



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

## Proposed Draft Zoning Code Amendments

Portland Housing Advisory Commission

Briefing  
June 5, 2018



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

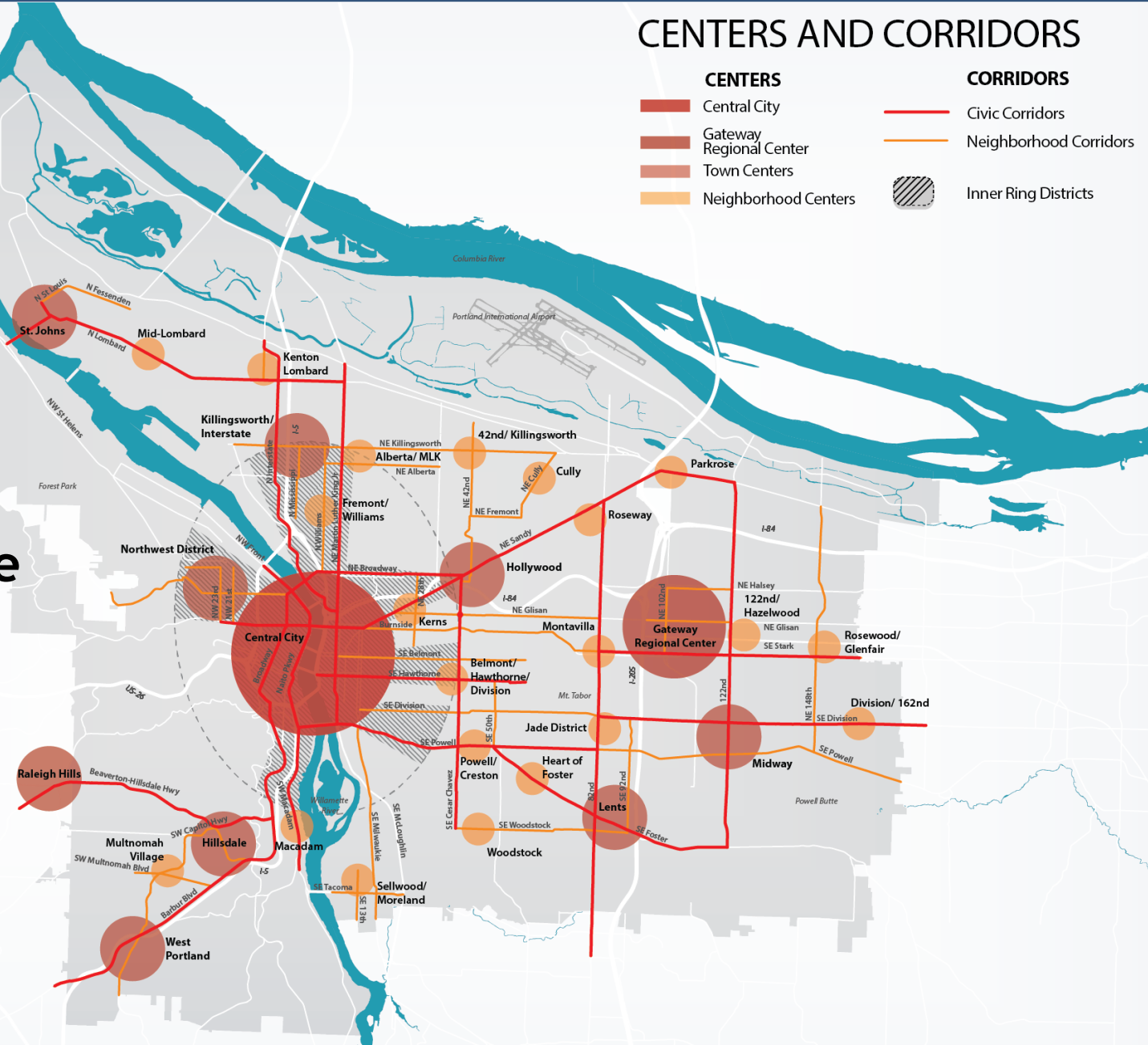


# CENTERS AND CORRIDORS

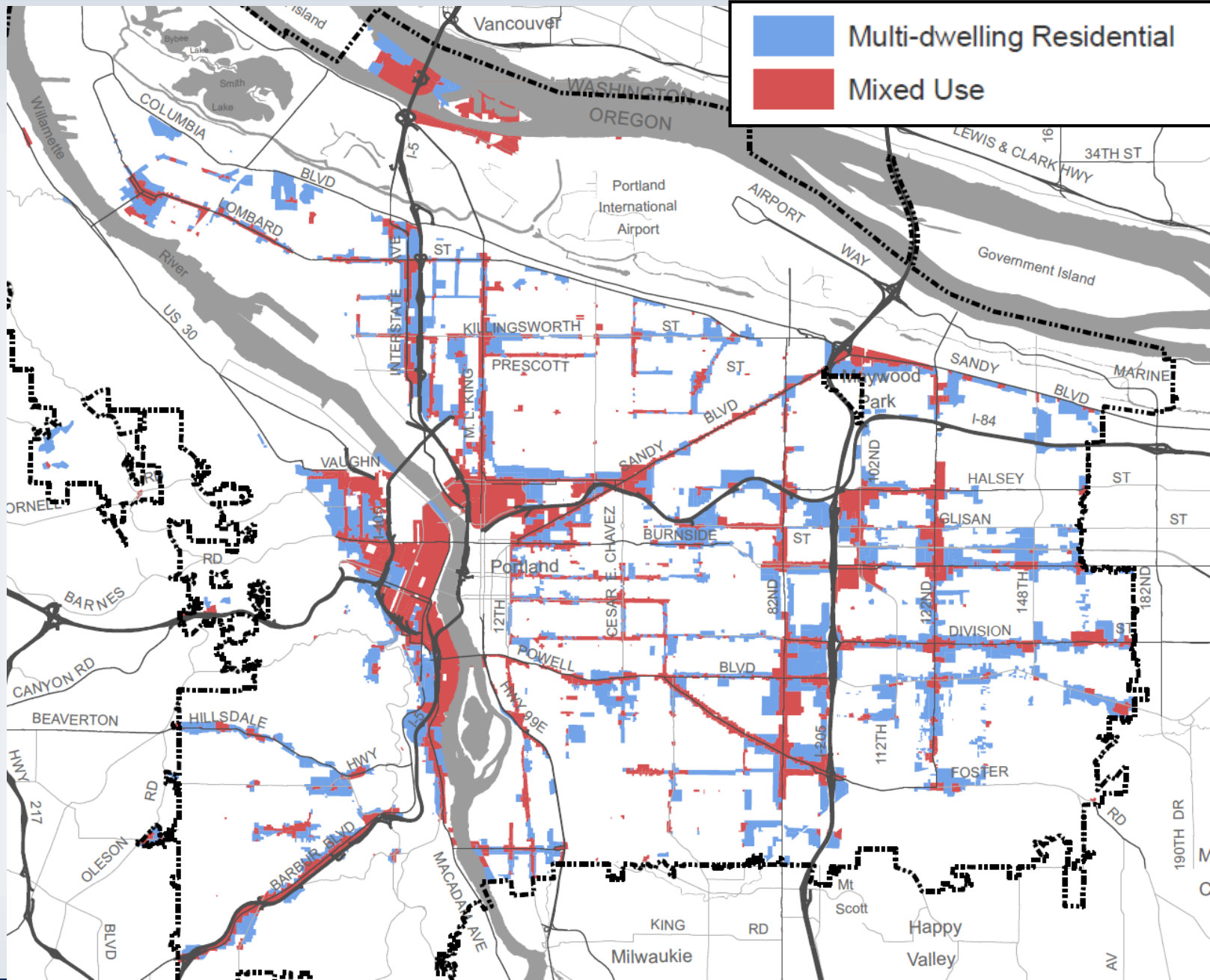
- | CENTERS   | CORRIDORS  |
|---|--|
|  Central City            |  Civic Corridors        |
|  Gateway Regional Center |  Neighborhood Corridors |
|  Town Centers            |  Inner Ring Districts   |
|  Neighborhood Centers    |  |

## Comprehensive Plan

50% of growth focused in and around centers and corridors outside the Central City



# Zoning



# Major Topics

**Diverse Housing Options  
and Affordability**



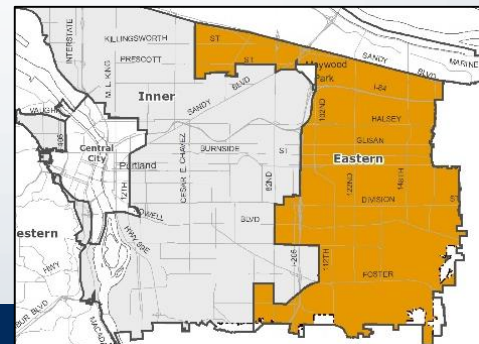
**Outdoor Spaces  
and Green Elements**



**Building Design and Scale**



**East Portland Standards and  
Street Connections**



# Diverse Housing Options and Affordability



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

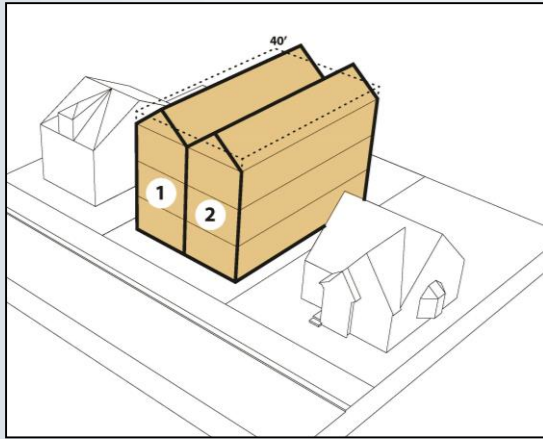
**Historic examples of multi-dwelling housing**  
- Wide variety of housing with a 2-3 story scale

Allowed in R2 zone

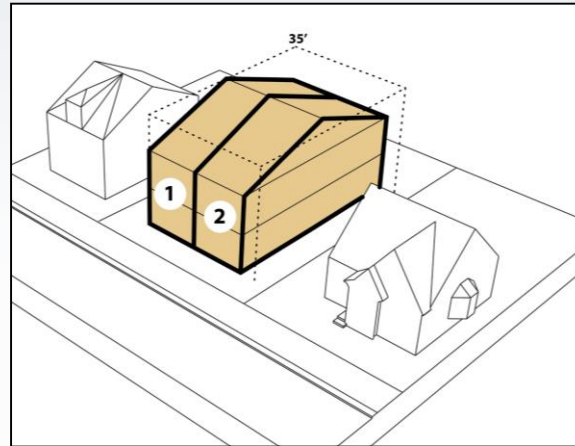


# Diverse Housing Options and Affordability

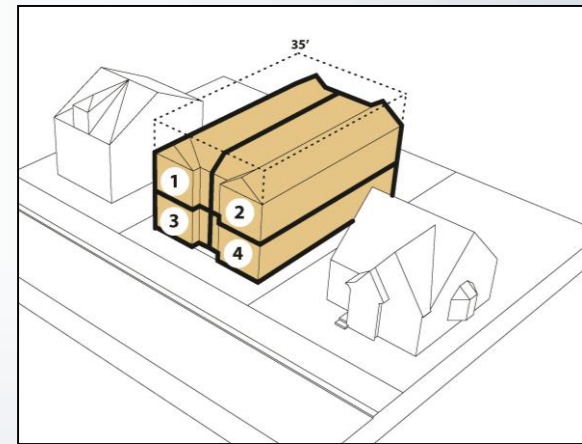
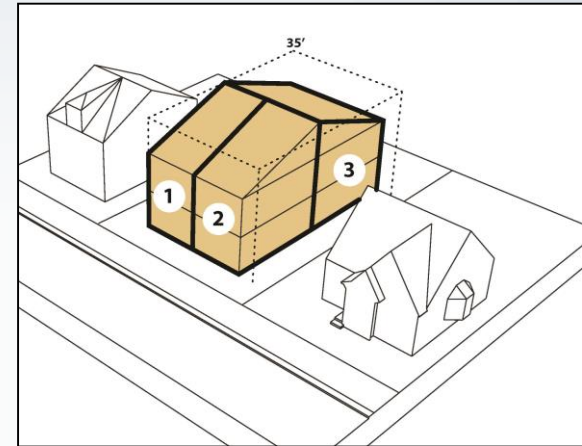
## 1. Regulate by building scale instead of unit density



**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

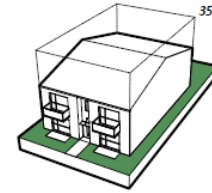


# New Multi-Dwelling Zones

**New Zone: RM1**  
 Current Zones: R2 and R3

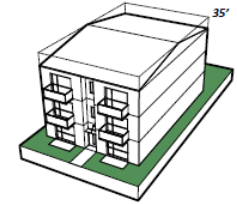
Maximum Height: 35 feet  
 Max. Building Coverage: 50%

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%  
 (70% along major corridors)

1.5 to 1



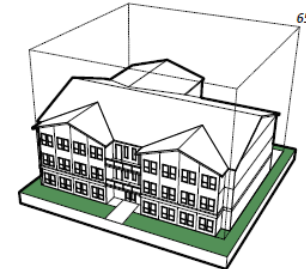
2.25 to 1



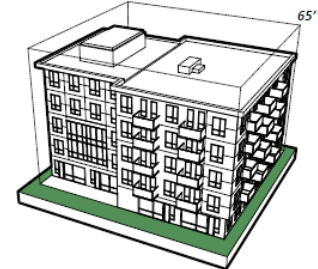
**New Zone: RM3**  
 Current Zone: RH (2:1 FAR)

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

2 to 1



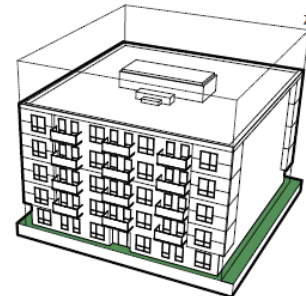
3 to 1



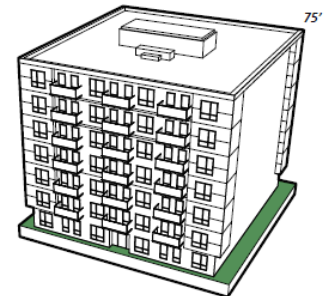
**New Zone: RM4**  
 Current Zone: RH (4:1 FAR)

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

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



# Achieving Bonus FAR

## New Affordable Housing Incentives:

- **Inclusionary Housing Bonus.** Increase the inclusionary housing development bonus to 50% (beyond base FAR).
- **Moderate Income Family Housing Bonus.** Provide a development bonus (25% of base FAR) for projects in which at least *half of units have 3 bedrooms and are affordable at 100% MFI*. Term of affordability is 10 years - to accommodate ownership housing.
- **Affordable Housing Preservation Development Transfer.** Provide a FAR transfer option for sites preserving existing affordable housing (must remain affordable at least 60% MFI).

RM1

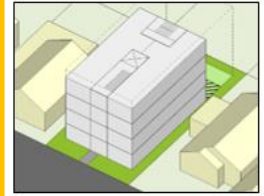
1 to 1



1.5 to 1

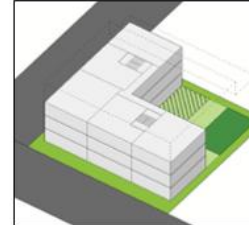


2 to 1 FAR



RM2

1.5 to 1



2.25 to 1



3 to 1 FAR



RM1

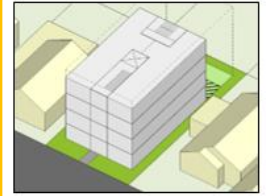
1 to 1



1.5 to 1

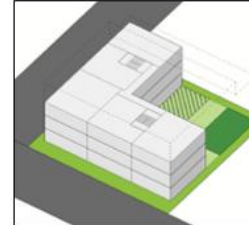


2 to 1 FAR

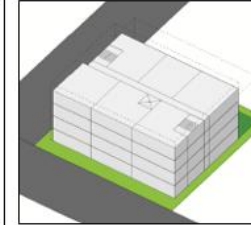


RM2

1.5 to 1



2.25 to 1



3 to 1 FAR



## Achieving Bonus FAR

- **Special Bonus for Deeper Affordability.** Provides a greater development bonus (100% of base FAR, plus additional allowed height and building coverage) for projects in which at least half of the units are affordable at 60% MFI.

# TOPIC

## Diverse Housing Options and Affordability

Questions?



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