



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Recommended Draft Zoning Code Amendments

Briefing to Historic Landmarks Commission

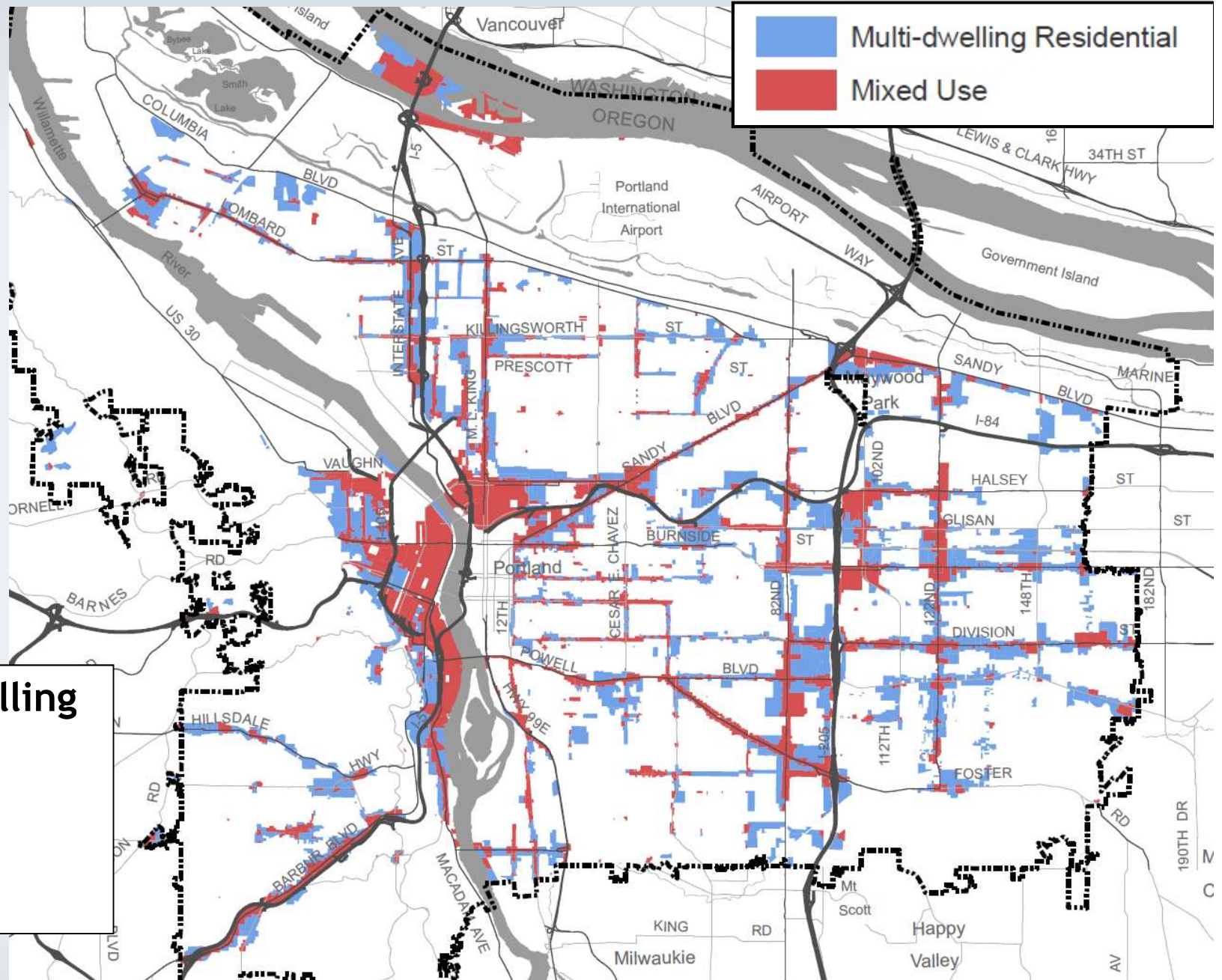
August 12, 2019



Bureau of Planning and Sustainability
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Zoning



**Multi-Dwelling
Zones:
8% of
Portland's
land area**



Major Topics

**Diverse Housing Options
and Affordability**



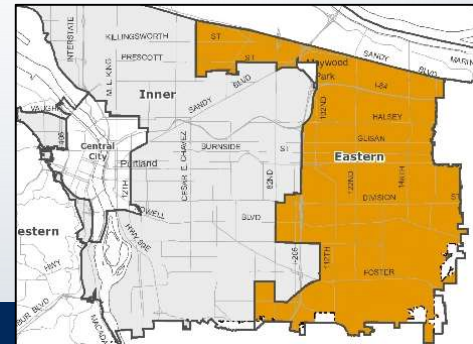
**Outdoor Spaces
and Green Elements**



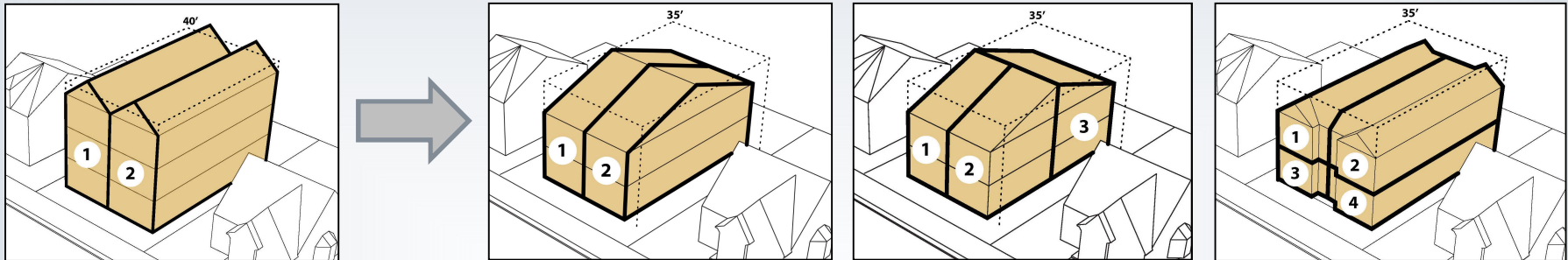
Building Design and Scale



**East Portland Standards and
Street Connections**



Diverse Housing Options and Affordability



Major Proposals - Continued in Recommended Draft

- **Regulate by building scale** instead of unit density.
- **Expand affordable housing provisions** - increase inclusionary housing development bonus, new deeper affordability bonus, and provide a family housing bonus.
- **Allow FAR transfers for preservation:** existing affordable housing, large trees, or historic resources.
- **Allow small-scale commercial uses on major corridors.**



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
Only the duplex is allowed in the current R2 zone, which is intended for 2-3 story buildings.

Allowed in R2 zone



New Multi-Dwelling Zones

New Zone: RM1

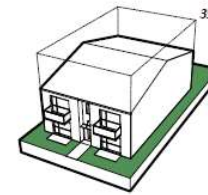
Current Zones: R2 and R3

Maximum Height: 35 feet

Max. Building Coverage: 50%

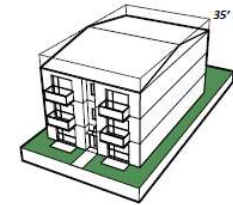
(63% of MDR zoning)

Base FAR



1 to 1

Bonus FAR



1.5 to 1

New Zone: RM2

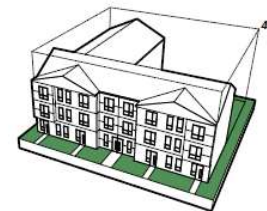
Current Zone: R1

Maximum Height: 45 feet

Max. Building Coverage: 60% or 70%

(29% of MDR zoning)

1.5 to 1



2.25 to 1



New Zone: RM3

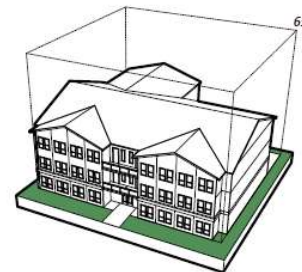
Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet

Max. Building Coverage: 85%

(5% of MDR zoning)

2 to 1



3 to 1



New Zone: RM4

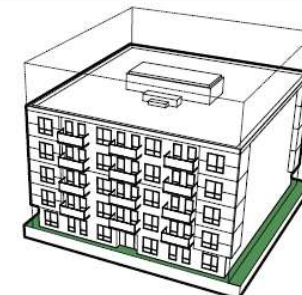
Current Zone: RH (4:1 FAR)

Maximum Height: 75 - 100 feet

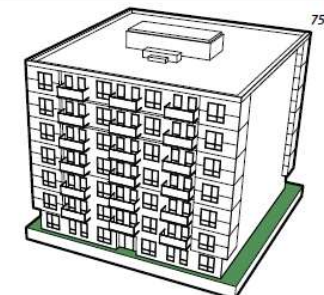
Max. Building Coverage: 85%

(3% of MDR zoning)

4 to 1



6 to 1



FAR Bonus and Transfer Options

**Base
FAR**

+50%

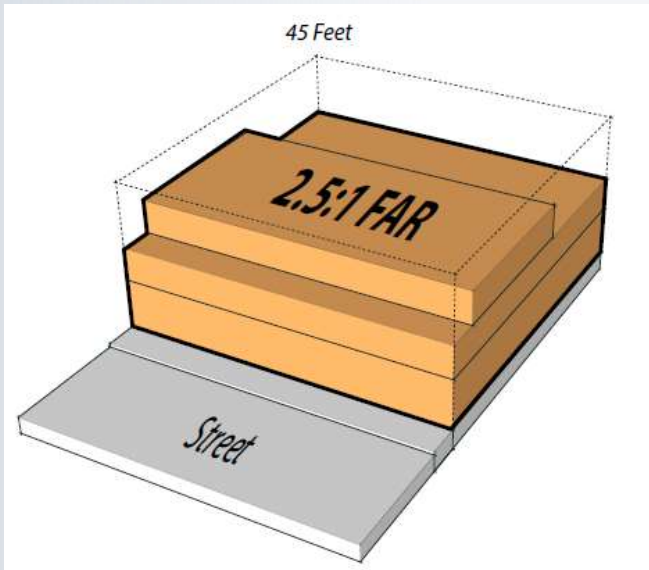
+100%

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 Visitable units: 25% bonus FAR transfers from sites preserving: <ul style="list-style-type: none"> Existing affordable housing Trees 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) <p><i>All bonuses and transfers allowed in historic districts</i></p>



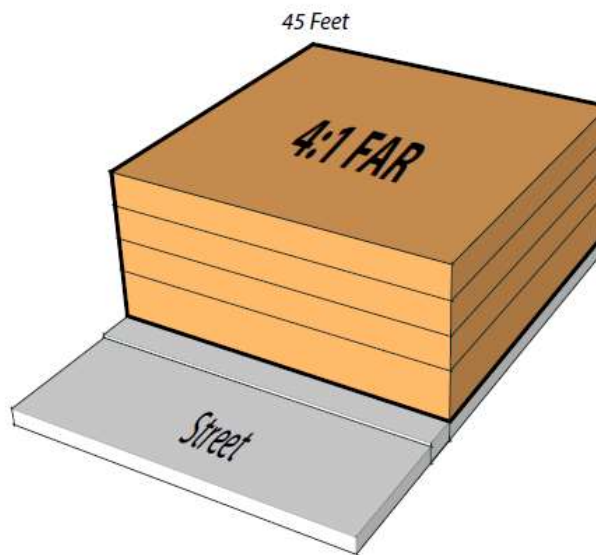
FAR Bonus and Transfer Options

Allow in historic districts in multi-dwelling and mixed use zones



Base FAR

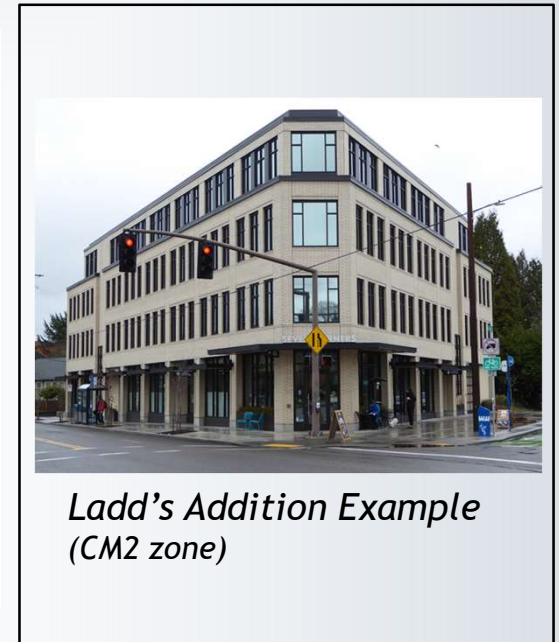
Current maximum in historic districts



Bonus FAR

Achieved through:

- *Providing affordable units*
- *FAR transfers from other sites*



CM2 zone example

- Maximum height remains 45' in historic districts (no fifth-story bonus height)



Alphabet Historic District - CM2 Zone

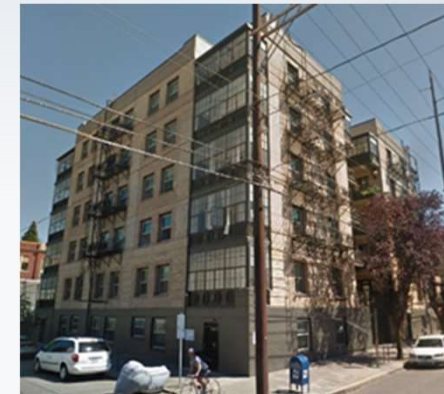
Historic



2.8 to 1



3.7 to 1



5 to 1

Newer



3 to 1



3.2 to 1



3.6 to 1

Examples of larger buildings in the CM2 zone along NW 21st and NW 23rd



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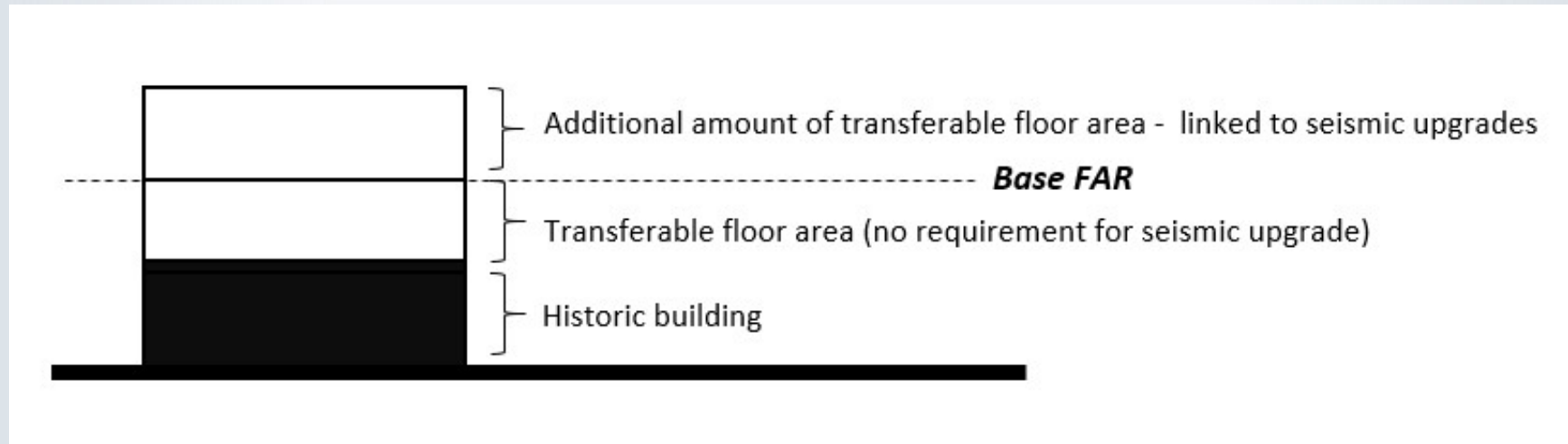
Alphabet Historic District - CM2 Zone



New (left) and historic (right) buildings at NW 21st Avenue and Irving



FAR Bonus and Transfer Options



Allow an additional amount of FAR to be transferred from sites with historic resources, in conjunction with seismic upgrades.

- Additional transferable FAR would be equal to 50% of the base FAR
- Based on provisions adopted for the Central City



Outdoor Spaces and Green Elements



Major Proposals - Continued in Recommended Draft

- **Require residential outdoor areas in high density zones.**
- **Require shared common areas for large sites.**
- **Allow alternatives to conventional landscaping.**
- **Limit large surface parking lots and asphalt paving.**
- **Reduce parking requirements, especially on small sites.**



Building Design and Scale



Major Proposals - Continued in Recommended Draft

- **Limit front garages and front parking.**
- **Require building entrances oriented to streets.**
- **Require front setbacks to reflect neighborhood patterns and limit privacy impacts.**
- **Simplify side setback regulations.**
- **Require height transitions to single-dwelling zones.**
- **Divide large building facades into smaller components.**



Building Design and Scale

Changes

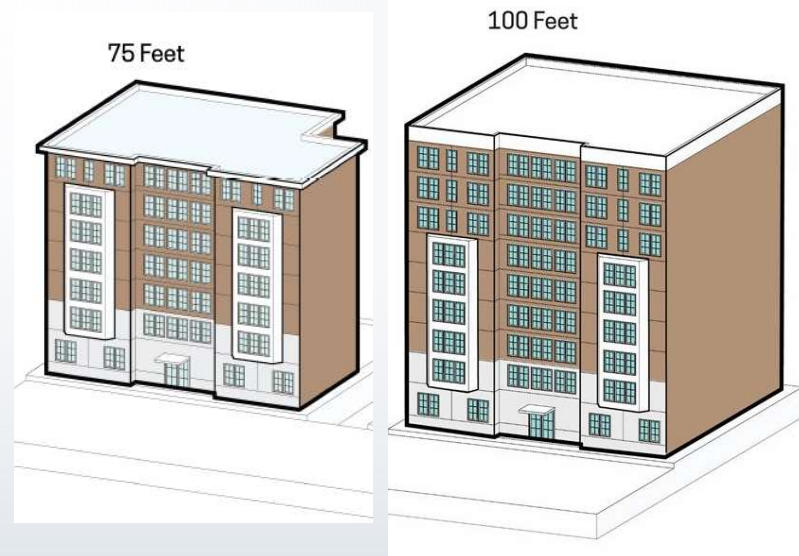
Continue to allow 100' building height in the RM4 zone within 1000' of light rail stations (including in historic districts)

Expand the 100' building height allowance in the RM4 zone to also apply within 500' of frequent transit lines (outside historic districts)

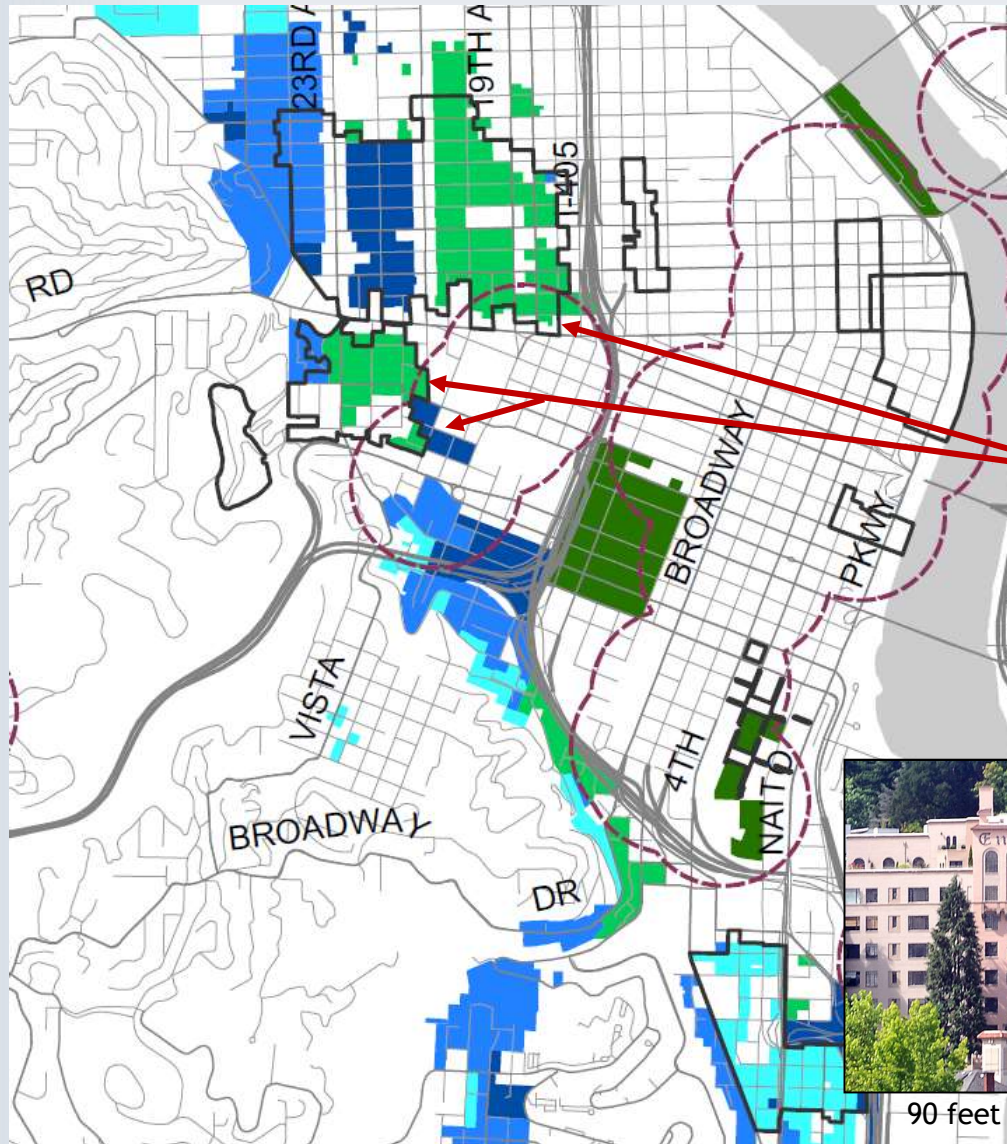
RM4 Zone

Standard maximum height: 75'

Maximum height near light rail and frequent transit: 100'



Building Design and Scale



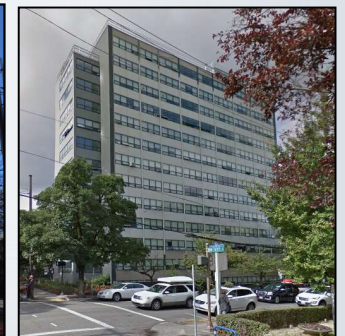
Areas where **current RH zoning** allows 100' height in historic districts.
(10 acres)



90 feet



90 feet

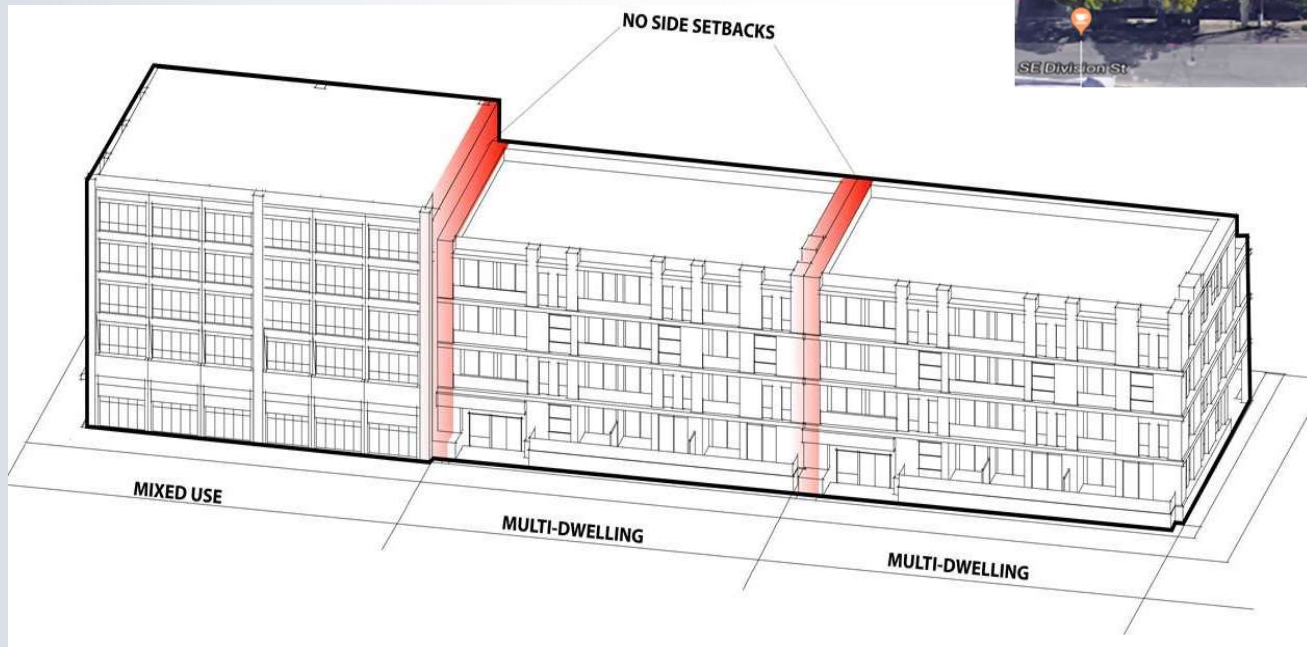


115 feet



Building Design and Scale

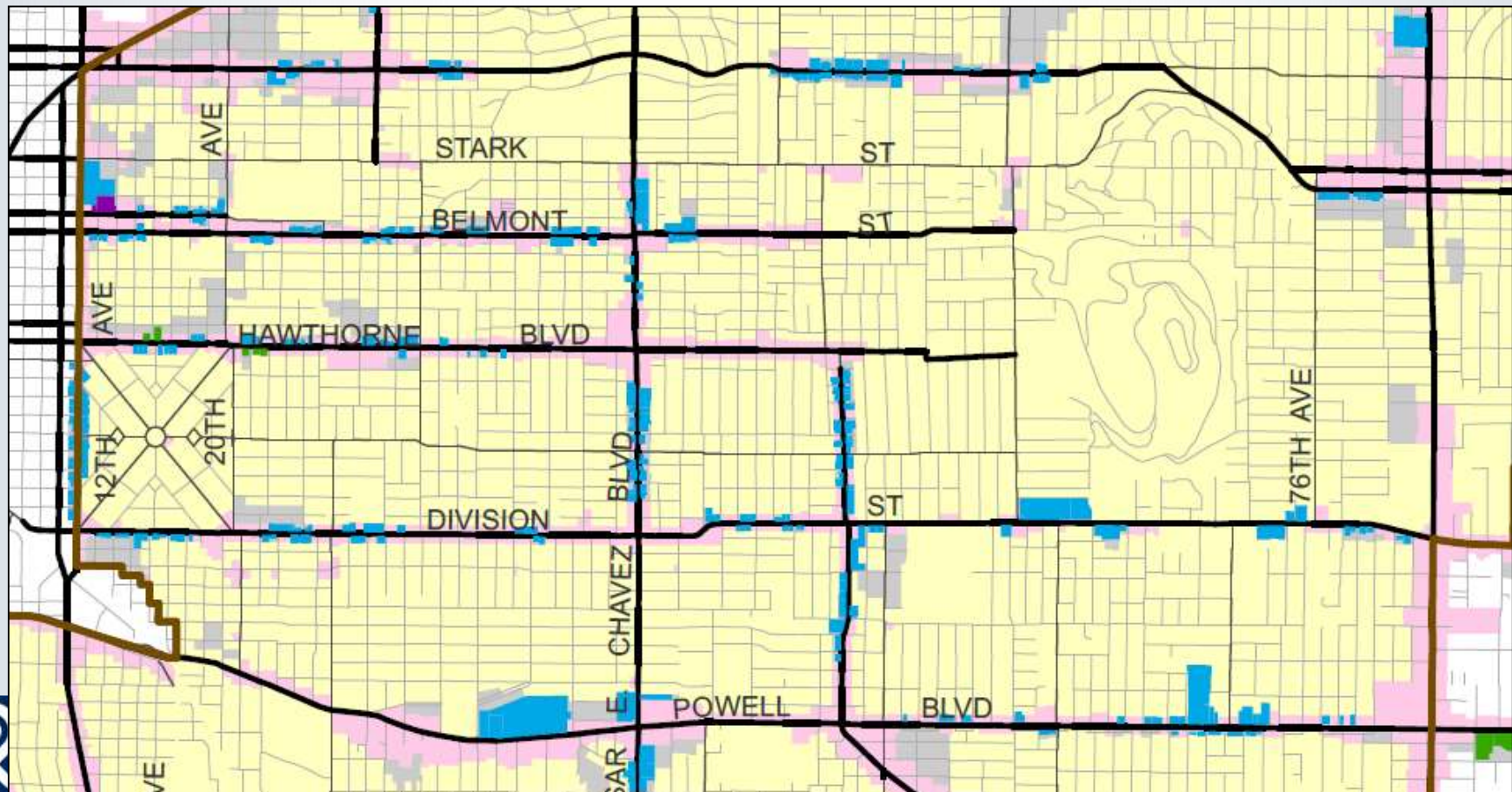
Allow for no setbacks between properties in multi-dwelling zones (RM2-RM4) on major corridors. Apply this allowance to Civic and Neighborhood corridors in the Inner Pattern Area.



Building Design and Scale

Changes

11-12. Allow for no setbacks between properties in multi-dwelling zones (RM2-RM4) on major corridors and abutting mixed use zones. Apply this allowance to Civic and Neighborhood corridors in the Inner Pattern Area.



Historic District Zoning

High Density Zones in Historic Districts - Issues:

1. **Historic Landmarks commissioners:**

Context is key in their reviews - base/bonus scale may not be approved if out-of-scale with context.

2. **Planning and Sustainability commissioners:**

Important to provide incentives for affordable housing in historic districts.



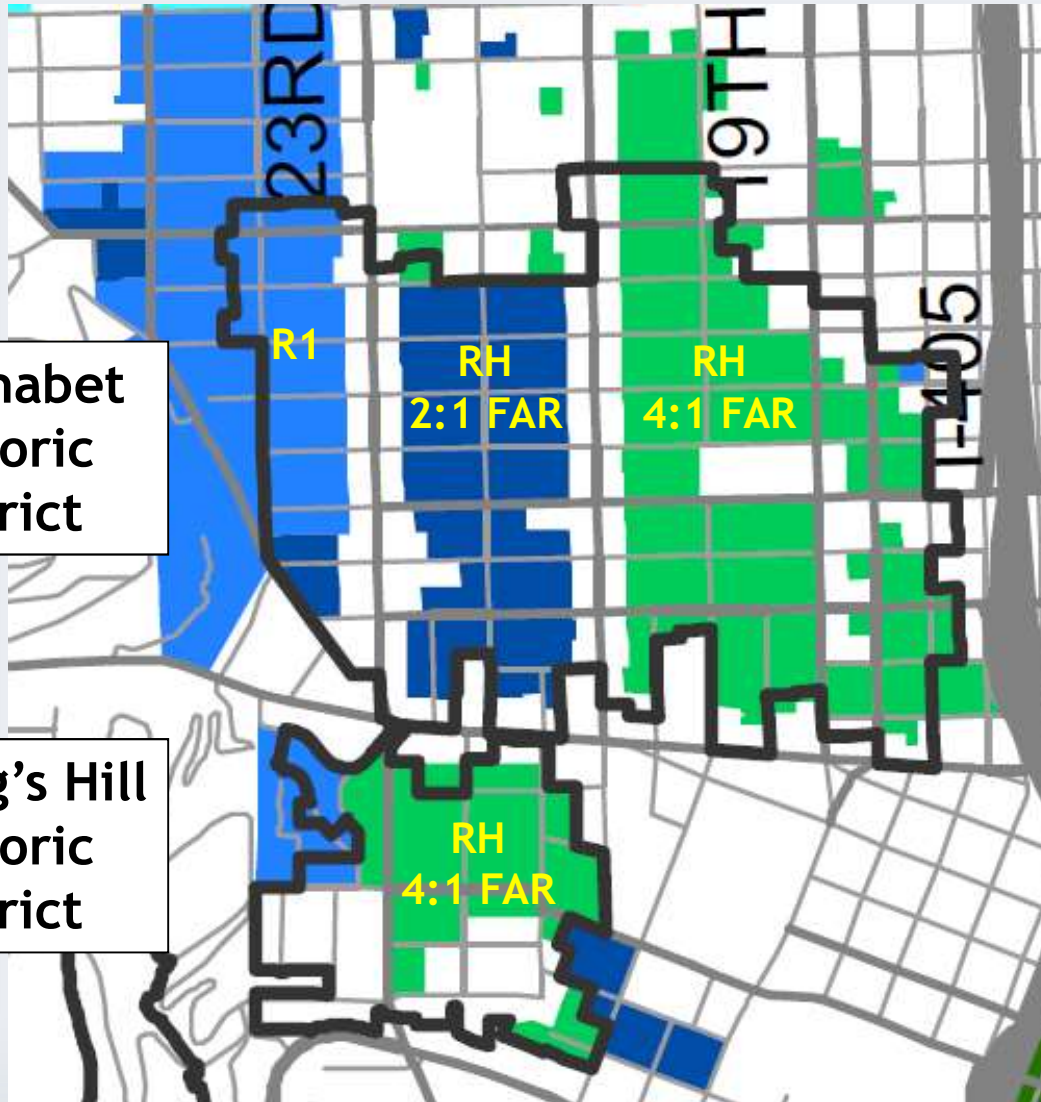
Historic District Zoning

Recommended Draft amendments to high-density multi-dwelling zones intended to balance:

- Providing development allowances that relate to the scale of historic districts.
- Accommodating additional housing and providing incentives for affordable housing.



Historic District Zoning



Alphabet
Historic
District

King's Hill
Historic
District

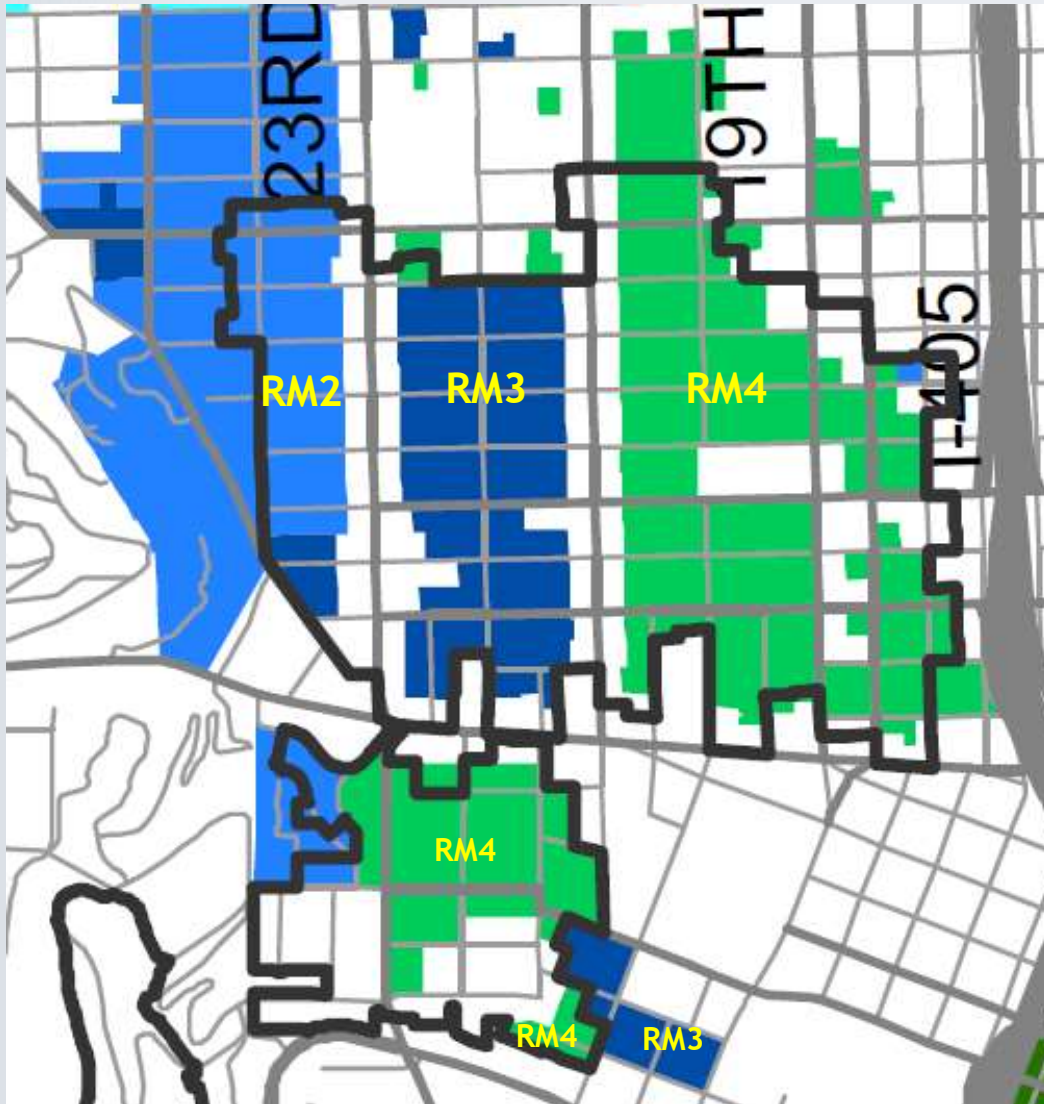


Current Multi-Dwelling Zoning

Alphabet and King's Hill historic districts are the only historic districts with RH 4:1 FAR (outside the Central City)



Alphabet and King's Hill Historic Districts



Proposed Draft Multi-Dwelling Zoning

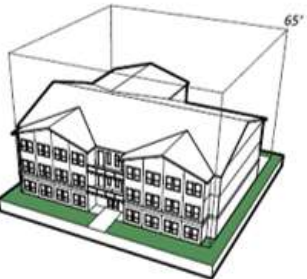



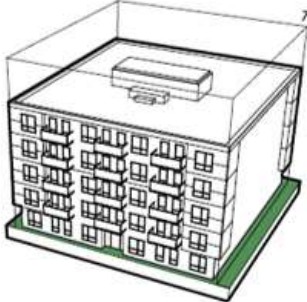

	Base FAR	Bonus FAR
RM2 <i>(R1)</i>	 1.5 to 1	 2.25 to 1
RM3 <i>(RH 2:1)</i>	 2 to 1	 3 to 1
RM4 <i>(RH 4:1)</i>	 4 to 1	 6 to 1



1. Approach for RM4 Zones in Historic Districts

Recommended Draft Proposal:

In the RM4 zone in historic districts, provide base and bonus FARs of 3:1 and 4.5:1 (instead of 4:1 and 6:1)

	Base FAR	Bonus FAR	Deeper Affordability Bonus
RM3	 <p>2 to 1</p>	 <p>3 to 1</p>	4 to 1
RM4 (historic districts)	 <p>3 to 1</p>	 <p>4.5 to 1</p>	6 to 1
RM4 (outside historic districts)	 <p>4 to 1</p>	 <p>6 to 1</p>	7 to 1



Alphabet Historic District



3.9 to 1 FAR



3.3 to 1 FAR

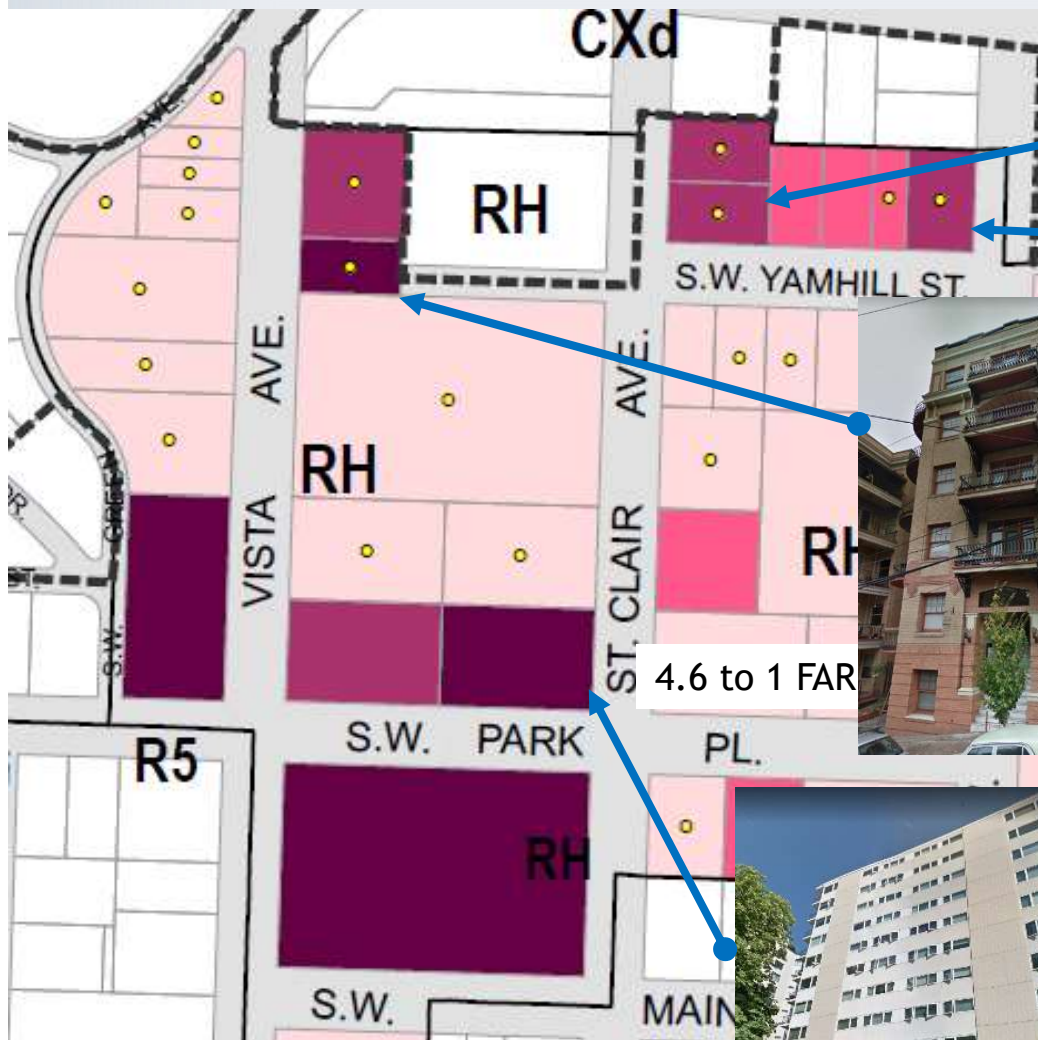
4 to 1 FAR



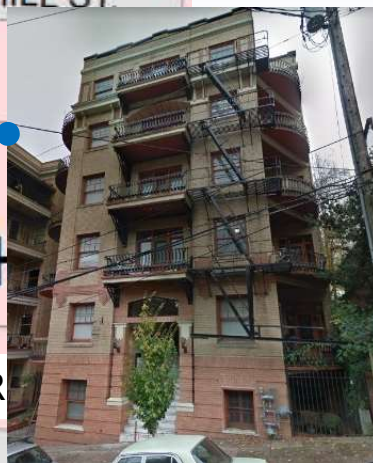
4.3 to 1 FAR



King's Hill Historic District



3.9 to 1 FAR



4.6 to 1 FAR



3.1 to 1 FAR



4.3 to 1 FAR



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1. Approach for RM4 Zones in Historic Districts



3 to 1



3.3 to 1



4.3 to 1



3 to 1



3.7 to 1



4.7 to 1

3 to 1 —————→ 4.5 to 1

Base and bonus FARs of 3:1 to 4.5:1 will allow new buildings similar to the scale of larger historic apartment buildings



1. Approach for RM4 Zones in Historic Districts



3.6 to 1



3.6 to 1



3.9 to 1

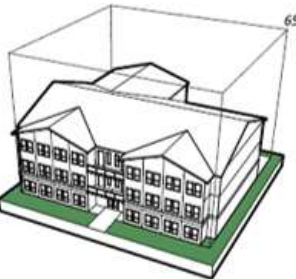



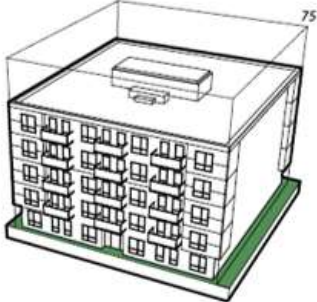

Recently built or approved large-scale historic district development
- All would be allowed by 4.5 to 1 FAR Bonus



1. Approach for RM4 Zones in Historic Districts

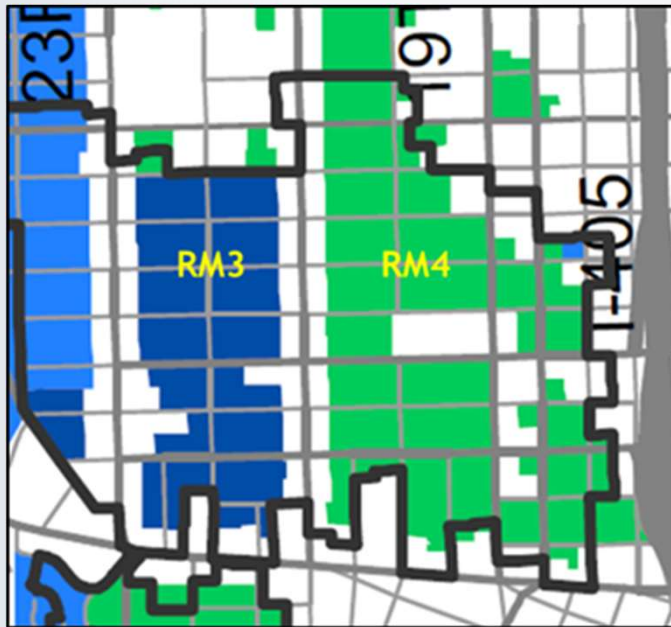
Proposal:

In the RM4 zone in historic districts, provide base and bonus FARs of 3:1 and 4.5:1 (instead of 4:1 and 6:1)

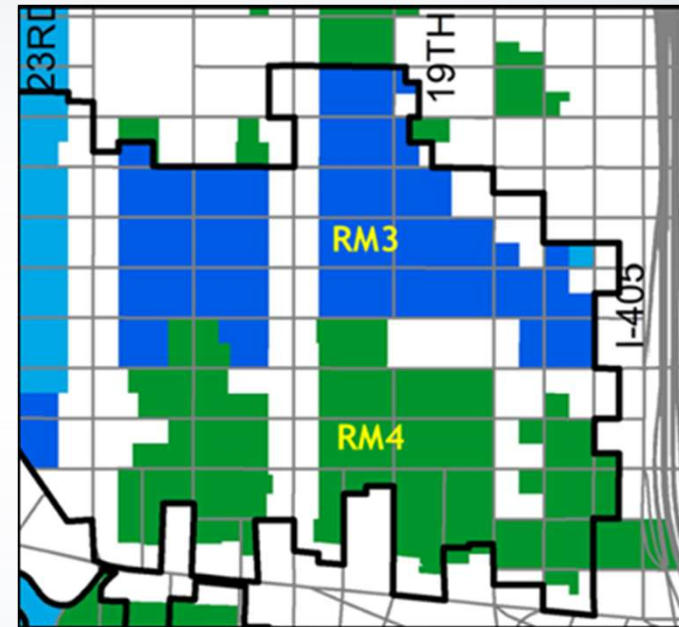
	Base FAR	Bonus FAR	Deeper Affordability Bonus
RM3	 <p>2 to 1</p>	 <p>3 to 1</p>	4 to 1
RM4 (historic districts)	 <p>3 to 1</p>	 <p>4.5 to 1</p>	6 to 1
RM4 (outside historic districts)	 <p>4 to 1</p>	 <p>6 to 1</p>	7 to 1



2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



*Original Proposal
(based on existing zoning)*



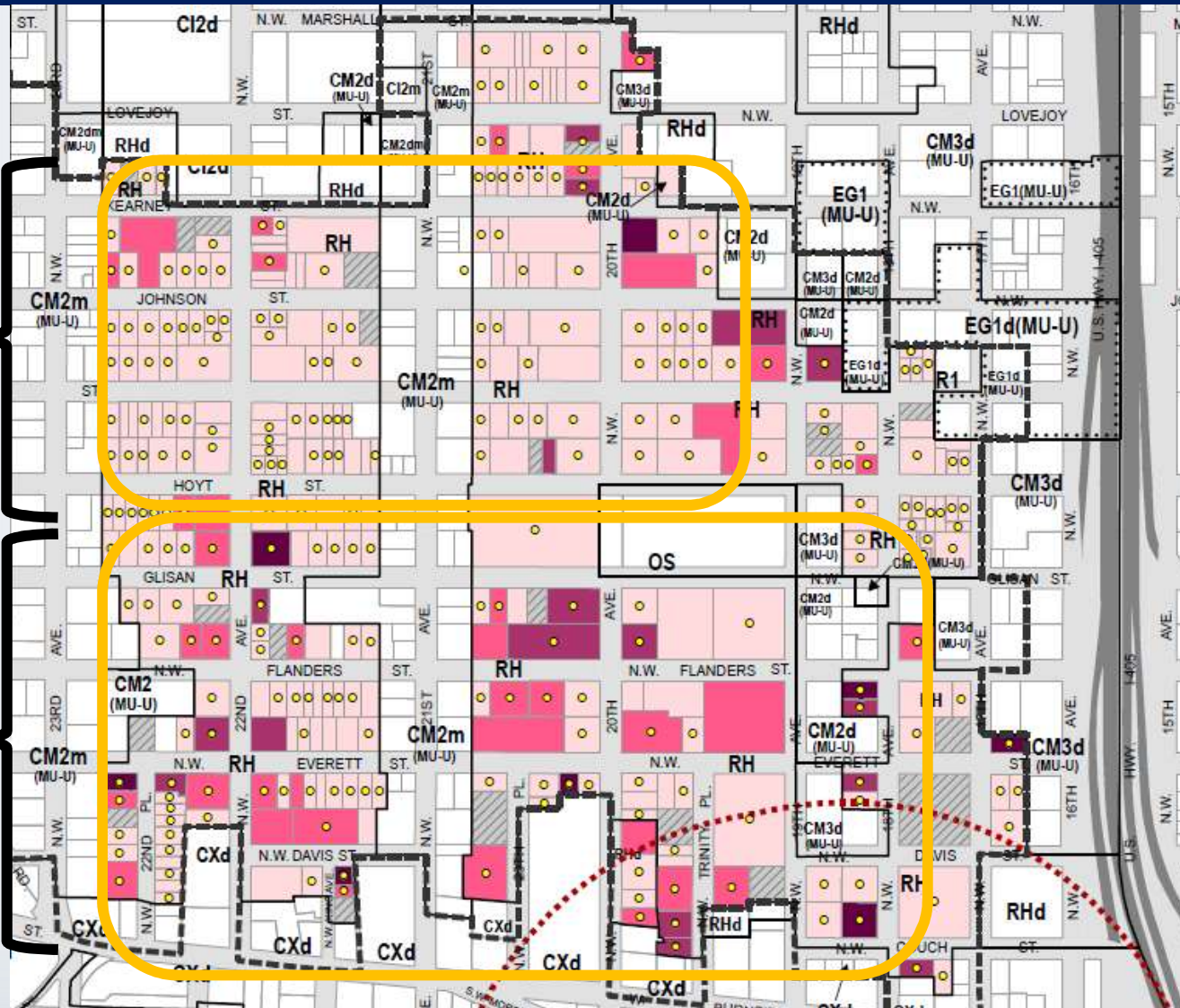
*Recommended Changes
(based on historic patterns)*



2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns

Smaller buildings clustered to north

Larger buildings clustered to south



City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Existing Building Floor Area Ratios

Alphabet Historic District

Legend

Alphabet Historic District

Building FAR

- Up to 2:1 FAR
- >2:1 to 3:1 FAR
- >3:1 to 4:1 FAR
- More than 4:1 FAR
- Vacant Land
- Contributing Buildings
- Yamhill MAX station buffer
- Zoning Lines
- Comp Plan lines

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or positional accuracy.

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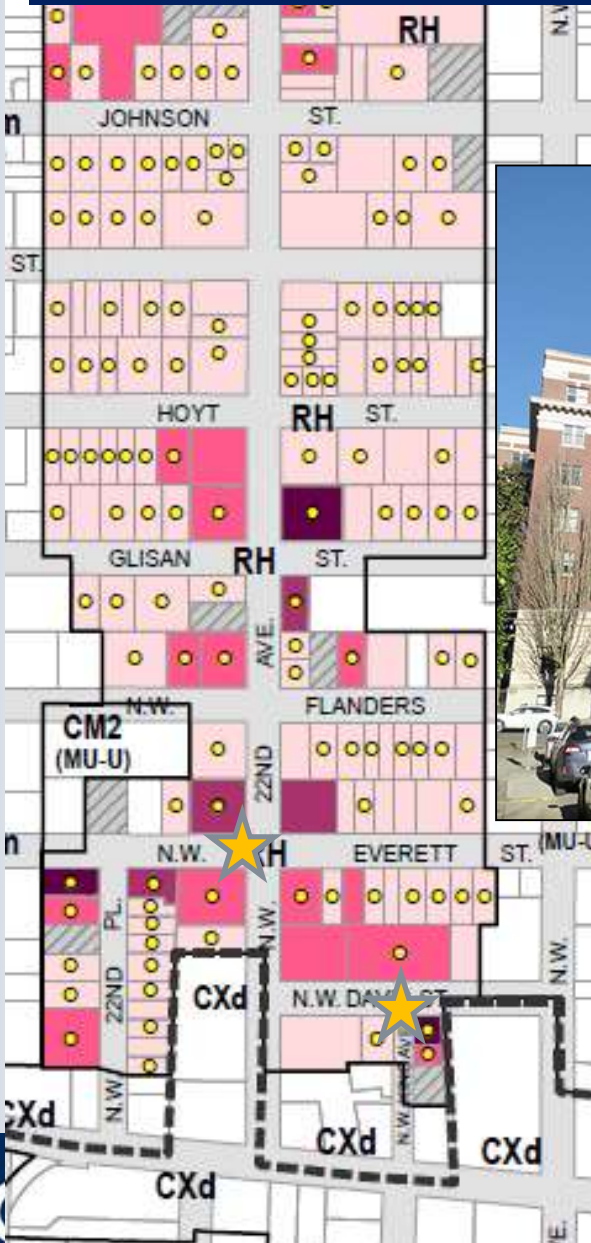
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2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



NW Davis & King

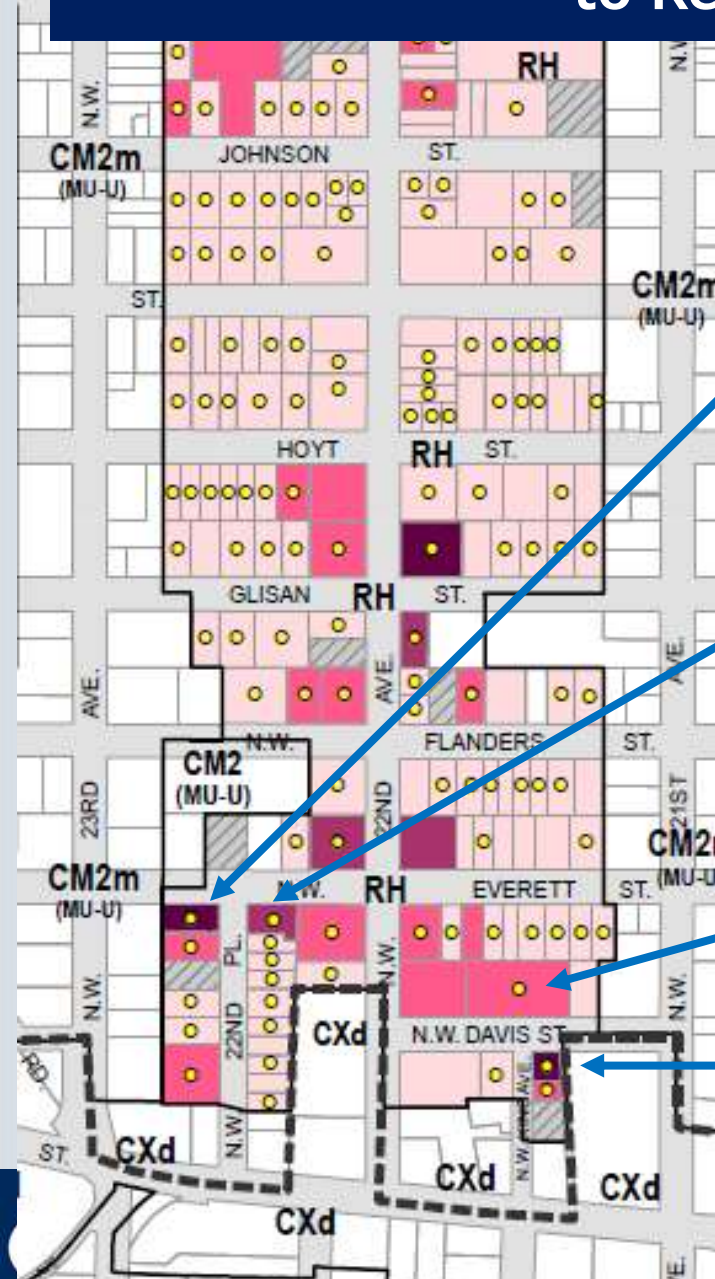


NW Everett & 20th

RH zoning between NW 21st & NW 23rd
(currently base FAR of 2 to 1)



2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



4.1 to 1 FAR



3.7 to 1 FAR

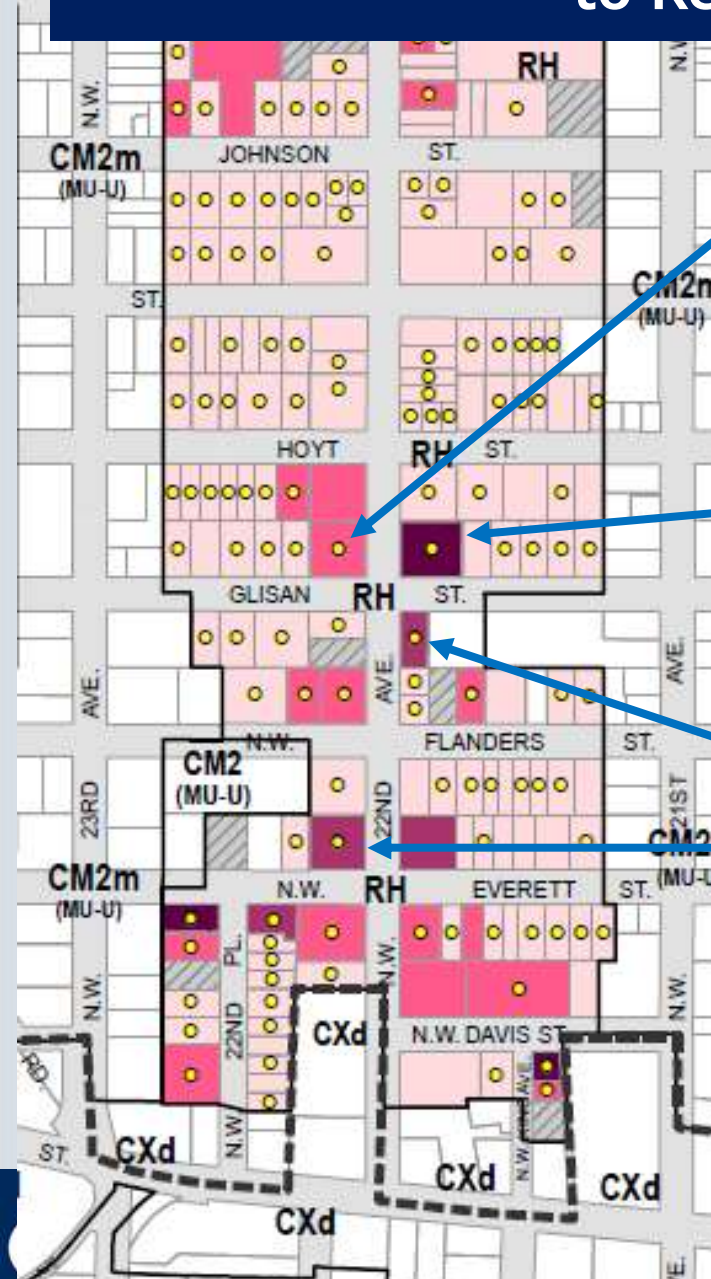
5 to 1 FAR



4.7 to 1 FAR



2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



2.3 to 1 FAR



3.2 to 1 FAR

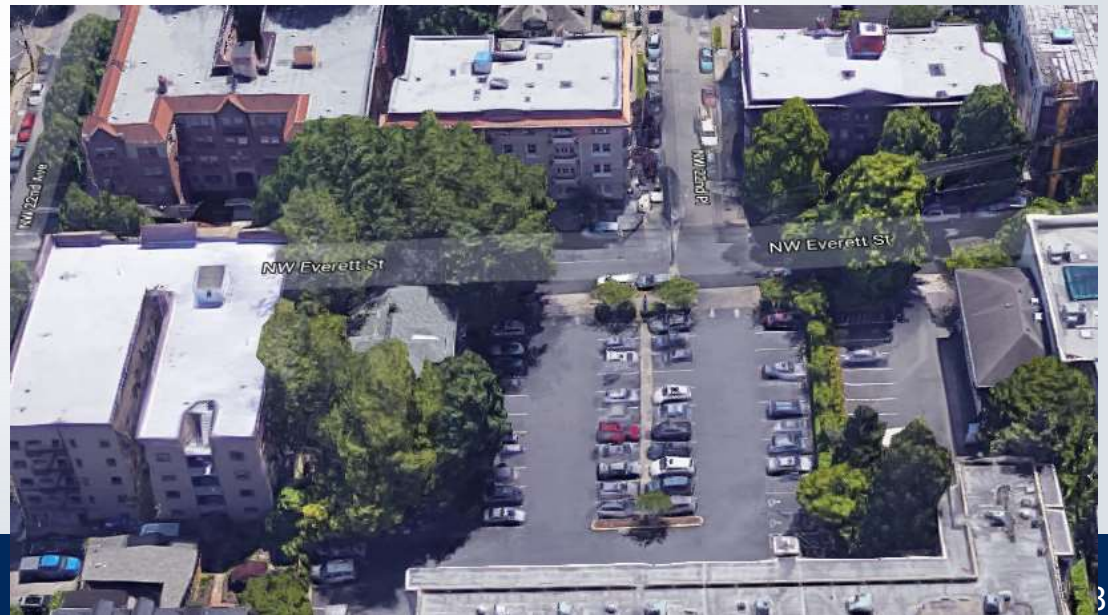
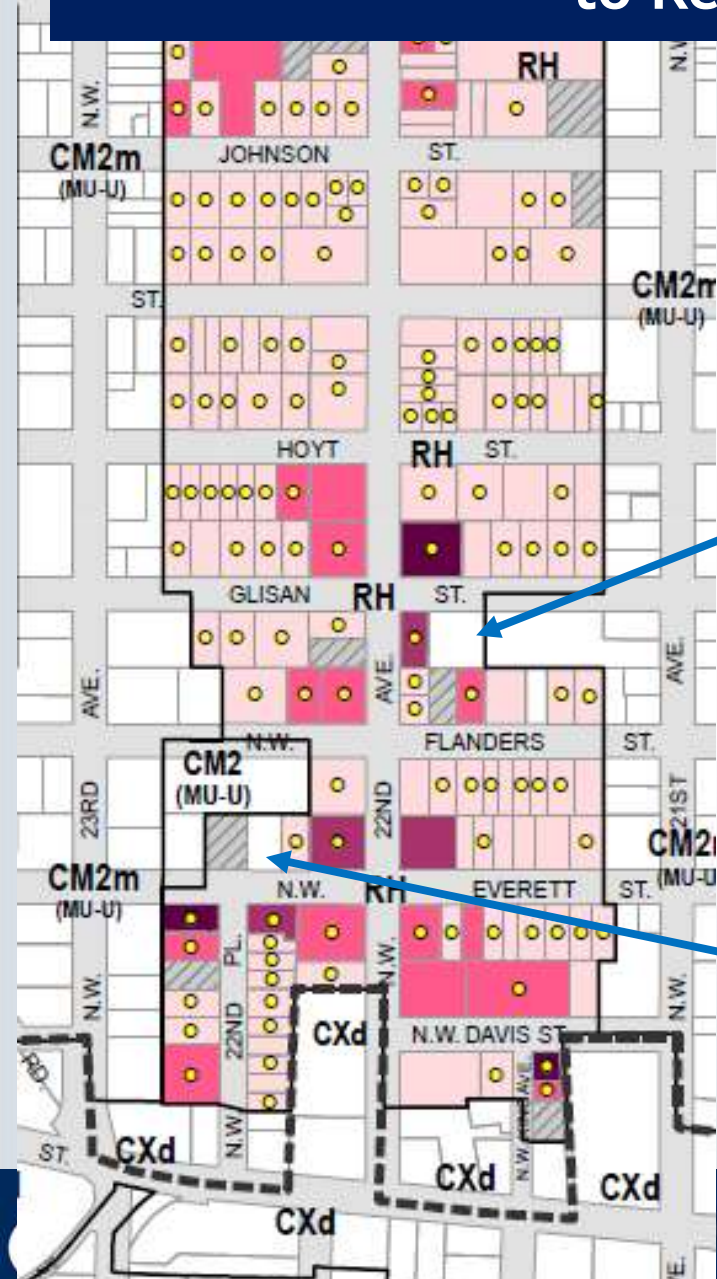
3.5 to 1 FAR



3.2 to 1 FAR

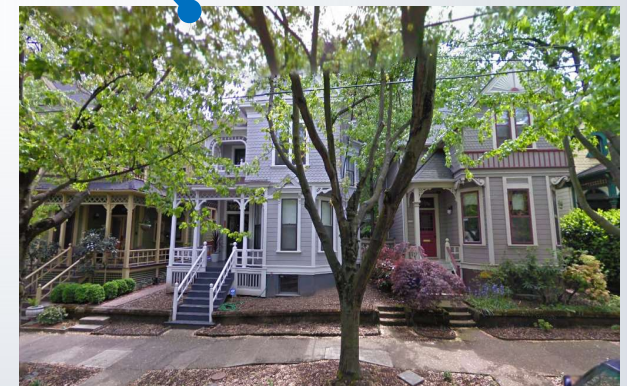
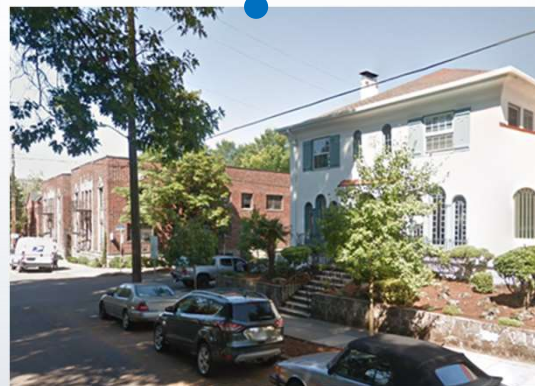
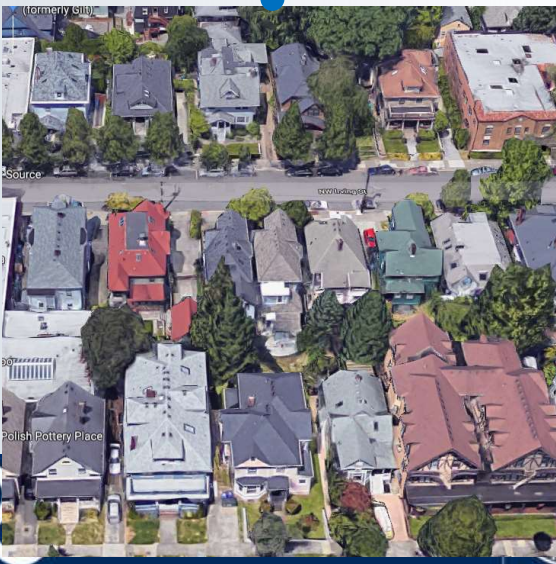


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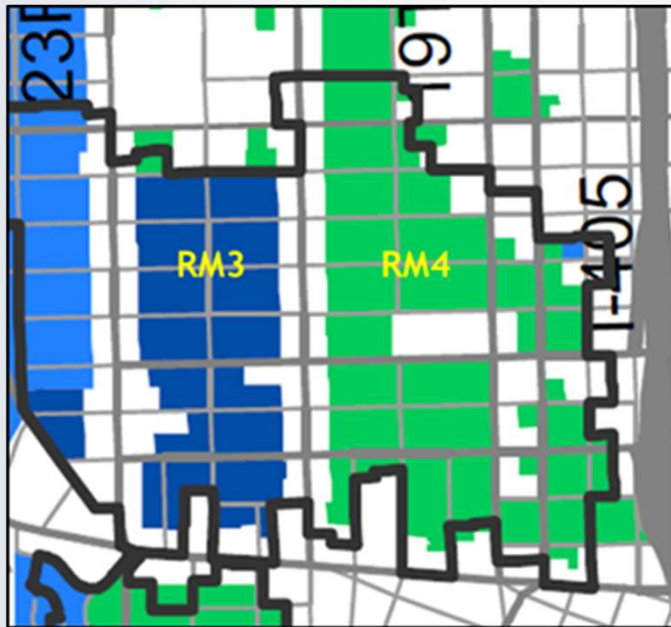


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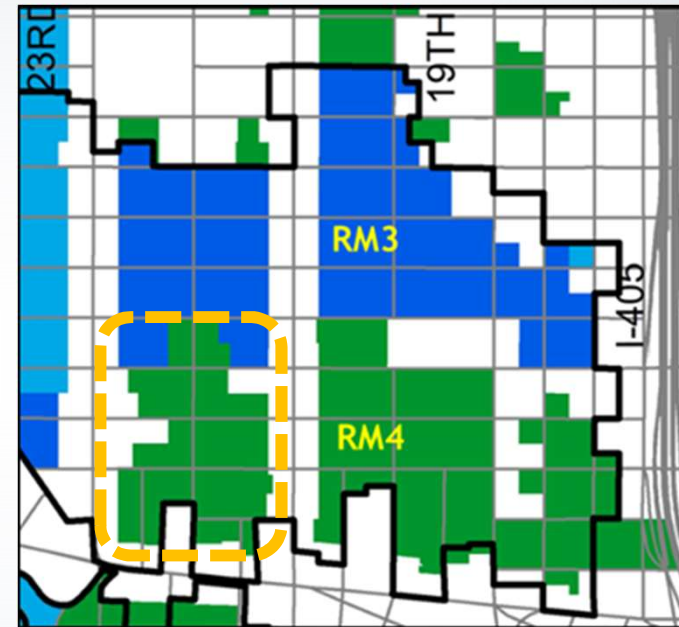
Smaller buildings clustered to north



2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



*Original Proposal
(based on existing zoning)*

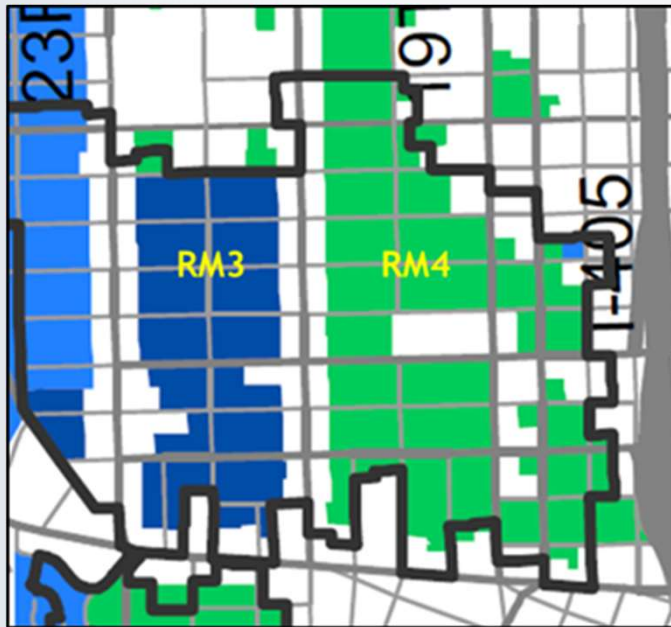


*Recommended Changes
(based on historic patterns)*

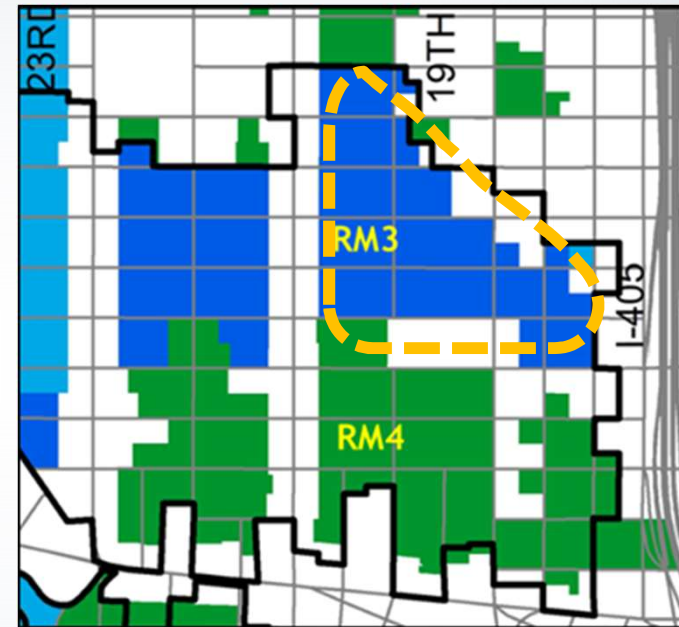
- (1) Apply RM4 zoning between NW 21st & NW 23rd south of Glisan/Hoyt
- (2) Apply RM3 zoning east of NW 21st north of Glisan/Hoyt



2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



*Original Proposal
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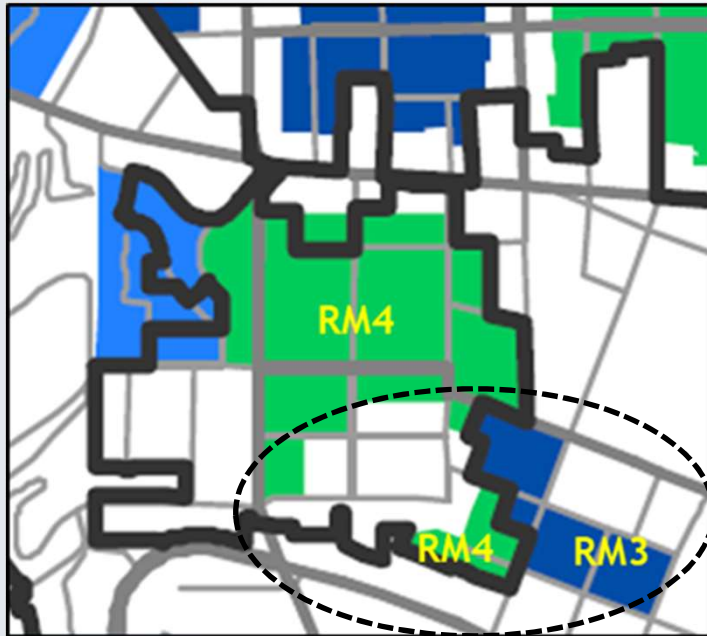


*Recommended Changes
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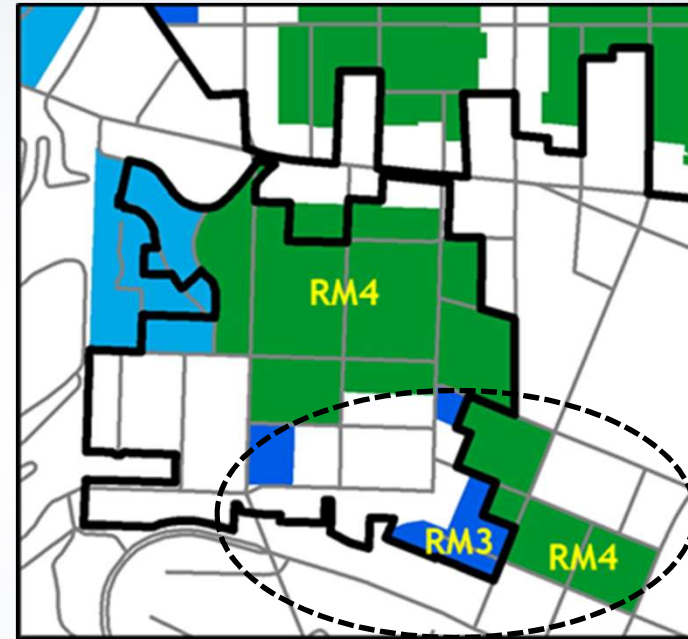
- (1) Apply RM4 zoning between NW 21st & NW 23rd south of Glisan/Hoyt
- (2) Apply RM3 zoning east of NW 21st north of Glisan/Hoyt



3. For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns



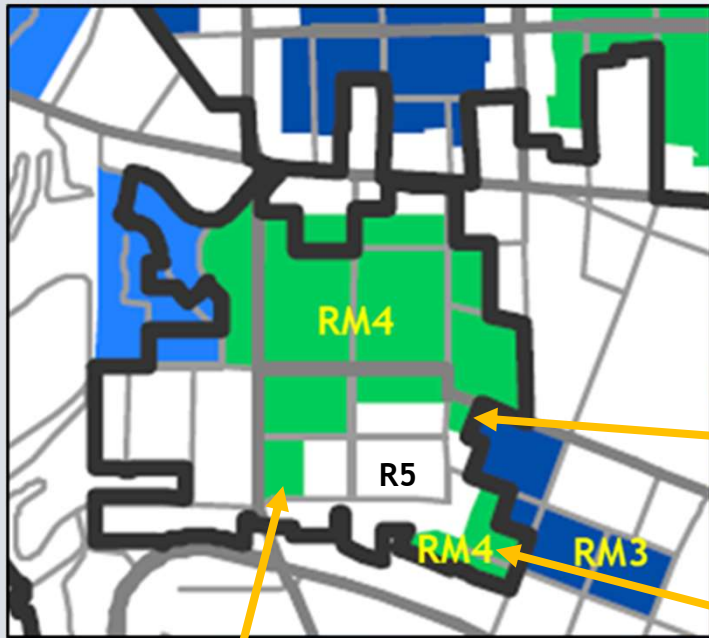
Original Proposal
(based on existing zoning)



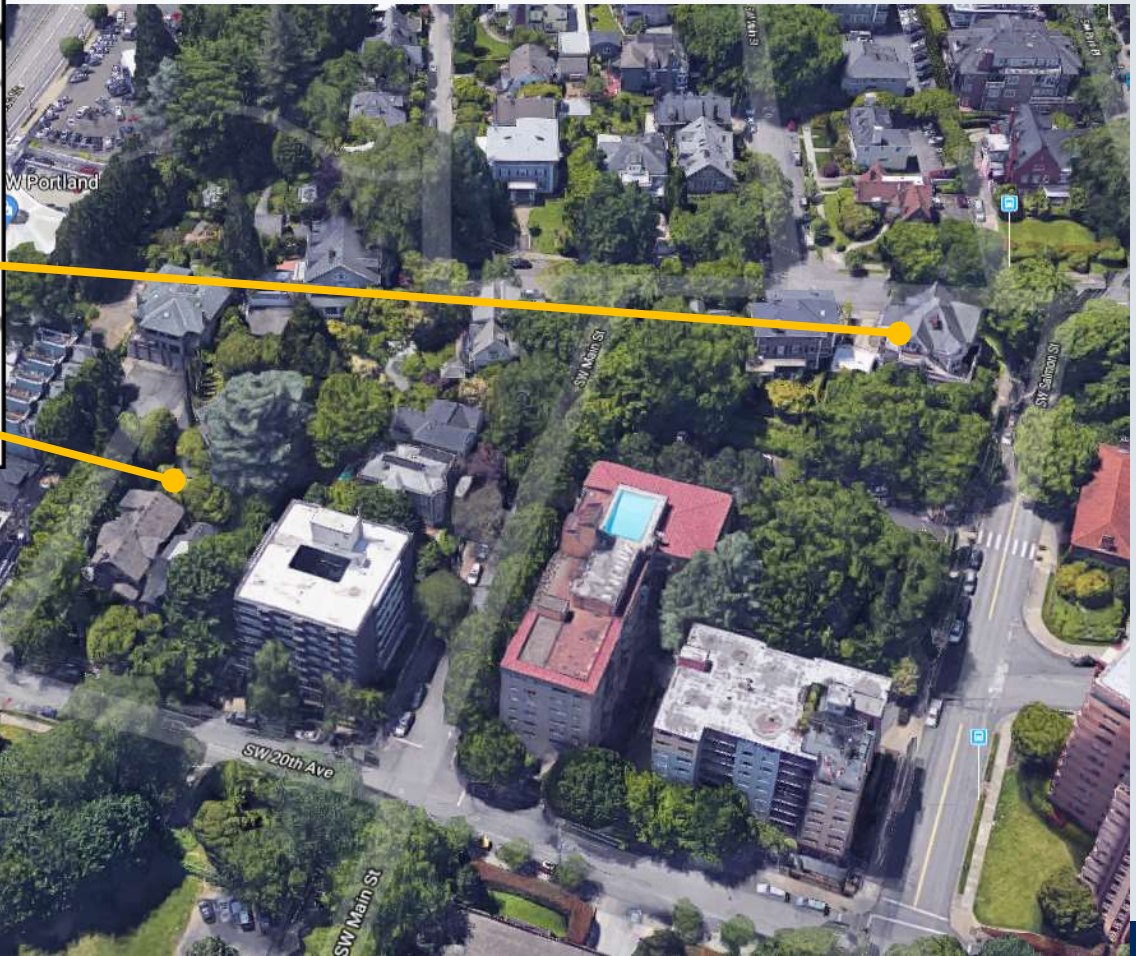
Recommended Changes
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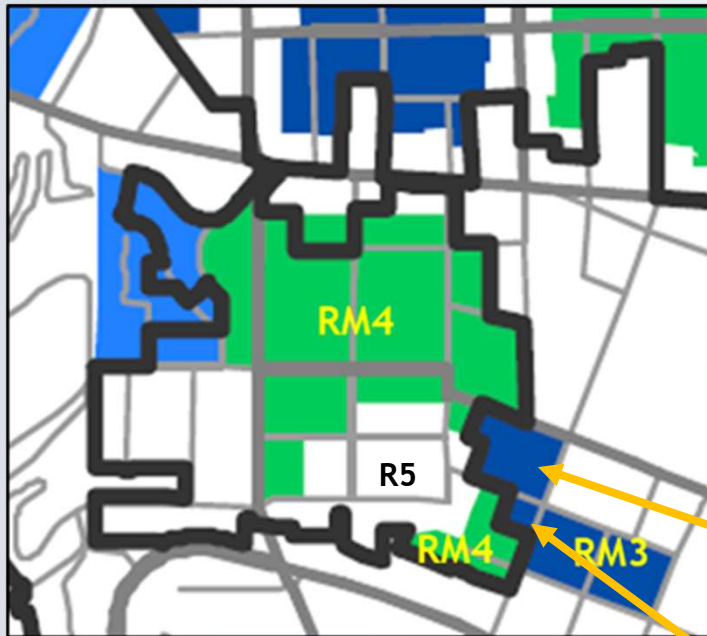
*Original Proposal
(based on existing zoning)*



3. For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns

Three-block area east of historic district:

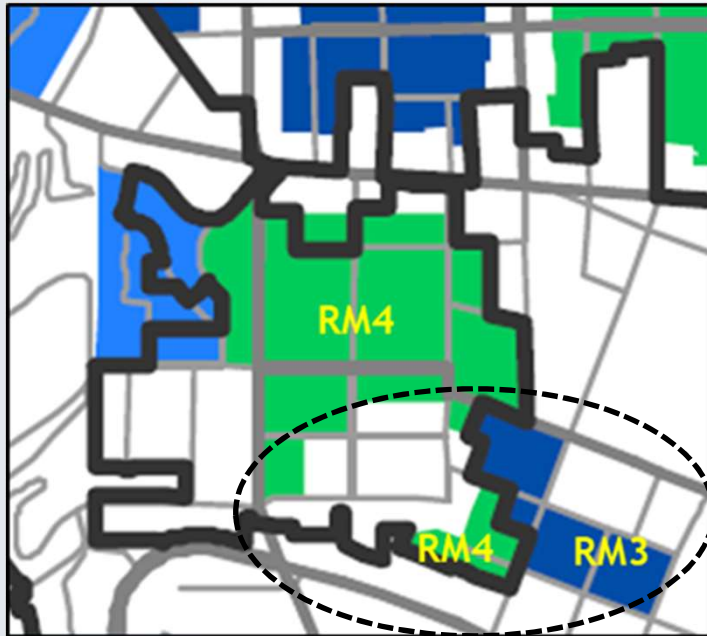
- Currently RH zoning
- Central City Plan District 4:1 FAR
- Two eastern-most blocks currently allow 100' height



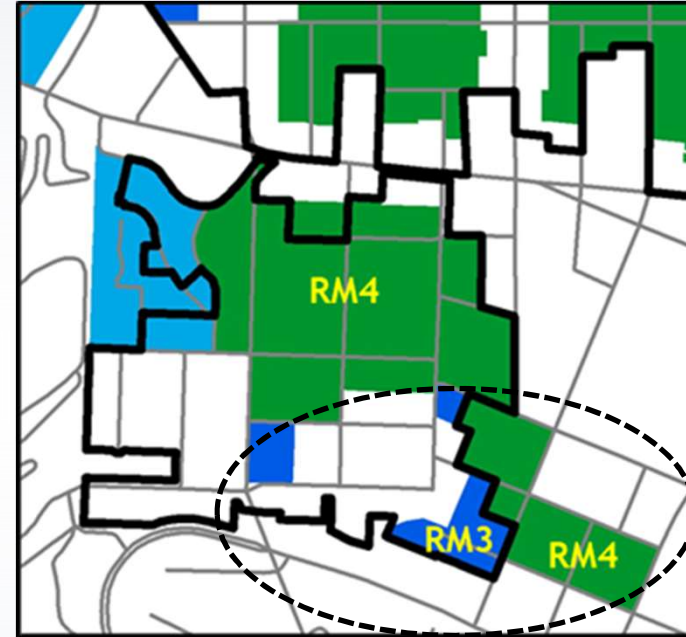
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3. For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns



Original Proposal
(based on existing zoning)

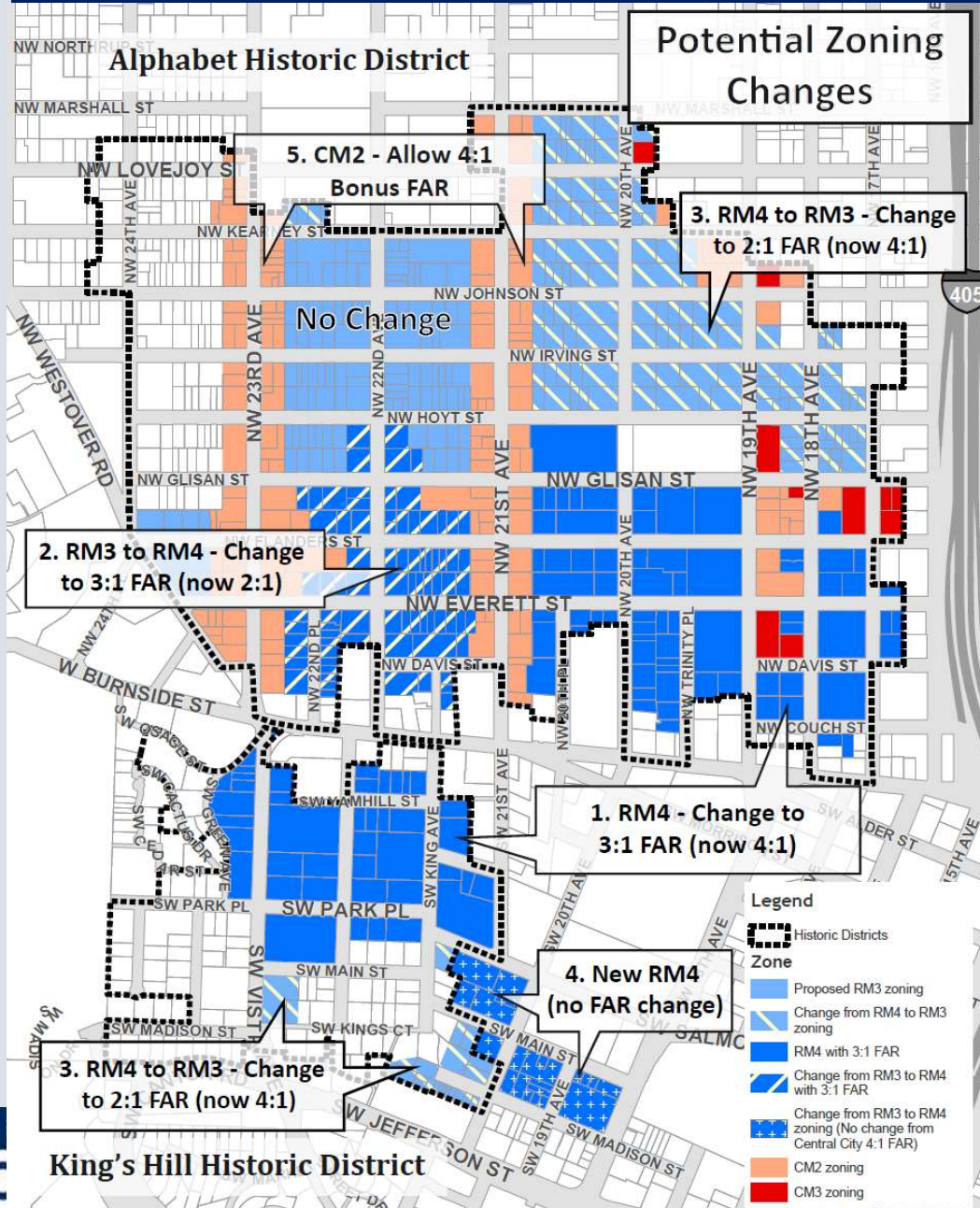


Recommended Changes
(based on existing patterns)

- (1) Apply RM3 zoning to properties in the historic district with small historic structures at southern edge
- (2) Apply RM4 zoning to 3-block area east of the historic district



Historic District Zoning



Combined Proposals

1. In the RM4 zone in historic districts, provide a base and bonus FARs of 3:1 and 4.5:1 (instead of 4:1 and 6:1).
2. In the Alphet Historic District, apply RM4 zoning south of Glisan/Hoyt and apply RM3 zoning to the north.
3. In the King's Hill Historic District, apply RM3 zoning at its southern edges and apply RM4 zoning to the east of the district.

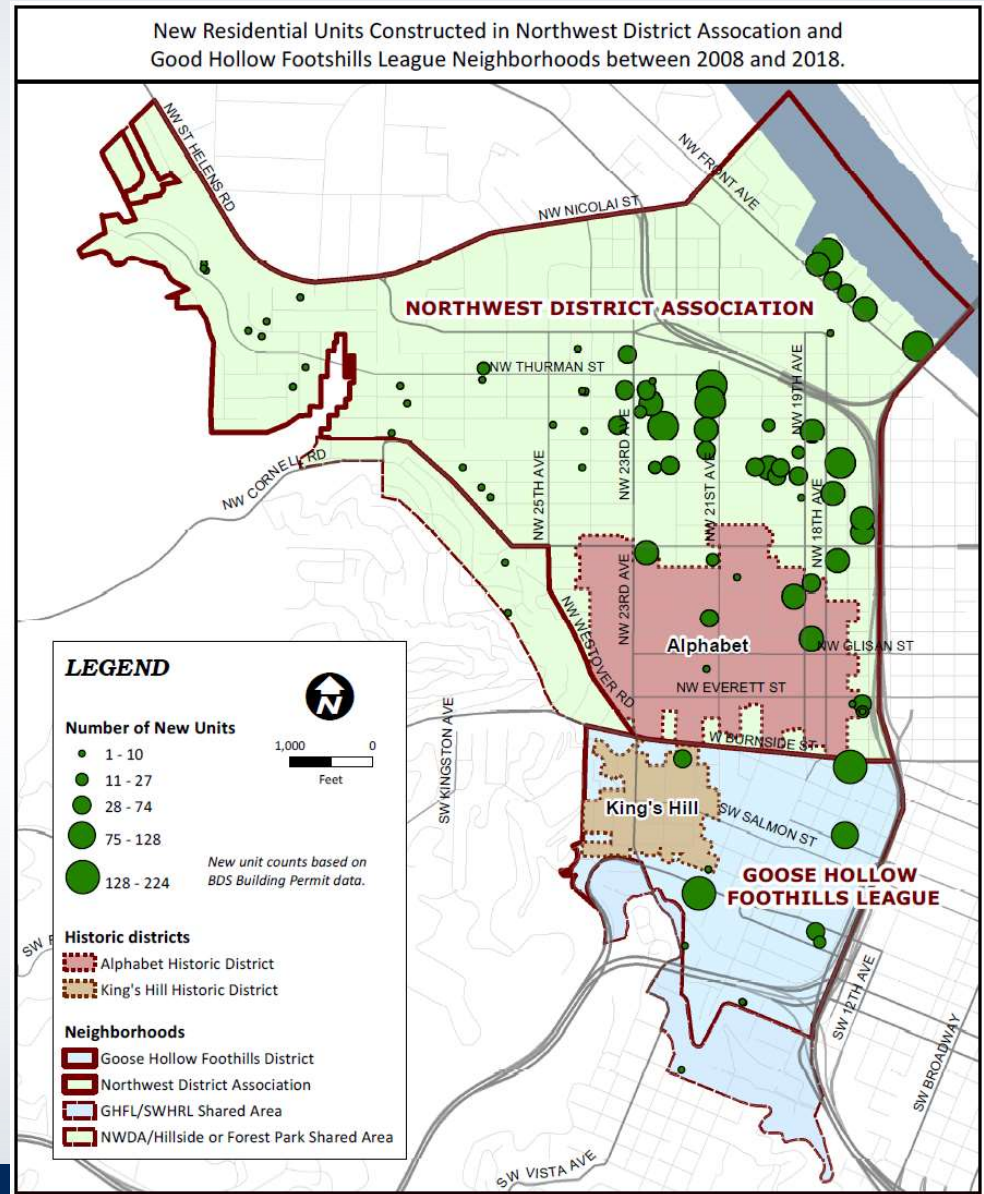
Historic District Zoning - Housing Capacity

Impacts on Housing Capacity

- Capacity for over 12,000 housing units in Northwest District and Goose Hollow.
- Proposals reduce housing capacity by 200 units (*only considering base FAR changes*).
- No loss in capacity if increased bonus FAR capacity considered for large sites.

Past ten-year trend:

The Northwest District and Goose Hollow neighborhoods were the location for over 4,000 new housing units. Only 8% (332 units) have been built in the historic districts.



Schedule

- **Publish Recommended Draft:** **August 2019**
- **City Council Public Hearing:** **October 2019**
- **City Council Deliberations/Decision:** **Oct/Nov 2019**
- **Effective Date:** ***TBD – typically 30 days after adoption***



Project website: www.portlandoregon.gov/bps/betterhousing



Questions?

Better Housing by Design project:

www.portlandoregon.gov/bps/betterhousing

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