



Residential Infill Project

Planning and Sustainability Commission Work Session

TOPIC: Cottage Clusters

August 28, 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

Or go to 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	
Equitable benefits and costs	7	13
Lower displacement	2	
Increased home ownership	4	
More housing options	6	24
Increased range of types	6	
More locations	5	
Internal conversions	5	
Age friendly options	2	
Less expensive options	5	10
Smaller units	2	
More supply	2	
Lower SDCs/costs	1	
Also mentioned:		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	

Tonight's Agenda

1 hour:

- Small flag lots in the R5 zone - 10 min
- Tree preservation exemptions - 10 min
- Driveway spacing standard - 10 min
- Cottage clusters - 30 min



R5 small flag lots

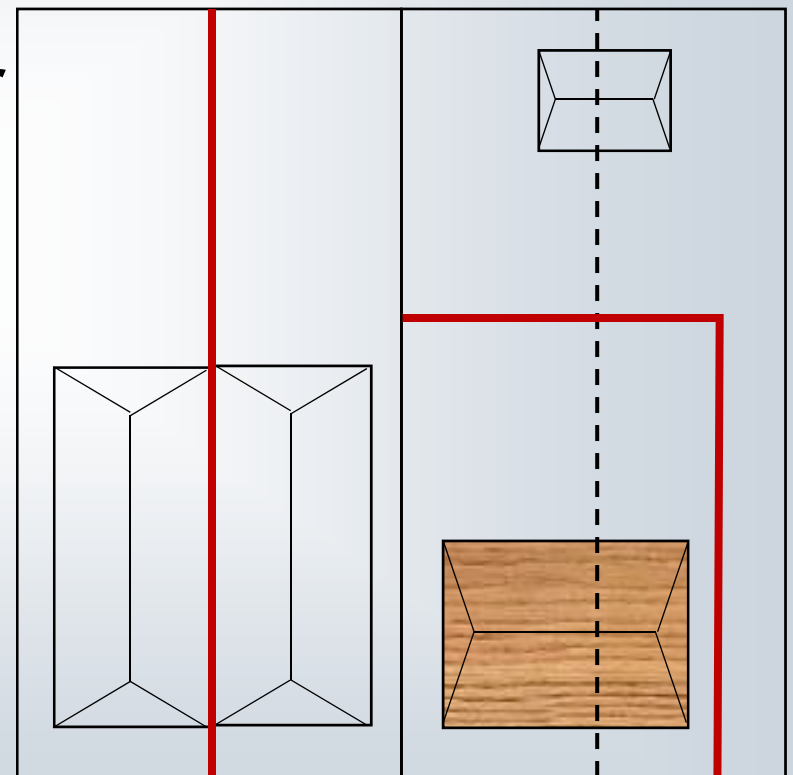
Small flag lots in R5 zone

PSC direction 8/14:

Allow lot confirmations for attached houses in R5

Potential Amendment:

- Allow property line adjustment to create small flag lot in R5



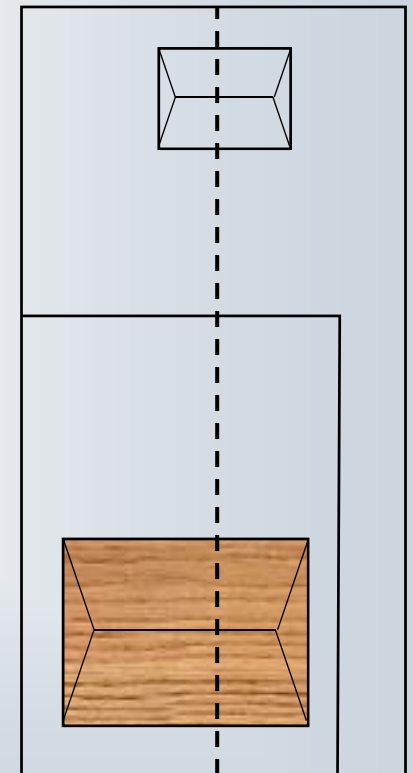
Small flag lots in R5 zone

New flag lot house limited:

- 1,000 sf
- 20 feet tall (R5 zone only)
- Exterior design elements

Front lot:

- Must retain existing house
- FAR for existing house not reviewed during PLA



Tree Preservation Exemption

Title 11 - Tree Code

PRESERVATION

Preserve and protect 1/3 of trees 12” and larger
OR pay a fee in lieu per tree (\$ based on tree size)

- Lots less than 5,000sf exempt from preservation

PLANTING

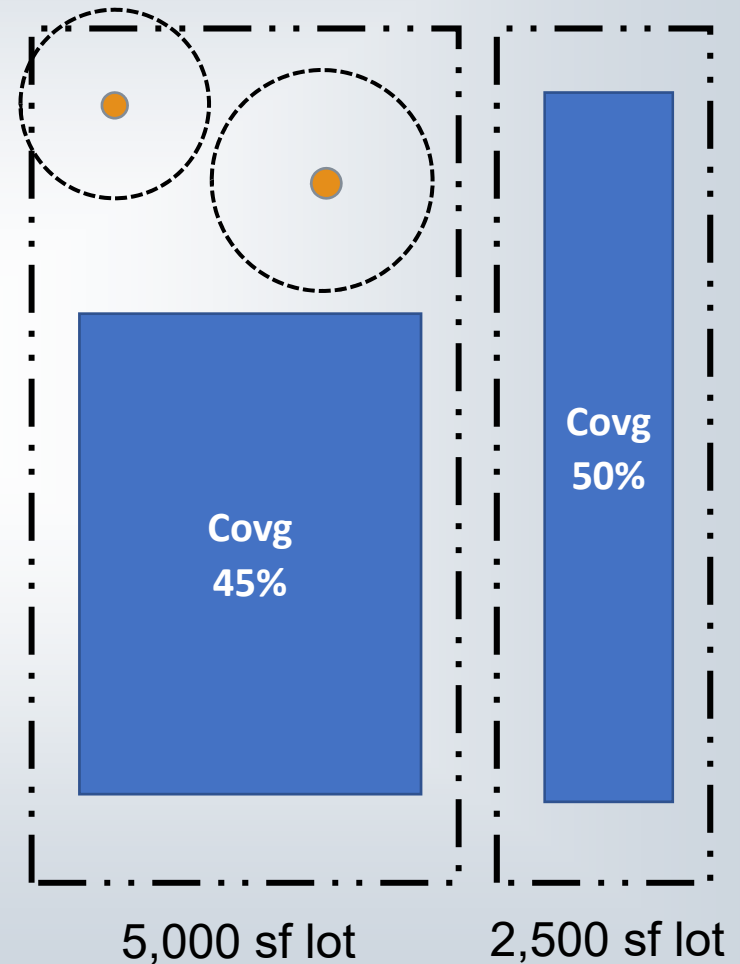
Plant small, medium, or large canopy trees
(# based on site size)

- Applies to all lots
- Lots less than 3,000sf can use planted street trees



Title 11 – Tree Code

Potential amendment:
Reduce preservation lot size exemption from “less than 5,000 sf” to “less than 2,500 sf”



Driveway Spacing Standard

Driveways

Driveway curb cut locations are regulated by Title 17 and the City Engineer:

...“to insure the safe and orderly flow of pedestrian, bicycles and vehicular traffic and preserve on-street parking.”

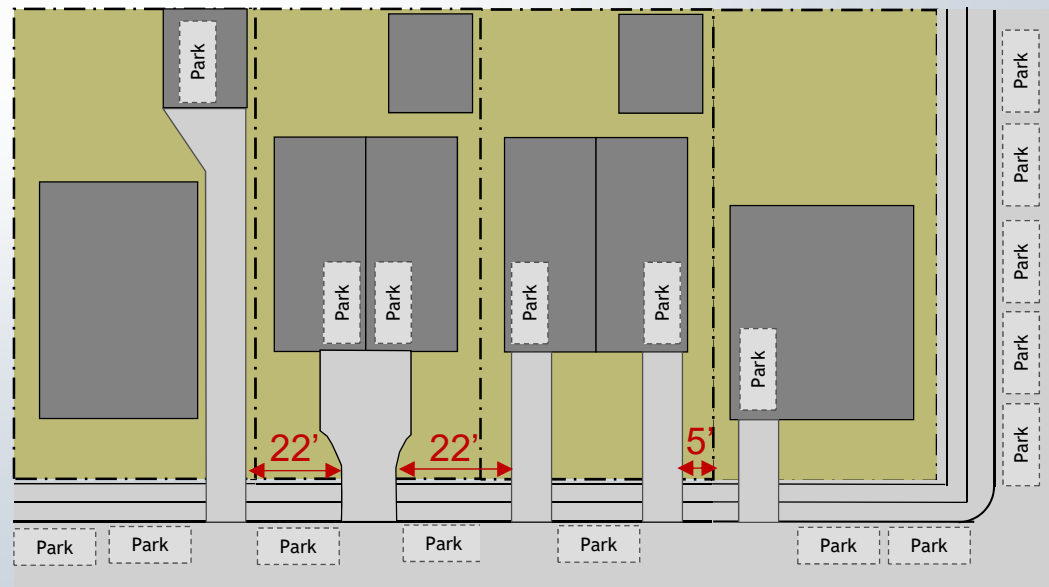
Title 33 previously included driveway criteria for land divisions, but were removed in 2009.



Driveways

Potential Amendment:

Require - minimum of 22 feet between driveways or alternatively, a maximum distance of 5 feet from the side lot line.



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

Cottage Clusters

aka “Planned Developments”

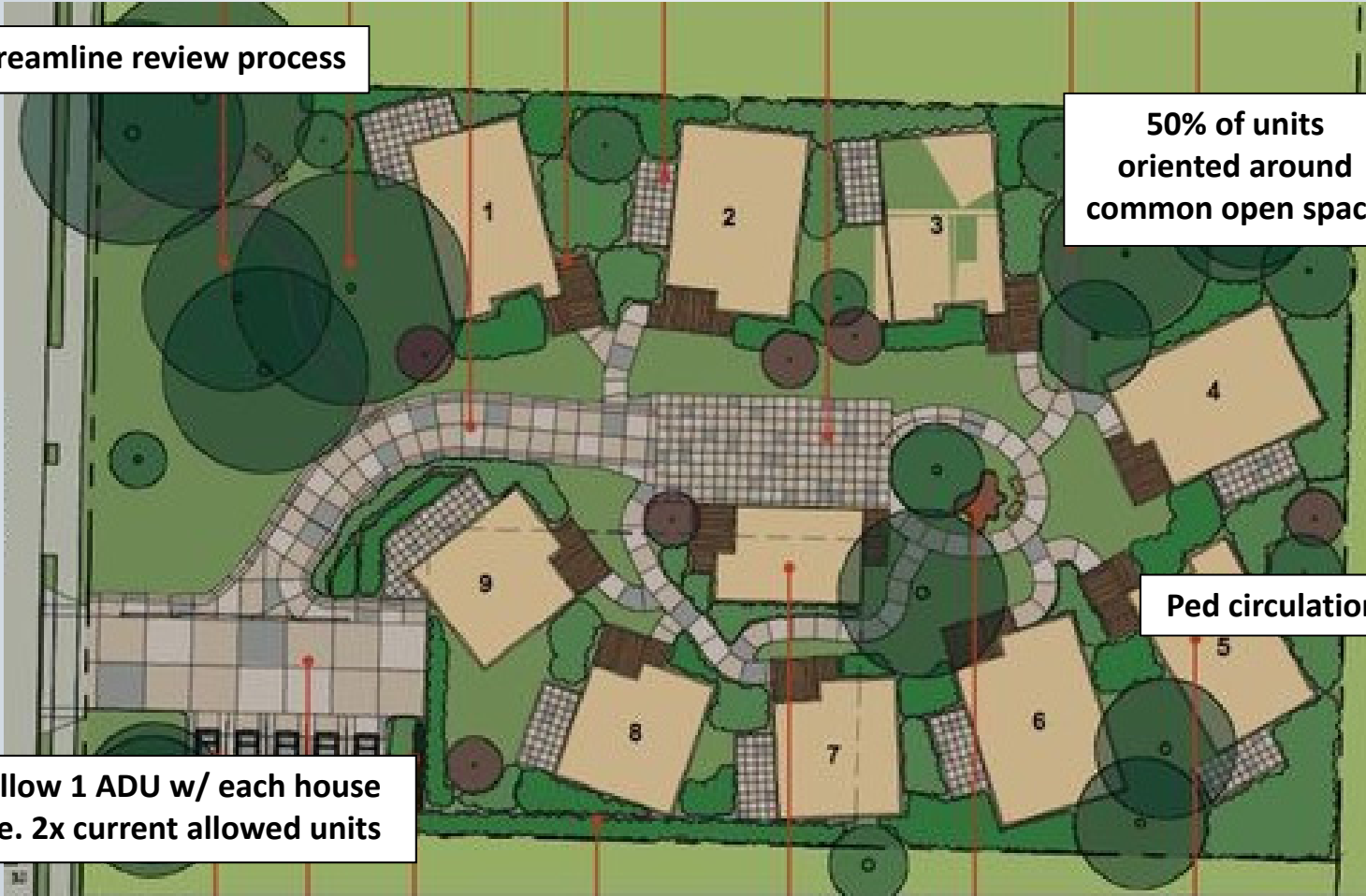
Planned Development Summary of Staff Proposal

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



Planned Development Compared to Land Divisions

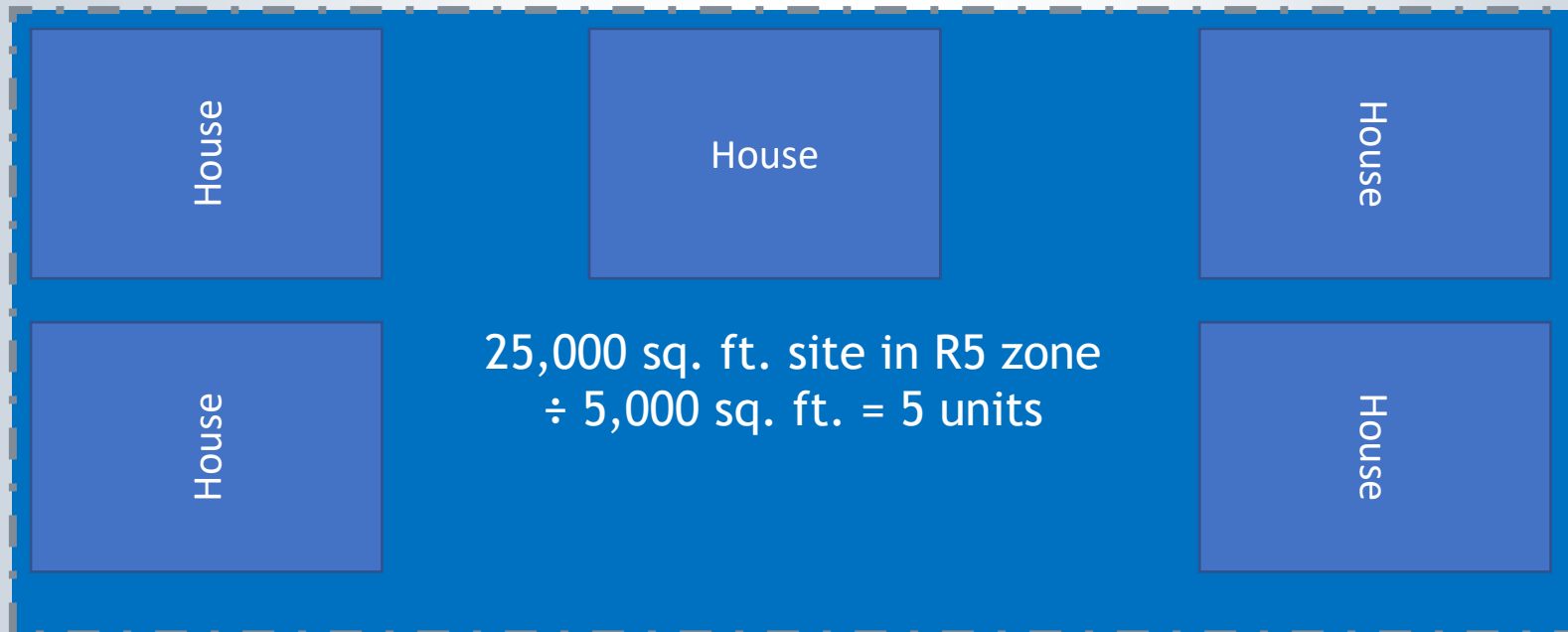
A land division (LD) creates multiple lots from a single **site**.

25,000 sq. ft. site in R5 zone
÷ 5,000 sq. ft. = 5 lots



Planned Development Compared to Land Divisions

A planned development (PD) allows flexibility to arrange multiple units on a single site.





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



Planned Development Compared to Land Divisions

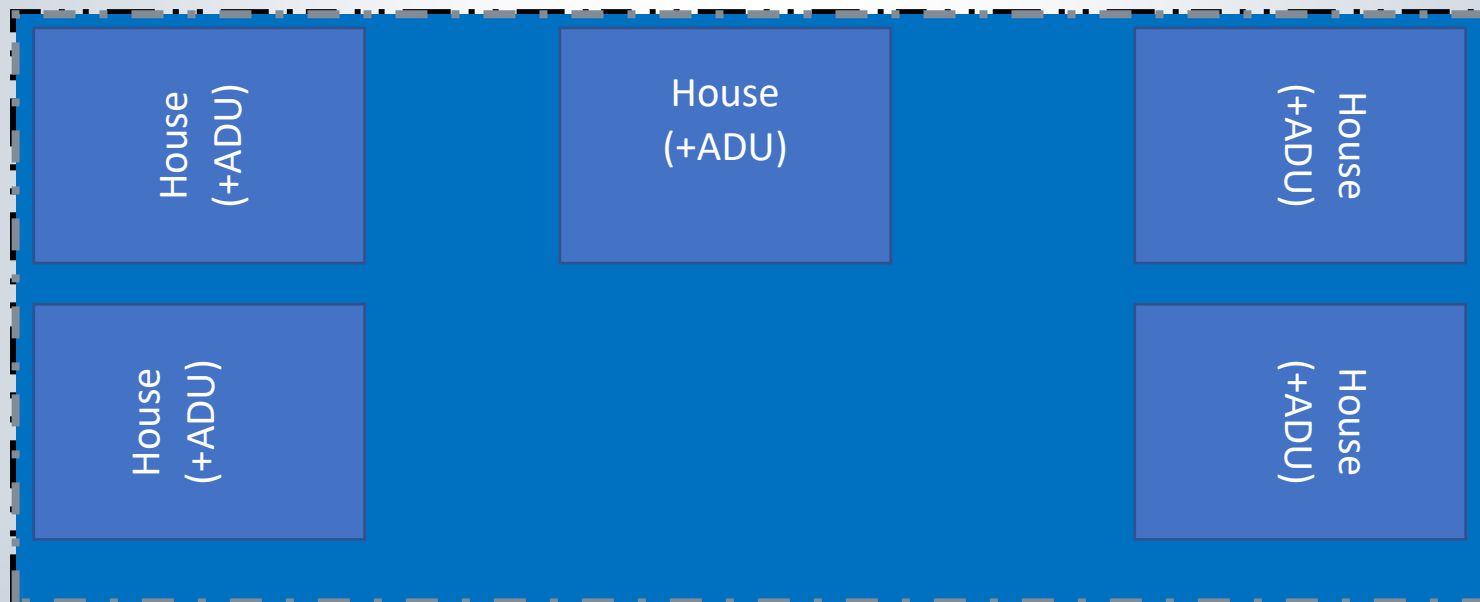
Land divisions - reviewed for service adequacy, density, trees, and **lot dimension standards**.

Planned developments - reviewed for service adequacy, density, trees, and **compatibility with the surrounding area** including site layout, building form and architecture.



Planned Developments Density

Proposal: Allow 1 ADU with each primary detached unit. i.e. 2x current PD density, density on par with current LD:



Planned Developments Density

Potential Amendment: Allow an equivalent number of units that would be allowed through a land division.

R7, R5, R2.5 Zones:

5-20 units



Planned Developments Requirements for Additional Units

Potential Amendment: When proposing more than 2 units per each equivalent land division lot, require that 1/3 of all the units be visitable.

Since the 3rd unit on a divided lot would be required to be visitable, this provides greater parity in a planned development.



Planned Developments Open Area

Proposal: Require 50% of dwelling units to be oriented around a common open area.

Potential Amendment: Delete this proposed requirement.

The PD criteria currently require adequate open area but are less prescriptive, and thus allow greater flexibility.



Planned Developments Review process

Current Rules

Land Divisions - up to 10 lots may be processed as a Type IIx review.

Planned Developments - up to a duplex may be processed as a Type IIx review.

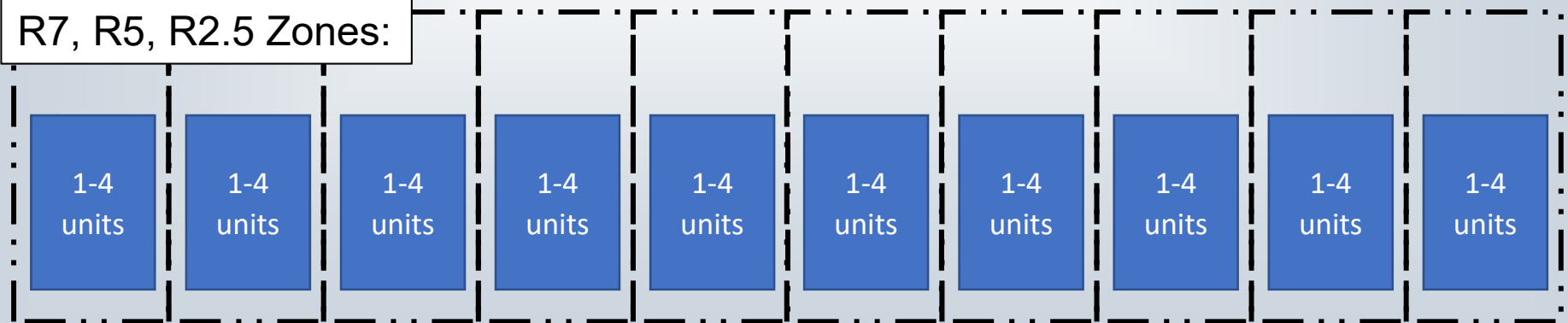


Planned Developments Review process

Proposal: Process up to 10 dwelling units (not counting ADUs) as a Type Ix.

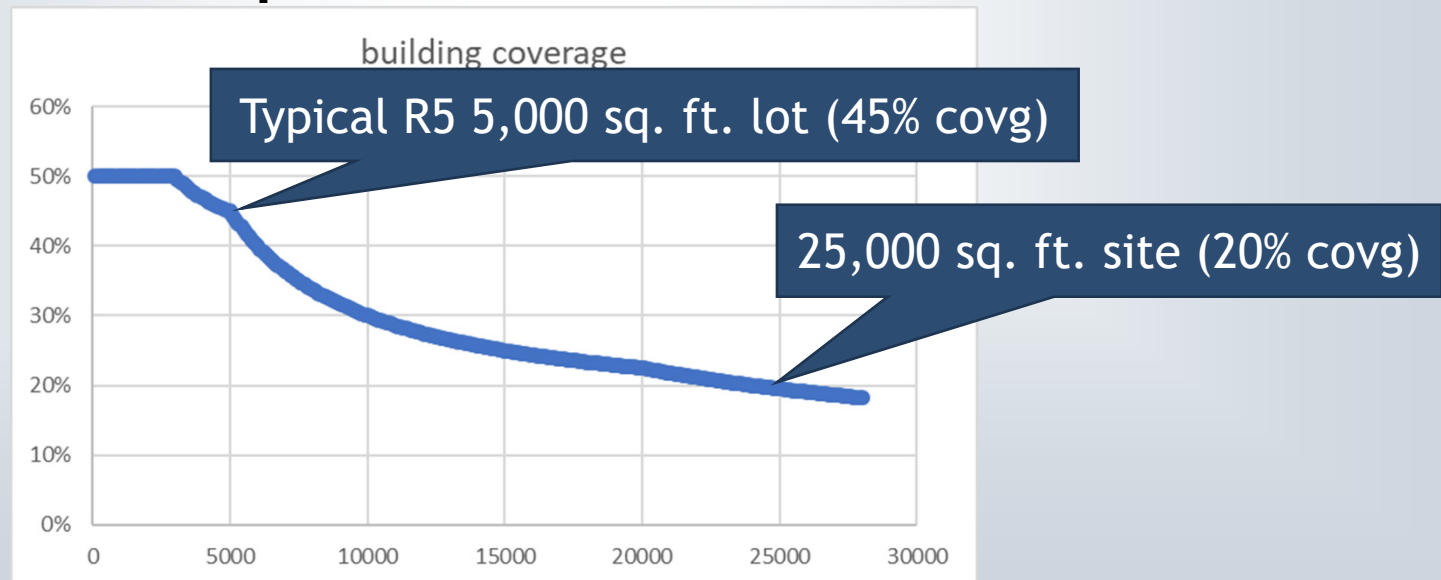
Potential Amendment: Review PD as a Type Ix, when an equivalent number of units would be allowed through a Type Ix land division.

R7, R5, R2.5 Zones:



Planned Developments Building Coverage

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.



Planned Developments

Building Coverage

Potential Amendment: Allow building coverage limits that would be more consistent with typical subdivided lot sizes in the zone. Cap building coverage at the greater of Table 110-4 or 35% of site area:

Lot size	Building Coverage Allowance (based on Table 110-4)	Proposed PD Building Coverage
2,500 sq ft	50%	50%
5,000 sq ft	45%	45%
7,000 sq ft	35%	35%
10,000 sq ft	25%	
20,000 sq ft	22%	
1 acre	15%	



Planned Developments Floor Area Ratios (FAR)

Proposal: The FAR of the base zone (where applicable) would apply to the site.

With the PSCs introduction of graduated FARs by units on a lot, additional clarification of what FAR to apply is necessary.



Planned Developments

Floor Area Ratios (FAR)

Potential Amendment: Allow FAR to match the allowed FAR for an equivalent number of units on land division lots.

Potential Amendment: Allow +0.1 bonus FAR when 25% of the units are affordable

Zone	Number of units per each equivalent land division lot	FAR for site	FAR with affordability bonus
R7	1	.4	.5
	2	.5	.6
	3-4	.6	.7
R5	1	.5	.6
	2	.6	.7
	3-4	.7	.8
R2.5	1	.7	.8
	2	.8	.9
	3-4	.9	1.0



Next Steps

Sept. 11 Work session: Putting it all together
Fall 2018 Vote

