

Scale of Houses - 7/20/18

1. Limit the size of houses while maintaining flexibility (R7, R5, and R2.5 zones).

- ~~• Establish a limit on house size by zone that is proportional to lot size using a floor area ratio (FAR) calculation.~~
- ~~• Allow an additional .15 FAR for detached accessory structures (e.g. garages, sheds and accessory dwelling units).~~
- Reduce the maximum allowable size of structures on a lot. Use a floor to area ratio (FAR) to measure all structures on the site in total. (See scale subcommittee recommendation)
- Vary the allowable size as the number of units increases on the site (See Housing Options)
- Exclude attics and basements from FAR house size limits.

2. Revise how height is measured (all zones).

- Measure height from the lowest point near the house, not the highest point.
- Clarify that small dormers are excluded from the height measurement.
- ~~• Continue to allow 2½ story houses (30 feet high) on standard lots.~~

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

- ~~• Increase front setbacks from 10 feet to 15 feet in the R5 zone.~~
- Allow a front setback reduction to align with the house next door in R7, R5 and R2.5 zones.

4. Improve building design (R10, R7, R5 and R2.5 zones).

Building features and articulation

- Limit how high the front door can be above the ground (exempt lots in floodplains).
- Allow eaves to project up to 2 feet into setbacks.
- Delete proposal for requiring 8 s.f. covered entry over units.
- Do not require corner lot duplex entries to face separate streets.

ADUs and accessory structures

- Do not restrict internal ADUs from having door on same façade as house entry door.
- Allow for larger basement ADU conversion (See proposal 7)
- Delete proposal to restrict accessory structure height to 4' above primary structure
- Delete proposal to restrict size of accessory structure to .15 FAR; retain current limits on structure size, height, and living area.

Parking

- On a lot abutting an alley, require access from the alley when parking is provided.
- Eliminate minimum parking requirements for residential uses in single dwelling zones.
- Establish minimum driveway spacing to preserve on street parking (see parking subcommittee recommendation)

Strikethru = Deleted Proposed Draft proposal

Italic and underline = Tentative PSC straw poll direction

Housing Options - 7/20/18

5. Apply a new 'a' overlay zone in ~~select~~ most areas.

- Apply the new 'a' overlay to properties zoned R7, R5 and R2.5 ~~within:~~
 - ~~¼ mile of centers, corridors with 15-minute bus service or MAX stations; or~~
 - ~~Higher opportunity housing areas (with services, amenities, jobs, schools and parks).~~
- Reduce the new 'a' overlay based on:
 - Lots in medium/high NRI
 - Lots with combination of stormwater/steep slope/landslide history
 - Lots with sewer constraints
 - Lots in 100-year floodplain
- Lots on non-city maintained public streets are not eligible to use the additional housing options (lots on paved private streets are eligible)
- ~~infrastructure and environmental constraints.~~
- ~~Reduce the new 'a' overlay in areas with concentrations of vulnerable populations until programs are available to mitigate displacement risk.~~
- ~~Expand the new 'a' overlay based on proximity to amenities, such as community centers, parks, schools and multiple bus lines.~~
- Remove the *existing* 'a' overlay (Alternative Design Density overlay zone) from single-dwelling-zoned properties. Delete the current 'a' overlay zoning code provisions.

~~5. Create a new Additional Housing Options overlay zone — the new 'a' overlay zone.~~

- ~~Allow the following additional housing types in the new 'a' overlay if one of the units is "visitable":~~
 - ~~House with two accessory dwelling units (ADUs), one attached and one detached~~
 - ~~Duplex~~
 - ~~Duplex with one detached ADU~~
 - ~~Triplex on corner lots~~
- ~~Require the following visitability features for one unit: a no-step entry, wider halls and doors, and living space and bathroom on the ground floor.~~
- ~~Do not require parking for additional housing types.~~
- ~~Allow the FAR for all structures to be combined for triplexes on corner lots.~~

6. Allow up to four units on lots in the new 'a' overlay, and allow the FAR to increase accordingly

- Provide additional FAR for one, two, or three units if one of the units is either:
 - Affordable to families earning up to 80% of the median family income (MFI), or
 - Visitable with a no step entry, wider doorways, living space and bathroom on the ground floor.

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Housing Options - 7/20/18

Units	Type <i>(See scale subcommittee recommendation)</i>	R7		R5		R2.5	
		Base	Affordable OR visitable	Base	Affordable OR visitable	Base	Affordable OR visitable
1	House	.4	.5	.5	.6	.7	.8
2	Duplex or house+ADU	.5	.6	.6	.7	.8	.9
Minimum lot size (1-2 units)		4,200 sq. ft.		3,000 sq. ft.		1,600 sq. ft.	
3	Triplex, duplex+ADU, or house +2 ADUs	.6	.7	.7	.8	.9	1.0
4	Fourplex						
Minimum lot size (3+ units)		5,000 sq. ft.		4,500 sq. ft.		3,200 sq. ft.	

7. Provide incentives to retain existing houses that are at least 10 years old for affordable housing and historic preservation (new 'a' overlay zone).

- ~~• Allow a bonus of 0.1 FAR when providing:

 - ~~▪ An affordable unit (up to 80 percent of Median Family Income) on site or~~
 - ~~▪ Payment in lieu of providing an affordable unit on site.~~~~
- ~~• Allow a triplex and an ADU on corner lots when one unit is affordable.~~
- ~~• Promote preservation of historic resources when adding units through incentives such as flexibility in housing types and the ability to combine FAR for all structures on the lot.~~
- Allow an additional .1 FAR on the site for conversions:
 - Additional size can be used for addition or new detached structure (up to max site bldg. coverage)
 - Alterations to street facing façade limited to 25 percent
 - Additional units (above 4) allowed through design or historic resource review (level and type of review based on resource)
- Allow a single addition up to 250 square feet on the site without having to meet (or show compliance with) FAR limits. One such addition is allowed in each 5-year period.
- Allow basement ADU conversions to exceed 800s.f./75% size cap.

8. Encourage more cottage cluster development (all single-dwelling zones).

Deferred to 8/14 PSC Worksession

- Allow for an ADU to be built with each house on a cottage cluster site.
- Require at least half of the units to be oriented around a common open space.
- Reduce the procedure type for some cottage cluster reviews from Type III to Type IIx.

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Other Items - 7/20/18

OTHER RECOMMENDATIONS (BEYOND PSC SCOPE)

Items to include in City Council correspondence (outside Zoning scope)

- Advocate for parking permit program support (restrict permits for sites with off street parking) (*see parking subcommittee recommendation*)
- Develop a curb cut tax proposal (*see parking subcommittee recommendation*)
- Pursue a local exception to State building code to allow Portland to require visitability on all new single dwellings.

OUTSTANDING ITEMS FOR DISCUSSION:

Building Form:

- The Commissions' direction was unclear on appropriate building forms.
- The scale subcommittee discussed and recommended:
 - Limiting forms to a single structure (house, duplex, triplex, fourplex), or a primary structure plus accessory structure(s) such as an ADU.
 - Multiple primary structures would be allowed as multi-dwelling development, through a Planned Development (to be further refined through cottage cluster discussion)

Visitability:

- The Commissions' direction was unclear on when visitability would apply:
 - As an FAR incentive (as shown)
 - As a requirement for the fourth unit
 - As a future requirement for new houses through a building code exception

Floodplain:

- Measure building height from 100-year floodplain (as opposed to lowest point)
- Exclude above-ground basement area in flood plains

Fee in Lieu:

- The Commissions' direction was unclear on when the fee in lieu could be accessed.
- Staff's proposal was to allow paying the fee for a larger structure only after reaching 3 units, and put it on par with the affordability bonus. With an affordability size bonus starting at 1 unit this would need to be rethought.
- A more appropriate path for size increases is through a land use adjustment process which can consider the area's context and ways to mitigate the design to reduce apparent scale.
- Adjustments are not possible if there is a fee in lieu option. It has to be one or the other.

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Narrow Lots – 3/19/18

For 8/14 Discussion

9. **Rezone some historically narrow lots from R5 to R2.5.**

- In the new 'a' overlay, rezone historically narrow lots that have the highest access to amenities from R5 to R2.5.
- For the remaining historically narrow lots zoned R5 citywide, do not allow development unless the lot meets the minimum dimension standards for the R5 zone – 3,000 square feet and 36 feet wide.

10. **Improve building design for all narrow lots (less than 32 feet wide).**

- Limit height of a detached house to 1½ times its width.
- Prohibit parking and driveways between the building and a street. Continue to allow parking behind the building.
- Require attached houses on lots 25 feet wide or narrower.

11. **Revise rules for the R2.5 zone.**

- Require at least two units when new development is proposed on a 5,000-square-foot lot or larger.
- For land divisions, reduce the minimum lot width from 36 to 25 feet.
- Allow property lines to be adjusted to create a small flag lot (less than 3,000 square feet) when a house is retained.
- Create rules for small flag lots that restrict the size of the new house to 1,000 square feet and the height to 20 feet, and require exterior design elements.

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