

Alternative Housing Options

Summary of SAC Worksheet Responses

Residential Infill Project
Stakeholder Advisory Committee
February 2016



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



OVERVIEW

- 19 SAC members responded.
- Not all worksheet responses were complete.
- Questions asked about SAC preferences for alternative housing options:
 - At citywide level
 - By block level.
- Both objective and subjective questions were asked.

Residential Infill Project – Stakeholder Advisory Committee

Worksheet Topic: Alternative Housing Options

Question 1: Where in the city should alternative housing be allowed within single dwelling zones?
Indicate with either “Y” (Yes) “N” (No) or “L” (allowed with certain limitations)

Allowed Location (Citywide level)	Multiple ADUs	Internal conversions	Cottage Clusters	Stacked Flats	Rowhouse	Other
Citywide						
By pattern area						
By neighborhood						
Near centers						
Near parks						
Near transit						
In areas at high risk of gentrification						
In areas away from high risk of gentrification						
Other:						

Question 2: In areas where alternative housing is allowed, where on an individual block should the placement of alternative housing types be prioritized?
Indicate with either “Y” (Yes) “N” (No) or “L” (allowed with certain limitations)

Allowed Location (block level)	Multiple ADUs	Internal conversions	Cottage Clusters	Stacked Flats	Rowhouse	Other
Anywhere						
At corners,						
Next to commercial zones,						
Close to schools						
Other:						

Question 3: If you indicated certain limitations for Questions 1 and/or 2, what sorts of limits or requirements would be appropriate (examples: **Age** of the house/structure, **Design controls** of the house/structure, **Site** size or lot configuration, range of **additional units**, type of **review process** required) Additional comments may also be placed on the back.

At the citywide level...

<i>Allow...</i>	Multiple ADUs	Cottage Clusters	Row-houses	Internal Conversions	Stacked Flats
<i>By pattern area</i>				✓	
<i>By neighborhood</i>		✓			✓
<i>Near centers</i>		✓	✓	✓	✓
<i>Near parks</i>		✓		✓	✓
<i>Near transit</i>		✓		✓	
<i>In higher risk gentrification</i>		✓		✓	
<i>In lower risk of Gentrification</i>		✓		✓	

✓ = received highest percentage of “yes” and “with limits”

Highlights of Responses – Citywide

- Only 18% believe that alternative housing options should not be allowed citywide in some form.
- **Internal conversions and cottage clusters** are preferred citywide more than other options.
- **Centers** were predominantly favored as places for
 - Internal conversions
 - Stacked flats/rowhouses
 - Cottage Clusters
 - Multiple ADU's
- Multiple ADUs were consistently not favored in any scenario at the Citywide scale

More fine grained preferences

<i>Allow...</i>	Multiple ADUs	Cottage Clusters	Row-houses	Internal Conversions	Stacked Flats
<i>Anywhere on the block</i>		✓			
<i>Corners only</i>		✓		✓	
<i>Next to commercial zones</i>				✓	
<i>Close to schools</i>		✓			

✓ = *received highest percentage of “yes” and “with limits”*

Summary of Responses - By Block

- Fewer SAC responses (less than 50% of those responding) to block versus citywide.
- Like at the Citywide scale, **internal conversions** and **cottage clusters** were the more preferred option at the block level
- **Anywhere on the block, near schools, and limited to corners** were favored as places for cottage clusters
- Multiple ADUs were consistently *not favored* in any scenario at the Block level

Comments

- General:
 - As long as scale and form are SFR, these should be allowed anywhere.
 - SFR zoning is for single family housing, and these should not be allowed.
 - Flexibility preferred for existing homes
 - Case by case review needed
 - Ensure adequate parking

Comments

- Multiple ADU's:
 - Limit to 1 internal ADU with separate entrance + 1 external detached ADU
 - Essentially a triplex/ don't allow
- Internal Conversions:
 - Should comply with density

Comments

- Rowhouse/Stacked Flats:
 - Good transition from higher intensity zones
 - Preferred over skinny houses
- Cottage clusters
 - More dense communal living in dispersed sites
 - # of units allowed should relate to their size
 - Suited for areas with larger sites, other options better for smaller sites

D

ALTERNATIVE HOUSING TYPES



Alternatives to residential construction in single dwelling zones

Some alternatives allowed, such as duplexes on corners and single ADU's

Some alternatives currently not allowed outright are possible through a planned development process which may not be feasible for small sites.

Many alternatives housing types are allowed in multi-dwelling zones such as R1 & R2

Many alternative housing types exist in single dwelling zones



ACCESSORY DWELLING UNITS

May be detached, attached, or internal

D1-0a

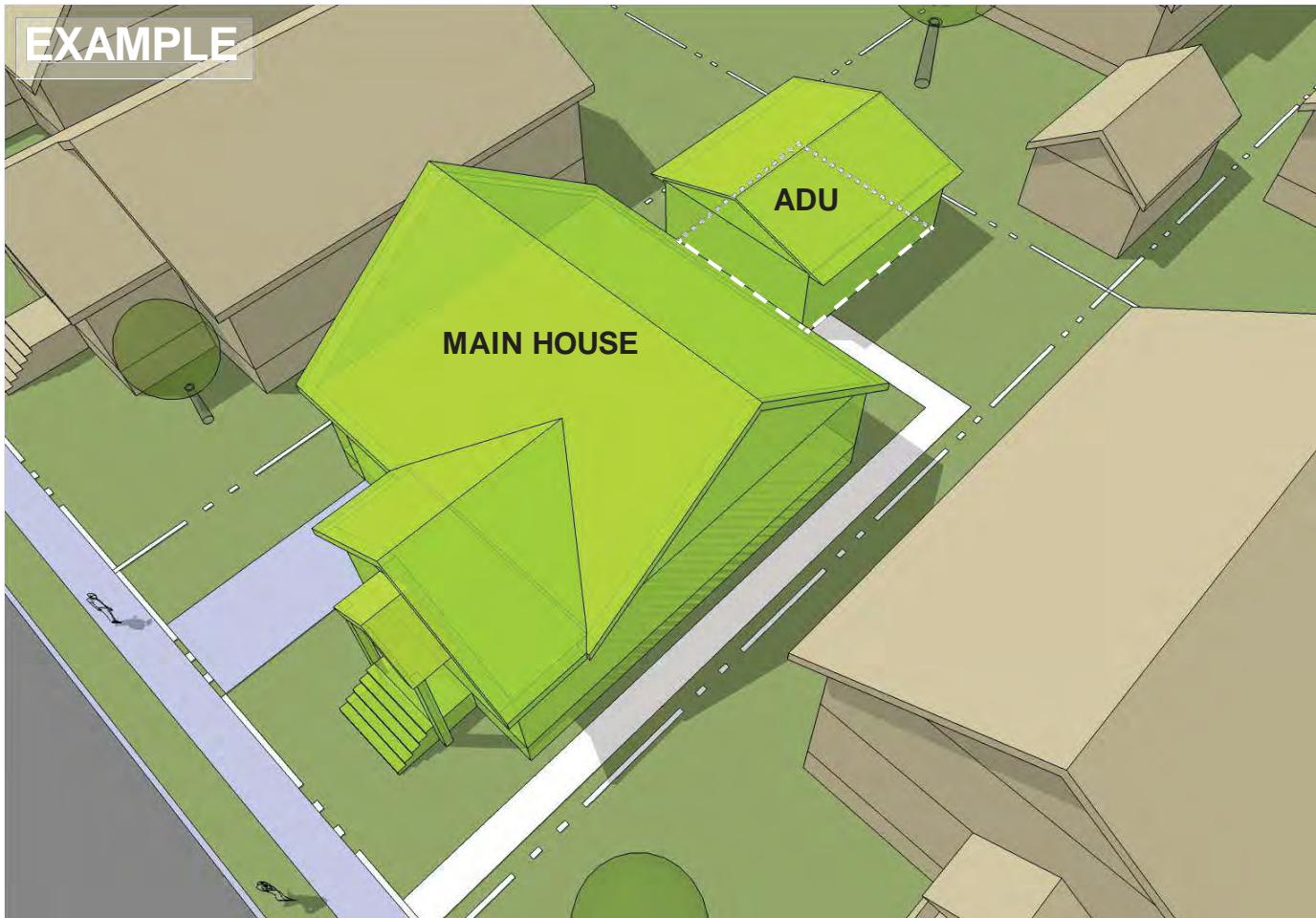
ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE: --
HEIGHT: --
BLDG AREA: --
FAR: --

EXAMPLE



ACCESSORY DWELLING UNITS

Current Standards

A single ADU per site is allowed in R, C and EX zones

ADU's are limited to the lesser of 75% of the size of main dwelling unit or 800sf

Parking not required for ADU's

D1-0b

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

main: 1,500 sf (30%) / ADU: 500 sf (10%)
main: 23 ft / ADU: 12 ft
main: 2,250 sf / ADU: 500 sf
main: 0.45:1 / ADU: 0.1:1 / total: 0.55:1

INTERNAL ADU



DETACHED ADU



D1-0c
ALTERNATIVE
HOUSING

EXAMPLE



ACCESSORY DWELLING UNIT SINGLE DETACHED

For Detached ADU's

Max. 15% site coverage

Front setback min. 40 ft
(or behind house)

Max height 20ft

Max height in setback 15 ft

Other limitations if in setback

D1-1b

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

main: 1,500 sf (30%) / ADU: 750 sf (15%)
main: 23 ft / ADU: 15 ft
main: 2,250 sf / ADU: 750 sf
main: 0.45:1 / ADU: 0.15:1 / total: 0.6:1

ACCESSORY DWELLING UNIT
SINGLE DETACHED

For Detached ADU's

If ADU height exceeds 15 ft,
additional design standards
apply that encourage ADU to
match main house with regards
to:

- Exterior finish materials
- Roof pitch
- Trim
- Eaves
- Windows

-or-

meet prescriptive standards
regarding siding material, roof
pitch, trim, windows, eaves,
etc.



D1-1c

ALTERNATIVE
HOUSING

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

COVERAGE: --
HEIGHT: --
BLDG AREA: --
FAR: --

EXAMPLE



ACCESSORY DWELLING UNIT INTERNAL

For Internal ADU's

ADU's are limited to the lesser of 75% of the size of main dwelling unit or 800sf

Only one main entrance may be located on the street facing facade of the house, unless the second entrance does not have access from the ground level (entry from balcony or deck)

Special building code provisions apply to ADU's, such as:

- Must have separate electrical system
- If heating is ducted, must be separate from main house
- Not required: separate water/ sewer or sound separation

D1-2

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

1,400 sf
17 ft
1,650 sf (includes 250 sf attic)
0.33:1

EXAMPLE



ACCESSORY DWELLING UNIT INTERNAL + DETACHED

Should two ADU's be allowed per site?

Should the combined area of the two ADU's be allowed to exceed the area of the main house?

D1-3

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

1,900 sf
23 ft
2,150 sf
0.43:1

EXAMPLE



ACCESSORY DWELLING UNIT INTERNAL - OTHER

Should more than two ADU's be allowed per site?

How should the number of internal vs. external ADU's be regulated?

D1-3b

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE: --
HEIGHT: --
BLDG AREA: --
FAR: --

EXAMPLE



ACCESSORY DWELLING UNIT MULTIPLE DETACHED

Should multiple detached ADU's be allowed on a single site?

If so should the required sf of ADUs be reduced?

Should building coverage and other outdoor spaceregulations be adjusted to facilitate this?

Should on site parking (or other regulations) be required for multiple ADUs?

D1-4

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

2,400 (48%)
23 ft
3,150 sf (including garage)
0.63:1

EXAMPLE



INTERNAL CONVERSION / DUPLEX

Current Standards

Allowed in R2.5 where a max. density of 1 unit per 2,500 sf of site can be met

Allowed on corner and transitional lots in R5, with appropriate lot size

On corners, unit entrances must face separate streets and units must meet standards meant to ensure compatibility

Minimum parking for each unit applies

Questions:

Could duplexes be developed on infill sites through internal conversions?

Should two parking spaces be required for duplexes?

D2-1

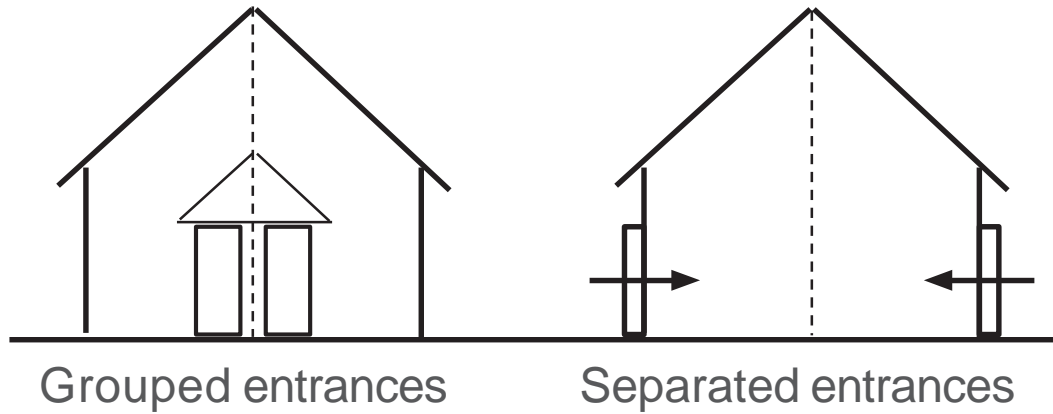
ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

1,400 sf (28%)
23 ft
1,650 sf
0.33:1

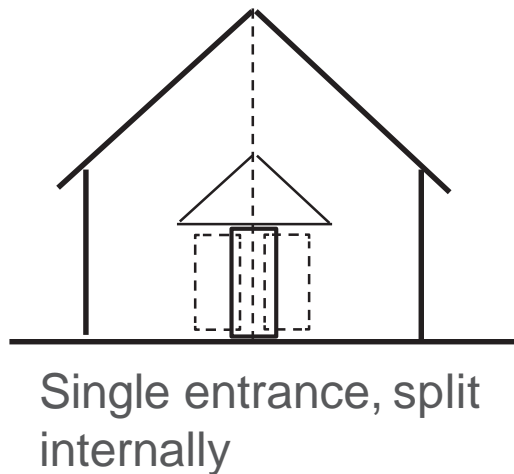


INTERNAL CONVERSION / DUPLEX

Should we require main entrances for each unit to be separated or grouped together?

Require separate entrances to be side-by-side?

Single external entrance that splits into two internally?



D2-1b

ALTERNATIVE
HOUSING

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

COVERAGE: 1,400 sf (28%)
HEIGHT: 23 ft
BLDG AREA: 1,650 sf
FAR: 0.33:1

EXAMPLE



INTERNAL CONVERSION / TRIPLEX

Should triplex internal conversions be allowed?

Building code may pose difficulties for more than two units - could utilize residential code townhouse provisions or commercial code

Required parking could be difficult to accommodate - ease parking requirements?

D2-1c

ALTERNATIVE
HOUSING

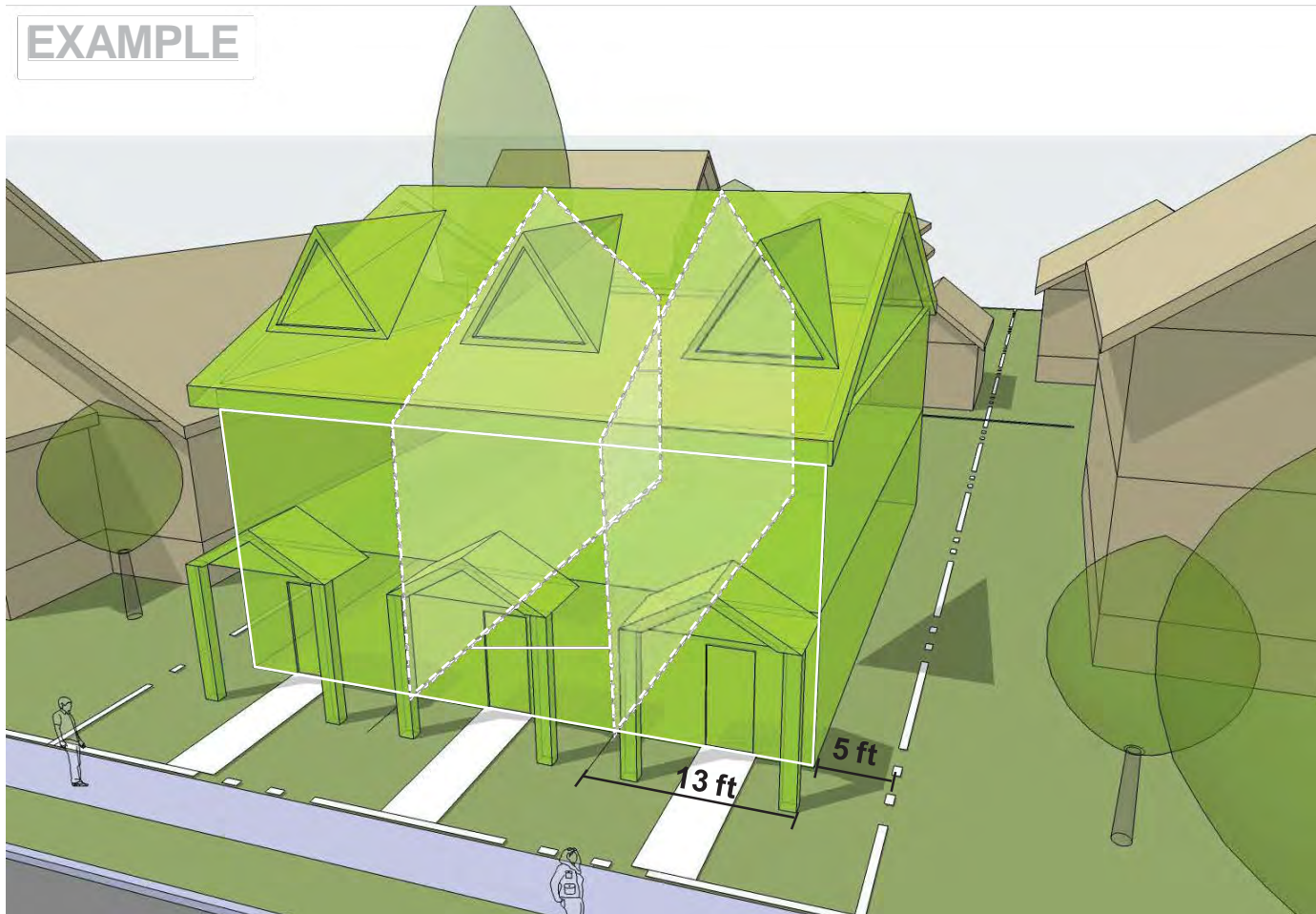
LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

2,000 sf (40%)
25 ft
3,900 sf
0.78:1

EXAMPLE



INTERNAL CONVERSION / TOWNHOMES

Should townhomes / attached homes be encouraged?

D2-1d

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:
UNIT AREA:

2,000 sf (40%)
25 ft
4,000 sf + 600 sf attic = 4,600
0.92:1
1,530 sf

EXAMPLE



GARDEN APARTMENT

Not currently allowed in R5, but older examples are common

Should garden apartments be allowed if compatibility issues (such as height) are addressed?

Should off-street parking be required for apartment units?

May require more building coverage than is currently allowed

D3-1

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

2,940 sf (59%)
13 ft
2,940 sf
0.59:1

EXAMPLE



GARDEN APARTMENT ON LARGER LOT

Not currently allowed in R5, but older examples are common

Should garden apartments be allowed if compatibility issues (such as height) are addressed?

Should off-street parking be required for apartment units?

May require more building coverage than is currently allowed

D3-1b

ALTERNATIVE HOUSING

LOT:
ZONING:
PATTERN:

100 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

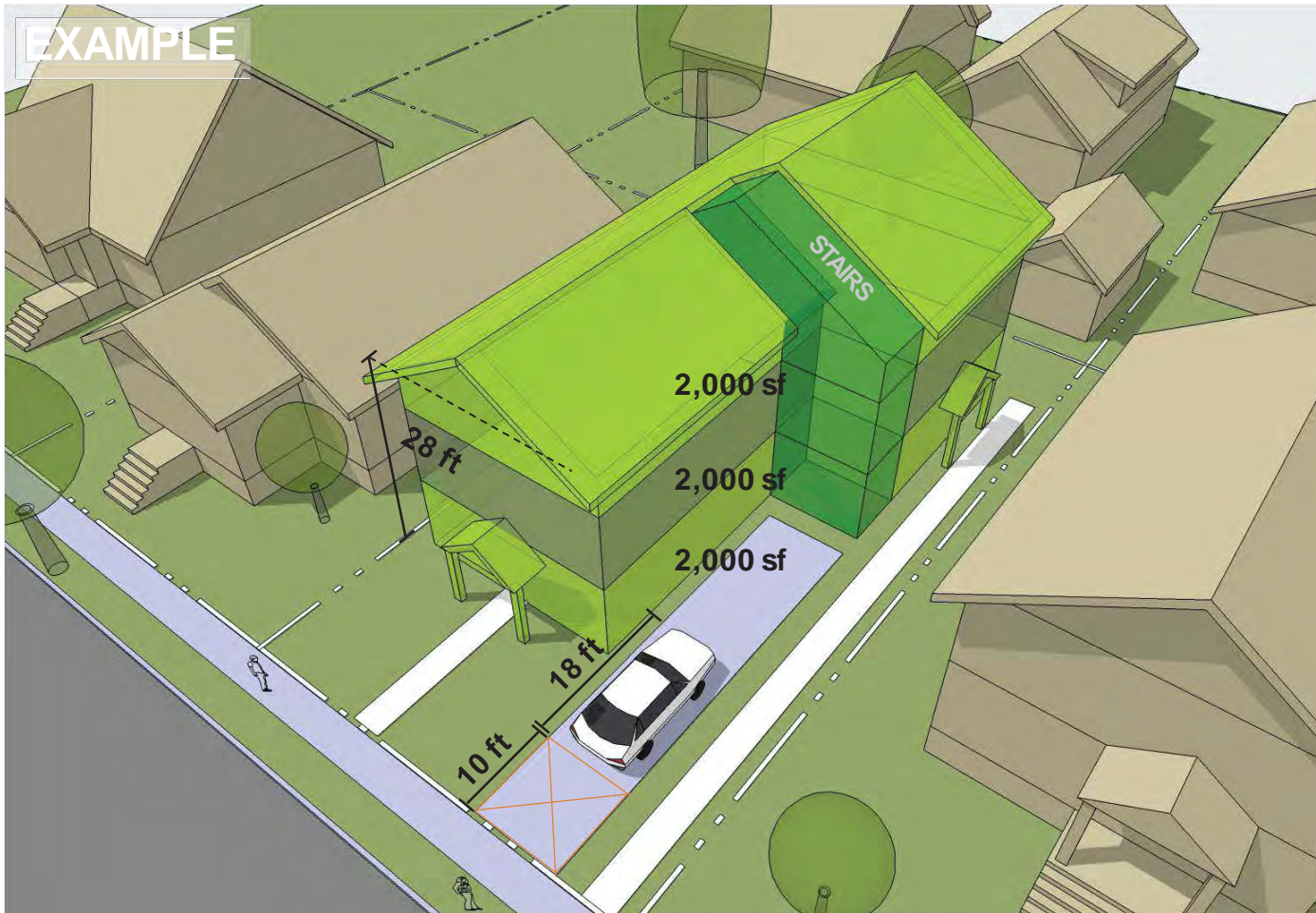
5,880 sf (59%)
13 ft
5,880 sf
0.59:1

GARDEN APARTMENTS



D3-1c

ALTERNATIVE
HOUSING



STACKED FLATS

Small apartment buildings with units stacked atop each other

In buildings with 3 or more units that are not able to utilize residential code townhouse provisions, commercial code compliance is required

Commercial code requires a more costly construction type (sprinkler, sound ratings, etc.)

Should off-street parking be required for flats?

D4-1

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

2,000 sf (40%)
30 ft
6,000 sf
1.2:1

STACKED FLATS



D4-1b

ALTERNATIVE
HOUSING

EXAMPLE



TANDEM HOUSE

Two primary houses on a single site

Similar to a flag lot, but on one site

Could be “fee-simple” with an access easement or condo style ownership

Parking typically provided for each house

Should houses match visually?

Should additional bulk limitations be imposed on the rear house?

Should street-facing frontages be required to have street-facing entrances?

D5-1

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

50 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

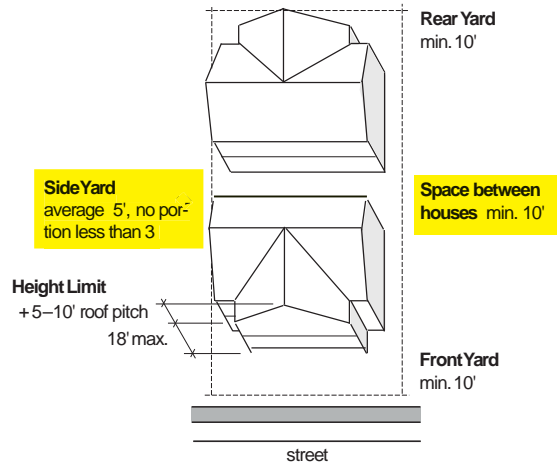
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RSI

Residential Small Lot

RSI/T

ALSO ALLOWS Tandem Housing



An area within an urban village that allows for the development of smaller detached homes that may be more affordable than available housing in single family zones.

There are four separate RSL designations which may only be assigned to areas within urban villages through adoption of a Neighborhood Plan.

Building Type

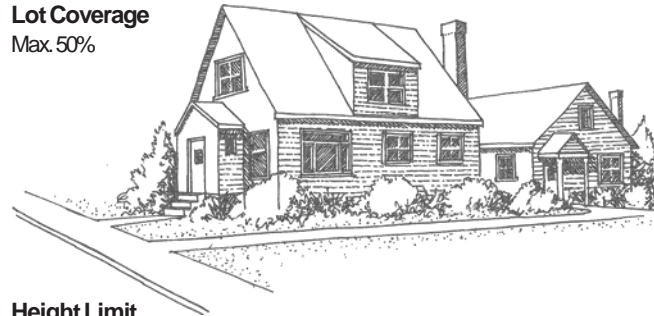
Two detached single family houses on one lot

Lot Size

Min. 5000 square feet

Lot Coverage

Max. 50%



Height Limit

Max. 18' for new construction, existing structures may be higher

Roof Pitch

Structure may exceed max. height limit by 5', with a min. 3:12 slope, or by 10', with a min. 6:12 slope

Yard Requirements

As shown. In addition, sum of front, rear and middle yards must be min. 35'

Parking Requirements

Same as SF

Open Space & Landscaping

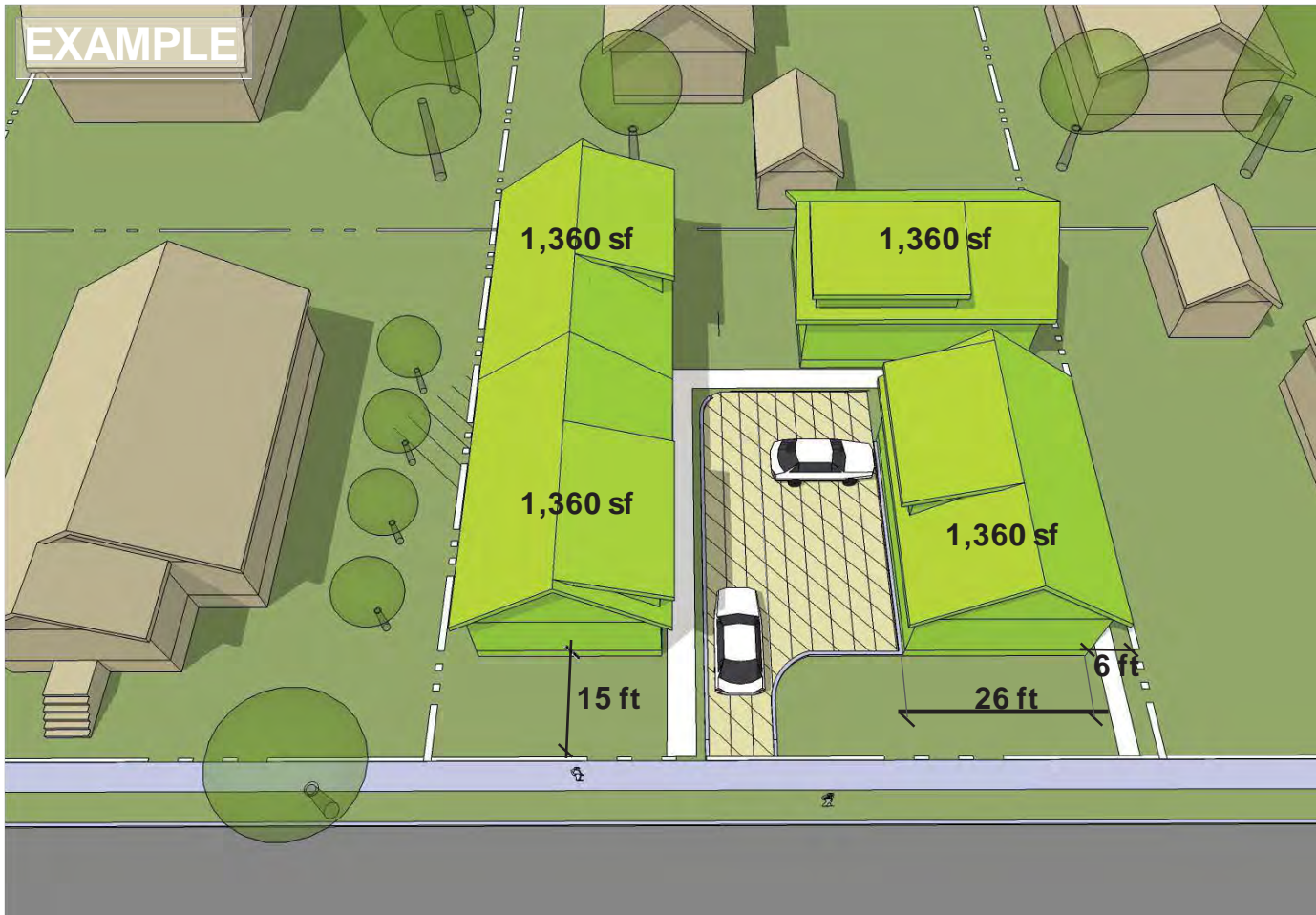
No regulations

TANDEM HOUSE

Example of tandem house regulations for Seattle's single-dwelling zones

D5-1b

ALTERNATIVE HOUSING



COTTAGE CLUSTER

Multiple small dwelling units on a single site

Often clustered around a shared green or multi-use plaza

Typically set up as condos with an HOA, but can also be “fee simple” utilizing Portland shared court regulations

D6-1

ALTERNATIVE
HOUSING

LOT:
ZONING:
PATTERN:

100 x 100
R5
--

COVERAGE:
HEIGHT:
BLDG AREA:
FAR:

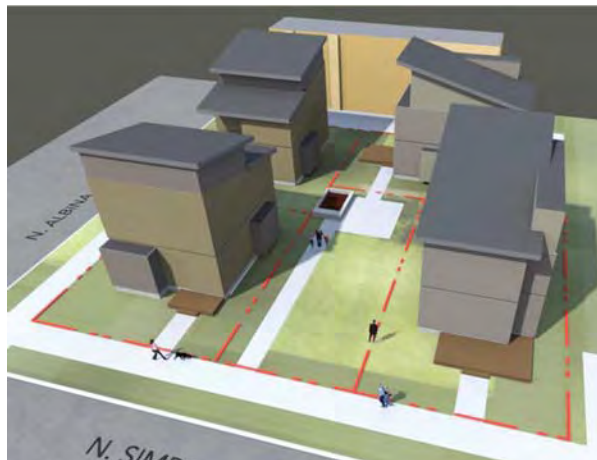
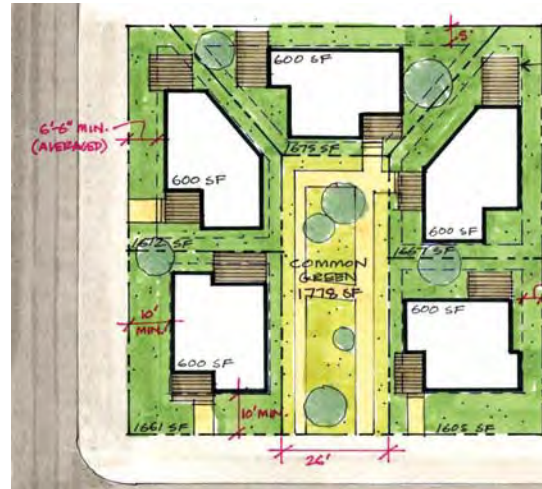
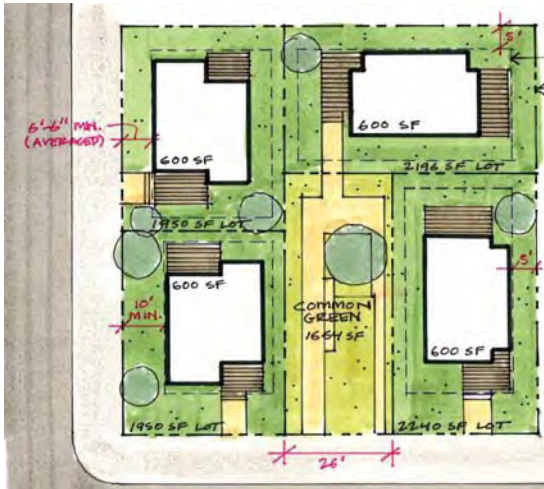
3,760 sf
21 ft (25 ft to peak)
5,440 sf
0.54:1

COTTAGE CLUSTER

Example of a North Portland project featuring multiple detached units in a “fee simple” configuration, utilizing a common green for access

Note: No parking was required in this example

Base zoning was R2



D6-1b

ALTERNATIVE
HOUSING



COTTAGE CLUSTER

Hastings Green in SE Portland includes attached and detached units configured as a condominium with an HOA

Note: Parking was required in this example



PARKING

Base zone was split between R2.5a and R5a

D6-1c

ALTERNATIVE
HOUSING

QUESTIONS

Which alternative housing types best fulfill the guiding principles and show promise for the City to explore further?

Where should particular alternative housing types be allowed in the City?

Think about density of single dwelling zones, distance to centers, corridors and transit, neighborhoods and pattern areas.

Under what conditions or processes should various alternative housing types be allowed or approved? (Land use review? By right? Granted if certain public benefits are accomplished – like universal design, low impact development, high performance building, etc.)

