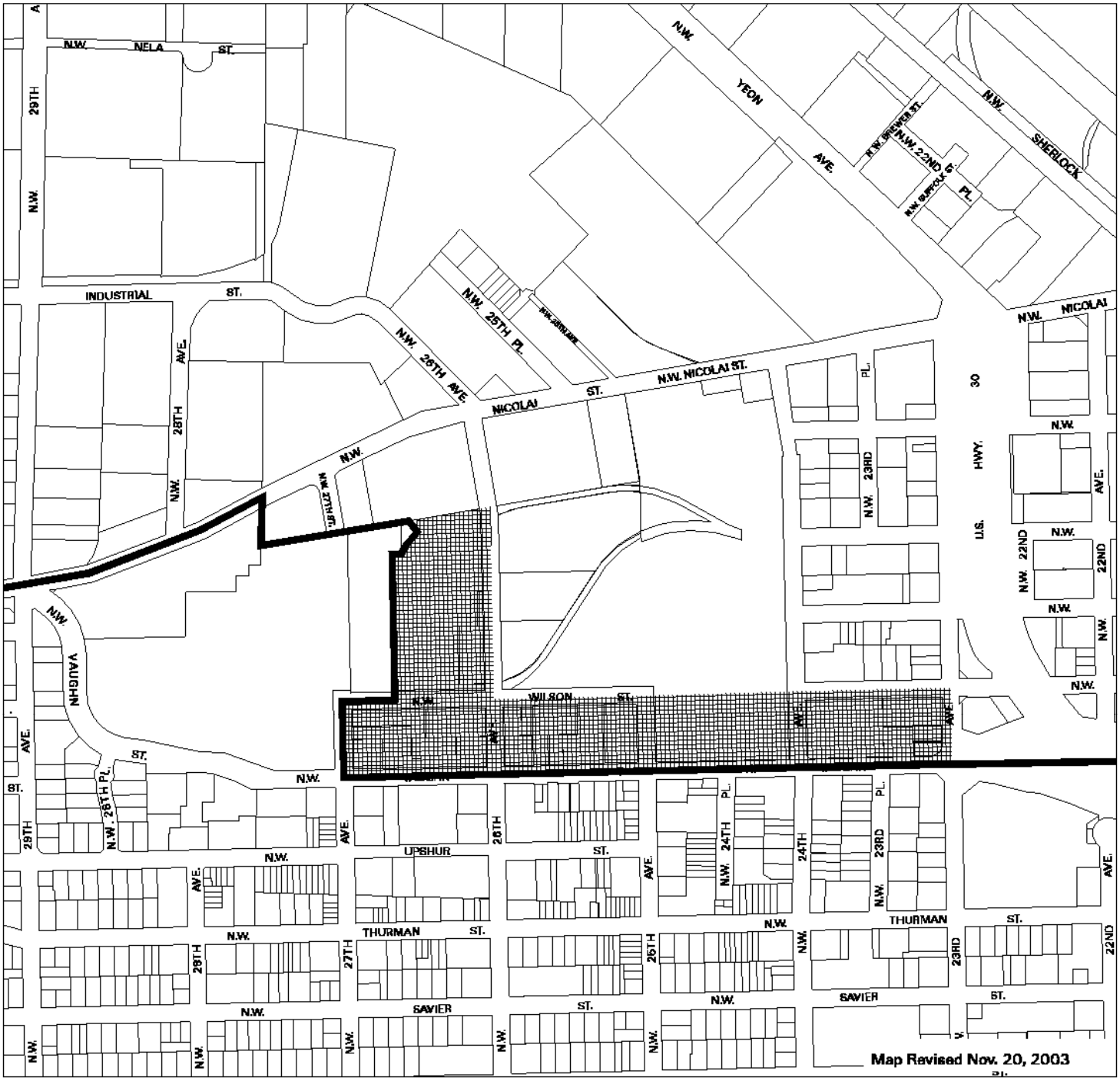

NORTH

0' 375' 750'

Scale in Feet

Plan District Boundary

Subdistrict B

Map 531-2

Guild's Lake Industrial Sanctuary Plan District Subdistrict B

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