

Residential Infill Project Summary

PROPOSED DRAFT

Shaping the future of our neighborhoods together

Portland's neighborhoods have always been places of change. In our city, it's important to work together as a community to make sure that change is for the better and includes all of us.

By 2035, Portland will grow by more than 100,000 households. The city's popularity, changes in housing demand and other factors have resulted in a housing shortage that has driven up housing costs. Also, housing market changes have made it more attractive to construct large, expensive new houses in older residential neighborhoods — even as the number of people per household is getting smaller.

To address these issues around growth and change, the City of Portland is taking a fresh look at the rules that govern the types of housing allowed in our neighborhoods. This proposal would allow more housing units to be built in residential neighborhoods, *but only if they follow new limits on the size of new buildings.*

As Portlanders, we have an opportunity to update the rules that shape our residential neighborhoods so that more people can live in them, while limiting the construction of very large new houses.

Three project topics

This project addresses these concerns through the following topics:



1. SCALE OF HOUSES

Smaller houses that better fit existing neighborhoods



2. HOUSING OPTIONS

More housing options for people's changing needs



3. NARROW LOTS

Clear and fair rules for narrow lot development

Timeline



Testify on the Proposed Draft on May 8 or May 15, 2018.

April 2018

www.portlandoregon.gov/bps/infill



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

City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director



SCALE OF HOUSES

SCALE OF HOUSES

1. Limit the size of houses while maintaining flexibility (R7, R5 and R2.5 zones).

- Establish a limit on house size by zone that is proportional to lot size using a floor area ratio (FAR) calculation.
- Exclude attics and basements from house size limits.
- Allow an additional .15 FAR for detached accessory structures (such as garages, sheds and accessory dwelling units).

	R7 zone 7,000 square foot lot	R5 zone 5,000 square foot lot	R2.5 zone 2,500 square foot lot	
Current code	7,650 sf (1.1 FAR)	6,750 sf (1.35 FAR)	4,375 (1.75 FAR)	
Proposed code	2,800 sf (0.4 FAR)	2,500 sf (0.5 FAR)	1,250 sf (0.5 FAR) for detached houses	1,750 sf (0.7 FAR) for attached houses
	+1,050 sf (0.15 FAR) detached structure	+750 sf (0.15 FAR) detached structure	+375 sf (0.15 FAR) detached structure	

2. Revise how height is measured (all zones).

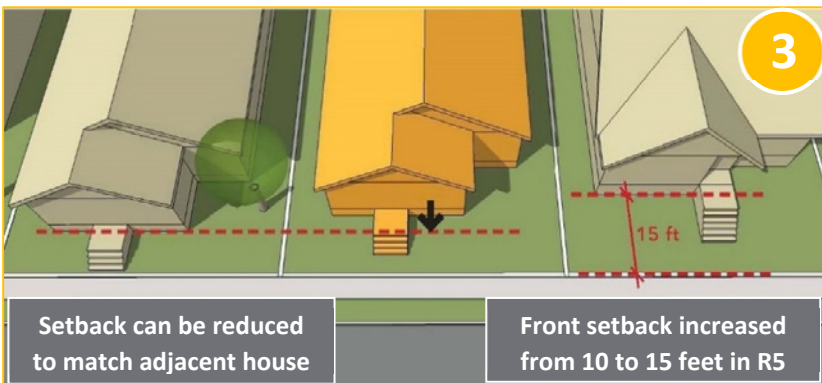
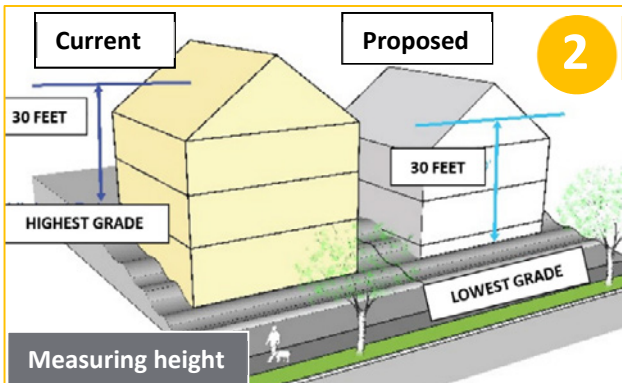
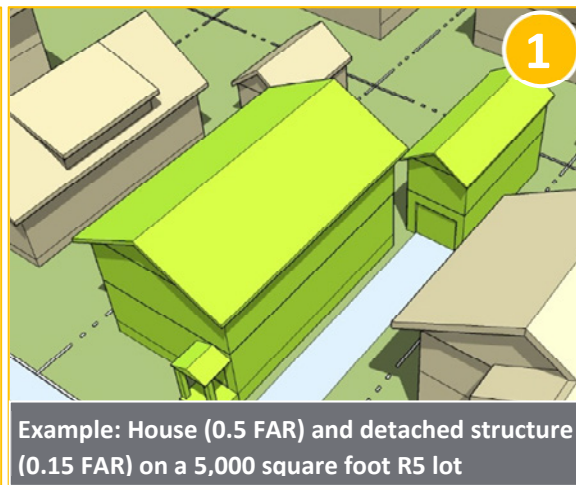
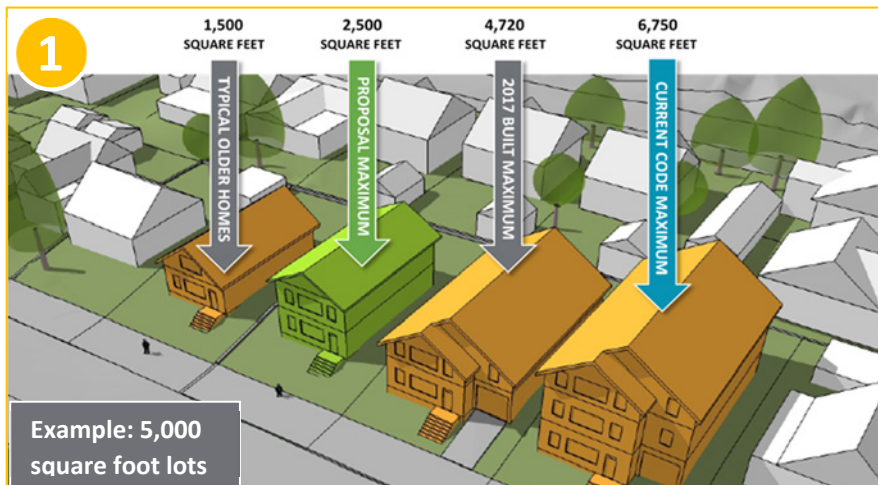
- Measure height from the *lowest* point near the house, not the *highest* point.
- Clarify that small dormers are excluded from the height measurement.
- Continue to allow 2½ story houses (30 feet high) on standard lots.

3. Improve front setbacks to better reflect those of adjacent houses.

- Increase front setbacks from 10 feet to 15 feet in the R5 zone.
- Allow a front setback reduction to align with the house next door in R7, R5 and R2.5 zones.

4. Improve building design (R10, R7, R5 and R2.5 zones).

- Limit how high the front door can be above the ground.
- Allow eaves to project up to 2 feet into setbacks.
- On a lot abutting an alley, require access from the alley when parking is provided.



5. Create a new Additional Housing Options overlay zone – the new ‘a’ overlay zone.

- Allow the following additional housing types in the new ‘a’ overlay if they are no larger than a house and one of the units is “visitable”:
 - House with two accessory dwelling units (ADUs), one attached and one detached
 - Duplex
 - Duplex with one detached ADU
 - Triplex on corner lots
- Require the following visitability features for one unit: a no-step entry, wider halls and doors, and living space and bathroom on the ground floor.
- Allow the FAR for all structures to be combined for triplexes on corner lots.
- Do not require parking for additional housing types.

6. Apply the new ‘a’ overlay zone in select areas.

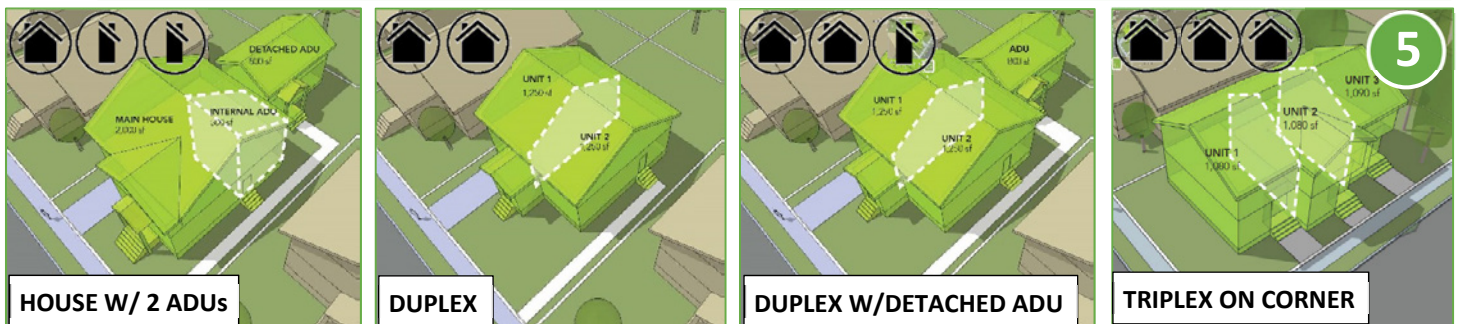
- Apply the new ‘a’ overlay to properties zoned R7, R5 and R2.5 within:
 - ¼ mile of centers, corridors with 15-minute bus service or MAX stations; or
 - Higher opportunity housing areas (with services, amenities, jobs, schools and parks).
- Reduce the new ‘a’ overlay based on infrastructure and environmental constraints.
- Reduce the new ‘a’ overlay in areas with concentrations of vulnerable populations until programs are available to mitigate displacement risk.
- Expand the new ‘a’ overlay based on proximity to amenities, such as community centers, parks, schools and multiple bus lines.
- Remove the *existing* ‘a’ overlay (Alternative Design Density overlay zone) from single-dwelling-zoned properties. Delete the current ‘a’ overlay zoning code provisions.

7. Provide incentives for affordable housing and historic preservation (new ‘a’ overlay zone).

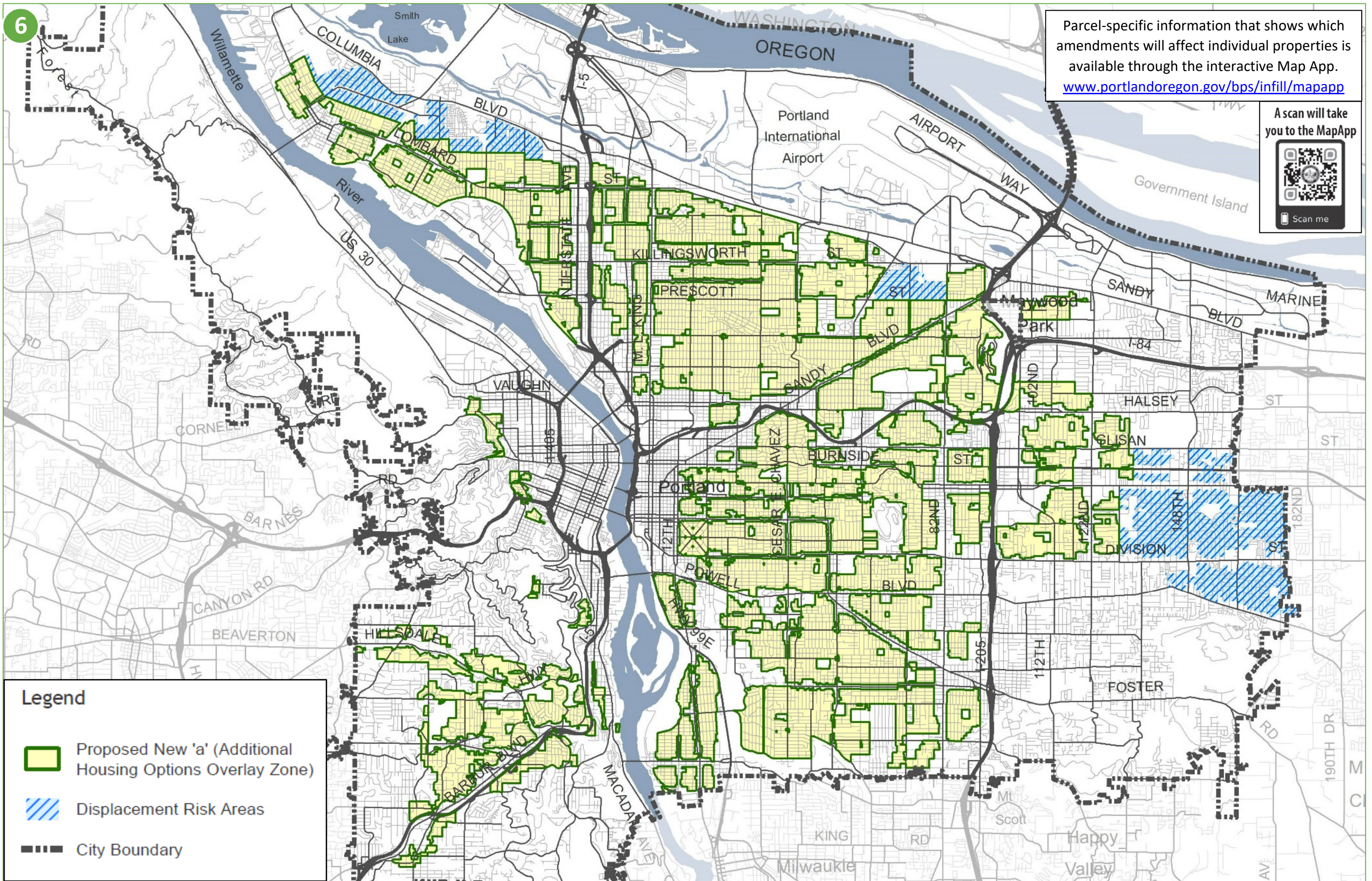
- Allow a bonus of 0.1 FAR when providing:
 - An affordable unit (up to 80 percent of Median Family Income) on site or
 - Payment in lieu of providing an affordable unit on site.
- Allow a triplex and an ADU on corner lots when one unit is affordable.
- Promote preservation of historic resources when adding units through incentives such as flexibility in housing types and the ability to combine FAR for all structures on the lot.

8. Encourage more cottage cluster development (all single-dwelling zones).

- Allow for an ADU to be built with each house on a cottage cluster site.
- Require at least half of the units to be oriented around a common open space.
- Reduce the procedure type for some cottage cluster reviews from Type III to Type IIx.



Lots in the new ‘a’ overlay would be allowed these additional housing types, provided they meet minimum lot size requirements and one of the units is “visitable”



NARROW LOTS

NARROW LOTS

9. Rezone some historically narrow lots from R5 to R2.5.

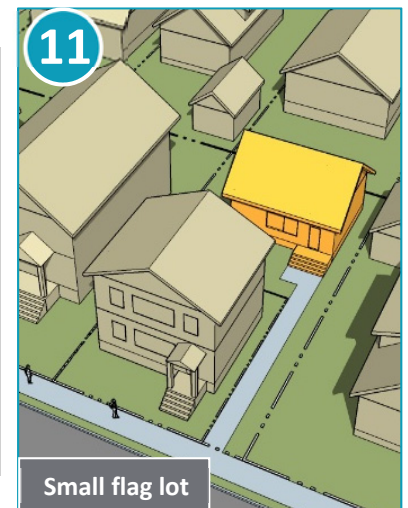
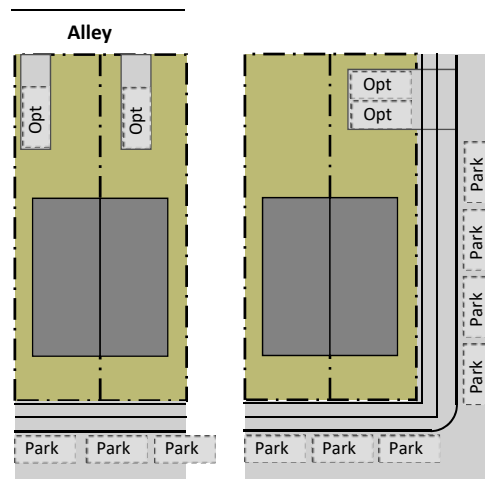
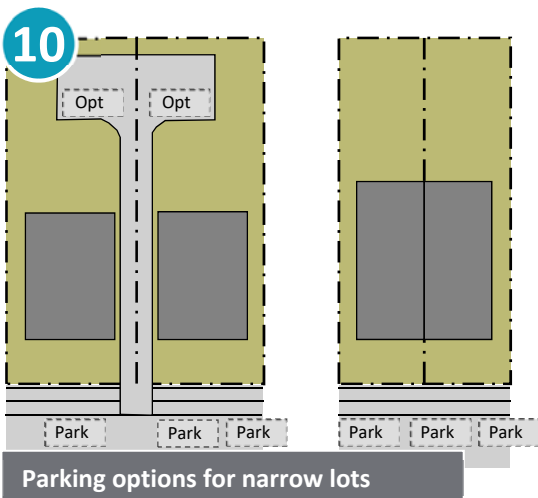
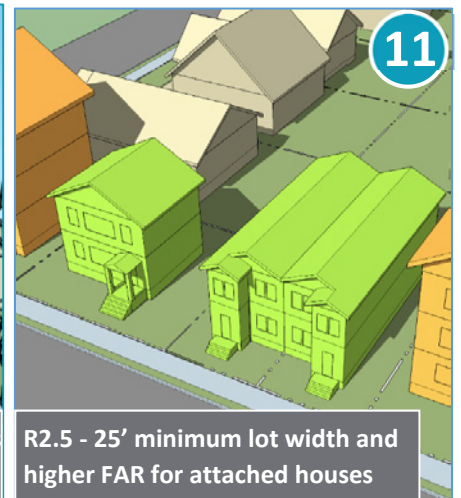
- In the new 'a' overlay, rezone historically narrow lots that have the highest access to amenities from R5 to R2.5.
- For the remaining historically narrow lots zoned R5 citywide, do not allow development unless the lot meets the minimum dimension standards for the R5 zone – 3,000 square feet and 36 feet wide.

10. Improve building design for all narrow lots (less than 32 feet wide).

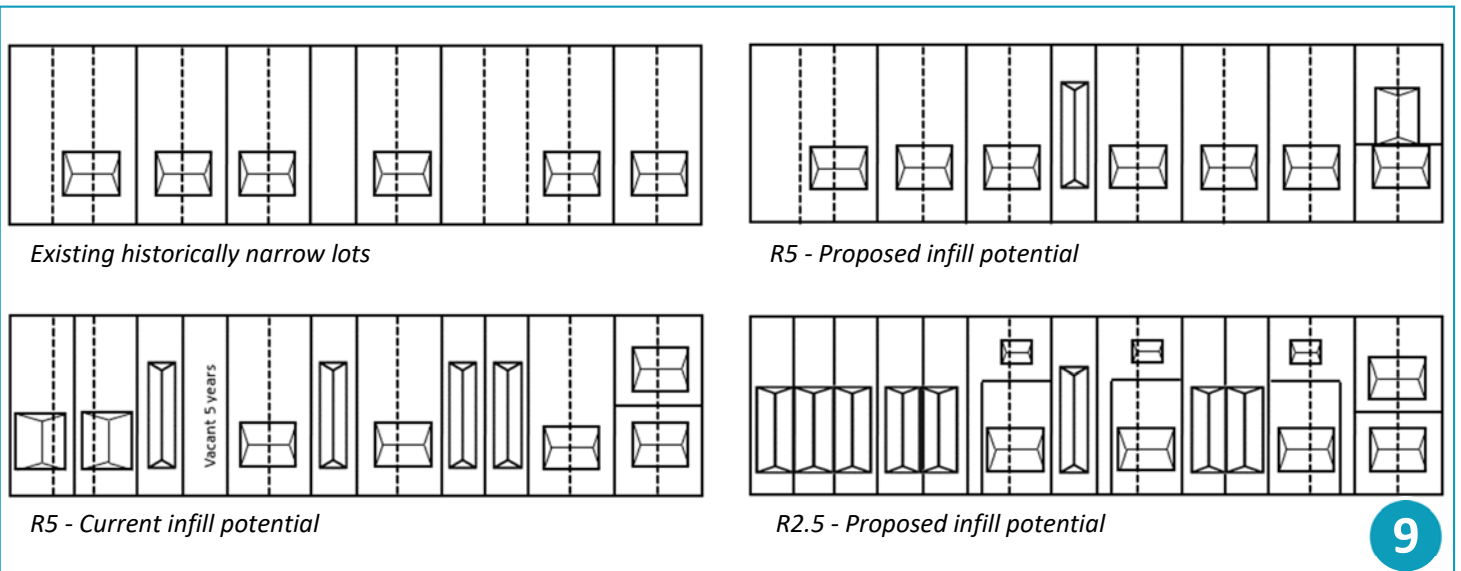
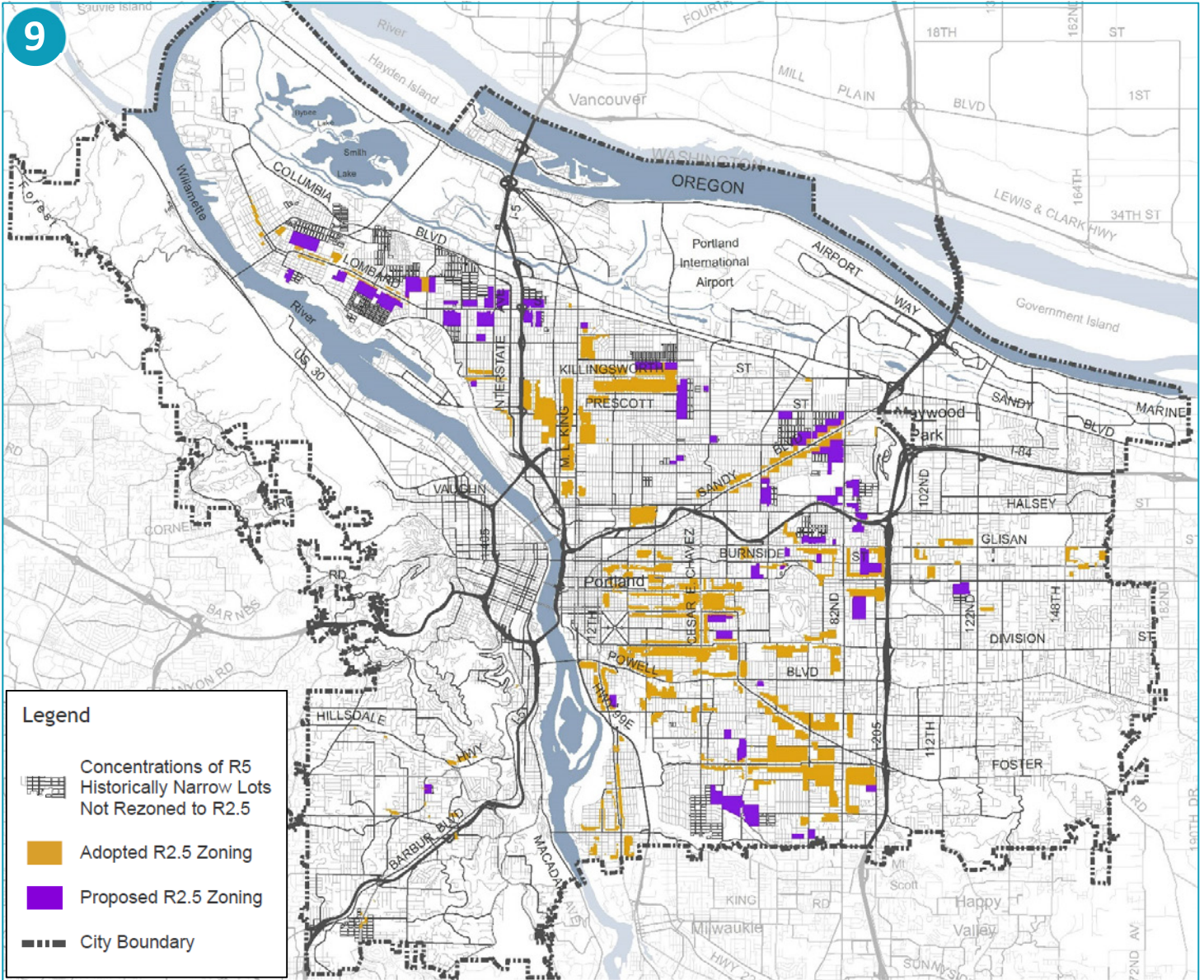
- Limit height of a detached house to 1½ times its width.
- Prohibit parking and driveways between the building and a street. Continue to allow parking behind the building.
- Require attached houses on lots 25 feet wide or narrower.

11. Revise rules for the R2.5 zone.

- Require at least two units when new development is proposed on a 5,000-square-foot lot or larger.
- For land divisions, reduce the minimum lot width from 36 to 25 feet.
- Allow property lines to be adjusted to create a small flag lot (less than 3,000 square feet) when a house is retained.
- Create rules for small flag lots that restrict the size of the new house to 1,000 square feet and the height to 20 feet, and require exterior design elements.



Proposed Base Zone Map Changes (R5 to R2.5)



Residential Infill Project | LEARN MORE AND PARTICIPATE!

Phase I: Concept Development

The concepts for these proposals were developed in Phase I, which took place in 2015 and 2016. In addition to the engagement of the 26-member Stakeholder Advisory Committee, more than 7,000 people participated in an online questionnaire during Phase I. After hearing public testimony, City Council unanimously accepted the Residential Infill Project Concept Report with amendments in 2016.

Phase II: Code and Map Amendments

Staff received over 3,700 comments on the *Discussion Draft* which helped refine the *Proposed Draft*. The *Proposed Draft* includes the Zoning Code and Zoning Map amendments to implement the concepts from Phase I. This 8-page document summarizes these proposals. For additional information, refer to Volumes 1 through 3 of the staff report.

Learn more

Visit our project website and the interactive Map App on any computer, tablet or smart phone.

1. Project website: www.portlandoregon.gov/bps/infill

Get the latest news, view documents and more.

2. Map App: www.portlandoregon.gov/bps/infill/mapapp

Learn how the proposals may affect individual properties across Portland. Type in the property address to see proposed changes that may affect your property.

3. Ask staff a question. Call 503-823-0195 or email us at residential.infill@portlandoregon.gov.

Participate

Testify in person at one of the following Planning and Sustainability Commission (PSC) public hearings	Testify in writing between now and Tuesday, May 15, 2018
<p>Tuesday, May 8, 2018, at 5 p.m. 1900 SW 4th Avenue, Room 2500, Portland, Oregon</p> <p>Tuesday, May 15, 2018, at 5 p.m. 1900 SW 4th Avenue, Room 2500, Portland, Oregon</p> <p>To confirm the date, time and location, check the PSC calendar at www.portlandoregon.gov/bps/35452</p>	<p>Map App: www.portlandoregon.gov/bps/infill/mapapp Click on the "Testify" button. You can testify about a specific location or on the proposals in general. Testifying in the Map App is as easy as sending an email. Once your testimony is submitted, you can read it in real time.</p> <p>U.S. Mail: You must provide your full name and mailing address. Portland Planning and Sustainability Commission Residential Infill Project Testimony 1900 SW 4th Ave, Suite 7100 Portland, OR 97201</p>

Next steps

The next draft of the proposal - the *Recommended Draft* - will incorporate the changes the PSC makes to the Proposed Draft. The *Recommended Draft* will be forwarded to City Council for additional public testimony and hearings, deliberations, possible amendments and vote. The *Recommended Draft* should be at City Council in Fall 2018.

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