

Mixed Use Downtown Zone

Height Limits

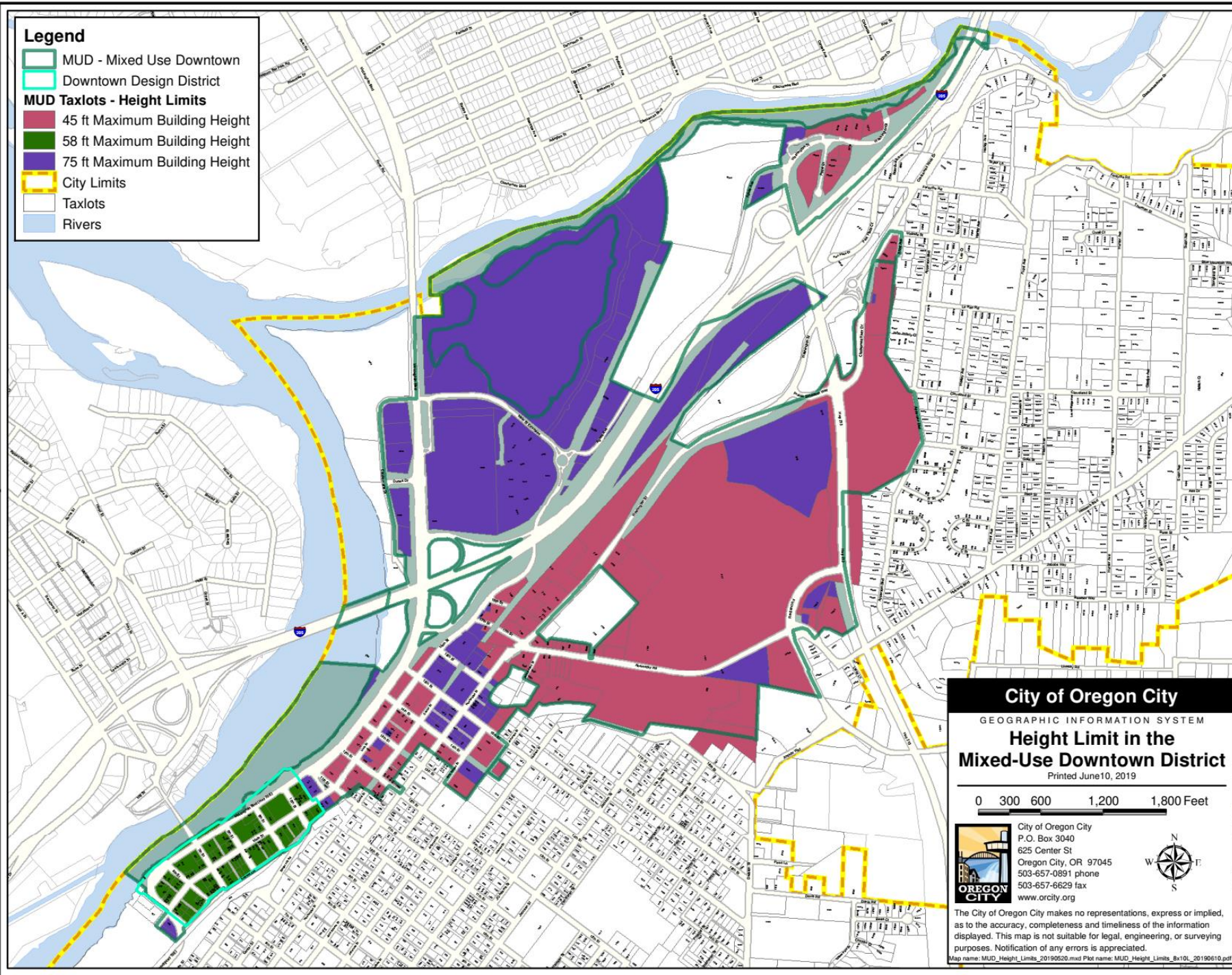
Joint Work Session

7/3/2019

File: LEG-18-00001

Legend

- MUD - Mixed Use Downtown
- Downtown Design District
- MUD Taxlots - Height Limits**
 - 45 ft Maximum Building Height
 - 58 ft Maximum Building Height
 - 75 ft Maximum Building Height
- City Limits
- Taxlots
- Rivers



City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

Height Limit in the Mixed-Use Downtown District

Printed June10, 2019

0 300 600 1,200 1,800 Feet



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Map name: MUD_Height_Limits_20190520.mxd Plot name: MUD_Height_Limits_8x10L_20190610.pdf

Mixed Use Downtown Zone District

OCMC *17.34.010 - Designated.*

The mixed-use downtown (MUD) district is designed to apply within the traditional downtown core along Main Street and includes the "north-end" area, generally between 5th Street and Abernethy Street, and some of the area bordering McLoughlin Boulevard. Land uses are characterized by high-volume establishments constructed at the human scale such as retail, service, office, multi-family residential, lodging or similar as defined by the community development director. **A mix of high-density residential, office and retail uses are encouraged in this district, with retail and service uses on the ground floor and office and residential uses on the upper floors.** The emphasis is on those uses that encourage pedestrian and transit use. This district includes a Downtown Design District overlay for the historic downtown area. Retail and service uses on the ground floor and office and residential uses on the upper floors are encouraged in this district. The design standards for this sub-district require a continuous storefront façade featuring streetscape amenities to enhance the active and attractive pedestrian environment.

Mixed Use Downtown Zone District Dimensional Standards

17.34.060 - Mixed-use downtown dimensional standards—For properties located outside of the downtown design district.

A. Minimum lot area: None.

B. Minimum floor area ratio: 0.30.

C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.

D. Maximum building height: Seventy-five feet, except for the following locations where the maximum building height shall be forty-five feet:

- 1. Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets;**
- 2. Property within five hundred feet of the End of the Oregon Trail Center property; and**
- 3. Property within one hundred feet of single-family detached or detached units.**

E. Minimum required setbacks, if not abutting a residential zone: None.

F. Minimum required interior side yard and rear yard setback if abutting a residential zone: Fifteen feet, plus one additional foot in yard setback for every two feet in height over thirty-five feet.

G. Maximum Allowed Setbacks.

1. Front yard: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

2. Interior side yard: No maximum.

3. Corner side yard abutting street: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

4. Rear yard: No maximum.

5. Rear yard abutting street: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

H. Maximum site coverage including the building and parking lot: Ninety percent.

I. Minimum landscape requirement (including parking lot): Ten percent.

Mixed Use Downtown Zone District Dimensional Standards

For properties located within the downtown design district.

A. Minimum lot area: None.

B. Minimum floor area ratio: 0.5.

C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.

D. Maximum building height: Fifty-eight feet.

E. Minimum required setbacks, if not abutting a residential zone: None.

F. Minimum required interior and rear yard setback if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every three feet in building height over thirty-five feet.

G. Maximum Allowed Setbacks.

1. Front yard setback: Ten feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

2. Interior side yard setback: No maximum.

3. Corner side yard setback abutting street: Ten feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

4. Rear yard setback: No maximum.

5. Rear yard setback abutting street: Ten feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

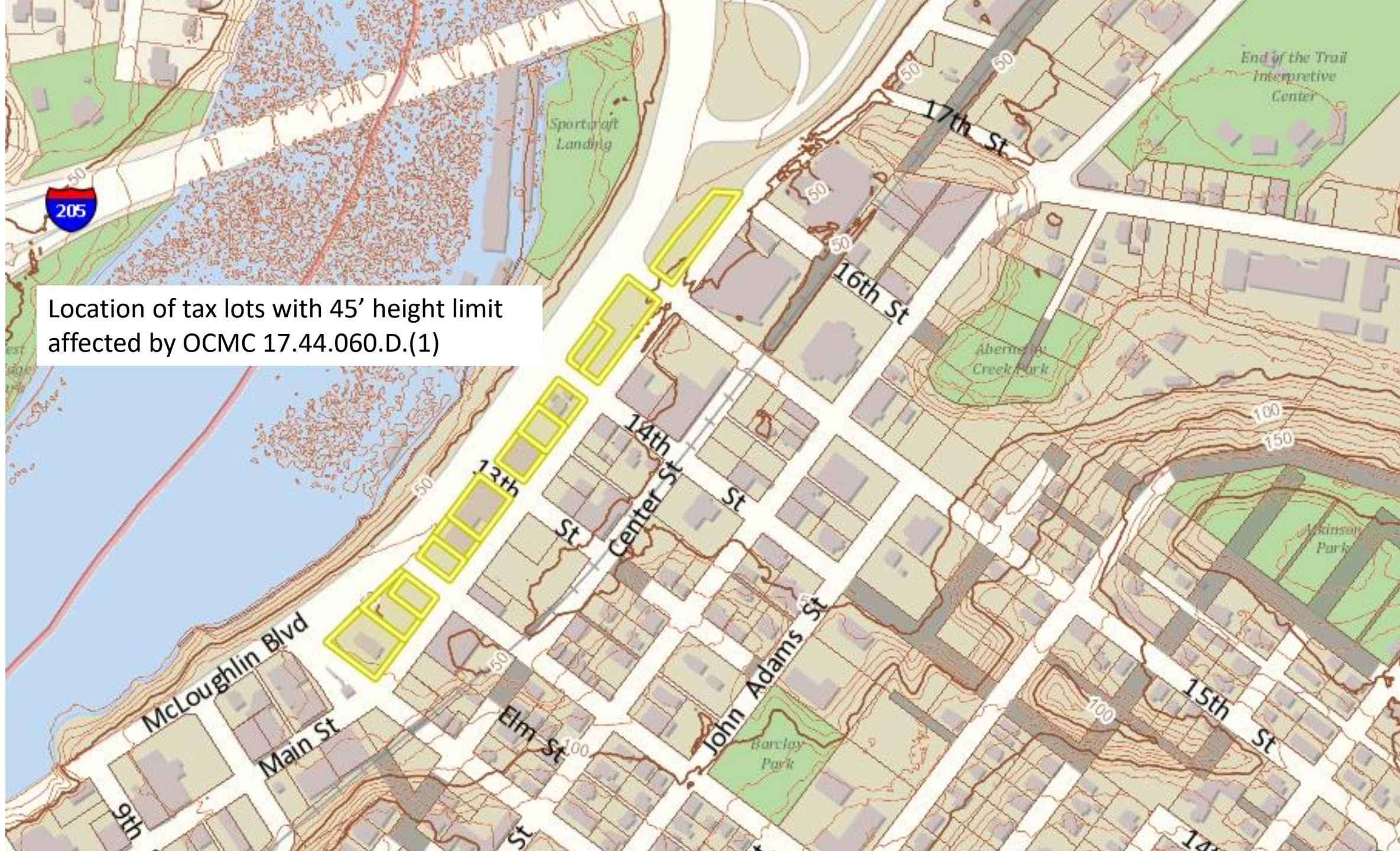
H. Maximum site coverage of the building and parking lot: One hundred percent.

I. Minimum Landscape Requirement. Development within the downtown design district overlay is exempt from required landscaping standards in Section 17.62.050A.1. However, landscaping features or other amenities are required, which may be in the form of planters, hanging baskets and architectural features such as benches and water fountains that are supportive of the pedestrian environment. Where possible, landscaped areas are encouraged to facilitate continuity of landscape design. Street trees and parking lot trees are required and shall be provided per the standards of [Chapter 12.08](#) and [Chapter 17.52](#).

Mixed Use Downtown - MUD Height Limits

- 45' Height limit for properties between Main Street and McLoughlin Boulevard and 11th and 16th streets





Location of tax lots with 45' height limit
affected by OCMC 17.44.060.D.(1)

1. Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets;



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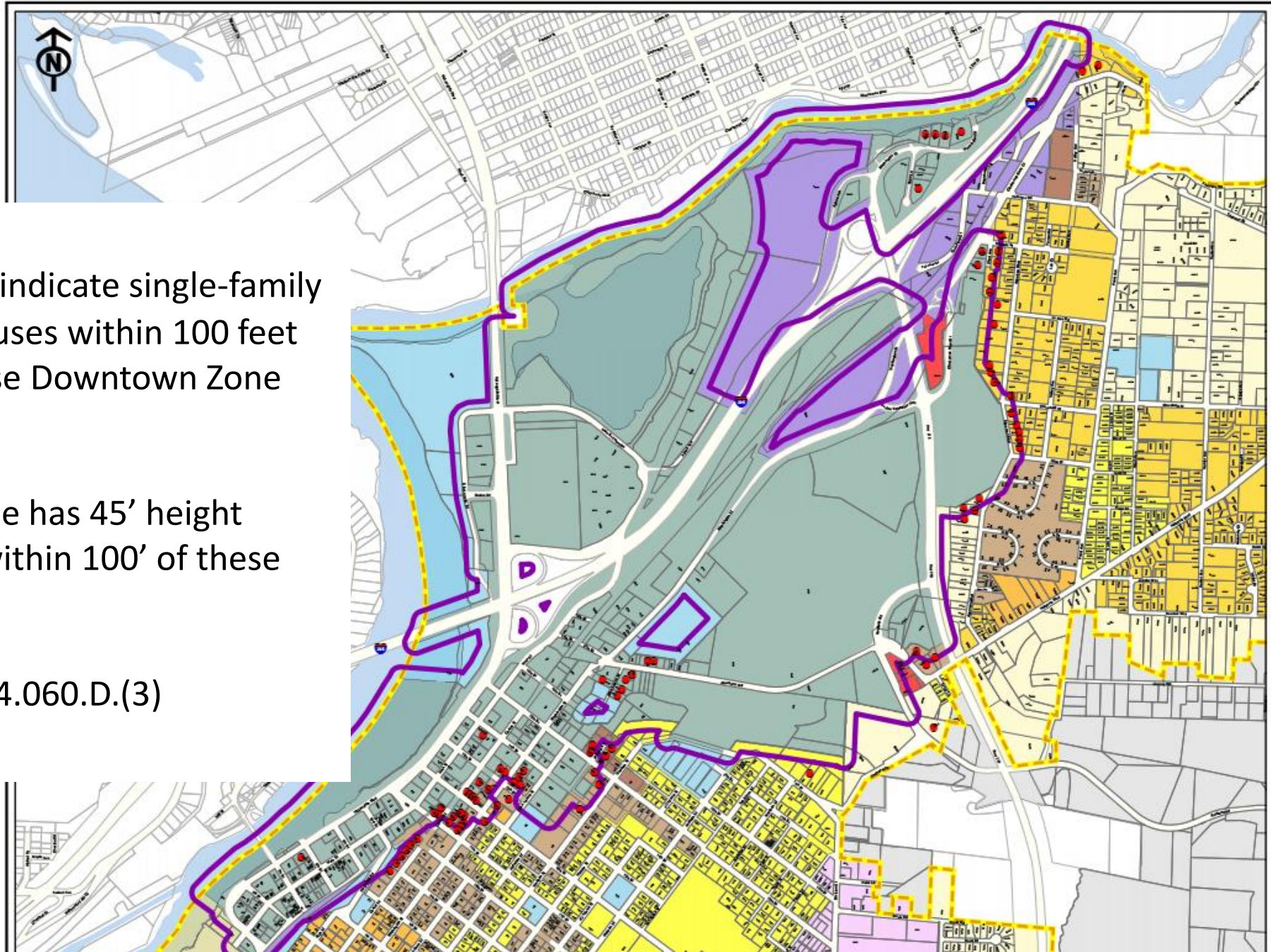


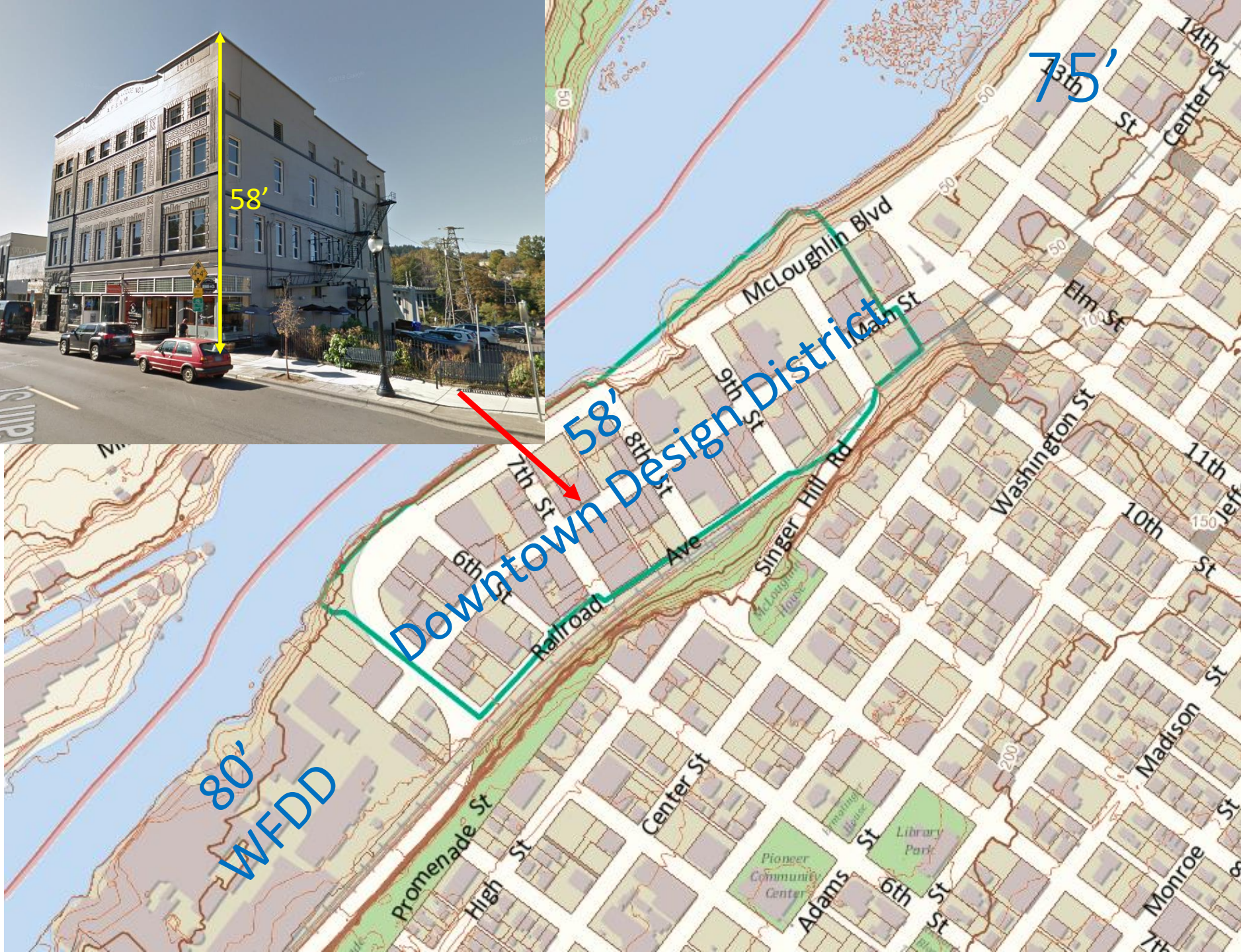
3. Property ~~with~~inabutting one hundred feet of single-family detached or detached units.

● Red dots indicate single-family residential uses within 100 feet of Mixed Use Downtown Zone District

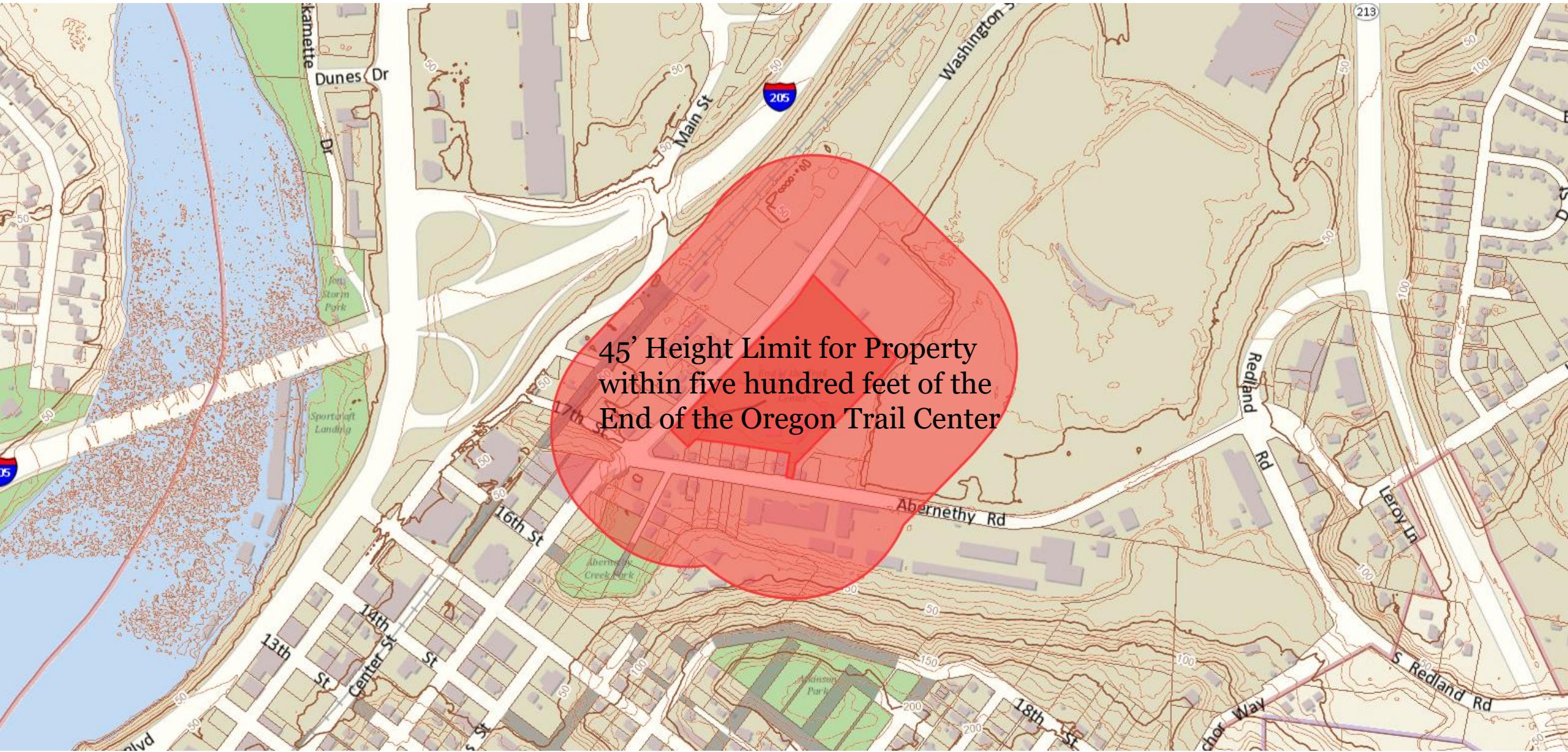
Current code has 45' height limitation within 100' of these properties

OCMC 17.44.060.D.(3)

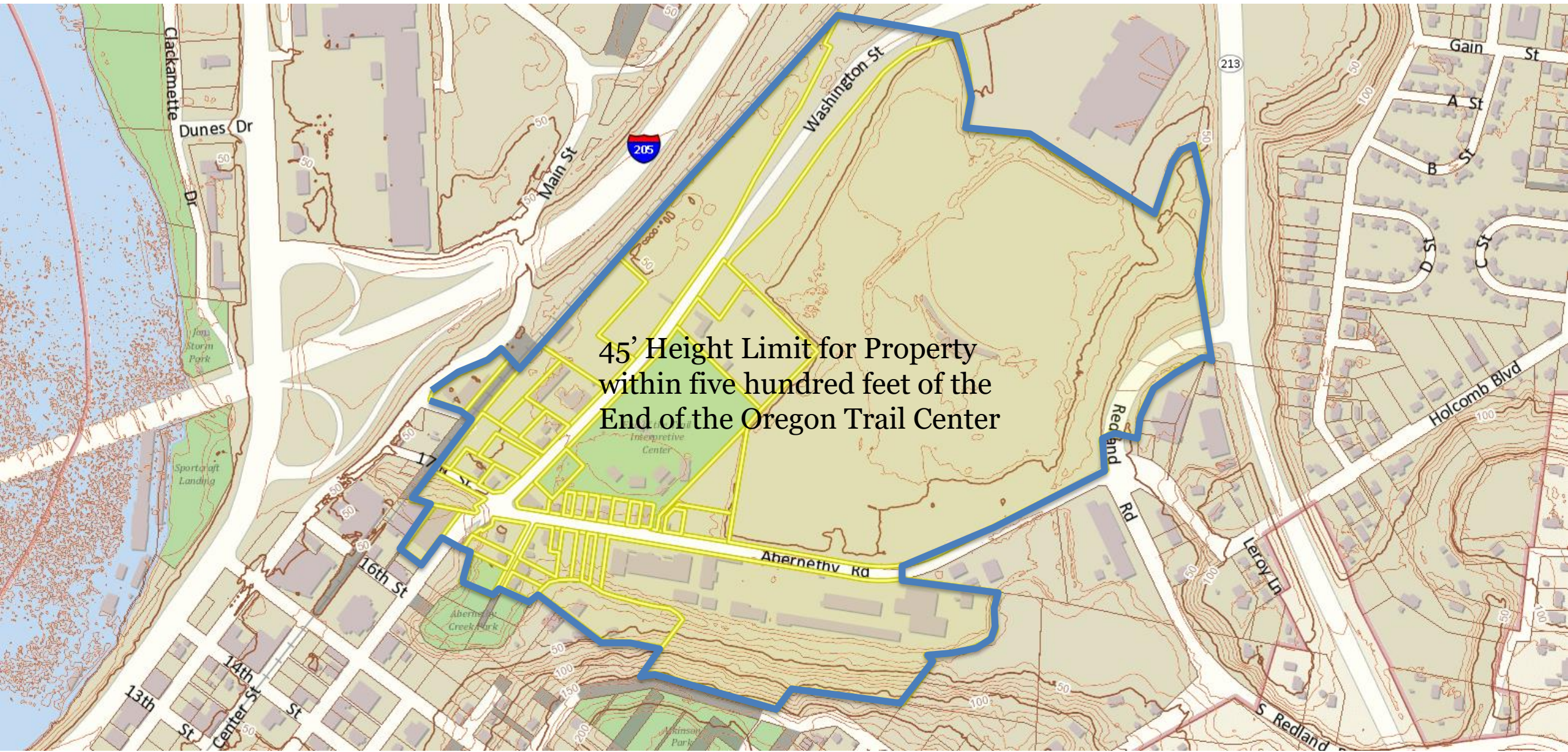




- **2. Property within five hundred feet of the End of the Oregon Trail Center property;**



2. Property within five hundred feet of the End of the Oregon Trail Center property;



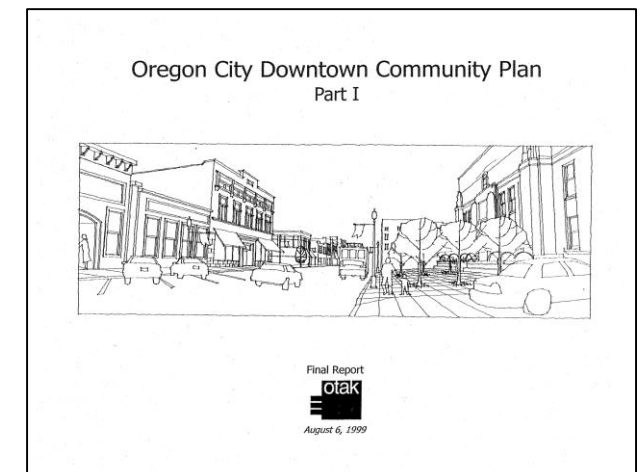
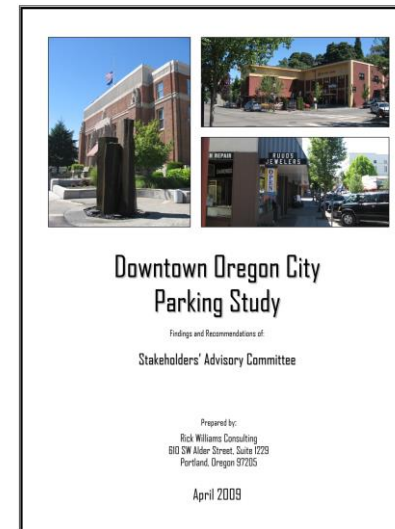
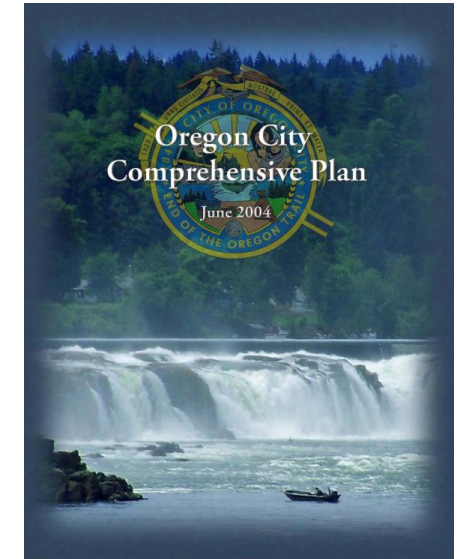
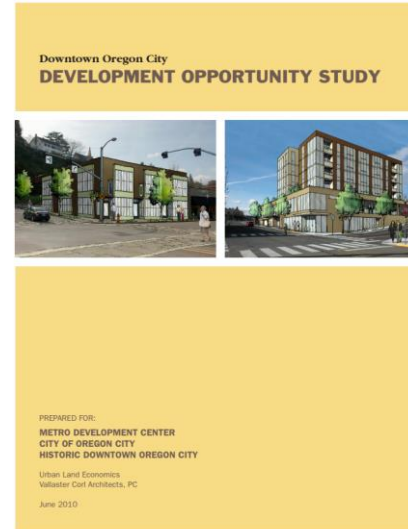
Building Height – Development Perspective

- “In the development business, the height of the projected buildings is one of the main elements of decision-making. Building height is determined by many factors, e.g. technical, spatial, economic and financial. The main economic factors stimulating the expansion of high-rise development include the rising demand for commercial and residential space in present-day cities, the shortage of attractively located urban land within city limits and high prices of such land.”

REAL ESTATE MANAGEMENT AND VALUATION, vol. 23, no. 1, 2015
<https://www.degruyter.com/downloadpdf/j/remav.2015.23.issue-1/remav-2015-0002/remav-2015-0002.pdf>

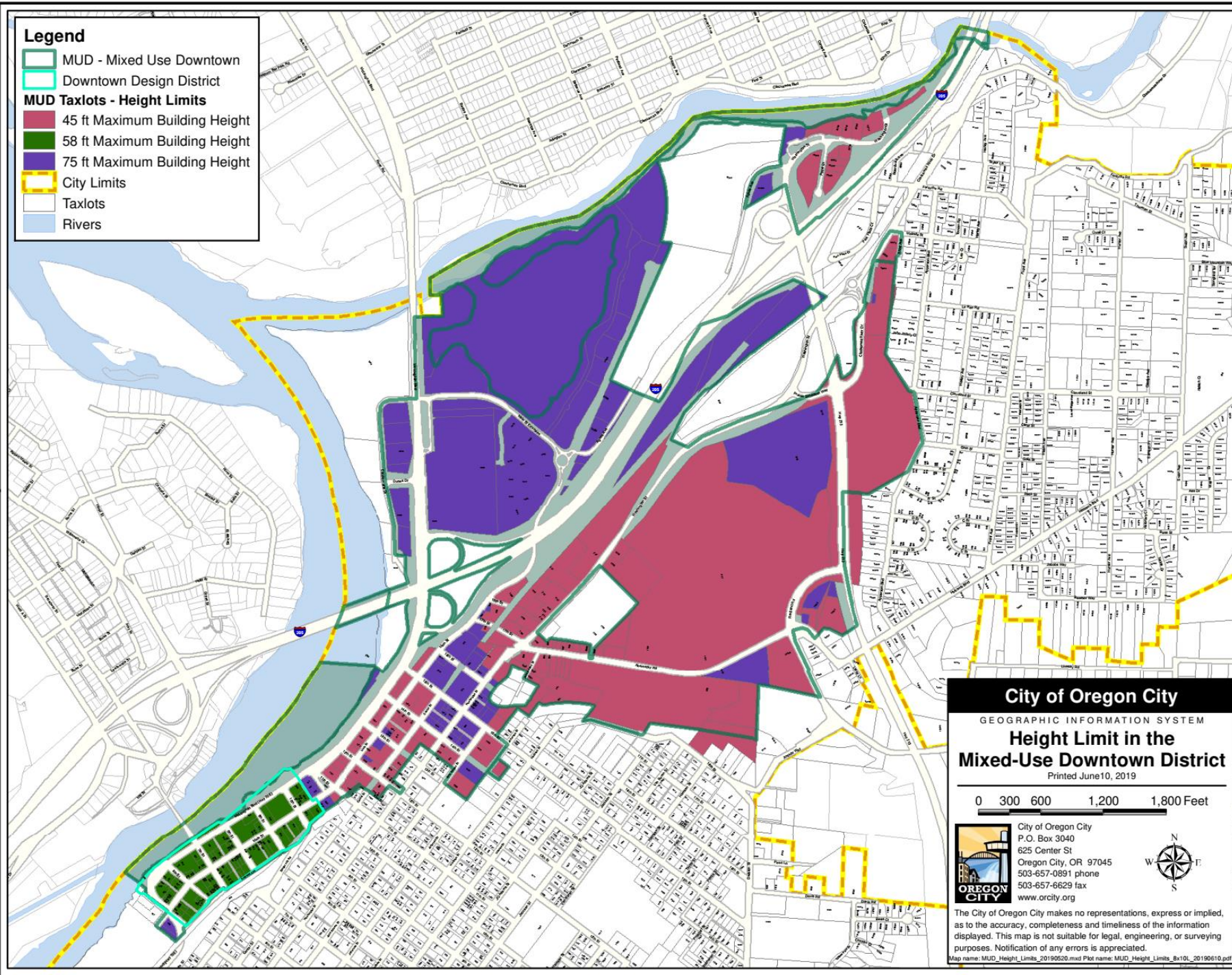
Local considerations

- Regional Center
- Comprehensive Plan
- Redevelopment Study
- Mixed-use, transit-oriented
- Ground floor retail
- 3-4 floors residential/office
- Views / Units
- Incentives



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Height Limits of Familiar Buildings

Courthouse

3 stories

39'

Masonic
Temple

4 stories

58'

Pho Thi

Arch Bridge Taphouse

Bank of
Commerce

3 stories

40'

Mi Famiglia Wood
Oven Pizzeria

Superior Radiator
& Air Conditioning

Bridgeview Beer
and Wine Supply

Google

716 Main St

Oregon City, Oregon

Google

Street View - Sep 2018

Masonic Temple

58' to
parapet



Google

716 Main St
Oregon City, Oregon



Street View - Sep 2018

Masonic Temple with
simulated additional floor

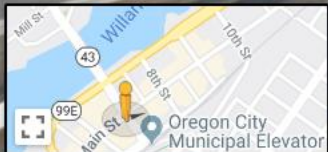


Google

40' to
parapet

Bank of Commerce Building

58'



Google

198 7th St
Oregon City, Oregon
Google
Street View - Aug 2018

Bank of Commerce Building
With 2 simulated additional
floors



Google

Clackamas County Courthouse



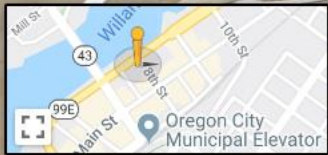
720 McLoughlin Blvd
Oregon City, Oregon



Street View - Sep 2018

Clackamas County Courthouse

~45'
to parapet



Google

1001 Library Ct
Oregon City, Oregon



Street View - Jun 2018

Clackamas County Development Services Building

58' to
parapet
4 stories

Google

Image capture: Jun 2018 © 2019 Google United States Terms Report a problem

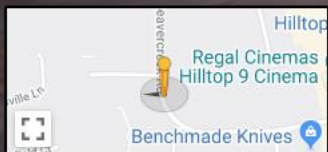
1463 S Beaver Creek Rd
Oregon City, Oregon



Street View - Jun 2018

Clackamas County Development Services Building

60' to
parapet
4 stories



Google

1479 Kaen Rd
Oregon City, Oregon



Street View - Jun 2018

Clackamas County Public Services Building

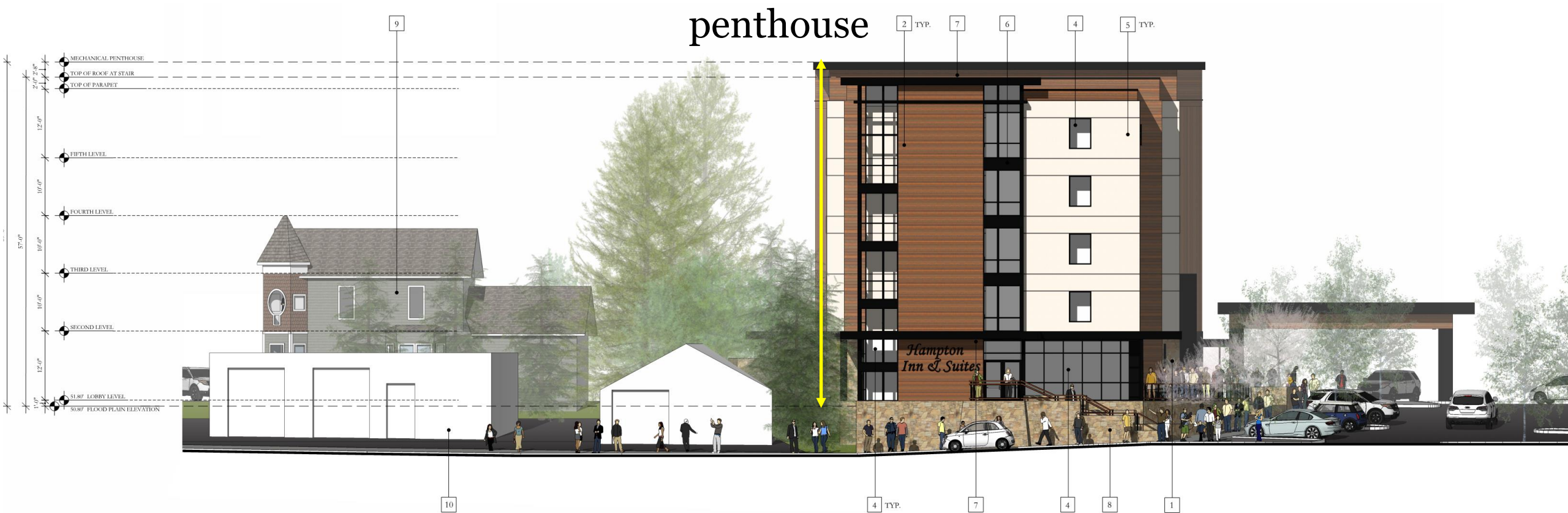
60'
to parapet



Google

Hampton Inn - Approved in 2017

57' to mechanical
penthouse



- 1 NATURAL STONE VENEER
- 2 WOOD TEXTURE FIBER CEMENT PANEL SYSTEM

- 3 METAL LOUVERS INTEGRATED WITH WINDOW SYSTEM
- 4 INSULATED GLAZING WITH PAINTED ALUMINUM MULLION

- 5 SYNTHETIC PLASTER
- 6 PAINTED METAL

- 7 METAL FLASHING & SMOOTH FINISH SYNTHETIC PLASTER
- 8 NATURAL STONE VENEER SITE WALL

- 9 HACKETT HOUSE
- 10 EXISTING AUTO REPAIR

EAST ELEVATION

1224 McLoughlin Blvd
Oregon City, Oregon

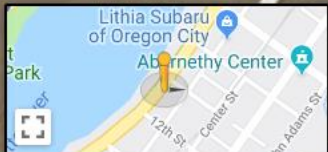
Google

Street View - Jul 2018

MUD zone outside of Design District
between Main Street and McLoughlin
Boulevard and 11th and 16th streets

Height limit is 45' currently

~14' tall
1 story

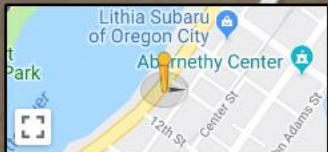


1224 McLoughlin Blvd
Oregon City, Oregon

Google

Street View - Jul 2018

~70'
simulated
4 additional
stories



Google

McLoughlin Blvd
Oregon City, Oregon

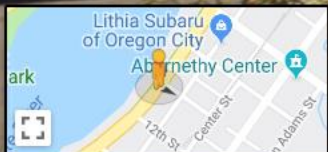


Street View - Sep 2018

MUD zone outside of Design District
between Main Street and McLoughlin
Boulevard and 11th and 16th streets

Height limit is 45' currently

~14' tall
1 story



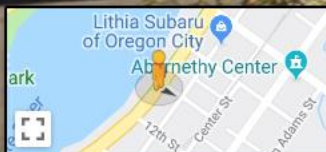
Google

McLoughlin Blvd
Oregon City, Oregon



Street View - Sep 2018

~70'
simulated
4 additional
stories



Google

Question

Should the maximum height limit for properties between Main Street and McLoughlin Boulevard and 11th and 16th streets be 75' feet or should it remain 45 feet?

Prior Planning Commission recommendation:

- Remain at 45' to retain property values, visual corridors, height transition

Staff recommendation:

- Allow full 75' height.

Question

Should the maximum height limit for property within five hundred feet of the End of the Oregon Trail Center (EOT) property be 75' feet or should it remain 45 feet?

Prior Planning Commission recommendation:

- Remain at 45' to preserve views to EOT from I-205

Staff recommendation:

- Consider limiting building heights between the railroad tracks and Washington St to 45 feet in order to preserve views of EOT from I-205, but allow 75' elsewhere within 500 feet of EOT.

Question

Should the maximum height limit for property within one hundred feet of single-family units be 75' or should it be 45' abutting them?

Prior Planning Commission Recommendation:

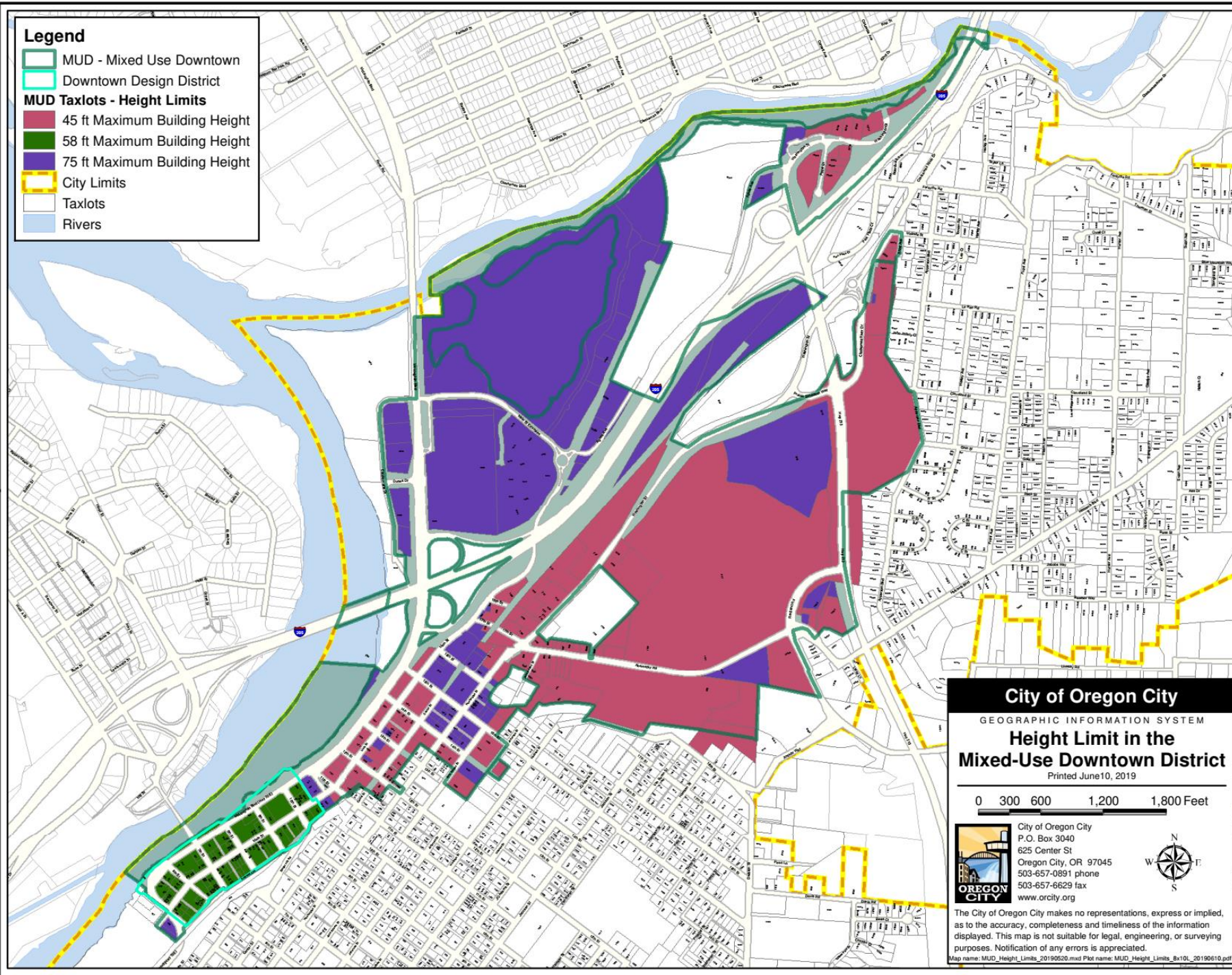
- Keep 45' height limit for property ~~within 100'~~ of abutting a single-family detached or attached units

Staff recommendation:

- Remove the reduced maximum height adjacent to existing single-family homes (Allow 75' height limit)

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