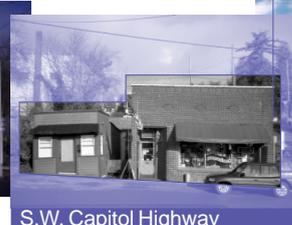
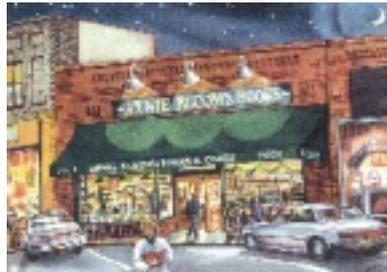


# CONTEXT



Retail Connections:  
 Renner's Grill; Annie Bloom's Books;  
 Thinker Toys; Fat City Cafe; Cheese shop  
 (Copenhagen, Denmark); Bertha Station  
 Cafe; Wayne's Cafe (Helsinki, Finland).

Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with storefront character are encouraged.

S.W. 36TH Avenue

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## Storefront Commercial (CS) Standards

- allowed uses: household living, retail sales and services, office, vehicle repair, commercial outdoor recreation, parks and open areas, schools, colleges, medical centers, religious institutions, daycare.
- conditional uses (review required): major event entertainment, industrial service, basic utilities, agriculture, rail lines and utility corridors.
- limited uses: group living, commercial parking, manufacture and production, wholesale sales, community service, manufacturing and production, wholesale sales, radio frequency transmission facilities
- maximum FAR
- maximum height
- minimum setbacks
  - @ street
  - @ OS, RX, C, E, or I Zone
  - @ R Zone
- maximum bldg setback
- building coverage
- min. Landscaped area abutting R zoned lot
- ground floor window stds apply
- pedestrian requirements
- required parking

3:1 (for nonresidential uses only, 33.130.250B)  
 45' (see 33.130.210)  
 0'  
 0'  
 0' - 14' (dependent upon height of building wall)  
 10' (50% min. within 10', two sides only)  
 min. of 50% of site area  
 none  
 5' @ L3  
 YES, along one street frontage only (corner lot)  
 YES (see 33.130.240)  
 none required

Title 33, Planning and Zoning; Chapter 33.130 – Commercial Zones (2001)  
 <[http://www.planning.ci.portland.or.us/zoning/Zoning\\_Code.pdf](http://www.planning.ci.portland.or.us/zoning/Zoning_Code.pdf)>



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