



# Residential Infill Project

## Planning and Sustainability Commission Work Session

### TOPIC: Cottage Clusters

August 28, 2018



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



# Follow along...

PSC meeting materials are available on the project website:

[www.portlandoregon.gov/bps/76961](http://www.portlandoregon.gov/bps/76961)

Or go to [www.portlandoregon.gov/bps/infill](http://www.portlandoregon.gov/bps/infill)

Look for “documents and resources”

and then look for

“Planning and Sustainability Commission Materials”

# PSC Goals

Generalized Project Goal	Commissioners Mentioned	
<b>Equitable benefits and costs</b>	7	13
Lower displacement	2	
Increased home ownership	4	
<b>More housing options</b>	6	24
Increased range of types	6	
More locations	5	
Internal conversions	5	
Age friendly options	2	
<b>Less expensive options</b>	5	10
Smaller units	2	
More supply	2	
Lower SDCs/costs	1	
<b>Also mentioned:</b>		14
Urban canopy/open space	2	
Flood/hazards protection	1	
Context	2	
Reduce 1:1 demolitions	3	
Infrastructure adequacy	1	
Public involvement/process	1	
Code simplicity	3	
Energy efficiency/climate goals	1	

# Tonight's Agenda

1 hour:

- Small flag lots in the R5 zone - 10 min
- Tree preservation exemptions - 10 min
- Driveway spacing standard - 10 min
- Cottage clusters - 30 min

**R5 small flag lots**

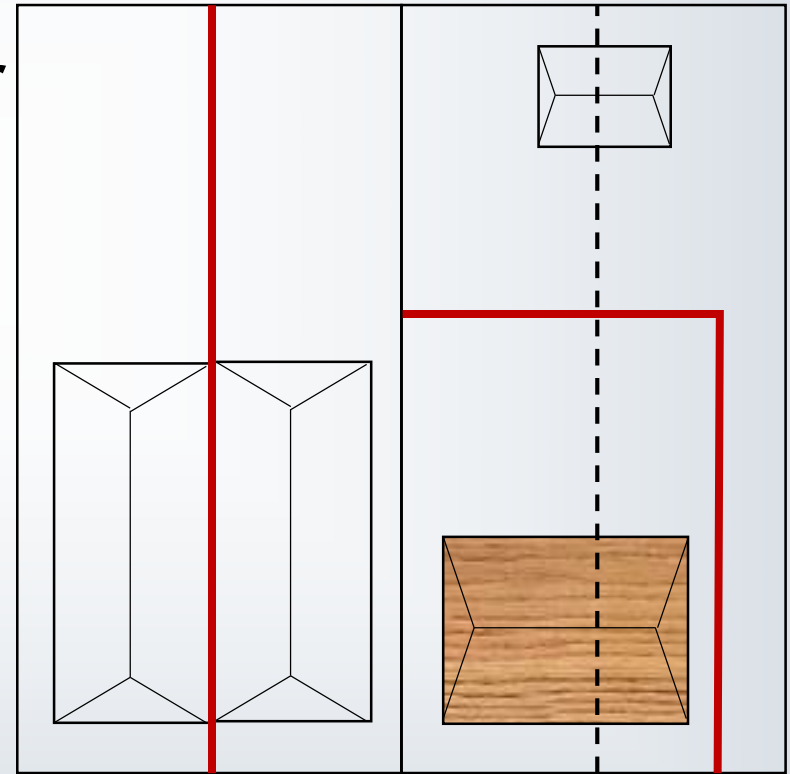
# Small flag lots in R5 zone

## PSC direction 8/14:

Allow lot confirmations for attached houses in R5

## Potential Amendment:

- Allow property line adjustment to create small flag lot in R5



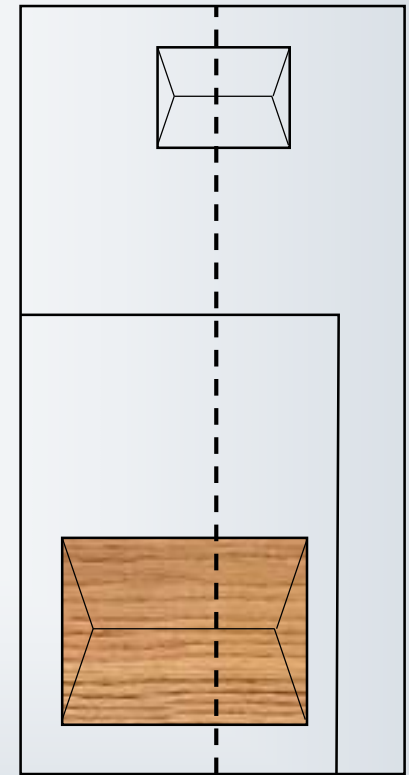
# Small flag lots in R5 zone

## New flag lot house limited:

- 1,000 sf
- 20 feet tall (R5 zone only)
- Exterior design elements

## Front lot:

- Must retain existing house
- FAR for existing house not reviewed during PLA



# Tree Preservation Exemption



# Title 11 - Tree Code

## PRESERVATION

Preserve and protect 1/3 of trees 12" and larger  
OR pay a fee in lieu per tree (\$ based on tree size)

- Lots less than 5,000sf exempt from preservation

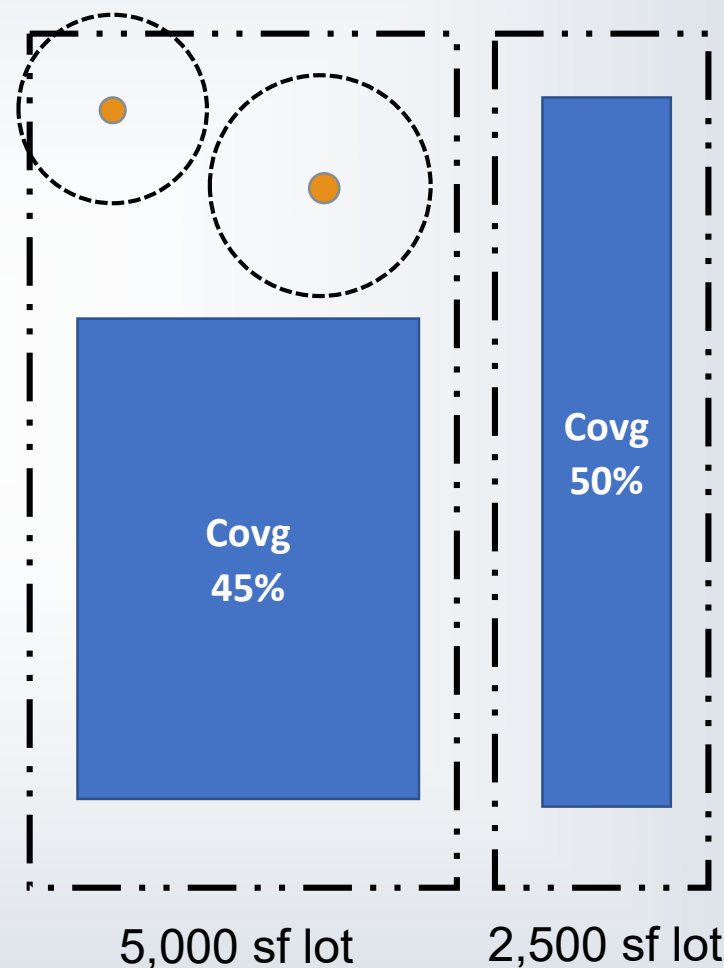
## PLANTING

Plant small, medium, or large canopy trees  
(# based on site size)

- Applies to all lots
- Lots less than 3,000sf can use planted street trees

# Title 11 – Tree Code

Potential amendment:  
Reduce preservation lot  
size exemption from  
“less than 5,000 sf” to  
“less than 2,500 sf”



# Driveway Spacing Standard

# Driveways

Driveway curb cut locations are regulated by Title 17 and the City Engineer:

...“to insure the safe and orderly flow of pedestrian, bicycles and vehicular traffic and preserve on-street parking.”

Title 33 previously included driveway criteria for land divisions, but were removed in 2009.

# Driveways

## Potential Amendment:

Require - minimum of 22 feet between driveways or alternatively, a maximum distance of 5 feet from the side lot line.



# Project Proposals



## SCALE OF HOUSES

1. Reduce size
2. Revise height
3. Increase setbacks
4. Improve design



## HOUSING OPTIONS

5. Housing types
6. New 'a' overlay map
7. Existing house retention incentives
8. Cottage clusters



## NARROW LOTS

9. Rezone lots
10. Improve building design
11. Revise R2.5 rules

# Cottage Clusters

aka “Planned Developments”

# Planned Development

## Summary of Staff Proposal

Streamline review process

50% of units  
oriented around  
common open space

Ped circulation

Allow 1 ADU w/ each house  
i.e. 2x current allowed units





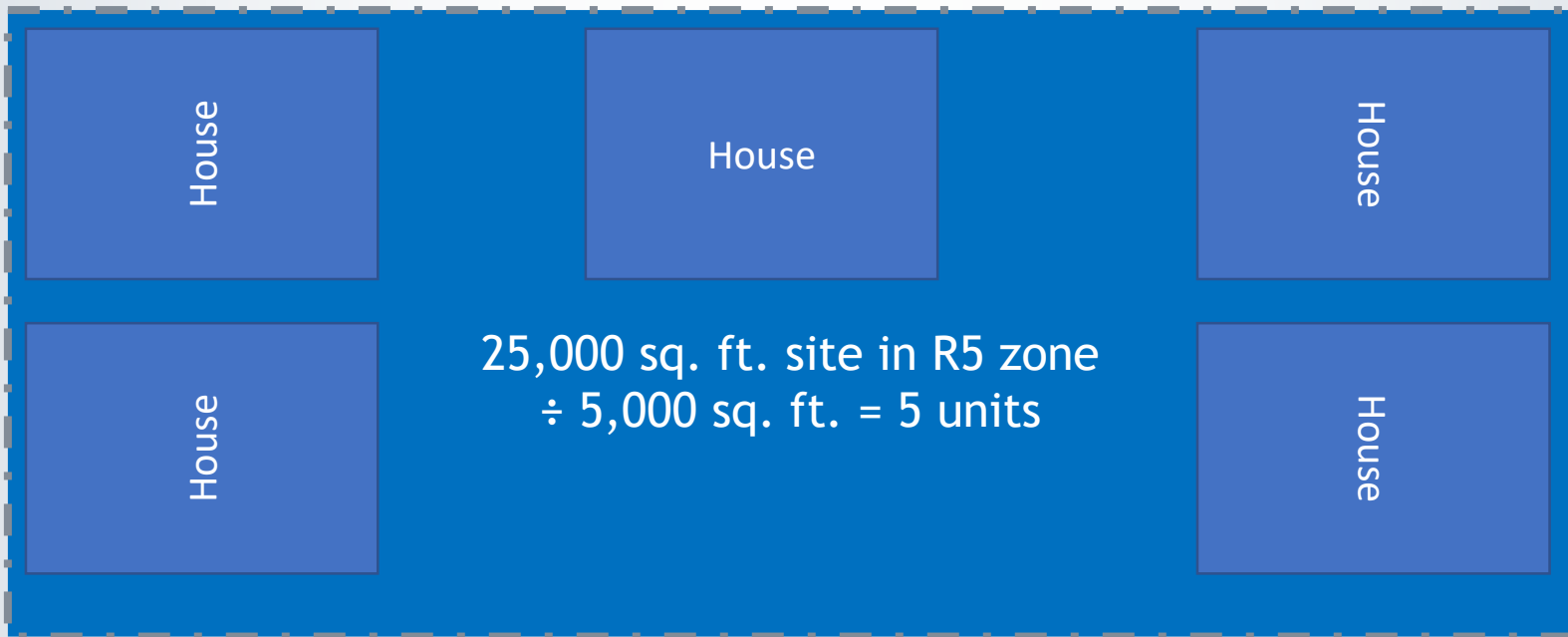
# Planned Development Compared to Land Divisions

A land division (LD) creates multiple lots from a single **site**.

25,000 sq. ft. site in R5 zone  
 $\div 5,000 \text{ sq. ft.} = 5 \text{ lots}$

# Planned Development Compared to Land Divisions

A planned development (PD) allows flexibility to arrange multiple units on a single site.





- |                          |                                      |  |
|--------------------------|--------------------------------------|--|
| 1. Community Garden      | 4. Parking (Future Solar PV Carport) | 7. Mailboxes                           |
| 2. Common Space          | 5. Parking                           | 8. Trash/Recycling                     |
| 3. Children's Play Space | 6. Covered Bike Storage              | 9. Garden Shed & Rain Water Harvesting |



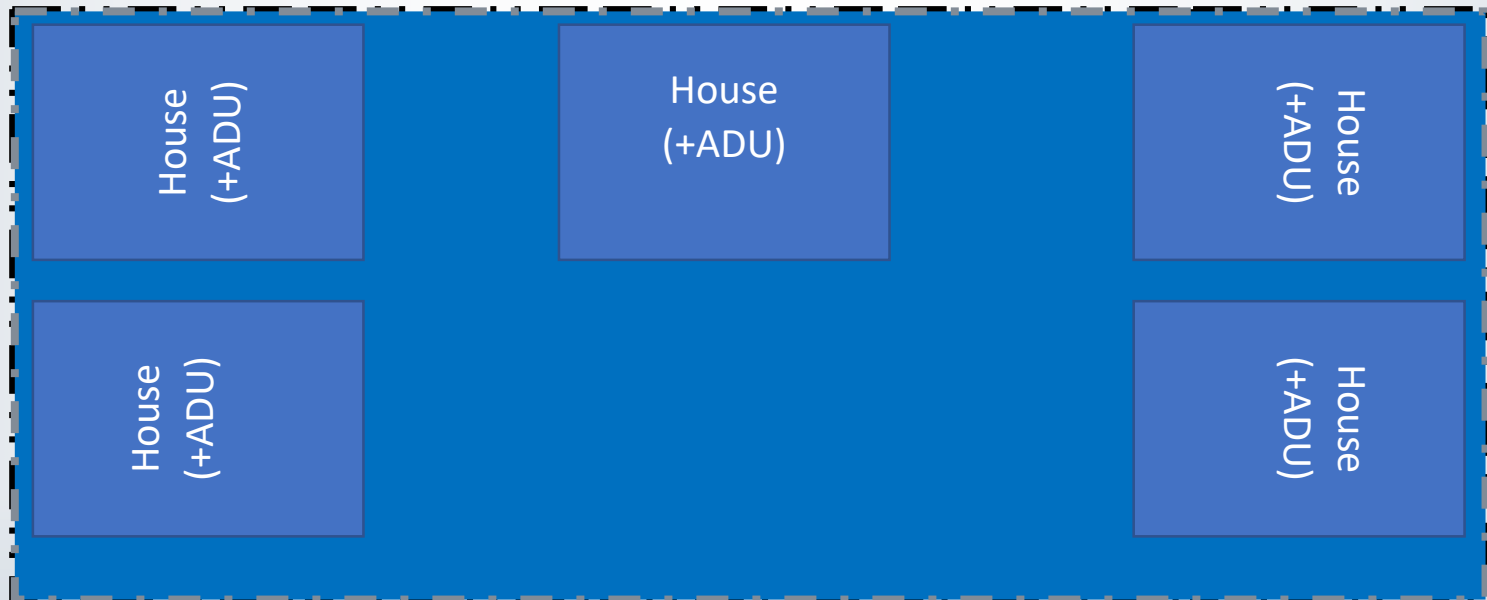
# Planned Development Compared to Land Divisions

**Land divisions** - reviewed for service adequacy, density, trees, and lot dimension standards.

**Planned developments** - reviewed for service adequacy, density, trees, and compatibility with the surrounding area including site layout, building form and architecture.

# Planned Developments Density

Proposal: Allow 1 ADU with each primary detached unit. i.e. 2x current PD density, density on par with current LD:



# Planned Developments Density

Potential Amendment: Allow an equivalent number of units that would be allowed through a land division.

R7, R5, R2.5 Zones:

5-20 units

# Planned Developments

## Requirements for Additional Units

Potential Amendment: When proposing more than 2 units per each equivalent land division lot, require that 1/3 of all the units be visitable.

*Since the 3<sup>rd</sup> unit on a divided lot would be required to be visitable, this provides greater parity in a planned development.*



# Planned Developments

## Open Area

Proposal: Require 50% of dwelling units to be oriented around a common open area.

Potential Amendment: Delete this proposed requirement.

*The PD criteria currently require adequate open area but are less prescriptive, and thus allow greater flexibility.*



# Planned Developments Review process

## Current Rules

**Land Divisions** - up to 10 lots may be processed as a Type IIx review.

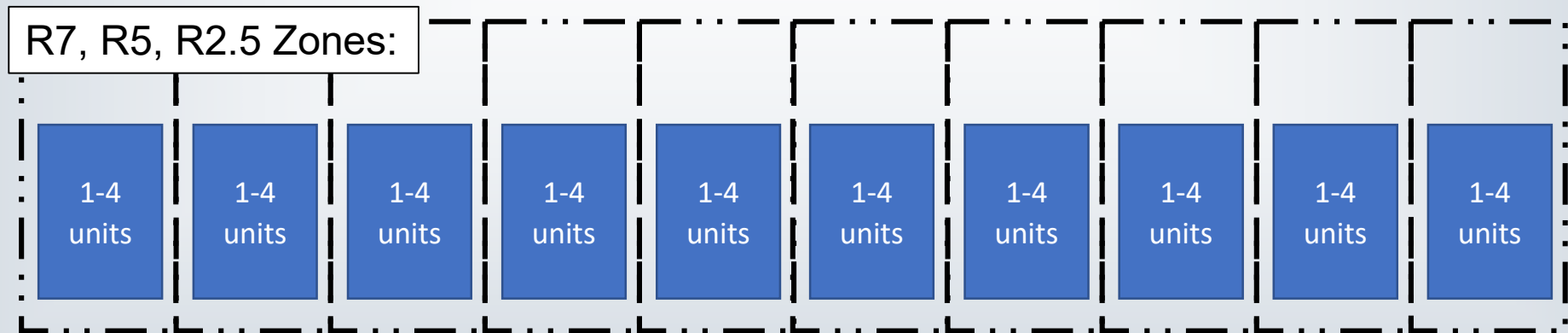
**Planned Developments** - up to a duplex may be processed as a Type IIx review.

# Planned Developments

## Review process

Proposal: Process up to 10 dwelling units (not counting ADUs) as a Type IIx.

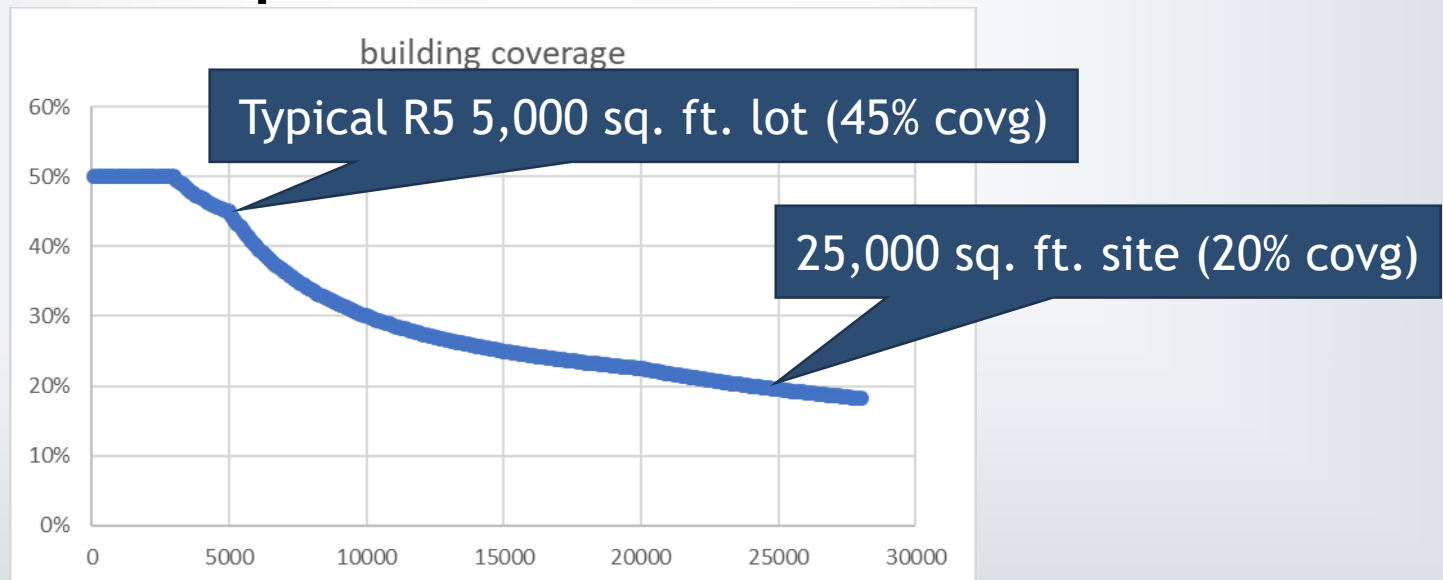
Potential Amendment: Review PD as a Type IIx, when an equivalent number of units would be allowed through a Type IIx land division.



# Planned Developments

## Building Coverage

Proposal: No change to base zone building coverage standards. Allow a modification to the base zone building coverage standard as part of the PD process.



# Planned Developments

## Building Coverage

Potential Amendment: Allow building coverage limits that would be more consistent with typical subdivided lot sizes in the zone. Cap building coverage at the greater of Table 110-4 or 35% of site area:

Lot size	Building Coverage Allowance (based on Table 110-4)	Proposed PD Building Coverage
2,500 sq ft	50%	50%
5,000 sq ft	45%	45%
7,000 sq ft	35%	35%
10,000 sq ft	25%	
20,000 sq ft	22%	
1 acre	15%	

# Planned Developments

## Floor Area Ratios (FAR)

Proposal: The FAR of the base zone (where applicable) would apply to the site.

*With the PSCs introduction of graduated FARs by units on a lot, additional clarification of what FAR to apply is necessary.*

# Planned Developments

## Floor Area Ratios (FAR)

Potential Amendment: Allow FAR to match the allowed FAR for an equivalent number of units on land division lots.

Potential Amendment: Allow +0.1 bonus FAR when 25% of the units are affordable

Zone	Number of units per each equivalent land division lot	FAR for site	FAR with affordability bonus
R7	1	.4	.5
	2	.5	.6
	3-4	.6	.7
R5	1	.5	.6
	2	.6	.7
	3-4	.7	.8
R2.5	1	.7	.8
	2	.8	.9
	3-4	.9	1.0

# Next Steps

Sept. 11      Work session: Putting it all together  
Fall 2018      Vote