

CM2 Zoning:

1742 NE 43RD AVE

Comprehensive information for this property is available on PortlandMaps.com: [R216685](#)

The official zoning quarter section map(s) for this property is [2835](#)

This property contains the following Comprehensive Plan Map Designation(s):

Mixed Use - Urban Center

Detailed zone summaries are available below.

Base zones

Commercial Mixed Use 2 (CM2)



The CM2 zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

For specific zoning code details, visit the [zoning code website](#) . The regulations for this zone are found in [Chapter 33.130](#) .

Generally, the uses and character of this zone are oriented towards:

Retail / Office / Residential

Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

Quick facts:

Location

This zone is generally applied on prominent streets that are well served by transit, such as NW 23rd, SE Foster, N Lombard and NE Sandy.

45'

maximum height, which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.

2.5:1 FAR (Floor Area Ratio)

increasing to 4:1 with bonus provisions.

Parking

is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.

Overlay zones

Centers Main Street (m)

The Centers Main Street (m) overlay zone emphasizes pedestrian and transit-oriented design by requiring active ground floor commercial uses, ground floor windows and minimum floor areas in new development. This overlay zone also limits certain auto-oriented uses.

For specific zoning code details, visit the [zoning code website](#) . The regulations for this zone are found in [Chapter 33.415](#) .

Design (d)

Plan districts

Hollywood Plan District (HW)

The Hollywood (HW) plan district provides for an urban level of mixed-use development including commercial, office, housing, and recreation. Specific objectives of the plan district include strengthening Hollywood's role as a commercial and residential center, and promoting the use of light rail, bus transit, and walking. These regulations:

- Enhance business and economic vitality;
- Promote housing and mixed-use development;
- Discourage auto-oriented uses and developments and direct the placement of auto-oriented uses and developments away from the area of most intense activity;
- Reinforce the connection between the Hollywood Transit Center and the business core of the Hollywood District;
- Enhance the pedestrian experience; and
- Enhance the character of buildings in the plan district.

For specific zoning code details, visit the [zoning code website](#) . The regulations for this plan district are found in [Chapter 33.536](#) .