



# Residential Infill Project Proposed Draft

*Planning and Sustainability Commission  
Briefing  
April 24, 2018*



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# Previous PSC Briefings

## February 13

- Housing Development Trends
- RIP Economic Background

## February 27

- RIP Issue overview and project background

## March 13

- Social Equity Development Strategy
- Displacement Risk Analysis/Methodology



# Presentation Overview

- Introduction
- Process
- Proposals:
  - Scale of Houses
  - Housing Choice
  - Narrow Lots
- Overlay Zone Map Methodology



# Project Deliverables

## Residential Infill Project

AN UPDATE TO PORTLAND'S  
SINGLE-DWELLING ZONING RULES

PROPOSED DRAFT  
APRIL 2018

### VOLUME 1:

#### STAFF REPORT AND MAP AMENDMENTS

Submit testimony to the Portland Planning  
and Sustainability Commission by May 15, 2018  
See inside cover for more information



## Residential Infill Project

AN UPDATE TO PORTLAND'S  
SINGLE-DWELLING ZONING RULES

PROPOSED DRAFT  
APRIL 2018

### VOLUME 2: ZONING CODE AMENDMENTS

Submit testimony to the Portland Planning  
and Sustainability Commission by May 15, 2018  
See inside cover for more information



## Residential Infill Project

AN UPDATE TO PORTLAND'S  
SINGLE-DWELLING ZONING RULES

PROPOSED DRAFT  
APRIL 2018

### VOLUME 3: APPENDICES

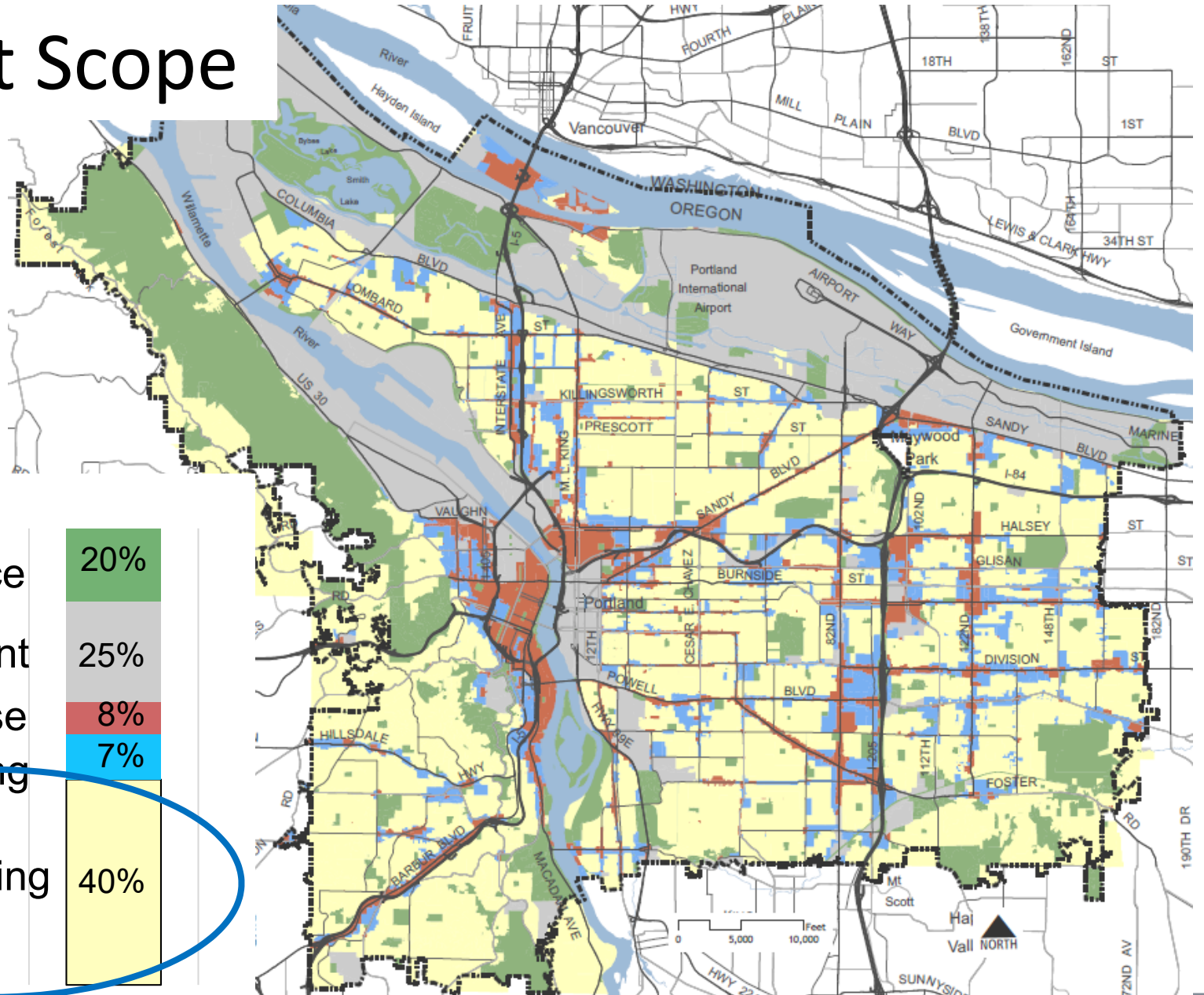
Submit testimony to the Portland Planning  
and Sustainability Commission by May 15, 2018  
See inside cover for more information





# Project Scope

Open Space	20%
Employment	25%
Mixed-Use	8%
Multi-dwelling	7%
Single-dwelling	40%



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# Scale of Houses



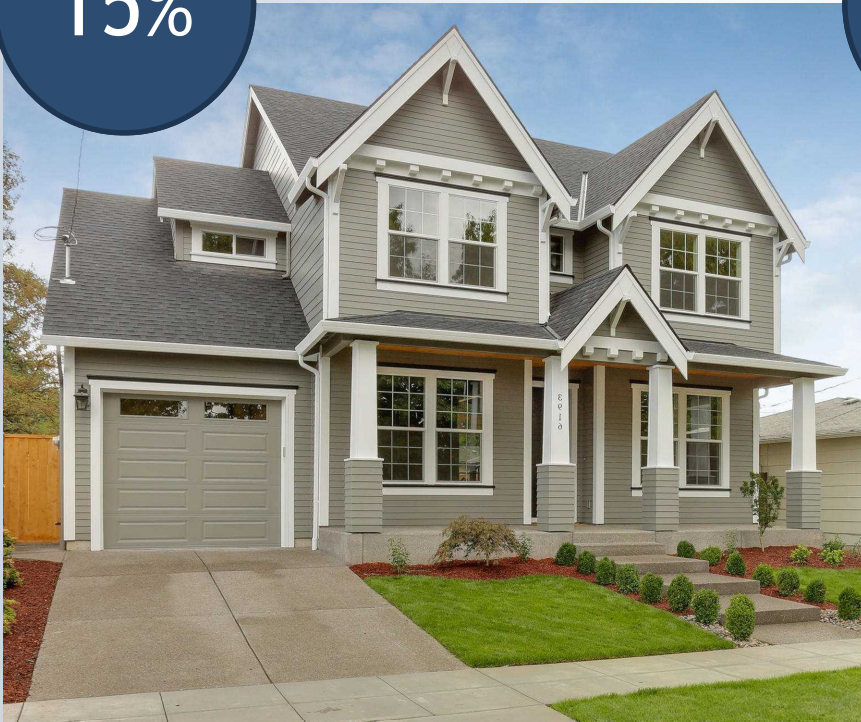


# Scale of Houses



# Housing Choice

15%



77%



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Residential Infill Project | 8



# Housing Choice



# Narrow Lots





# Narrow Lots

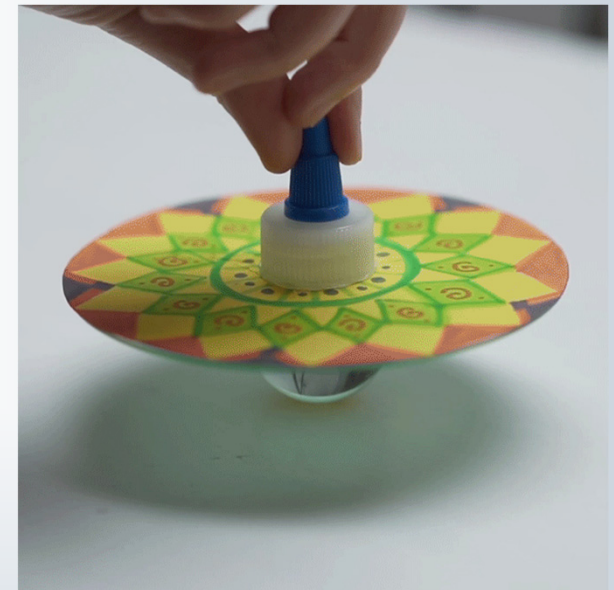
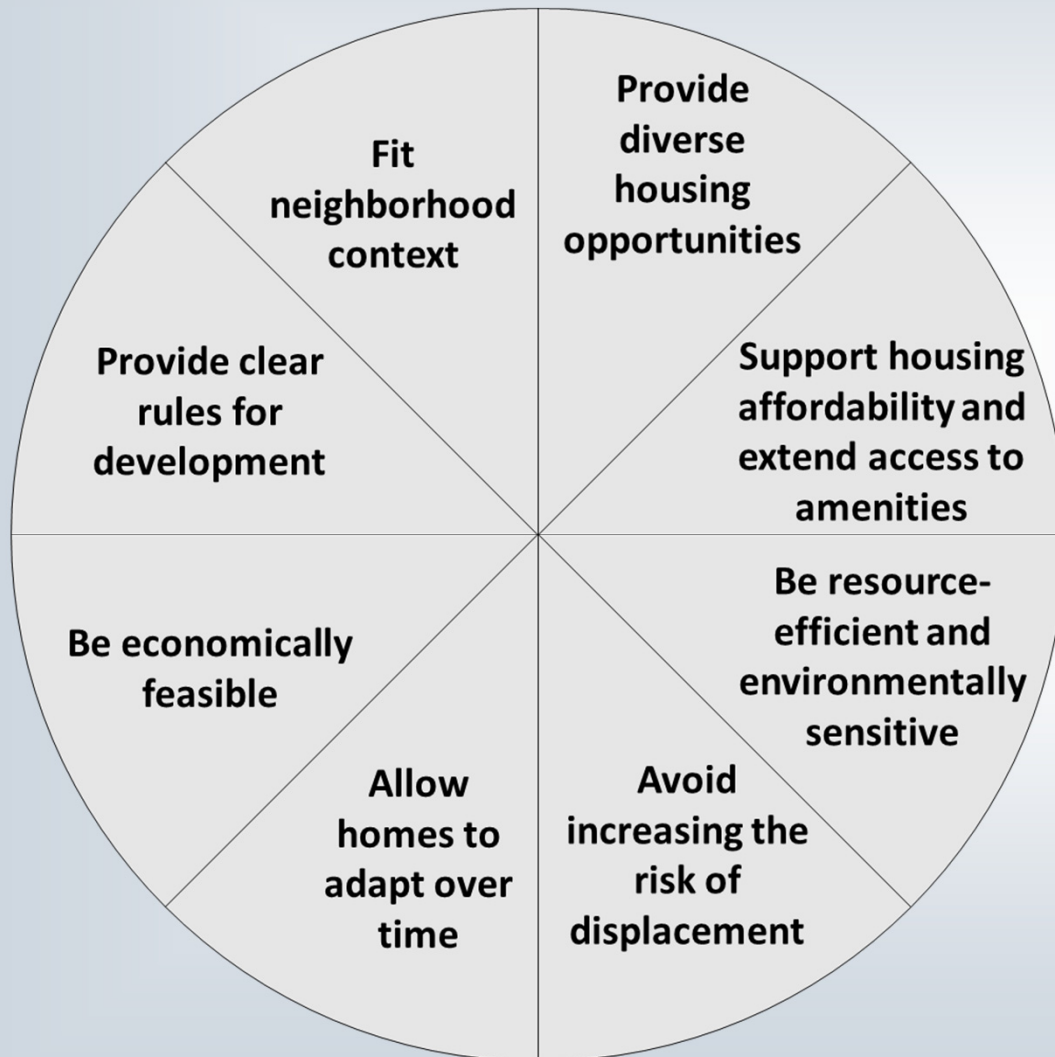




# People



# Balancing Multiple Goals



# Process

- Stakeholder Committee (Sep 2015-June 2016)
- Concept Report (June 2016)
- Council accepts Concept Report (Dec 2016)
- Discussion Draft report (Oct 2017)
- Proposed Draft (Apr 2018)



# Input

- Council hearings - 100+ testified
- Online questionnaires - 9,800 responses
- Comments - 5,272 received
- Open houses - 656 attended
- Other meetings - 311 attended
- Project mailing list - 1,200 recipients
- Notices sent - 135,000 property owners



# Project Proposals

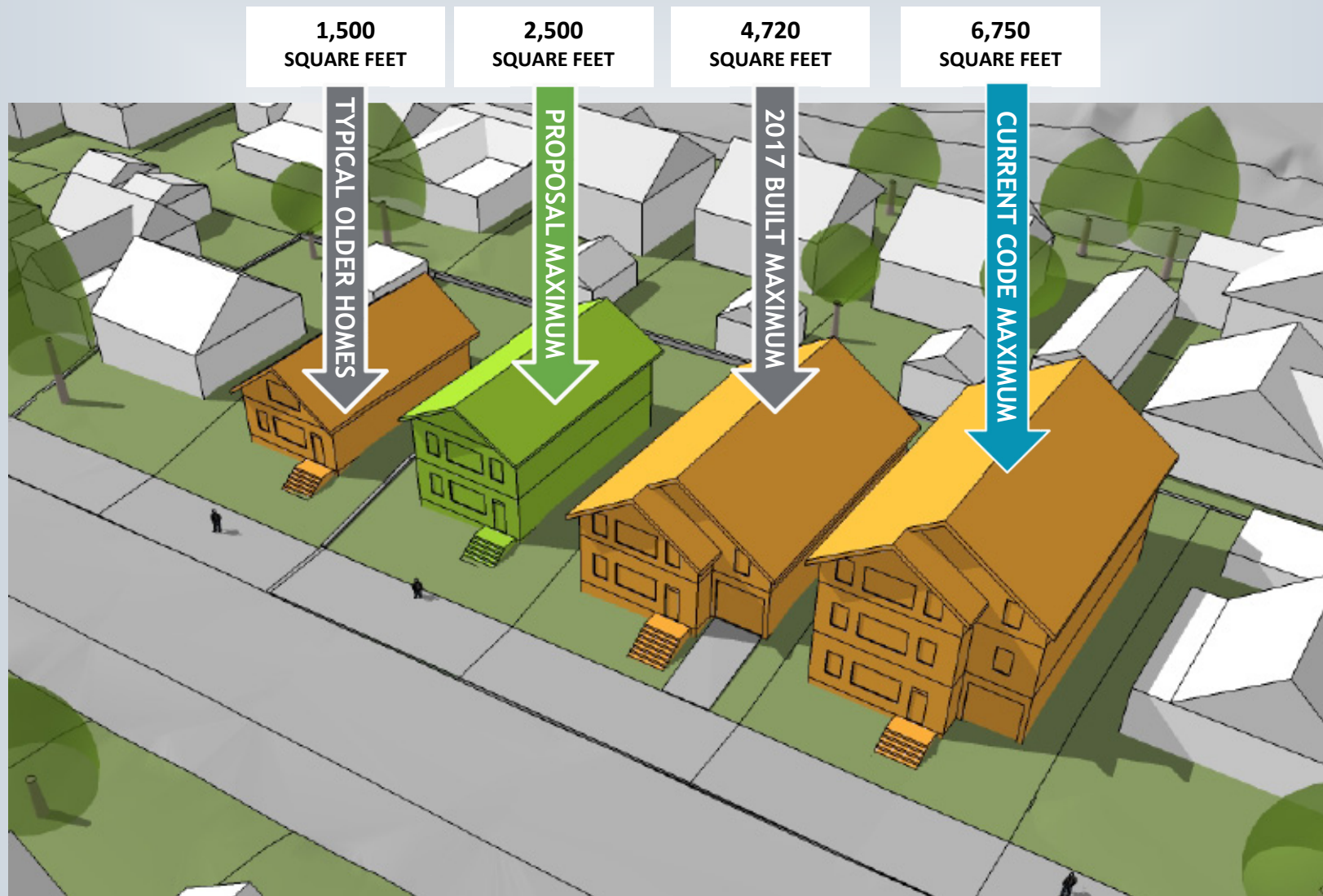
- Scale of Houses
- Housing Choice
- Narrow Lot Development



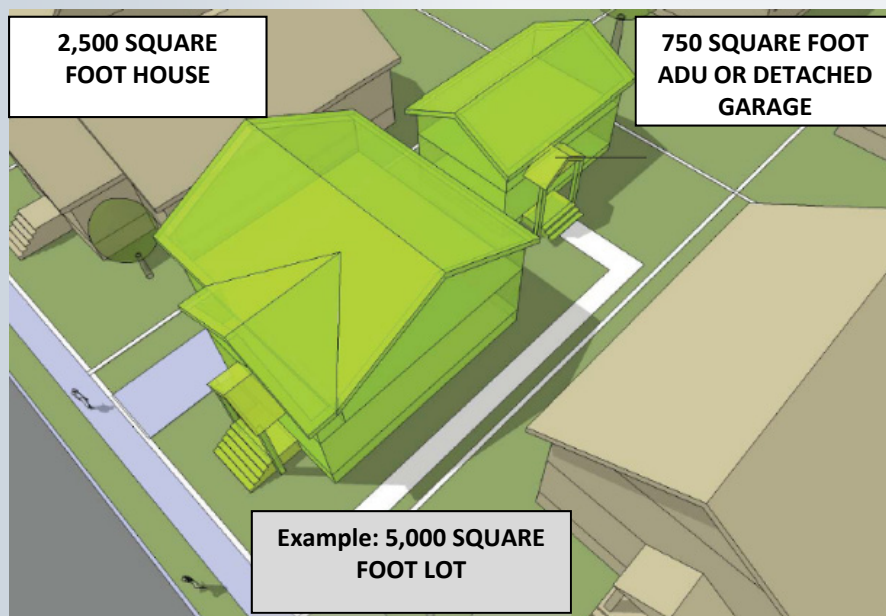


# SCALE OF HOUSES

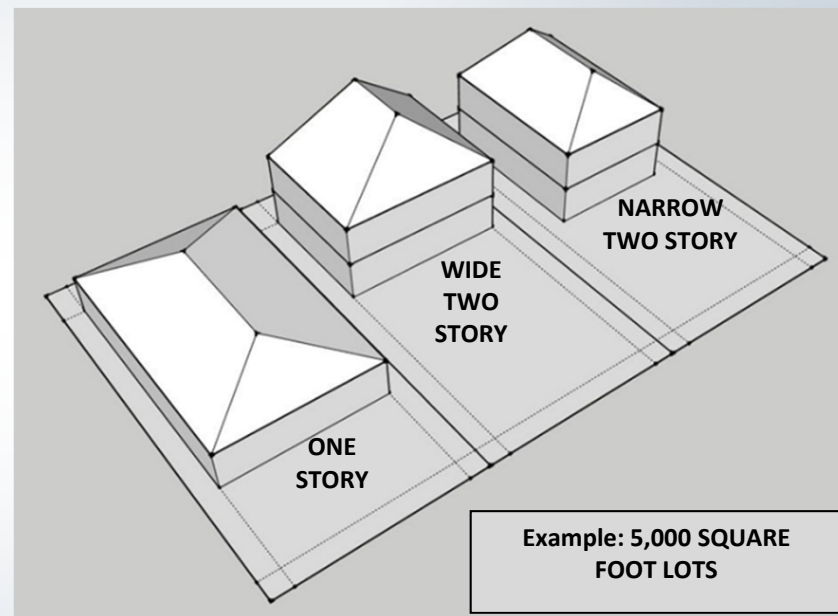
# 1. Limit the size of houses



# Maintain flexibility



The limit establishes a max size...



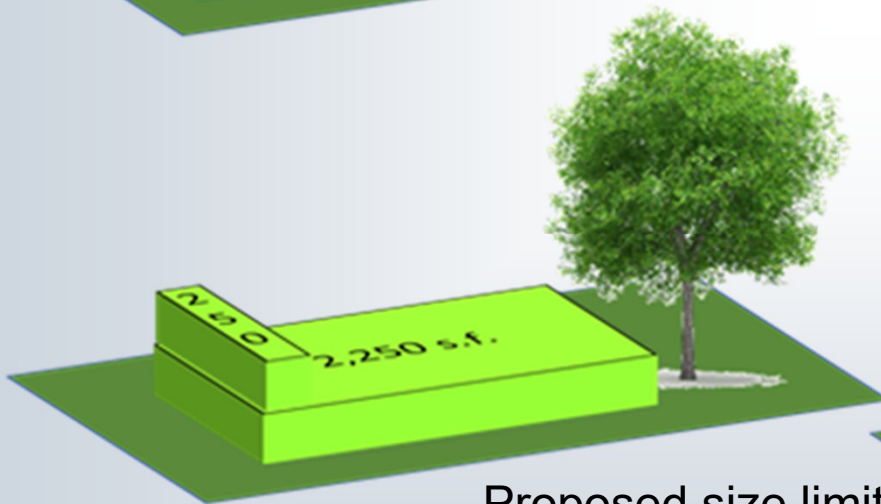
...but still allows for a variety of forms



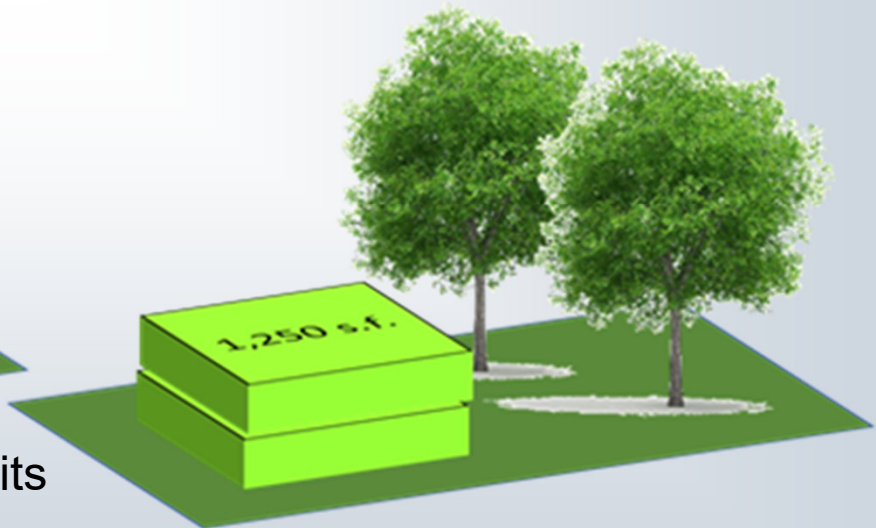
# Increase yard potential



Current code allowance

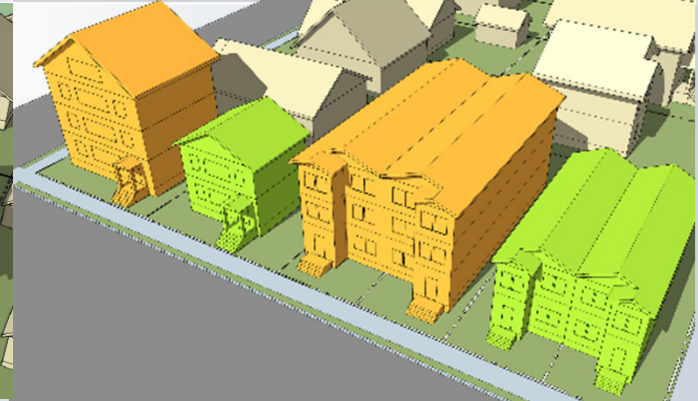
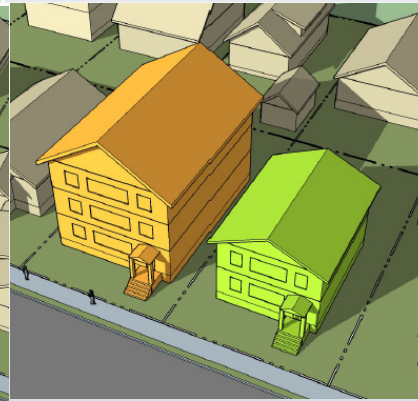
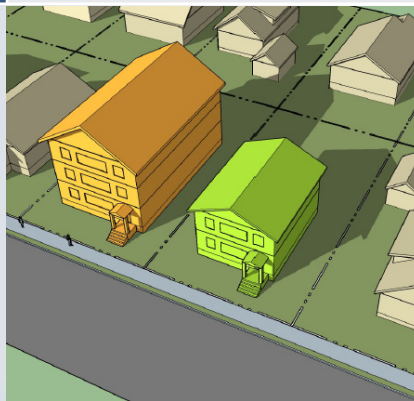


Proposed size limits



# Floor to Area Ratio

	R7 zone 7,000 square foot lot	R5 zone 5,000 square foot lot	R2.5 zone 2,500 square foot lot	
Current code	7,650 sf (1.1 FAR)	6,750 sf (1.35 FAR)	4,375 (1.75 FAR)	
Proposed code	2,800 sf (0.4 FAR)	2,500 sf (0.5 FAR)	1,250 sf (0.5 FAR) detached houses	1,750 sf (0.7 FAR) attached houses
	+1,050 sf (0.15 FAR) detached structure	+750 sf (0.15 FAR) detached structure	+375 sf (0.15 FAR) detached structure	

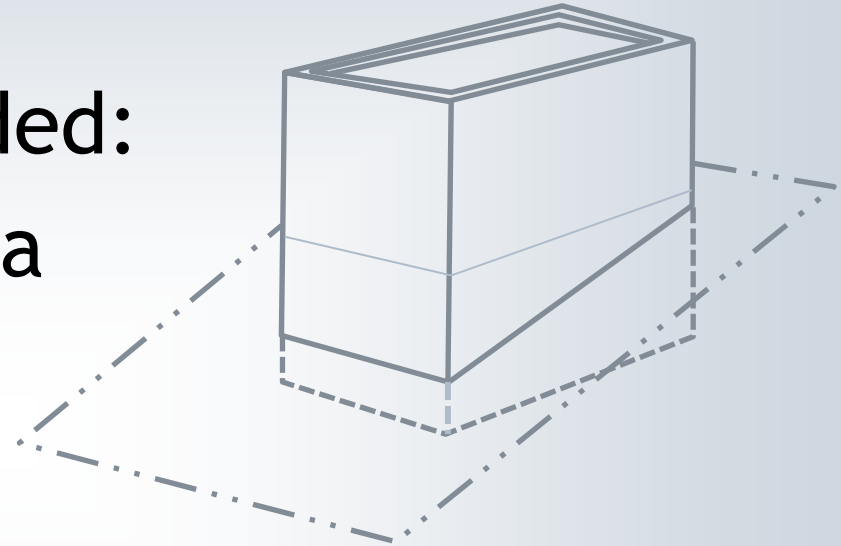




# FAR: What's not counted?

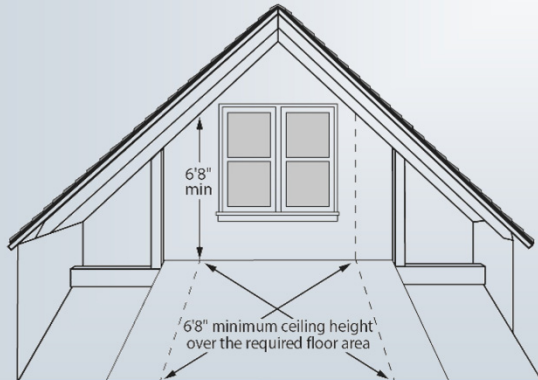
- Basements are excluded:

Min 50% of wall area  
below grade



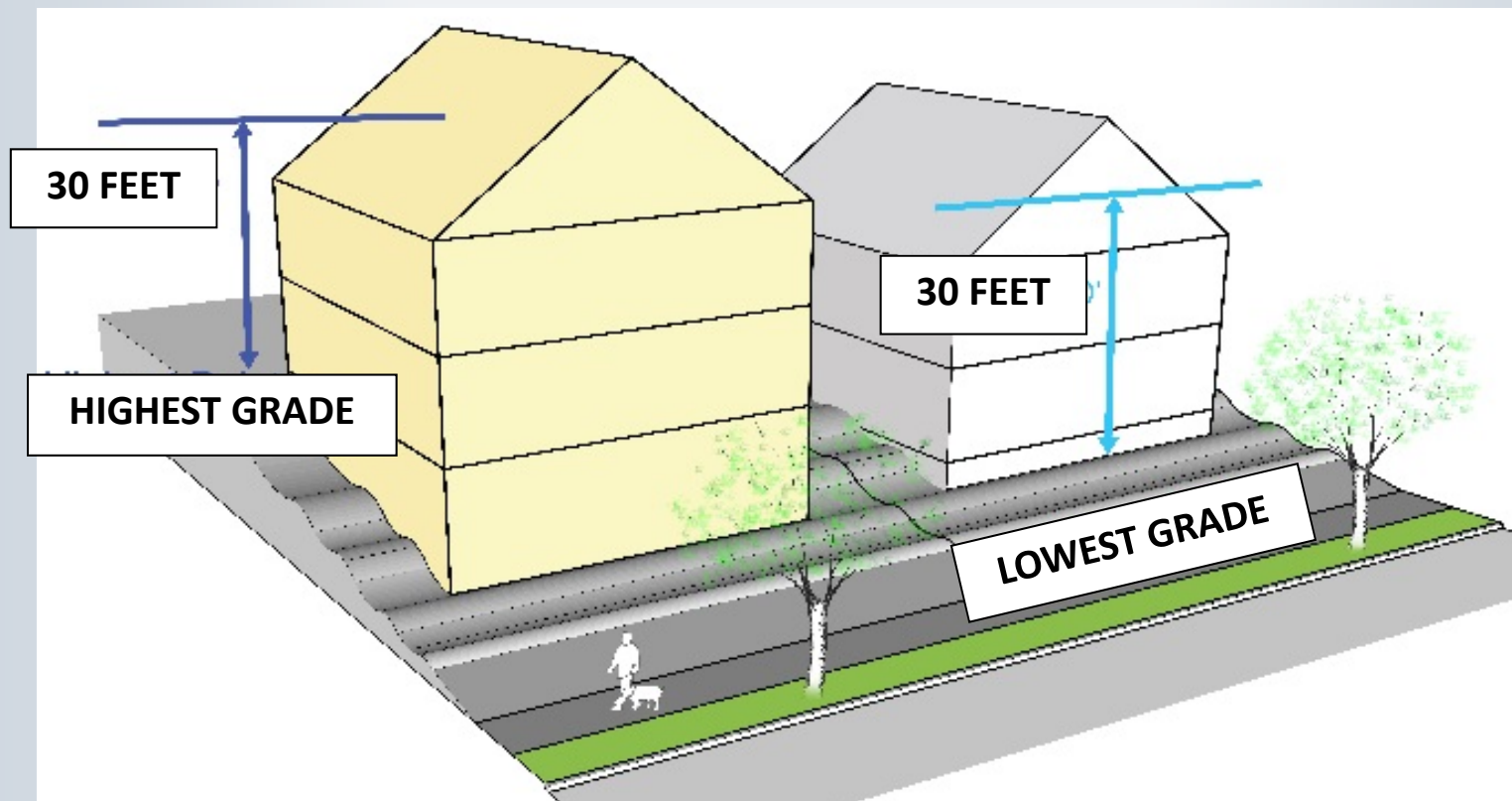
- Portions of low attics are excluded:

Ceilings less than 6'8"  
(min for bldg. code)

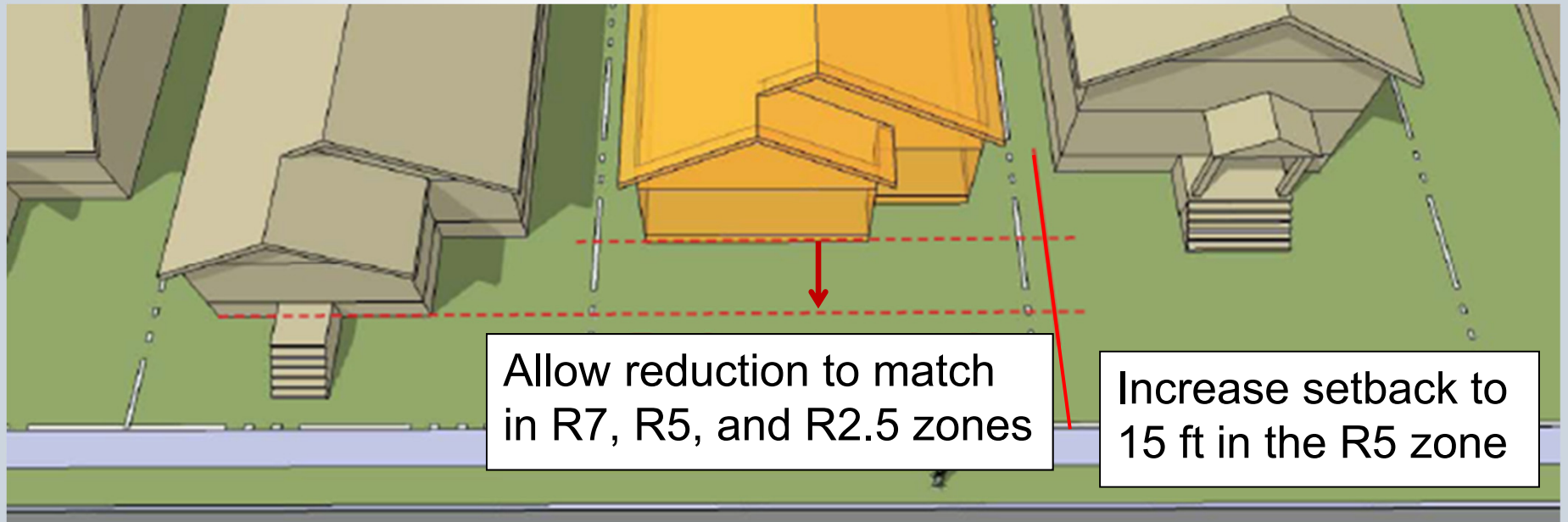




## 2. Revise how height is measured



### 3. Improve R5 front setbacks to better reflect those of adjacent houses



## 4. Improve Building Design

Front door  
w/in 4' of  
grade



2' eave  
projections

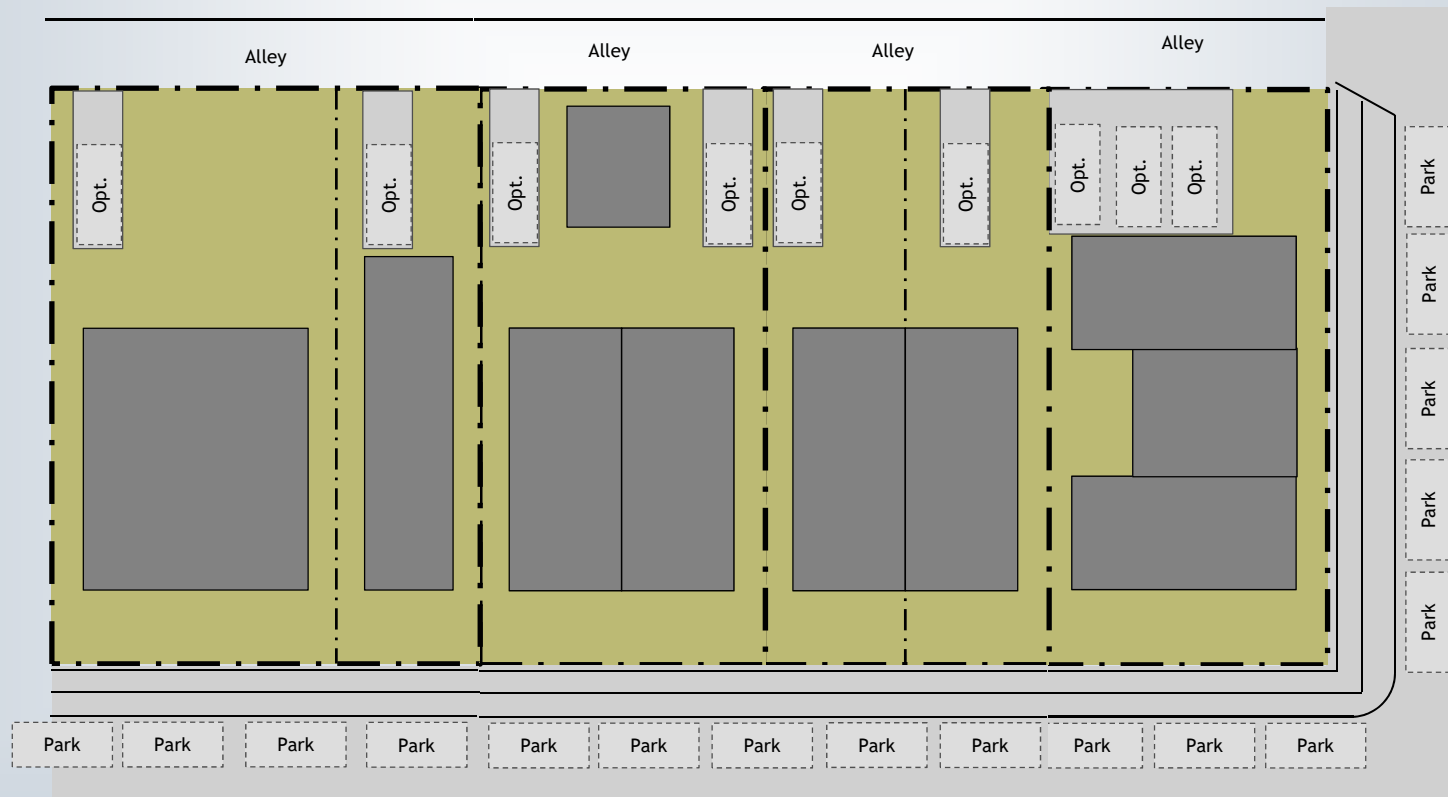


Require alley  
access



# Alley Parking

On alleys: no parking is required, but when provided, it must be accessed from the alley



# Questions?

- 1. Limit size of houses
- 2. Revise height
- 3. Improve setbacks
- 4. Improve building design







# Scale of Houses





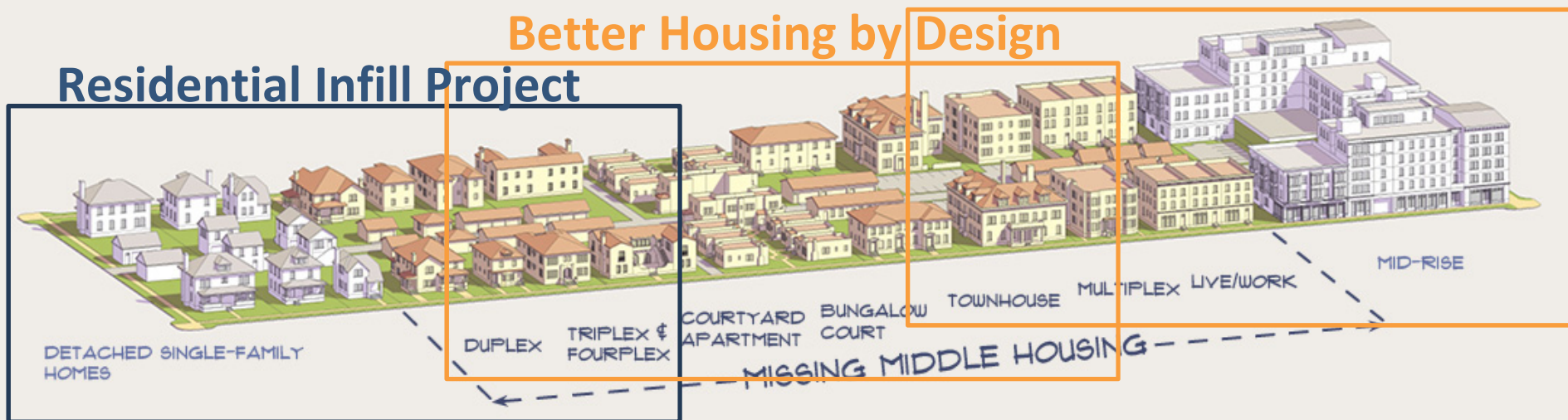
# HOUSING CHOICE

# Middle Housing

Mixed Use Zones

Better Housing by Design

Residential Infill Project

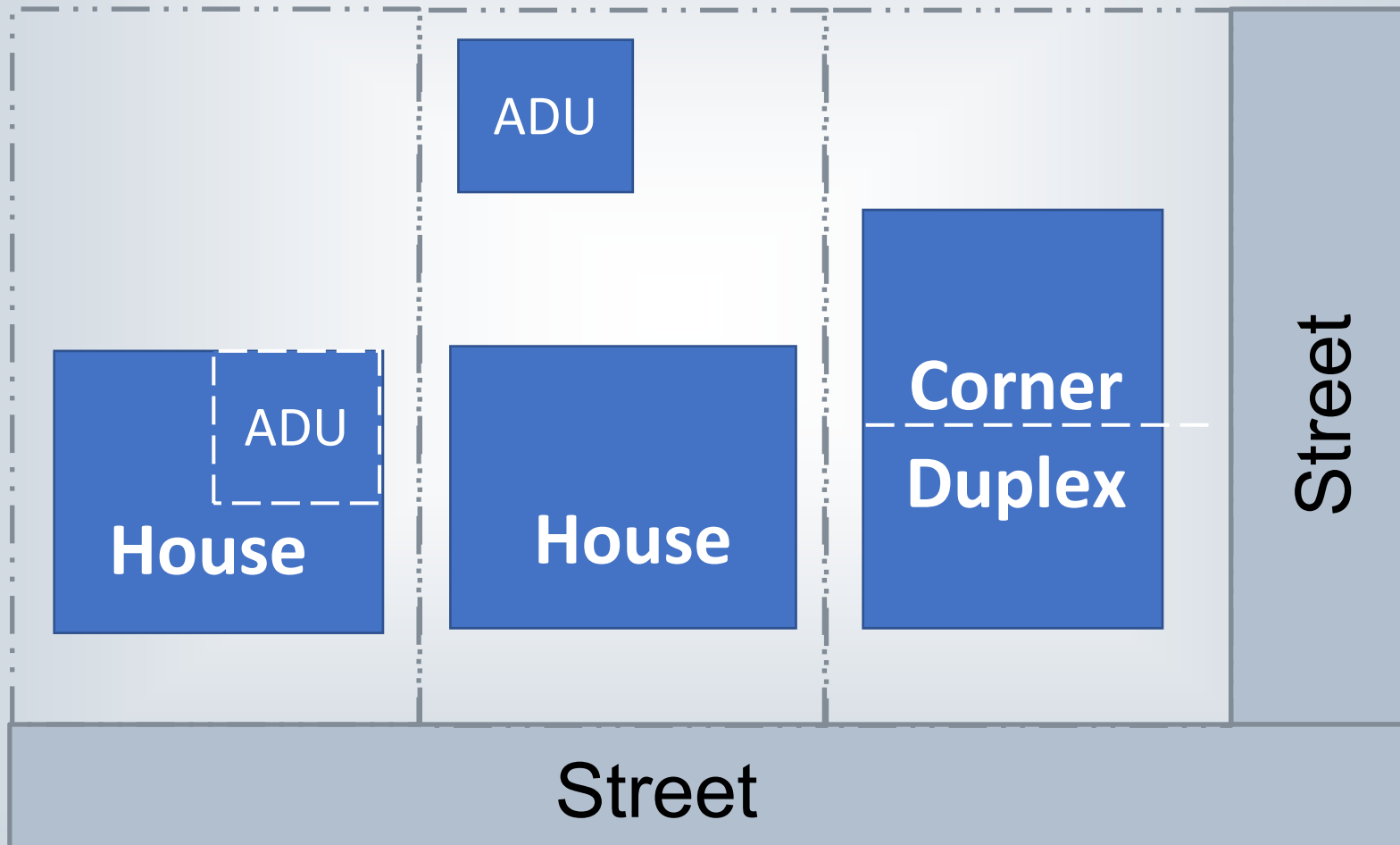


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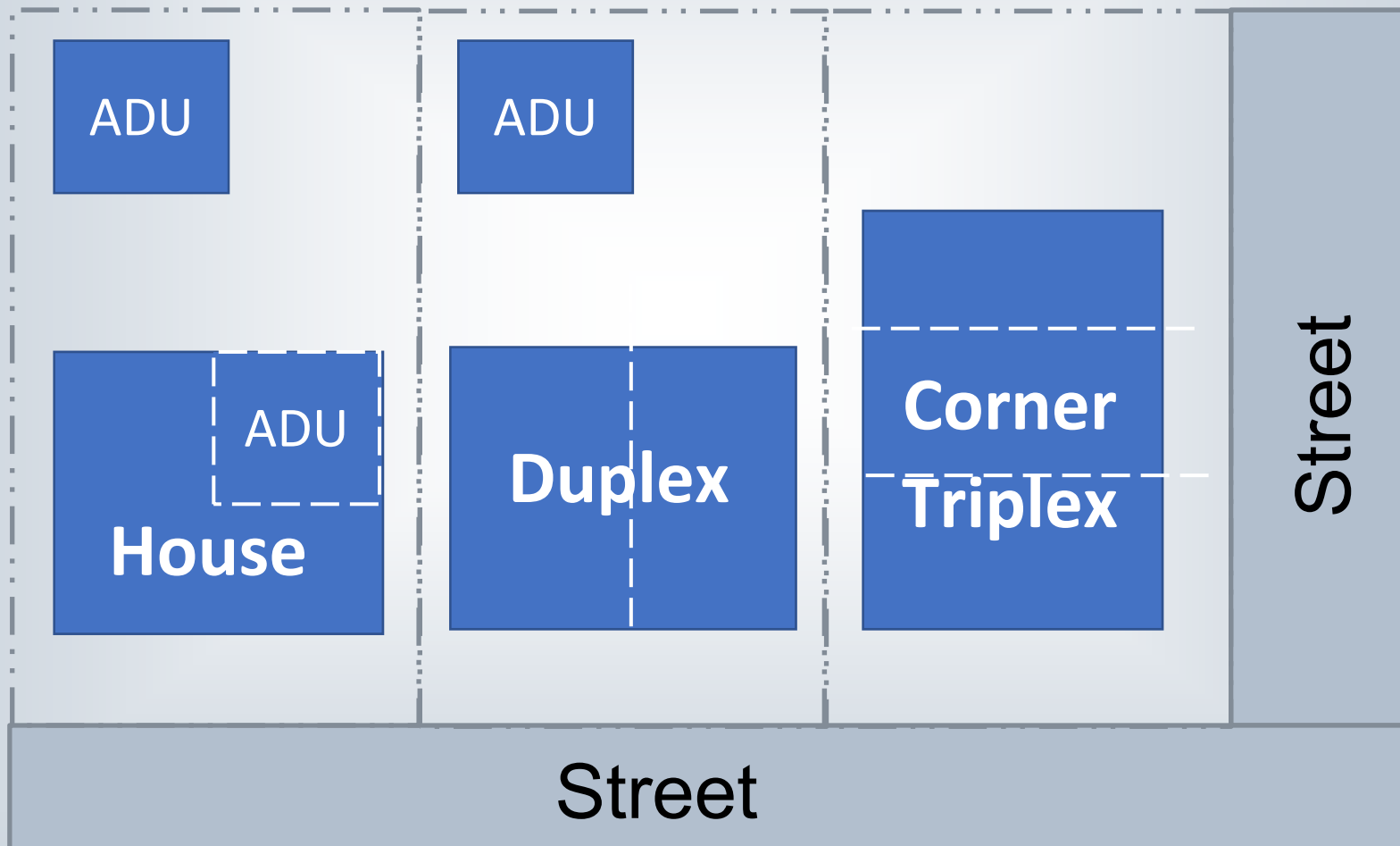
## 5. Create a new 'a' overlay zone

Current housing types allowed:



## 5. Create a new 'a' overlay zone

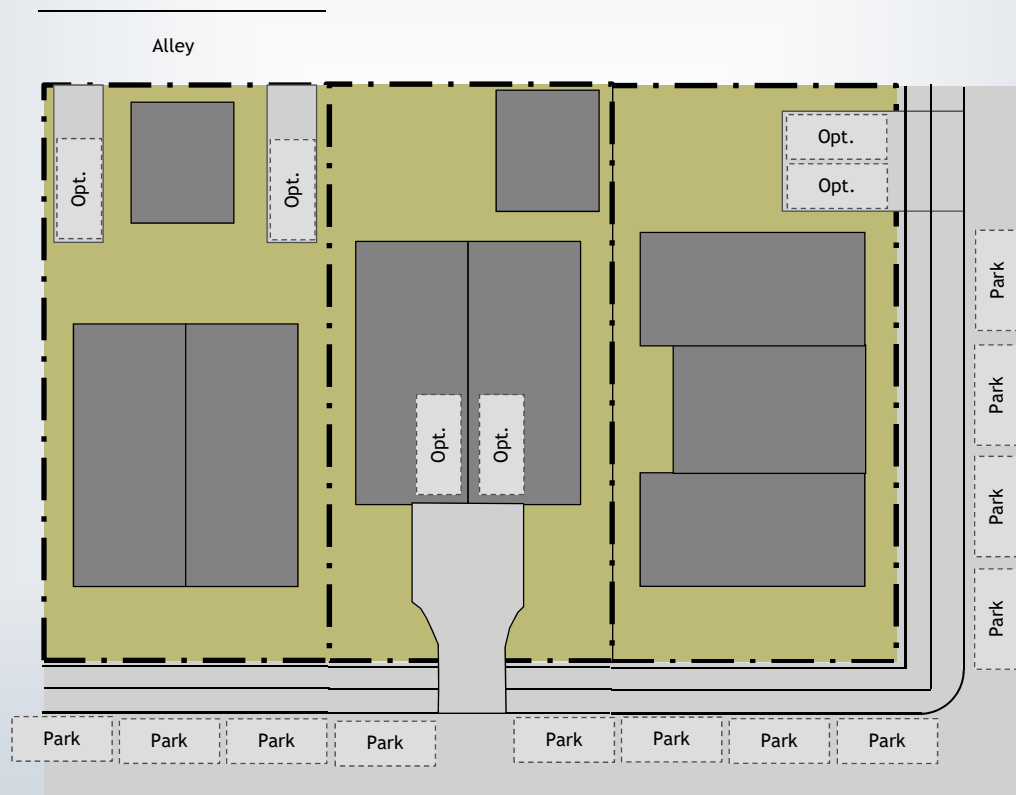
*Additional* housing types allowed:



# 5. Additional Housing Types

## Parking

In the 'a': duplexes, triplexes and two ADUs  
No parking is required, but is allowed.

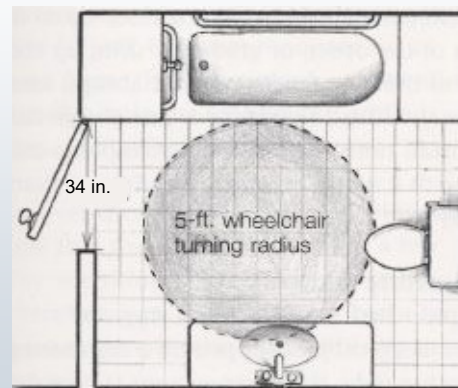




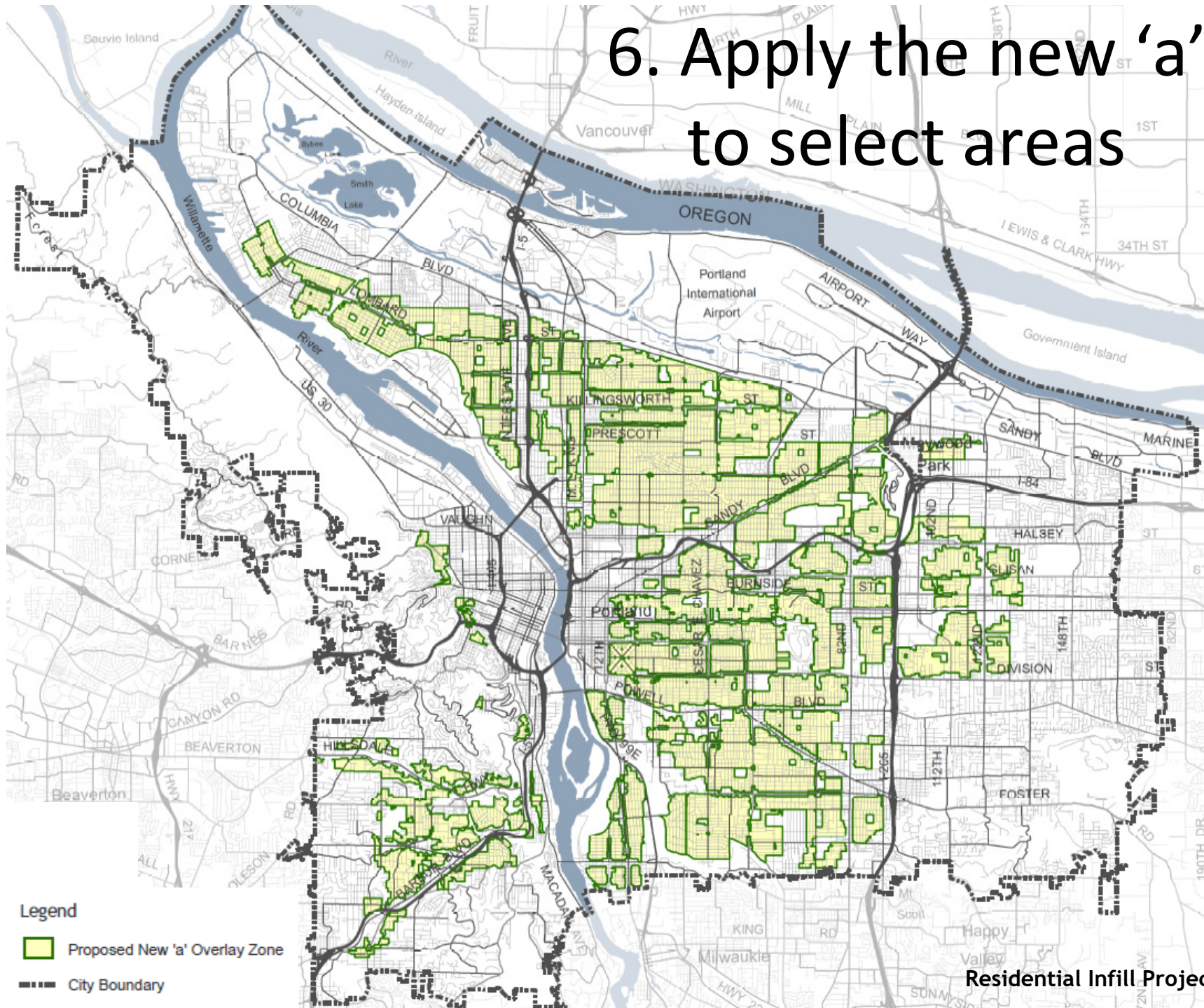
## 5. Visitability requirement

When there are three units, at least one is required to be “visitable”:

- No-step entry
- Bathroom and halls with wider doors
- Area to socialize

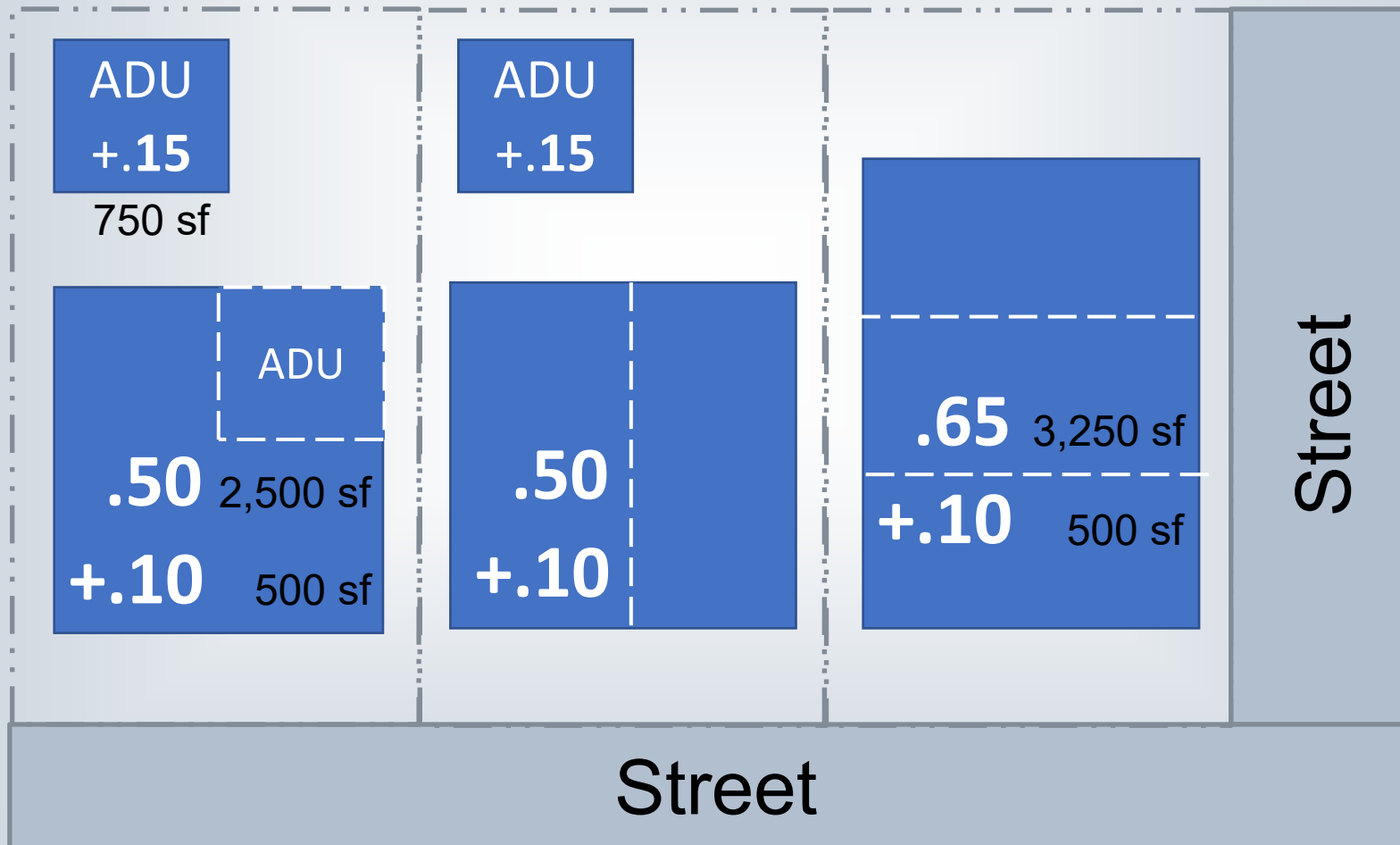


## 6. Apply the new 'a' to select areas



# 7. Incentives for affordability

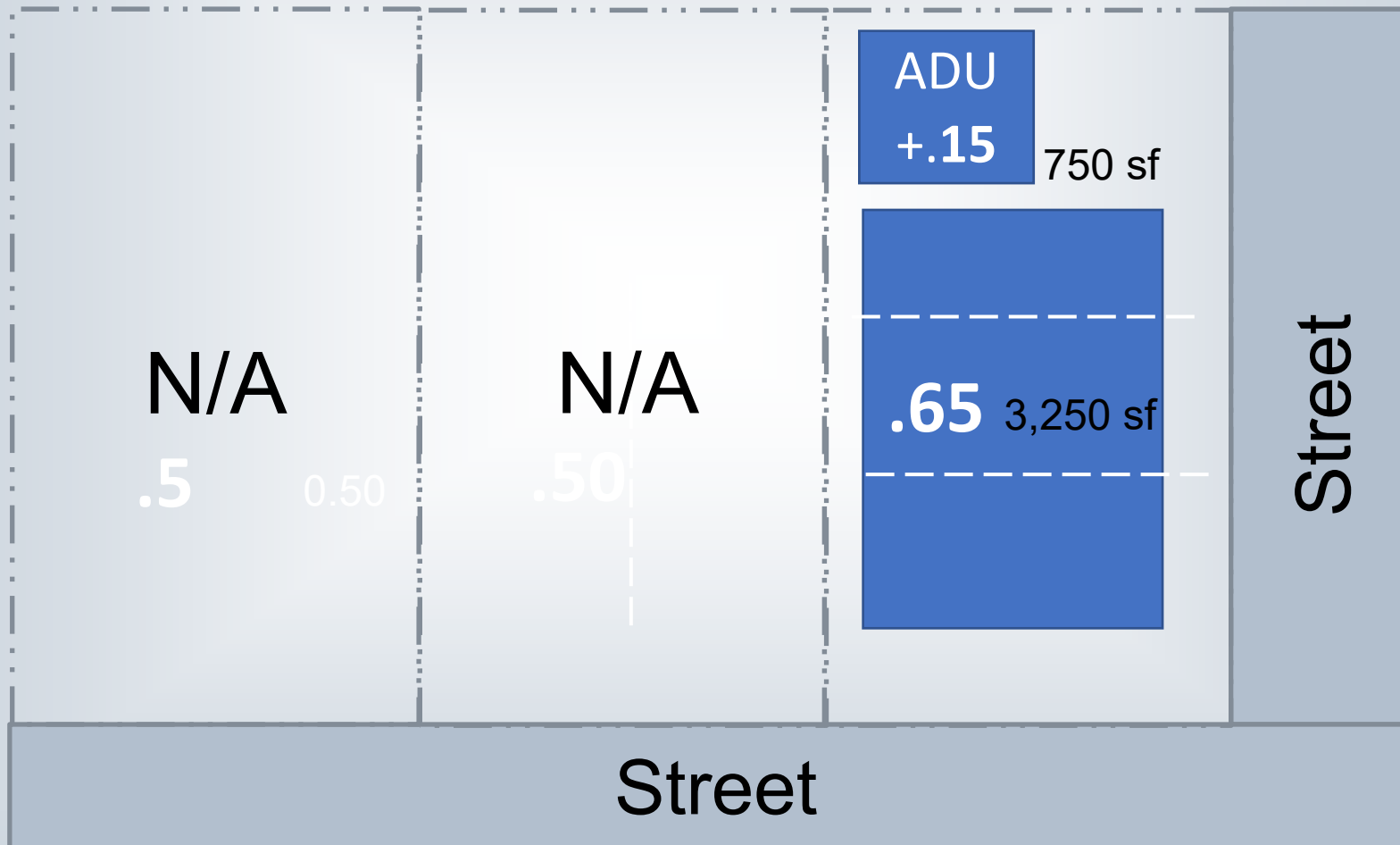
## Option 1: Bonus FAR





# 7. Incentives for affordability

Option 2: Bonus Unit – corner lots only





## 7. Flexibility for historic resources within the new 'a' overlay

- Combined FAR for the site
- More flexibility in unit arrangement
- Limited exterior alterations
- No 'a' housing options when demolished



## 8. Encourage cottage clusters Citywide

Streamline review process



# Housing Choice Summary

- 5. Allow additional housing types
- 6. Establish an overlay zone
- 7. Incentives - affordability and historic
- 8. Encourage cottage clusters



**NARROW LOTS**



# Historically Narrow Lots

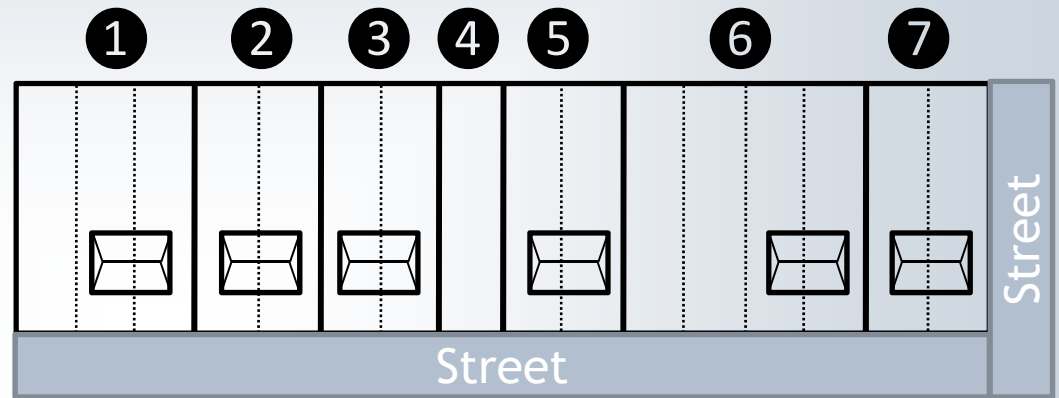
## A primer

- “Narrow lot” = any lot less than 32 feet wide
- “Historically narrow lot” = platted before zoning
- Typically 25 feet wide by 100 feet deep
- Lots are already “divided” so no land division required
- Substandard lot size and width for R5 zone
- R5 lots vacant for 5 years are buildable

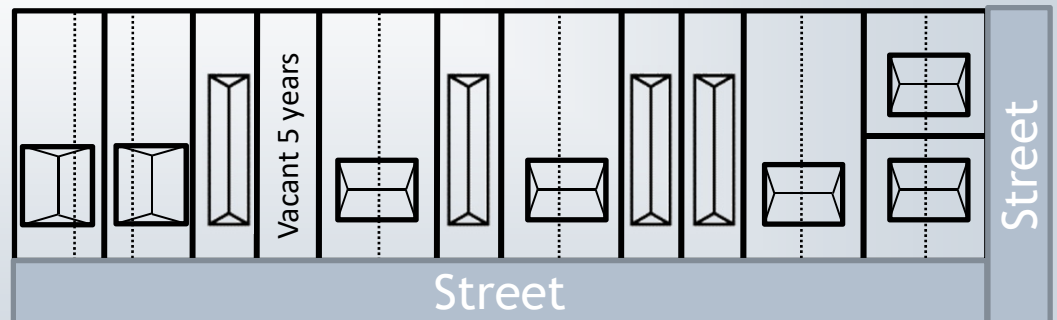


# Current R5 Narrow Lot Rules

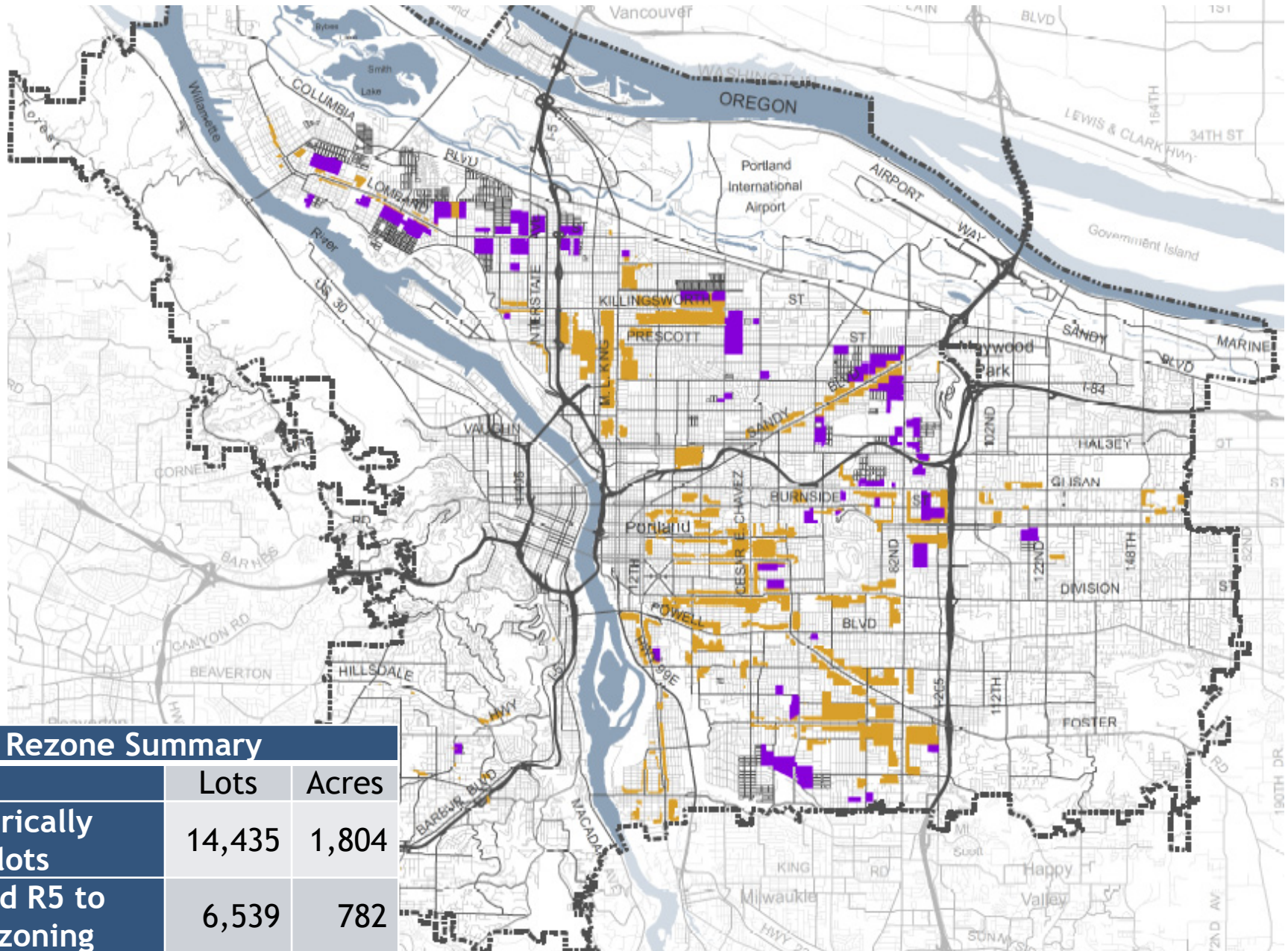
Existing  
block:



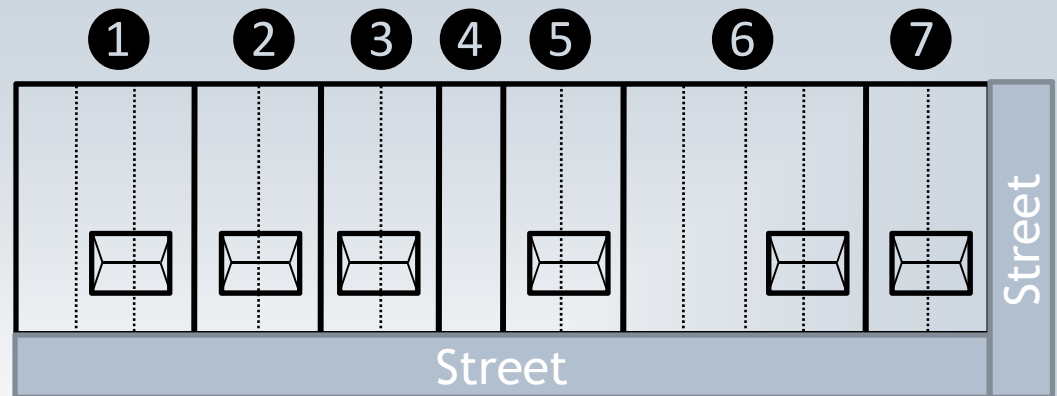
Current R5  
rules:



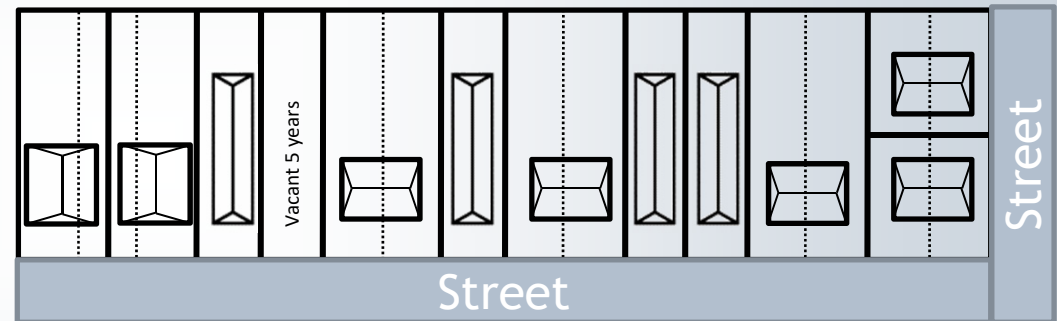
## 9. Rezone some historically narrow lots



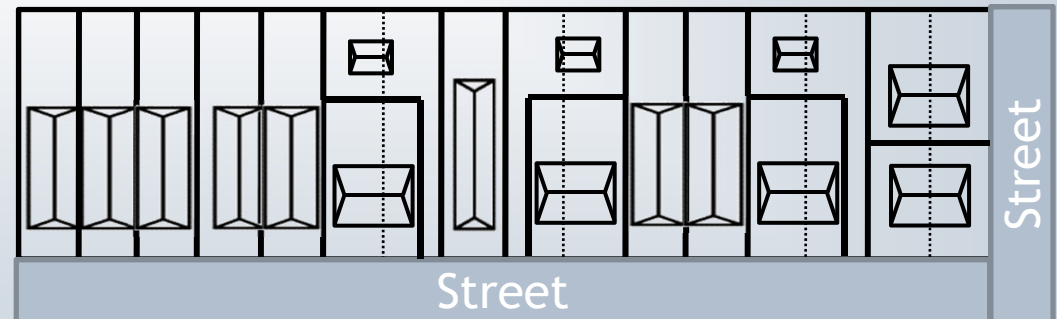
Existing  
block:



Current R5  
rules:

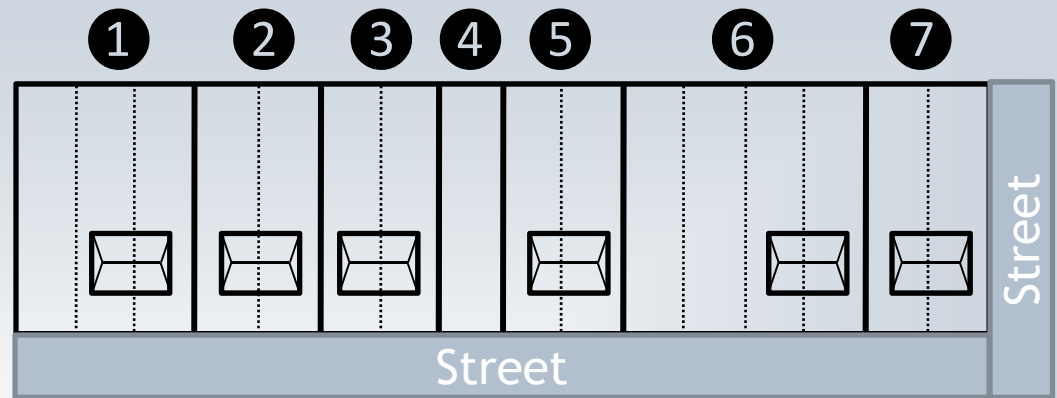


Proposed  
R2.5 rezone:

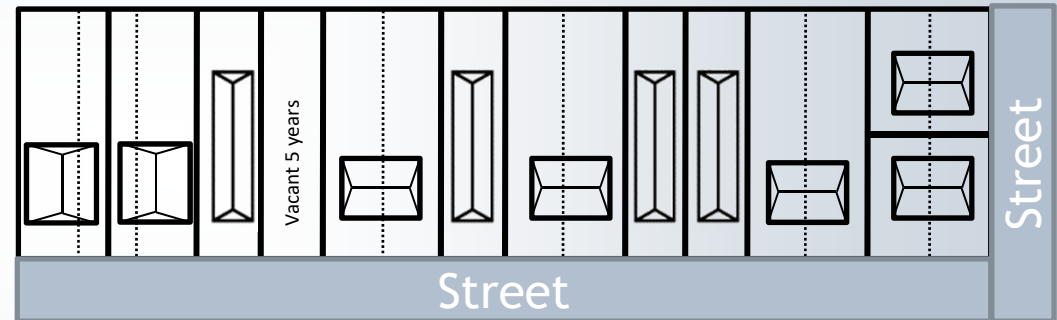




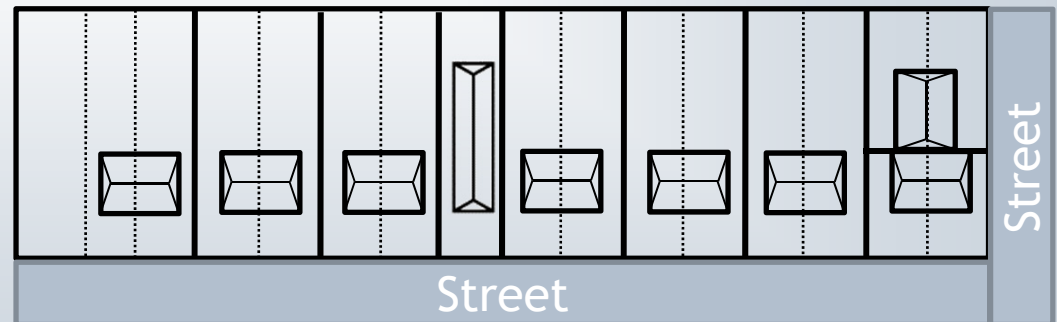
Existing  
block:



Current R5  
rules:



R5 proposal:



## 10. Improve building design on lots less than 32 feet wide

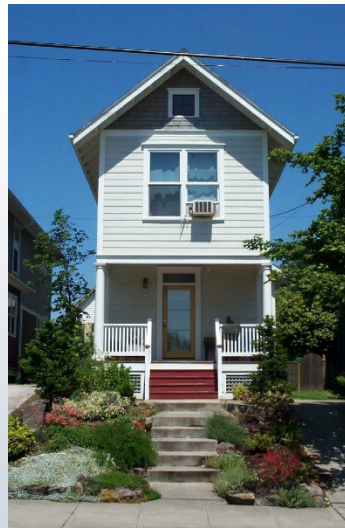
- Require pairs of attached houses, unless precluded by existing development





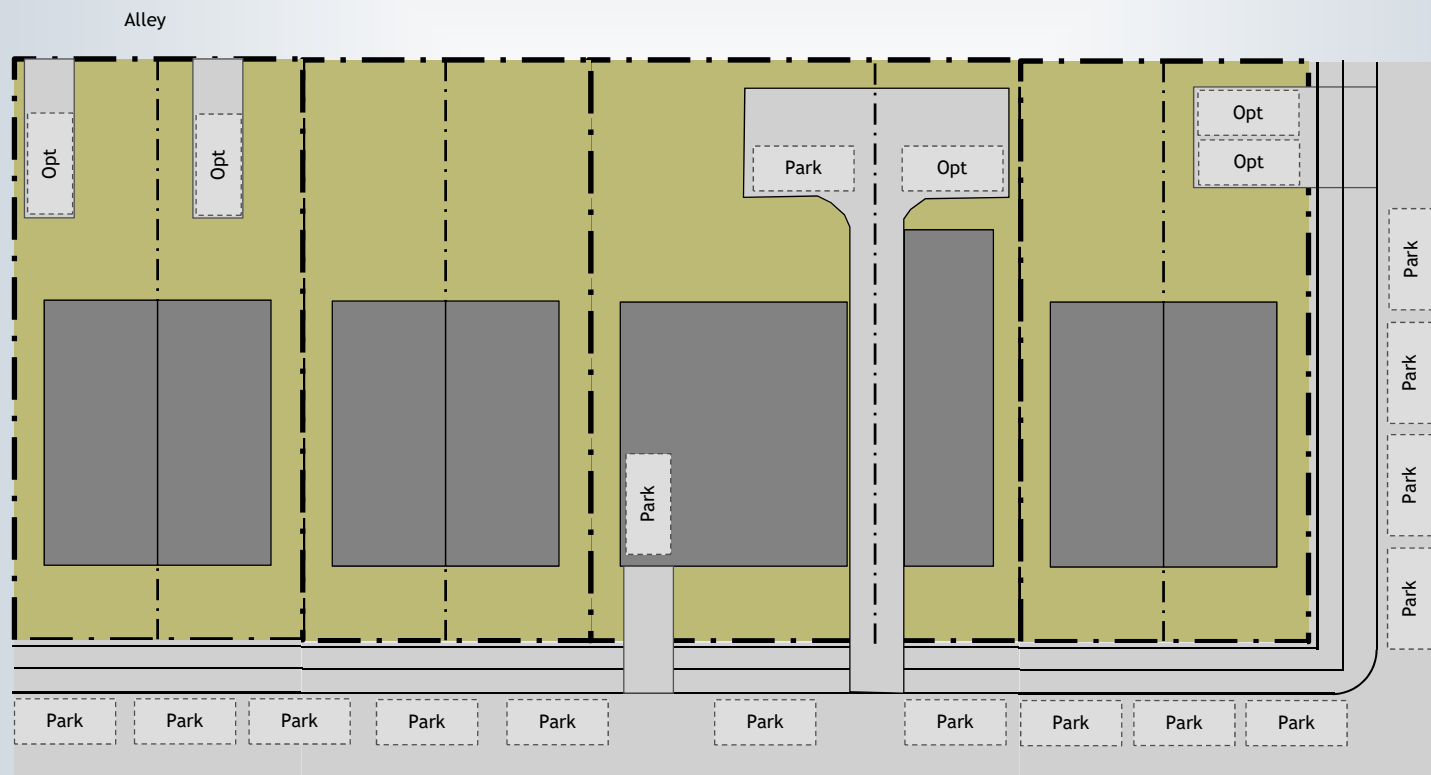
# 10. Improve building design on lots less than 32 feet wide

- Limit height of detached houses to 1.5 times their width



# 10. Improve building design on lots less than 32 feet wide

- Prohibit parking between building and street

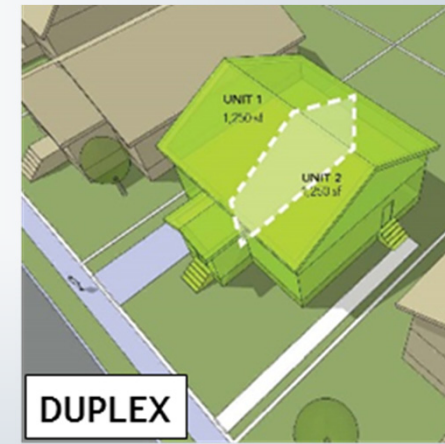
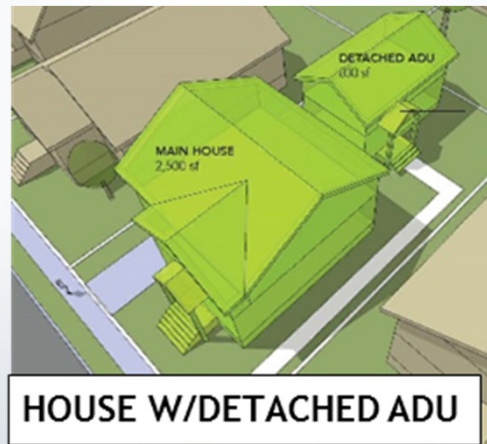




# 11. Revise rules in the R2.5 zone

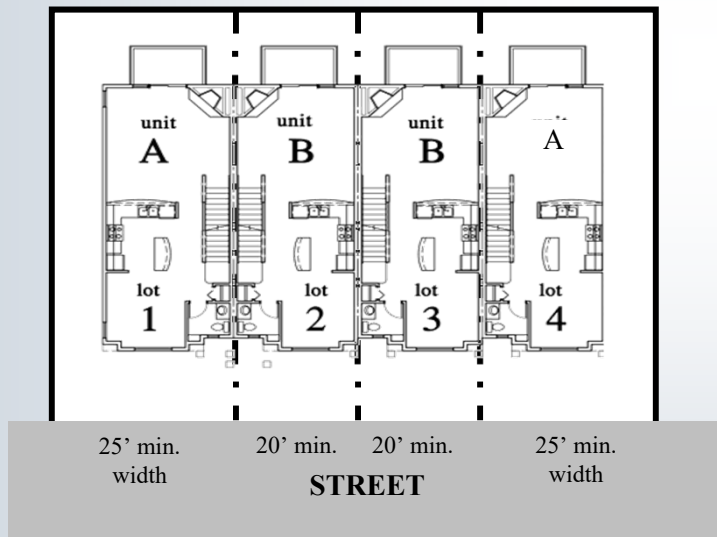
## Double-sized R2.5 lots ( $\geq 5,000$ sf)

- For new development, two units required.

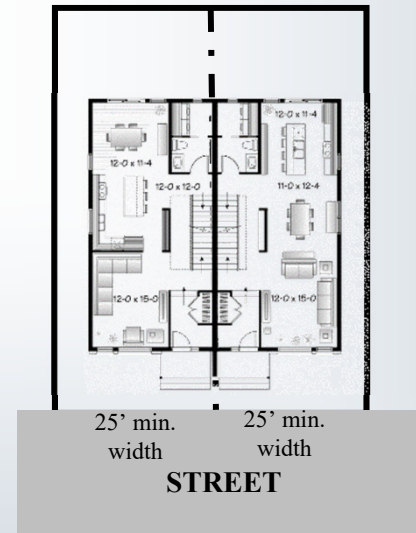


# 11. Revise rules in the R2.5 zone

- Reduce minimum lot width from 36 feet to 25/20 feet for attached houses.



*Four-lot attached house land division*

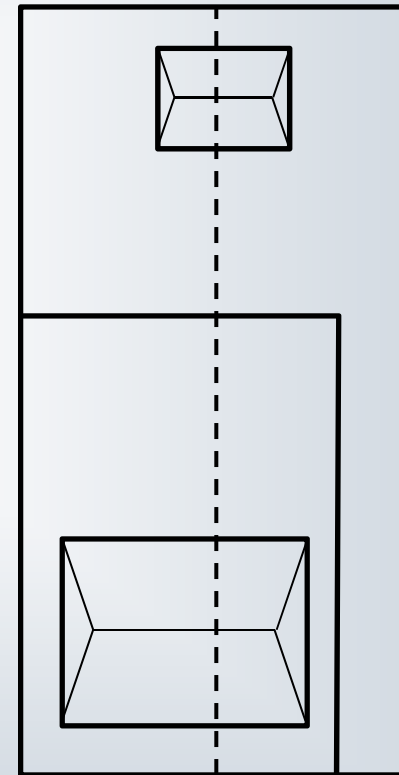


*Two-lot "semi-detached" house land division*



# 11. Revise rules in the R2.5 zone

- Small flag lots (<3,000 sf)
  - Property line adjustment allowed
  - Must retain existing house
  - New flag lot house limited:
    - 1,000 sf
    - 20 feet tall
    - Exterior design elements



# Narrow Lots Summary

- 9. Rezone some historically narrow lots
- 10. Improve building design
- 11. Revise R2.5 rules





# Parking Summary

1 space per unit, except:

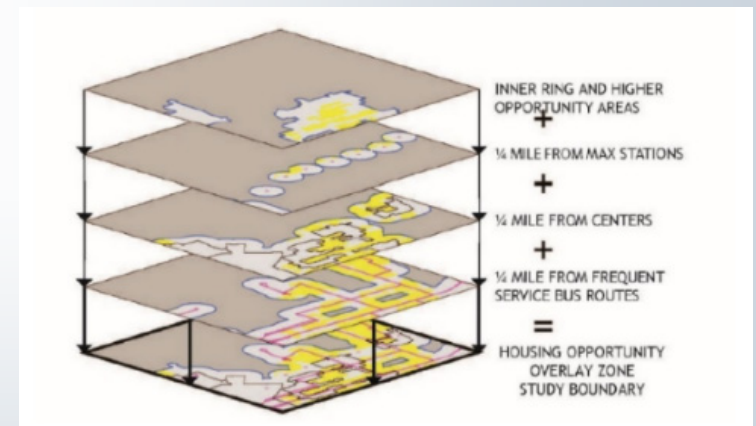
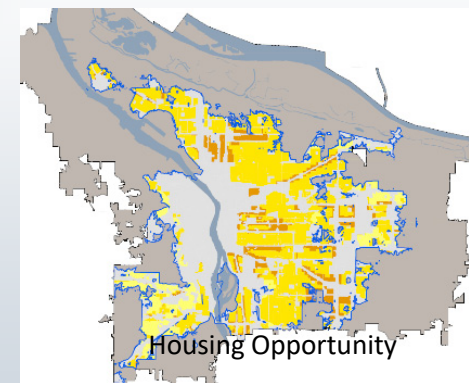
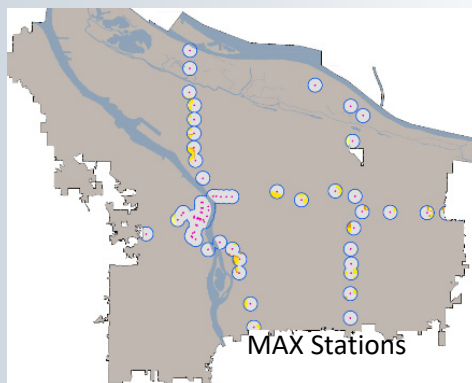
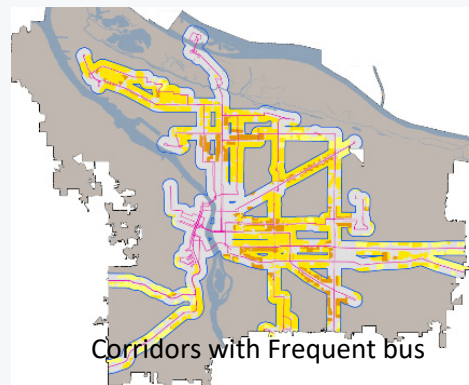
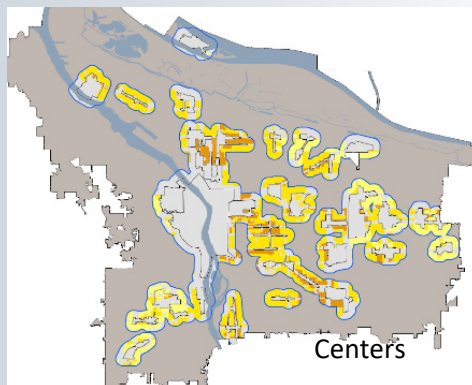
- Within 500' of “peak service”
- ADU
- Historically narrow lots (if provided, prohibited between the building and the street)
- ‘a’ overlay housing types
- Lots on alleys (if provided, must use alley)



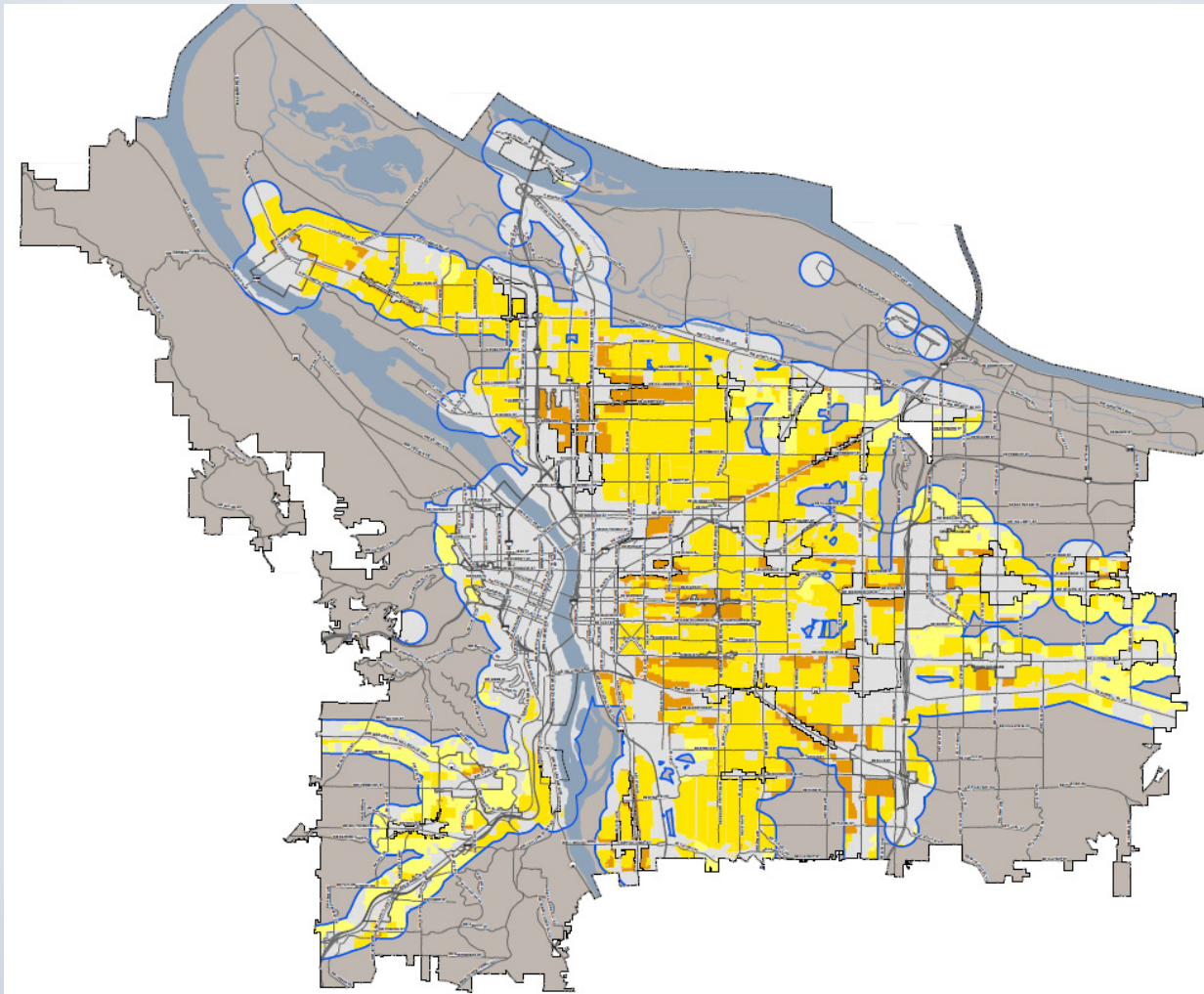
# MAPPING THE 'a' OVERLAY ZONE

# Mapping methodology

## ■ Step 1. Defining the Base Boundary: Centers, Corridors, Transit, Opportunity Areas

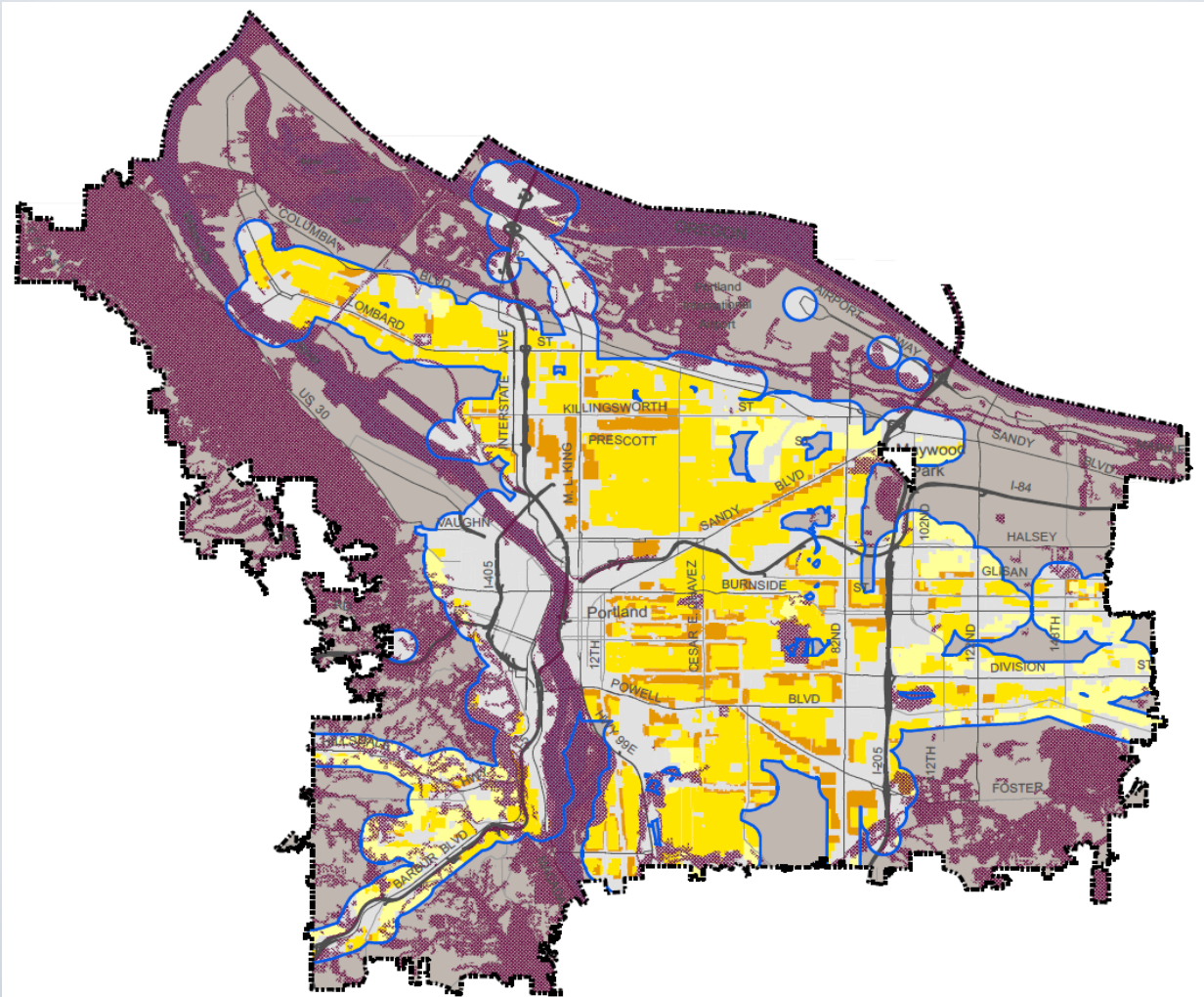


- Step 2. Adjusting the Boundary:  
Zoning Patterns and Street Centerlines

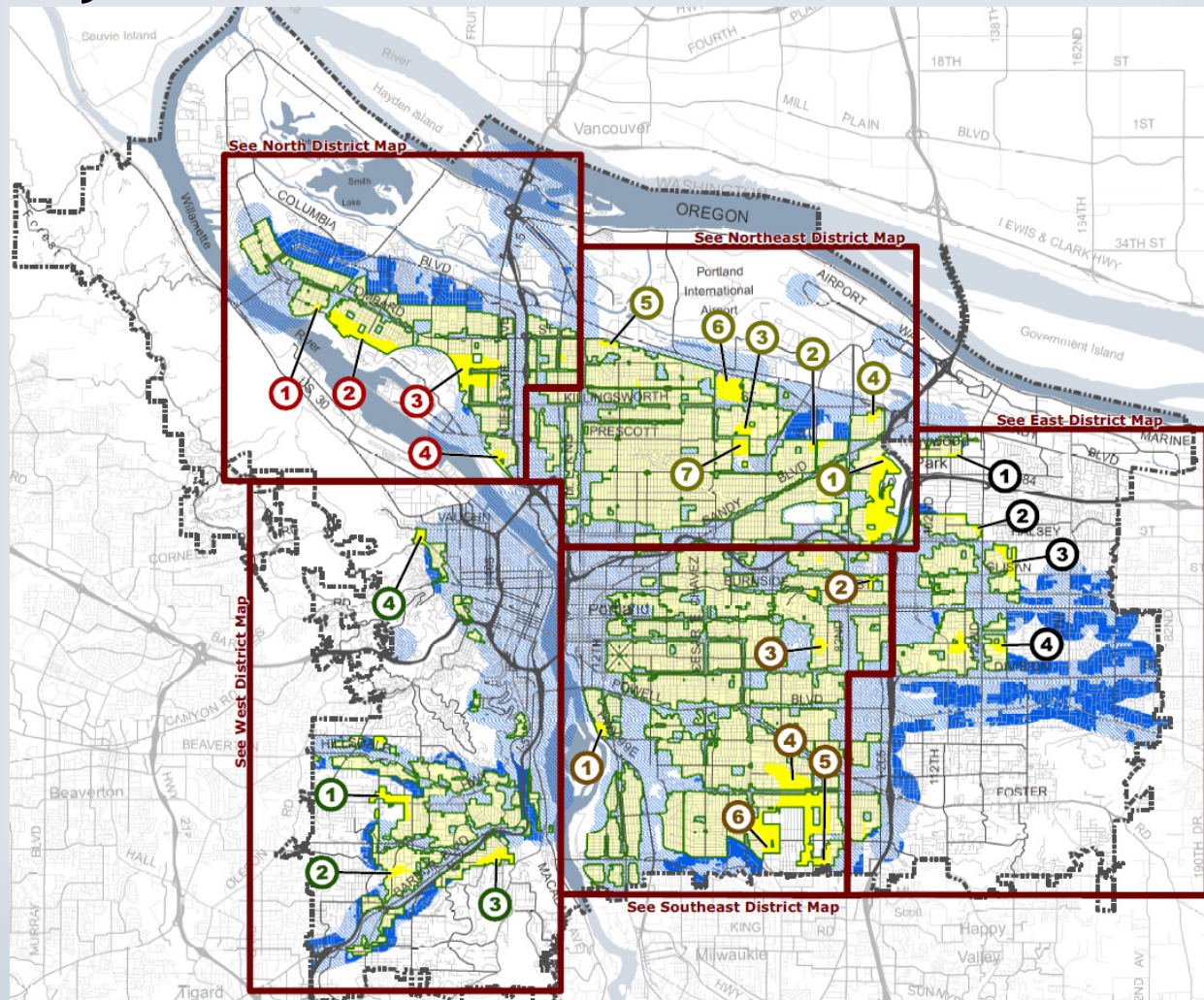




- Step 3. Adjusting the Boundary: Development Constraints

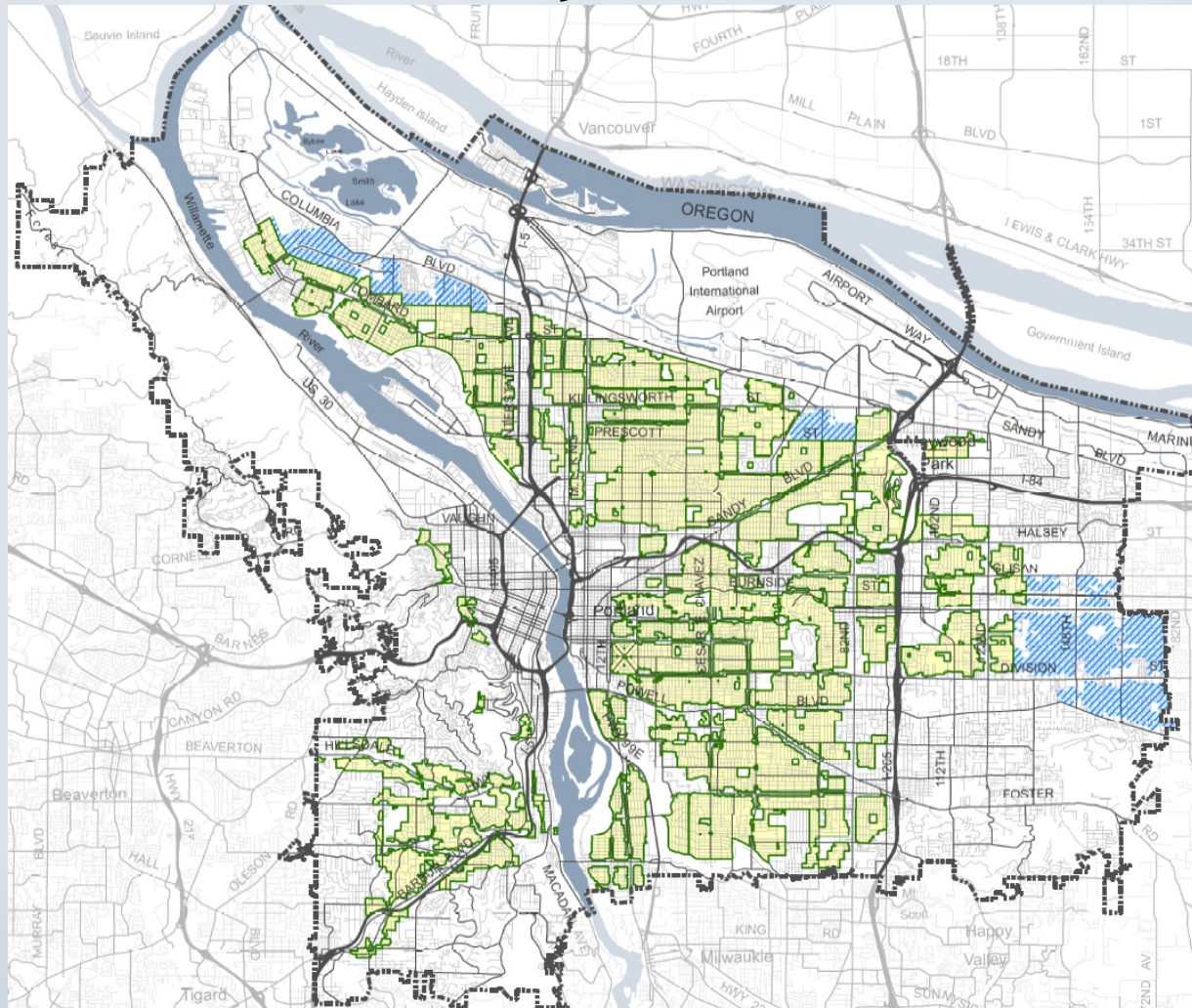


- Step 4. Adjusting the Boundary:  
Proximity to other amenities





## ■ Step 5. Adjusting the Boundary: Displacement Risk Analysis



# Possible Programs for Vulnerable Communities

- Support for homeowners
  - Technical assistance
  - Financial assistance
- Support for renters of single-family houses
  - Education programs
  - Pilot a program that gives priority of affordable units to households that have been displaced





# Next Steps

May 8 @ 5 PM – PSC Hearing

May 15 @ 5 PM – PSC Hearing

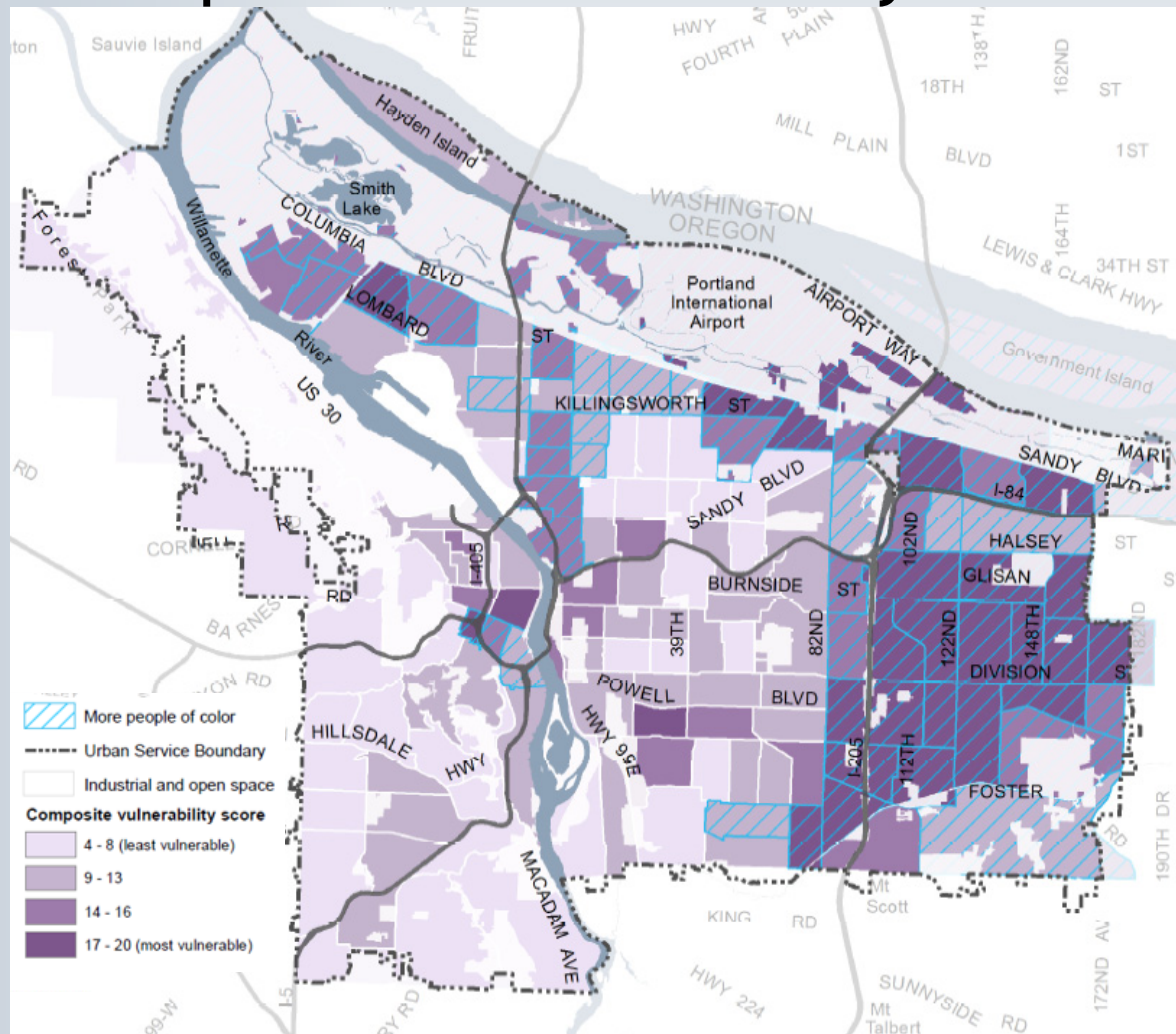
May 22 – Work Session

June 12 – Deliberate and Vote

Fall – City Council Hearings

March 2019 – Effective Date

## ■ Step 5. Adjusting the Boundary: Displacement Risk Analysis - Vulnerability

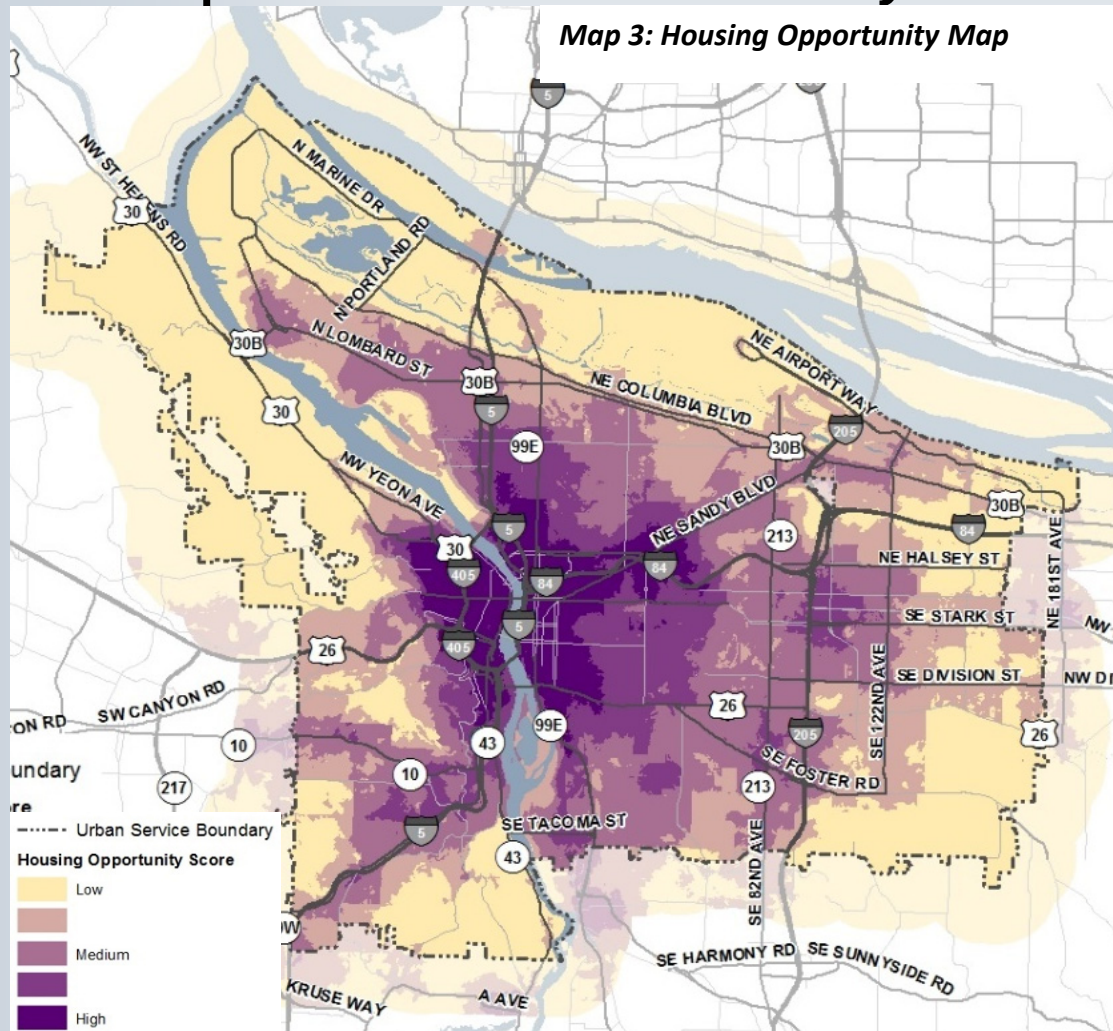


### Vulnerability Indicators:

- People of color
- Education attainment
- Income
- Renters



## ■ Step 5. Adjusting the Boundary: Displacement Risk Analysis - Household Opportunity



### Opportunity Indicators:

- Good schools
- Job options and resources
- Access to family wage jobs
- Transit access & active transportation
- Healthy eating / active living



**PARKING**



# Parking impact hierarchy

Least to Most

- No parking
- Alley access
- Rear detached garage
- Parking pad to side
- Parking pad in front
- At grade garage
- Tuck under garage



# Parking



No parking



Alley parking



# Parking



Rear detached garage





# Parking



Parking pads in front



Parking pads on side





# Parking



At-grade garage



Tuck under garage



# Parking



Illegal parking



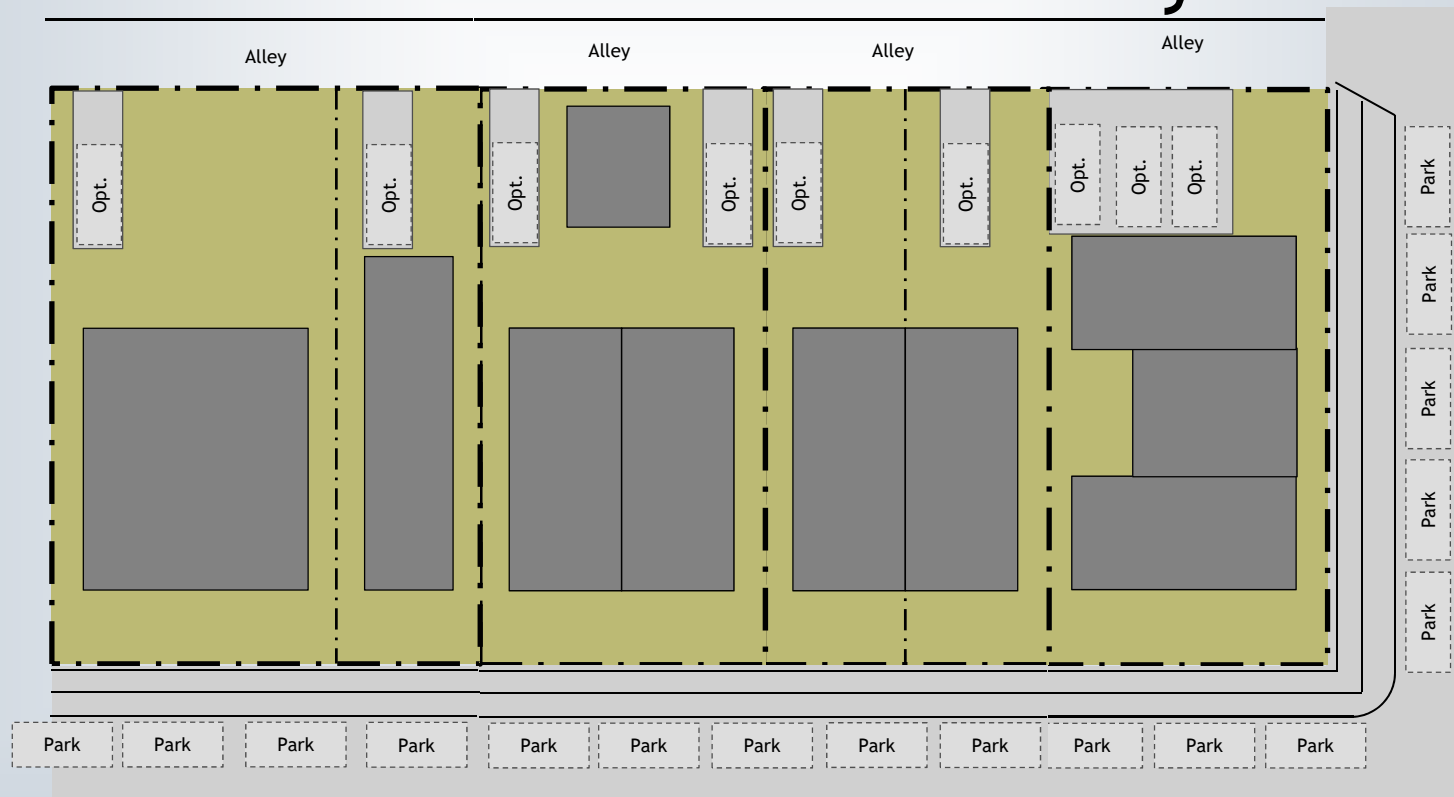


# Garages and parking



# Alley Lots

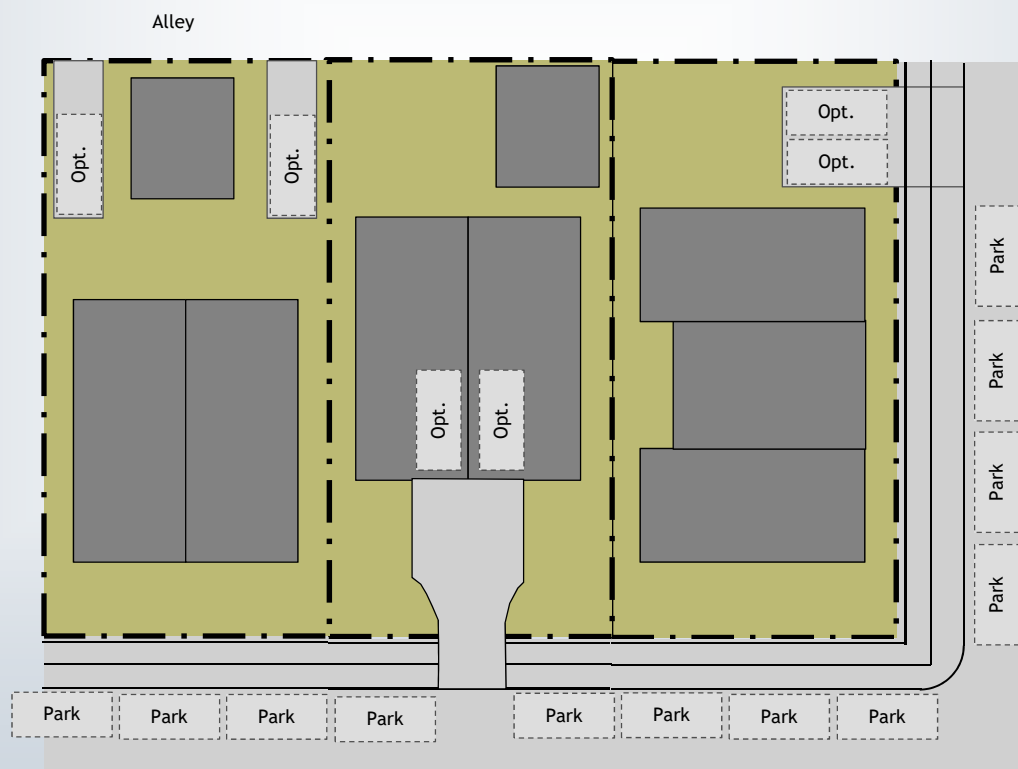
- No parking is required, but when provided, it must be accessed from the alley





# Additional Housing Types

- In the 'a': duplexes, triplexes and two ADUs  
No parking is required, but is allowed.



# Narrow Lots

- Prohibit parking between building and street

