

Narrow Lot Development

Residential Infill Project
Stakeholder Advisory Committee
December 1, 2015



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



OVERVIEW

- New narrow lot vs. skinny lot
 - Process
 - Development Standards
- Examples. What works?
- Where are they appropriate?

Two Processes and Two Lot Types

Land Division:

Create new lots from larger parcels of land

Results in:

- Standard Lots
- New Narrow Lots
($<36'$ wide or $<3,000$ s.f.)

Lot Confirmation:

Confirm the legal status of previously created lots

Results in:

- Standard Lots
- “Skinny Lots”
($<36'$ wide or $<3,000$ s.f.)

Process Comparison

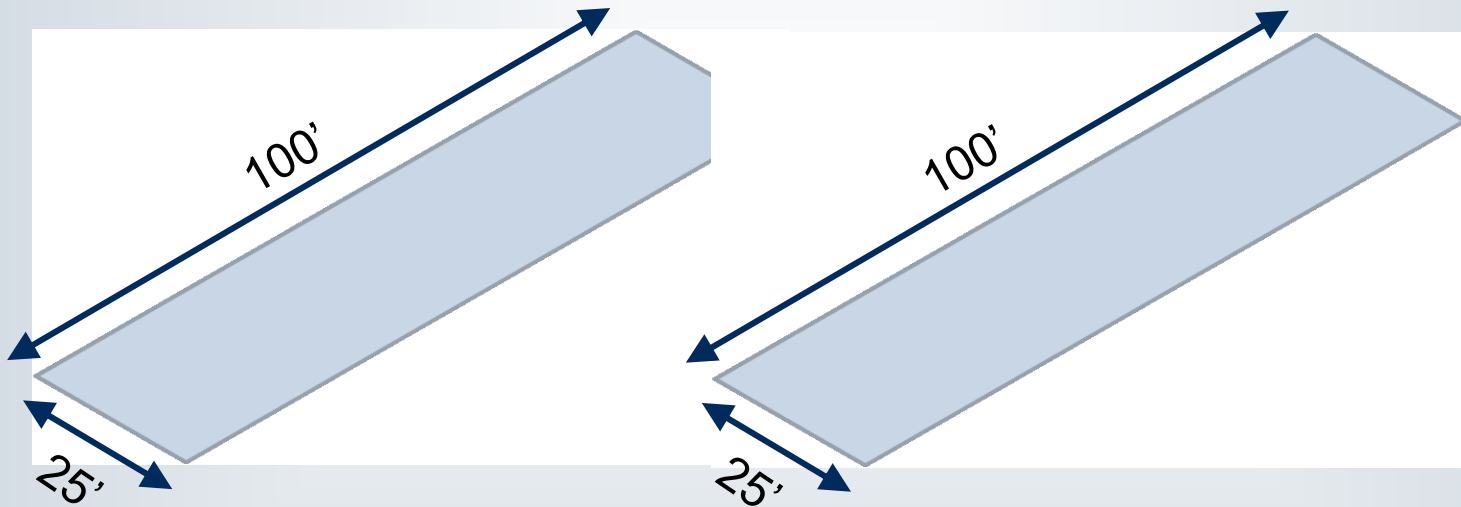
	Land Division Narrow Lot	Lot Confirmation Skinny Lot
Notice	To property owners w/in 100-150'	None
Timeframe	6-24 months	6-10 weeks
Fees	\$8,000-\$10,000	\$900-\$2,400 (w/PLA)
Criteria	Trees, narrow lot compatibility	None
Lot Standards	Lot size, width, depth	Lot size, width, lawfully created, vacant
Density	Verified	Not reviewed

Development Standards Comparison

	New Narrow Lot (LD)	Skinny Lot Confirmation
Attached garage facing street	Not allowed (alley access required)	12' wide allowed (but parking is not required)
Height (R5 zone)	1.2 X width of house	1.5 X width of house
Height (R2.5 zone)	1.5 X width of house	1.5 X width of house
Setbacks	Base zone	Base zone
Main Entrance w/in 4' of grade	Attached houses only	All houses
Building Coverage	50%	40%
Materials, trim, eaves	Not regulated	Required
Exceptions to development standards	PD - for garages and height AD - for setbacks and building coverage	DZ - for garages, height, setbacks, building coverage, materials

Narrow and Skinny Lots

- Which is which?

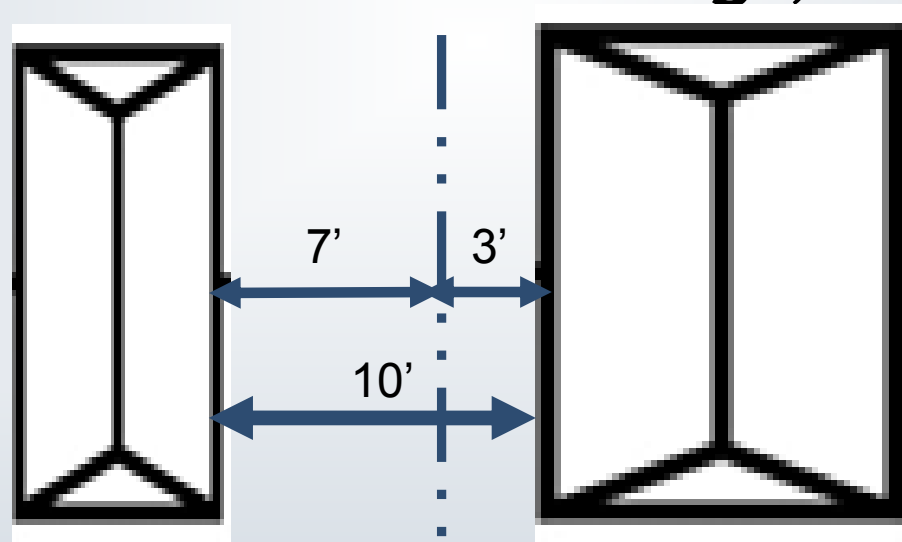


DESIGN CONTROLS

1983 Code - Substandard Lots

R5 lot minimums: 35x80 feet, 3750 s.f.

- Side setbacks = 2X setback distance separation between buildings;



1983 Code - Substandard Lots

R5 lot minimums: 35x80 feet, 3750 s.f.

- Side setbacks = 2X setback distance separation between buildings;
- 35% maximum lot coverage;
 - Standard R5 lot in 1983 = 45% lot coverage

1983 Code - Substandard Lots

R5 lot minimums: 35x80 feet, 3750 s.f.

- Side setbacks = 2X setback distance separation between buildings;
- 35% maximum lot coverage;
- Garage:
 - Maximum 10% of lot size;
 - 14 feet wide or 50% of dwelling (whichever is less)

1991 Code - Substandard Lots

R5 lot minimums: **None**

- Side setbacks = 2X setback distance separation between buildings;
- 200 s.f. outdoor area required;
- 20 square feet of windows on front façade

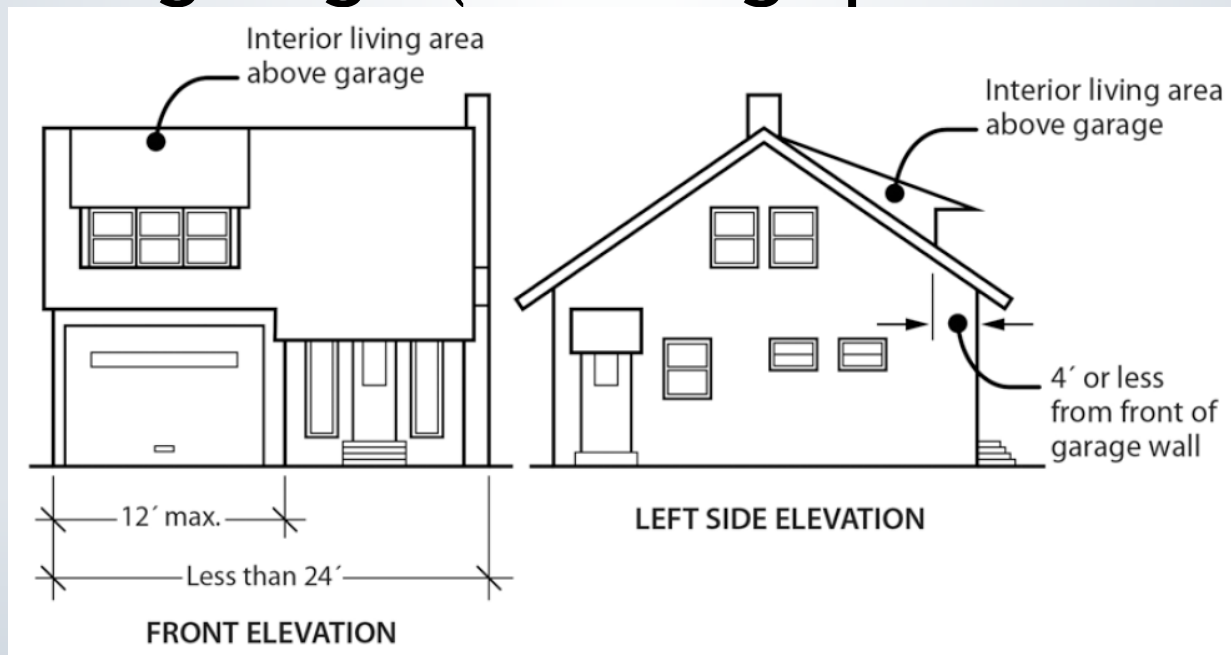
1991 code



2003 Code - Skinny Lots

R5 lot minimums: If <36' wide / 3,000 sq.ft.
must be vacant for 5 years

- 12' wide garage (w/living space above)



2003 Code - Skinny Lots

R5 lot minimums: If <36' wide / 3,000 sq.ft.
must be vacant for 5 years

- 12' wide garage (w/living space above)
- Materials and Trim requirements
- Eaves
- Street orientation (15% windows, porch)

DEVELOPMENT EXAMPLES

1. Design and Form

- Attached Units (unified or distinct roofline)
- Detached Units
- Height: 1,2,3 story
- Setbacks
- Materials: Finish, Trim, Eaves
- Main entrance: orientation, height
- Windows

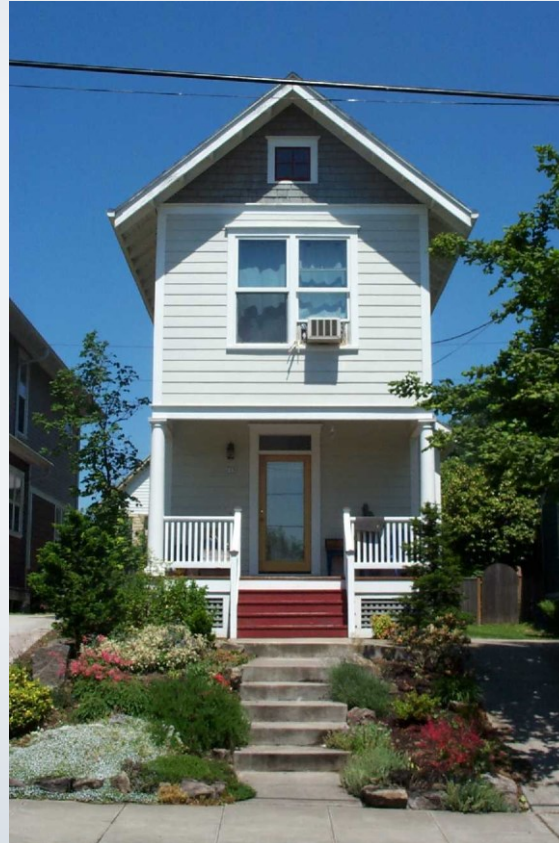
2. Garages and Parking

- No parking
- Parking pad (no garage)
- Tuck under garage
- Attached garage
 - Street facing
 - Rear facing (alley access)
- Detached garage (shared driveway)

Detached House - Old Standards



Skinny Lot



Skinny Lots



Skinny Lot



Skinny Lot



Skinny Lot



Skinny Lots



Skinny Lots



Skinny Lot



Skinny Lot



Skinny Lot



Skinny Lots with Shared Driveway



Lots of Skinny Lots



Living Smart Competition



Narrow Lot (No PD)



Narrow Lots



Narrow Lots



Narrow Lots

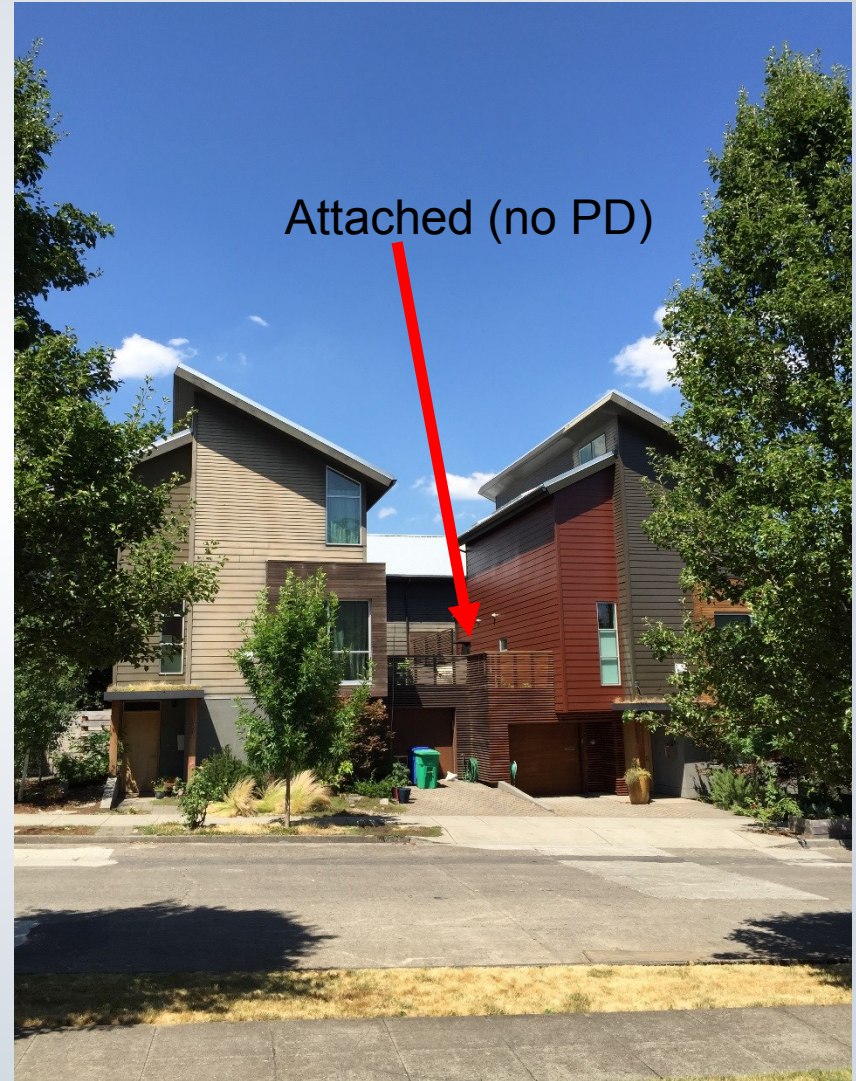


Narrow Lots

Detached (PD)



Attached (no PD)



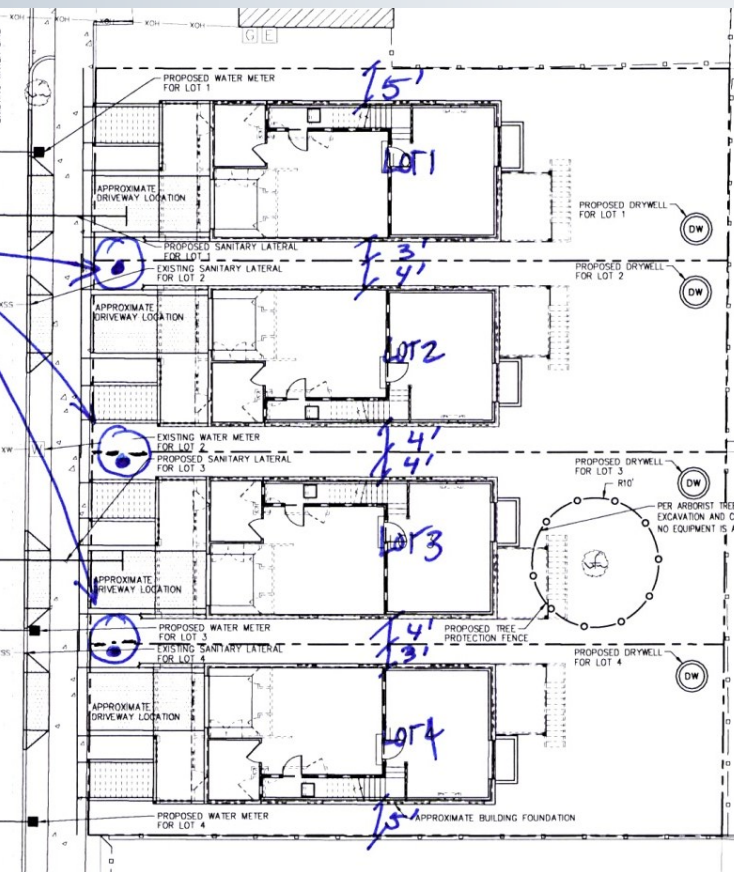
Narrow Lots



Narrow Lot



Narrow Lots (22' wide houses)



Not Narrow nor Skinny Lots (Multidwelling zone)



Attached Houses - Old Standards



Attached houses



Attached Houses



Attached Houses



Narrow Lot PD



Narrow Lots



Narrow Lots



Narrow Lots with a PD



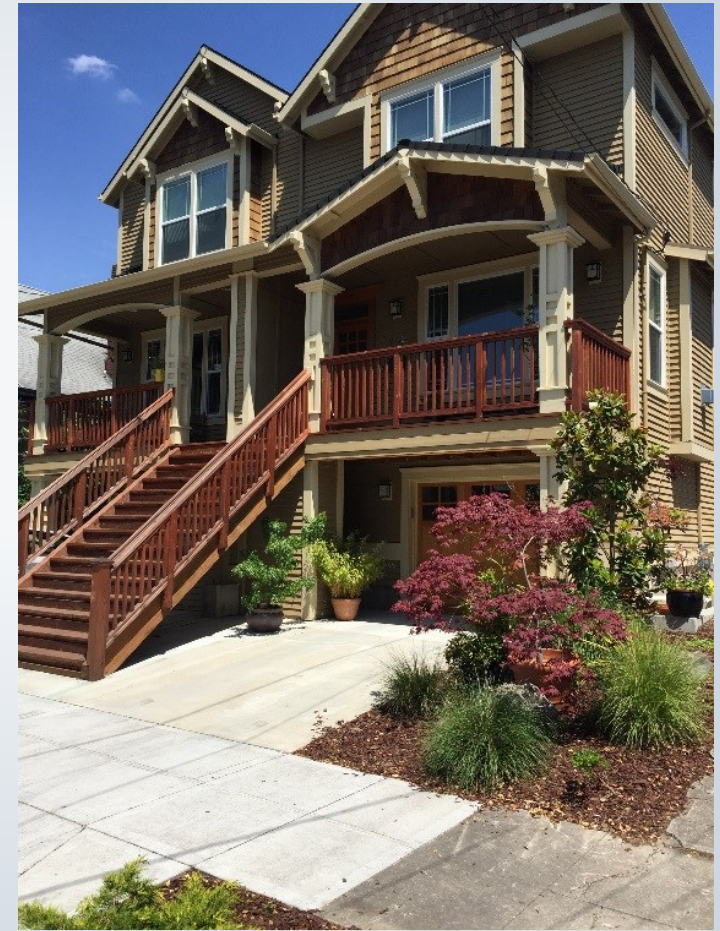
Narrow Lots with a PD



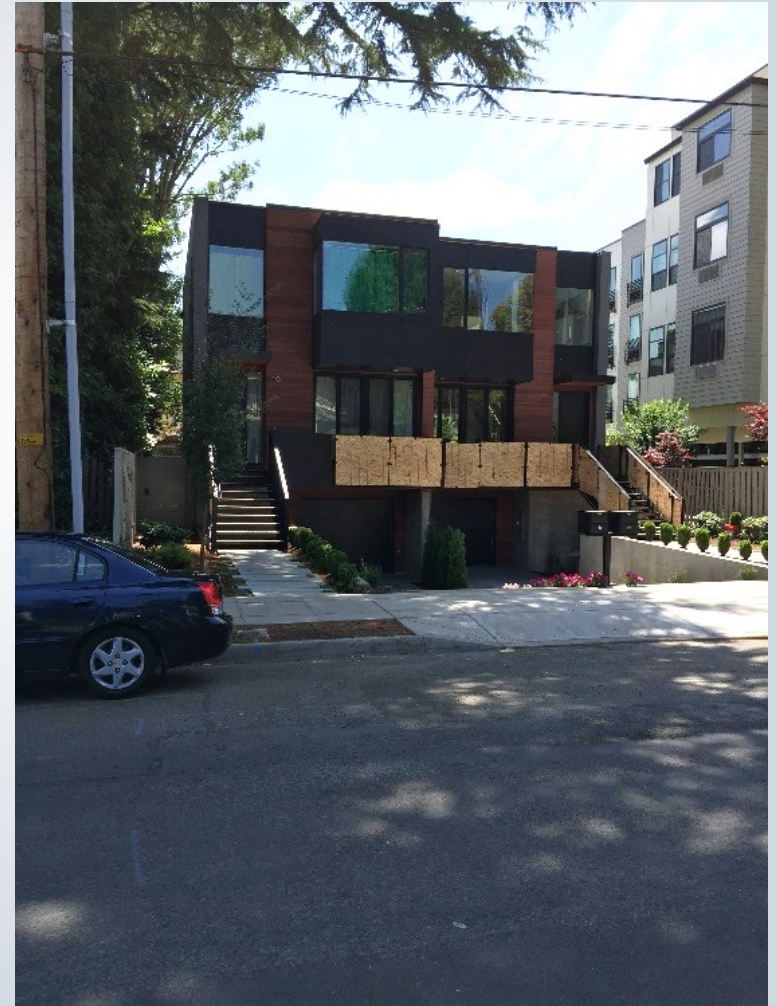
Narrow Lots with a PD



Narrow Lots with a PD



Narrow Lots with a PD



Narrow Lot (Duplex)



Attached units on corner

Multi dwelling zone

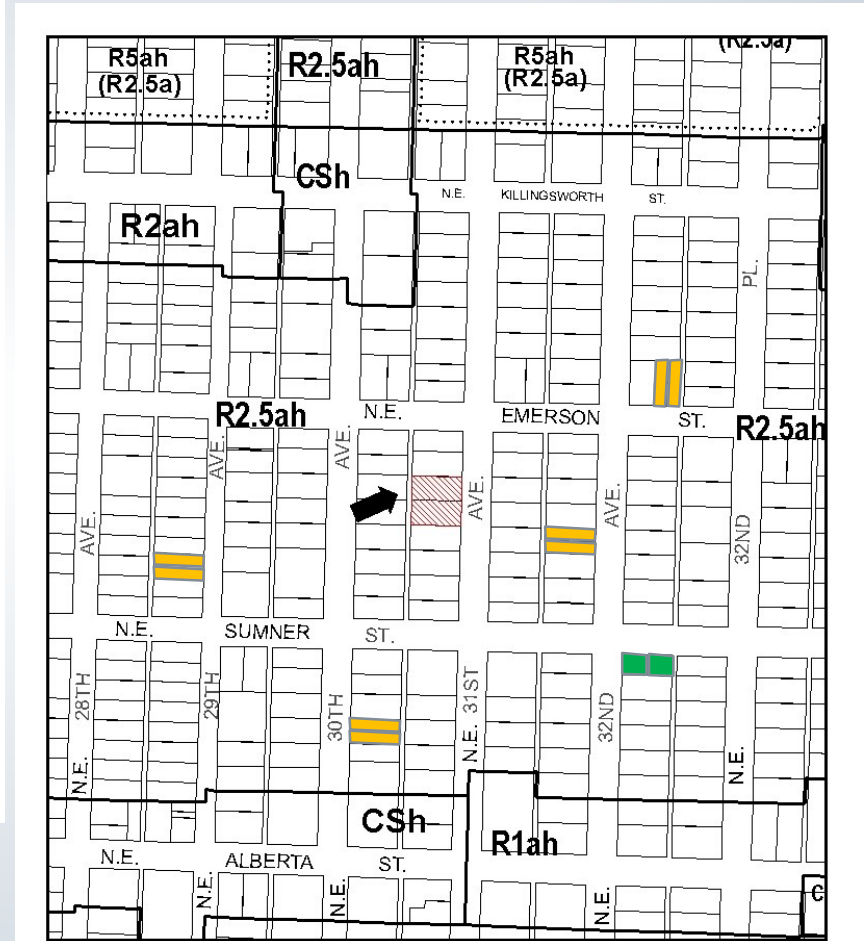


**SKINNY AND
NARROW LOTS
WHERE ARE THEY?**

Narrow and Skinny Lots

- Narrow Lots are predominantly in R2.5 Why?
 - Because density must be met, R5 narrow lots tend to be very deep, or paired with wider lots.
 - 25x100 lots in the R2.5 zone are consistent with zone density, logical transition from 50x100 lots.
- Skinny Lots are predominantly in R5. Why?
 - 44% of the SF residentially zoned area is R5
 - Many of the 25'x100' plats are in R5 areas
 - Few alternatives to receive increased density

R2.5 zone - narrow lots



Narrow Lot Criteria

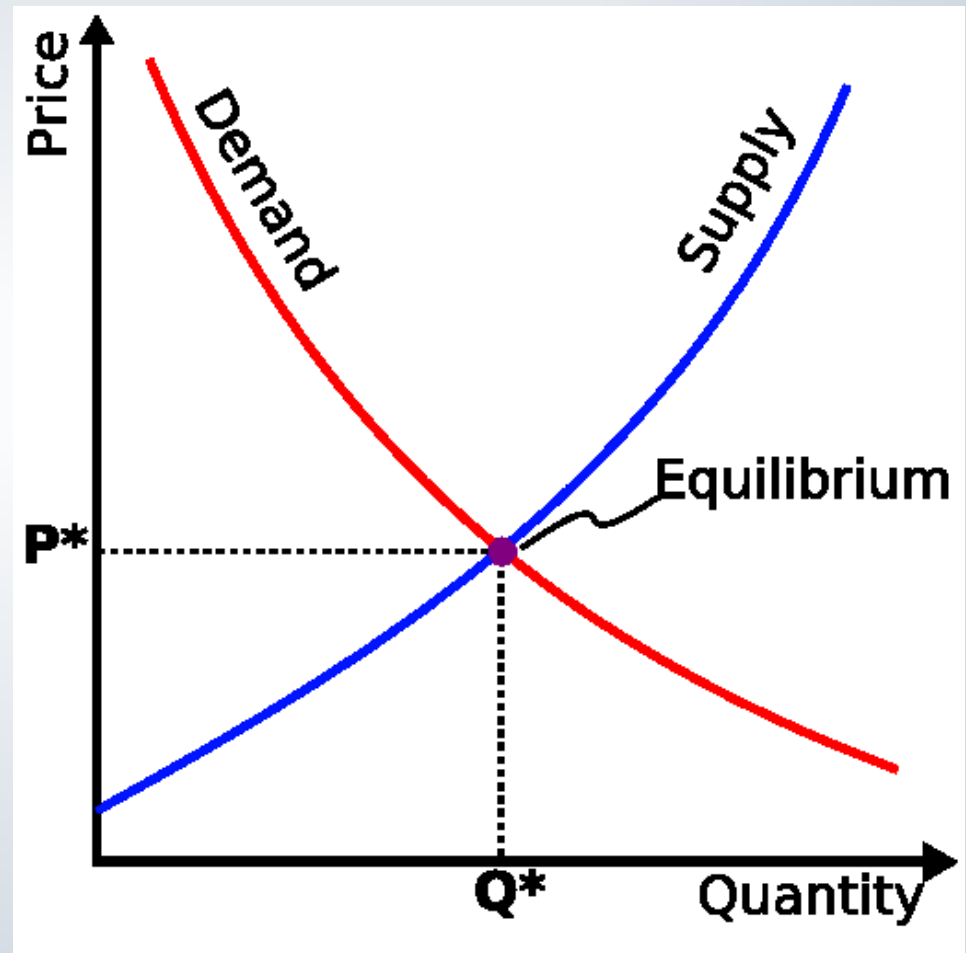
- In the R2.5 zone, a lot less than 36 feet wide is allowed if:
- On **balance**, the proposed lots will have dimensions that are **consistent** with the purpose of this section:
- Lots are **compatible** with existing lots while also considering the purpose of this chapter:
- Ensure that lots are **consistent** with the **desired character** of the zone while allowing lots to vary in size and shape provided the planned intensity of the zone is respected.

R5 zone - skinny lots

40655 (C. ST.)	13200	11900	41	13300	26	27	11700	27	28	11800	28	29	11900	29	30	12000	30	31	12100	31	32	12200	32	33	12300	33	34	12400	34	35	12500	35	36	12600	36	37	12700	37	38	12800	38	39	12900	39	40	13000	40	41	13100	41	42	13200	42	43	13300	43	44	13400	44	45	13500	45	46	13600	46	47	13700	47	48	13800	48	49	13900	49	50	14000	50	51	14100	51	52	14200	52	53	14300	53	54	14400	54	55	14500	55	56	14600	56	57	14700	57	58	14800	58	59	14900	59	60	15000	60	61	15100	61	62	15200	62	63	15300	63	64	15400	64	65	15500	65	66	15600	66	67	15700	67	68	15800	68	69	15900	69	70	16000	70	71	16100	71	72	16200	72	73	16300	73	74	16400	74	75	16500	75	76	16600	76	77	16700	77	78	16800	78	79	16900	79	80	17000	80	81	17100	81	82	17200	82	83	17300	83	84	17400	84	85	17500	85	86	17600	86	87	17700	87	88	17800	88	89	17900	89	90	18000	90	91	18100	91	92	18200	92	93	18300	93	94	18400	94	95	18500	95	96	18600	96	97	18700	97	98	18800	98	99	18900	99	100	19000	100	101	19100	101	102	19200	102	103	19300	103	104	19400	104	105	19500	105	106	19600	106	107	19700	107	108	19800	108	109	19900	109	110	20000	110	111	20100	111	112	20200	112	113	20300	113	114	20400	114	115	20500	115	116	20600	116	117	20700	117	118	20800	118	119	20900	119	120	21000	120	121	21100	121	122	21200	122	123	21300	123	124	21400	124	125	21500	125	126	21600	126	127	21700	127	128	21800	128	129	21900	129	130	22000	130	131	22100	131	132	22200	132	133	22300	133	134	22400	134	135	22500	135	136	22600	136	137	22700	137	138	22800	138	139	22900	139	140	23000	140	141	23100	141	142	23200	142	143	23300	143	144	23400	144	145	23500	145	146	23600	146	147	23700	147	148	23800	148	149	23900	149	150	24000	150	151	24100	151	152	24200	152	153	24300	153	154	24400	154	155	24500	155	156	24600	156	157	24700	157	158	24800	158	159	24900	159	160	25000	160	161	25100	161	162	25200	162	163	25300	163	164	25400	164	165	25500	165	166	25600	166	167	25700	167	168	25800	168	169	25900	169	170	26000	170	171	26100	171	172	26200	172	173	26300	173	174	26400	174	175	26500	175	176	26600	176	177	26700	177	178	26800	178	179	26900	179	180	27000	180	181	27100	181	182	27200	182	183	27300	183	184	27400	184	185	27500	185	186	27600	186	187	27700	187	188	27800	188	189	27900	189	190	28000	190	191	28100	191	192	28200	192	193	28300	193	194	28400	194	195	28500	195	196	28600	196	197	28700	197	198	28800	198	199	28900	199	200	29000	200	201	29100	201	202	29200	202	203	29300	203	204	29400	204	205	29500	205	206	29600	206	207	29700	207	208	29800	208	209	29900	209	210	30000	210	211	30100	211	212	30200	212	213	30300	213	214	30400	214	215	30500	215	216	30600	216	217	30700	217	218	30800	218	219	30900	219	220	31000	220	221	31100	221	222	31200	222	223	31300	223	224	31400	224	225	31500	225	226	31600	226	227	31700	227	228	31800	228	229	31900	229	230	32000	230	231	32100	231	232	32200	232	233	32300	233	234	32400	234	235	32500	235	236	32600	236	237	32700	237	238	32800	238	239	32900	239	240	33000	240	241	33100	241	242	33200	242	243	33300	243	244	33400	244	245	33500	245	246	33600	246	247	33700	247	248	33800	248	249	33900	249	250	34000	250	251	34100	251	252	34200	252	253	34300	253	254	34400	254	255	34500	255	256	34600	256	257	34700	257	258	34800	258	259	34900	259	260	35000	260	261	35100	261	262	35200	262	263	35300	263	264	35400	264	265	35500	265	266	35600	266	267	35700	267	268	35800	268	269	35900	269	270	36000	270	271	36100	271	272	36200	272	273	36300	273	274	36400	274	275	36500	275	276	36600	276	277	36700	277	278	36800	278	279	36900	279	280	37000	280	281	37100	281	282	37200	282	283	37300	283	284	37400	284	285	37500	285	286	37600	286	287	37700	287	288	37800	288	289	37900	289	290	38000	290	291	38100	291	292	38200	292	293	38300	293	294	38400	294	295	38500	295	296	38600	296	297	38700	297	298	38800	298	299	38900	299	300	39000	300	301	39100	301	302	39200	302	303	39300	303	304	39400	304	305	39500	305	306	39600	306	307	39700	307	308	39800	308	309	39900	309	310	40000	310	311	40100	311	312	40200	312	313	40300	313	314	40400	314	315	40500	315	316	40600	316	317	40700	317	318	40800	318	319	40900	319	320	41000	320	321	41100	321	322	41200	322	323	41300	323	324	41400	324	325	41500	325	326	41600	326	327	41700	327	328	41800	328	329	41900	329	330	42000	330	331	42100	331	332	42200	332	333	42300	333	334	42400	334	335	42500	335	336	42600	336	337	42700	337	338	42800	338	339	42900	339	340	43000	340	341	43100	341	342	43200	342	343	43300	343	344	43400	344	345	43500	345	346	43600	346	347	43700	347	348	43800	348	349	43900	349	350	44000	350	351	44100	351	352	44200	352	353	44300	353	354	44400	354	355	44500	355	356	44600	356	357	44700	357	358	44800	358	359	44900	359	360	45000	360	361	45100	361	362	45200	362	363	45300	363	364	45400	364	365	45500	365	366	45600	366	367	45700	367	368	45800	368	369	45900	369	370	46000	370	371	46100	371	372	46200	372	373	46300	373	374	46400	374	375	46500	375	376	46600	376	377	46700	377	378	46800	378	379	46900	379	380	47000	380	381	47100	381	382	47200	382	383	47300	383	384	47400	384	385	47500	385	386	47600	386	387	47700	387	388	47800	388	389	47900	389	390	48000	390	391	48100	391	392	482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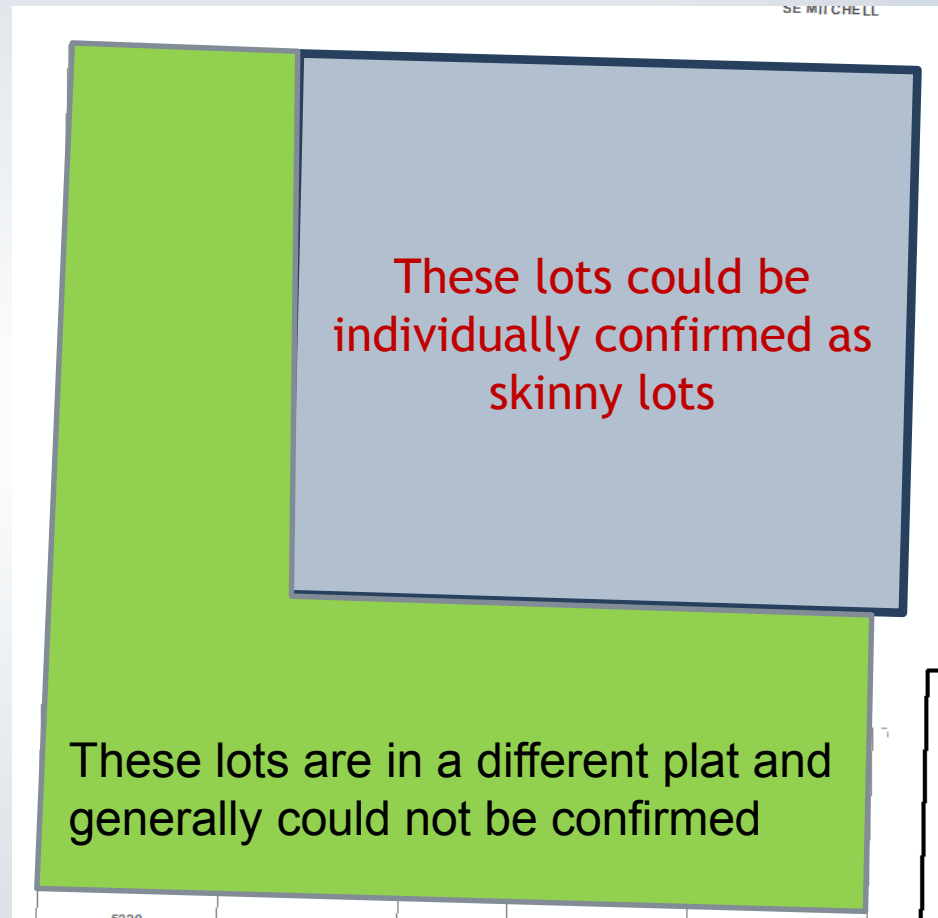
Why allow R5 skinny lots?

- Affordability -
 - Increased supply
 - Smaller homes
- Neighborhood Pattern
- Ownership/Investment



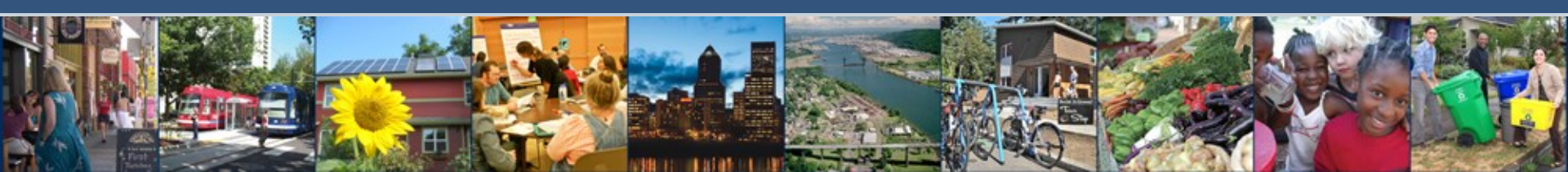
Why limit R5 skinny lots?

- Truth in zoning
 - Density is double
 - Expectations
- Neighborhood Pattern
- No logical basis



Group Discussion

1. When lots call for narrow construction, what forms and designs are appropriate?
2. Knowing the R2.5 zone is intended for 1 unit per 2,500 s.f., what could and should the R2.5 zone look like?
3. Portland has a legacy of historically platted skinny lots. How should we address these lots in the future?



Thank you



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

