



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Proposed Draft Zoning Code Amendments

Planning and Sustainability Commission

September 11, 2018



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



Relationship to other Zoning Code projects



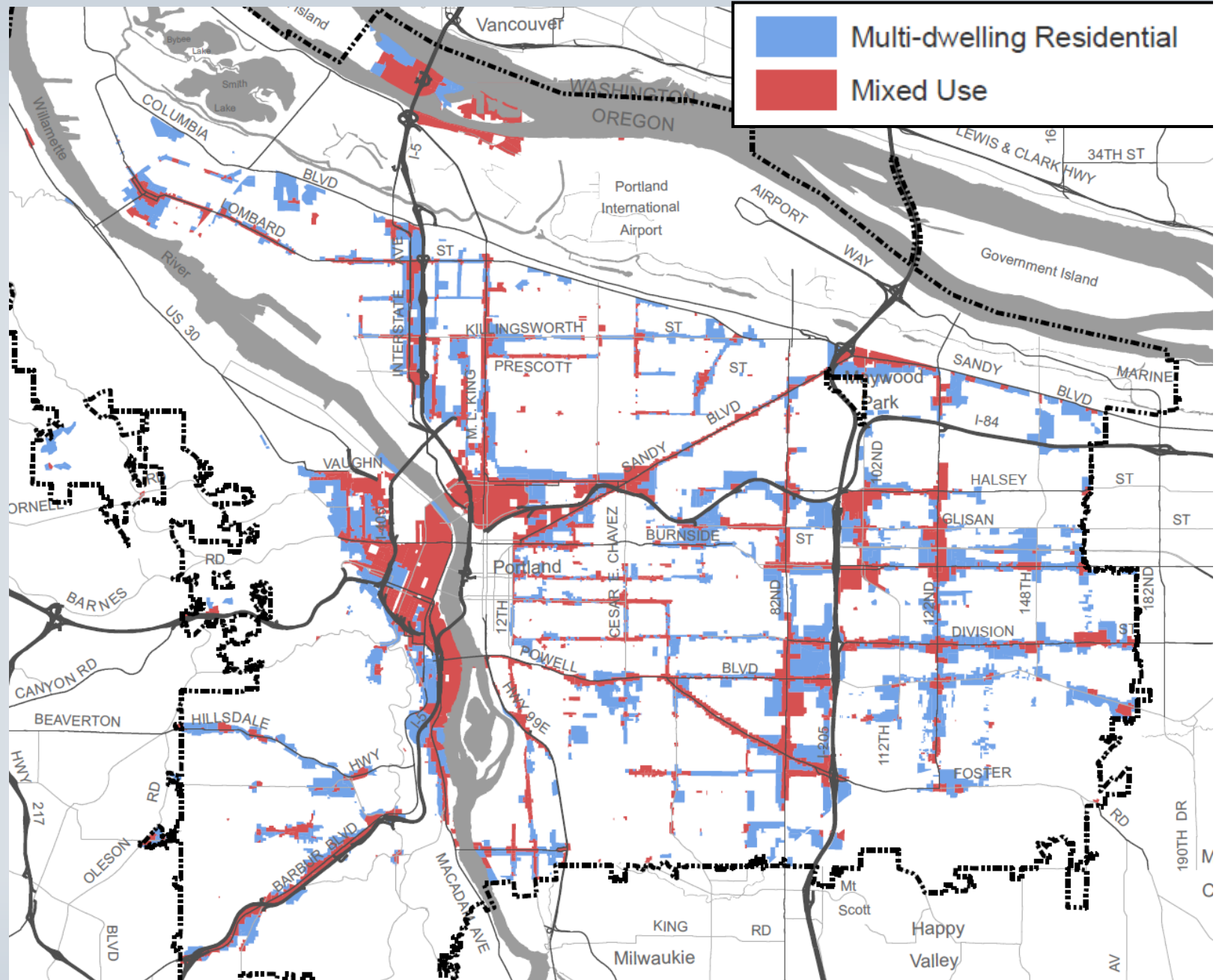
Residential Infill Project
Single-Dwelling Zones

Better Housing by Design
Multi-Dwelling Zones

Mixed Use Zones Project
Commercial/Mixed Use Zones



Zoning




Proposed Draft Components

Better Housing by Design
 AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

Proposed Draft
 May 2018

**Volume 1:
 Staff Report**

Submit testimony to the Portland Planning and Sustainability Commission by June 12, 2018. See inside cover for more information.



...ect neighborhood ...
 The proposal would ...
 ... establish neighborhood patterns, then with ...
 ... when residential units are raised 2 feet ...
 ... storage sheds) to be located in ...







Better Housing by Design
 AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

Proposed Draft
 May 2018

**Volume 2:
 Zoning Code Amendments**

Submit testimony to the Portland Planning and Sustainability Commission by June 12, 2018. See inside cover for more information.



...language to be added to paragraph ...
 ...language to be deleted is shown in strikethrough ...

...common area. On sites that are more than 20,000 square feet in total site area, ...
 ...covered outdoor area must be provided as common area. At least 50 ...
 ...50 percent of the required common area may be located ...
 ...by indoor recreation facilities or indoor community rooms.

...information, a required outdoor area may be provided as individual private ...
 ...areas. Where a separate outdoor area is provided as individual private ...
 ...it be designed so that a 6-foot x 6-foot square will fit entirely within ...
 ...be directly accessible to the unit. Areas used for pedestrian ...
 ...one dwelling unit do not count toward meeting this standard or ...
 ...is a ground level, it may extend 100 percent into the required ...
 ...it is elevated up to 3 feet into a required front setback and ...
 ...ing setback. Covered outdoor areas are subject to Paragraph ...

...where outdoor, shared common area is provided ...
 ...it must be designed so that it is at least 100 square feet ...
 ...but x 48-inch square will fit entirely within it.

...an indoor common area is provided, it must be an ...
 ...indoor common area. Indoor common areas must be at least ...
 ...common or community rooms, such as tables ...
 ...and vehicle or bicycle facilities, cannot be ...

...tion area. Where a combination of individual ...
 ...each individual area must meet 86.24 above ...
 ...8.24 above, providing an amount equivalent to ...
 ...be used for active or passive recreational ...
 ...be surfaced with lawn, pavers, decking ...
 ...be placed in the outdoor area. ...
 ...with amenities such as play areas, ...
 ...sonal facilities.

Page 101

Vol. 1: Staff Report
Summary & analysis

Vol. 2: Zoning Code Amendments
Detailed code & commentary

Volume 3 - Additional Zoning Code Amendments

Appendices - Comprehensive Plan policies, code modeling prototypes and feasibility analysis, displacement risk analysis, Connected Centers Street Plan

Major Topics

**Diverse Housing Options
and Affordability**



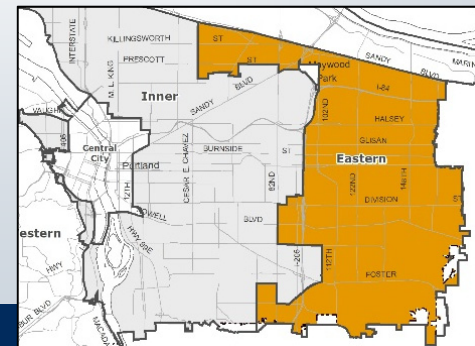
**Outdoor Spaces
and Green Elements**



Building Design and Scale

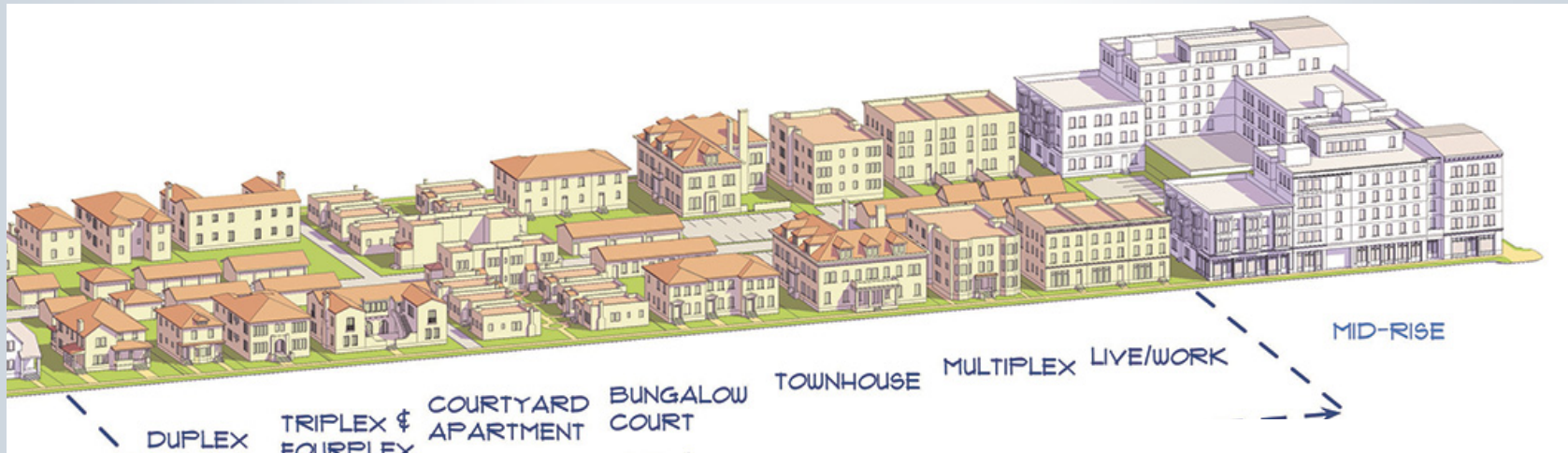


**East Portland Standards and
Street Connections**



TOPIC

Diverse Housing Options and Affordability



Diverse Housing Options and Affordability



Background

Historic examples of multi-dwelling “middle” housing

- Wide variety of housing with a 2-3 story scale



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Diverse Housing Options and Affordability



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



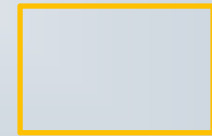
Apartments (9 units)



Courtyard Apartments (39 units)

Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Allowed in R2 zone



Scale Based Zoning - Background



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

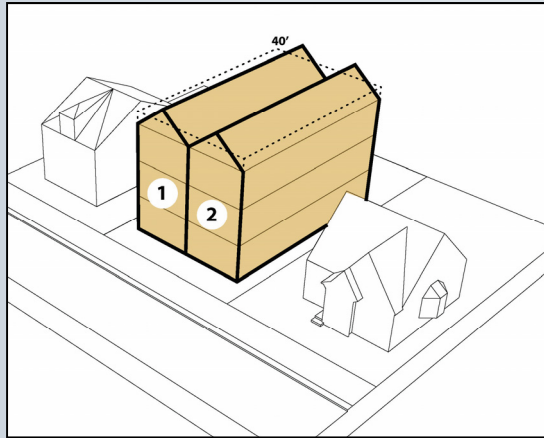
Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Allowed in RH zone

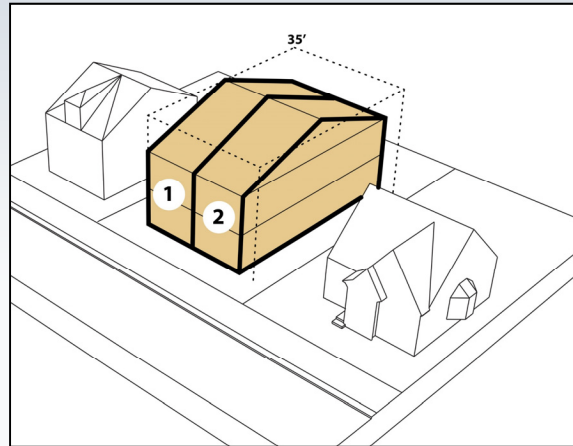


Diverse Housing Options and Affordability

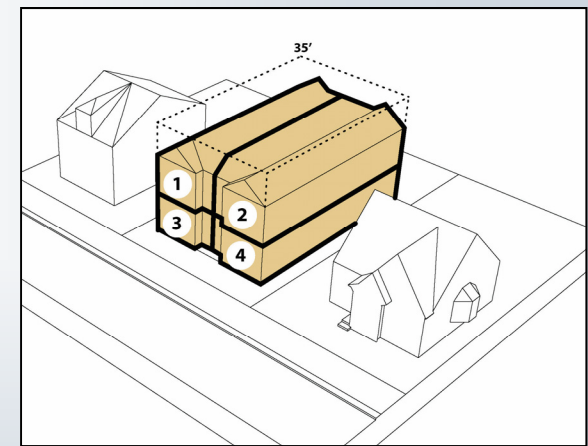
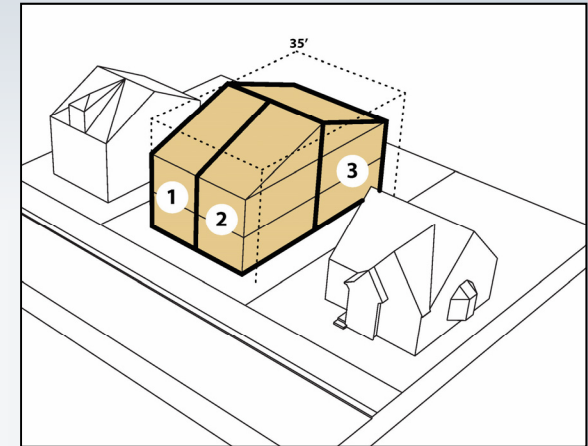
1. Regulate by building scale instead of unit density



Current Approach
(maximum 2 units)



Proposed New Approach



RM1 zone (R2 + R3)

- 1 to 1 FAR, 35' building height
- **Require visitable units (20% of units)** with greater density



Diverse Housing Options and Affordability

1. Regulate by building scale instead of unit density

Both in R1 zone



34 units on 10,000 SF site



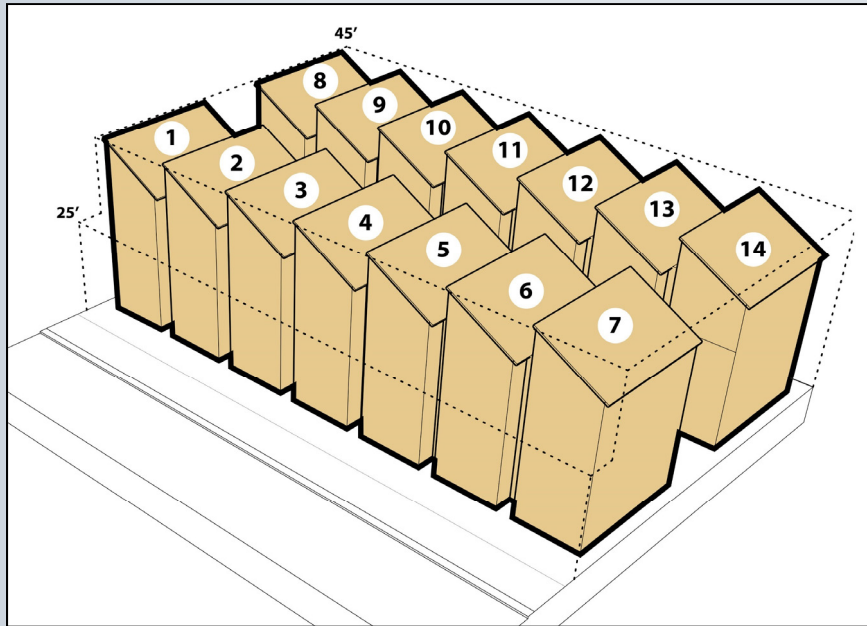
18 units on 18,000 SF site

RM2 zone (current R1) - common along transit corridors



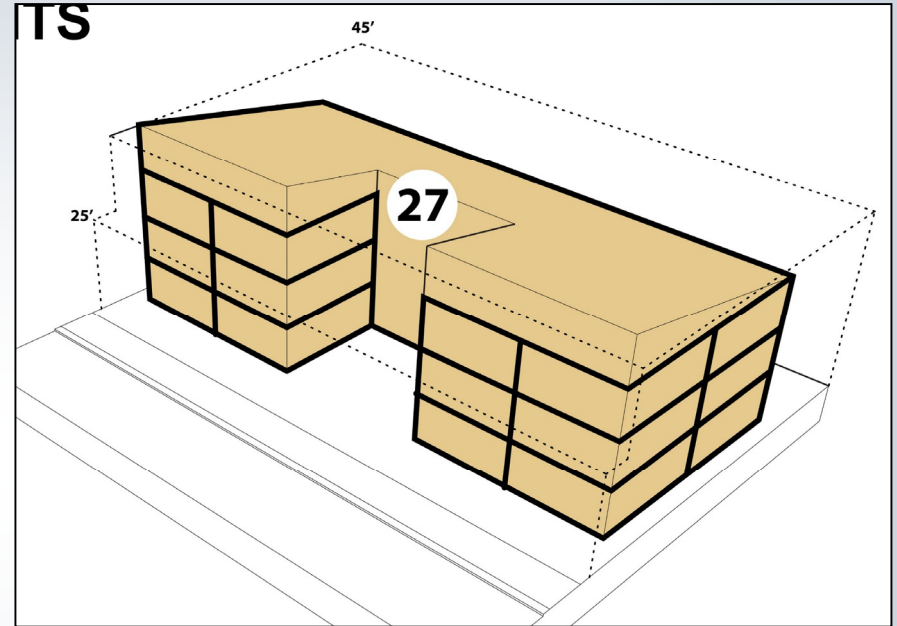
Diverse Housing Options and Affordability

1. Regulate by building scale instead of unit density



Current Approach

(maximum 1 unit per 1,000 sq. ft. of site area)



Proposed New Approach

(regulate by size of building - FAR)

RM2 zone (R1)

- 1.5 to 1 FAR, keep 45' building height
- **Require visitable units (20%)**



New Multi-Dwelling Zones

New Zone: RM1
Current Zones: R2 and R3

Maximum Height: 35 feet
Max. Building Coverage: 50%

New Zone: RM2
Current Zone: R1

Maximum Height: 45 feet
Max. Building Coverage: 60%
(70% along major corridors)

New Zone: RM3
Current Zone: RH (2:1 FAR)

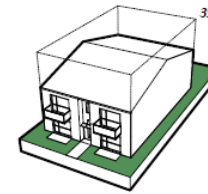
Maximum Height: 65 feet
Max. Building Coverage: 85%

New Zone: RM4
Current Zone: RH (4:1 FAR)

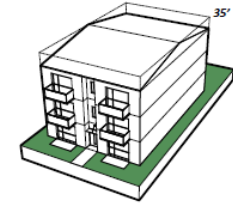
Maximum Height: 75 - 100 feet
Max. Building Coverage: 85%

Base FAR

Bonus FAR



1 to 1



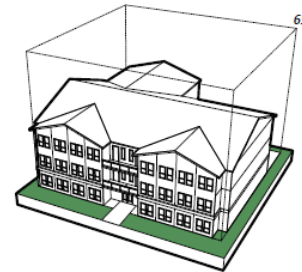
1.5 to 1



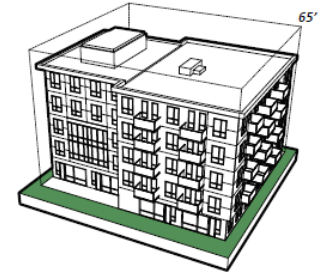
1.5 to 1



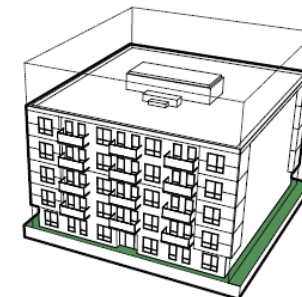
2.25 to 1



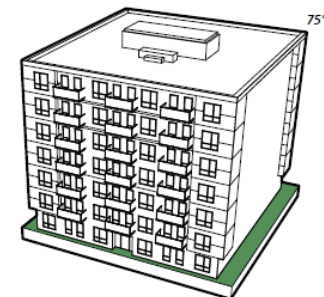
2 to 1



3 to 1



4 to 1



6 to 1



Bonus FAR Options

**Base
FAR**

+50%

+100%

Base FAR	Bonus FAR Up to 50% above base	Bonus FAR 100% above base
<ul style="list-style-type: none"> ▪ Allowed by right ▪ Varies by zone 	<ul style="list-style-type: none"> ▪ Inclusionary housing: full 50% bonus ▪ Moderate income family housing: 25% bonus <i>(new approach)</i> (at least half of units must have 3 bedrooms affordable at 100% of MFI) ▪ FAR transfers from sites preserving: <ul style="list-style-type: none"> ▪ Existing affordable housing <i>(new approach)</i> ▪ Trees <i>(new approach)</i> ▪ Historic resources 	<ul style="list-style-type: none"> ▪ Special bonus for deeper housing affordability (At least half of units must be affordable at 60% MFI) <i>(new approach)</i>



Bonus FAR Options

**Base
FAR**

+50%

+100%

Base FAR	Bonus FAR Up to 50% above base	Bonus FAR 100% above base
<ul style="list-style-type: none"> Allowed by right Varies by zone 	<ul style="list-style-type: none"> Inclusionary housing: full 50% bonus Moderate income family housing: 25% bonus <i>(new approach)</i> (at least half of units must have 3 bedrooms affordable at 100% of MFI) FAR transfers from sites preserving: <ul style="list-style-type: none"> Existing affordable housing <i>(new approach)</i> Trees <i>(new approach)</i> Historic resources 	<ul style="list-style-type: none"> Special bonus for deeper housing affordability (At least half of units must be affordable at 60% MFI) <i>(new approach)</i> <p>Not available in historic districts</p>



New Multi-Dwelling Zones

New Zone: RM1
Current Zones: R2 and R3

Maximum Height: 35 feet
Max. Building Coverage: 50%

New Zone: RM2
Current Zone: R1

Maximum Height: 45 feet
Max. Building Coverage: 60%
(70% along major corridors)

New Zone: RM3
Current Zone: RH (2:1 FAR)

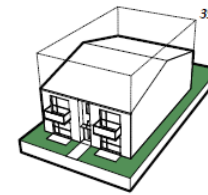
Maximum Height: 65 feet
Max. Building Coverage: 85%

New Zone: RM4
Current Zone: RH (4:1 FAR)

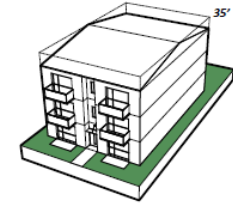
Maximum Height: 75 - 100 feet
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Base FAR

Bonus FAR



1 to 1



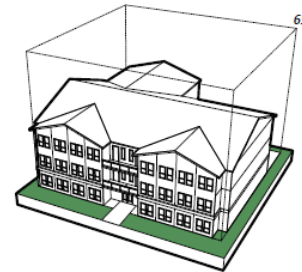
1.5 to 1



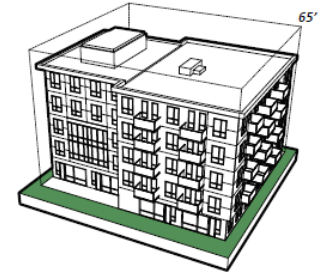
1.5 to 1



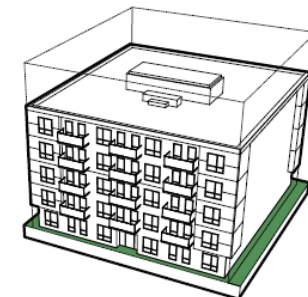
2.25 to 1



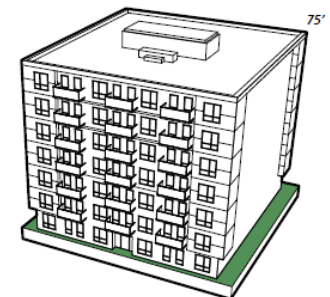
2 to 1



3 to 1

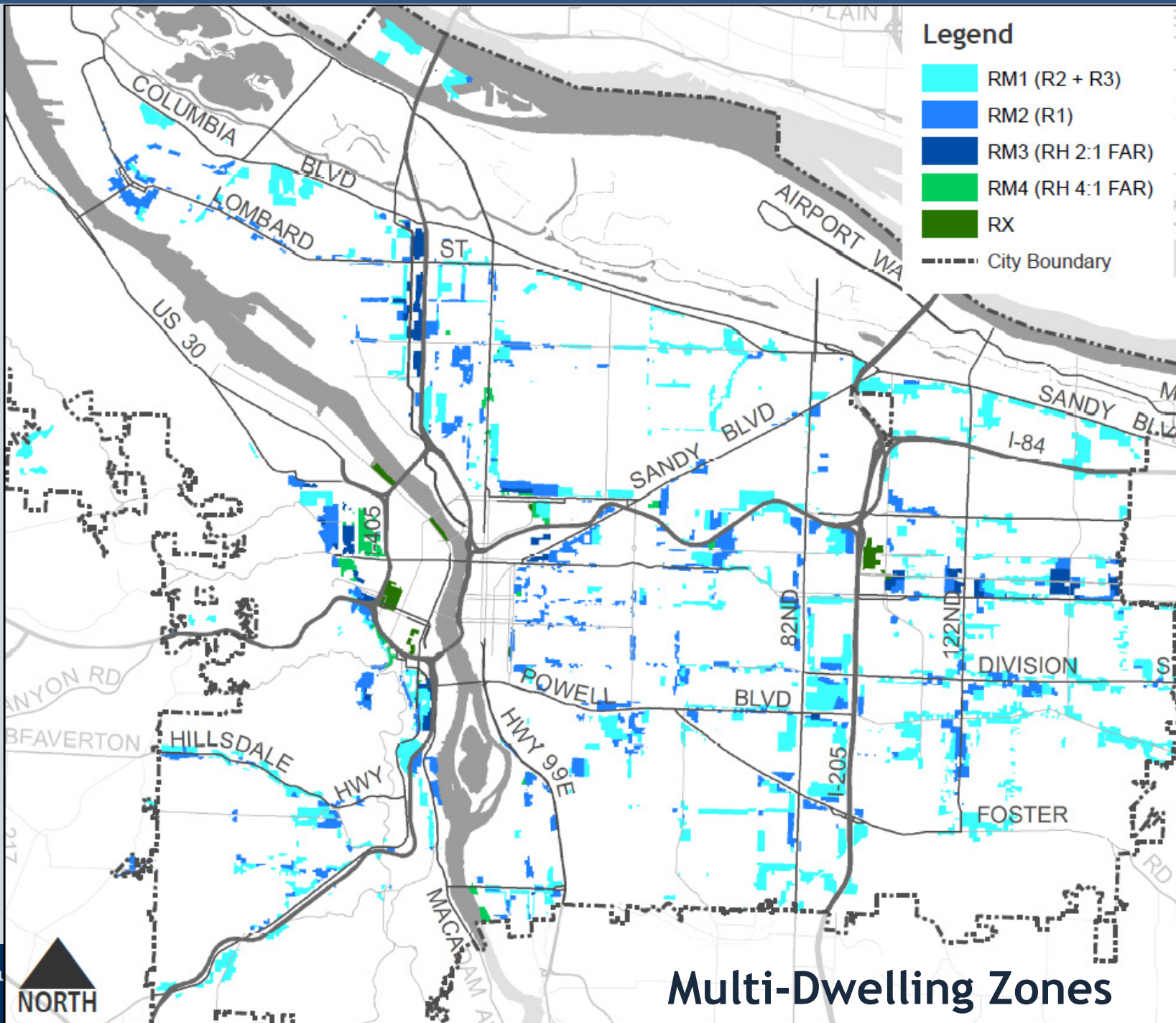


4 to 1



6 to 1





Multi-Dwelling Zones



TOPIC

Outdoor Spaces and Green Elements



Outdoor Spaces and Green Elements

6. Require residential outdoor areas in high density zones



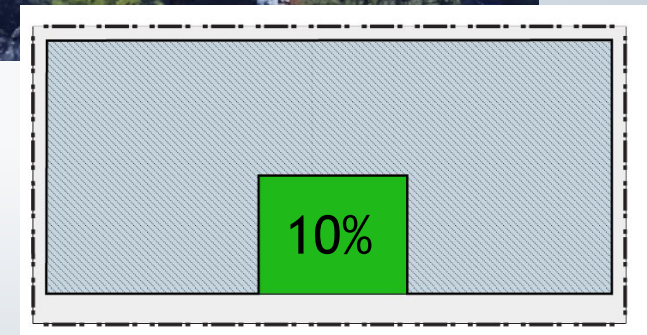
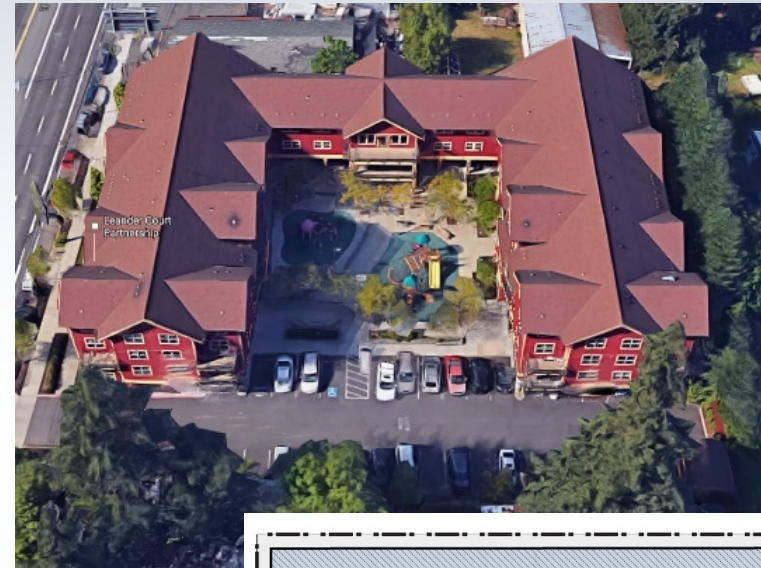
High-Density Residential Zone (RH)

- No outdoor space currently required.
- **Proposal:** Require outdoor areas in the RM3 and RM4 (RH) zone.



Outdoor Spaces and Green Elements

7. Require shared common areas for large sites



- **Proposal:** Require common areas for large sites (more than 20,000 sq.ft.) - equivalent to 10% of total site area.
- Up to half of this amount can be indoor common area.



Outdoor Spaces and Green Elements

8. Allow alternatives to conventional landscaping



Proposal:

Allow urban green options (ecoroofs, raised courtyards & stormwater planters) to meet landscaping requirements.



Outdoor Spaces and Green Elements

9. Limit large surface parking lots and asphalt paving

*RH zone
development with
large surface
parking lot*



Proposal: Limit paved vehicle areas to 30% of site area.

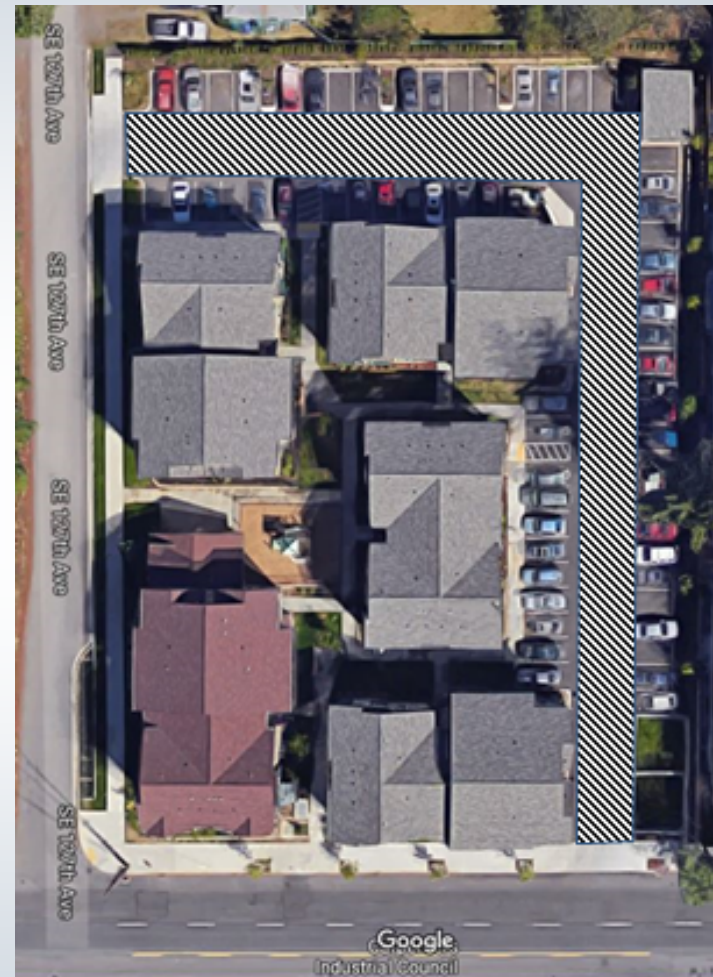


Outdoor Spaces and Green Elements

9. Limit large surface parking lots and asphalt paving



Other materials (concrete, paving blocks, etc.) needed for surfacing the rest of the allowed vehicle area (up to total of 30% of site)



Proposal: Limit asphalt paving to 15% of site area.



Outdoor Spaces and Green Elements

10. Reduce parking requirements, especially on small sites



Project providing current required 1 to 1 parking ratio



Five-plex with no parking on small site

Proposal:

- Small sites (7,500 SF or smaller): no parking required for up to 30 units
- Other sites: require 1 space per 2 units (*when not close to transit*)



10. Require Transportation and Parking Demand Management (TDM) in the multi-dwelling zones

Apply to buildings with more than 10 units located close to frequent transit

Option for “pre-approved” TDM plans:

- **Multimodal Financial Incentives** - fee per unit equivalent to cost of TriMet pass (currently \$1,100 for market-rate units) - applied toward TriMet passes, bike share membership, or car share programs.
- **Education and Information**
- **Annual Transportation Options Surveys**



TOPIC

Building Design and Scale



Building Design and Scale

11. Limit front garages and parking along street frontages



Proposals:

- Limit front garages and structured parking (maximum 50% of building frontage)
- Require parking access from alleys (where exist)



Building Design and Scale

11. Limit front garages and parking along street frontages



Allows:

- Rear or no parking options
- Front garages when no more than 50% of frontages
- Applies to the combined frontage of attached houses



Building Design and Scale

11. Limit front garages and parking along street frontages



Not allowed



Parking allowed to the side of building front

Proposal:

Disallow parking between the front of buildings and streets.



Building Design and Scale

12. Require building entrances to be oriented to streets or to courtyards



*Currently:
No front entrances
required*



Building Design and Scale

13. Require front setbacks that reflect neighborhood patterns and limit privacy impacts



Current front setback requirements are 3' in R1 and zero in RH)

Proposal: Require 10' front setbacks in the RM2 (R1) and RM3 (RH) zones.



Building Design and Scale

13. Require front setbacks that reflect neighborhood patterns and limit privacy impacts



10' setbacks
- continuity with existing residential characteristics



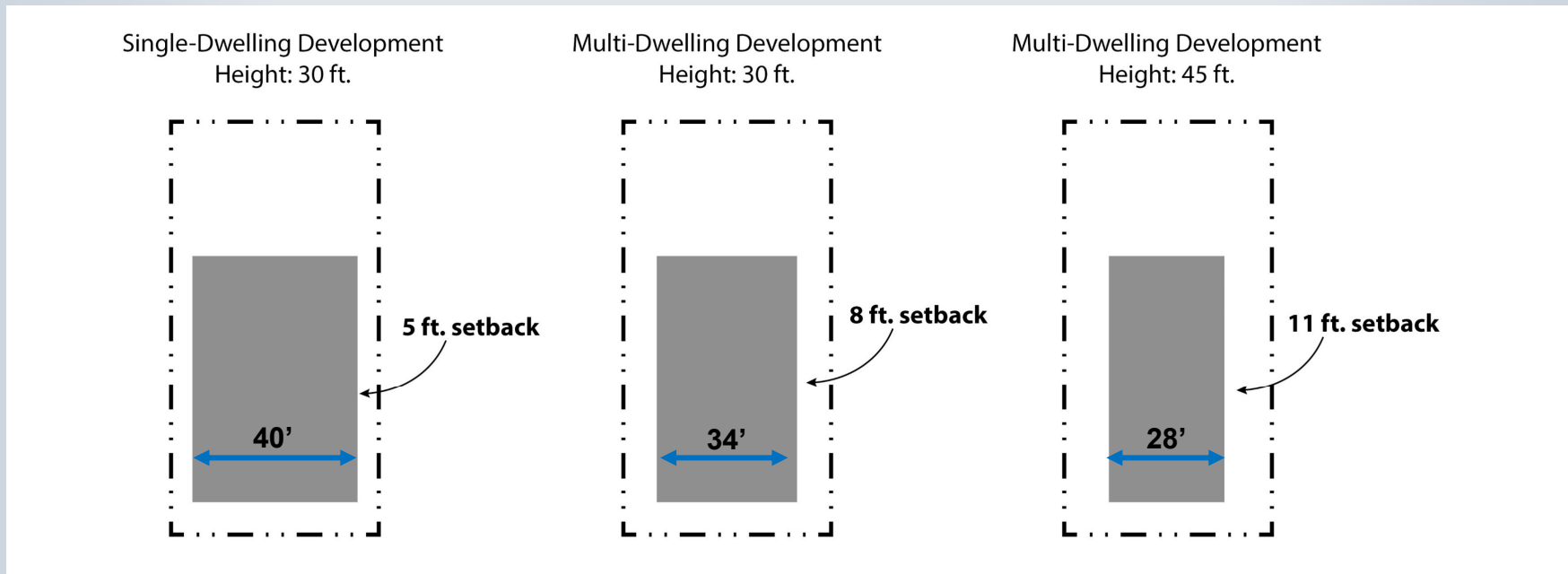
Allowances for smaller setbacks based on:

- Adjacent buildings
- Ground-floor commercial
- Raised ground floors
- Courtyard buildings



Building Design and Scale

14. Simplify side setback regulations and reduce barriers to development on small sites



Current - side setbacks range from 5' - 14' in multi-dwelling zones

Proposal:

- Reduce required side/rear setbacks to 5' in most cases.
- 10' setbacks for buildings more than 55' tall.



Building Design and Scale

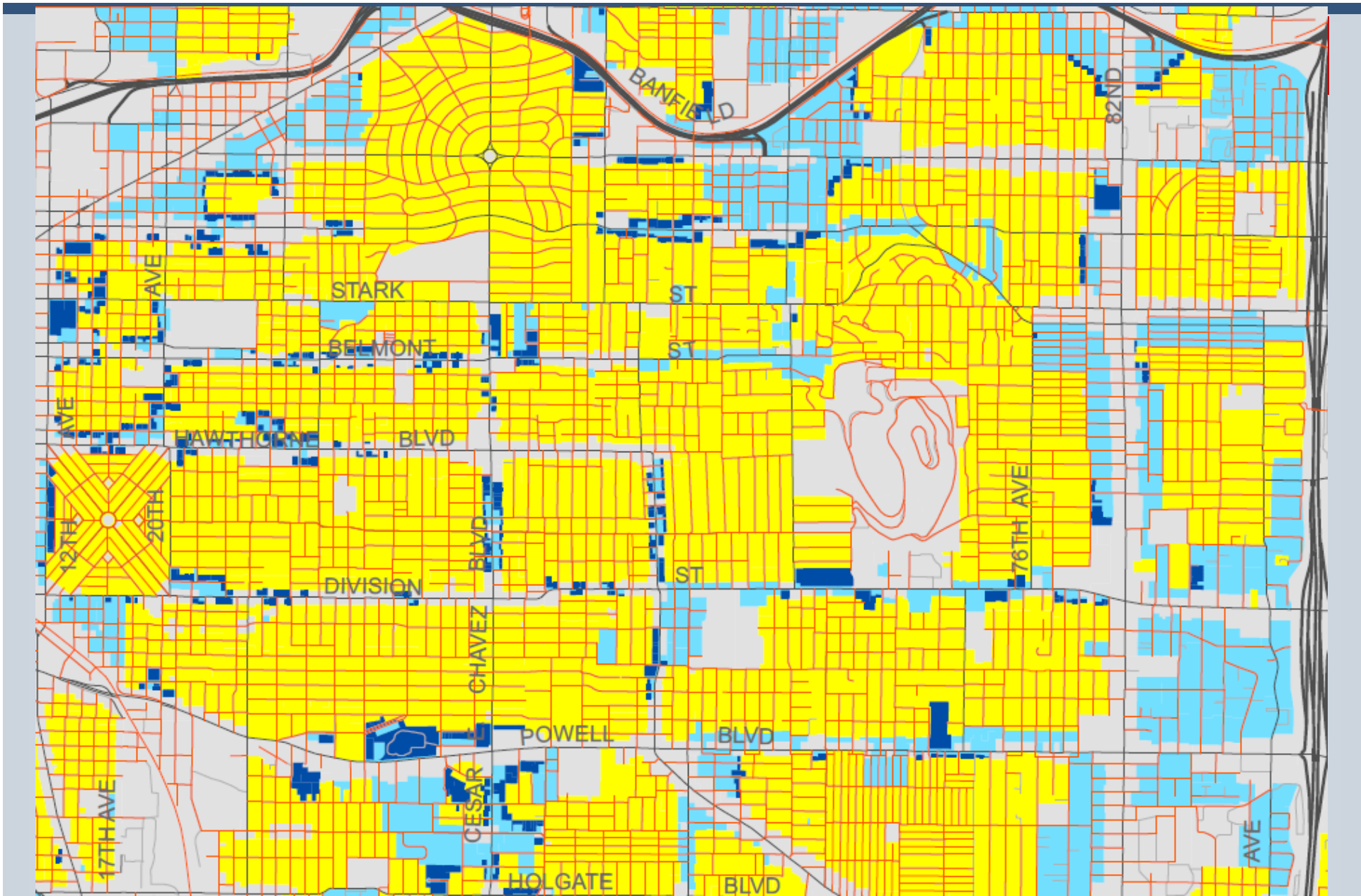
15. Require building height transitions to single-dwelling zones



Proposal

- Limit building height to 35' within a 25' distance from properties with single-dwelling zoning.





Dark blue: multi-dwelling zoning subject to height step downs



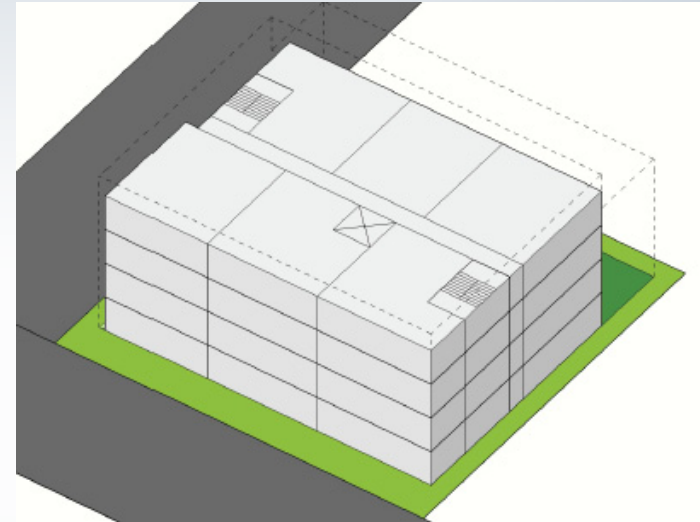
Building Design and Scale

16. Require large building facades to be divided into smaller components

Façade articulation



With



Without

Proposal:

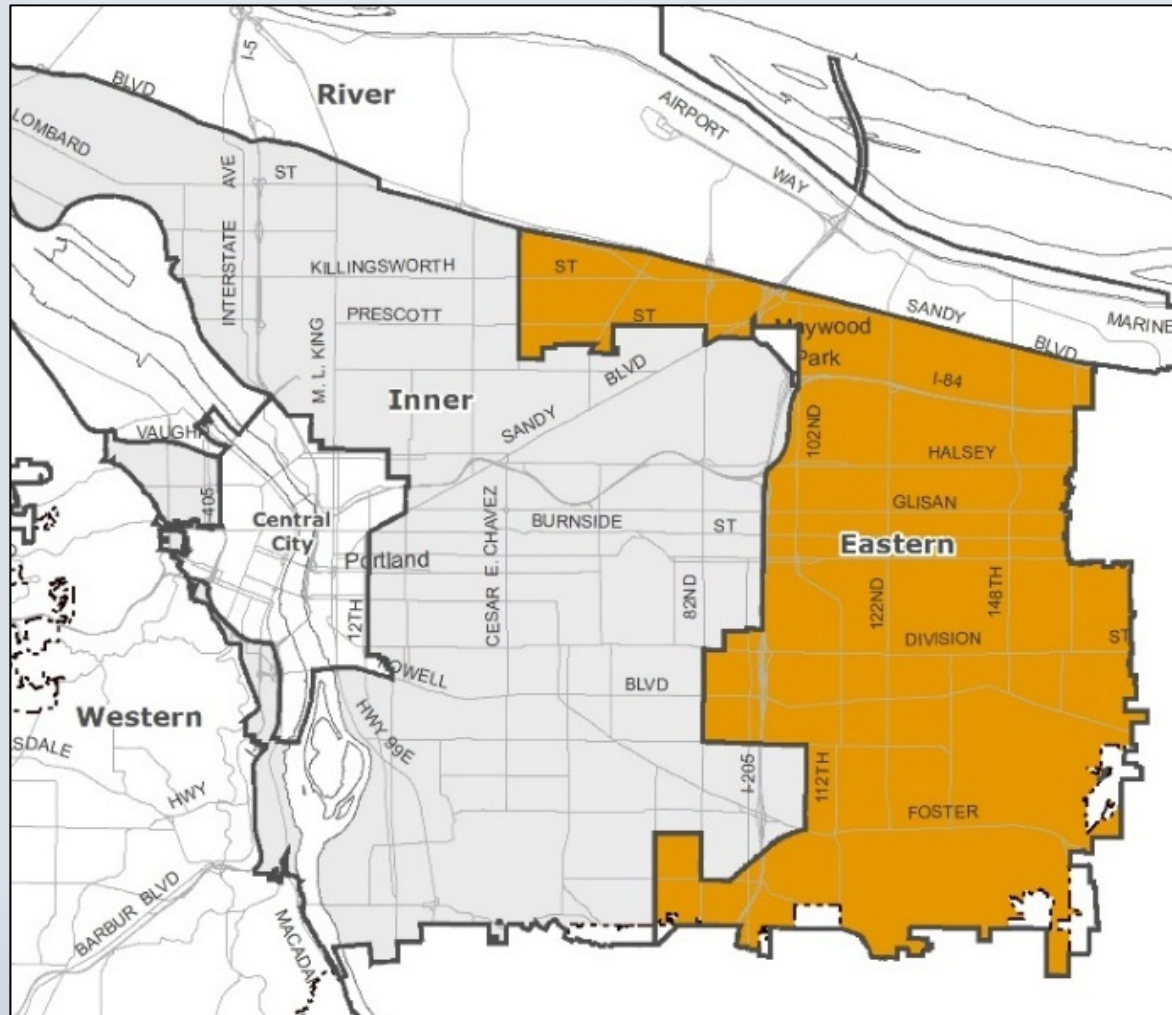
Require large facades to be divided into smaller components (25% of façade offset).

- **RM2 (R1): required when over 35' and over 3500 SF area**
(more than 3 stories and 100' wide)
- **RM3 & RM4 (RH): required when over 45' and over 4500 SF area**
(more than 4 stories and 100' wide)

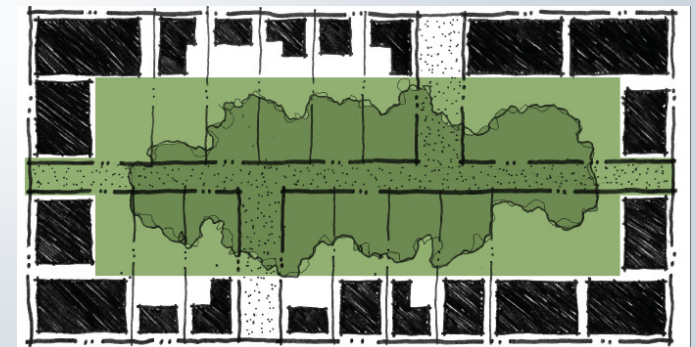
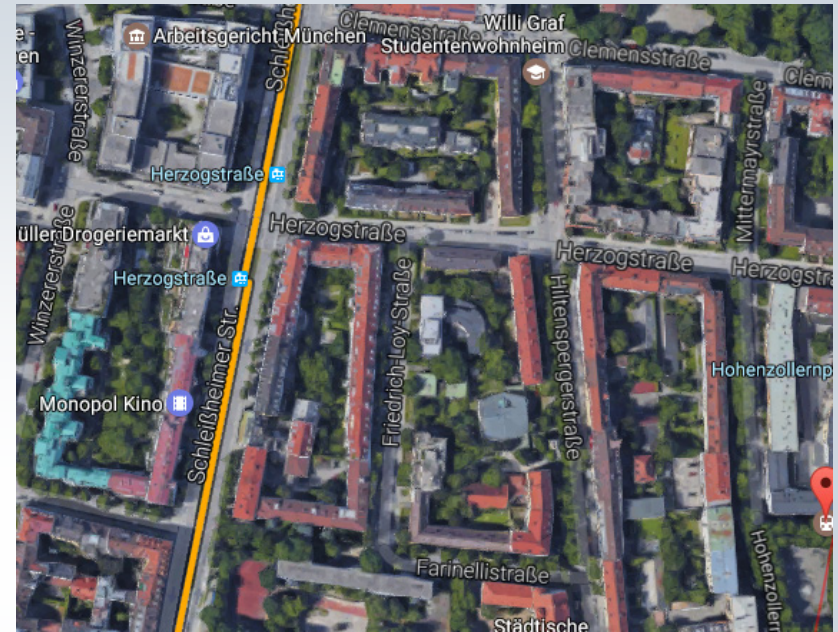


TOPIC

East Portland Standards and Street Connections



East Portland Standards and Street Connections



Background
Community interest in keeping mid-block areas greener, less built up

East Portland Standards and Street Connections

17. Continue East Portland mid-block areas through requirements for deep rear setbacks



Example of recent development



Example of 25% depth-of-site setback

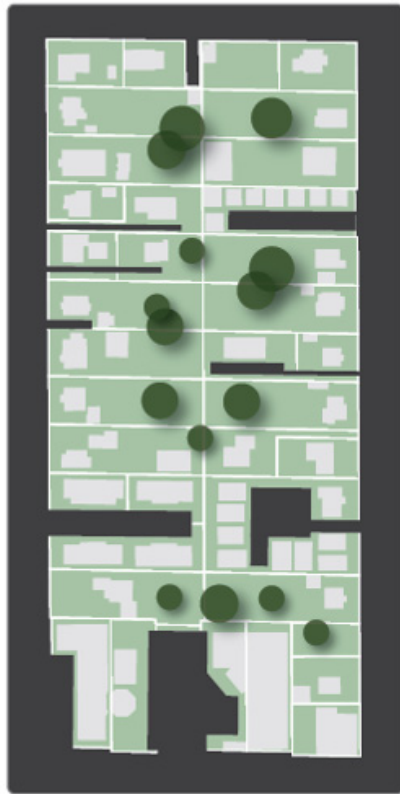
Proposal:

Require rear setbacks equivalent to 25% of site depth



East Portland Standards and Street Connections

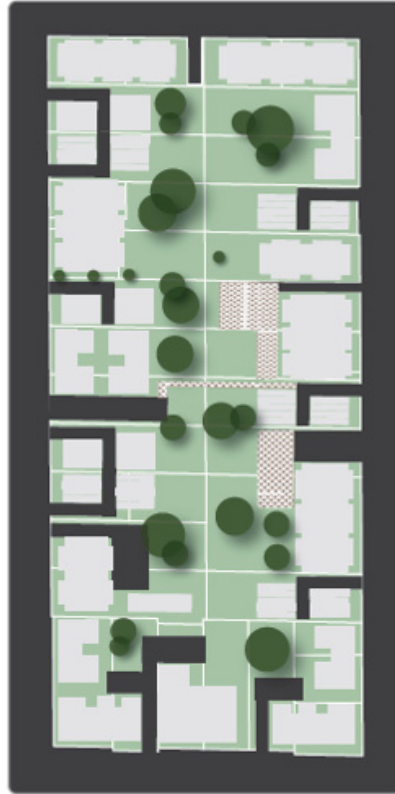
17. Continue East Portland mid-block areas through requirements for deep rear setbacks



Existing



Continuation of current trends



Mid-block open areas



Mix of mid-block open areas and central courtyards

Exemptions for projects providing large centralized outdoor space or streets



East Portland Standards and Street Connections



Background East Portland narrow sites

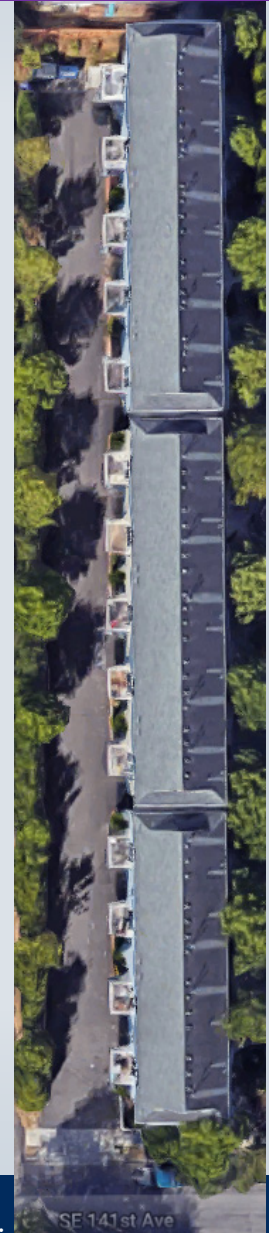


East Portland Standards and Street Connections

Background

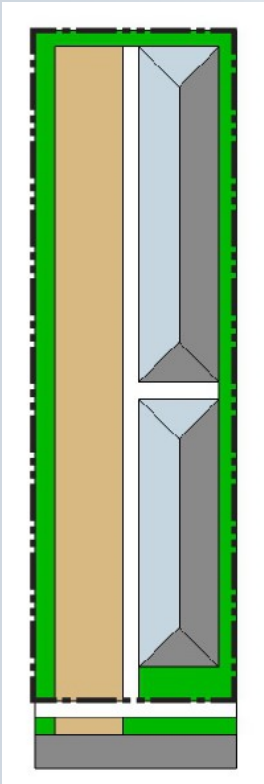
Problems with narrow sites:

- Driveways/parking often occupy a large portion of site area
- No space for street connections
- Little orientation to public streets
- Limited room for outdoor spaces or trees
- Lack of efficiencies of scale and infrastructure

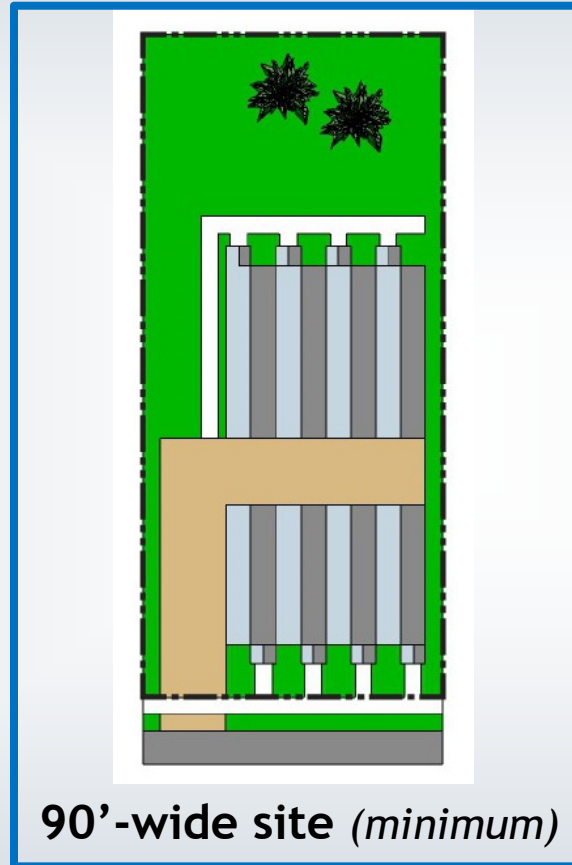


East Portland Standards and Street Connections

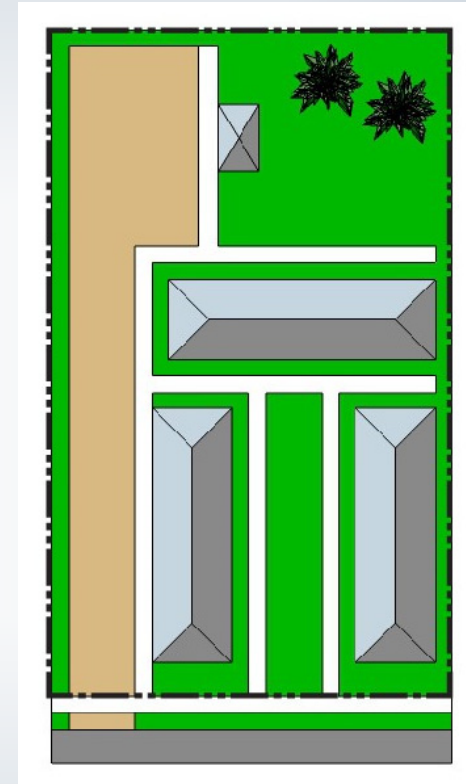
18. Require street frontages wide enough for quality site design and to provide space for street connections



60'-wide site



90'-wide site (*minimum*)



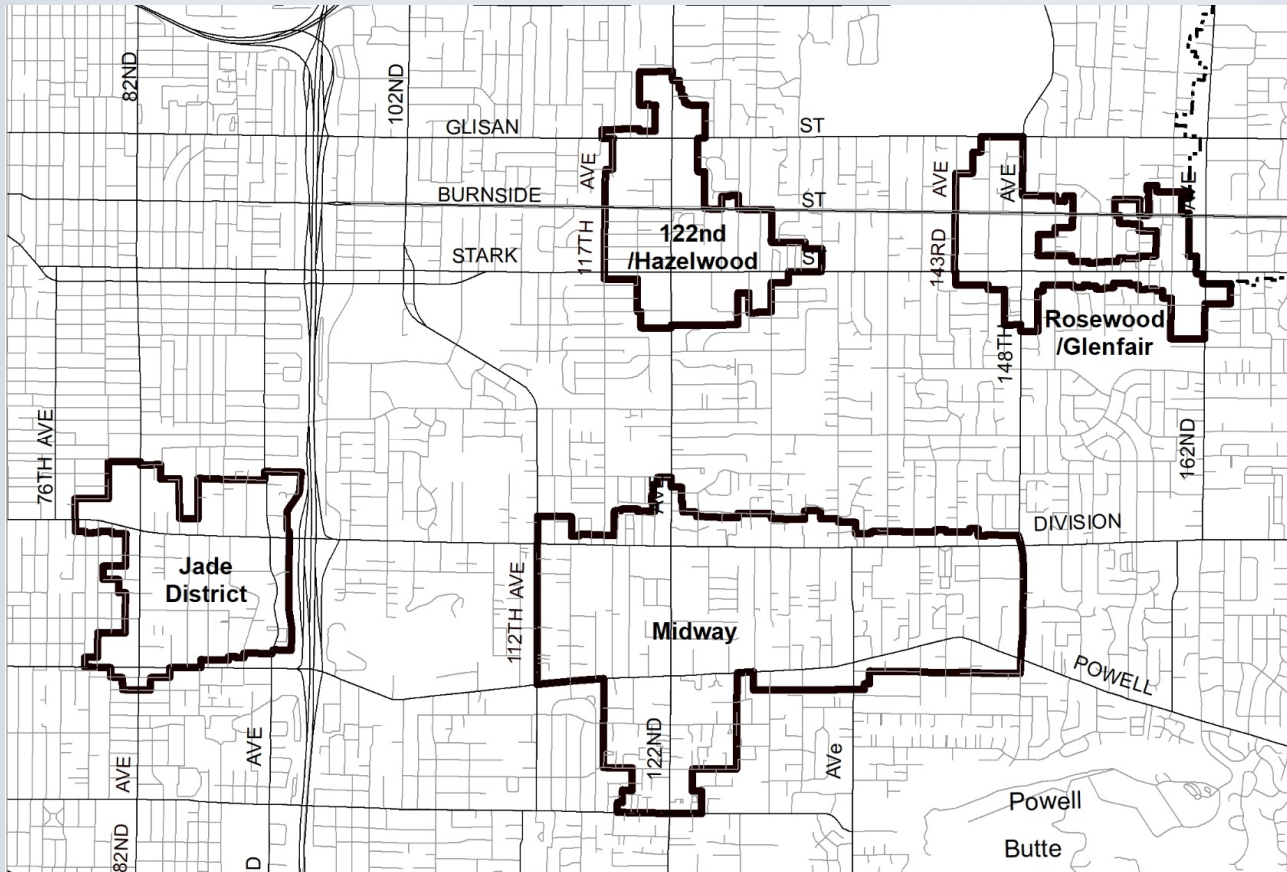
120'-wide site

Proposal: For sites more than 160' deep within East Portland centers, require a minimum street frontage of 90' for new development.



East Portland Standards and Street Connections

18. Require street frontages wide enough for quality site design and to provide space for street connections



East Portland centers where minimum street frontage requirements would apply

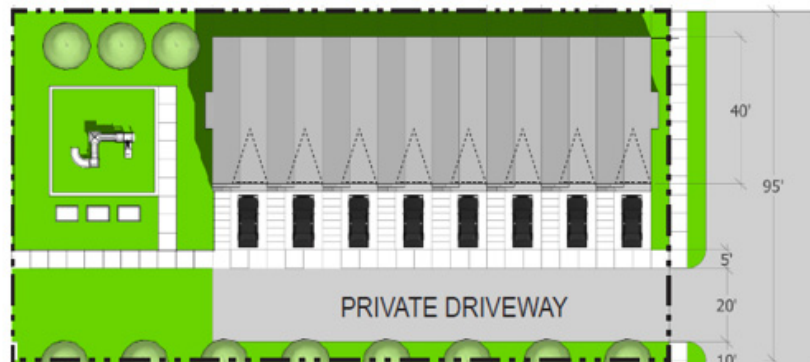
East Portland Standards and Street Connections

19. Calculate development allowances prior to street dedication to facilitate street connections



Public Street

Currently, street space is subtracted from development allowances



Private Driveway



CONNECTED CENTERS STREET PLAN

DRAFT

ROSEWOOD

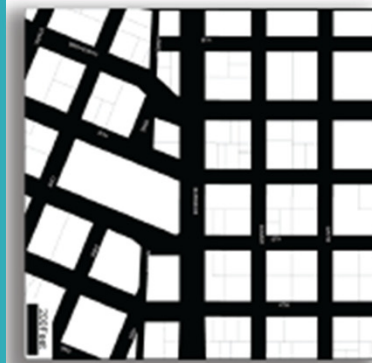
JADE
DISTRICT

*A strategy for improving street and pathway connectivity in the
Jade District and Rosewood/Glenfair Neighborhood Centers*

I-205

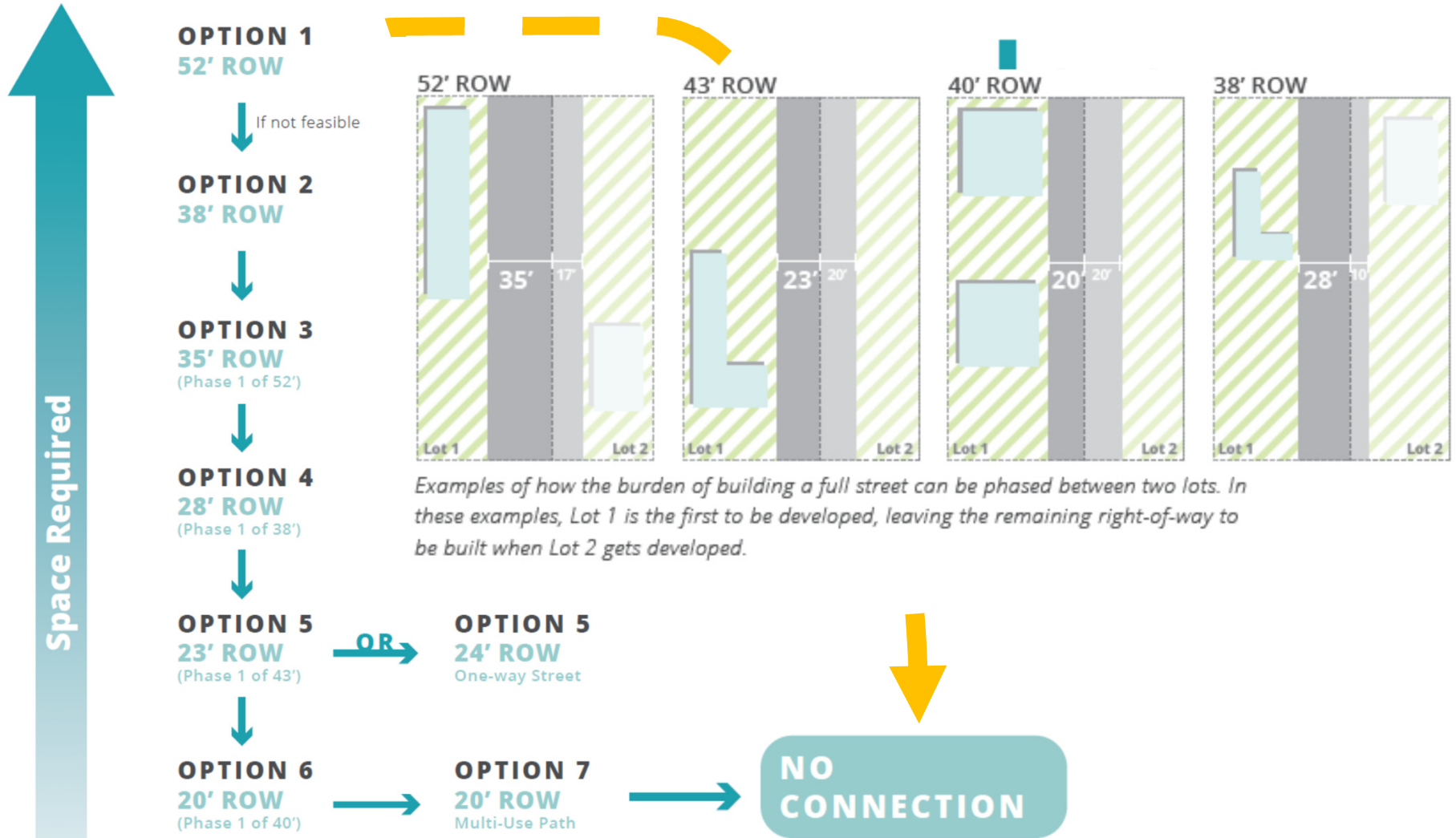
MAY, 2018

PORTLAND BUREAU OF TRANSPORTATION



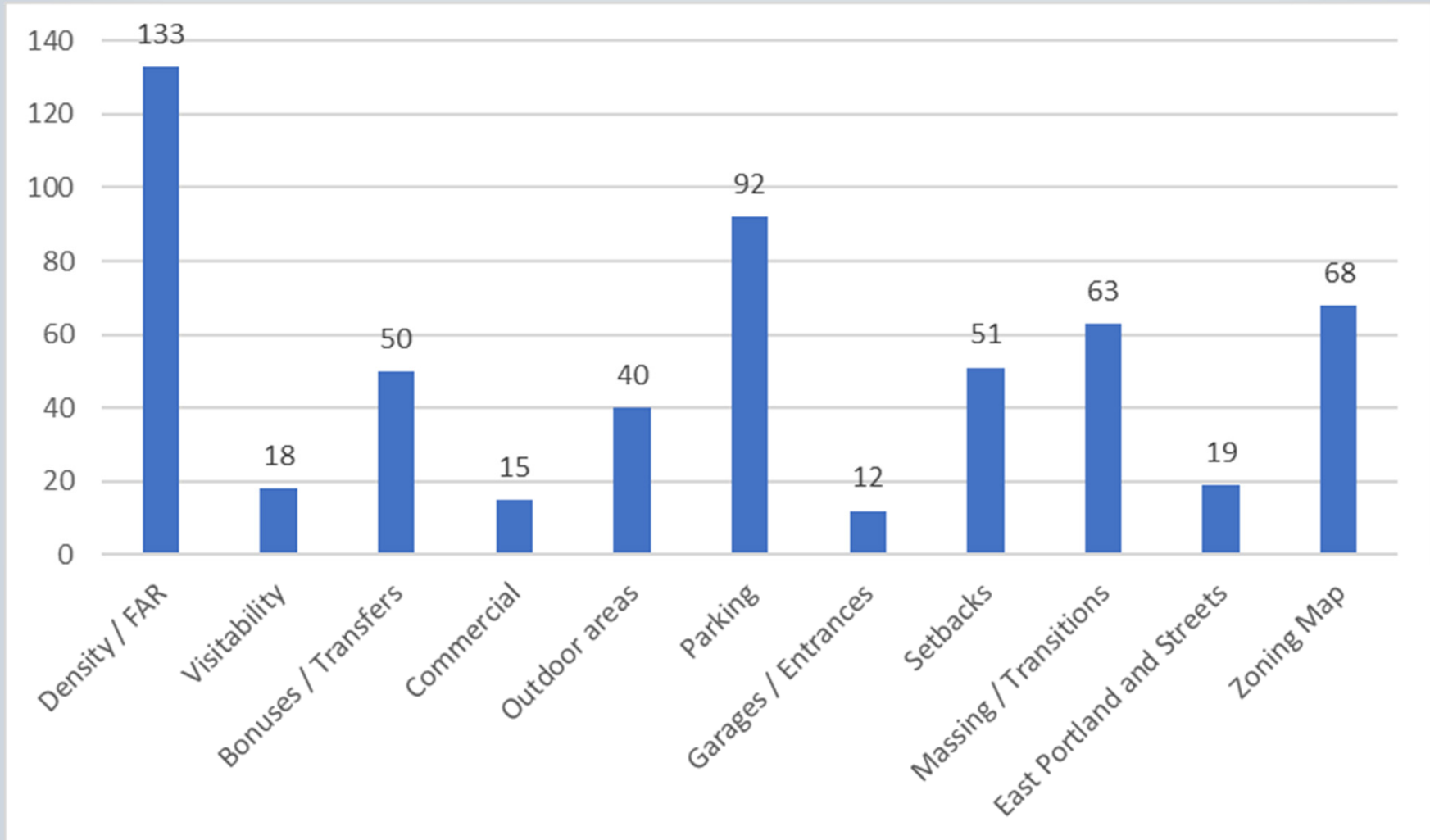
PBOT

New ROW Connection Approach



BHD Testimony Summary

- By topic

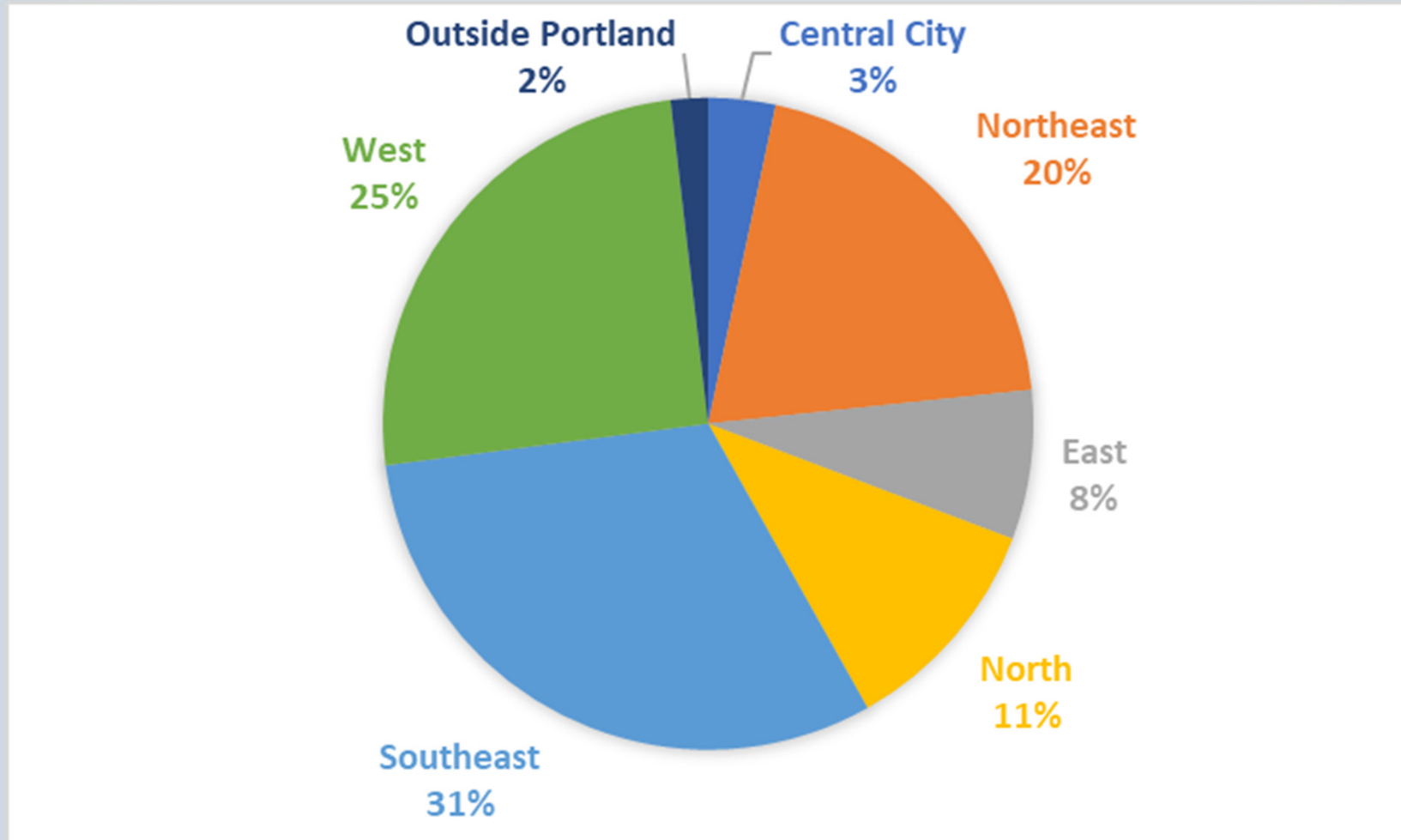


Total pieces of testimony: 270



BHD Testimony Summary

- By area



Work Session Schedule and Topics (DRAFT)

September 11 (1 hour) -- BHD project overview and work session schedule*

- Brief overview of the project proposals
- Work session topics and schedule

September 25 (2.5 hours) – Work Session #1

- Spectrum of residential zones (single-dwelling and multi-dwelling)
- Multi-dwelling zone FAR and scale
- Bonus and FAR transfer provisions

October 9 (1.5 hours) – Work Session #2

- East Portland standards
- Street Connections/Connected Centers

November 13 (2 hours) – Work Session #3

- Visitability
- Building design (setbacks, height transitions, etc.)
- Parking/TDM

December 11 (2.5 hours) – Recommendation

- Final reconciliation of decisions
 - Vote on recommendation
- (Note: vote on RIP is scheduled for the same session)





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Proposed Draft Zoning Code Amendments

Planning and Sustainability Commission

September 11, 2018



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



Reference Slides



Comprehensive Plan Land Use Designations

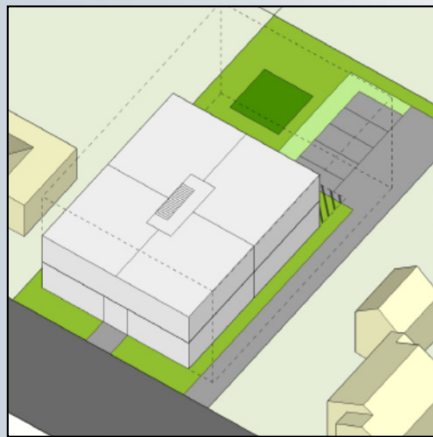
Current and Proposed Comprehensive Plan and Zoning Designation Names

Current Comp Plan Name	Current Zone	New Comp Plan Name & Abbreviation	New Zone
Multi-Dwelling – 3,000	R3	Multi-Dwelling – Neighborhood (MD-N)	RM1 (Residential Multi-Dwelling 1)
Multi-Dwelling – 2,000	R2		
Multi-Dwelling – 1,000	R1	Multi-Dwelling – Corridor (MD-C)	RM2 (Residential Multi-Dwelling 2)
High-Density Multi-Dwelling	RH	Multi-Dwelling – Urban Center (MD-U)	RM3 (Residential Multi-Dwelling 3) RM4 (Residential Multi-Dwelling 4)
Central Residential	RX	Central Residential (RX)	RX (Central Residential)

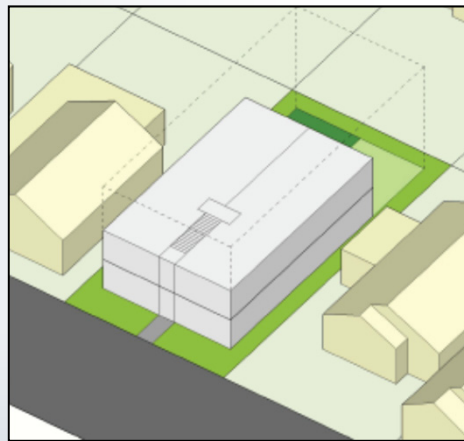


Merging of the R3 + R2 zones into new RM1 zone

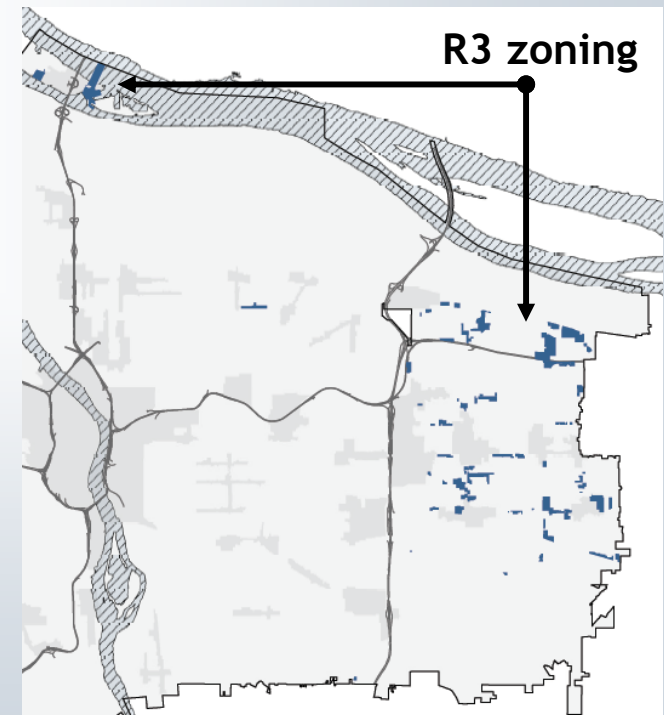
- Relatively small amount of R3 zoning - 517 acres out of total of 5,160 acres in multi-dwelling zones.
- Little new development in the R3 zone - 180 units over the past 10 years.
- Both zones allow similar scale - intended to be compatible with single-family housing.



R3



R2 ► RM1



Front Setbacks - Examples from Vancouver, BC



Vancouver, BC:

Landscaped setbacks required for most multifamily zones.



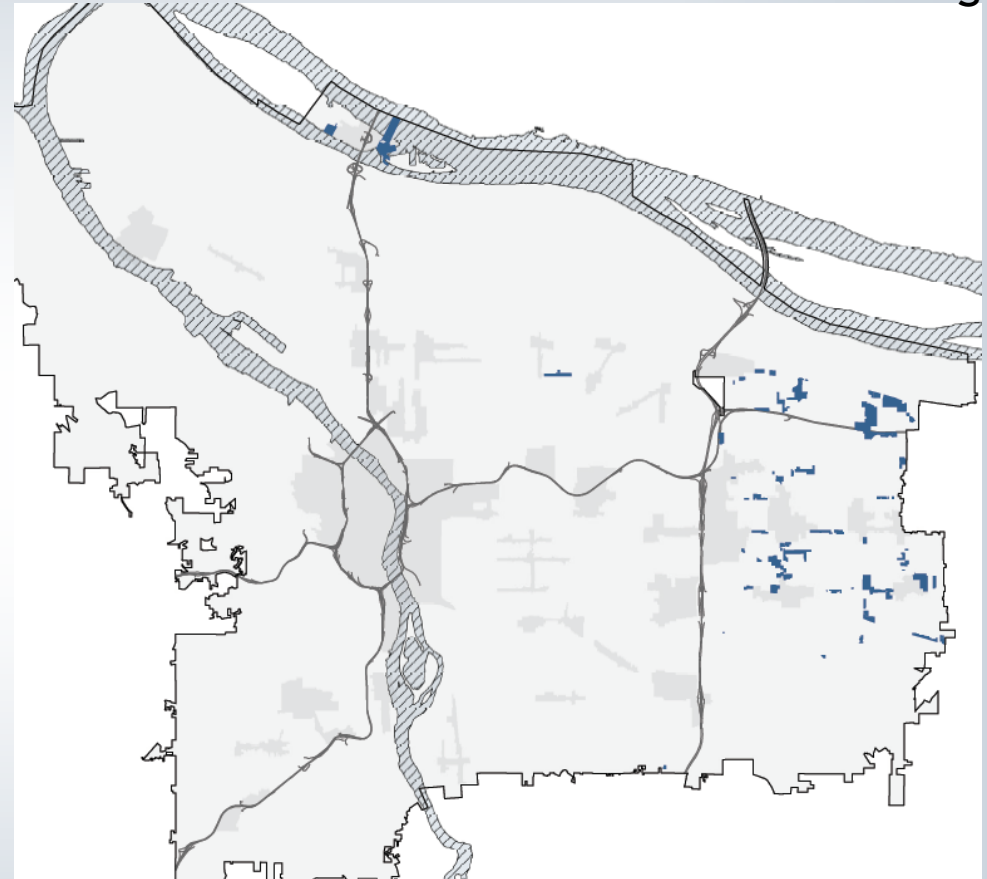
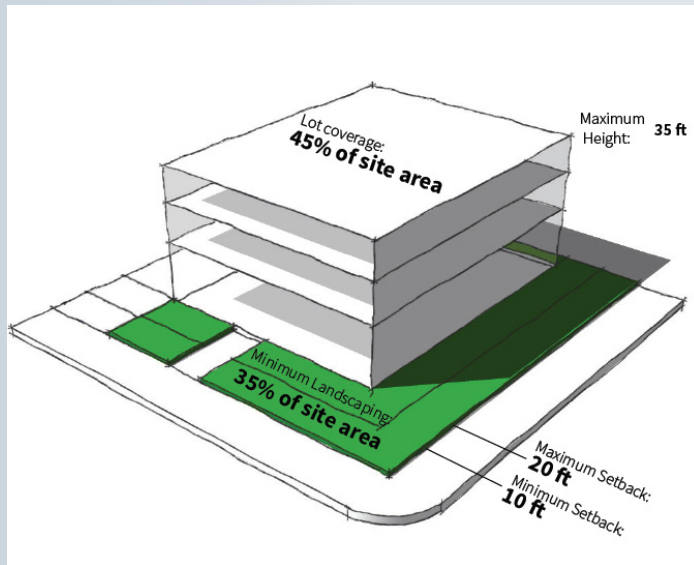
Bureau of Planning and Sustainability
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Current Multi-Dwelling Zones

R3 Zone

529 acres
10% of total MDR zoning



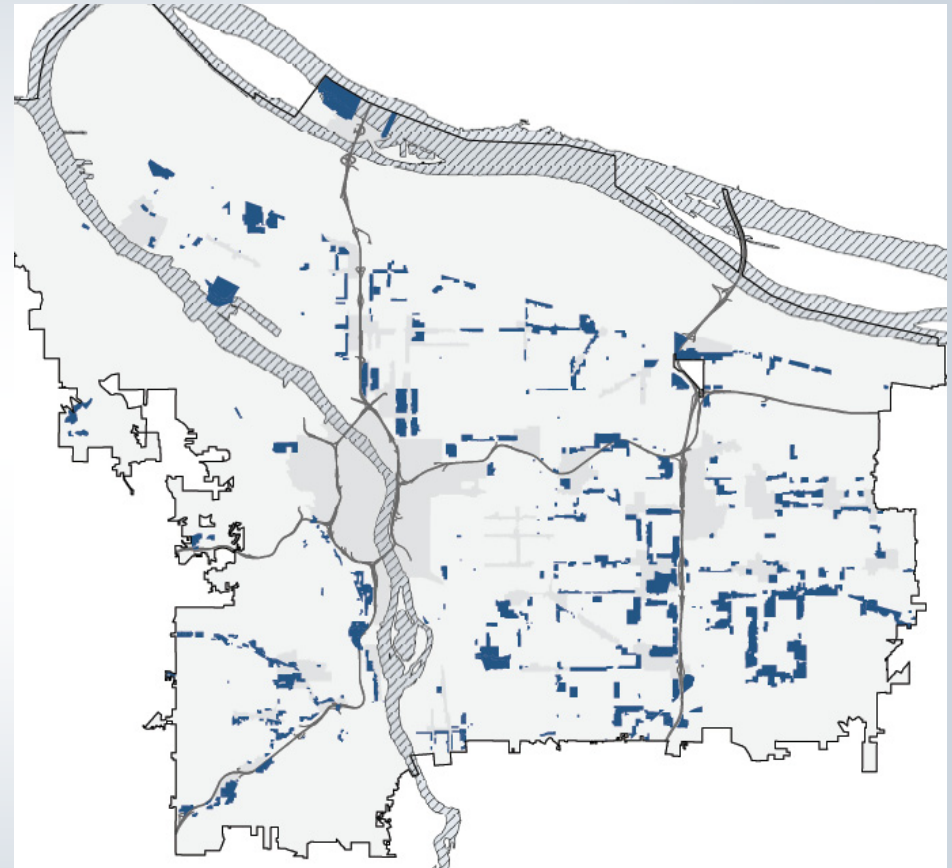
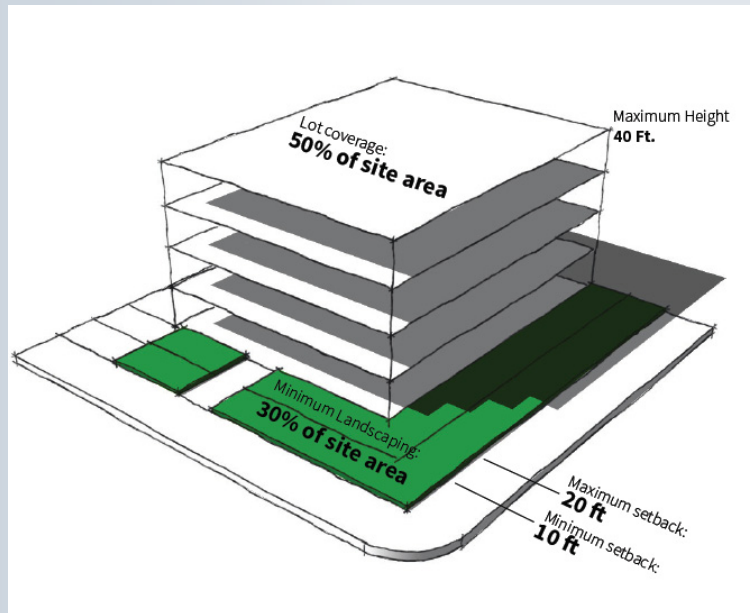
Maximum Density: 1 unit per 3,000 square feet of site area
(3 units on 10,000 square foot site)



Current Multi-Dwelling Zones

R2 Zone

2,788 acres
52% of total MDR zoning



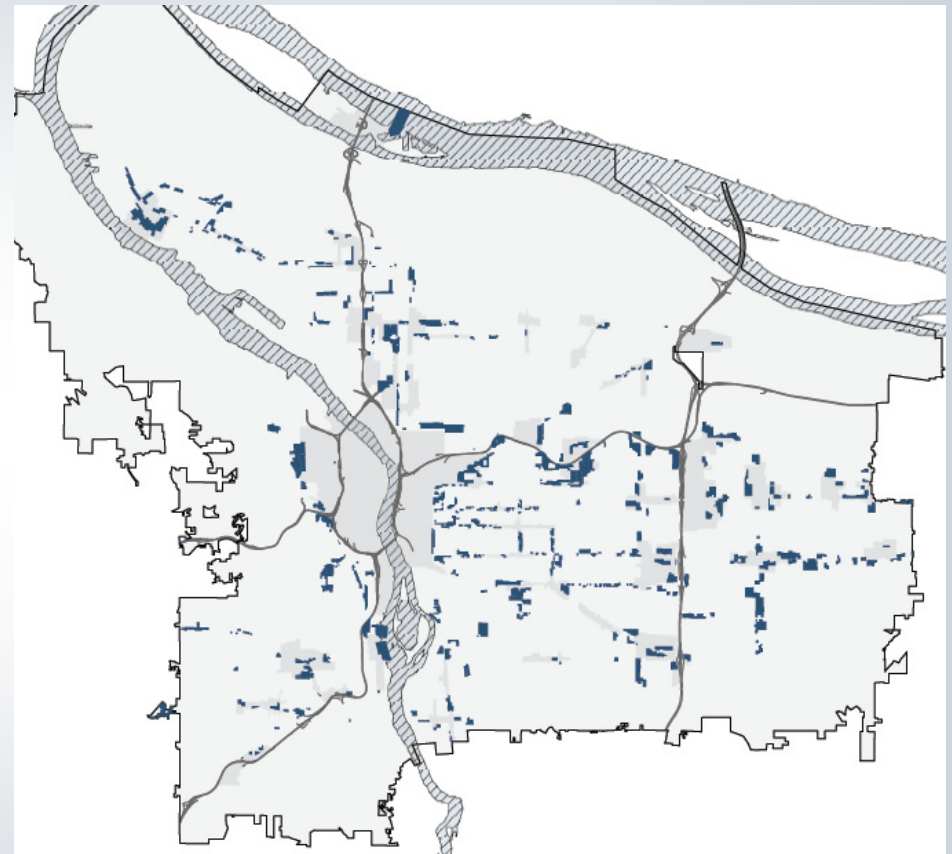
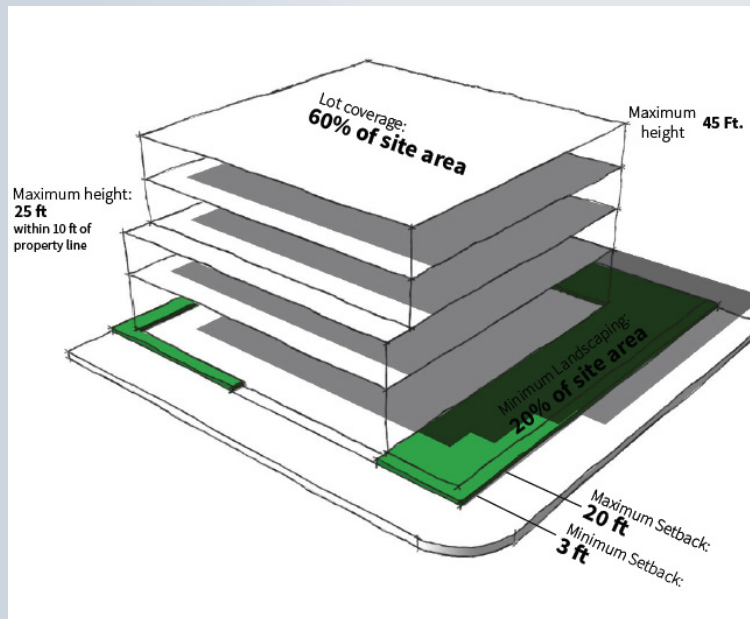
Maximum Density: 1 unit per 2,000 square feet of site area
(5 units on 10,000 square foot site)



Current Multi-Dwelling Zones

R1 Zone

1,541 acres
29% of total MDR zoning



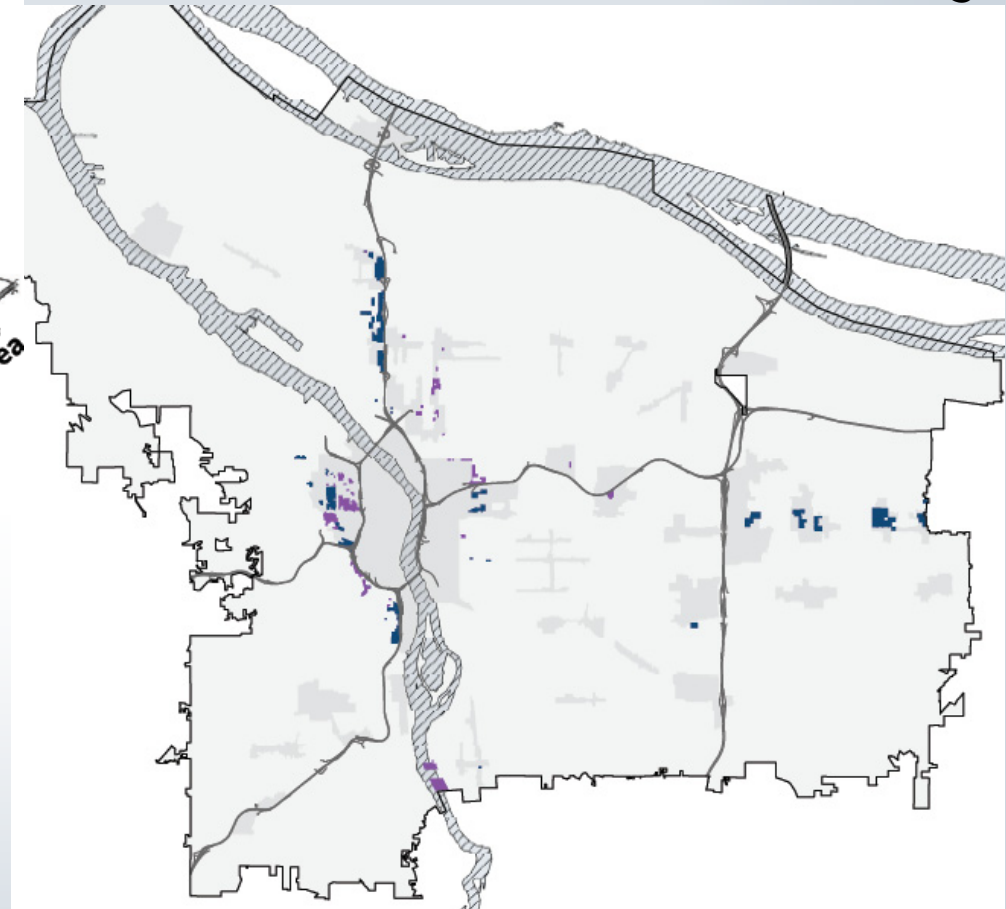
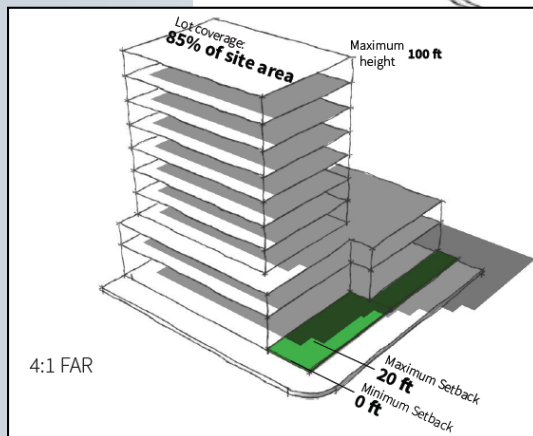
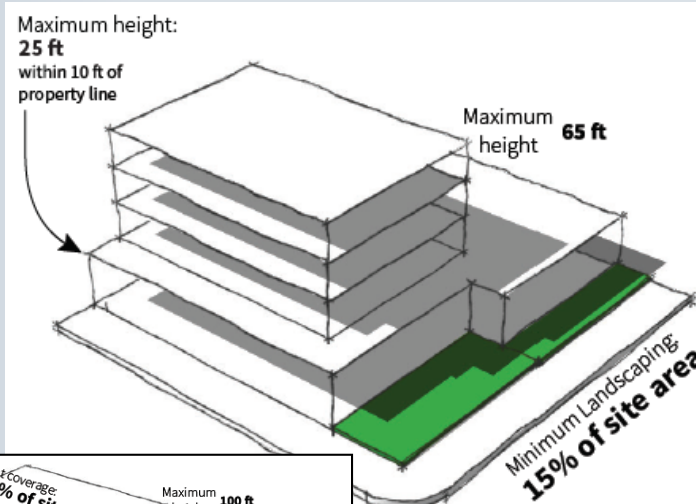
Maximum Density: 1 unit per 1,000 square feet of site area
(10 units on 10,000 square foot site)



Current Multi-Dwelling Zones

RH Zone

416 acres
8% of total MDR zoning



Maximum Density: 2:1 FAR or 4:1 FAR

