



City of Portland Bureau of
Planning and Sustainability

Sam Adams, Mayor | Susan Anderson, Director

Regulatory Improvement Code Amendment Package (RICAP) 5
“Green Bundle” – Summary of Proposals, August, 2009

Solar Panels

Several amendments to remove Zoning Code barriers to the installation of solar panels.

- Create standards for solar panels in design overlay zones, as an alternative to discretionary Design Review. Additional standards are proposed in Historic Conservation Districts.
- Clarify how rooftop solar panels and equipment are treated in building height calculations, and create opportunity for installation of panels on buildings that are already built to the maximum height.



solar panels on a roof in NE Portland

Small Urban Wind Energy Systems

Several amendments to remove Zoning Code barriers to the installation of small urban wind energy systems. Allow small-scale wind energy systems to exceed Zoning Code height limits, either as stand-alone towers or when incorporated into building architecture.



HE-100 HELIX WIND TURBINE

photo courtesy of Oregon Wind Inc.

Eco-Roofs

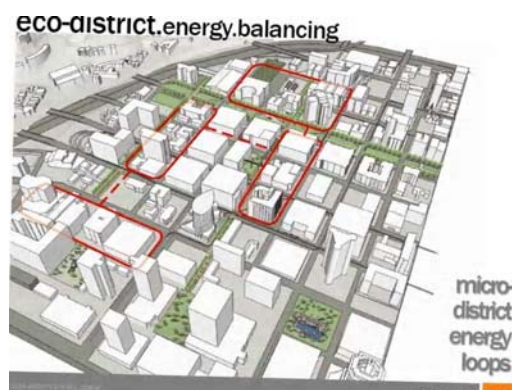
Exempt Eco-Roofs installed on flat roofs from Design Review and Historic Design Review, within certain parameters.






green roof in SE Portland

Green Power – Zoning Code Use Categories

Clarify the land use categories in the Zoning Code to ensure that neighborhood scale renewable energy production is allowed in residential and commercial zones. Current rules may classify these facilities, in some cases, as “manufacturing and production.” Examples include certain grid-connected solar systems, district heating systems, and small-scale biogas generators.



<p>Water Harvesting Cisterns Several amendments to remove Zoning Code barriers to the installation of water harvesting cisterns (rain barrels, etc.).</p> <ul style="list-style-type: none"> • Allow water cisterns within Zoning Code setbacks, within reasonable parameters. • Several new standards to permit rainwater harvesting cisterns (rain barrels, etc.) in design overlay zones and historic districts without discretionary review. 	 <p>rain barrel</p>
<p>Bike Parking Require new apartment and condominium complexes to provide covered secure bike parking, making them subject to the same rules that already apply to new commercial and employment buildings.</p>	 <p>protected indoor bike parking</p>
<p>Larger Eaves Allow buildings to have larger eaves. Change Zoning Code setback rules to enable eaves that project deeper into the setback. Larger eaves helps protect buildings from weather, and are important in energy conservation.</p>	

“The green bundle is a perfect example of how the City of Portland can ensure sustainable practices while addressing our Climate Action Plan goals and stimulating the growth of our local green industry,” said Mayor Sam Adams.

Portland’s new economic development strategy focuses in part on creating an “incubator environment” around the sustainability industry. The code changes in the green bundle will ensure there are no local obstacles to implementing green technology on the neighborhood scale.

The Proposed Draft Zoning Code language is available from the Bureau of Planning and Sustainability: <http://www.portlandonline.com/planning/index.cfm?c=48212>

Planning Commission hearing scheduled August 25th, 2009, at 7p.m., Room 2500, 1900 SW 4th Avenue, Portland, 97201