

Expanding Opportunities for Affordable Housing Proposed Draft

Staff recommended Zoning Code amendments and potential additional amendments

Planning and Sustainability Commission

Hearing February 11, 2020

Amendments requested by BDS

1. Amendment to 33.281.050.A.6 (page 7 of Proposed Draft)

56. The alteration will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
- a. On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review. Parking spaces removed to create accessible spaces as specified in the Oregon Structural Specialty Code are exempt from this limitation;
 - b. Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and
 - c. Any cumulative loss or gain of parking allowed in A.5.a or A.5.b is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.

2. Amendment to 33.815.040.B.1.e (page 11 of the Proposed Draft)

- ee. Does not add more than 2,000 square feet of new floor area excluding floor area for a residential use that is allowed by right; ~~increase the floor area by more than 1,500 square feet;~~

3. Amendment to 33.815.040.B.1.h (page 13 of the Proposed Draft)

- hf. Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
- (1) Removing parking spaces is allowed as follows:
 - On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, parking spaces removed to create accessible spaces as specified in the Oregon Structural Specialty Code are exempt from this limitation ~~the removal of more than 5 spaces requires a conditional use review; or~~
 - On sites within 500 feet or less of a transit street with 20-minute peak hour service or 1500 feet or less of a transit station, up to 50 percent of the total number of existing parking spaces may be removed when the removal is for adding floor area for a residential use that is allowed by right;

- (2) Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and
- (3) Any cumulative loss or gain of parking allowed in (1) or (2) above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.

4. Amendment to 33.820.080.9 (page 19 of Proposed Draft)

79. Will not result in a net loss in the number of parking spaces except as follows:

a. Sites may decrease the number of spaces as follows:

- (1) No reduction in shared parking spaces is allowed;
- (2) On sites within 500 feet or less of a transit street with 20-minute peak hour service or 1500 feet or less of a transit station, up to 50 percent of the total number of existing parking spaces may be removed when the removal is for housing adding floor area for a residential use;
- (3) 1 space or 4 percent of the total number of parking spaces may be removed, whichever is greater. Parking spaces removed to create accessible spaces as specified in the Oregon Structural Specialty Code are exempt from this limitation; and
- ~~(3) An individual or cumulative removal of parking spaces in excess of 5 spaces is not allowed without an amendment to the plan. The cumulative loss of parking is measured from the time the use became a conditional use, July 16, 2004, or the last conditional use review of the use, whichever is most recent, to the present.~~
- (4) Removal of parking from sites with 4 or fewer required spaces is not allowed without an amendment to the plan.

b. The cumulative loss of parking is measured from the time the use became a conditional use, July 16, 2004, or the last conditional use review of the use, whichever is most recent, to the present.

Potential additional amendments from PSC commissioners (highlighted)

1. Amendment to 33.815.040.B.1.h (page 13 of the Proposed Draft)

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(1) Removing parking spaces is allowed as follows:

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- On sites within 500 feet or less of a transit street with 20-minute peak hour service or 1500 feet or less of a transit station, uUp to 50 percent of the total number of existing parking spaces may be removed when the removal is for adding floor area for a residential use that is allowed by right;

2. Amendment to 33.820.080.9 (page 19 of Proposed Draft)

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