

updated thru 10-3-1991

stored out-of-doors, shall be only in closed containers. Areas attracting large numbers of birds, rodents or insects are prohibited. (Ord. No. 293-88, 4-4-88)

Secs. 14-188—14-195. Reserved.

DIVISION 11. A-B AIRPORT BUSINESS ZONE*

Sec. 14-196. Purpose.

The purpose of the A-B airport business zone is:

- (1) To provide an area for the development of airport-related enterprises. Appropriate uses permitted in this district are those customarily associated with the operation of the airport terminal and individual airlines and accessory uses to provide for the comfort and convenience of the airport's patrons and employees. (Ord. No. 295-88, 5-23-88)

Sec. 14-197. Permitted uses.

The following uses are permitted in the A-B zone:

- (1) Administration;
- (2) Airline terminal including, but not limited to:
 - a. Administration;
 - b. Concessions including, but not limited to, newsstands, florists, pharmacies and sundries, parcel storage, insurance sales, vending machines and video games;
 - c. Reservations and ticket sales;
 - d. Air freight operations;
 - e. Travel agency;
 - f. Physical plant service, repair and storage;
 - g. Cocktail lounges; and
 - h. Public waiting area.
- (3) Charter flight service;
- (4) Airport carrier operations, including ground support and fueling;
- (5) Aircraft and aircraft accessory sales and services;
- (6) Flying school;
- (7) Ground transportation;

*Editor's note—Ord. No. 295-88, adopted Apr. 4, 1988, repealed §§ 14-196—14-202 of Div. 11, A-B Business Zone, of this article and enacted in lieu thereof similar new provisions as set out in §§ 14-196—14-202. Formerly, such sections derived from §§ 62.9A.A—602.9A.G of the city's 1968 Code and from Ord. No. 348-71, § 2, adopted Aug. 2, 1971; Ord. No. 499-74, § 4, adopted Aug. 19, 1974; Ord. No. 334-76, § 6, adopted July 7, 1976; and Ord. No. 275-77, adopted May 16, 1977.

- (8) Car rental operations, including vehicle storage;
- (9) Hotel or motel;
- (10) Restaurant, coffee shop;
- (11) Bank;
- (12) Parking lots and garages; and
- (13) Accessory buildings and uses, including use of temporary structures within the boundaries of the Portland International Jetport for not longer than five (5) years, provided the owner demonstrates to the planning authority the intention and ability to discontinue or replace the temporary use with a permanent structure within five (5) years. (Ord. No. 295-88, 5-23-88)

Sec. 14-198. Prohibited uses.

Uses not expressly enumerated in section 14-197 as permitted uses are prohibited. (Ord. No. 295-88, 5-23-88)

Sec. 14-199. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, uses in the A-B zone shall meet the following:

- (1) *Minimum lot size:* Twenty thousand (20,000) square feet.
- (2) *Minimum street frontage:* Fifty (50) feet, except as described in section 14-201(2).
- (3) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

a. *Front yard:*

1. Principal or accessory structures: None, except that every property having frontage on Westbrook Street shall have a minimum front yard of twenty (20) feet.

b. *Rear yard:*

1. Principal or accessory structures: None, except where a rear yard abuts a residence zone or use, in which case it must be fifty (50) feet. No structure may extend beyond the building line established for any runway or taxiway. If provided, rear yards must not be less than five (5) feet in width.

c. *Side yard:*

1. Principal or accessory structures: None, except where a side yard abuts a residential zone or use, in which case it must be twenty-five (25) feet in width. If provided, side yards must not be less than five (5) feet in width.

- (4) *Minimum lot width:* Fifty (50) feet.

- (5) *Maximum structure height:* Seventy-five (75) feet, except within one hundred (100) feet of the private property line on Westbrook Street or within one hundred (100) feet of the boundary of the A-B airport business zone in which the height limit shall be forty-five (45) feet. No structure or tree, however, shall be erected, altered, allowed to grow or maintained to a height in excess of that allowed by applicable Federal Aviation Administration (FAA) regulation.
- (6) *Maximum impervious surface ratio:* Seventy (70) percent. (Ord. No. 295-88, 5-23-88)

Sec. 14-200. Other requirements.

In addition to the above, the following requirements are applicable to all uses in the A-B zone:

- (1) *Landscaping and screening:* The site shall be suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by article IV (subdivisions) and article V (site plan).
- (2) *Curbs and sidewalks:* Curbs and sidewalks as specified in article VI of chapter 25.
- (3) *Off-street parking and loading:* Off-street parking and loading are required as provided in division 20 and division 21 of this article.
- (4) *Signs:* Signs shall be subject to the provisions of division 22 of this article. Temporary freestanding advertising signs are not permitted.
- (5) *Exterior storage:* There shall be no exterior storage within the district, with the exception of receptacles for solid waste disposal. Such receptacles shall be shown on the approved site plan.
- (6) *Storage of vehicles:* Storage of vehicles is permitted as provided in section 14-335.
- (7) *Shoreland and flood plain management regulations:* If the lot is located in a shoreland zone or a flood plain zone, the requirements of division 26 and/or division 26.5 apply. (Ord. No. 295-88, 5-23-88)

Sec. 14-201. Special provisions as to restricted access areas.

- (1) Runways, taxiways and other areas of the jetport accessible to aircraft, whether access is restricted by the Federal Aviation Administration or not, shall be known as "restricted access areas" and must be subject to the special provisions of this section.
- (2) Lots in restricted access areas shall not be subject to the provisions of section 14-199(2) and (6) as to frontage and maximum impervious surface ratio; and shall not be subject to the provision of section 14-200(1) landscaping or the requirements of section 14-202.
- (3) Use of lots in restricted access areas shall be limited to uses which do not require or encourage access or visits by the public and which provide technical administrative or other support to airport operations. (Ord. No. 295-88, 5-23-88)

Sec. 14-202. External effects.

- (1) *Reserved.*
- (2) *Enclosed structure:* The use shall be operated within a completely enclosed structure, except for those customarily operated in the open air.
- (3) *Noise:* The volume of sound, measured by a sound level meter with frequency weighing network (manufactured according to standards prescribed by the American Standards Association), generated shall not exceed sixty (60) decibels on the A scale, on impulse (less than one (1) second at lot boundaries), excepting air raid sirens and similar warning devices.
- (4) *Vibration and heat:* Vibration inherently and recurrently generated and heat shall be imperceptible without instruments at lot boundaries.
- (5) *Glare, radiation or fumes:* Glare, radiation or fumes shall not be emitted to an obnoxious or dangerous degree beyond lot boundaries.
- (6) *Smoke:* Smoke shall not be emitted at a density in excess of forty (40) percent opacity level as classified in Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency.
- (7) *Materials or wastes:* No materials or wastes shall be deposited on any lot in such form or manner that they may be transferred beyond the lot boundaries by natural causes or forces. All materials which might cause fumes or dust, or constitute a fire hazard if stored out-of-doors, shall be only in closed containers. Areas attracting large numbers of birds, rodents or insects are prohibited. (Ord. No. 295-88, 5-23-88)

Secs. 14-203–14-215. Reserved.

DIVISION 12. B-3 AND B-3b DOWNTOWN BUSINESS ZONES*

Sec. 14-216. Purpose.

The purposes of the B-3 and B-3b downtown business zones are to:

- (1) Maintain and enhance the role of the downtown as the business and commercial center of the region;

***Editor's note**—Ord. No. 241-91, adopted Mar. 11, 1991, repealed former Div. 12 of this article, §§ 14-216–14-221, relative to B-3 and B-3b Business Zones, and enacted new provisions in lieu thereof as Div. 12, §§ 14-216–14-221.1. Formerly, Div. 12 derived from §§ 602.10.A–602.10.F of the city's 1968 Code as amended by the following legislation:

Ord. No.	Section	Date	Ord. No.	Section	Date
452-72	2	7-17-72	364-88		5- 4-88
499-74	5	8-19-74	294-88		5-23-88
344-76	6	7- 7-76	34-89		6-28-89
429-83	1	4-25-83	153-89	2-7	11-20-89
173-87	1	3- 4-87	235-91	16	2- 4-91

Cross references—Public arts program, § 14-851 et seq.; relocation of displaced tenants, § 14-861 et seq.