



# Residential Infill Project

## Planning and Sustainability Commission Work Session

TOPIC: NARROW LOTS

August 14, 2018



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



# Follow along...

PSC meeting materials are available on the project website:

[www.portlandoregon.gov/bps/76961](http://www.portlandoregon.gov/bps/76961)

Or go to [www.portlandoregon.gov/bps/infill](http://www.portlandoregon.gov/bps/infill)

Look for “documents and resources”

and then look for

“Planning and Sustainability Commission Materials”

# PSC Goals

Generalized Project Goal	Commissioners Mentioned	
<b>Equitable benefits and costs</b>	7	13
Lower displacement	2	
Increased home ownership	4	
<b>More housing options</b>	6	24
Increased range of types	6	
More locations	5	
Internal conversions	5	
Age friendly options	2	
<b>Less expensive options</b>	5	10
Smaller units	2	
More supply	2	
Lower SDCs/costs	1	
<b>Also mentioned:</b>		14
Urban canopy/open space	2	
Flood/hazards protection	1	
Context	2	
Reduce 1:1 demolitions	3	
Infrastructure adequacy	1	
Public involvement/process	1	
Code simplicity	3	
Energy efficiency/climate goals	1	

# Project Proposals



## SCALE OF HOUSES

1. Reduce size
2. Revise height
3. Increase setbacks
4. Improve design



## HOUSING OPTIONS

5. Housing types
6. New 'a' overlay map
7. Existing house retention incentives
8. Cottage clusters



## NARROW LOTS

9. Rezone lots
10. Improve building design
11. Revise R2.5 rules

# Today's Agenda

2 hours:

9. Rezone historically narrow lots - 45 min
  10. Improve building design - 15 min
  11. R2.5 zone improvements - 20 min
- Other recommendations - 30 min



# 9. Narrow Lots

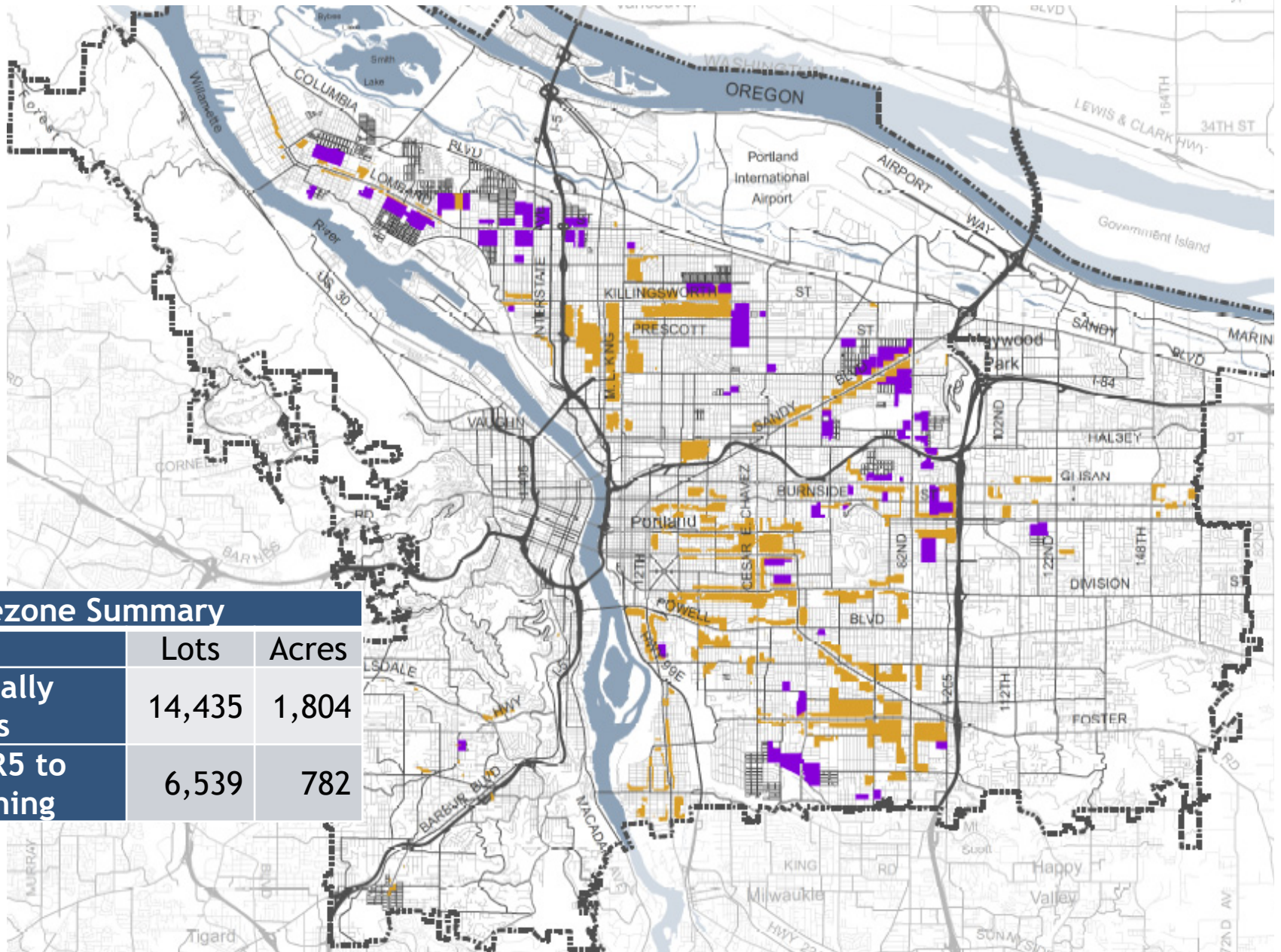
# Historically Narrow Lots

## A primer

- Historically narrow lot = platted before zoning and narrower than standard lot
- 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
- Currently - Lots in R5 vacant for 5 years are buildable



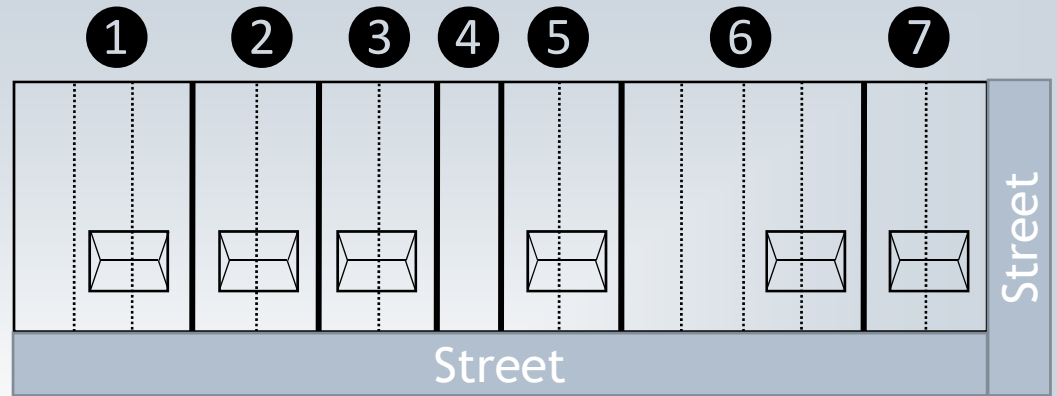
# Issue 9.1 Rezone some historically narrow lots



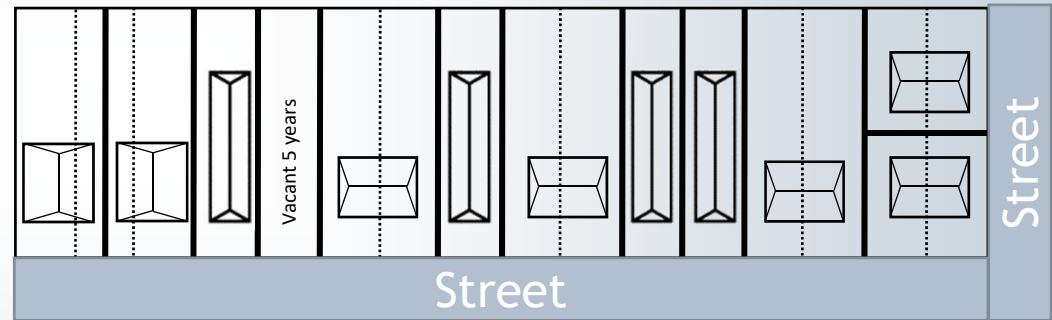
Rezone Summary		
	Lots	Acres
R5 historically narrow lots	14,435	1,804
Proposed R5 to R2.5 Rezoning	6,539	782



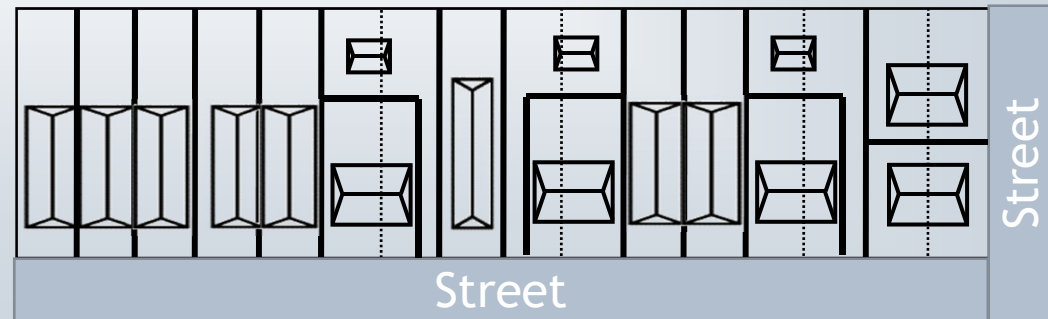
Existing block:



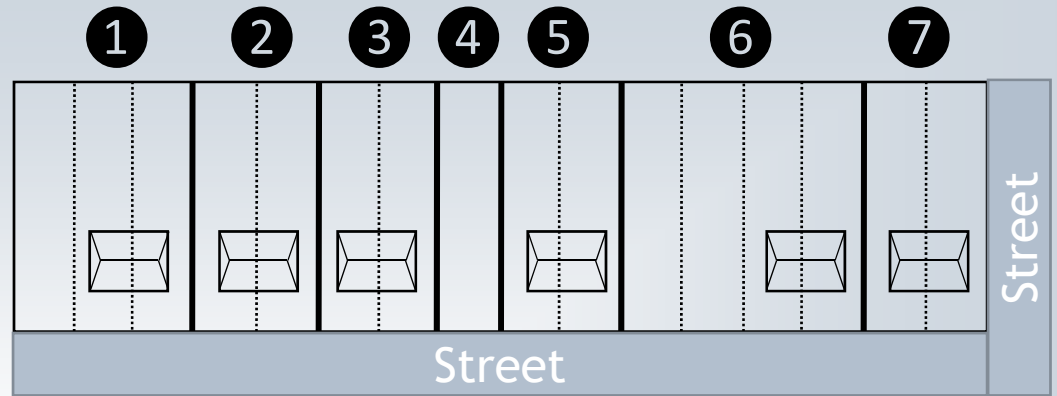
Current R5 rules:



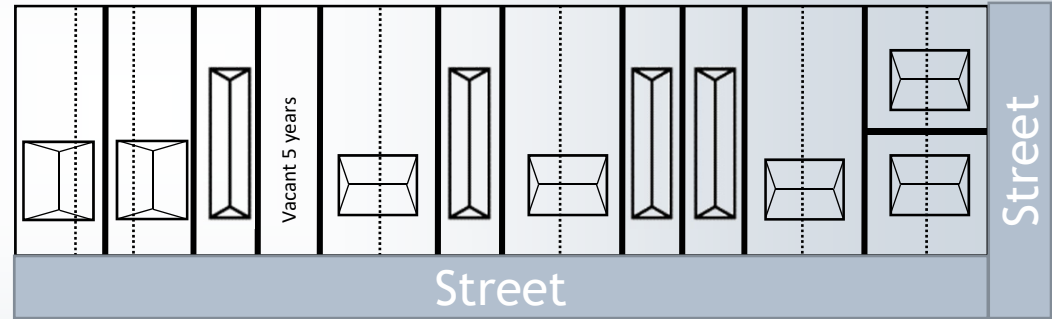
Proposed R2.5 rezone:



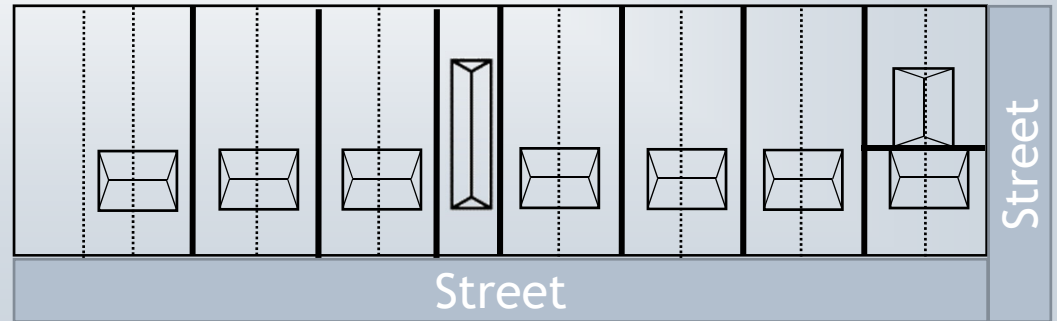
Existing block:



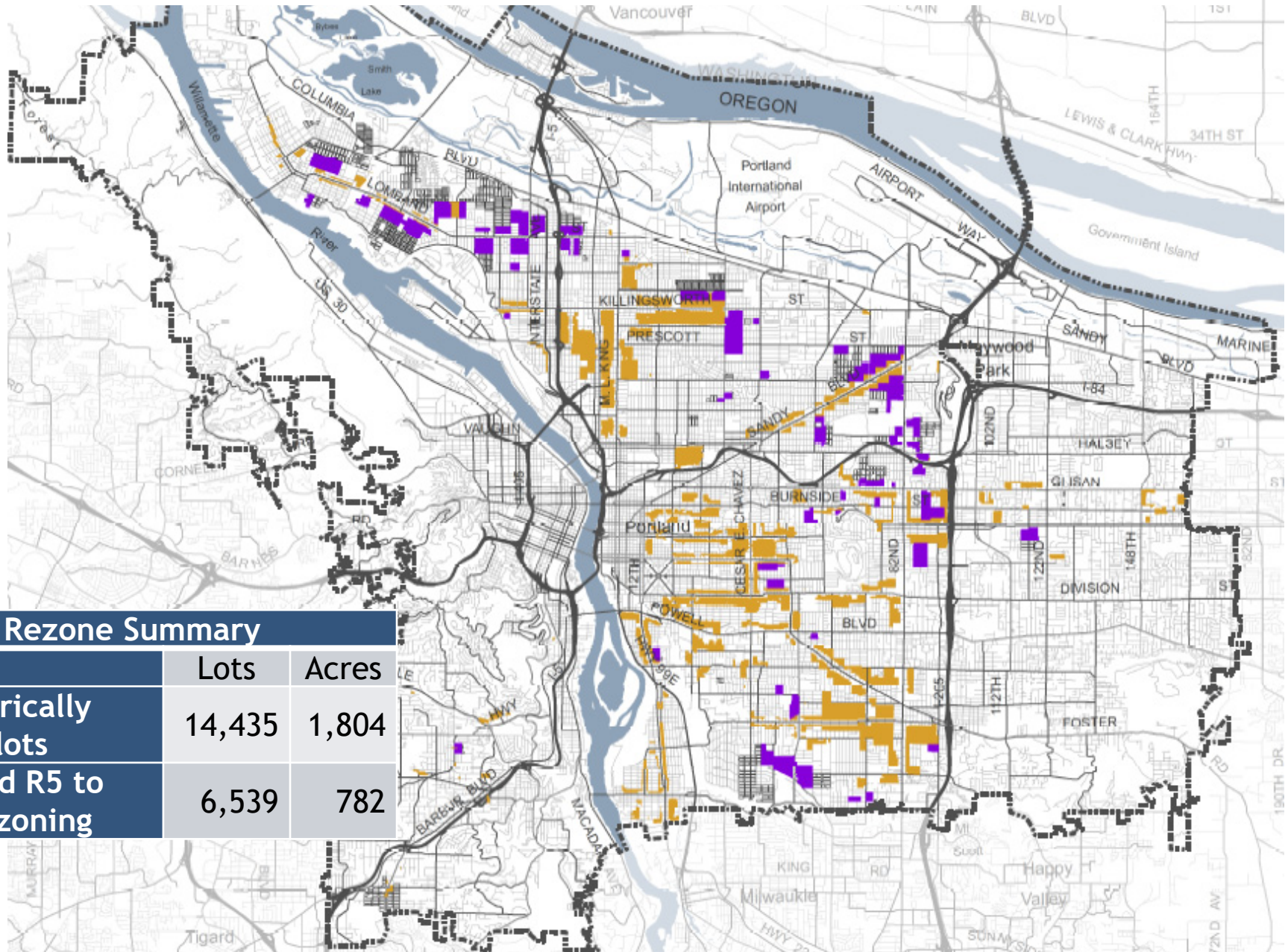
Current R5 rules:



R5 proposal:



# Issue 9.1 Rezone some historically narrow lots



Rezone Summary		
	Lots	Acres
R5 historically narrow lots	14,435	1,804
Proposed R5 to R2.5 Rezoning	6,539	782

# Narrow Lots

## Issue 9.1 - Rezone Historically Narrow Lots

1. Proposal: Rezone historically narrow lots within 2-3 blocks of centers and corridors (~7000 tax lots)
2. Amendment: Rezone only where adjacent to corridors (<7000 tax lots)
3. Amendment: Rezone all historically narrow lots to R2.5, unless in natural hazard area (~14,000 tax lots)



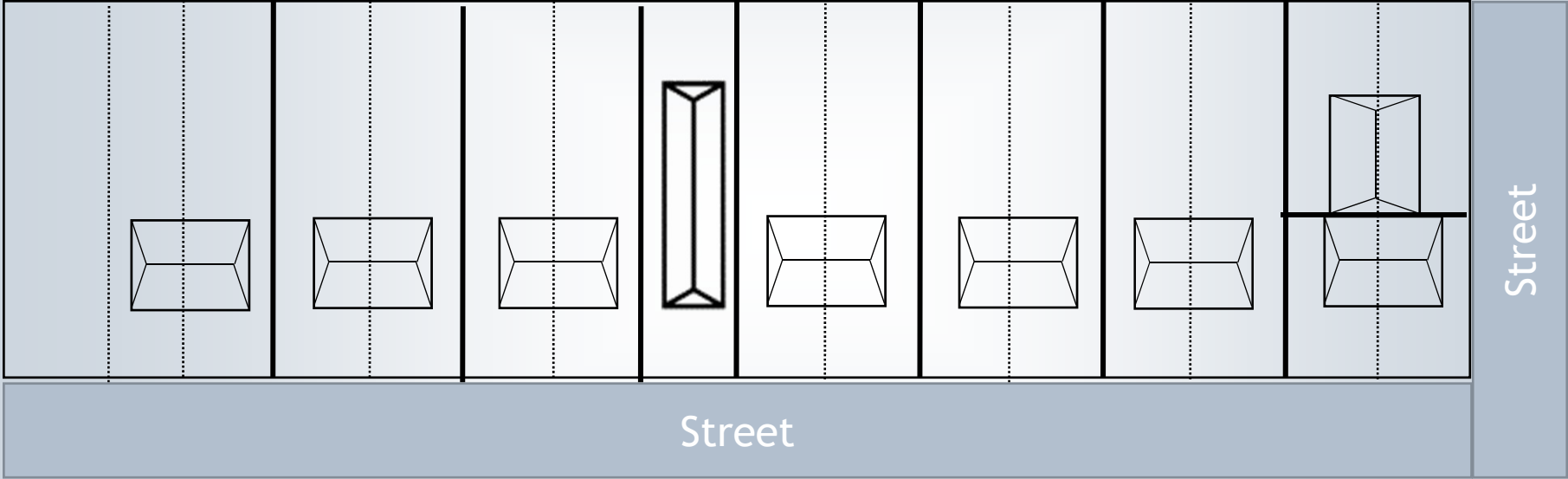
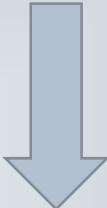
# Narrow Lots

## Issue 9.2 - Development on remaining HNLs

Proposal: For HNLs that are not rezoned to R2.5, do not allow development unless the lot meets min dimensions for the zone (e.g. R5—3000 sq. ft. 36 ft wide)

Amendment: Continue to allow corner lot PLAs that swivel existing narrow lot property lines





# 10. Improve Narrow Lot Building Design

# Current Rules

	Pre 2003 narrow lots	Post 2003 narrow lots	Standard lots
	(RF-R5=<36' wide) (R2.5=<1,600 sf)	New narrow lots (<36'w) (R10-R2.5)	(RF-R5=36'+ wide) (R2.5= $\geq$ 1,600 sf)
Form	Attached or detached	Attached or detached	Attached or detached
Height	All: 1.5 times width	R2.5: 1.5 times width R10-R5: 1.2 times width	R2.5: 35' RF-R5: 30'
Building coverage	40%	base	base
Main Entrance	4' of avg grade	4' of avg grade	
Parking	Not required	Required	Required
Alley Access	No requirements	Generally req'd with LD	No requirements
Garage	12' wide allowed	Not allowed	<22' façade: Not allowed
Other	Exterior materials, trim, eaves Landscaping		
Exceptions	Design Review	Planned Development	Adjustment





# Proposed rules

Lot width (All SD zones)	0-25'	More than 25' - less than 32'	32' and wider
Form	Attached only	Attached or detached	Attached or detached
Height for attached houses	R2.5 - 35' RF-R5 - 30'	R2.5 - 35' RF-R5 - 30'	R2.5- 35' RF-R5 - 30'
Height for detached houses	1.5x width	1.5x width	R2.5 - 30' RF-R5 - 30'
Building coverage	base	base	base
Main Entrance	4' of avg grade	4' of avg grade	4' of avg grade
Parking	Not required, and <22' façade: Prohibited btwn bldg. and street	Not required, and <22' façade: Prohibited btwn bldg. and street	Not required and <22' façade: Prohibited btwn bldg. and street
Alley Access	Alley access req'd	Alley access req'd	Alley access req'd
Garage	<22' façade: Prohibited	<22' façade: Prohibited	<22' façade: Prohibited
Other	Landscaping	Landscaping	
Exceptions	Adjustment	Adjustment	Adjustment



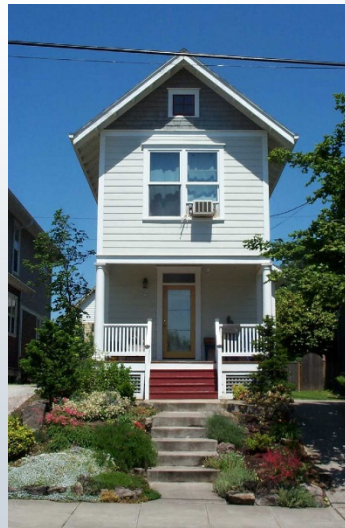
# 10. Improve building design on lots less than 32 feet wide

- 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. Rules for the R2.5 Zone

# Revise rules in the R2.5 zone

## Issue 11.1 - Require two dwelling units

Proposal: Require at least two dwelling units on 5,000+ size lots in R2.5 lots

Amendment: Require two dwelling units on double sized lots in R5 and R7.



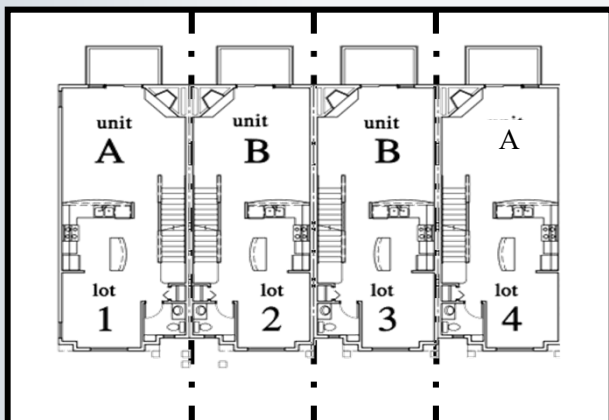
# Revise rules in the R2.5 zone

## Issue 11.2 - Lot width

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

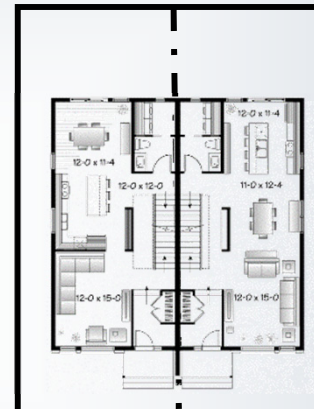
Amendment: Reduce minimum lot width from 36 feet to 21 feet/16 feet or 23 feet/18 feet for attached houses.





25' min. width      20' min.      20' min.      25' min. width  
**STREET**

*Four-lot attached house land division*



25' min. width      25' min. width  
**STREET**

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



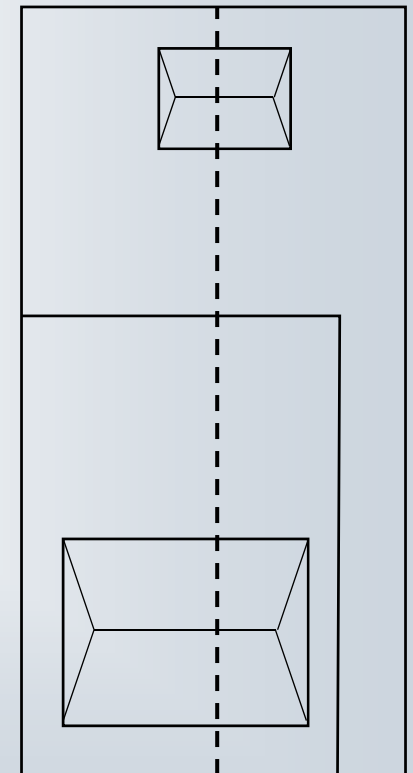


# Revise rules in the R2.5 zone

## Issue 11.3 - Small flag lots (<3,000 sf)

### Proposal:

- Allow property line adjustment to create small flag lot
- Must retain existing house



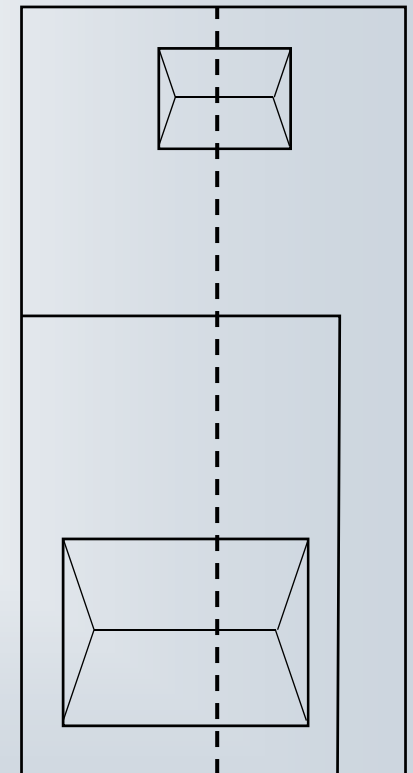
# Revise rules in the R2.5 zone

## Issue 11.4 - Small flag lots (<3,000 sf)

Proposal: New flag lot house limited:

- 1,000 sf
- 20 feet tall
- Exterior design elements

Amendment: Remove height limits on flag lot homes where base density allows 2 units.



# Revise rules in the R2.5 zone

## Issue 11.5 - Landscape standards

Proposal: Require development on narrow lots (less than 32 ft wide) to provide landscaping in the front yard

Amendment: Drop the landscaping standard for the R2.5 zone



# Other Issues

# Other Issues

## Issue 1 - Tree code

Amendment: Remove tree code exemption on sites less than 5,000 sq ft in area. Require all sites 2,500 sq ft and larger to comply with tree preservation standards



# Other Issues

Issue 2 - Line between single- and multi-dwelling zones

Amendment: Shift R2.5 into multi-dwelling zone/Better Housing by Design project

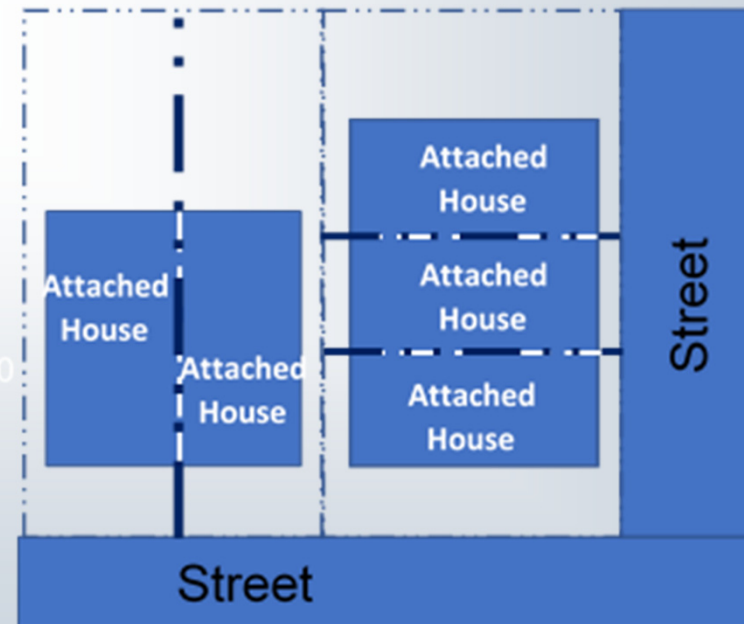


# Other Issues

## Issue 3 - Land divisions

Amendment: Allow duplex/triplex lots to be divided

- Allow land divisions
- RF-R5 (1,600 sf lots)
- R2.5 (no min lot size)



# Other Issues

Issue 4 - Land division—How to calculate density

Amendment: Calculate density before right-of-way dedication





# Other Issues

## Issue 5 - Floodplain

### Amendments:

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



# Include in City Council recommendation letter

1. Advocate for parking permit program support (restrict permits for sites with off street parking)
2. Develop a curb cut fee/tax proposal
3. Pursue a local exception to State building code to allow Portland to require visitability on all new single dwellings
4. Recommend a maximum limit on SDC waivers to 2 ADUs



# Next Steps

8/28	Worksession: Cottage Clusters (1 hr)
9/11	Worksession: Putting it all together
Fall 2018	Vote



# 8. Cottage Clusters

# Cottage Clusters

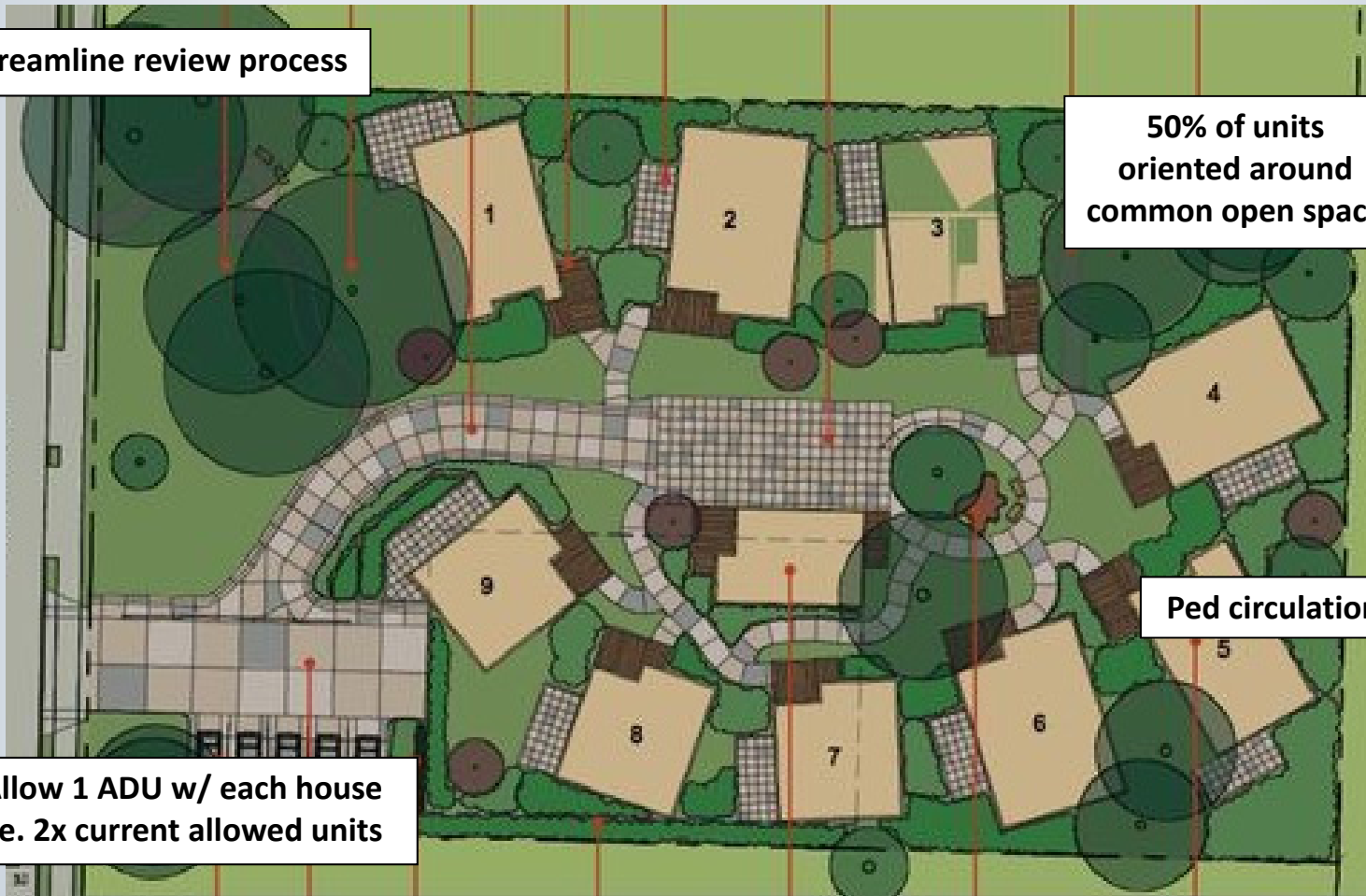
**Proposal:** allowed in all single dwelling zones

Streamline review process

50% of units oriented around common open space

Ped circulation

Allow 1 ADU w/ each house  
i.e. 2x current allowed units



# Cottage Clusters

## Issue 8.1 - Density

1. Proposal: Allow 1 ADU with each primary detached unit (i.e. 2x current PD density, density on par with LD)
2. Amendment: 2x base density, and allow 1 ADU with each primary (4x current PD density, on par with overlay)
3. Alternate approach: 2x base density, but units not restricted to ADU/primary (2x current PD density, more primary units)





- |                          |                                      |  |
|--------------------------|--------------------------------------|--|
| 1. Community Garden      | 4. Parking (Future Solar PV Carport) | 7. Mailboxes                           |
| 2. Common Space          | 5. Parking                           | 8. Trash/Recycling                     |
| 3. Children's Play Space | 6. Covered Bike Storage              | 9. Garden Shed & Rain Water Harvesting |



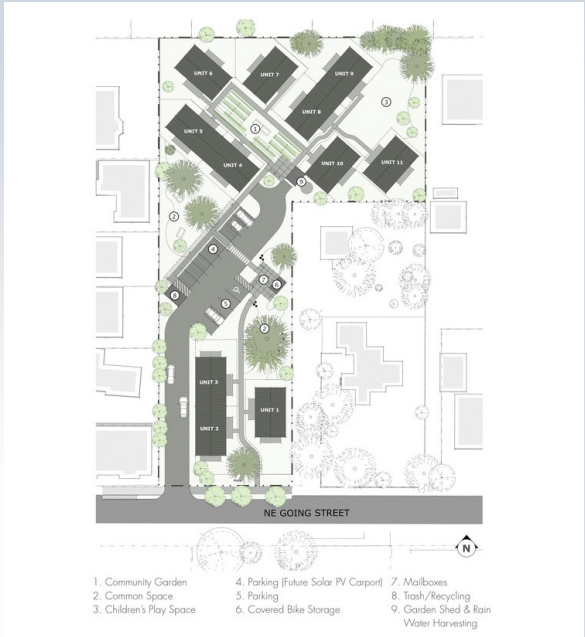
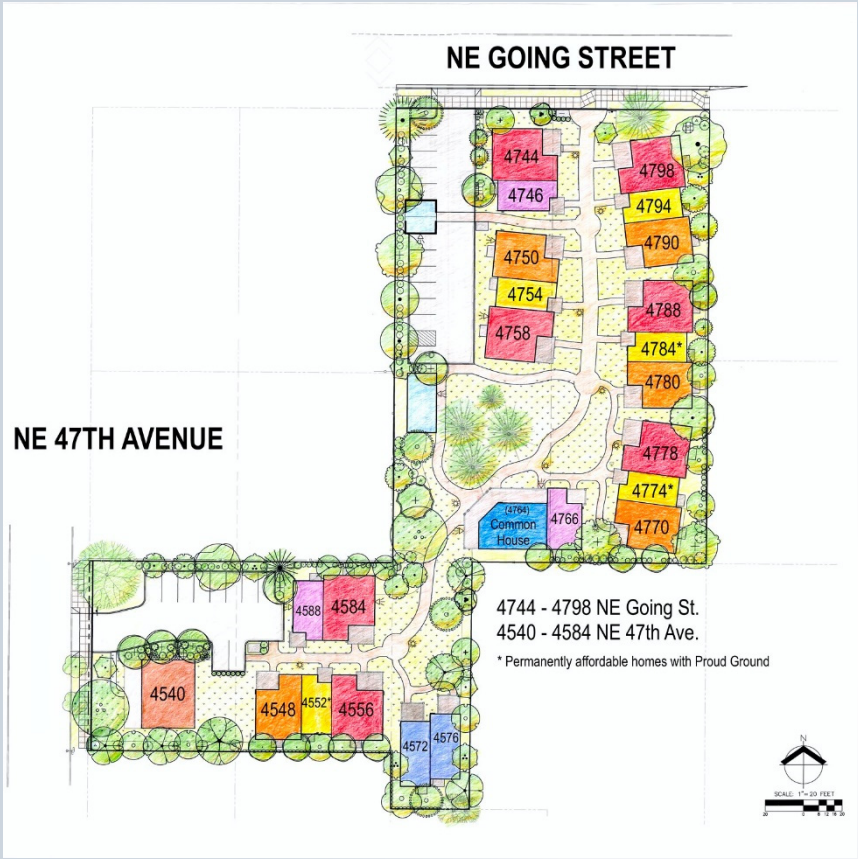
# Cottage Clusters

## Issue 8.2 - Open Area

1. Proposal: Require 50% of dwelling units to be oriented around a common open area. ADUs count in total # of du.
2. Amendment: Delete this proposed requirement.







# Cottage Clusters

## Issue 8.3 - Review process

1. Proposal: Process 11 or more dwelling units (not counting ADUs) as a Type III.
2. Amendment: Review more than 20 dwelling units as a Type III.



# Cottage Clusters

## Issue 8.4 - Building coverage

1. Proposal: No change to base zone building coverage standards. Allow a modification to the base zone building coverage standard as part of the PD process.
2. Amendment: Cap building coverage at the greater of Table 110-4 allowance or 35% of site area.



# Cottage Clusters

