

7. ASSESSMENT OF ZONING

The proposed work is located within the WPDZ Waterfront Port Development Zone, and is subject to the requirements of the City of Portland Code Ordinances, Chapter 14 Land Use, Division 18.5, WPDZ Requirements. The purpose of the Waterfront Port Development Zone, as defined by the Ordinance, is to ensure the continued viability of the Port of Portland.

This project will help to accomplish this goal by improving the overall efficiency of the IMT facility by relocating the existing maintenance and operations building to the northwester portion of the site away from the waterfront. This will allow for the existing space currently occupied by the existing building to be reprogrammed for better efficiency in handling and storing of freight on the site. Descriptions of the project's compliance with the relevant sections of the City's Code of Ordinances are provided below.

7.1 PERMITTED USE (14-319)

The current use of the Site is commercial as listed in 14-319(b) of the City's Code. As previously discussed, the existing site use will remain unchanged and will be reprogrammed for better overall site efficiency.

7.2 DIMENSIONAL REQUIREMENTS (14-320.2)

The dimensional requirements for the WPDZ zone are defined in the ordinance as listed in the table below. The project will be located on 454 Commercial Street (Parcel 043-G-1-2), with infrastructure service connections extending onto the 454 Commercial Street (Parcel 043-D-5-7) which is part of the existing IMT Facility. Proposed dimension are provided below for parcel 043-G-1-2 where applicable.

Table 7-1: WPDZ Zone Dimensional Requirements vs. IMT M & O Building Provided Conditions

	REQUIRED	PROPOSED
Minimum Lot Size	None	1.59 acres (Parcel 043-G-1-2)
Minimum Street Frontage	None	150' (Parcel 043-G-1-2)
Minimum Yard Dimensions	None	N/A
Maximum Lot Coverage	100%	94% (Parcel 043-G-1-2)
Minimum Building Height	45 feet	28' Proposed Building
Maximum Height of Structures	100 feet	28' Proposed Building