



# Residential Infill Project Discussion Draft Kick-off

*Single-dwelling zoning that better  
meets the changing housing needs of  
current and future residents.*



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



# Presentation Overview

- Purpose for Residential Infill Project
- Phase II - Zoning Code/Map
  - Process and Timeline
  - Overview of Proposals
  - Next Steps - How to provide feedback.



A large crowd of people is gathered on a riverbank, likely for a festival or concert. The crowd is dense and extends along the river. In the background, a bridge is visible over the water. The scene is bright and sunny, with many people wearing summer clothing. The crowd is diverse in age and appearance. The river is calm, and the bridge is a prominent feature in the background. The overall atmosphere is festive and communal.

# Portland 2035

Vision: Portland is a  
prosperous, healthy, equitable  
and resilient city where  
everyone has  
access to opportunity and is  
engaged in shaping decisions  
that affect their lives.





# Portland 2035

123,000 new households  
~2% annual growth

140,000 new jobs  
26% of regional growth



# Pressure on Neighborhood Change

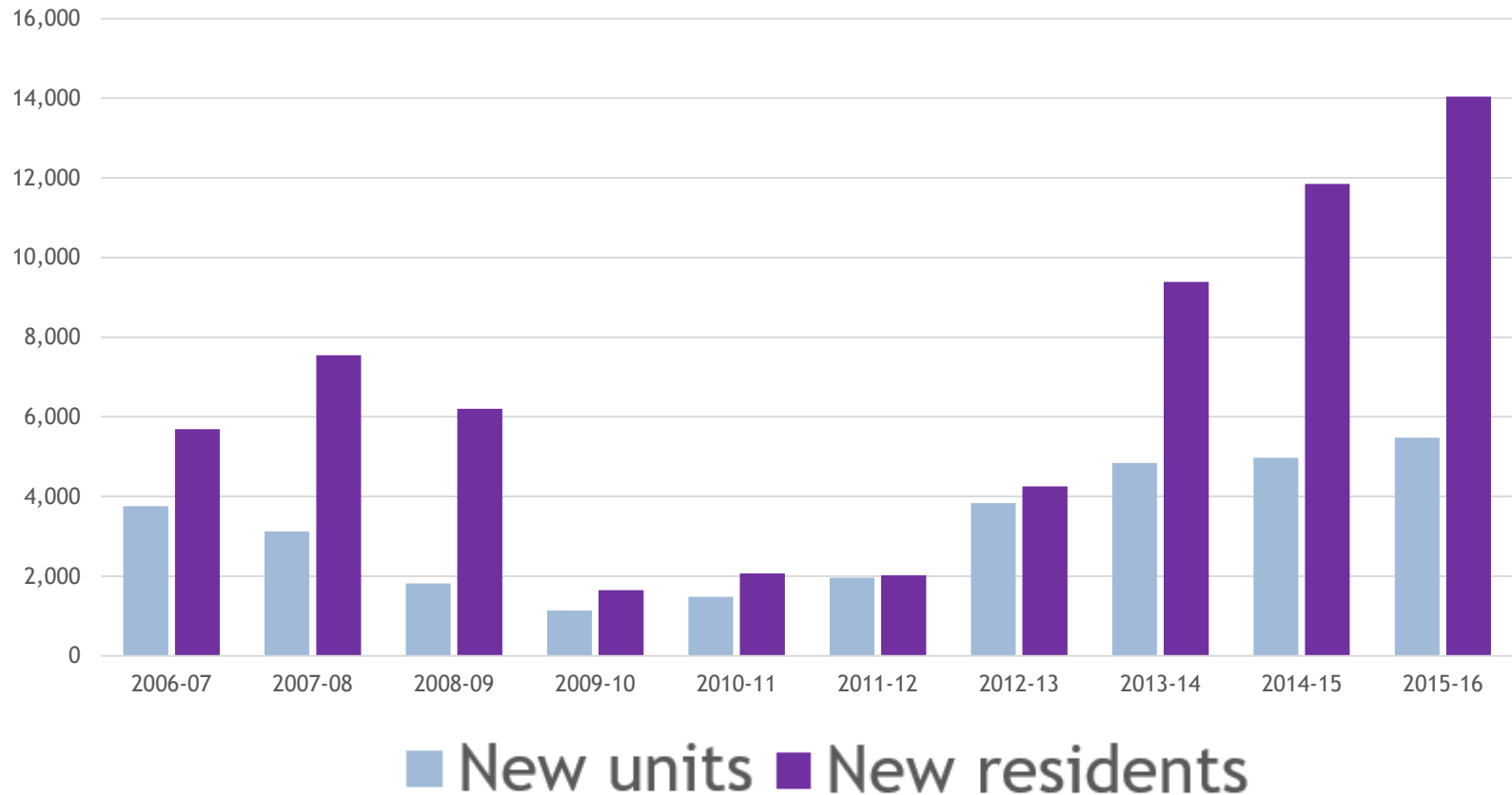
Too Big

Demos

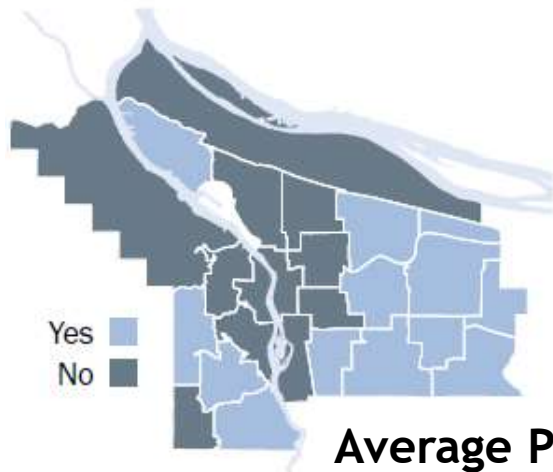


# Pressure on Housing Costs

## NEW HOUSING UNITS AND POPULATION GROWTH PORTLAND, OR (FISCAL YEAR)



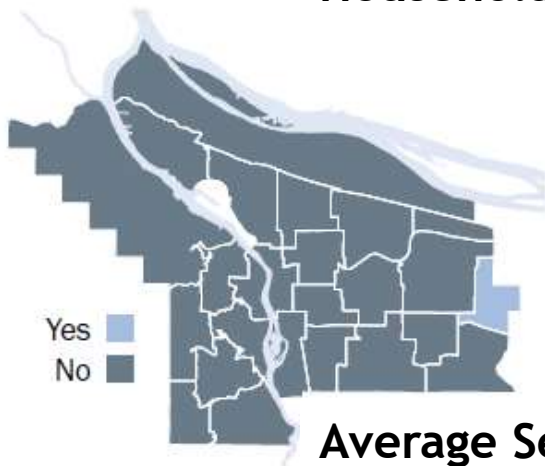
# Pressure on Households



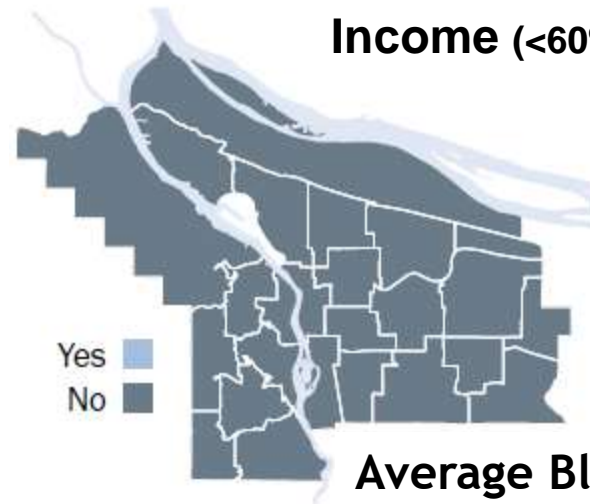
**Average Portland Household**



**3-Person Low-Income (<60% MFI)**



**Average Senior Household**

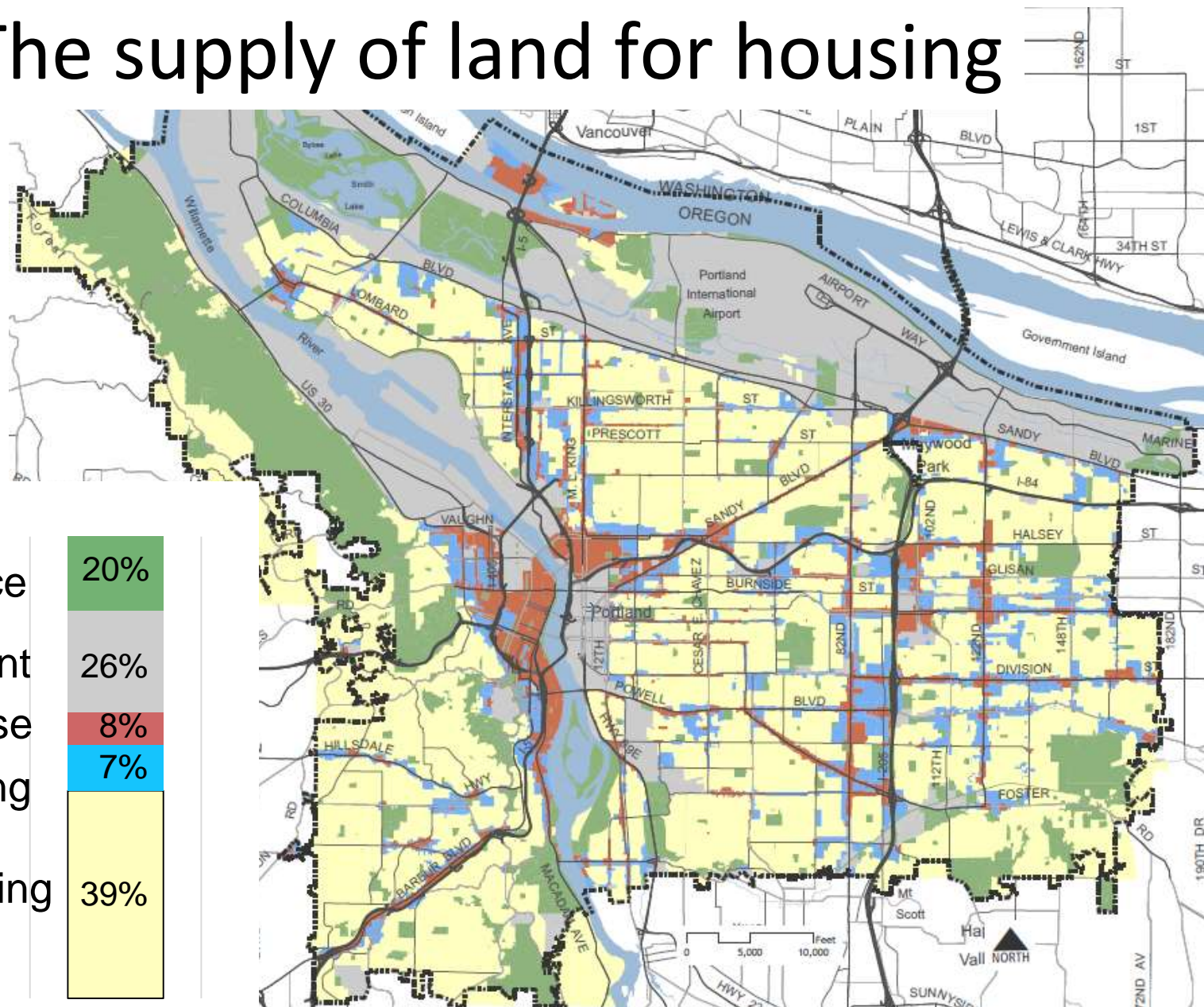


**Average Black Household**



# The supply of land for housing

Open Space	20%
Employment	26%
Mixed -Use	8%
Multi-dwelling	7%
Single-dwelling	39%

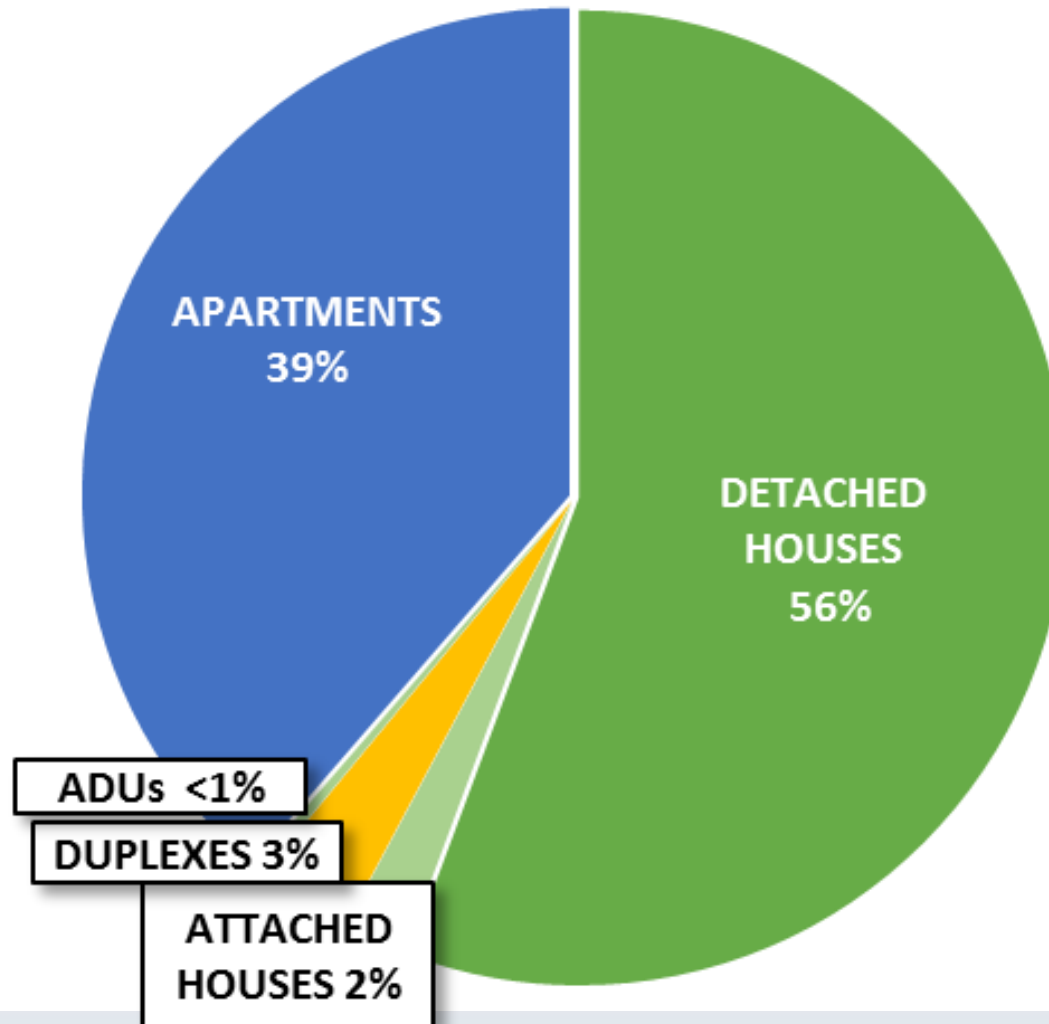




# Missing Middle

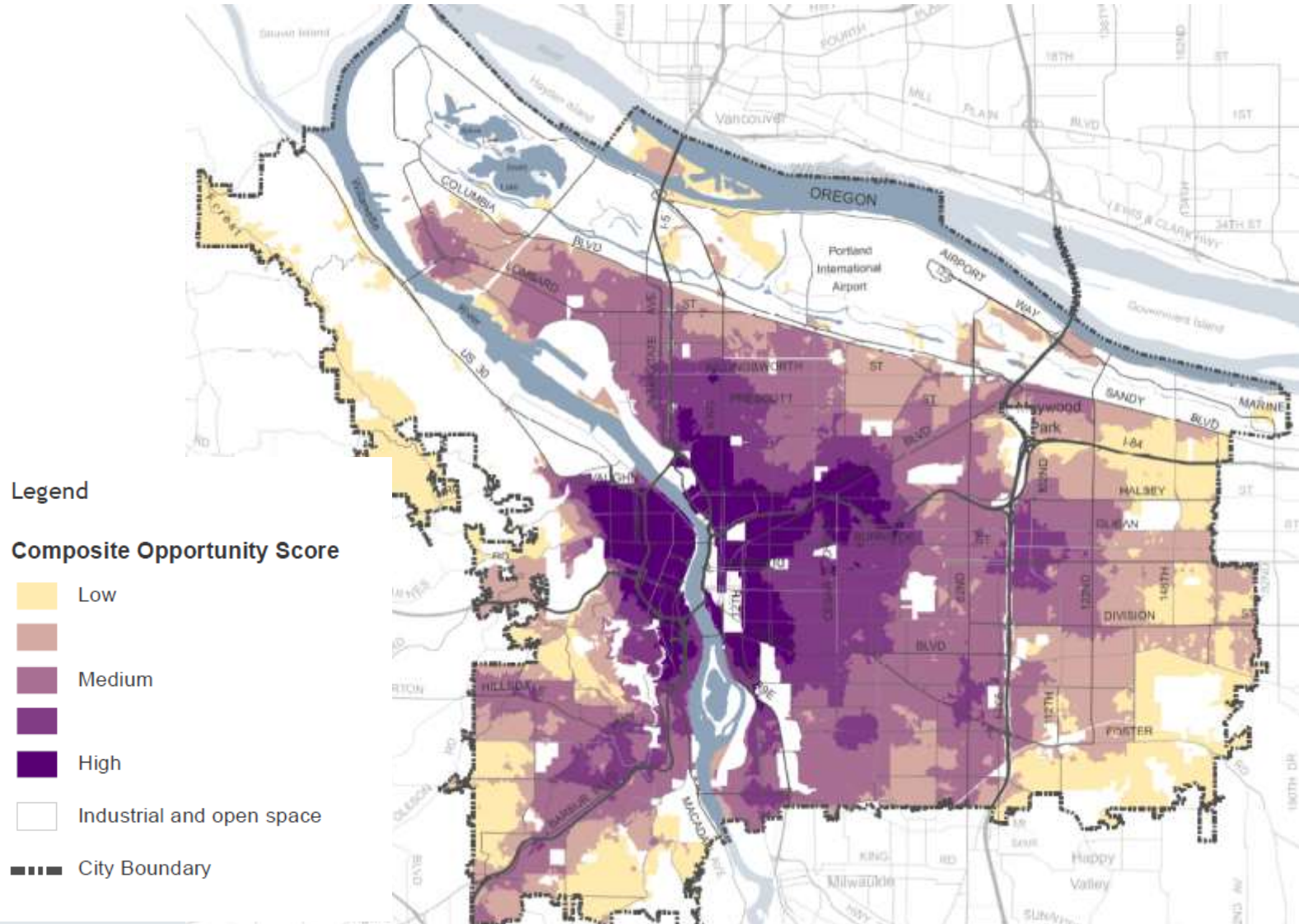


# Portland's Missing Middle





# Housing Opportunity Areas



# Process and Timeline

## PHASE I: CONCEPT DEVELOPMENT

**SUMMER–FALL 2015**

**Project Startup/  
Explore Options**  
SAC Meetings and Online Survey

**WINTER–FALL 2016**

**Concept Development  
City Council Review/Approval  
Public Review and Hearings**

## PHASE II: CODE AND MAP AMENDMENTS

★ **WINTER–FALL 2017**

**Code/Map Amendment  
Development**  
Public Review (Fall)

**WINTER 2018**

**Planning and Sustainability  
Commission**  
Public Hearings

**SPRING 2018**

**City Council Review/Approval**  
Public Hearings



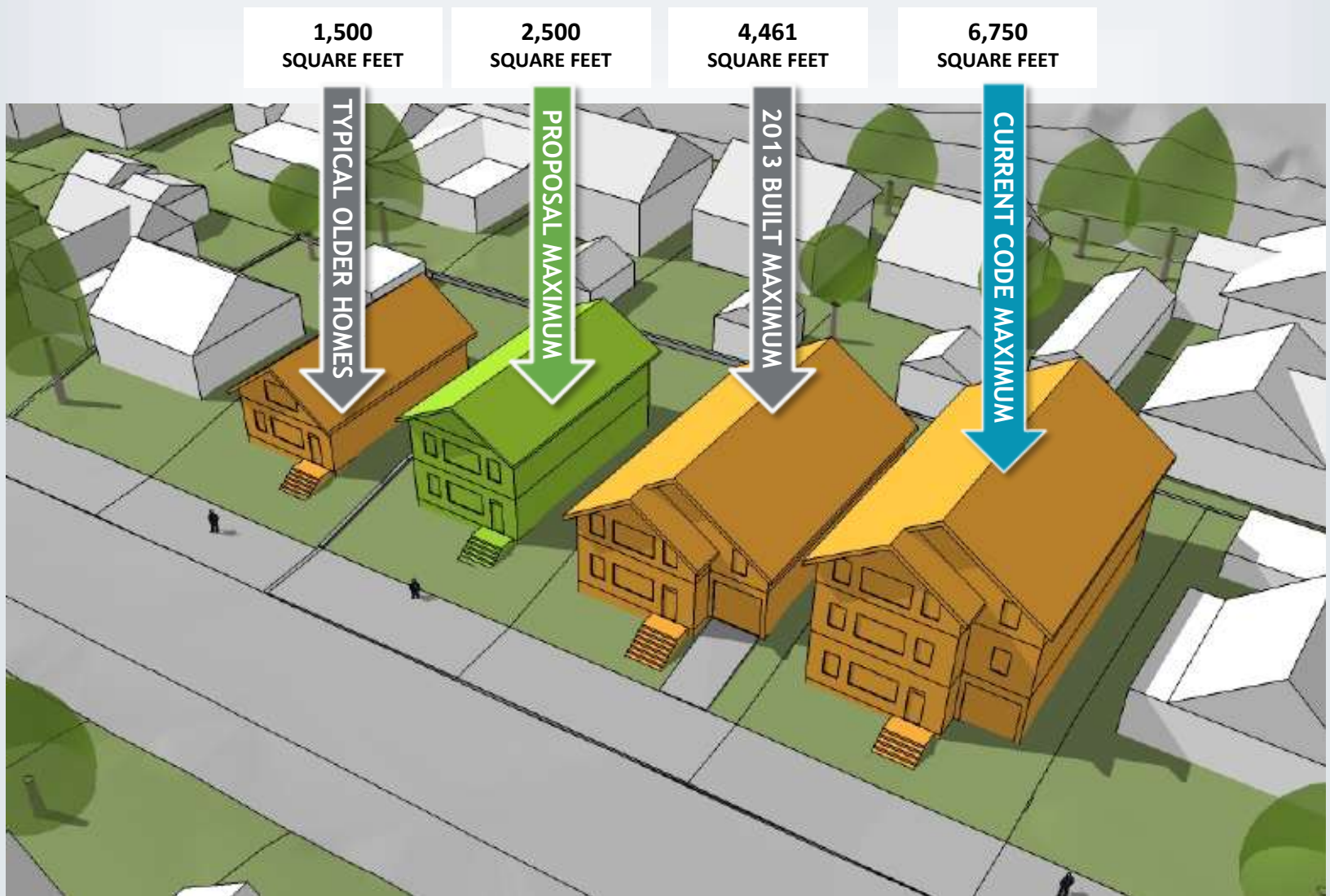
# DRAFT PROPOSALS

# SCALE OF HOUSES

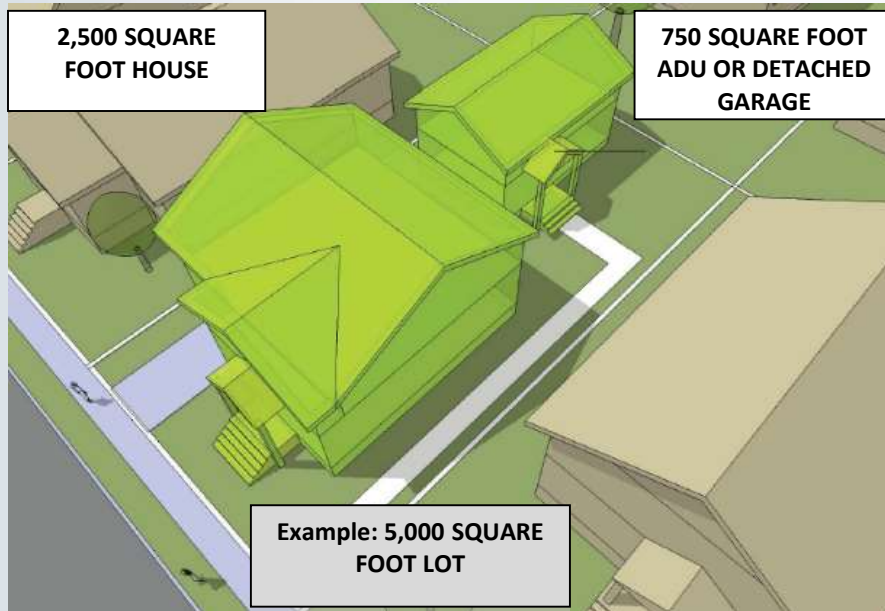
(see page 2 of the  
Discussion Draft  
Summary)



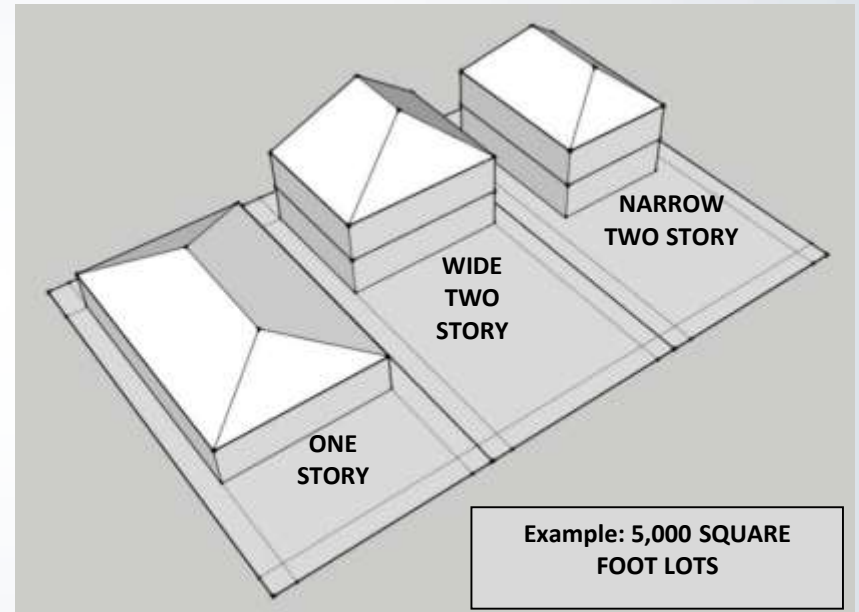
# 1. Limit the size of houses



# Maintain flexibility

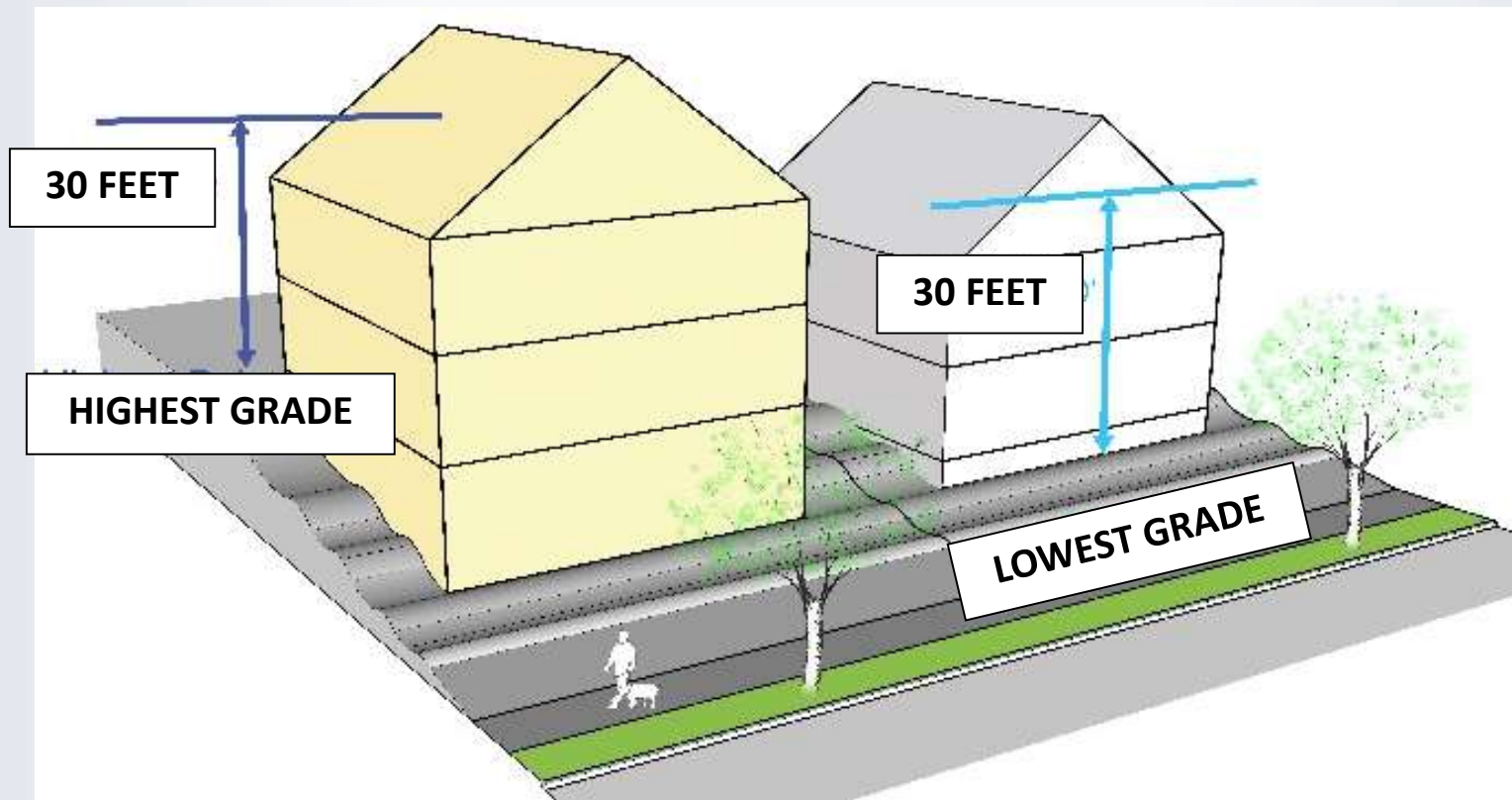


The limit establishes a max size...



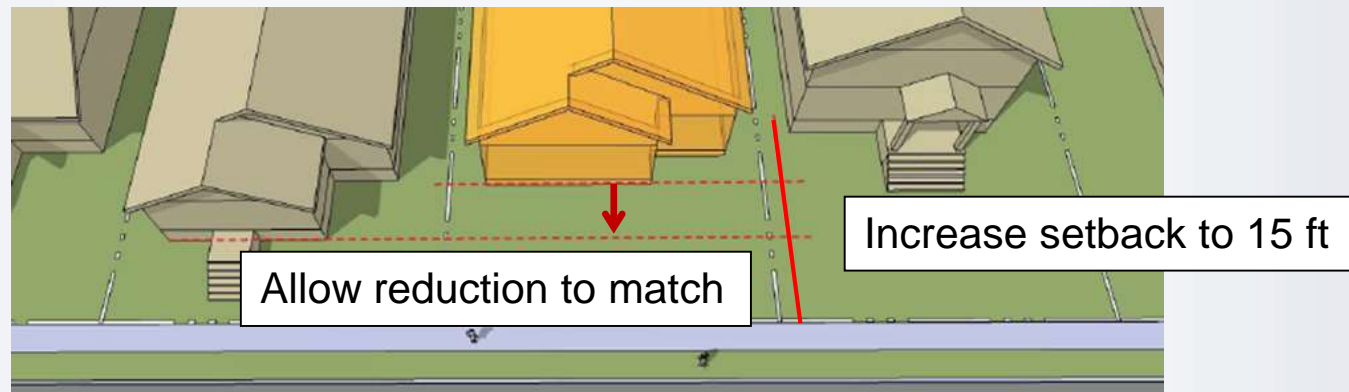
...but still allows for a variety of forms

## 2. Revise how height is measured





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



## 4. Improve Building Design

Limit raised  
front steps

2' eave  
projections

Small building  
planes







0.7 to 1 FAR

2 foot eaves

Articulation

<6 steps

Larger front setback

# Scale of Houses

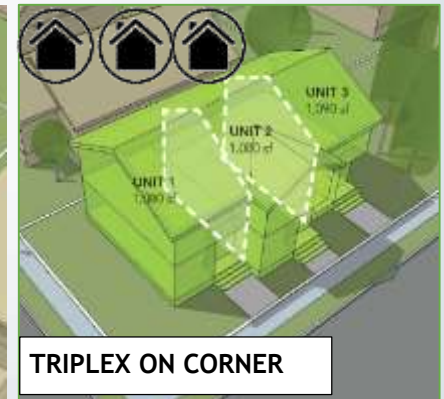
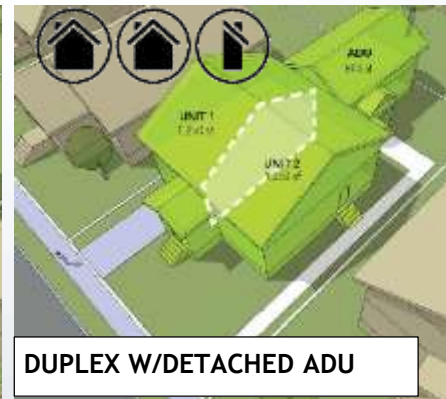
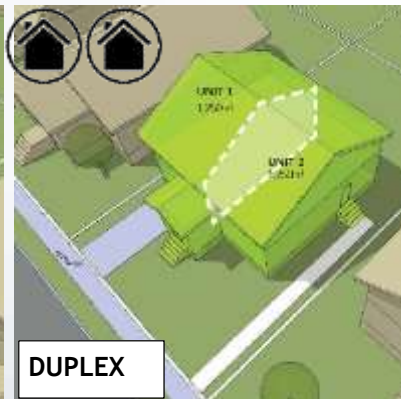
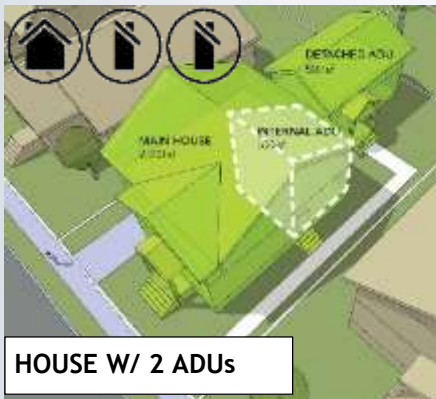


# **HOUSING OPPORTUNITY**

**(see page 3 of the  
Discussion Draft  
Summary)**

## 5. Create a new 'a' overlay zone

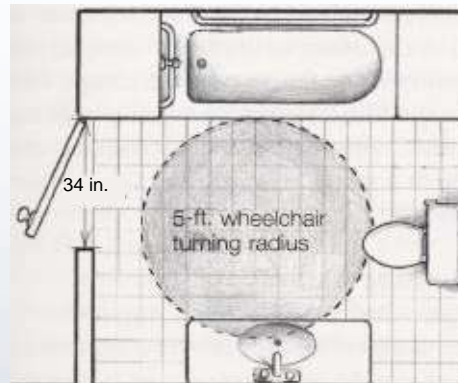
- Additional Housing Types Allowed
  - Additional ADUs
  - Duplexes
  - Corner Lot Triplexes



# Visitability requirement

At least one unit is required to be “visitable”:

- Low-step entry
- Bathroom and halls with wider doors
- Area to socialize





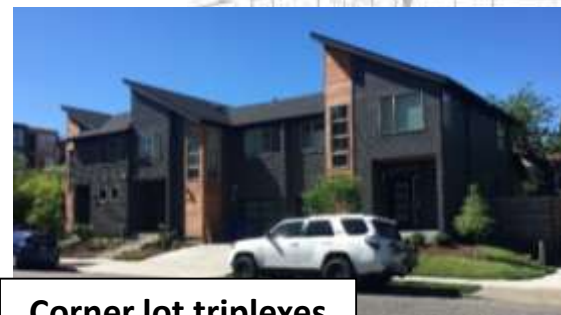
# 6. Apply the new 'a' to select areas



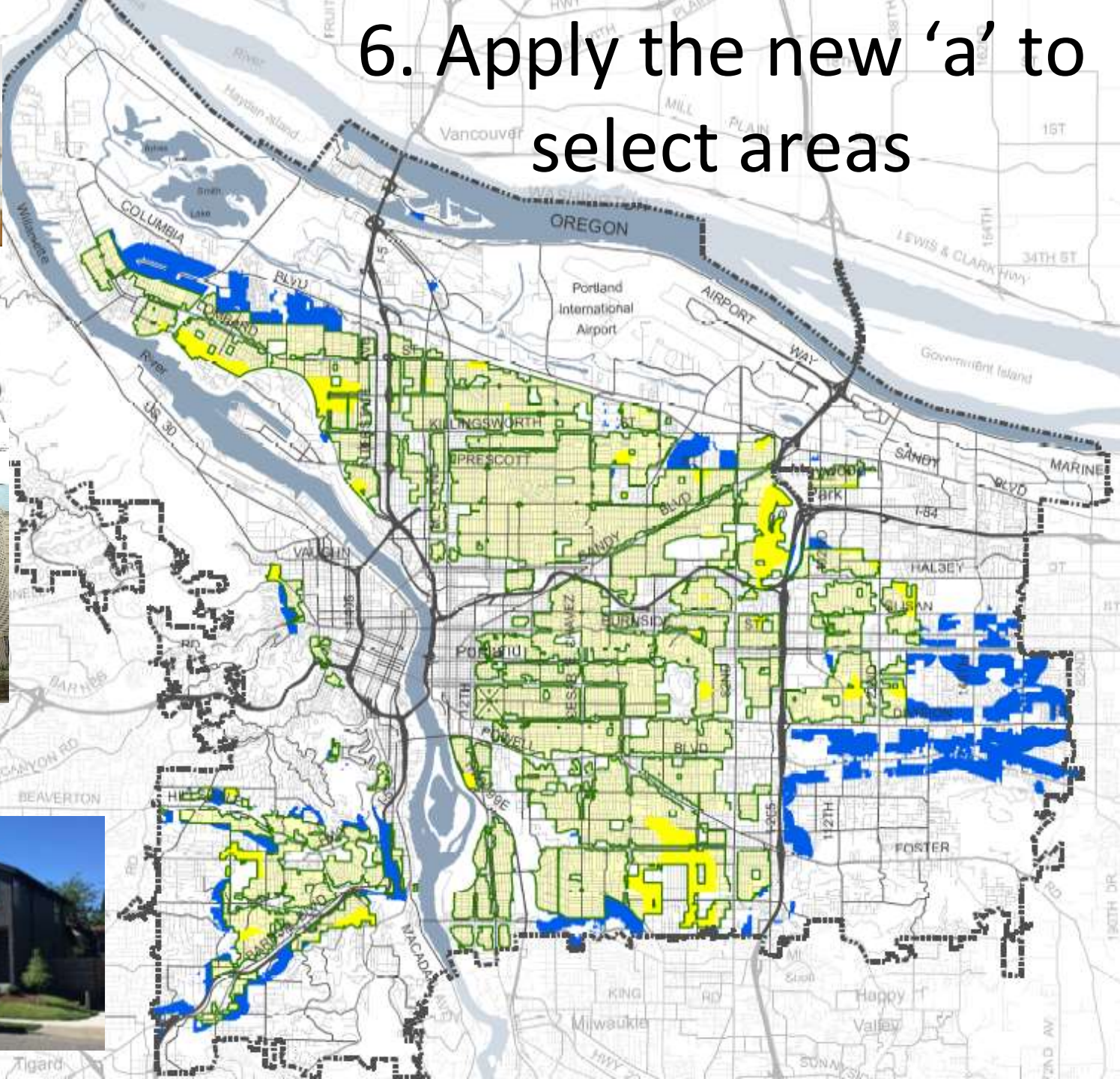
ADUs



Duplexes



Corner lot triplexes





## 7. Flexibility for historic resources within the new 'a' overlay

- Parking waived when units added
- Combined FAR for the site
- More flexibility in unit arrangement
- Limited exterior alterations



## 7. Bonus for affordability within the new 'a' overlay

- One extra unit when all units are @ 80%MFI
  - Parking waived
  - Combined FAR for the site
  - More flexibility in unit arrangement





# 8. Encourage cottage clusters Citywide

Reduce review process



Common  
Open Space

Ped Circulation

Allow ADUs

# **NARROW LOTS**

**(see page 6 of the  
Discussion Draft  
Summary)**

# Historically Narrow Lots

## A primer

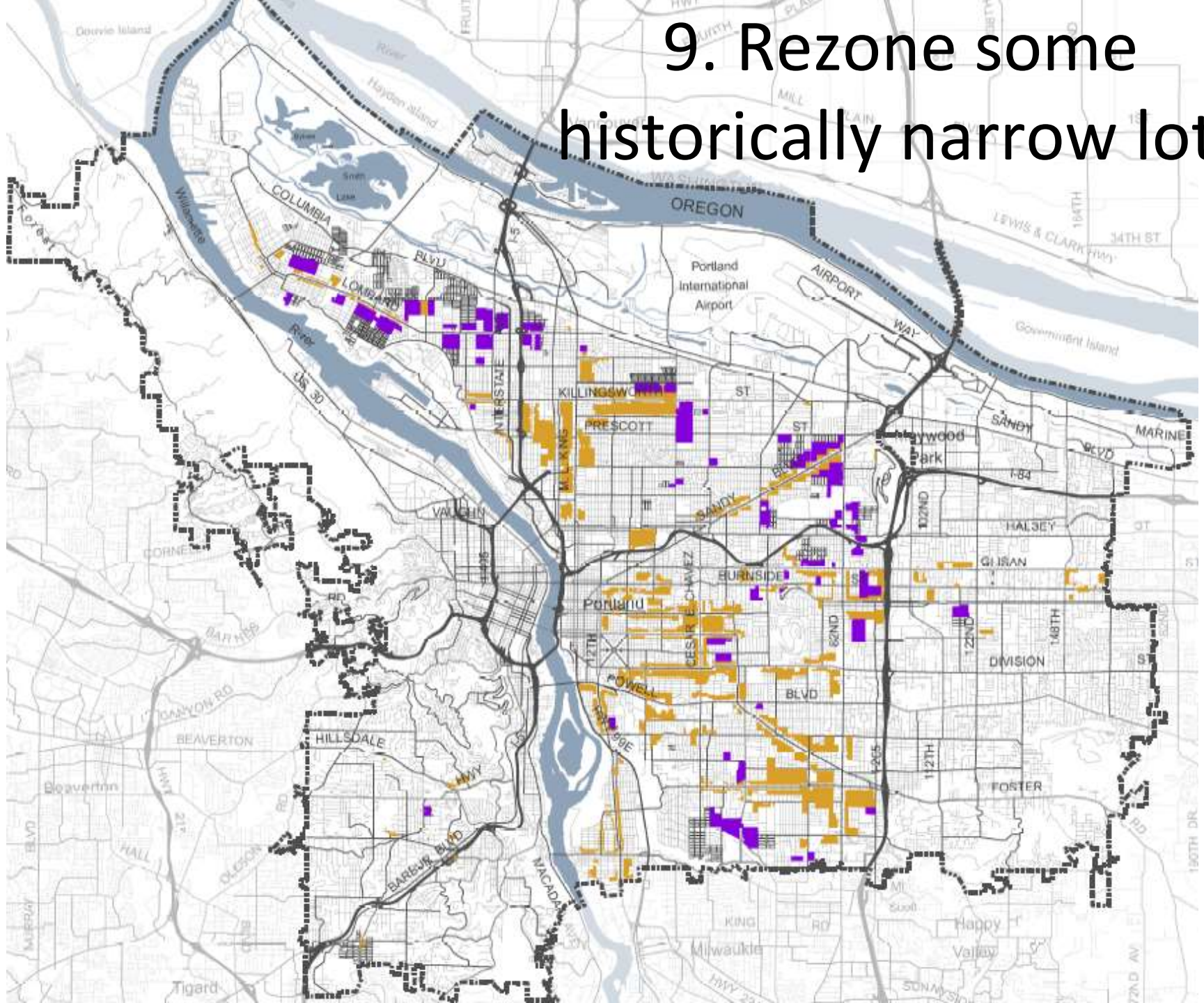
- “Narrow lot” = any lot less than 36 feet wide
- “Historically narrow lot” = platted before zoning
- Typically 25 feet wide by 100 feet deep
- Lots are already “divided” so no land division required
- Substandard lot size and width for R5 zone
- Lots vacant for 5 years are buildable



# 9. Rezone Some Historically Narrow Lots

- Rezoning Opportunities:
  - Transparent and consistent with R2.5 density
  - Available supply of lots for housing
  - Fee-simple ownership (i.e. not condo)
  - Smaller lots = less expensive
  - Smaller houses = more energy efficient

# 9. Rezone some historically narrow lots



# 10. Revise narrow lot rules

Require pairs of attached houses





# 11. Revise parking rules

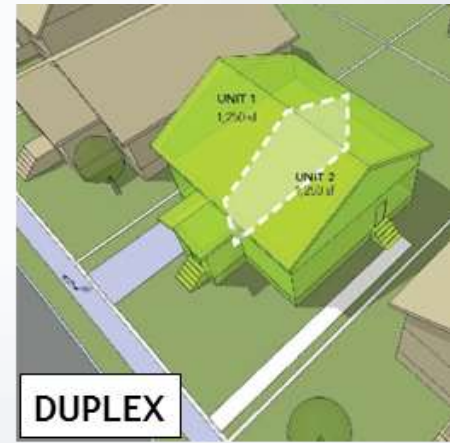
- No at grade garages on houses less than 22 feet wide
- Tuck under garages allowed on attached houses



## 12. Improve R2.5 zone

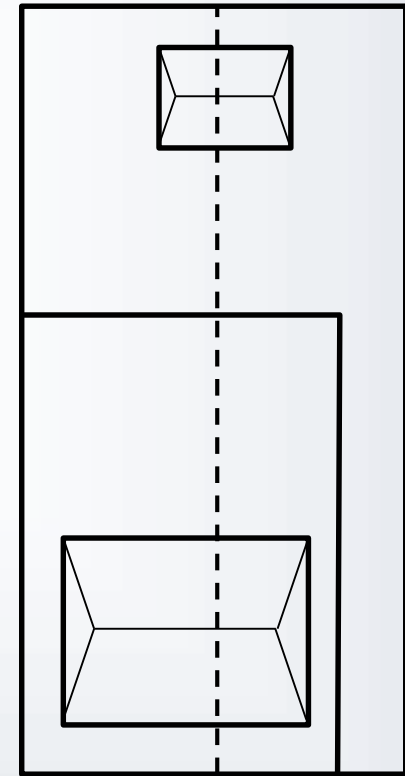
### Double-sized R2.5 lots ( $\geq 5,000$ sf)

- For new development, two units required.



## 12. Improve R2.5 zone

- Small flag lots (<3,000 sf)
  - Property line adjustment allowed
  - Must retain existing house
  - New flag lot house limited:
    - 1,000 sf
    - 20 feet tall
    - Exterior design elements





# Get more details

- Using the Map App

# Learn how your property is affected (or isn't)

The screenshot shows the Portland Residential Infill Project website. On the left, a map of Portland is displayed with various colored overlays indicating different zoning districts. Annotations with arrows point to specific UI elements: 'Zoom Controls' points to the '+' and '-' buttons, and 'Map Legend' points to the menu icon. At the top center, a text box says 'Enter address here' with an arrow pointing to the 'Address Search' input field. On the right side of the page, the 'RESIDENTIAL INFILL PROJECT' section is visible, followed by a 'TIMELINE' section showing a sequence of steps: CR, DO, PO, REC, and A.

Enter address here →

Zoom Controls

Map Legend

Address Search

Map Features Comments

### RESIDENTIAL INFILL PROJECT

The goal of the [Residential Infill Project](#) is to update Portland's single-dwelling zoning rules to better meet the changing housing needs of current and future residents. Portland is growing and changing in a number of ways:

- By 2035, Portland will welcome approximately 123,000 new households, and these residents will need housing in a variety of sizes and prices
- Our neighborhoods are becoming more diverse, our population is aging, and household sizes are getting smaller.
- The rising cost of housing is a top concern across the city – more people are finding it difficult to afford housing, and many are concerned about demolished homes being replaced with larger, more expensive houses.

The Residential Infill Project is proposing innovative ways to allow additional units that complement the scale of single-dwelling neighborhoods by reducing the maximum size allowed for houses, increasing housing choices, and implementing improvements to narrow lot development.

### TIMELINE

The comment period on the Discussion Draft is open through Monday, November 20 at 5:00 pm.

CR → DO → PO → REC → A

FOR MORE INFORMATION, VISIT THE PROJECT WEBSITE:

<https://www.portlandoregon.gov/bps/infill>

# Using the map app

Explore Proposals → Read Public Testimony About the Map App

Address Search

See features here → Features Comments

There is a comprehensive map and base zone change on this parcel.

**BASE ZONE** **R2.5**  
*Residential 2,500*

Comp Plan Adopted Base Zone(s) **R5**

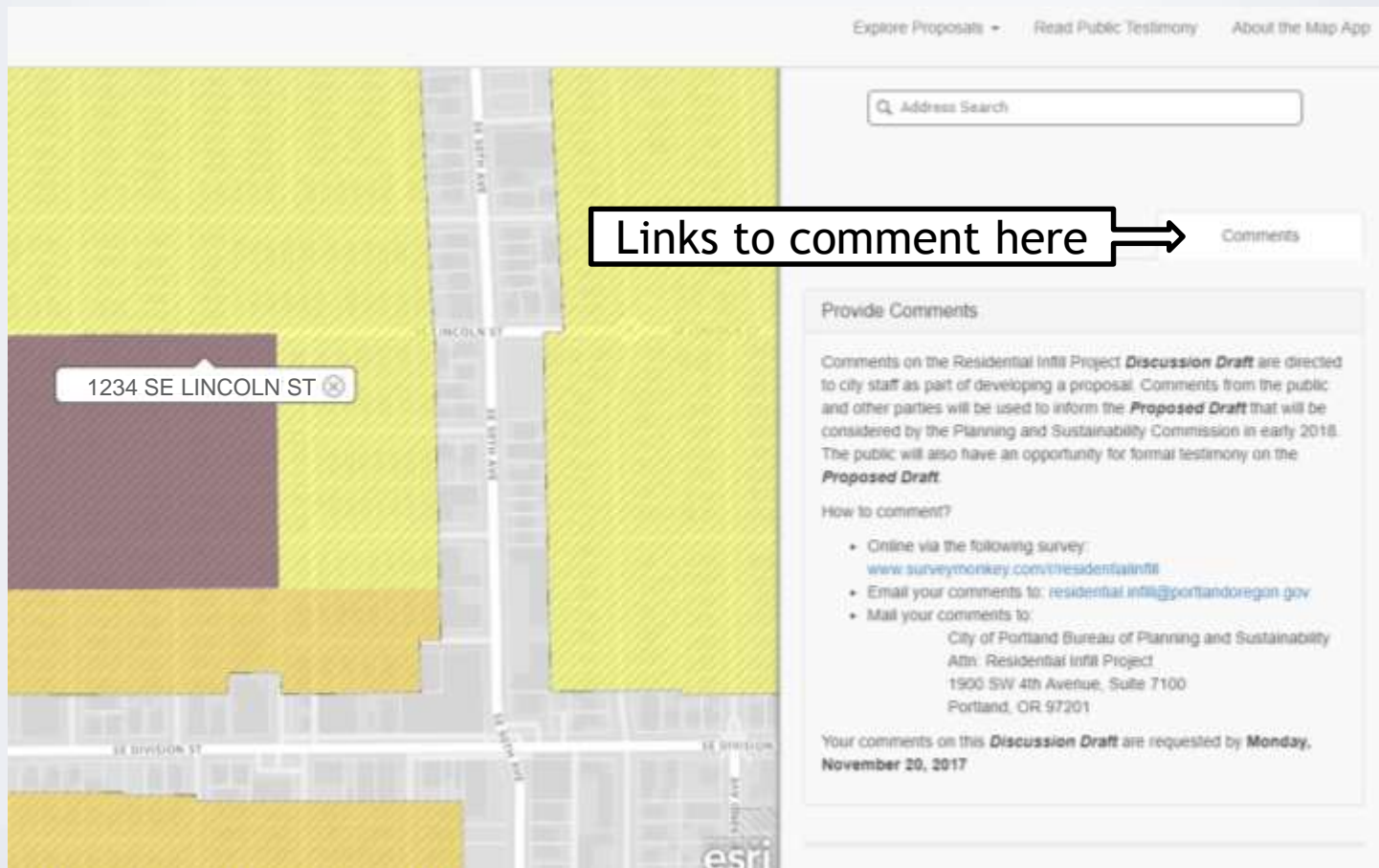
Some select **R5** areas within the new Additional Housing Opportunity (a) overlay zone that are very near services, amenities, or adjoin higher density zones are being rezoned to **R2.5**.  
The **R2.5** zone is a single-dwelling zone which allows, on average, 1 lot per 2,500 ft<sup>2</sup>. The major types of new housing development will be single family dwellings, row houses, duplexes and accessory dwelling units (ADU).

**OVERLAY ZONE(S)**

Adopted Overlays	None
Overlay(s) removed	None
New Overlay(s)	Additional Housing Opportunity (a)



# Using the map app



# Get more details

## Summary

## Vol 1: Staff Report

## Vol 2: Code

## Vol 3: Appendix



# Next Steps

- Public input (through November 20)
- PSC Hearings (Winter)
- Council Hearings (Spring)





# Drop-in Office Hours

<b>East</b> Wednesday, October 11, 2017 5 – 6 pm East Portland Neighborhood Office (EPNO) 1017 NE 117 <sup>th</sup> Avenue TriMet: #25, #71 and #77	<b>Northeast</b> Monday, October 23, 2017 5 – 7 pm Central Northeast Neighborhoods (CNN) 4415 NE 87 <sup>th</sup> Avenue TriMet: #12 and #71	<b>North</b> Thursday, November 2, 2017 5 – 7:30 pm Kenton Firehouse 8105 N Brandon Street TriMet: #4, MAX Yellow Line
<b>Northeast</b> Thursday, October 19, 2017 5 – 7 pm Northeast Coalition of Neighborhoods (NECN) 4815 NE 7 <sup>th</sup> Avenue TriMet: #6 and #72	<b>Southwest</b> Monday, October 30, 2017 5 – 7:30 pm Multnomah Arts Center 7688 SW Capitol Highway TriMet: Bus #44	<b>Southeast</b> Tuesday, November 7, 2017 5 – 7:30 pm Southeast Uplift (SEUL) 3534 SE Main Street TriMet: #14, #15, #66 and #75

# THANK YOU!

**Learn more:**

[portlandoregon.gov/bps/infill](http://portlandoregon.gov/bps/infill)

**Map App:**

[portlandoregon.gov/bps/infill/mapapp](http://portlandoregon.gov/bps/infill/mapapp)

**Comment:**

[residential.infill@portlandoregon.gov](mailto:residential.infill@portlandoregon.gov)  
[surveymonkey.com/r/residentialinfill](https://surveymonkey.com/r/residentialinfill)