

**Portland Residential Infill Project**  
**Stakeholder Advisory Committee Charrette**  
**Key Issues in Building Form**  
January 21, 2016



# Welcome and Introductions



# Purpose of the Charrette

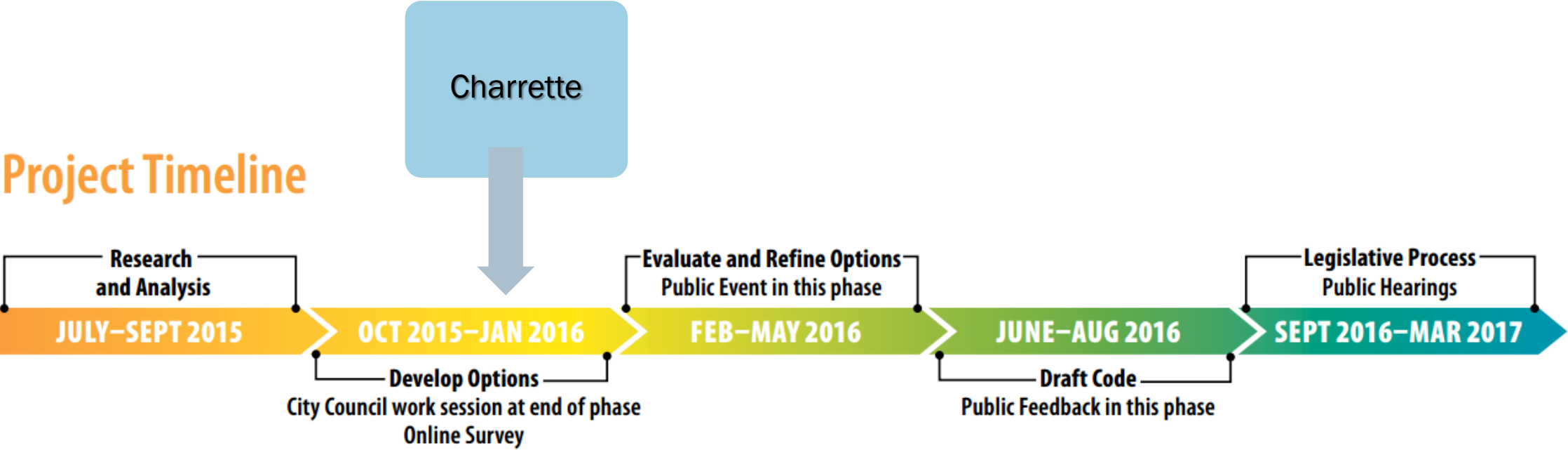
- Provide overview of key issues in residential infill & options to address them through zoning
- Facilitate conversations about potential approaches in small-group setting
- Discuss and evaluate building forms, and “bundles” of potential zoning changes
- Discuss and evaluate other policy options and appropriate locations for lot confirmation (“skinny” lots).

# Program

- Welcome and Introductions (9 am)
- Public Outreach Survey (9:15 am)
- **Session 1: Scale - Standard Houses (9:40 am)**
- **Session 2: Scale - Narrow Houses (11 am)**
- **Lunch (12 pm)**
- **Session 3: Scale - Attached Houses (1:15 pm)**
- **Session 4: Narrow and Skinny Lots (2:40 pm)**
- Wrap-up and Next Steps (4:15 pm)
- Open House (5 – 6:30 pm)



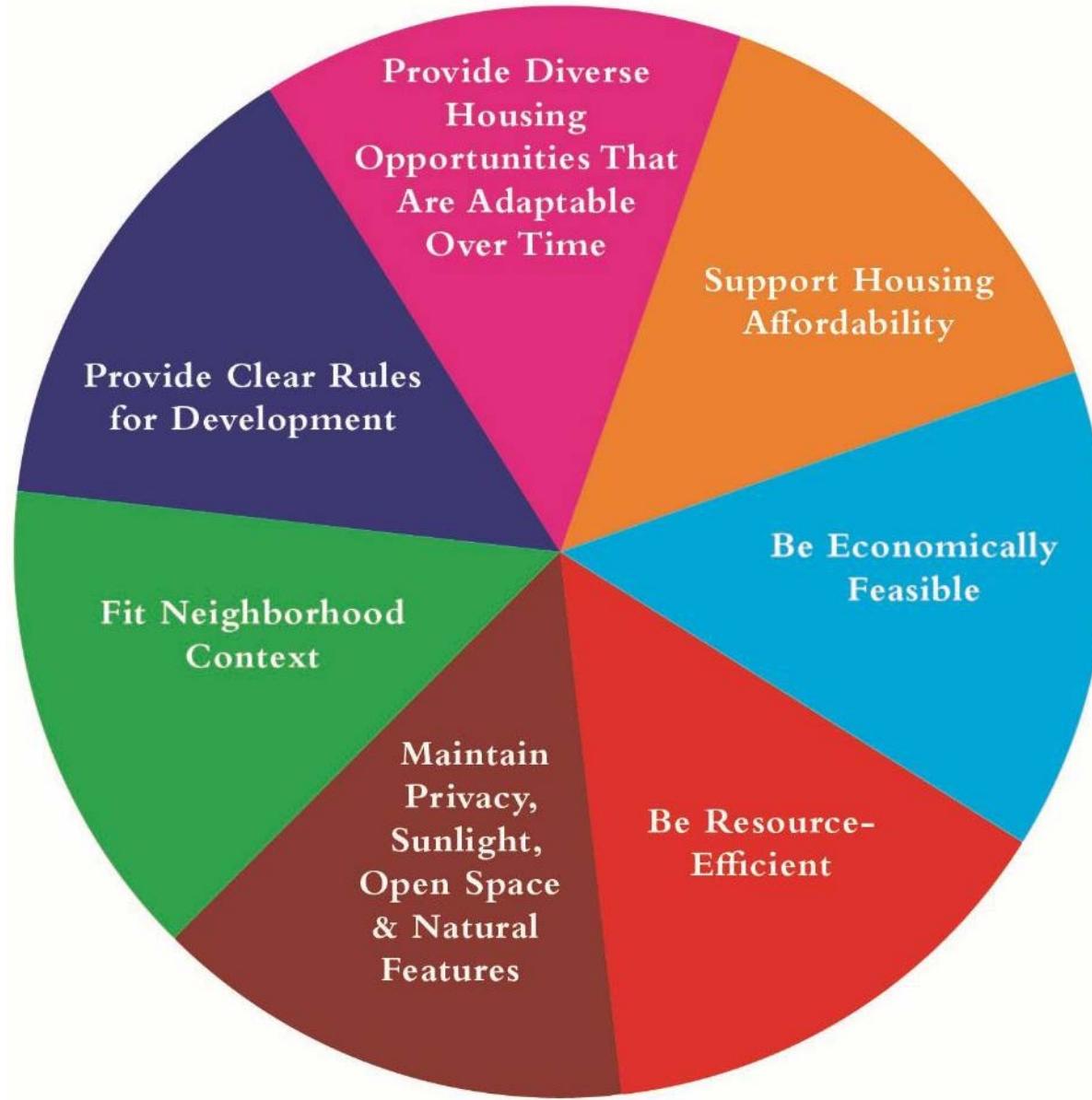
# Process



# Key Issues in Residential Infill

- Scale of New Houses
  - *New houses are larger, taller, closer to the street*
- New Houses on Narrow Lots
  - *Height, garage placement, and entry elevation*
  - *Attached versus detached?*
  - *Where can new narrow lots be created?*
  - *Where can old skinny lots be confirmed?*
- Other Housing Types (Feb. 2<sup>nd</sup> Meeting)
  - *Ways to accommodate a range of housing options*
  - *When and where can these options complement neighborhoods?*

# Draft Principles for Residential Infill



# Draft Principles for Residential Infill

- Principles represent full range of relevant considerations
  - *not perfect, but logical*
- Some principles may conflict with others
  - *We will try to explain tradeoffs and then work with the Committee to find a a solution that provides a good balance*
- Evaluation tool for today's exercises:
  - *Do the conceptual building forms support most of the principles?*
  - *What changes would better address the principles?*

# SAC Ground Rules

- 1. Be prepared for meetings
- 2. Treat one another with civility
- 3. Respect each other's perspectives
- 4. Listen actively to understand
- 5. Limit side conversations
- 6. Participate actively
- 7. Honor time frames, including start/end times
- 8. Silence electronic devices
- 9. Speak from interests, not positions
- 10. Bring a spirit of negotiation and creativity to solutions
- 11. Be willing to put issues outside purpose/agenda into parking lot
- **AND for today: Don't be afraid to sketch**



# Public Outreach Survey Results





# **City of Portland Residential Infill Project**

**12/9/15 – 1/12/16 Online Survey**

**(Develop Options Phase)**

**Stakeholder Advisory Committee Charrette  
Jan. 21, 2016**

**Mandy Putney, EnviroIssues**



# Survey objectives

- Achieve a broad brush of community perspectives on new development in single family residential neighborhoods.
- Understand real and perceived concerns/benefits regarding residential infill issues, gain an understanding of how these concerns may be prioritized.
- Identify key community values to assist in establishing relevant evaluation criteria for later phases of the project.



# Survey was widely advertised

- Blog post, website links and posts
- Media release (12/17/15)
- E-Update with link was sent on Dec. 10, 2015 to project email list (289 addresses)
- Facebook, Twitter and NextDoor posts
- English and Spanish social media posts
- SAC members asked to distribute link to their networks



# High response rate

Survey open for 5 weeks (12/9/15 – 1/12/16)

- 7,257 completed at least one question
- 6,746 people completed all questions



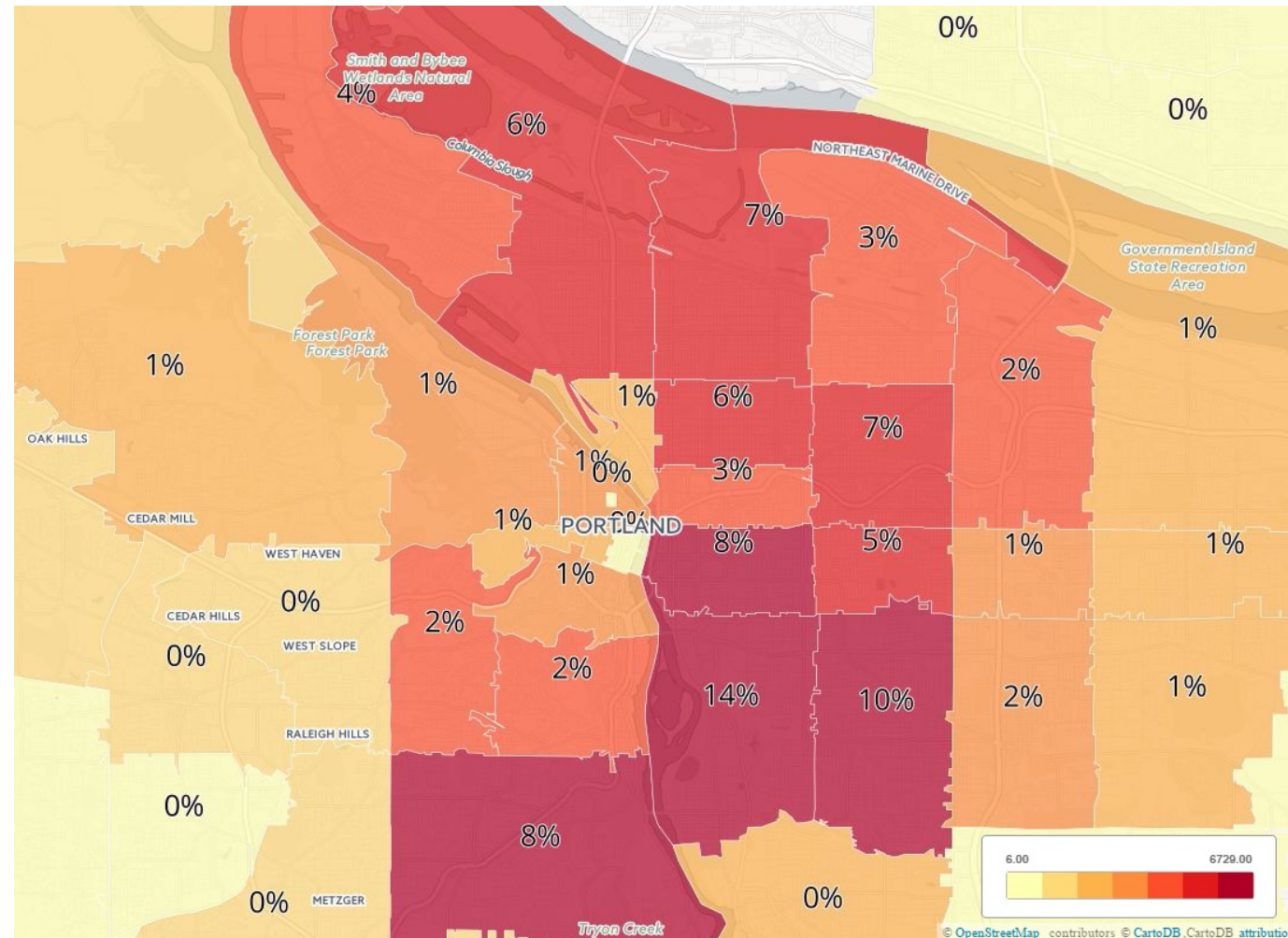


# Participants

- Most respondents
  - Are homeowners (81.3 %) age 25 or older (age 25-44: 45.4%; age 45-64: 39.8%)
  - Are familiar with Northeast and Southeast Portland west of I-205 (56% and 45.2%)
  - Have lived in Portland for at least 10 years (10-19 years: 26.5%; 20+ years: 42.8%)
  - Identify as white or Caucasian (92.2%)
  - Have an annual household income of \$50,000 or more (78.3%)



# Zip codes





# As residential standards are updated, how should we prioritize the following principles of Portland's Draft Comprehensive Plan?

	Score*	Overall Rank
Maintain neighborhood character by addressing the size and shape of buildings, setbacks, and height limits.	362889	1
Provide housing options for all income levels.	357942	2
Encourage homes that can accommodate people of all ages and abilities, and allow people to "age in place."	345018	3
Create different development rules for different areas of the city based on existing characteristics.	336431	4
Provide housing that can accommodate a diversity of family sizes.	335025	5
Actively promote development of smaller homes.	329950	6
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	326507	7

Total Respondents 7176



# What potential aspects of residential infill development are of the most concern to you?

	Score*	Overall Rank
Existing viable homes are being demolished.	37416	1
Neighborhoods are becoming less affordable.	36748	2
Green spaces and tree canopy are being lost.	33025	3
New houses are bigger or taller than nearby houses.	29765	4
Additional homes are reducing available on-street parking and increasing traffic.	25921	5
New houses with modern designs do not fit the character of nearby houses.	21478	6
Houses are too close to each other.	20900	7
New houses are built on lots that are narrower than nearby lots.	19821	8

Total Respondents 6949



# What potential benefits of residential infill development are of most interest to you?

	Score*	Overall Rank
Farm and forestland outside the city are preserved.	31518	1
More affordable housing options.	30765	2
Poorly maintained homes are replaced or updated.	24001	3
More households means access to amenities for more people.	21346	4
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	20200	5
New homes bring new families and vibrancy to neighborhoods.	20023	6
Increased variety in home styles and types.	14981	7

Total Respondents 6692





# Open ended questions

5,253 people answered at least one of the open ended question for a total of 8,598 responses.

- What tools, strategies, or other ideas should the City of Portland consider to better integrate new infill housing in single-dwelling residential areas (e.g. zoning updates, bonuses)?
- Is there anything else you'd like to share?



# Emerging topics

- Scale of houses (size, height, setbacks, lot coverage)
- Affordability
- Parking, garages and driveways
- Alternative housing options (e.g. ADUs and rowhouses)
- Demolition and deconstruction
- Traffic, transit and infrastructure



# Future public involvement

- Respondents want to be engaged and consulted on this issue and advocate for more opportunities and transparency going forward.
- Additional outreach needed to engage communities with low participation in survey.
- Future opportunities for the public to provide input include in-person events.



## Next steps

- Prepare summary report including appendix with all open ended comments
- Distribute final report to SAC members and post on project website by mid-February
- Discuss summary at future SAC meeting



# Follow up

**Mandy Putney**

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EnvirolIssues



@EnvirolIssues



# **Session 1: Scale of Standard Houses**

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# Session 1: Standard Houses

- Concern about new houses that are larger, taller, closer to the street than neighbors



# Overview

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- Standards versus Reviews
- Current development standards
  - *Height, Setbacks, Building Coverage, Others*
- Models of alternative regulatory approaches
- Small Table Discussions

# Standards versus Reviews

**Standards** are “clear and objective”

– like a math problem:

*“The maximum height is 30 feet.”*

**Land Use Reviews** are “discretionary”

like a critical thinking exercise:

*“Height should be consistent with adjacent buildings”*

**ORS 197.307 - Oregon’s two-track system:**

- Must apply “clear and objective standards” to housing development
- Standards/process can not result in unreasonable cost or delay.
- May have a discretionary process if there is a standards track.

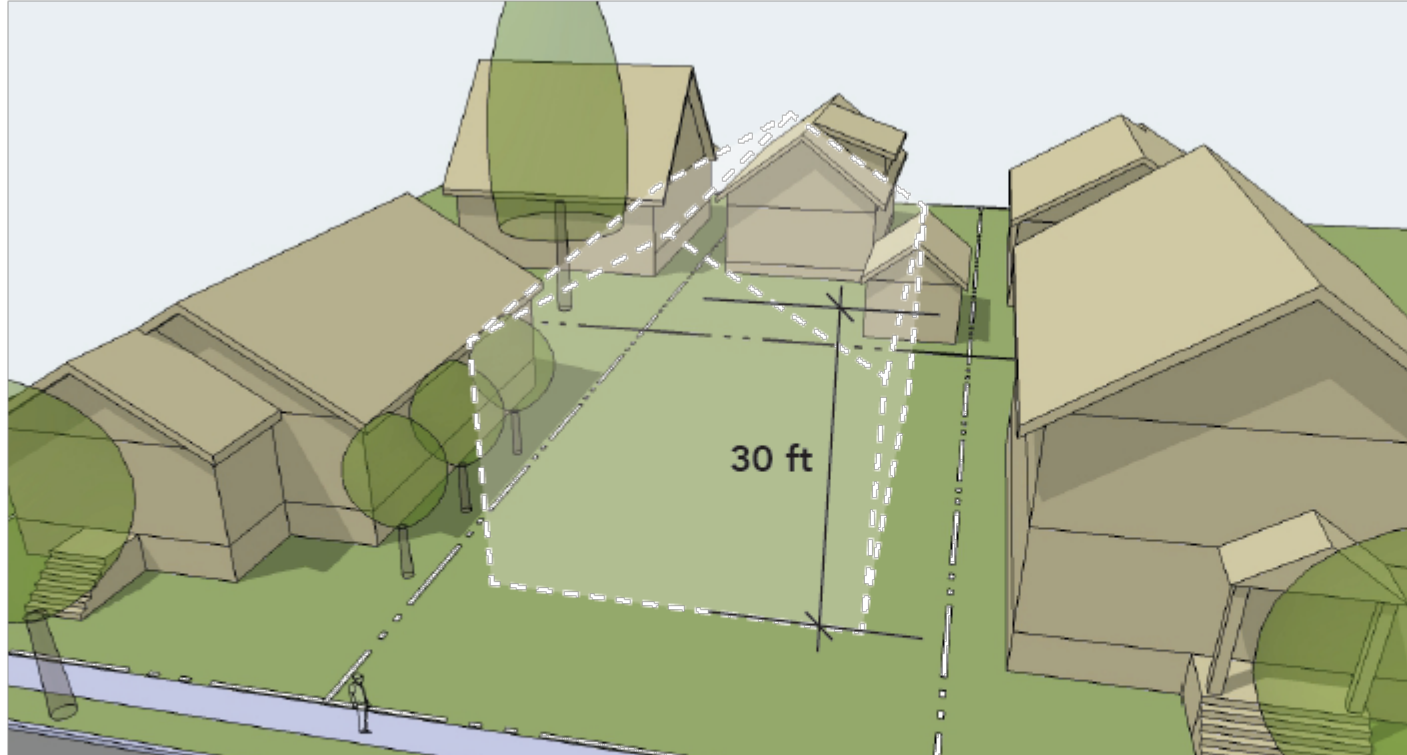
# Development Standards

## Purpose

- Preserve the character of neighborhoods
- Differentiate densities and development standards by zone
- Promote desirable residential areas
- Allow for development flexibility
- Provide certainty

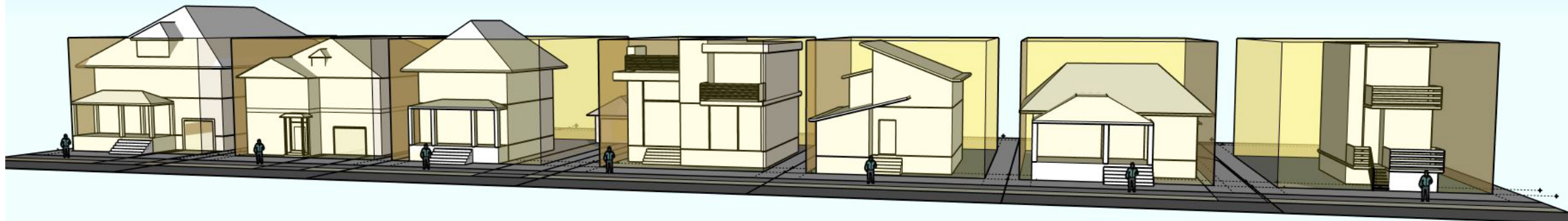


# Height



## BASE ZONE STANDARDS BUILDING HEIGHT

- Reflects general scale of homes in the city
- Limits building height while providing flexibility in home design and for additions
- Height limit is 30 ft in all SFR zones, except 35 ft in R2.5
- Measured from a base point to the midpoint of the highest gable



# Setbacks

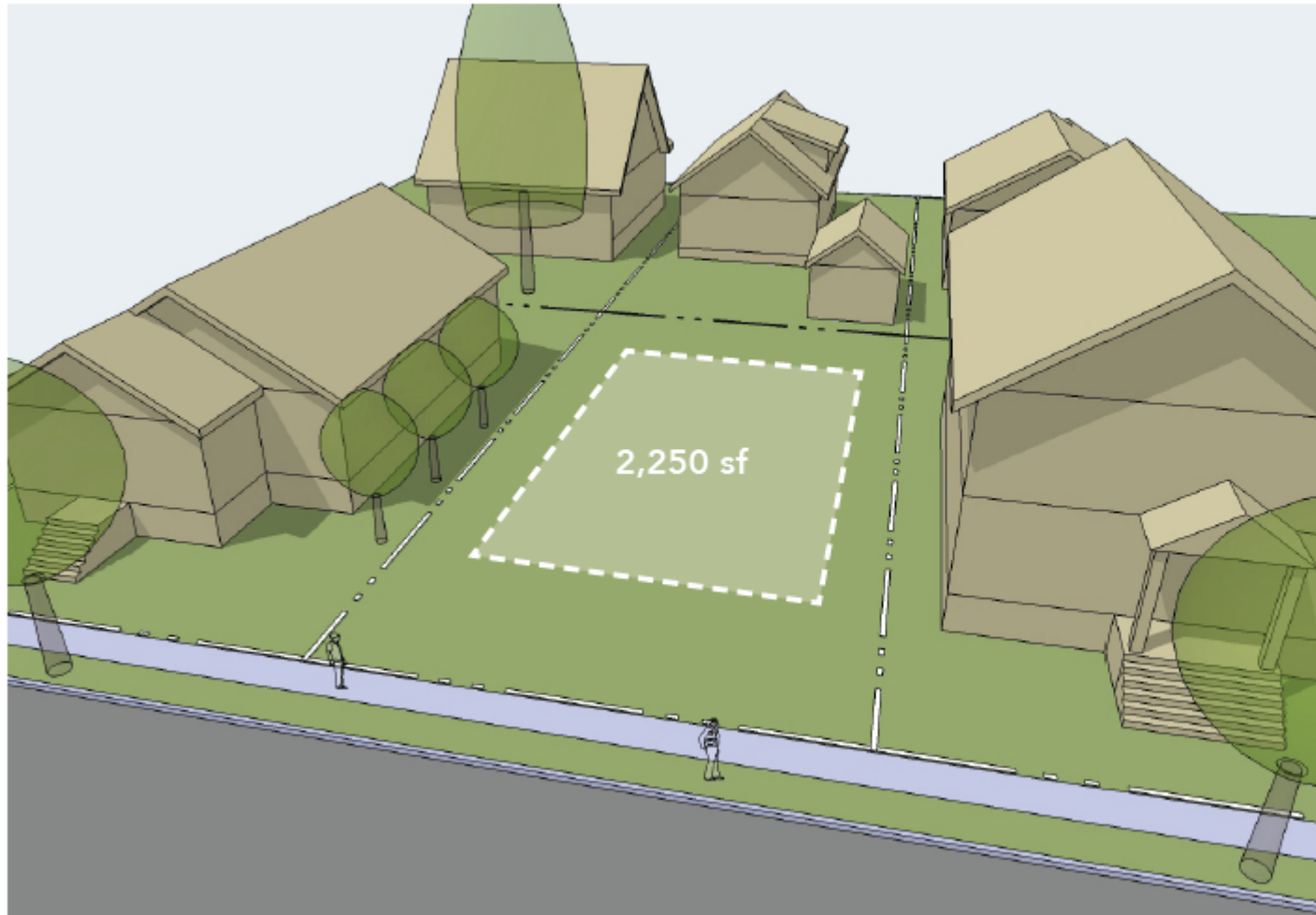


## BASE ZONE STANDARDS SETBACKS

- Reflect general scale and placement of existing homes
- Provide flexibility to fit topography, allow architectural diversity
- Maintain light, air, separation, options for privacy
- Have been reduced over time

	R5 Zone Setbacks			
Year	Front	Street	Side	Rear
1959	15	10	5/6/7	5/6/7
1983	15	--	5/6/7	5/6/7
1991	10	--	5	5

# Building Coverage



## BASE ZONE STANDARDS BUILDING COVERAGE

- Limits the site area occupied by buildings
- One means of addressing bulk
- Based on lot size, not zone
- 2,250 sf for a 5,000 sf lot (45%)

### LOT SIZE

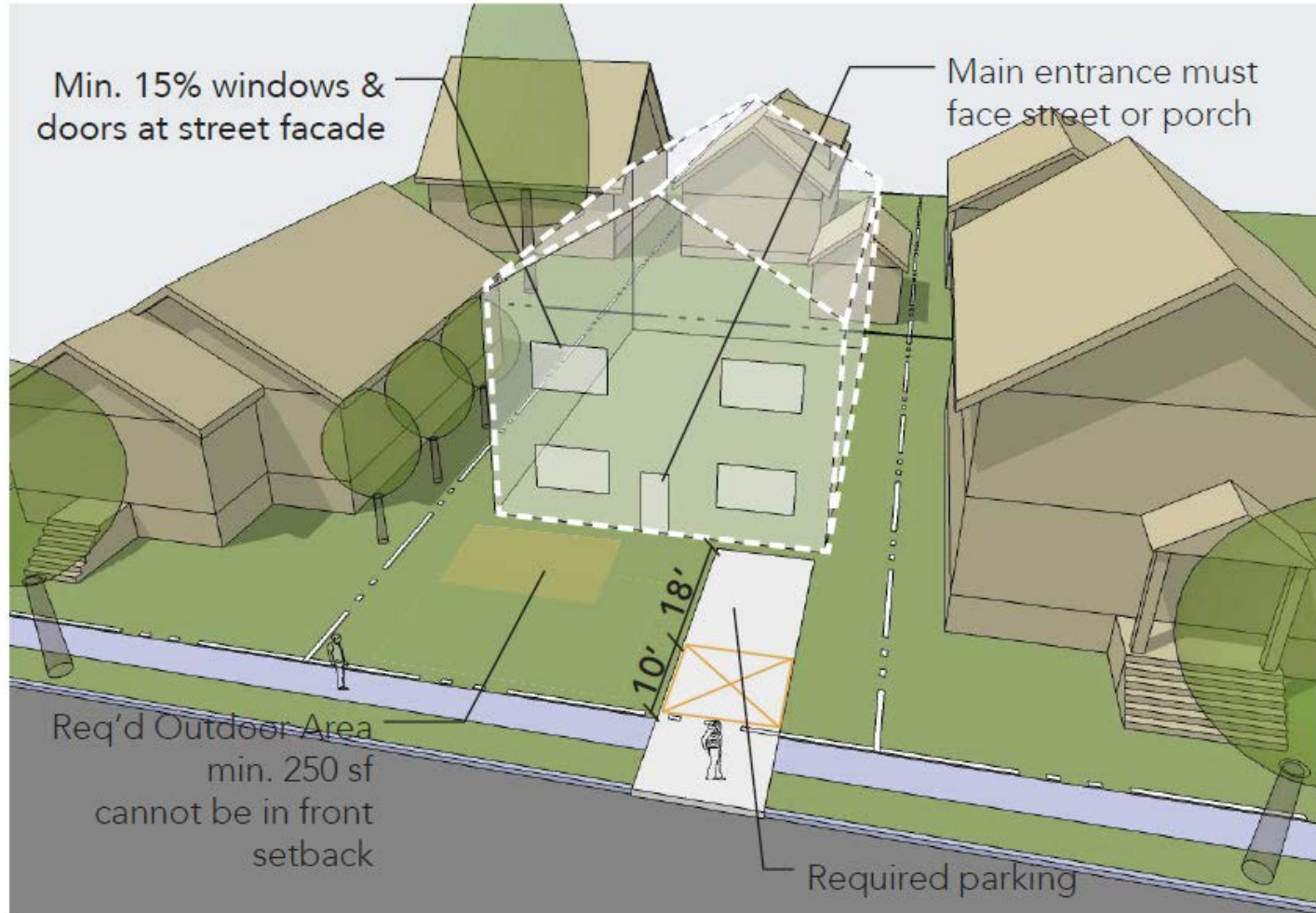
<3,000 sf  
3-4,999 sf  
5-19,999 sf  
20,000 sf +

### MAX COVERAGE

50% of lot  
1,500 sf + 37.5% of site over 3,000 sf  
2,250 sf + 15% of site over 5,000 sf  
4,500 sf + 7.5% of site over 20,000 sf



# Other Base Zone Standards



## BASE ZONE STANDARDS OTHER STANDARDS

- Parking
- Outdoor area
- Street-facing windows
- Main entrance orientation



# Maximum Allowed versus Average Built (2013)

Building coverage: 2,250 s.f.  
(max allowed)

Height: 30 feet  
(max allowed)

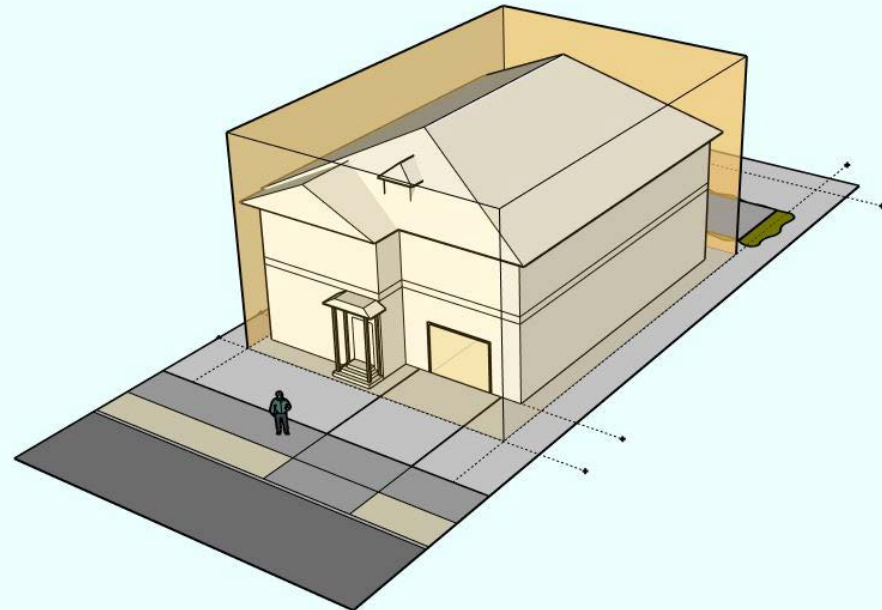
House size:  $2,250 \times 3 = 6,750$  s.f.



Building coverage: 1,690 s.f.  
(75% of max allowed)

Height: 24.7 feet  
(82% of max allowed)

Average house size: 2,443 s.f.





# A

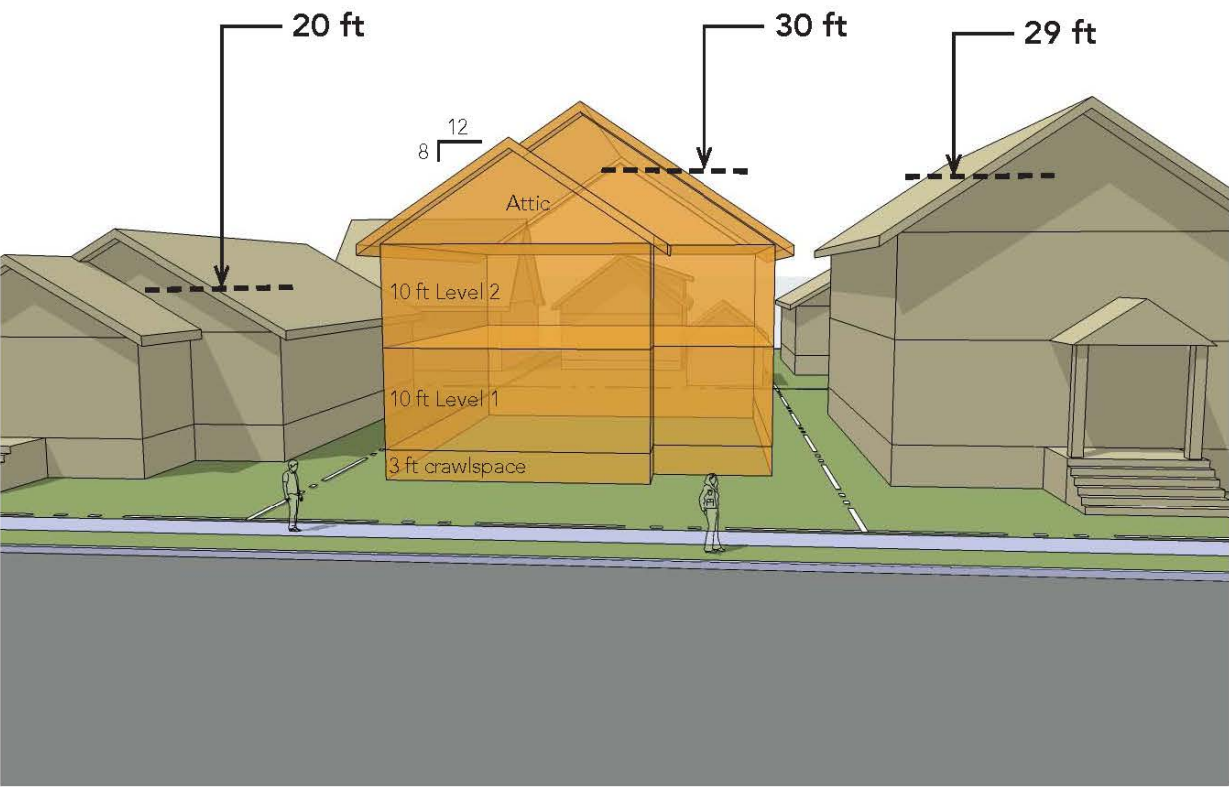
## SCALE OF STANDARD HOUSES



- Standard houses include houses built on lots  $>36$  ft wide

- Larger lot sizes allow for more flexibility in building shape, diversity of design, parking placement and garage configurations

- Standard lot sizes will vary much more than lots for narrow, "skinny" or attached housing



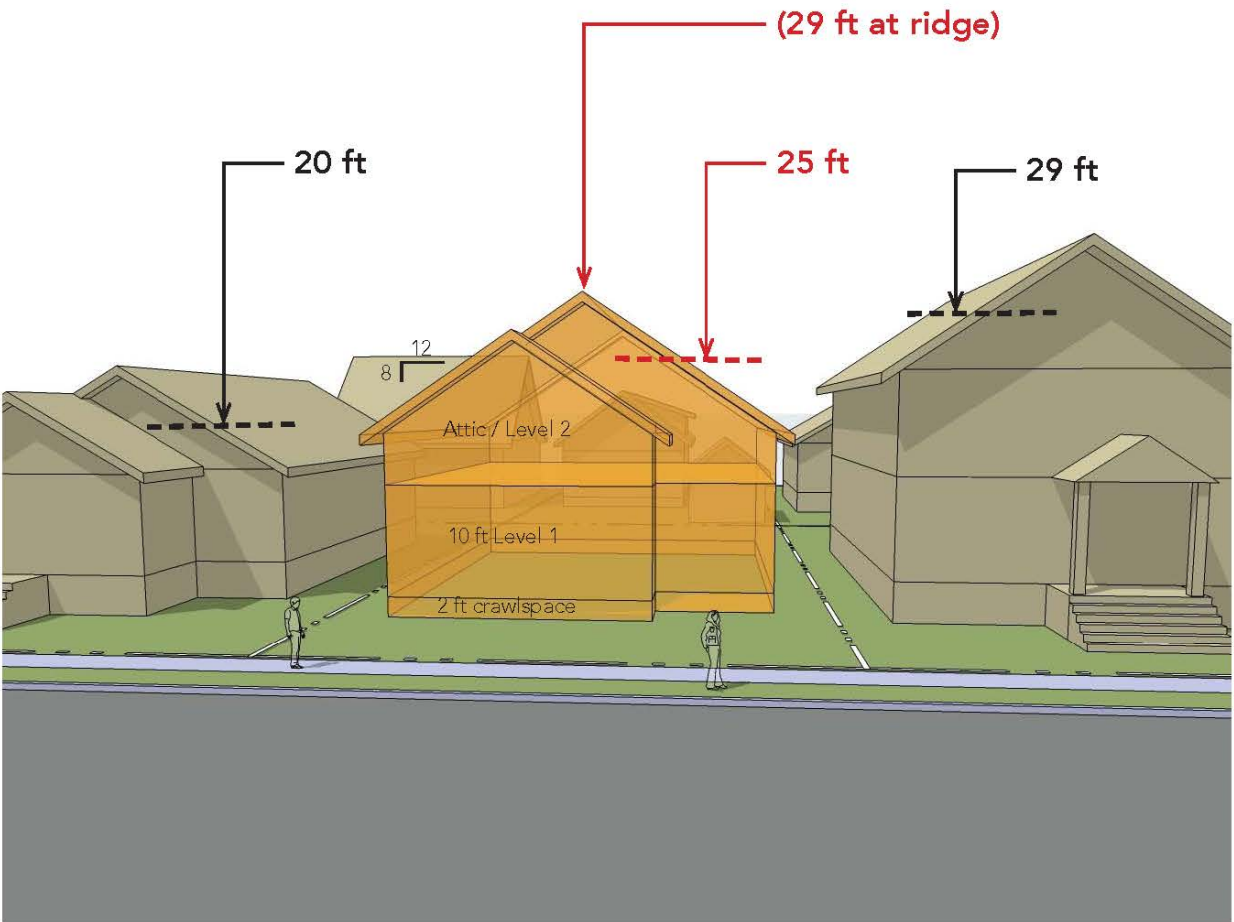
HEIGHT - CURRENT

Current height limit in R-5 is 30 ft, measured to the average height of the highest gable

**A1-1**  
HEIGHT

LOT: 50 x 100  
ZONING: R5  
PATTERN: --

COVERAGE: 1,700 sf  
HEIGHT: 30 ft  
BLDG AREA: 3,400 sf + attic  
FAR: 0.68:1 + attic



HEIGHT - REDUCED

Should the height limit be reduced?

Ability to create 2 full levels impacted by lower height limit

Creating 3 full levels would be difficult

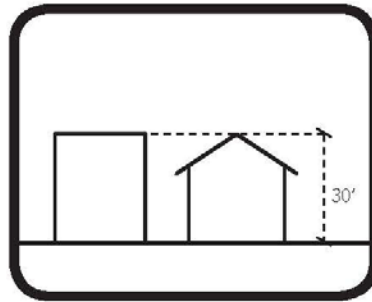
This may limit development to 2 levels above grade

Should height measurements be taken at ridge?

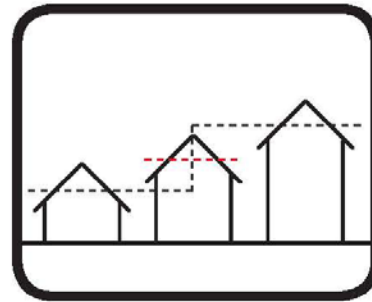
Potential dimension



<b>A1-2</b> HEIGHT	LOT:	50 x 100	COVERAGE:	1,700 sf
	ZONING:	R5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	3,400 sf
			FAR:	0.68:1



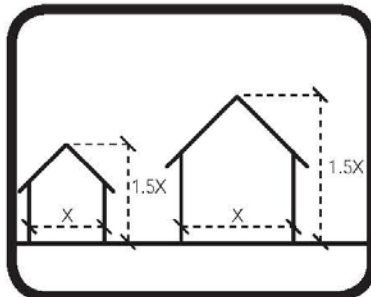
MEASURE TO PEAK



AVERAGE ADJACENCIES

## HEIGHT

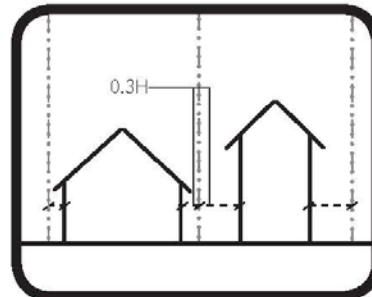
Is there another method of limiting height that is more appropriate?



WIDTH - HEIGHT RATIO



MEASURE STORIES



SETBACK - HEIGHT RATIO

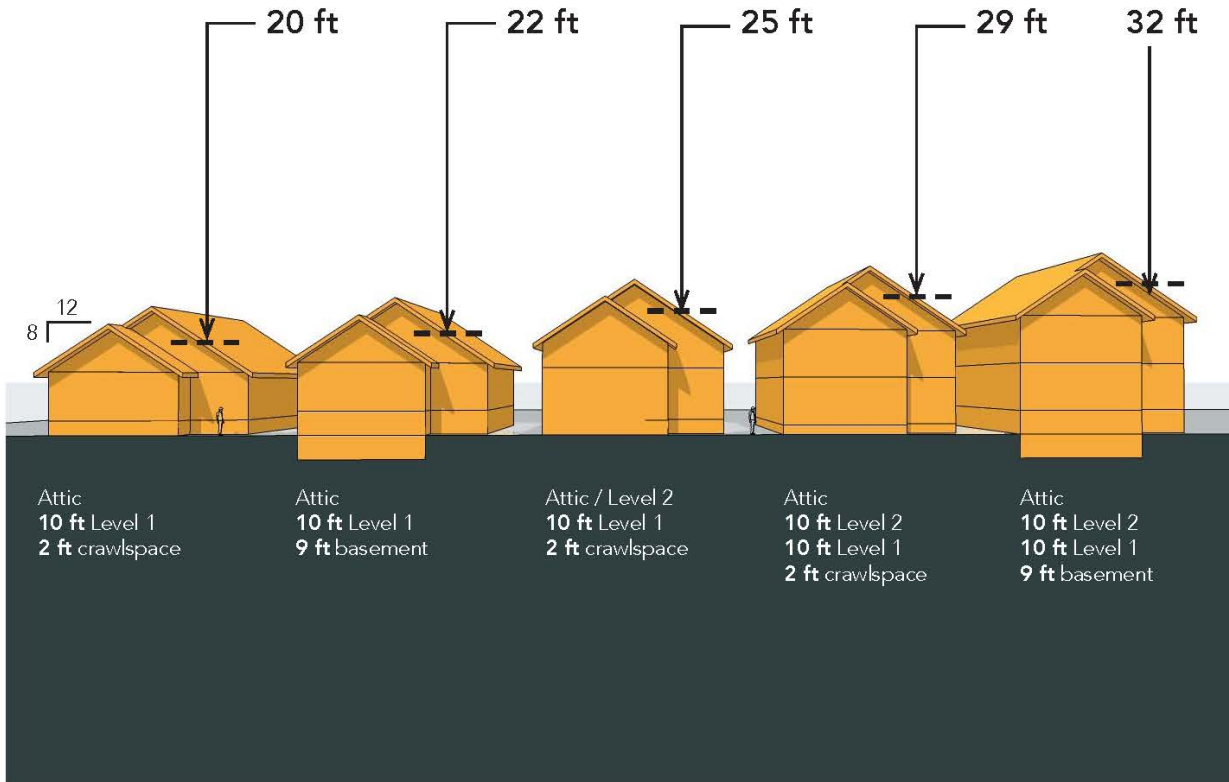
**A1-3**

HEIGHT

LOT:  
ZONING:  
PATTERN:

50 x 100  
R5  
--





### HEIGHT COMPARISON

- Most single family housing types fit within the current 30 ft height limit
- Single family residential floor-to-floor heights are typically 9-11 ft
- Minimum floor to floor height allowed by building code:

$7'-0'' + 10'' \text{ floor joist} = 7'-10''$

<b>A1-4</b>	LOT:	50 x 100
HEIGHT	ZONING:	R5
	PATTERN:	--

## SECTION R305 CEILING HEIGHT

**R305.1 Minimum height.** *Habitable space*, hallways, bathrooms, toilet rooms, laundry rooms and portions of *basements* containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).

### Exceptions:

1. Beams and girders spaced not less than 4 feet (1219 mm) on center may project not more than 6 inches (152 mm) below the required ceiling height.
2. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).
3. Not more than 75 percent of the floor area of a bathroom or toilet room is permitted to have a sloped ceiling less than 7 feet (2134 mm) in height, provided an area of 21 inches by 24 inches (534 mm by 610 mm) in front of toi

## HEIGHT - BUILDING CODE REGULATIONS

-Generally, building code requires 7 foot ceiling heights, except in attics and basements

-Non-habitable basements spaces require at least 6'-8" ceiling height

# A1-5

HEIGHT





## SETBACKS - CURRENT

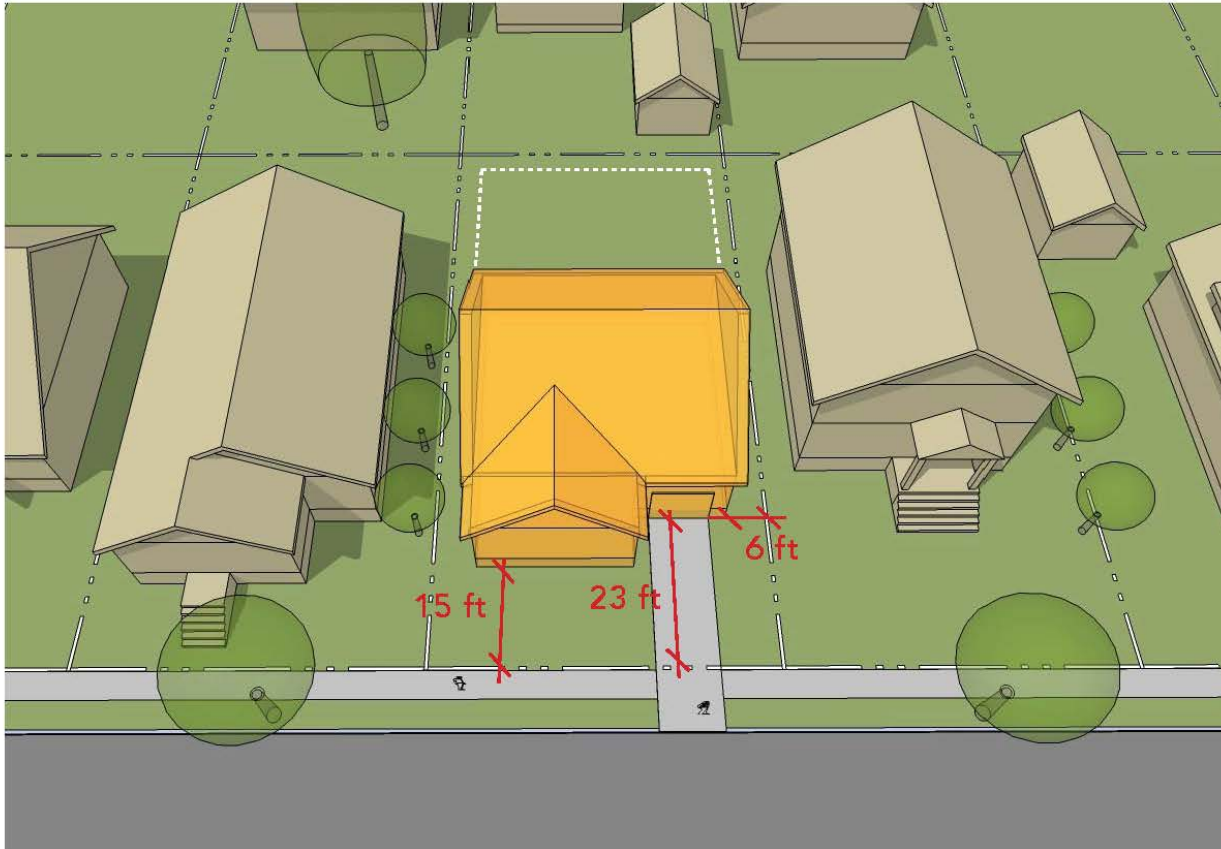
### Current setback standards:

- Front: min 10 ft  
min 18 ft at garage
- Side: min 5 ft  
(0 ft allowed for attached houses)
- Rear: min 5 ft

**A2-1**  
SETBACKS

LOT: 50 x 100  
ZONING: R5  
PATTERN: --

COVERAGE: 1,600 sf  
HEIGHT: 21 ft  
BLDG AREA: 2,800 sf  
FAR: 0.56:1



## SETBACKS - INCREASED

Should minimum setbacks be increased?

In multi-dwelling zones, setbacks are related to building facade area: larger facades require bigger setbacks

Potential dimension



**A2-2**  
SETBACKS

LOT: 50 x 100  
ZONING: R5  
PATTERN: --

COVERAGE: 1,600 sf  
HEIGHT: 21 ft  
BLDG AREA: 2,800 sf  
FAR: 0.56:1



### SETBACKS - AVERAGED

Minimum setbacks could be determined by averaging existing neighboring building facade setbacks

Already allowed as an option to reduce front setbacks, but is not required and does not require an increased front setback

Precision of averaging could be quantified - require minimum setback to be within a percentage of average?

Setbacks can also be regulated as an average dimension from property line

**A2-3**

SETBACKS

LOT:  
ZONING:  
PATTERN:

**50 x 100**  
**R5**  
--

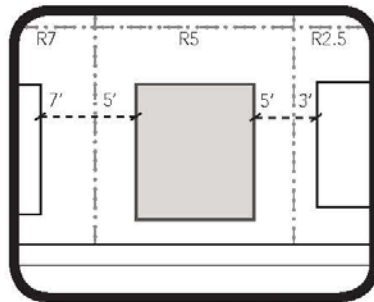
COVERAGE: **1,700 sf**  
HEIGHT: **21 ft**  
BLDG AREA: **2,500 sf**  
FAR: **0.50:1**



**SETBACKS - COMPOSITE**

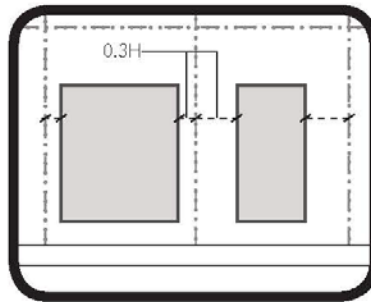
Composite setbacks could allow additional flexibility for varying site conditions and encourage variation in building envelope

<b>A2-4</b> SETBACKS	LOT:	50 x 100	COVERAGE:	1,700 sf
	ZONING:	R5	HEIGHT:	21 ft
	PATTERN:	--	BLDG AREA:	2,500 sf
			FAR:	0.50:1



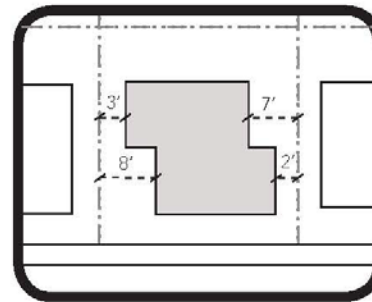
**SETBACK TIED TO ZONE**

NOTES

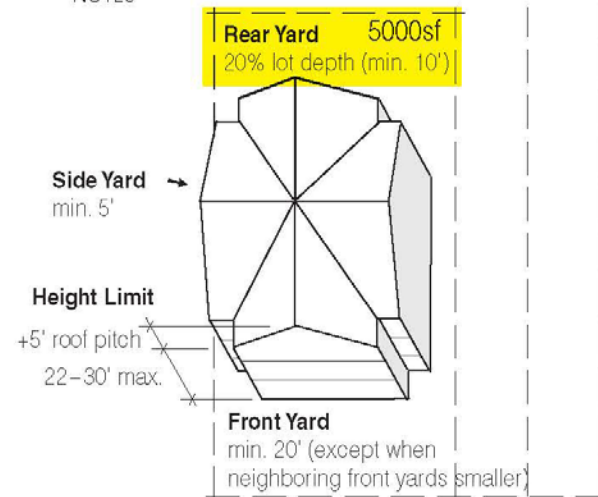


**SETBACK - HEIGHT RATIO**

NOTES



**CUMULATIVE FOR BOTH SIDES**



**A2-5**

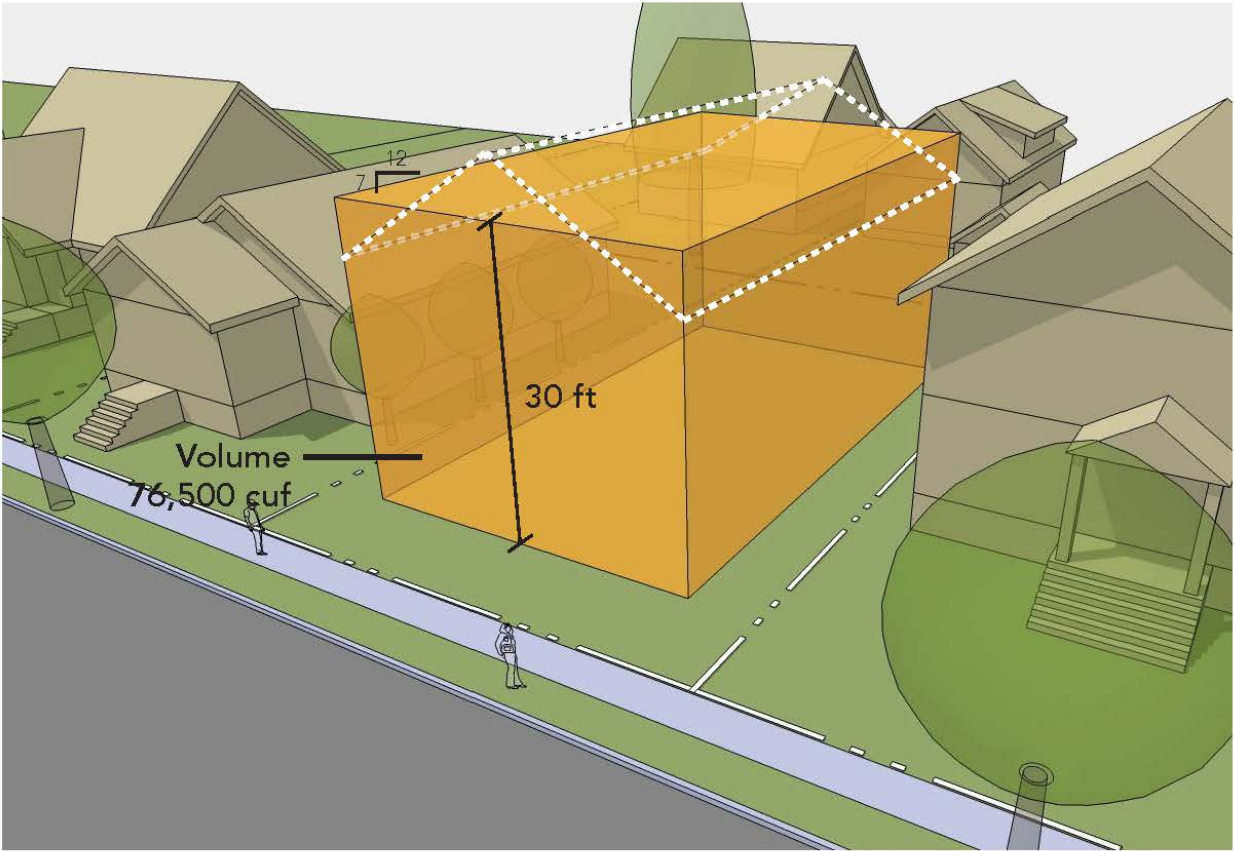
**SETBACKS**

## SETBACKS

Are there other methods of defining setbacks that are more appropriate?

A "percentage of lot depth" approach is used by the City of Seattle to regulate rear yard setbacks





**BULK - CURRENT**

Current regulations govern bulk by combining height and coverage limitations

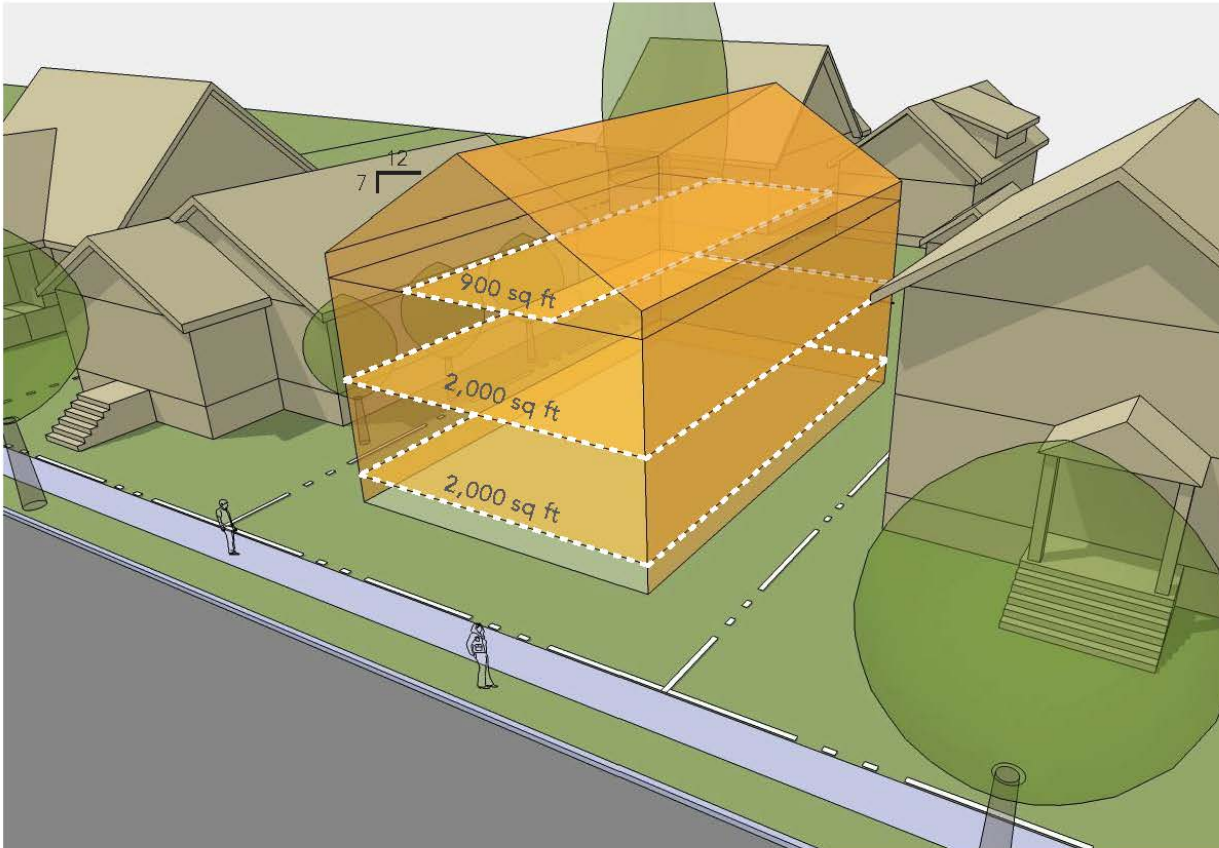
**Maximum limits for R5 50x100**

Building Coverage: 2,250 sf  
Height: 30 ft

Base coverage regulations:

LOT SIZE	MAX COVERAGE
<3,000 sf	50% of lot
3-4,999 sf	1,500 sf + 37.5% of site over 3,000 sf
5-19,999 sf	2,250 sf + 15% of site over 5,000 sf
20,000 sf +	4,500 sf + 7.5% of site over 20,000 sf

<b>A3-1</b> BULK	LOT:	50 x 100	COVERAGE:	2,250 sf
	ZONING:	R5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	6,750 sf (3 levels)
			FAR:	1.35



## BULK - REDUCED COVERAGE

Reduced building coverage will reduce potential bulk and increase open space

Maximum 40% building coverage on a 5,000 sf lot = 2,000 sf

A3-2

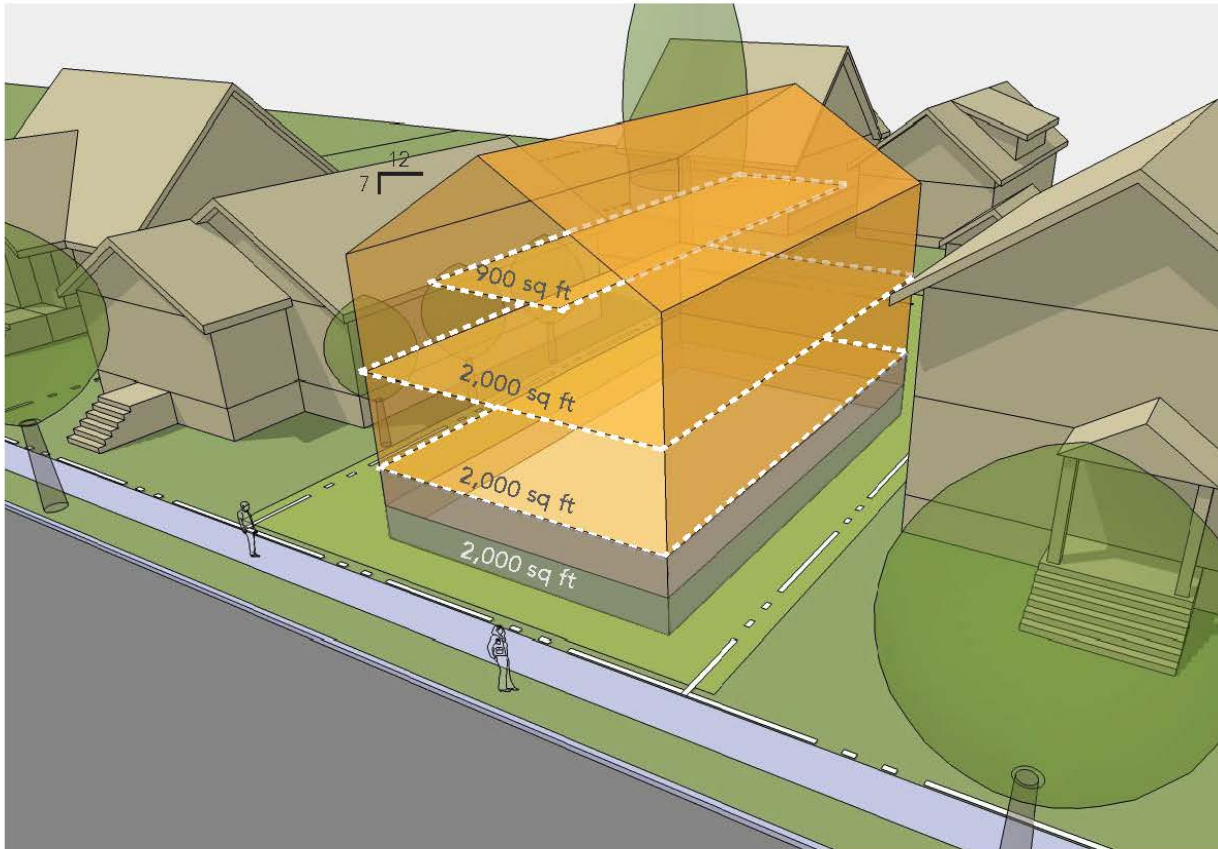
BULK

LOT:  
ZONING:  
PATTERN:

50 x 100  
R5  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

2,000 sf / 40%  
30 ft  
4,900 sq ft  
0.98:1

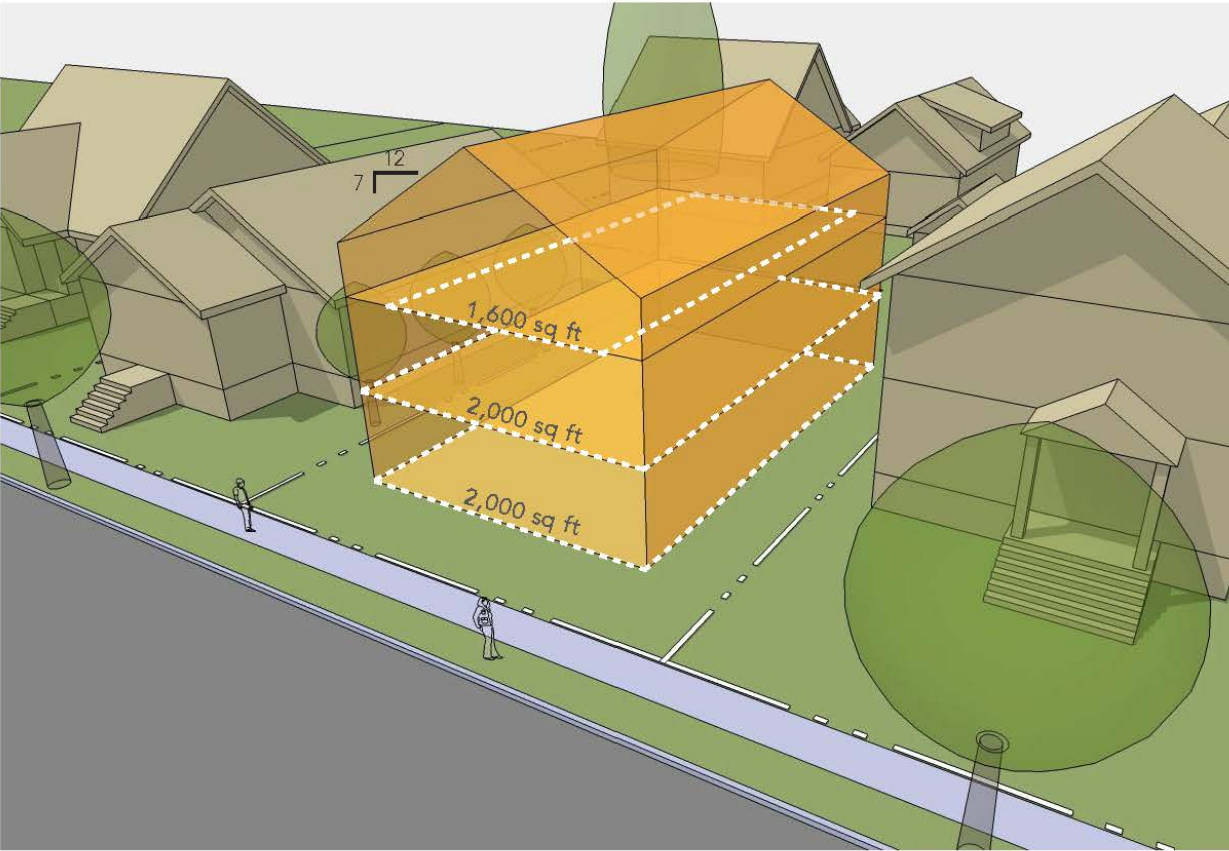


## BULK - REDUCED COVERAGE + BASEMENT

Reduced coverage may prompt basement construction as a method for achieving desired floor area

<b>A3-3</b> BULK	LOT:	50 x 100	COVERAGE:	2,000 sf / 40%
	ZONING:	R5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	4,900 sq ft (above grade)
			FAR:	0.98:1 (above grade)





**BULK - REDUCED  
COVERAGE + SLAB ON  
GRADE**

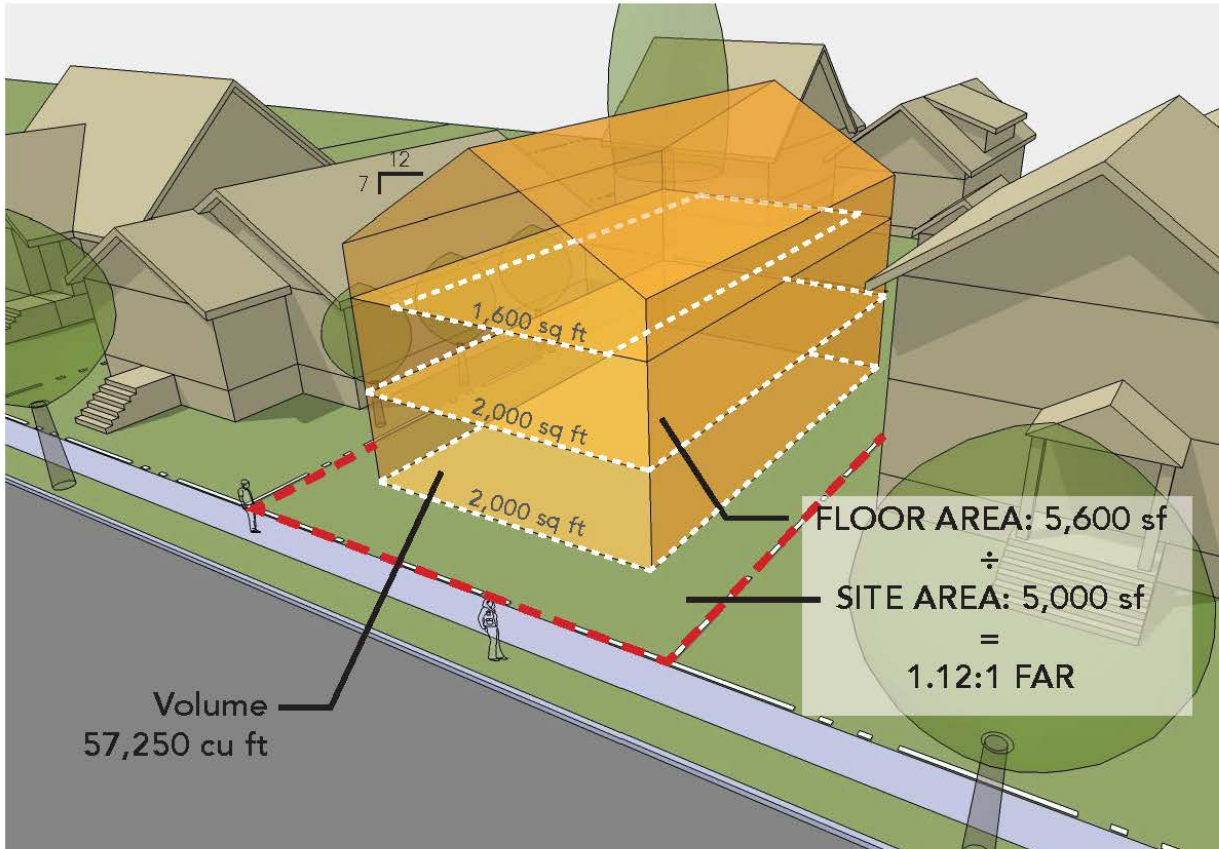
Reduced coverage may also prompt elimination of crawlspace and utilization of slab-on-grade foundations to maximize building area

Decreasing roof pitch is another method of maximizing attic floor area

**A3-4**  
BULK

LOT: 50 x 100  
ZONING: R5  
PATTERN: --

COVERAGE: 2,000 sf / 40%  
HEIGHT: 30 ft  
BLDG AREA: 5,600 sf  
FAR: 1.12:1



## BULK - FLOOR AREA RATIO

FAR = Floor Area Ratio

FAR is the ratio of building area to site area

FAR regulations generally offer more flexibility in design

A "bent line" FAR is a system where the allowed FAR is reduced in proportion to site size. I.E. less FAR for bigger sites.

**A3-5**

BULK

LOT: 50 x 100  
ZONING: R5  
PATTERN: --

COVERAGE: 1,900 sf  
HEIGHT: 30 ft  
BLDG AREA: 5,600 sf  
FAR: 1.12:1

Table 17.10-E: Exterior Volume Factors for R-1 District		
	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

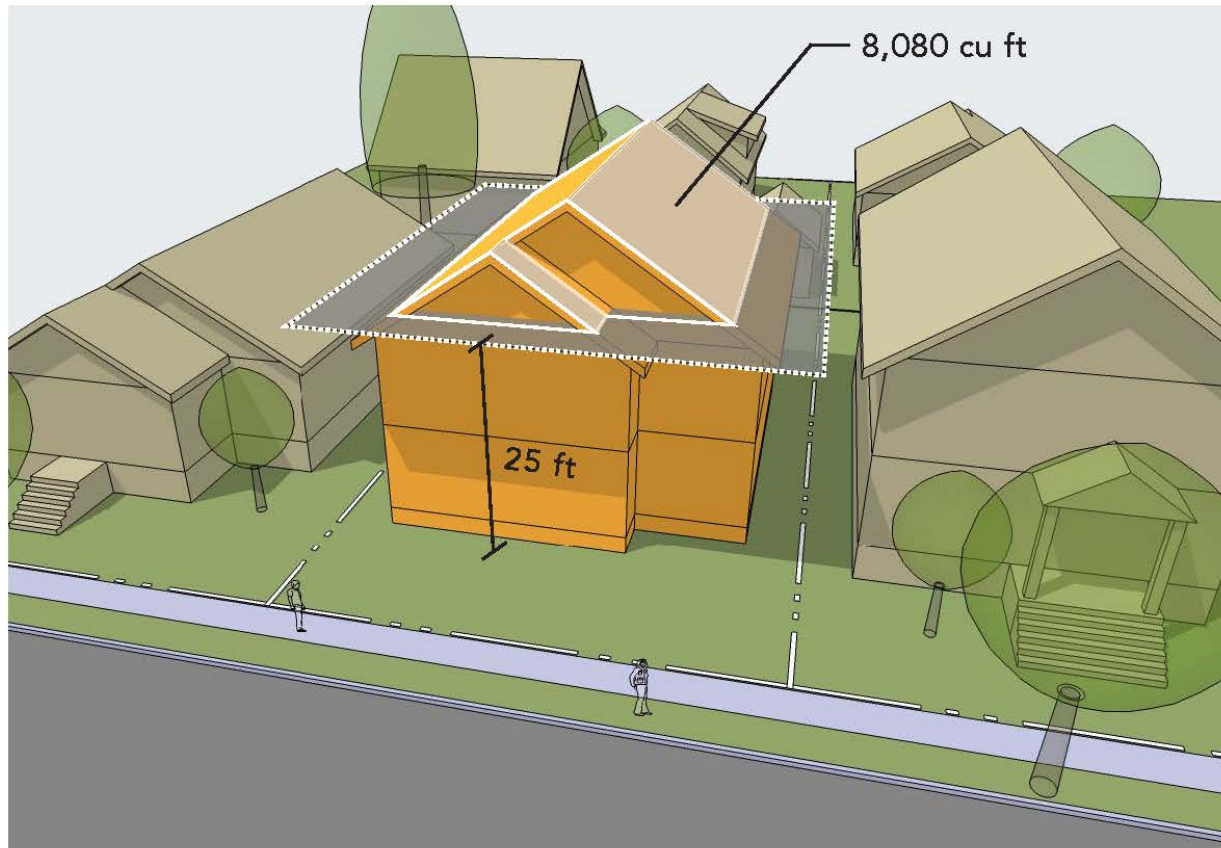
BULK - EXTERIOR VOLUME

VAR (Volume to Area Ratio) is a tool that recognizes that attics and other non floor area features contribute to bulk

The zoning code in Carmel, CA regulates volume in relation to floor area

A3-5b

BULK



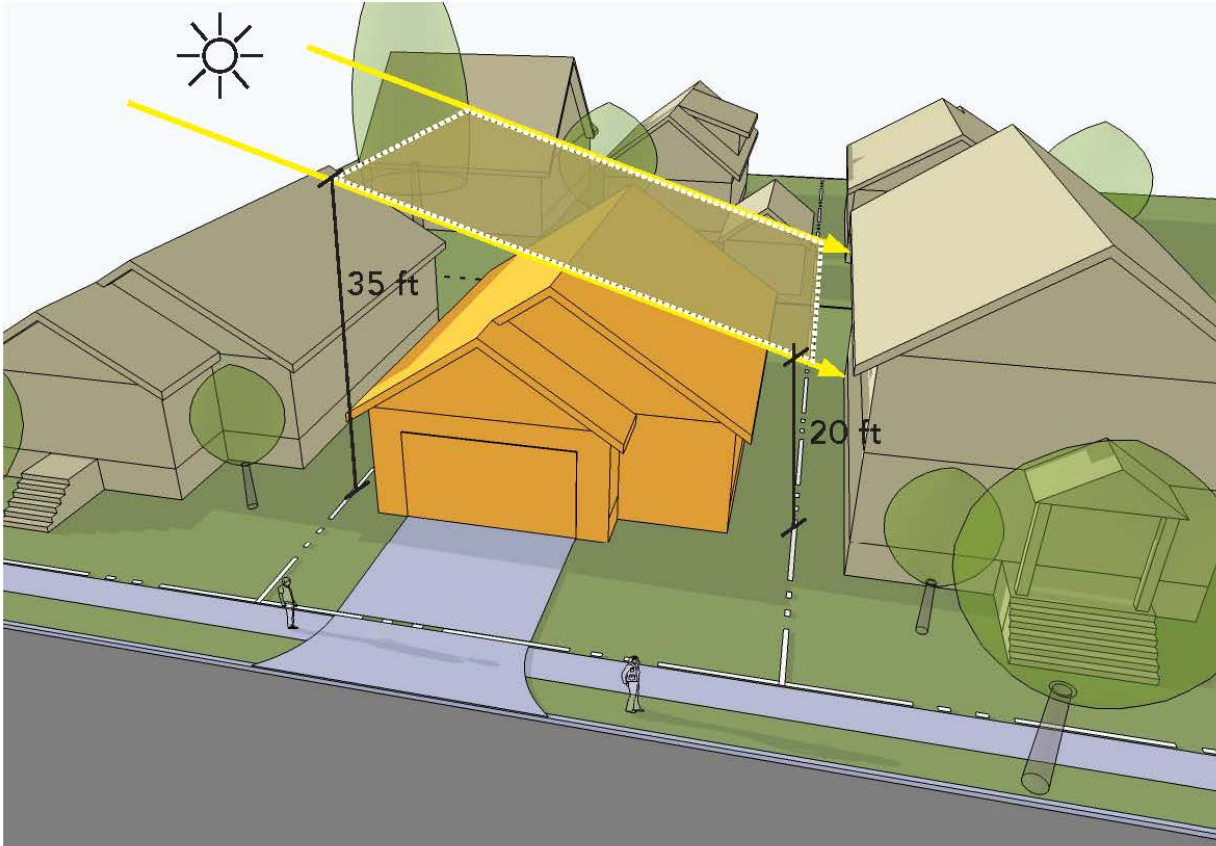
## BULK - HEIGHT/VOLUME HYBRID

Limits volume above a certain height, where attics and dormers are more likely to be constructed

Requires that builders, architects and plans examiners possess good math skills

<b>A3-5c</b> BULK	LOT:	50 x 100	COVERAGE:	1,700 sf
	ZONING:	R5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	3,400 sf
			FAR:	0.68:1





## BULK - SOLAR ACCESS/ DAYLIGHT PLANE

Some zoning codes outline an angled plane that buildings may not extend above

The angled plane approach can be used to preserve solar access, daylight and views to adjoining properties

<b>A3-6</b> BULK	LOT:	50 x 100	COVERAGE:	2,250 sf
	ZONING:	R5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	4,500 sf+
			FAR:	0.90:1



## PARKING & GARAGES - CURRENT

One 9 ft x 18 ft parking space required per dwelling, unless site is close to transit

Required parking not allowed in front setback

Garage wall is limited to maximum 50% of facade, encouraged to be recessed

Minimum garage wall setback is 18 ft

No more than 40% of area between building and front lot line may be paved

**A4-1**

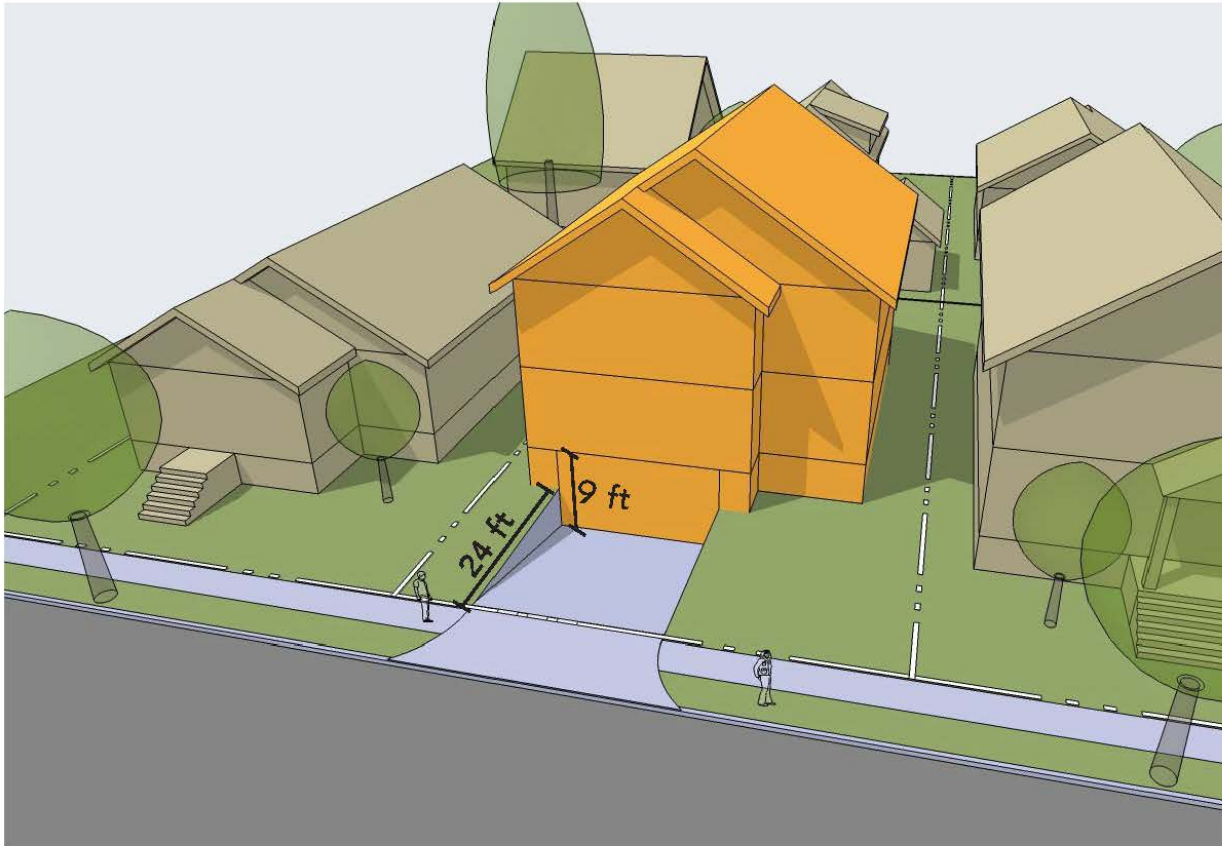
PARKING &  
GARAGES

LOT:  
ZONING:  
PATTERN:

50 x 100  
R5  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

1,700 sf  
20 ft  
1,700+ sf  
0.34:1



## PARKING & GARAGES - TUCK UNDER

Should regulations encourage garages to be "tucked under" the main house?

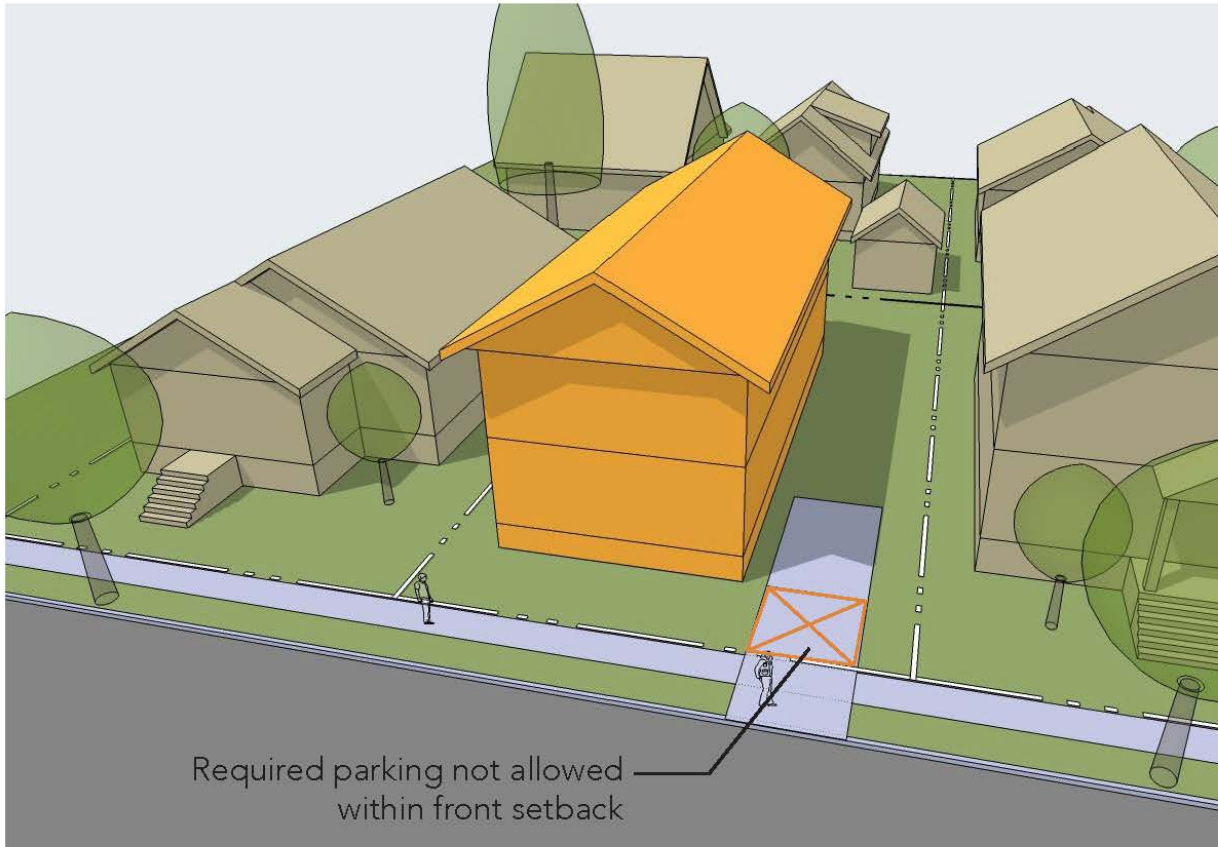
Tuck under garages may require increased setbacks to accommodate drive ramp slope

### A4-2 PARKING & GARAGES

LOT: 50 x 100  
ZONING: R5  
PATTERN: --

COVERAGE: 1,900 sf  
HEIGHT: 30 ft  
BLDG AREA: 4,600 sf (above grade)  
FAR: 0.92:1





## GARAGE- PARKING PAD

Required parking is allowed on surface parking pads, but cannot be located within a front setback

**A4-4**

PARKING &  
GARAGES

LOT:  
ZONING:  
PATTERN:

50 x 100  
R5  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

1,900 sf  
30 ft  
5,700 sf  
1.14:1





## ARCHITECTURAL FEATURES - MAIN ENTRANCE & STREET FACING FACADES

### Current standards:

Main entry must face street or be at <45 angle to street, and be within 8 ft of longest street facing wall

-or-

Open onto a porch at least 25 sf in area, with 30% cover

Street facing facade must be minimum 15% windows or main entrance doors

**A5-1**

ARCH.  
FEATURES

LOT:  
ZONING:  
PATTERN:

50 x 100  
R5  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

1,700 sf  
30 ft  
4,250 sf (inc. attic)  
0.85:1

# Standard House Scale

- What changes to zoning standards should the City consider:
  - *Height*
  - *Setbacks*
  - *Bulk*
  - *Entries*
  - *Garages and parking*
  - *Other architectural features*
- What “bundles” best advance the guiding principles?
- How could they be improved?

## **Session 2: Scale of Narrow Houses**

---



# Scale of Narrow Houses

- Concerns related to height, garage placement, entry elevation



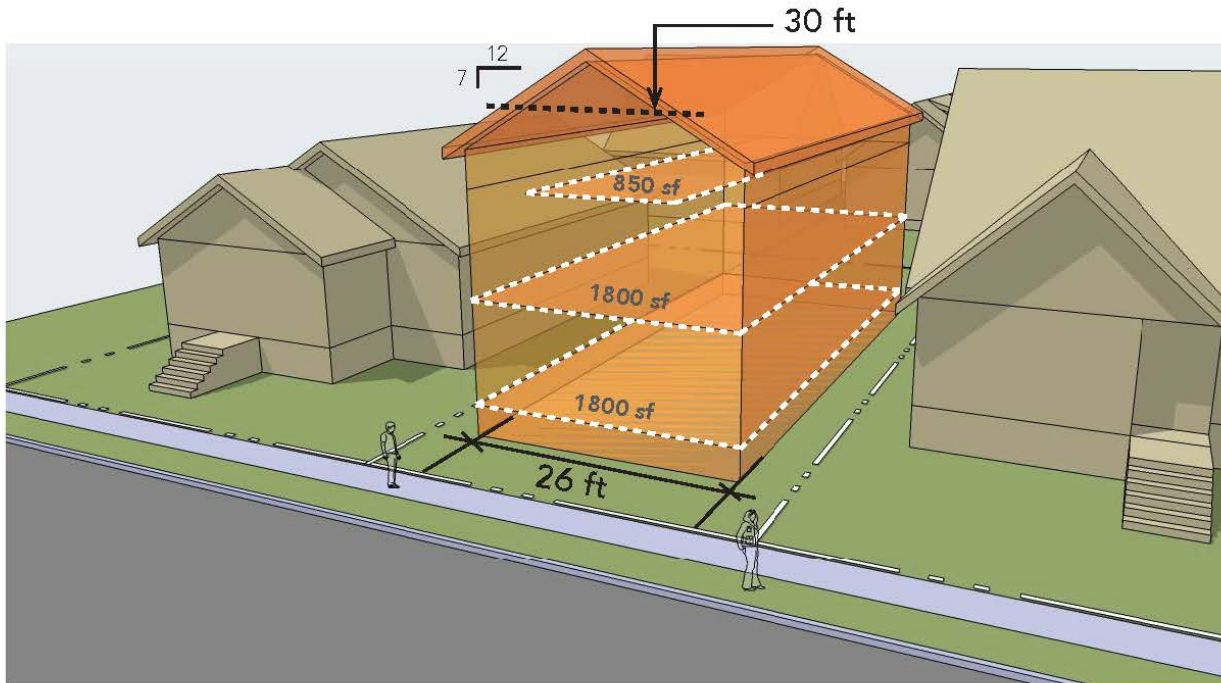


# B

## SCALE OF NARROW HOUSES



- Narrow houses include houses built on lots <36 ft wide
- The narrow proportions make houses appear taller than normal
- Small lot sizes limit front yard green space
- Slightly different standards for 'new' narrow lots and confirmed "skinny" lots
- Different standards for existing "confirmed" lots, new narrow lots and planned developments



## HEIGHT - CURRENT

### Maximum limits:

30 ft in R5

35 ft in R2.5

1.5x width on lots <36 ft wide

1.2x width on new narrow R5

-Measured to the average height of the highest gable

-30 ft fits 3 stories with a 3' crawlspace and reduced footprint of the top floor

**B1-1**

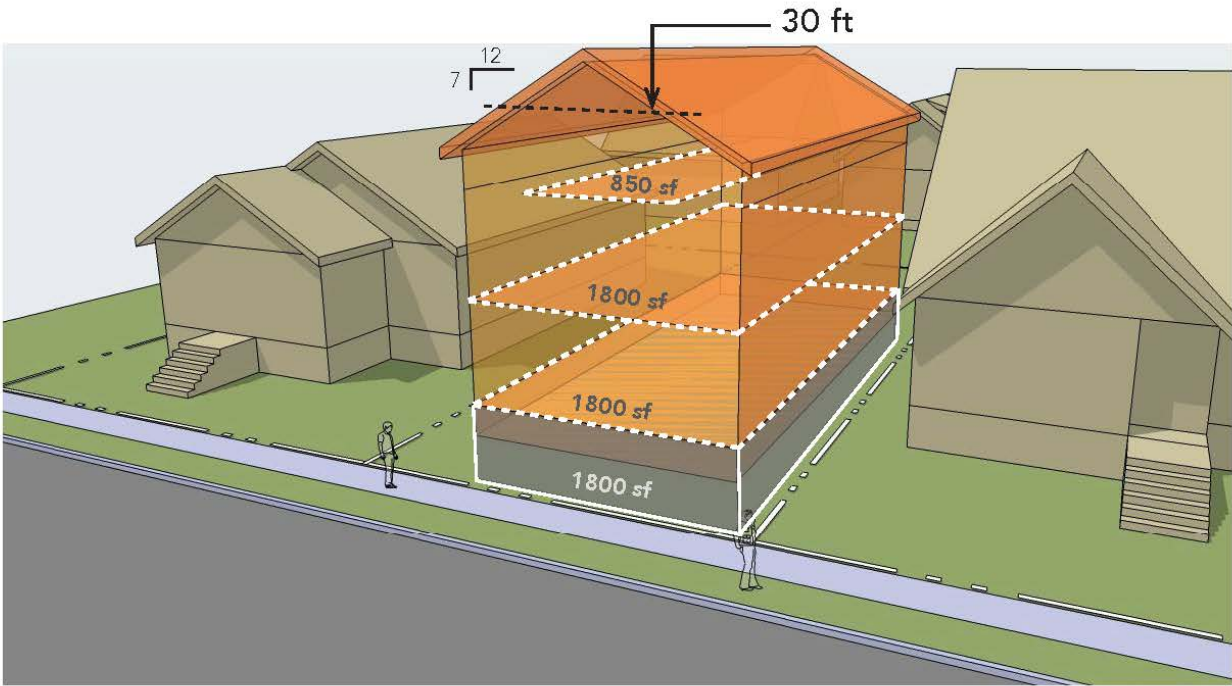
HEIGHT

LOT:  
ZONING:  
PATTERN:

36 x 100  
R5  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

1,800 sf (50%)  
30 ft  
4,450 sf  
1.24:1



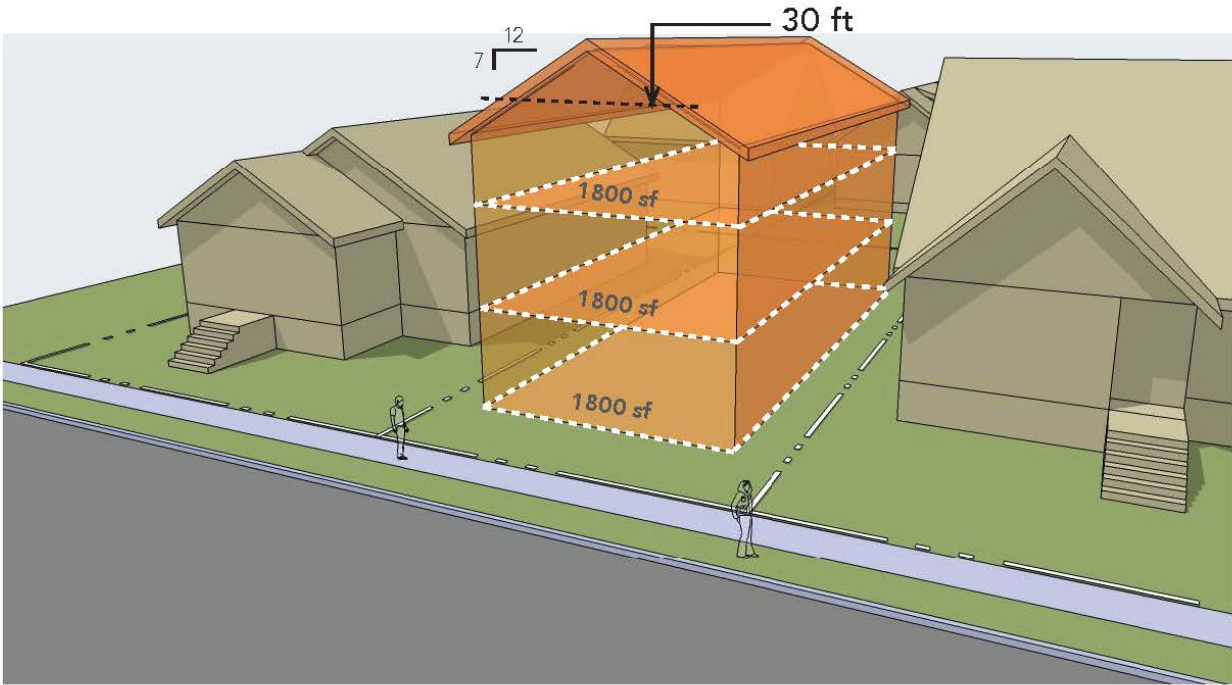
HEIGHT - CURRENT w/  
BASEMENT

-36 ft wide lot with 5 ft setbacks = 26 ft wide house

-30 ft could fit 4 stories with a reduced top floor footprint and an 8' basement

<b>B1-1b</b> HEIGHT	LOT:	36 x 100	COVERAGE:	1,800 sf (50%)
	ZONING:	R5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	4,450 sf (above grade) (6,250 sf total)
			FAR:	1.24:1 (above grade)



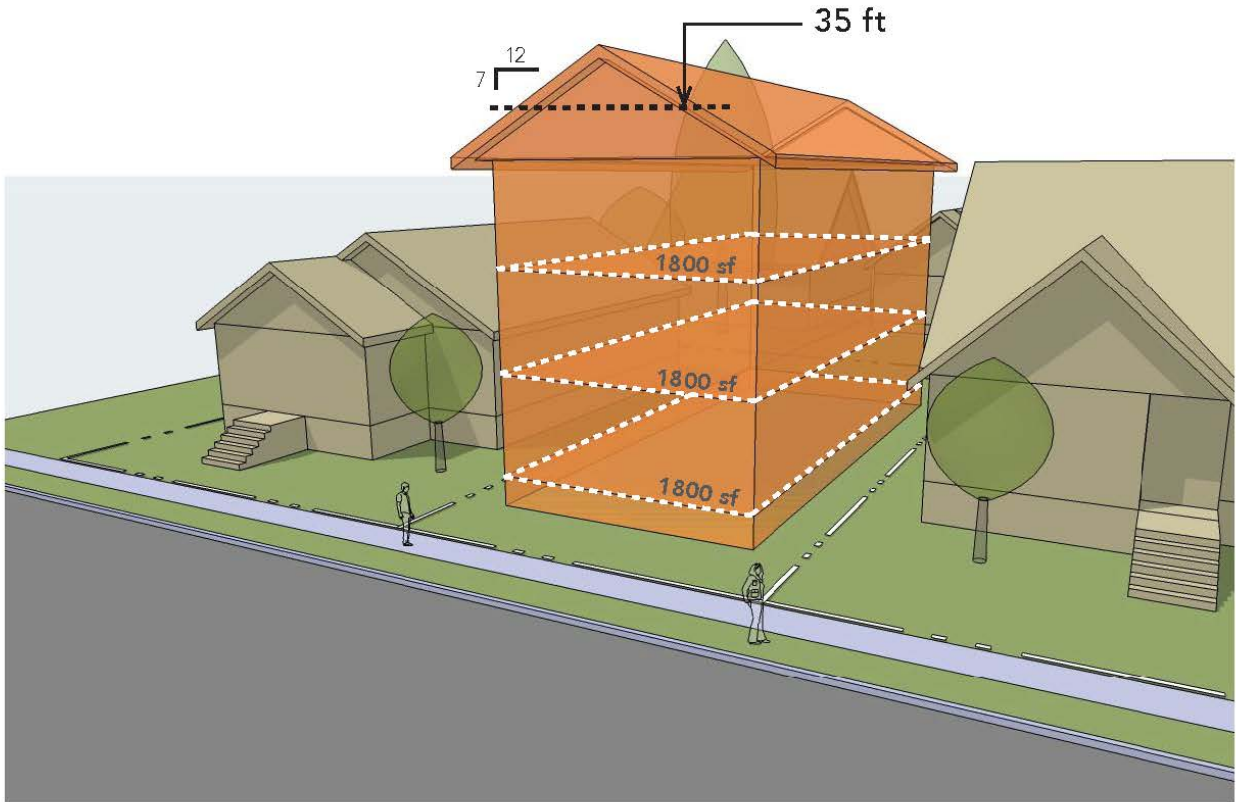


HEIGHT - CURRENT w/  
SLAB ON GRADE

-36 ft wide lot with 5 ft setbacks = 26 ft wide house

-30 ft could fit 3 full stories using slab on grade construction

<b>B1-1c</b> HEIGHT	LOT:	36 x 100	COVERAGE:	1,800 sf (50%)
	ZONING:	R5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	5,400 sf
			FAR:	1.5:1



### HEIGHT - CURRENT [R2.5]

-Height limited to 1.5x width in the R2.5 zone, up to 35 ft max.

-36 ft wide lot with 5 ft setbacks = 26 ft wide house

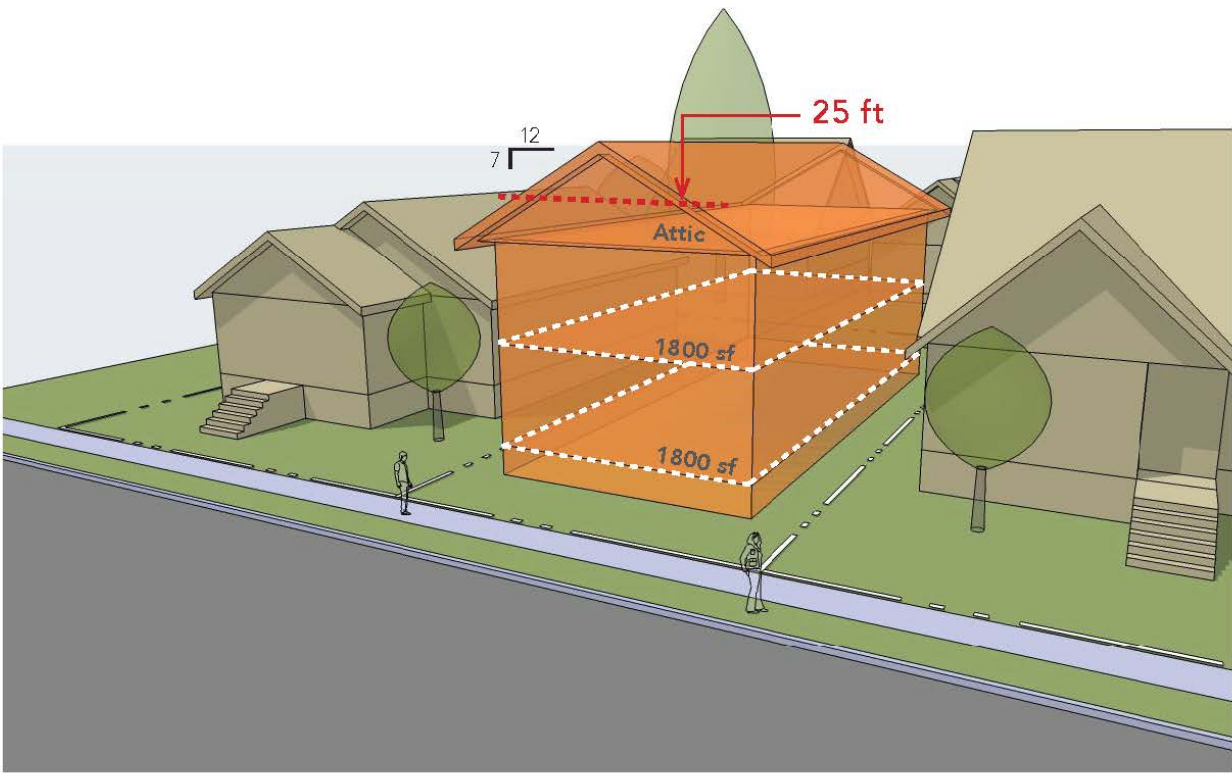
-1.5 x 26 ft = 39 ft height limit

-35 ft height could fit 3 full stories, an attic space and a 2' crawlspace

Red text indicates hypothetical dimensions



<b>B1-1d</b> HEIGHT	LOT:	36 x 100	COVERAGE:	1,800 sf
	ZONING:	R2.5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	5,400 sf
			FAR:	1.5:1



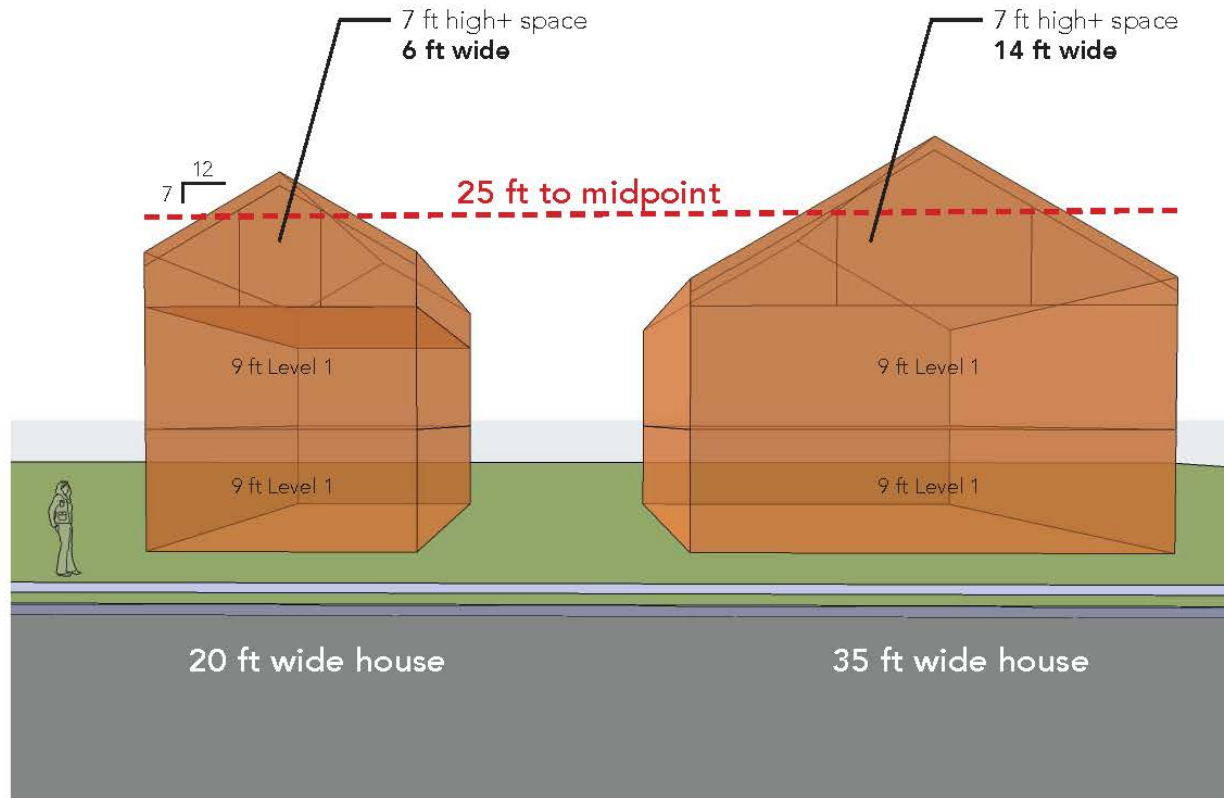
HEIGHT - REDUCED [25ft]

Should maximum height limit be reduced?

Reduced height limit will impact feasibility of Level 3 spaces

25 ft building height fits 2 full stories, an attic space and a 2' crawlspace

B1-2 HEIGHT	LOT:	36 x 100	COVERAGE:	1,800 sf
	ZONING:	R5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	3,600 sf
			FAR:	1:1

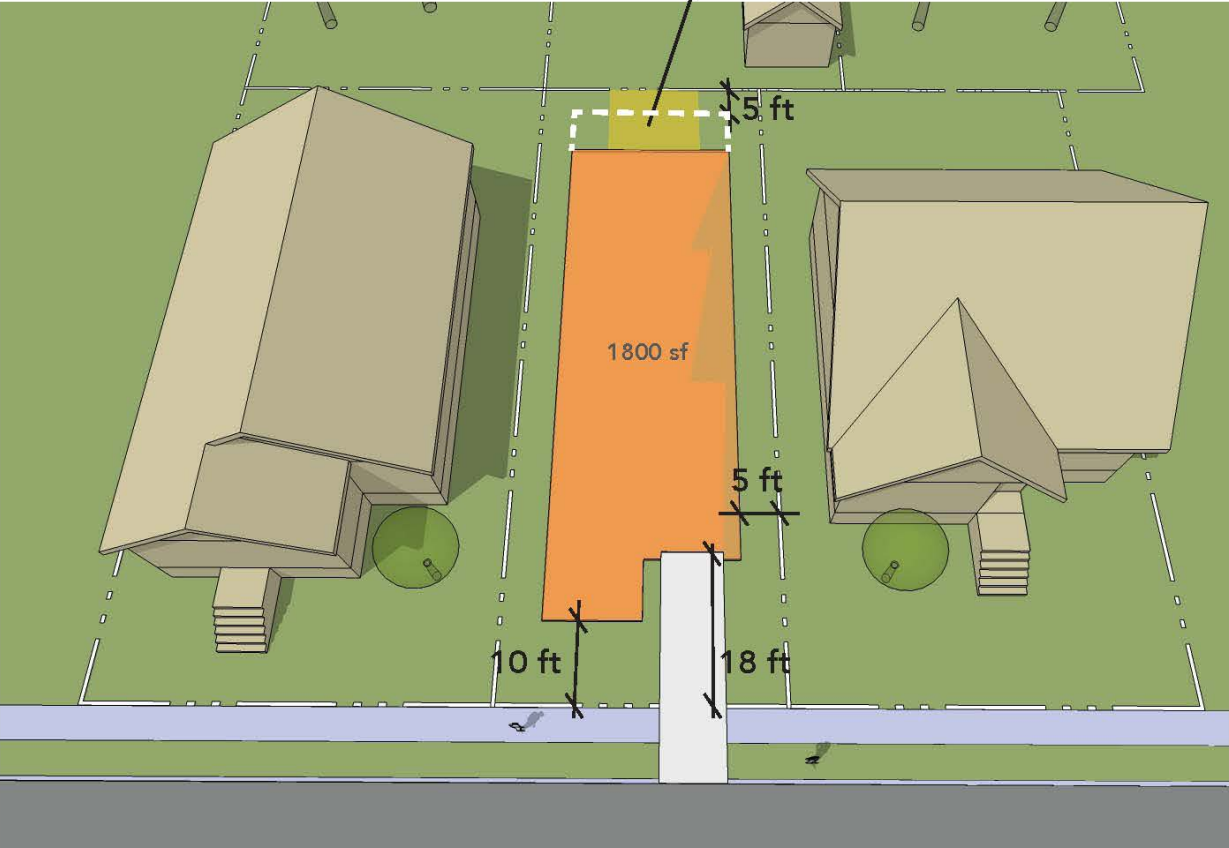


## HEIGHT - REDUCED

-Height reduction on narrow and "skinny" lots affects feasibility of Level 3 area more than on standard lots

**B1-2b**

HEIGHT



SETBACKS - CURRENT

Current setback standards:

	R5	R2.5
Front (bldg)	10 ft	10 ft
Front (garage)	18 ft	18 ft
Side	5 ft	5 ft
Rear	5 ft	5 ft
Alley:	none	none
Req'd Outdoor	250 sf	250 sf

- Required outdoor area dimensions are 12 ft x 12
- Outdoor area is required in lieu of a large rear setback, and may not be located in front setback
- Averaging to reduce front & garage setbacks is allowed
- Exceptions exist for steeply sloping lots

B2-1

SETBACKS

LOT:  
ZONING:  
PATTERN:

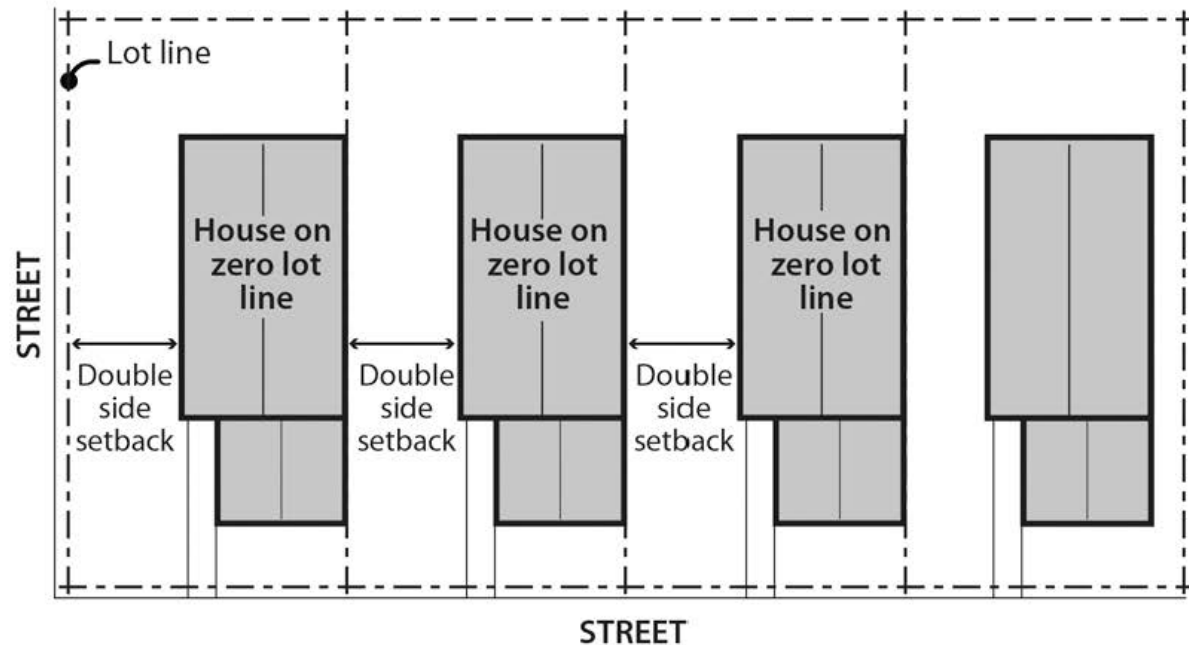
36 x 100  
R5  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

1,800 sf (50%)  
--  
--  
--



**Figure 110-10**  
**Zero Lot Line Development**



## SETBACKS - CURRENT

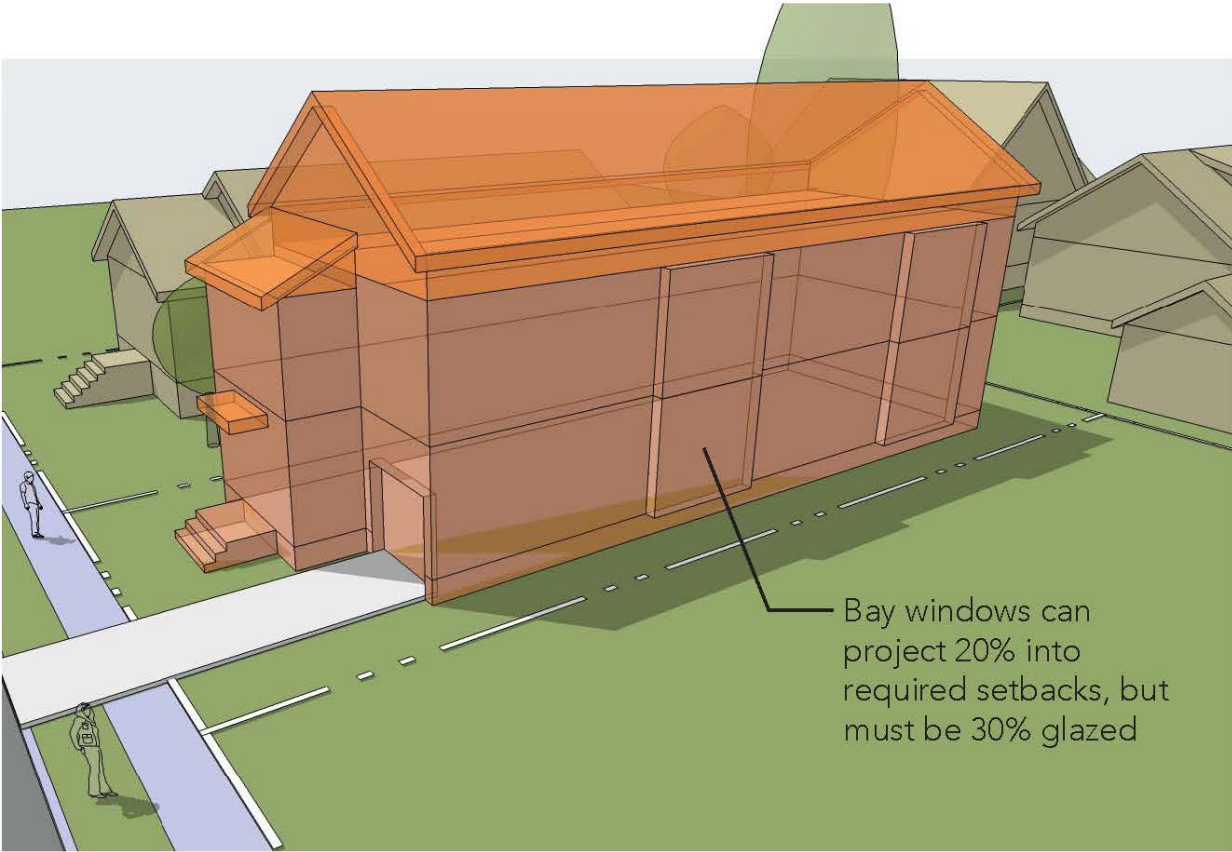
Current setback standards:

- Alternative development options allow zero lot line in a multi-lot development
- Easements and restrictions must be recorded on deeds

**B2-1b**

SETBACKS





### SETBACKS - CURRENT

#### Current setback standards:

- Minor architectural features are allowed to extend into required building setbacks
- Eaves, chimneys, fire escapes, cisterns, planters, bay windows and balconies can project 20% into required setback
- Bay windows can be up to 12 ft long, must not exceed 30% of facade area, and cannot have any doors

<b>B2-1c</b> SETBACKS	LOT:	36 x 100	COVERAGE:	1,800 sf (50%)
	ZONING:	R5	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	4,450 sf
			FAR:	1.24:1

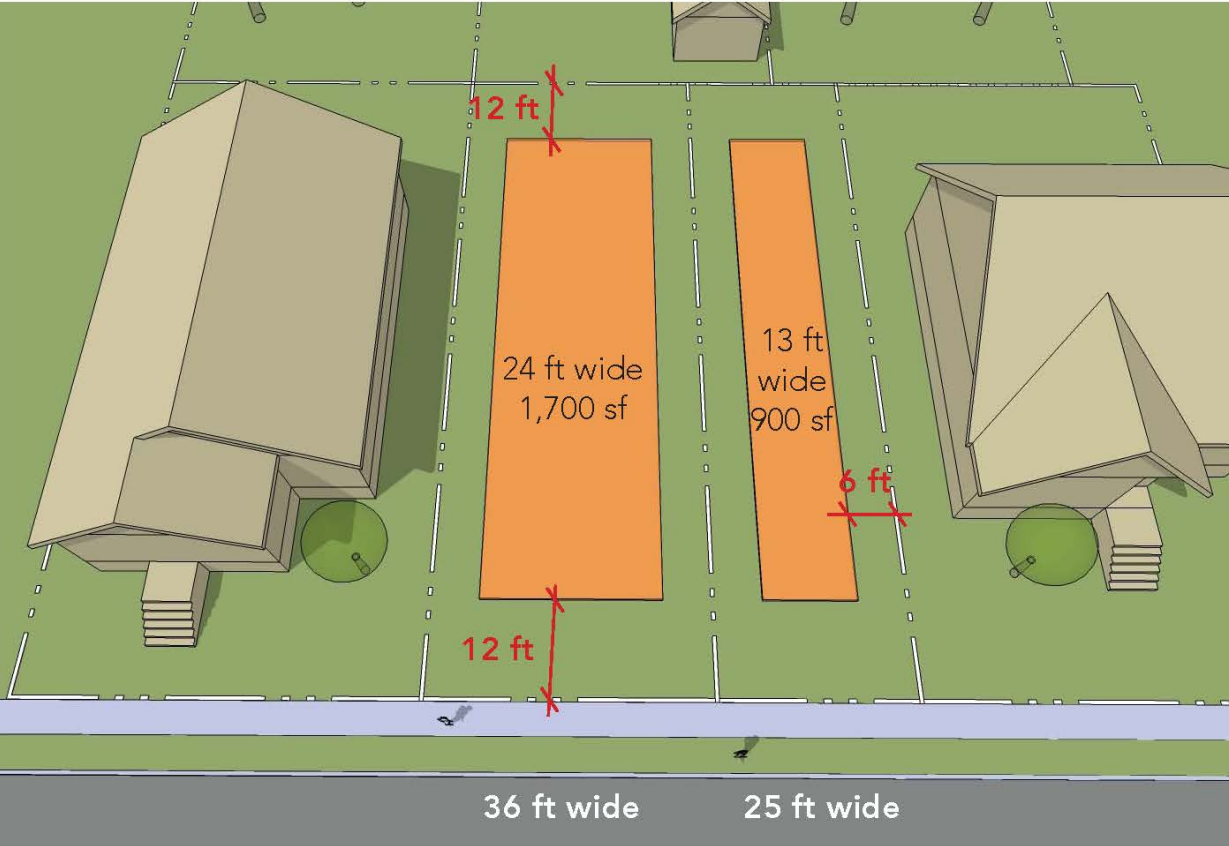


## SETBACKS - CURRENT

-Bay window provisions often used on narrow/skinny houses to create more living space

**B2-1d**

SETBACKS



SETBACKS - INCREASED

-Is it appropriate to increase setbacks on narrow and "skinny" lots?

<b>B2-2</b> SETBACKS	LOT:	<b>varies</b>	COVERAGE:	<b>varies</b>
	ZONING:	<b>R5</b>	HEIGHT:	--
	PATTERN:	--	BLDG AREA:	--
			FAR:	--

### Building Type

One detached single family house on one lot, with one accessory unit permitted.

### Lot Size

Min. 2500 square feet

### Lot Coverage

No limit

### Height Limit

Max. 25'

### Roof Pitch

Structure may exceed max. height limit by 5', with a min. 3:12 slope

### Front & Rear Yards

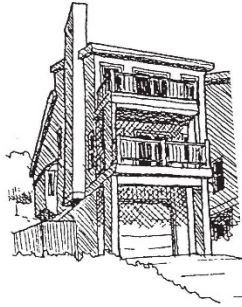
As shown. In addition, sum of front and rear yards must be min. 30'

### Parking Requirements

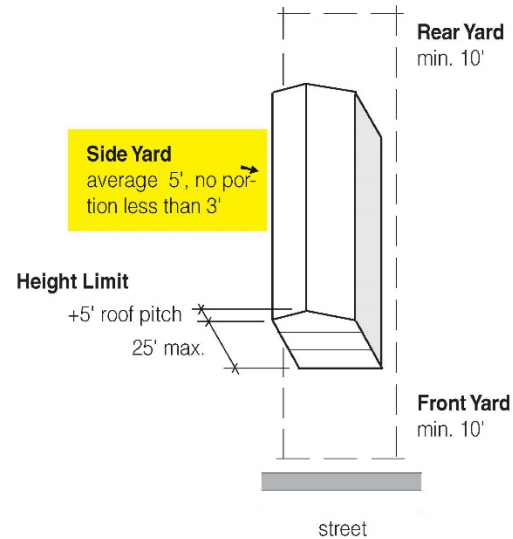
Same as SF

### Open Space & Landscaping

No regulations



## BSI One House per Lot



## SETBACKS - COMPOSITE & AVERAGE

-Are "composite" setbacks a viable strategy for narrow and "skinny" lots?

# B2-4

## SETBACKS





**BULK - CURRENT**

-Current regulations govern bulk by combining height and coverage limitations

**Current maximum building coverage standards:**

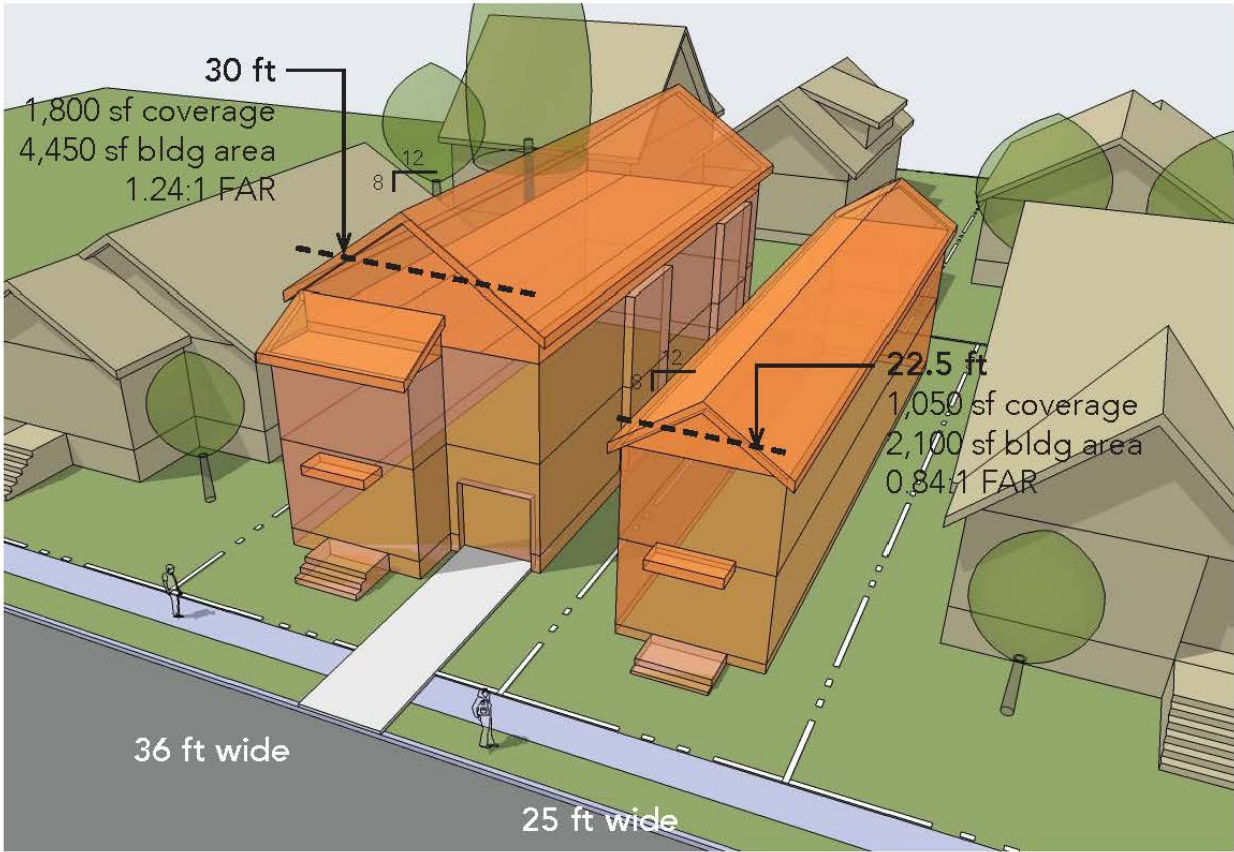
"skinny", vacant for 5 years: 40%  
narrow, <3,000 sf: 50%

LOT SIZE	MAX COVERAGE
<3,000 sf	50% of lot
3-4,999 sf	1,500 sf + 37.5% of site over 3,000 sf
5-19,999 sf	2,250 sf + 15% of site over 5,000 sf
20,000 sf +	4,500 sf + 7.5% of site over 20,000 sf

-Should coverage regulations be more uniform?

<b>B3-1</b>	LOT:	varies	COVERAGE:	varies
BULK	ZONING:	R5	HEIGHT:	varies
	PATTERN:	--	BLDG AREA:	--
			FAR:	--





**B3-1b**  
BULK

LOT:  
ZONING:  
PATTERN:

varies  
R5  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

varies  
varies  
varies  
varies

**BULK - CURRENT**

-Current regulations govern bulk by combining height and coverage limitations

**Current maximum building coverage standards:**

"skinny", vacant for 5 years: 40%  
narrow, <3,000 sf: 50%

LOT SIZE	MAX COVERAGE
<3,000 sf	50% of lot
3-4,999 sf	1,500 sf + 37.5% of site over 3,000 sf
5-19,999 sf	2,250 sf + 15% of site over 5,000 sf
20,000 sf +	4,500 sf + 7.5% of site over 20,000 sf

-Should coverage regulations be more uniform?

## Differences Between Houses on New Narrow Lots and Skinny Lots

### New Narrow Lots

- Main entrance w/in 4' of grade (attached houses)
- Attached garage allowed only with PD review
- 50% building coverage
- Height limited to 1.2x width of house in R5
- Height limited to 1.5x width of house in R2.5
- Mostly in R2.5

### Skinny Lots

- Main entrance w/in 4' of grade (all houses)
- 12' wide garage allowed (but not required)
- 40% building coverage
- Height limited to 1.5x width of house in R5
- Height limited to 1.5x width of house in R2.5
- Mostly in R5

**B3-1c**

BULK



## BULK - FAR / REDUCED

-Should bulk be regulated by FAR for narrow and skinny lots?

-FAR regulations may offer less flexibility for narrow and "skinny" lots due to the constrained nature of the sites

**B3-2**

BULK

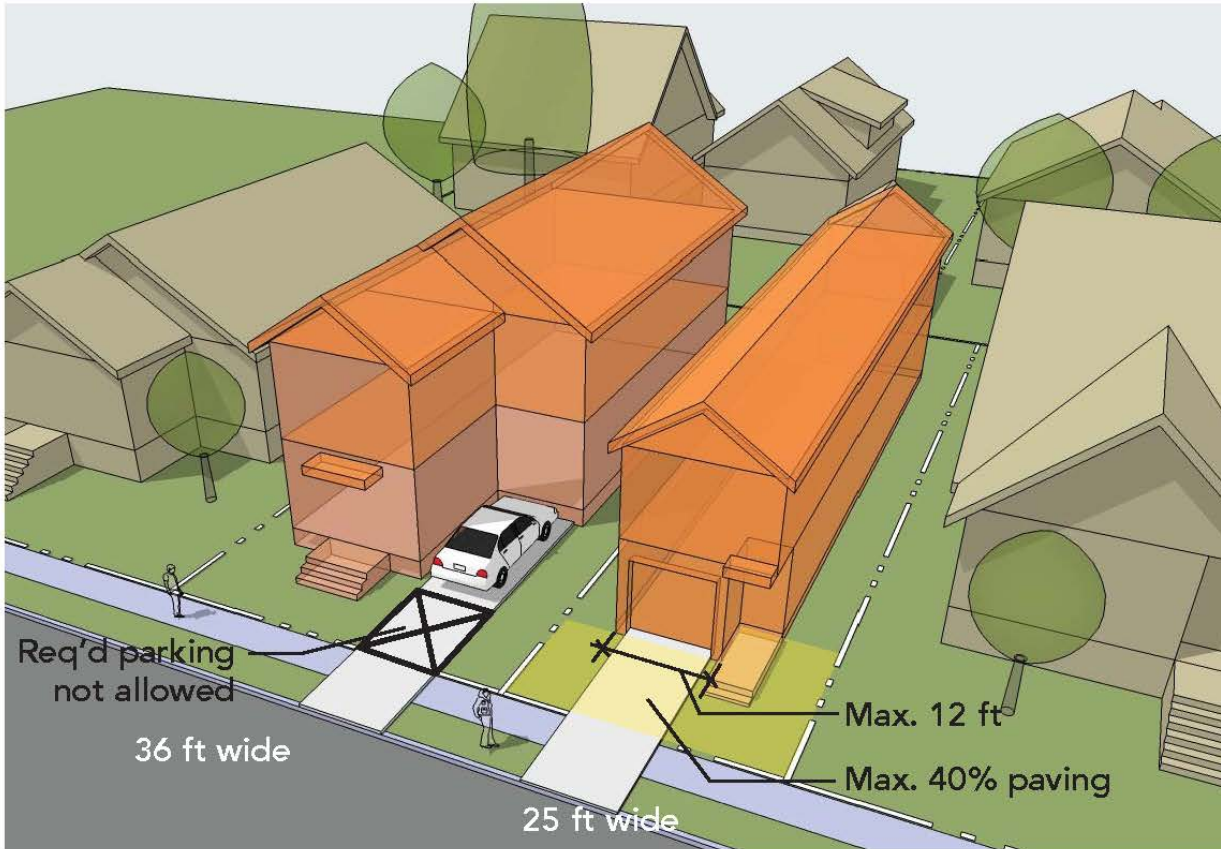
LOT:  
ZONING:  
PATTERN:

varies  
R5  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

varies  
varies  
varies  
varies





## PARKING - CURRENT

One 9 ft x 18 ft parking space required per dwelling, unless site is close to transit

No parking required for "skinny" confirmed lots

Required parking not allowed in front setback

Garage wall max 50% of facade, encouraged to be recessed

No more than 40% of area between building and front lot line may be paved

Where facade is <22 ft long, an attached garage is not allowed

**B4-1**

**PARKING &  
GARAGES**

LOT:  
ZONING:  
PATTERN:

varies  
R5  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

varies  
varies  
varies  
varies

-except-  
"skinny" lot house garages are allowed in walls less than 22 ft, but the garage wall is limited to 12 ft and must have living area above



B4-2

PARKING &  
GARAGES



## PARKING - TUCK UNDER

Should "tuck under" parking be encouraged?

Should "tuck under" parking be set below grade level?



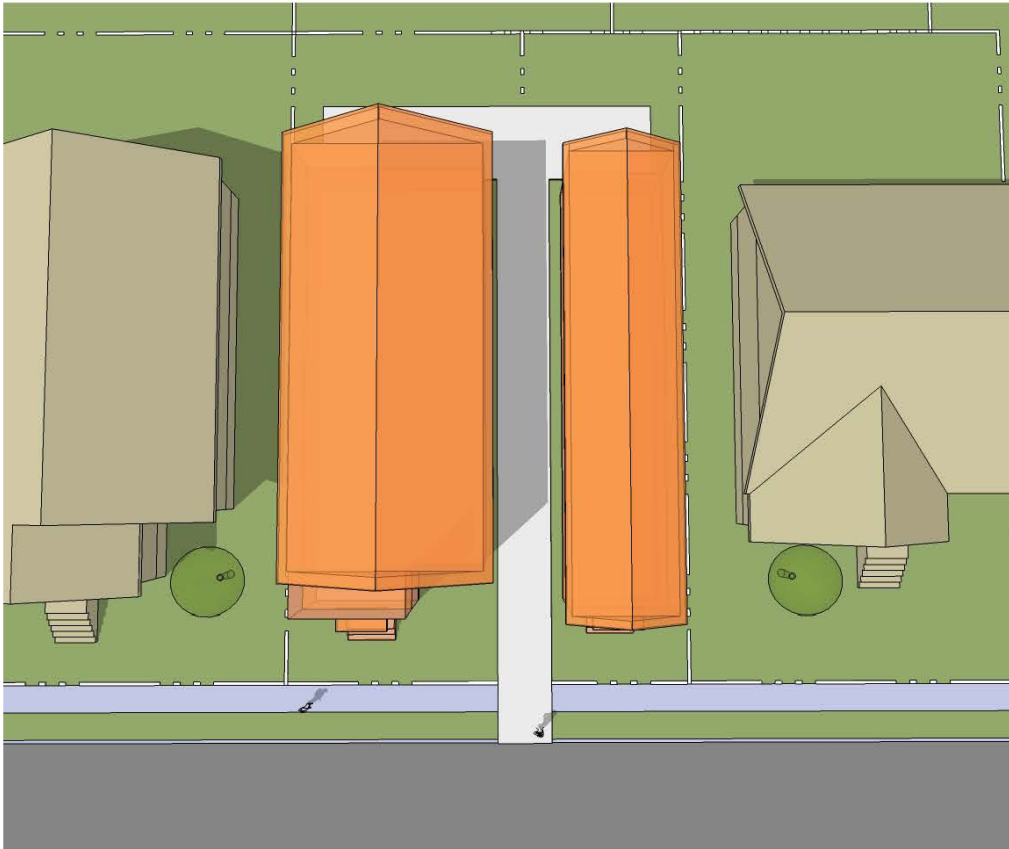


## PARKING - PAD

Should required parking be allowed in front setback for narrow and "skinny" lots?

**B4-3**

PARKING &  
GARAGES



## PARKING - REAR

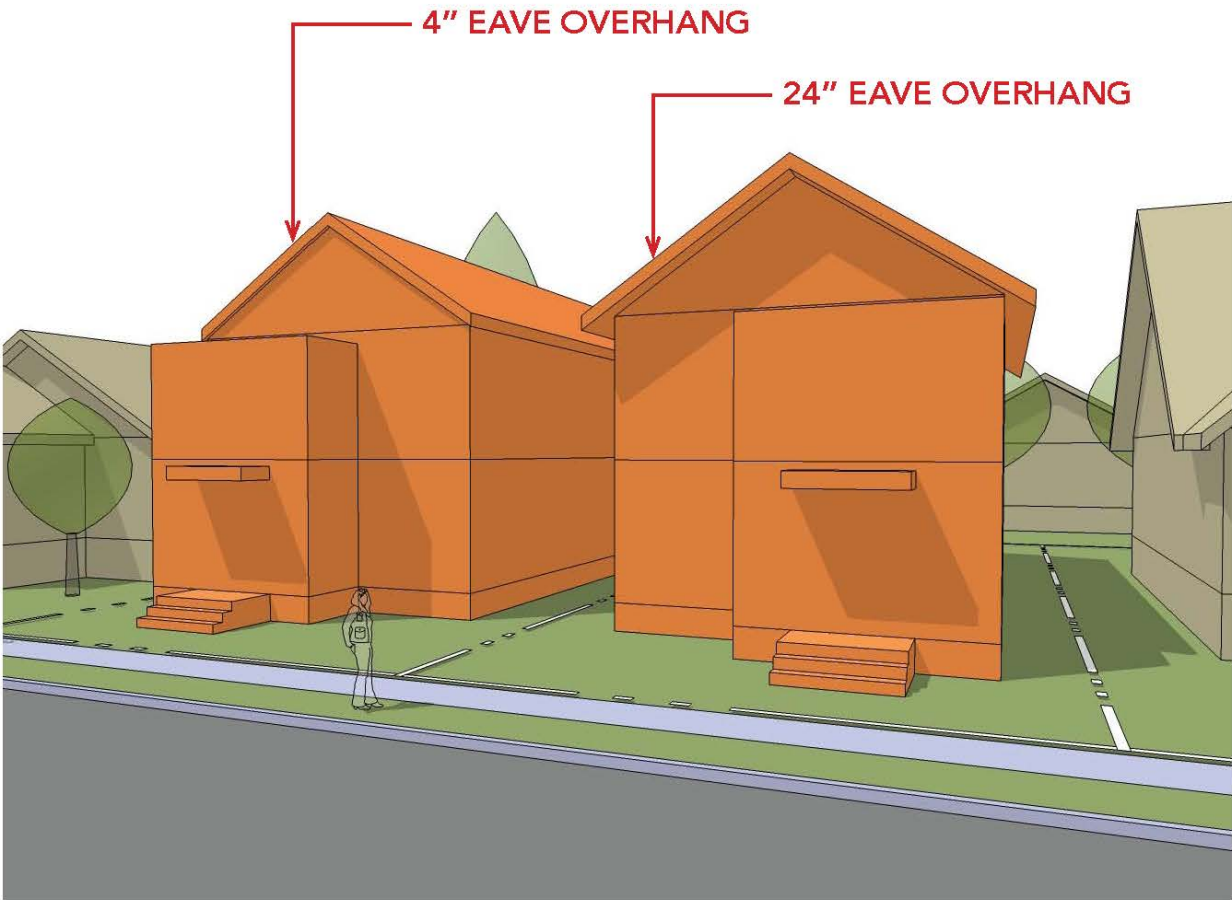
Shared driveway allows parking in the rear of buildings

How can rear parking be encouraged?



**B4-4**

PARKING &  
GARAGES



ARCHITECTURAL FEATURES -  
EAVE OVERHANGS

-Should eave overhangs be  
required?

B5-1

ARCH.  
FEATURES

LOT:

ZONING:

PATTERN:

36 x 100

R5

--

COVERAGE:

HEIGHT:

BLDG AREA:

FAR:

1,800 sf (50%)

30 ft

3,600 sf ea.

1:1 ea.

# Scale of Narrow Houses

- What changes to zoning standards should the City consider:
  - *Height*
  - *Setbacks*
  - *Bulk*
  - *Entries*
  - *Garages and parking*
  - *Other architectural features*
- What “bundles” best advance the guiding principles?
- How could they be improved?

# Lunch Break





# **Session 3: Scale and Form of Attached Houses**

---

# Scale and Form of Attached Houses

- How can attached houses be designed to fit in single-family neighborhoods?





C

# SCALE OF ATTACHED HOUSES



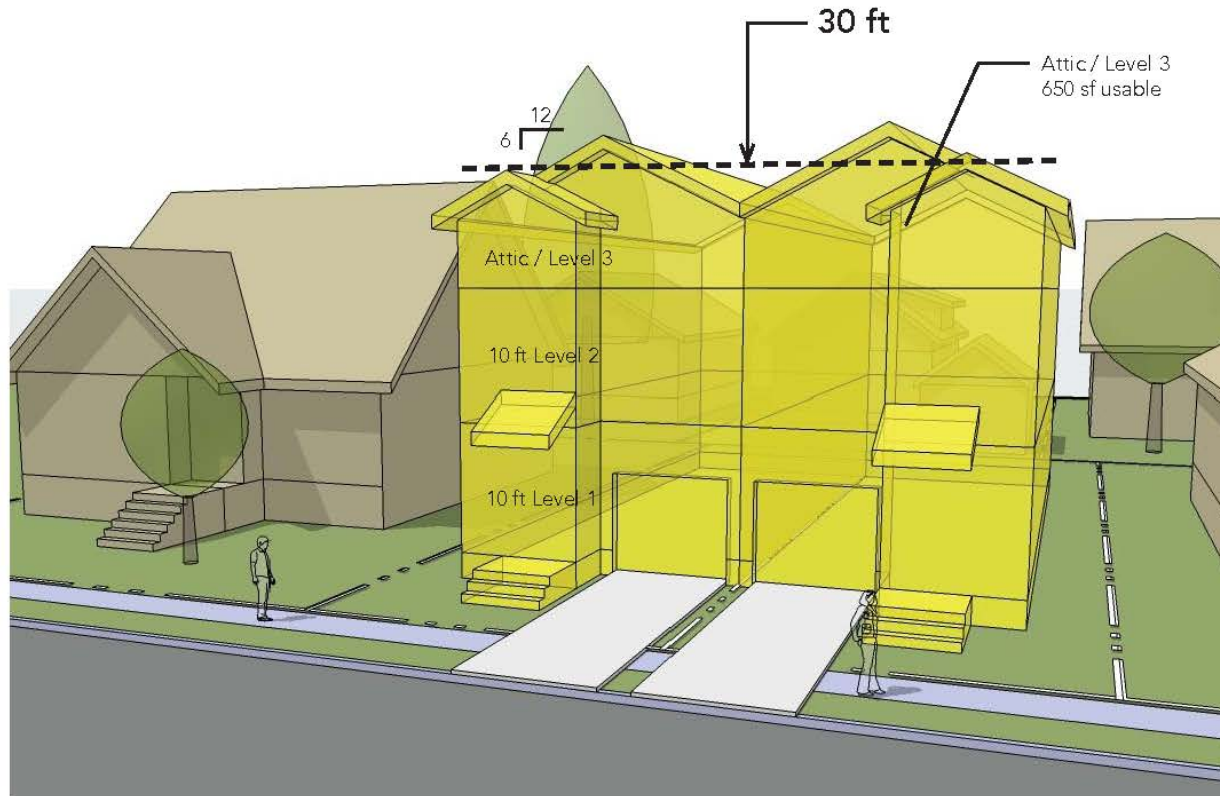
- Allowed in R20 through R2.5, but more commonly built in R1 & R2

- Some standards vary by lot type: narrow vs. "skinny". Commonly limited to maximum two attached units (in R20-R5)

- Up to 8 attached units allowed in R2.5

- Additional flexibility provided through design review, adjustments or planned development

- Typically built as "fee simple", but in R2.5 and on corner lots elsewhere, may be duplexes on a shared lot



## HEIGHT - CURRENT

### Maximum limits:

30 ft in R5

35 ft in R2.5

1.5x width on "skinny" R5

1.2x width on narrow R5

1.5x width on narrow R2.5

-Measured to the average height of the highest gable

Lot width: 25 ft

House width: 20 ft

1.5x width = 30 ft height

**C1-1**

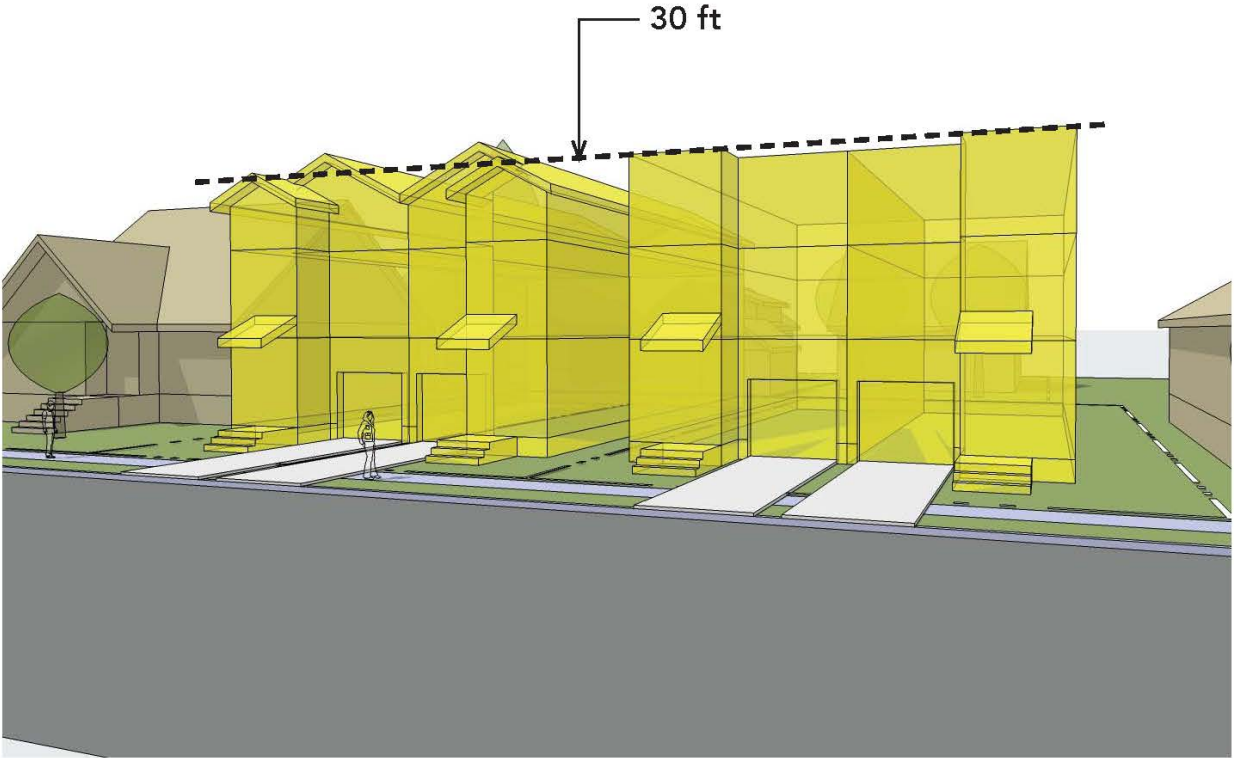
HEIGHT

LOT:  
ZONING:  
PATTERN:

(2) 25x100  
R5 "skinny"  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

1,250 sf ea.  
30 ft  
3,150 sf ea.  
1.26:1 ea.



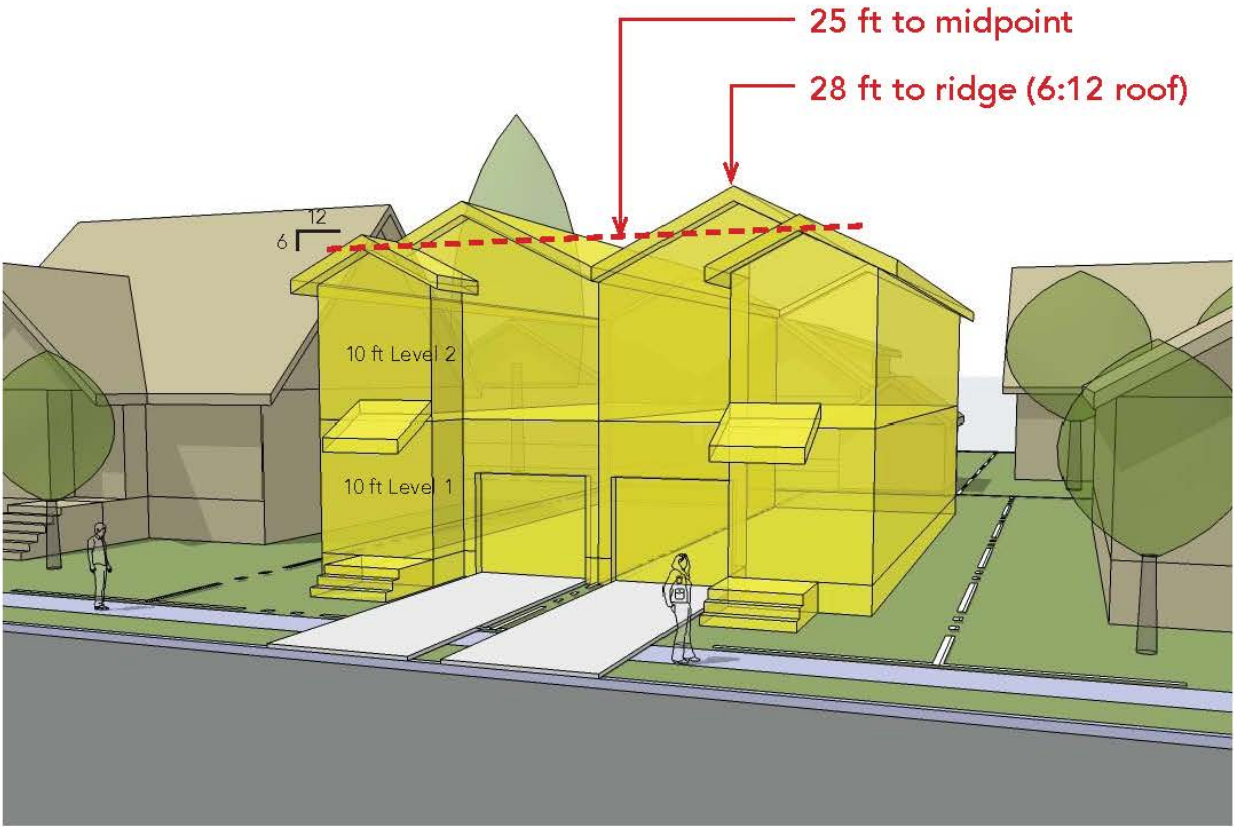
HEIGHT - CURRENT

Pitched roof vs. flat roof

-Attached houses are more likely to be built with flat roofs than detached houses

C1-1b HEIGHT	LOT:	(4) 25x100	COVERAGE:	--
	ZONING:	R5 "skinny"	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	--
			FAR:	--



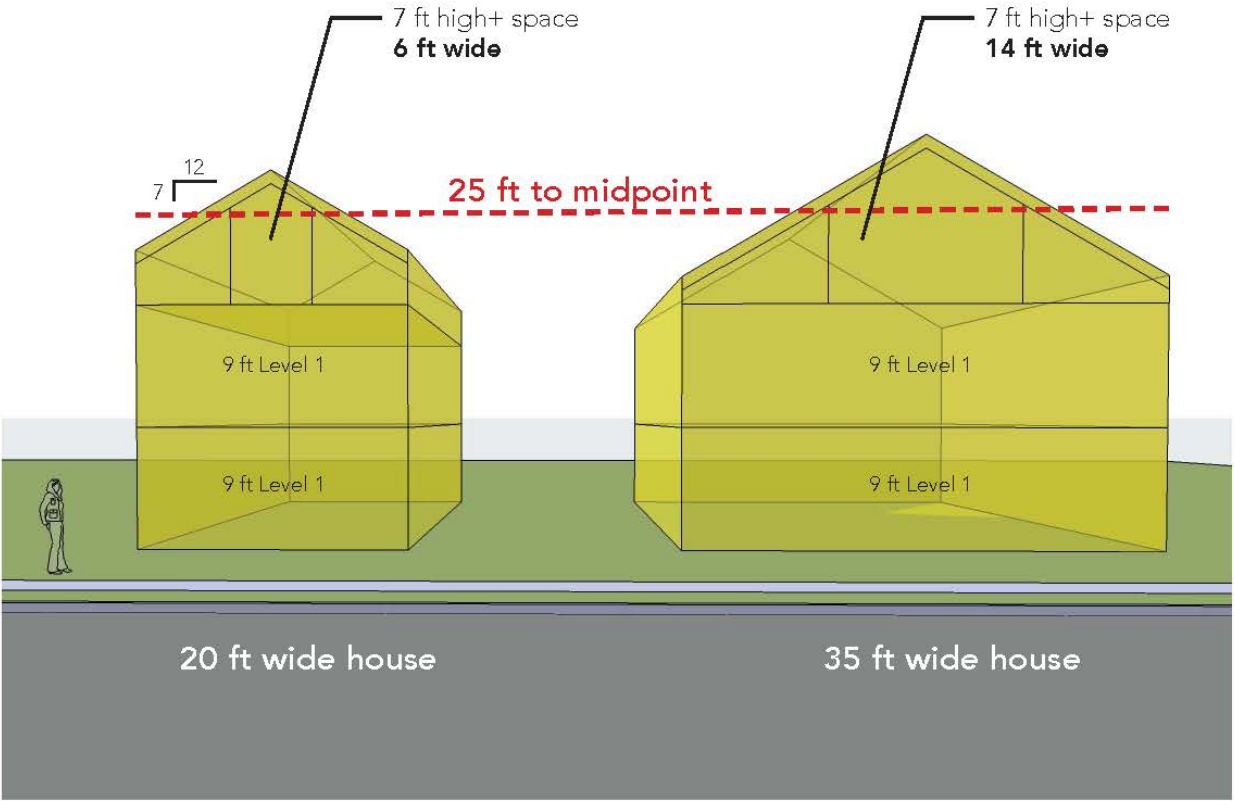


HEIGHT - REDUCED

- Maximum height reduced to 25 ft.
- Reduces feasibility of Level 3 spaces

Red text indicates  
hypothetical dimensions

C1-2 HEIGHT	LOT:	(2) 25x100	COVERAGE:	1,250 sf ea.
	ZONING:	R5 "skinny"	HEIGHT:	25 ft
	PATTERN:	--	BLDG AREA:	2,500 sf ea.
			FAR:	1:1 ea.



HEIGHT - REDUCED

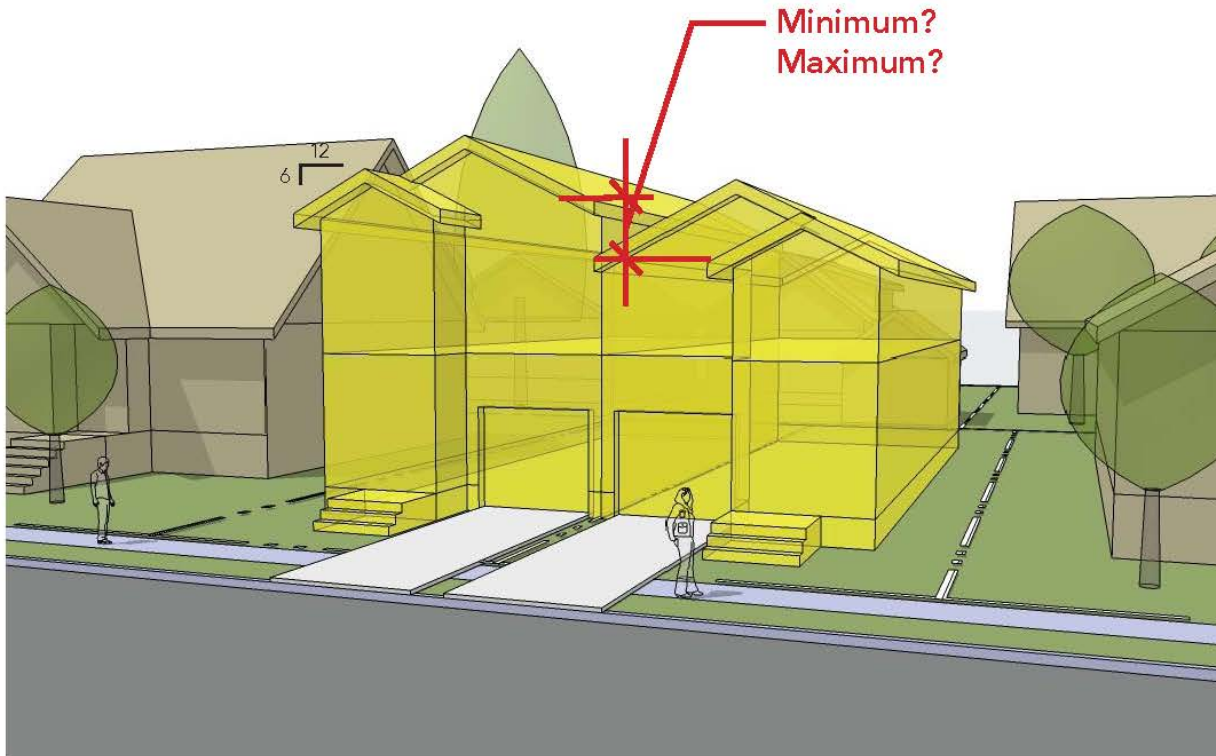
-Height reduction on narrow and "skinny" lots affects feasibility of Level 3 area more than on standard lots

C1-2b

HEIGHT

LOT:	(2) 25x100
ZONING:	--
PATTERN:	--

COVERAGE:	--
HEIGHT:	25 ft
BLDG AREA:	--
FAR:	--



## HEIGHT - RELATIVE

-Is it desirable to regulate the height of attached houses relative to each other?

-Most rowhouses are built at the same height

-Current zoning code limits height difference only in special situations (heights of attached housing on corners utilizing alternative density must be within 4' of each other)

**C1-3**  
HEIGHT

LOT:  
ZONING:  
PATTERN:

(2) 25x100  
R5 "skinny"  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

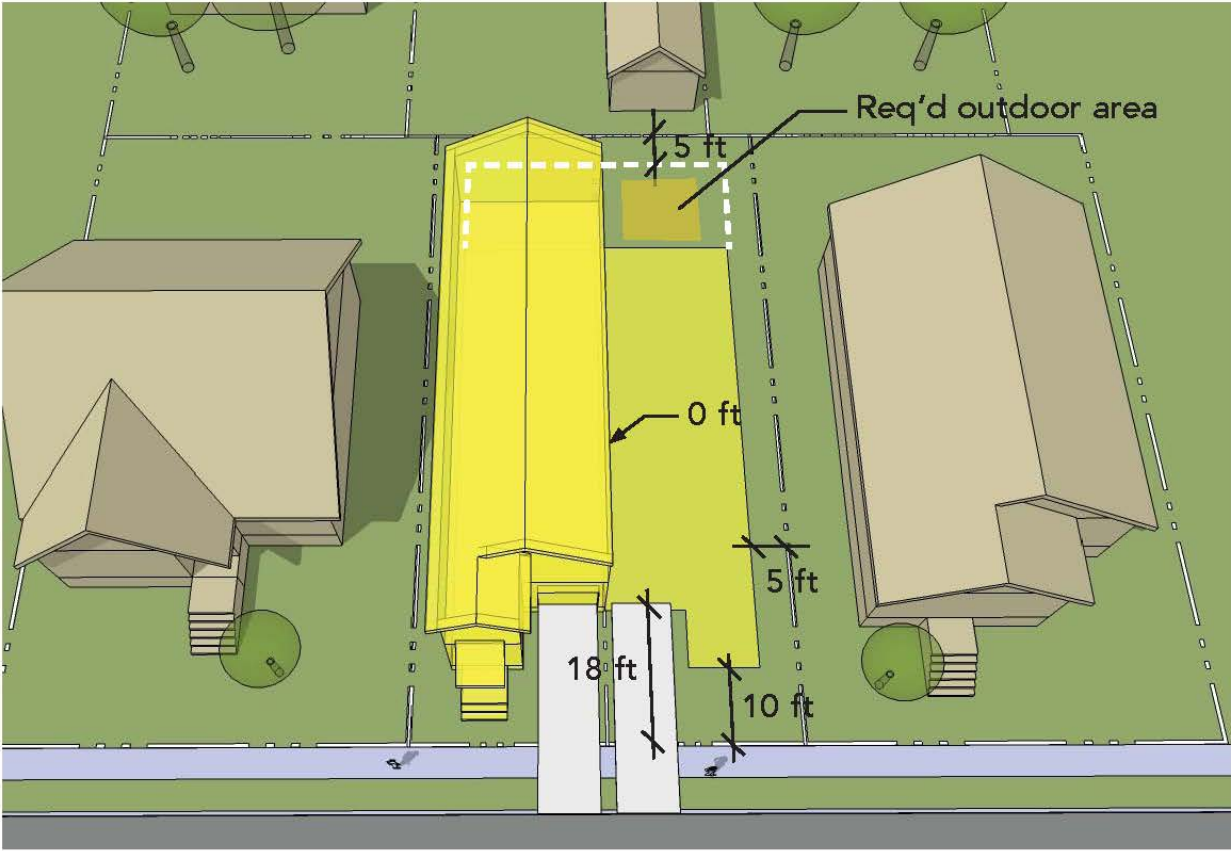
1,250 sf ea.  
varies  
2,500 sf ea.  
1:1 ea.

HEIGHT - RELATIVE



C1-3b  
HEIGHT





**C2-1**  
SETBACKS

LOT:	(2) 25x100	COVERAGE:	1,250 sf
ZONING:	R5 "skinny"	HEIGHT:	30 ft
PATTERN:	--	BLDG AREA:	3,150 sf
		FAR:	1.26:1

**SETBACKS - CURRENT**

Current setback standards:

	R5	R2.5
Front (bldg)	10 ft	10 ft
Front (garage)	18 ft	18 ft
Side	5 ft	0/5 ft
Rear	5 ft	5 ft
Alley:	none	none
Req'd Outdoor	250 sf	200 sf

- Alternative development standards allow for zero lot line development
- Required outdoor area dimensions for attached houses are minimum 12 ft x 12 ft in R5, 10 ft x 10 ft in R2.5
- Outdoor area is required in lieu of a large rear setback, and may not be located in front setback



## SETBACKS - CURRENT

Current setback standards:

	R5	R2.5
Front (bldg)	10 ft	10 ft
Front (garage)	18 ft	18 ft
Side	5 ft	0/5 ft
Rear	5 ft	5 ft
Alley:	none	none

-Attached housing without garages is common in urban areas close to transit, where no parking is required

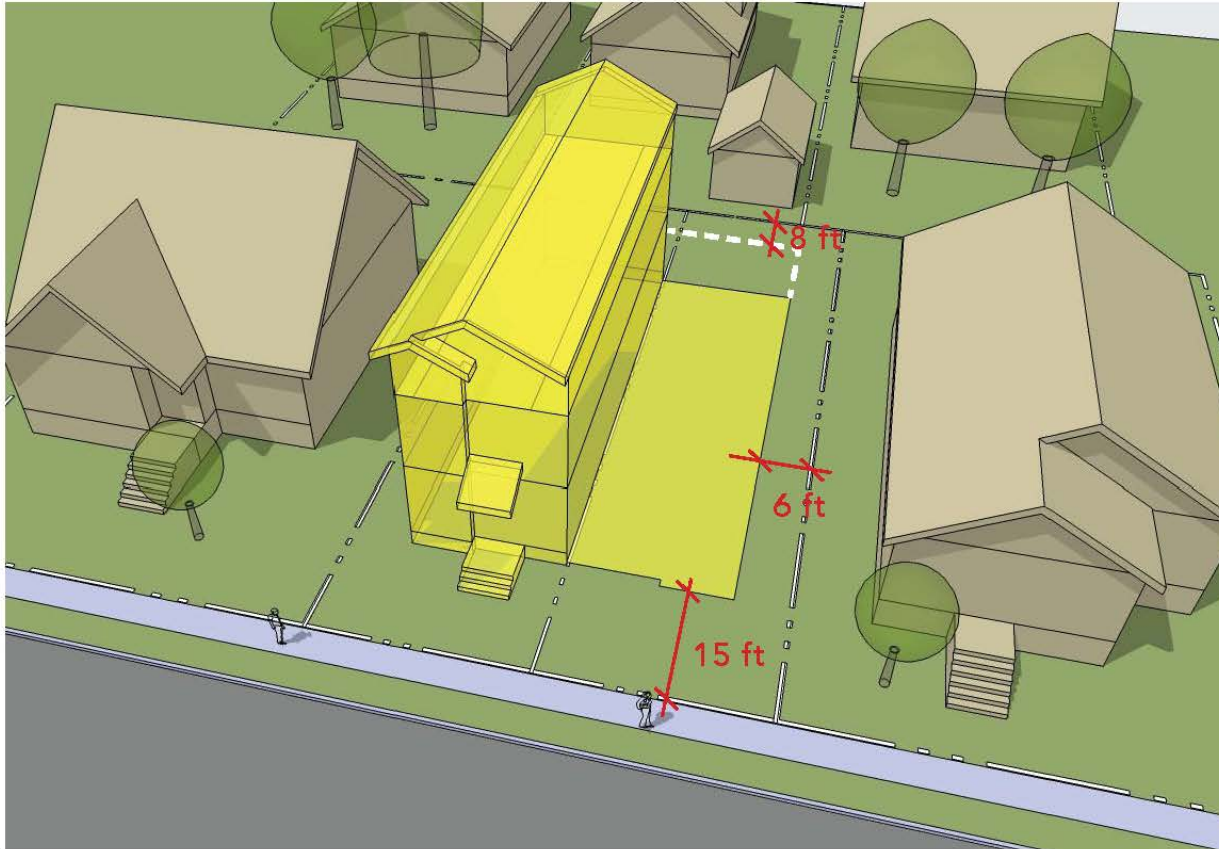
## C2-1b SETBACKS

LOT:  
ZONING:  
PATTERN:

(2) 25x100  
R5 "skinny"  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

1,250 sf  
30 ft  
3,150 sf  
1.26:1

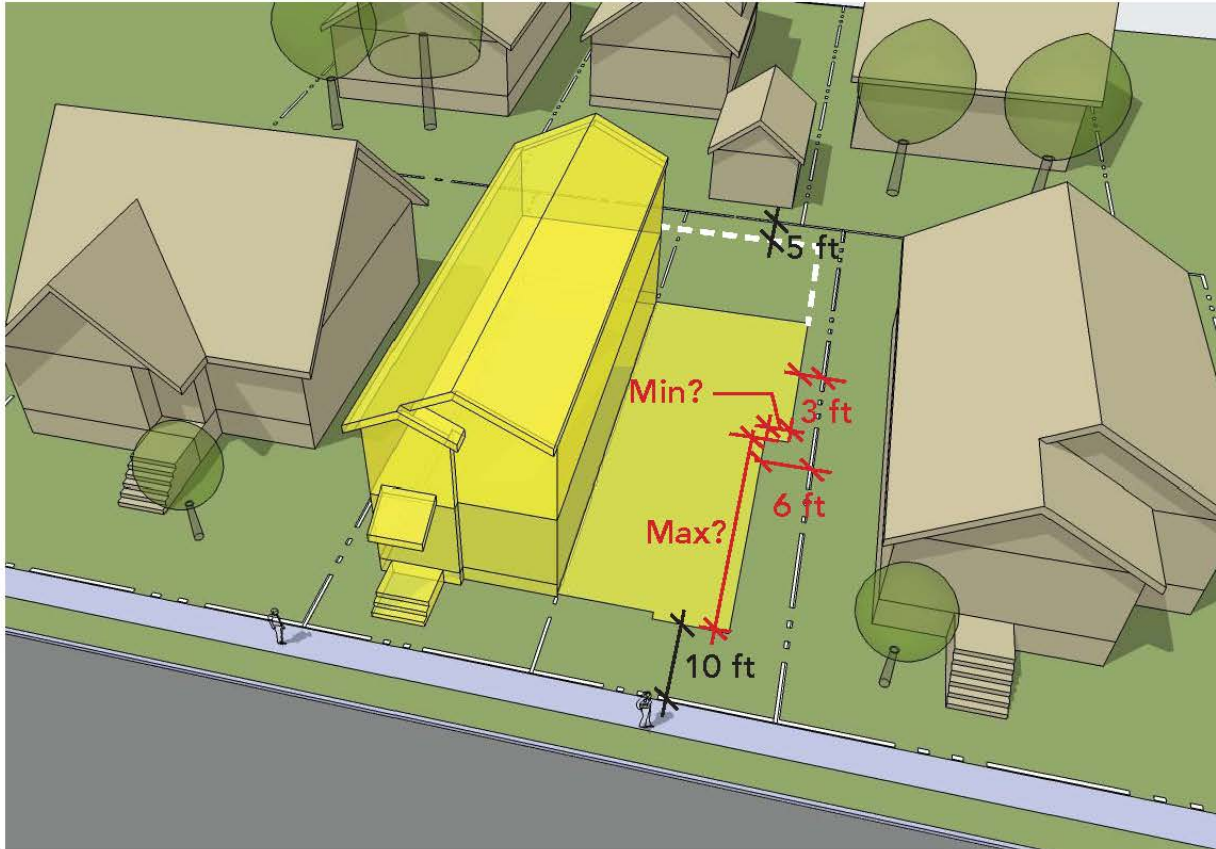


## SETBACKS - INCREASED

-Is it appropriate to increase setbacks for attached houses?

<b>C2-2</b> SETBACKS	LOT:	(2) 25x100	COVERAGE:	1,250 sf
	ZONING:	R5 "skinny"	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	3,150 sf
			FAR:	1.26:1





## SETBACKS - SIDE VARIATION

- Should side setbacks be modulated to encourage variation and allow flexibility?
- Larger setbacks closer to street and smaller setbacks toward rear of lot? (Seattle)
- Composite or averaged side setbacks?
- Maximum continuous wall lengths?
- Minimum changes in plane when a wall "jogs"?

C2-3

SETBACKS

LOT:  
ZONING:  
PATTERN:

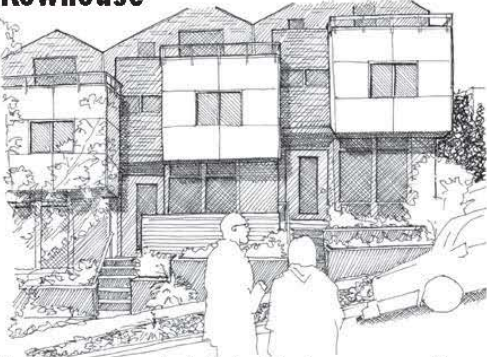
(2) 25x100  
R5 "skinny"  
--

COVERAGE:  
HEIGHT:  
BLDG AREA:  
FAR:

1,250 sf  
25 ft  
2,500 sf  
1:1

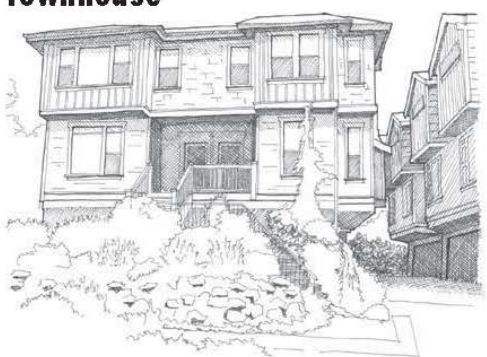


Rowhouse



Rowhouses are attached side by side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked.\*

Townhouse



Townhouses are attached along common walls. Townhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouse units may be located behind other townhouses units as seen from the street.\*

SETBACKS - SIDE VARIATION

-Examples of some setbacks concepts from the Seattle zoning code

1.0 or 1.2	0.9 or 1.1
1 unit / 1,600 SF lot area on lots less than 3,000 SF All others: No Limit	1 unit / 2,200 SF or 1 unit / 1,600 SF lot area 1 unit /
30' + 5' for roof with minimum 6:12 pitch Front: 5' minimum Rear: 0' with Alley, 7' average, 5' minimum Side: *	30' + 5' for roof with minimum 6:12 pitch Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side: 5' if building is 40' or less in length, or 7' Average 5' min.
60'	60'
t line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone	
Optional * 0' where abutting another rowhouse, otherwise 3.5', except when abutting a single-family zone, the setback is 5'	Required for 3 or more units

C2-4  
SETBACKS

**R302.2.4.4 Eaves, cornices and similar projections.**  
Projections located less than 3 feet (914 mm) from a common property line shall be in accordance with this section. Structural projections such as enclosed eaves and cornices located within 3 feet (914 mm) of a common property line shall be constructed in accordance with the Table R302.2.4.4. In the case where projections extend beyond the common property line onto an adjacent property, appropriate easements and maintenance agreements shall be implemented as described in Section R302.2.1. Projections within 3 feet (914 mm) of an exterior common property line shall be in accordance with Section R302.1.

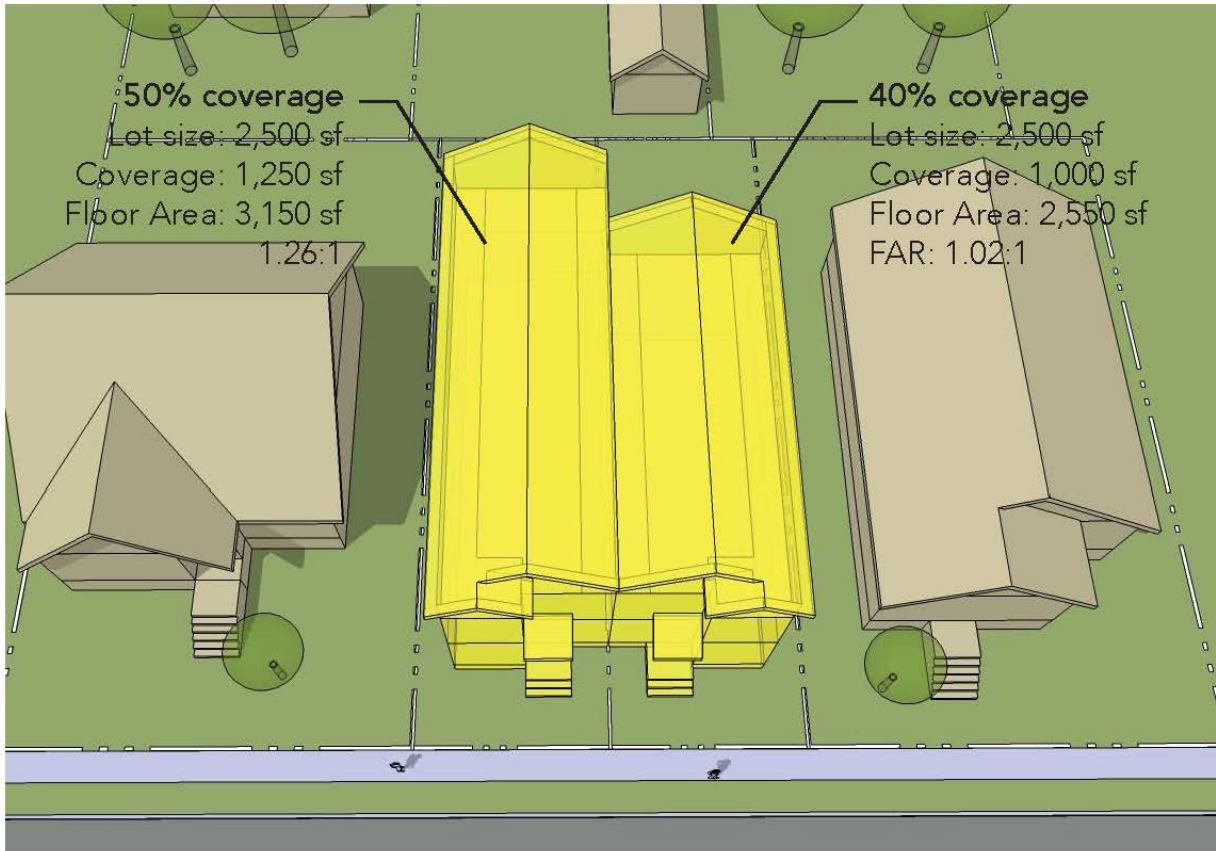
**TABLE R302.2.4.4  
STRUCTURAL PROJECTIONS WITHIN 3 FEET OF ANY PROPERTY LINE**

EAVES, RAKES, CORNICES & SIMILAR PROJECTIONS <sup>a</sup>	RELATIONSHIP OF FASCIA/BARGE TO PROPERTY LINE	EAVE VENTILATION PERMITTED	MAXIMUM LENGTH OF PROJECTION	PARAPET OR ROOF PROTECTION REQUIRED	MAXIMUM PROJECTION LENGTH BEYOND PROPERTY LINE	ONE-HOUR RATED PROTECTION REQUIRED
Enclosed with roof framing perpendicular to property line	Parallel	No	12" maximum	Yes	12" maximum	Yes
Unenclosed with roof framing perpendicular to property line	Parallel	No	12" maximum	Yes	12" maximum	No
Enclosed with roof framing parallel to property line	Perpendicular	No	24" maximum	No	12" maximum	Yes
Unenclosed with roof framing parallel to property line	Perpendicular	Yes	24" maximum	No	12" maximum	No

For SI: 1 inch = 25.4 mm.  
a. Does not apply to exterior balconies

**SETBACKS -  
BUILDING CODE**

- Projections from building are limited in length and may require fire rated protection
- When exterior wall is 3 feet from property line, eave projection is limited
- Extent of allowed projection based on framing condition



## BULK - CURRENT

-Current regulations govern bulk by combining height and coverage limitations

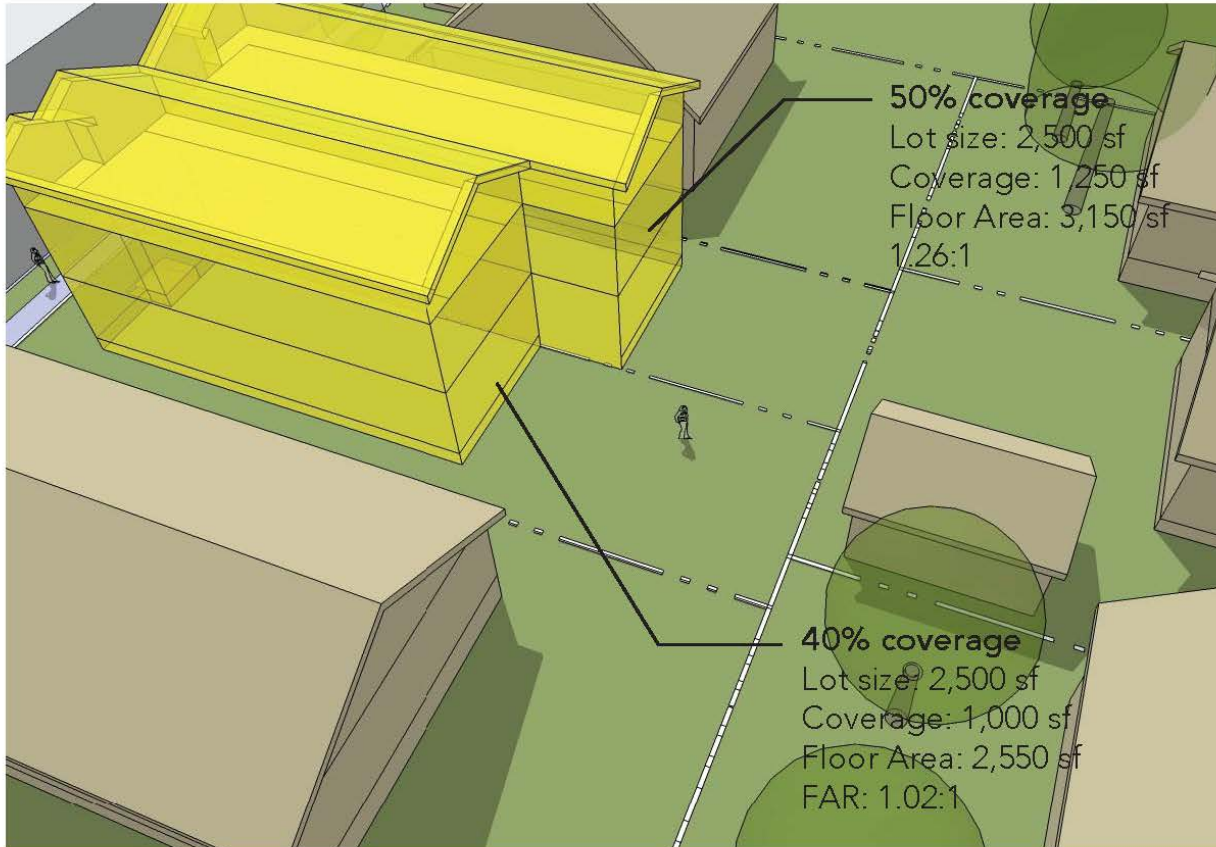
### Current maximum building coverage standards:

"skinny", vacant for 5 years: 40%  
narrow, <3,000 sf: 50%

LOT SIZE	MAX COVERAGE
<3,000 sf	50% of lot
3-4,999 sf	1,500 sf + 37.5% of site over 3,000 sf
5-19,999 sf	2,250 sf + 15% of site over 5,000 sf
20,000 sf +	4,500 sf + 7.5% of site over 20,000 sf

-Should coverage regulations be more uniform?

<b>C3-1</b>	LOT:	(2) 25x100	COVERAGE:	varies
BULK	ZONING:	--	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	varies
			FAR:	varies

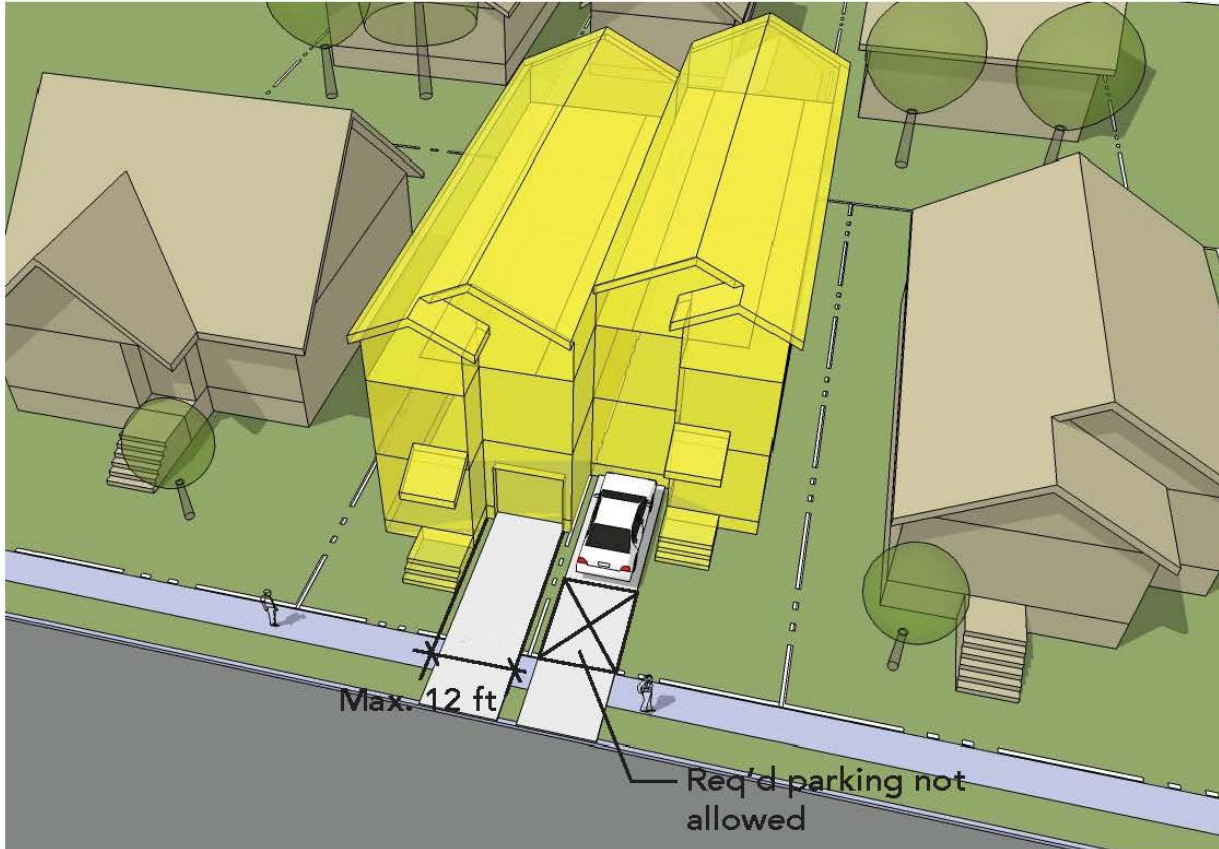


## BULK - CURRENT

-For attached houses, differences in building coverage regulations may impact rear of development more than front

<b>C3-1b</b> BULK	LOT:	(2) 25x100	COVERAGE:	varies
	ZONING:	--	HEIGHT:	30 ft
	PATTERN:	--	BLDG AREA:	varies
			FAR:	varies





## PARKING - CURRENT

One 9 ft x 18 ft parking space required per dwelling, unless site is close to transit

Required parking not allowed in front setback

Garage wall max 50% of facade, encouraged to be recessed

Where facade is <22 ft long, an attached garage is not allowed

-except-

"skinny" lot house garages are allowed in walls less than 22 ft, but the garage wall is limited to 12 ft and must have living area above

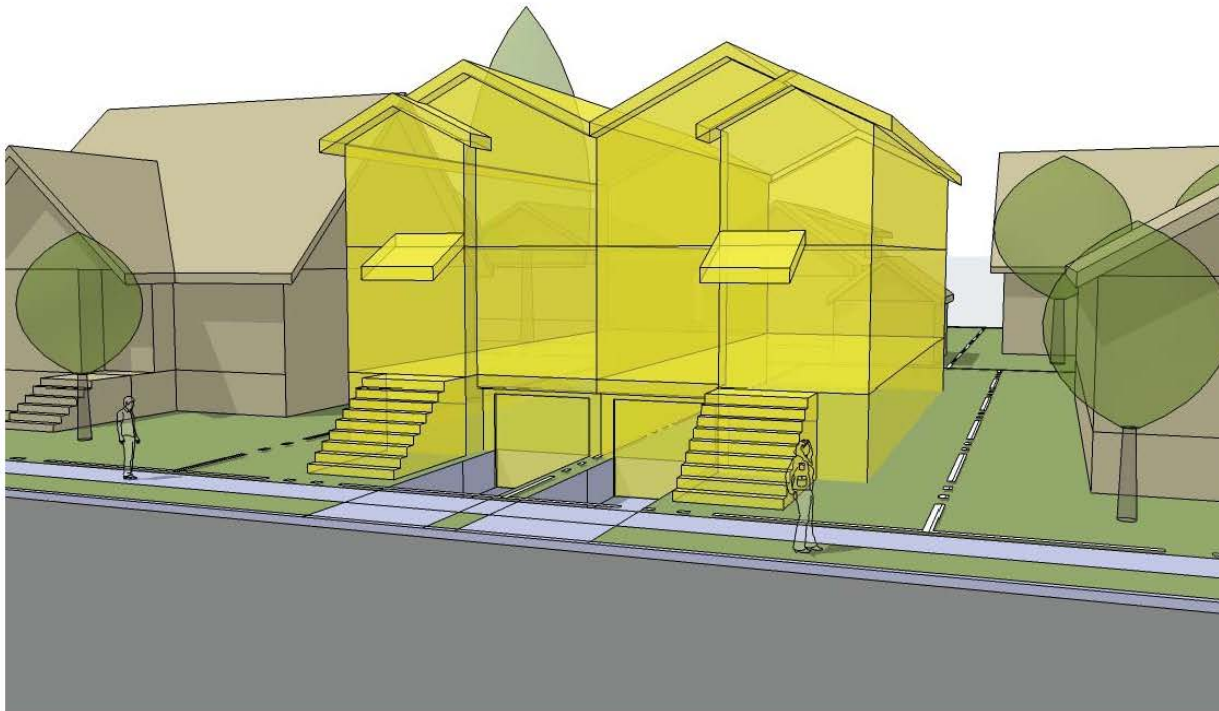
Modifications allowed for new narrow lots as part of PUD

**C4-1**

PARKING &  
GARAGES

LOT: (2) 25x100  
ZONING: --  
PATTERN: --

COVERAGE: 1,250 sf ea.  
HEIGHT: 30 ft  
BLDG AREA: 3,150 sf ea.  
FAR: 1.26:1



## PARKING - TUCK UNDER

Should garages be encouraged to sit below grade?

Should a projection above the garage be required, such as a deck or overhanging living space?

**C4-3**

PARKING &  
GARAGES

LOT:

ZONING:

PATTERN:

(2) 25x100

--

--

COVERAGE:

HEIGHT:

BLDG AREA:

FAR:

1,250 sf ea.

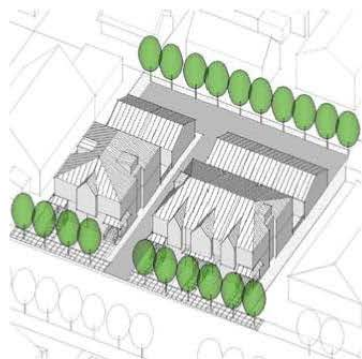
27 ft

2,500 sf (above grade)

1:1 (above grade)

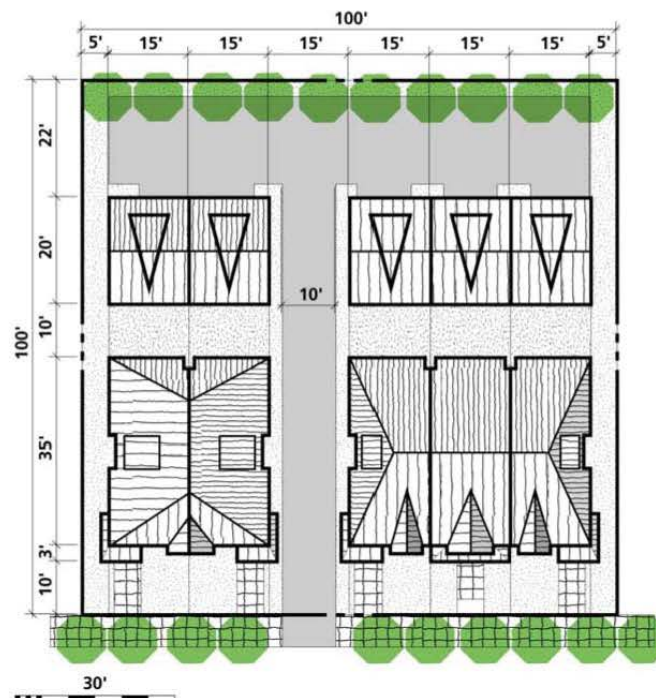
100' X 100' SITE (10,000 SF), R2 ZONE

## 1c Contextual Rowhouses



Site Axonometric View

- 5 rowhouse units (1,050–1,300 sq.ft each).
- Massing intended to blend with surrounding single-family context.
- Parking in detached garages to the rear of each unit, accessed by alley easement.
- Small private gardens between each unit and the garages.
- Additional square footage is possible if living space is added in a full third story or above garages.



C4-4

PARKING &  
GARAGES

LOT:  
ZONING:  
PATTERN:

100x100  
R2  
--

COVERAGE: 600 sf ea.  
HEIGHT: --  
BLDG AREA: 1,300 sf ea.  
FAR: --

## PARKING - DETACHED GARAGE

Example from the BPS Residential Infill Toolkit.

This example intended for R2 zoning

More feasible with larger, multi-unit developments



Rowhouse Profile 13

Housing type	Rowhouse, rear parking
Neighborhood	Montavilla
Address	360–364 NE 78th Ave.
Zoning	R2.5
Site size	5,000 SF
Units	2
Density	1 unit per 2,500 SF (17 units/acre)
Parking	2 (rear garages)
Size of units	2,260 SF (3 bedrooms)
Year completed	2001
Developer	John Skoro/A & J Quality Construction
Designer	Scott Benthin & Associates

This project, on a site with less than 50' of street frontage, indicates that rear parking is possible on even very small sites.



PARKING - REAR

Example from the BPS Residential Infill Toolkit.

C4-5

PARKING & GARAGES

LOT:  
ZONING:  
PATTERN:

50x100  
R2.5  
--





Parking pad each side



Tuck under - combined driveway

**C4-6**  
PARKING &  
GARAGES

# Scale and Form of Attached Houses

- Preference for attached homes versus detached skinnier homes?
- What changes to zoning standards should the City consider:
  - *Height*
  - *Setbacks*
  - *Bulk*
  - *Entries*
  - *Garages and parking*
  - *Other architectural features*
- What “bundles” best advance the guiding principles?
- How could they be improved?

**End of Scale Sessions**

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## **Session 4: Development on Skinny Lots in the R5 Zone**

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# Agenda

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- Background (10 min)
- 2 Approaches (5 min)
- Worksheet (5 min)
- Round Robin (30 min)
- Discussion (30 min)

# 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 buildability 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

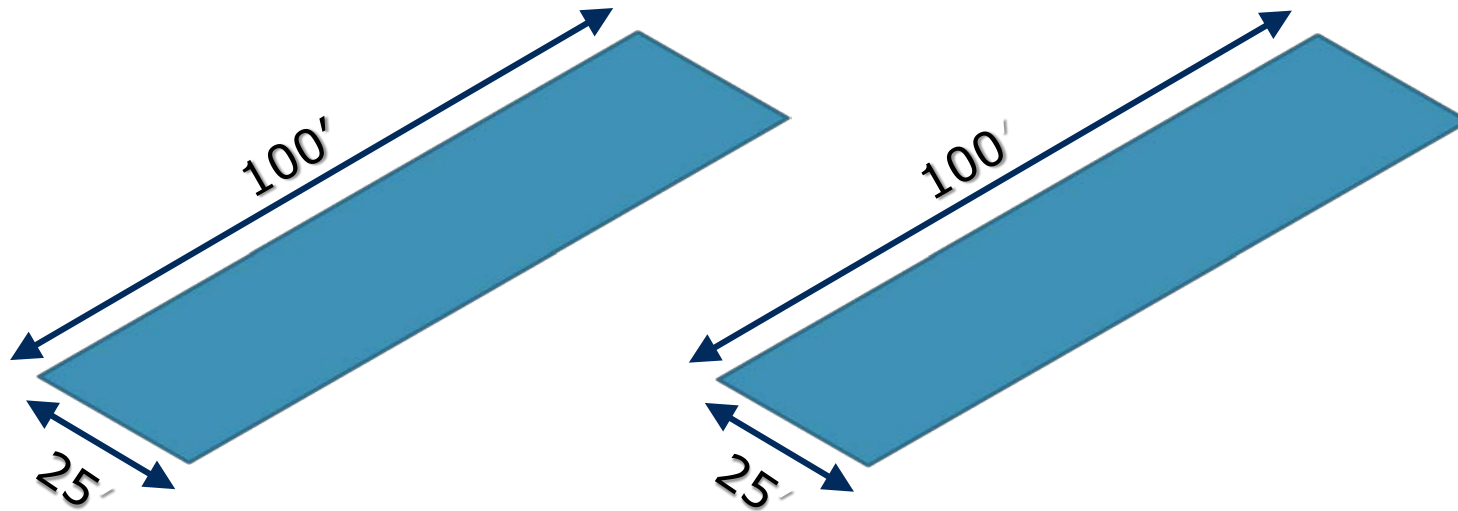
# Development Standards Comparison

	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?



# Lot Confirmation Data - 2009-2013

Zone	Lot Conf.	Conf. w/PLA	Total	Conforming	Below min	5-yr no build	Corner PLA
R5	425	343	768	531	222	7	8
R2.5	110	89	199	117	33	0	49
Other	177	138	315	291	4	0	20
Total	712	570	1282	939	259	7	77

Zone	Historic Platted Lot Dimensions			
	25x100	40x100	50x100	other
R5	109	52	102	162
R2.5	10	24	15	61
Other	22	6	22	127

# December's 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?**

# Spectrum of Perspectives

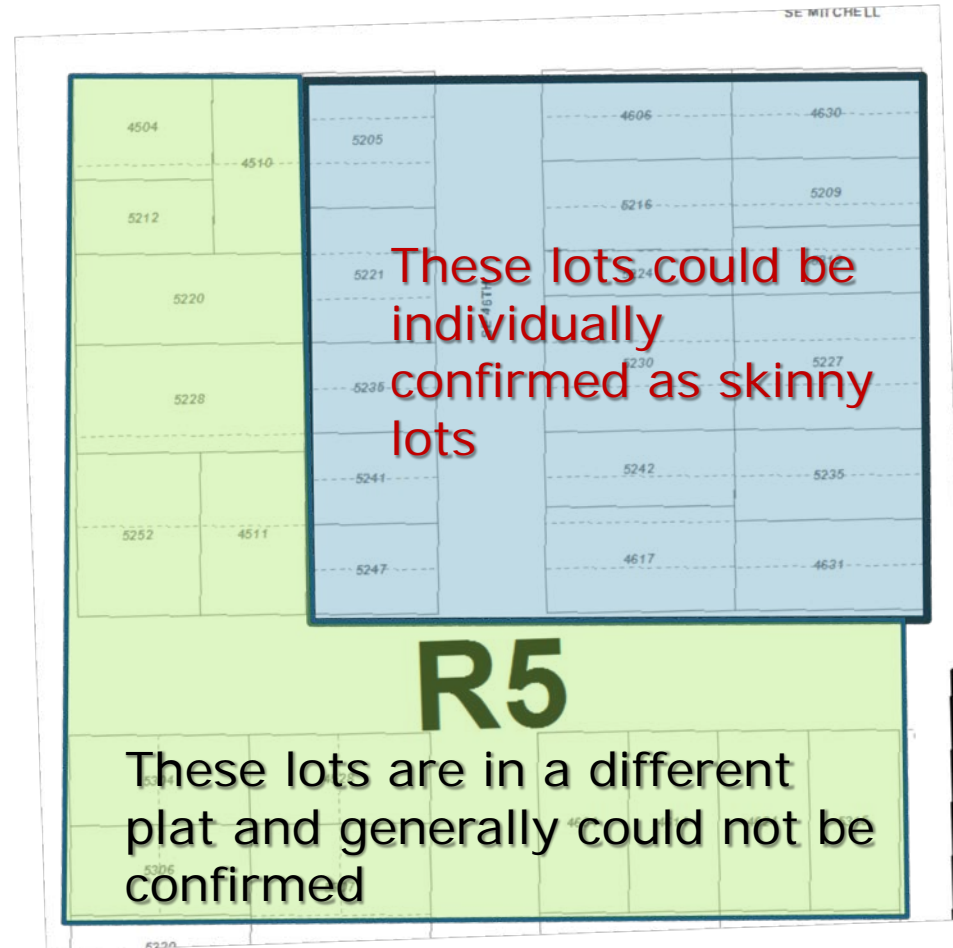
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Nowhere ----→ Somewhere ----→ Everywhere



# Arguments for “Nowhere”

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



# Arguments for “Everywhere”

- Increased diversity of housing types (and price)
- Homeownership opportunities
- Demand for this housing type
- Expectations of property owners

# Purpose

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To assess two approaches for addressing underlying lot lines against the draft guiding principles of residential infill.

## Existing Code: Default Approach

- Allow development on lots at least 3000 sf/36' wide; and
- Allow development on smaller lots if they have been vacant for 5 years.

## New Idea: Centers-Focused Approach

### Near Centers

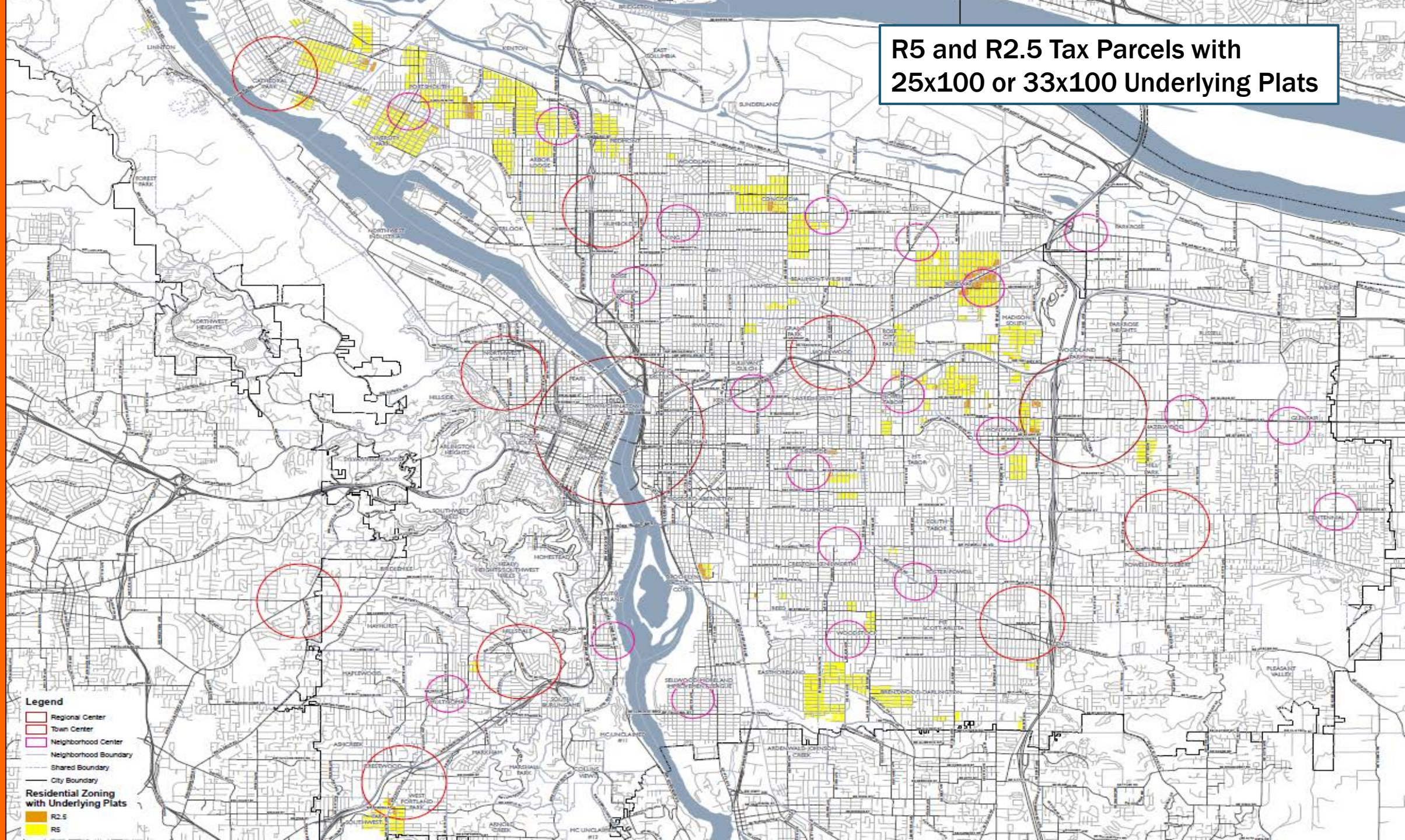
- Upzone 25x100' lots to R2.5 in areas close to centers

### Far from Centers

- Do not allow houses on lots that don't meet the minimum density for the zone (each lot would need to be at least 4750 sf.)



R5 and R2.5 Tax Parcels with  
25x100 or 33x100 Underlying Plats



- Legend**
- Regional Center
  - Town Center
  - Neighborhood Center
  - Neighborhood Boundary
  - Shared Boundary
  - City Boundary
- Residential Zoning with Underlying Plats**
- R2.5
  - R5



# Questions

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- How does each approach advance the Guiding Principles?
- How would you adjust the approaches to better reflect the Guiding Principles?

# Wrap Up and Next Steps



# Wrap Up

- **Scale of Standard Houses**
  - *What potential changes to zoning standards do you prefer?*
  - *Are there other changes that were not presented which might work better?*
  - *What “bundles” best reflect the principles?*
  - *How would they be improved?*

# Wrap Up

- **Scale of Narrow Houses**
  - *What potential changes to zoning standards do you prefer?*
  - *Are there other changes that were not presented which might work better?*
  - *What “bundles” best serve the principles?*
  - *How would they be improved?*



# Wrap Up

- **Scale and Form for Attached Houses**
  - *What potential changes to zoning standards do you prefer?*
  - *Are there other changes that were not presented which might work better?*
  - *What “bundles” best serve the principles?*
  - *How would they be improved?*

# Wrap Up

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- **Narrow Lots and Lot Confirmations**
  - How does each approach advance the Guiding Principles?
  - How would you adjust the approaches to better reflect the Guiding Principles?

# Next Steps

- Evaluation of Building Form Prototypes and Options
- Upcoming SAC Meetings:
  - *Meeting #7, February: Discuss Alternative Housing Type Options*
  - *Meeting #8, March: Evaluation of Building Scale Concepts*
  - *Meeting #9, April: Evaluation of Alternative Housing Concepts*
- Community Open House, April 2016: Evaluation Results
- Draft Code Amendments: May-September 2016
- Public Review: October-November
- Hearings on Proposed Code Amendments: December – March 2017

**Portland Residential Infill Project**  
**Stakeholder Advisory Committee Charrette**  
**Key Issues in Building Form**  
January 21, 2016

