



# Residential Infill Project

## Planning and Sustainability Commission Work Session

TOPIC: NARROW LOTS

August 14, 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	<b>13</b>
Lower displacement	2	
Increased home ownership	4	
<b>More housing options</b>	6	<b>24</b>
Increased range of types	6	
More locations	5	
Internal conversions	5	
Age friendly options	2	
<b>Less expensive options</b>	5	<b>10</b>
Smaller units	2	
More supply	2	
Lower SDCs/costs	1	
<b>Also mentioned:</b>		<b>14</b>
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	

# 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

# Today's Agenda

2 hours:

- 9. Rezone historically narrow lots - 45 min
  - 10. Improve building design - 15 min
  - 11. R2.5 zone improvements - 20 min
- Other recommendations - 30 min

# 9. Narrow Lots

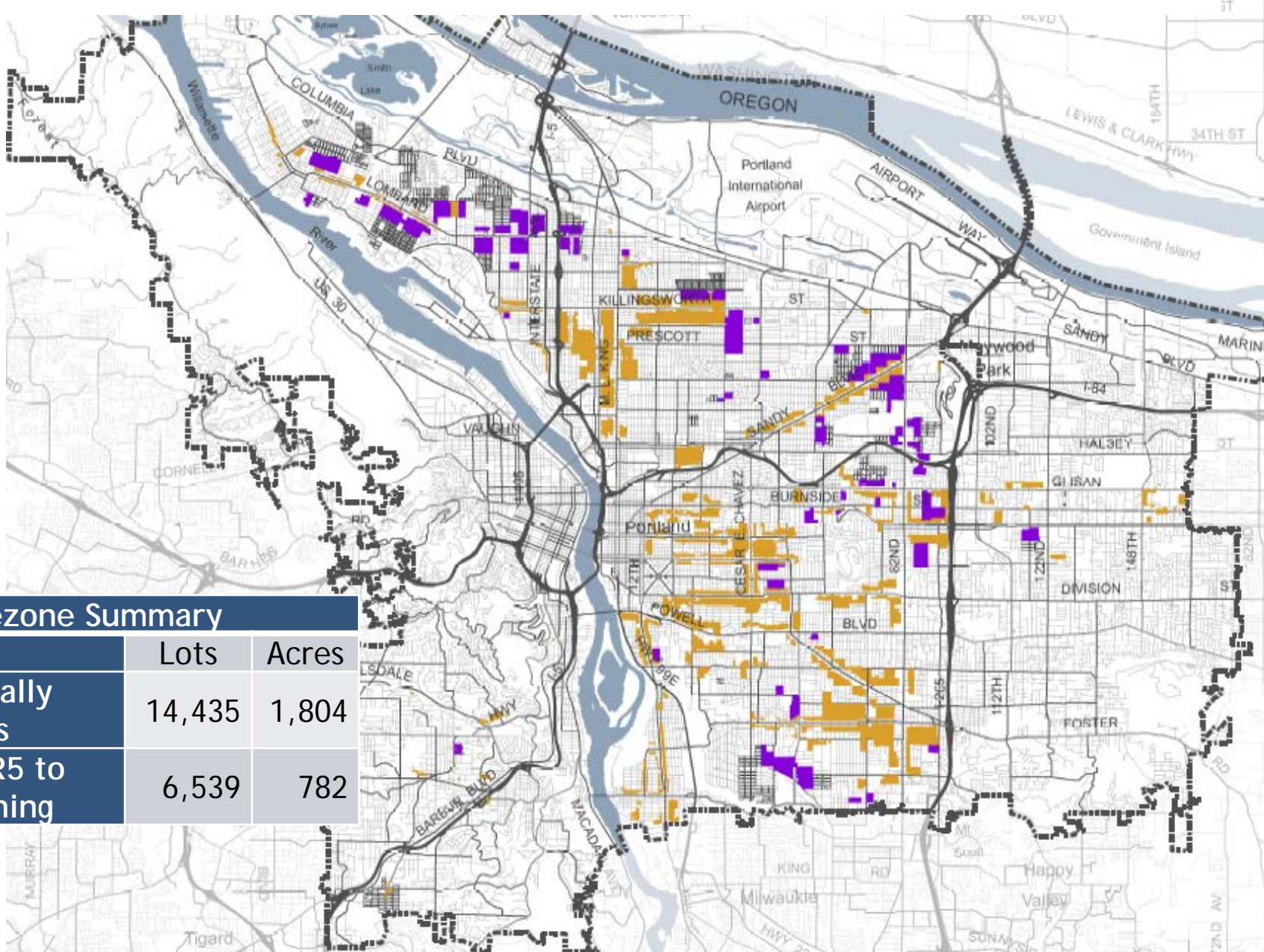
# Historically Narrow Lots

## A primer

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



# Issue 9.1 Rezone some historically narrow lots

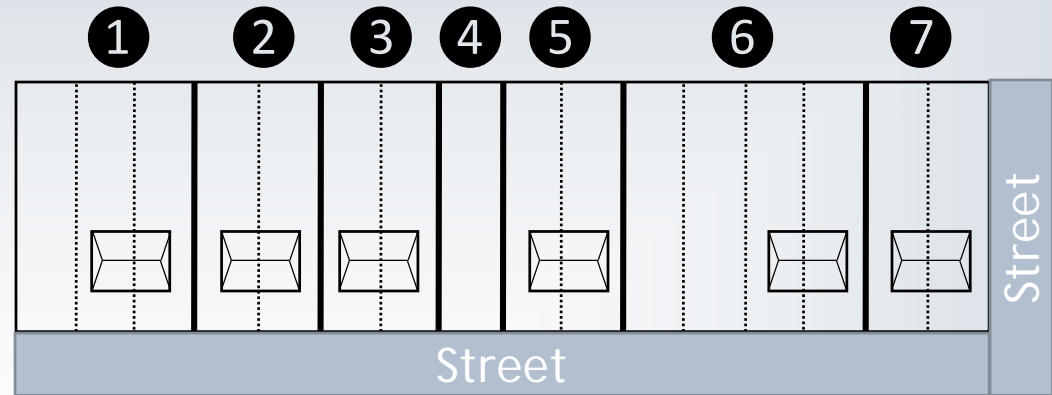


## Rezone Summary

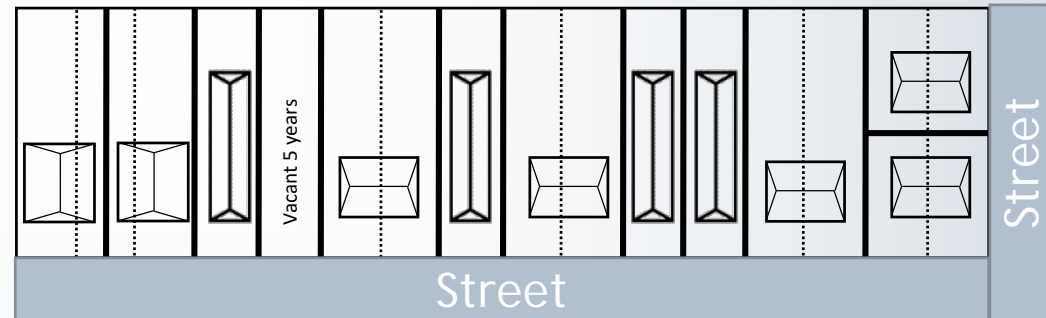
	Lots	Acres
R5 historically narrow lots	14,435	1,804
Proposed R5 to R2.5 Rezoning	6,539	782



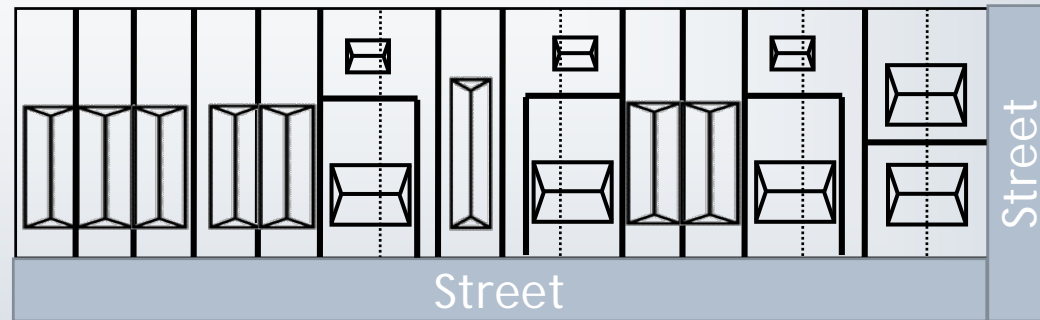
Existing  
block:



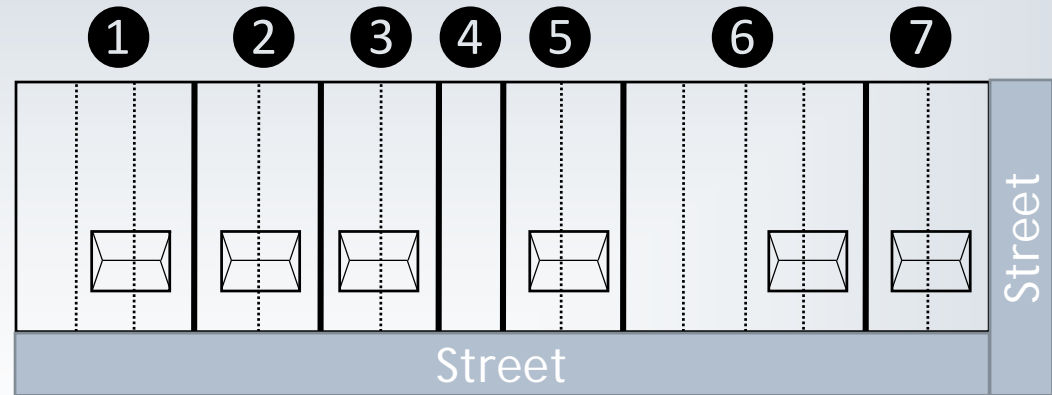
Current R5  
rules:



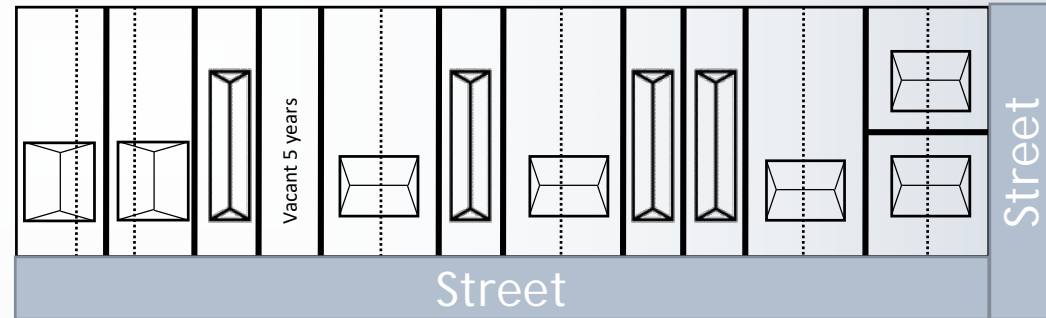
Proposed  
R2.5 rezone:



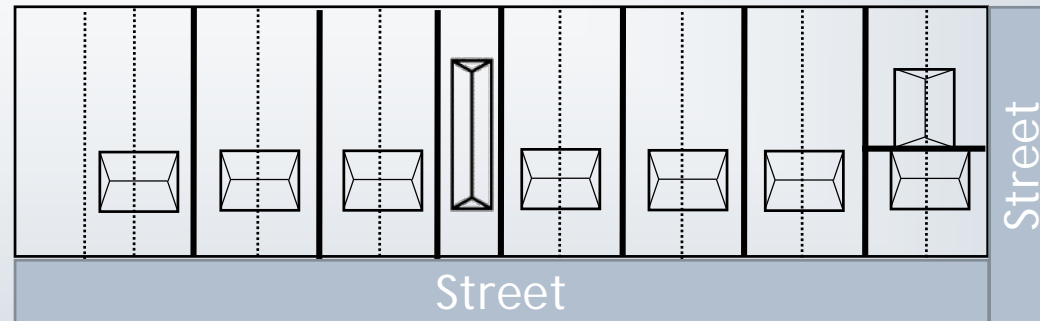
Existing  
block:



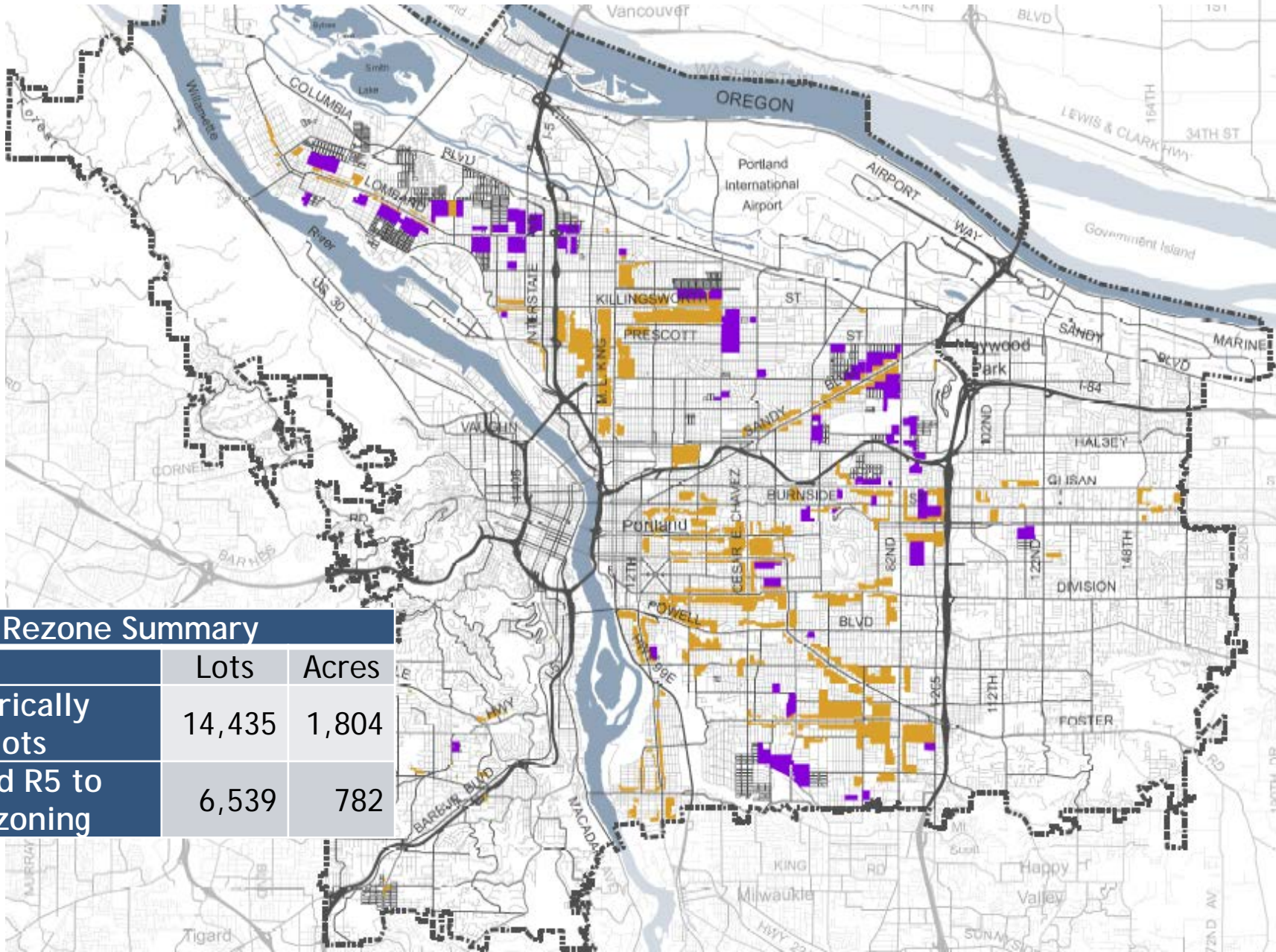
Current R5  
rules:



R5 proposal:



# Issue 9.1 Rezone some historically narrow lots



## Rezone Summary

	Lots	Acres
R5 historically narrow lots	14,435	1,804
Proposed R5 to R2.5 Rezoning	6,539	782

# Narrow Lots

## Issue 9.1 – Rezone Historically Narrow Lots

1. Proposal: Rezone historically narrow lots within 2-3 blocks of centers and corridors (~7000 tax lots)
2. Amendment: Rezone only where adjacent to corridors (<7000 tax lots)
3. Amendment: Rezone all historically narrow lots to R2.5, unless in natural hazard area (~14,000 tax lots)

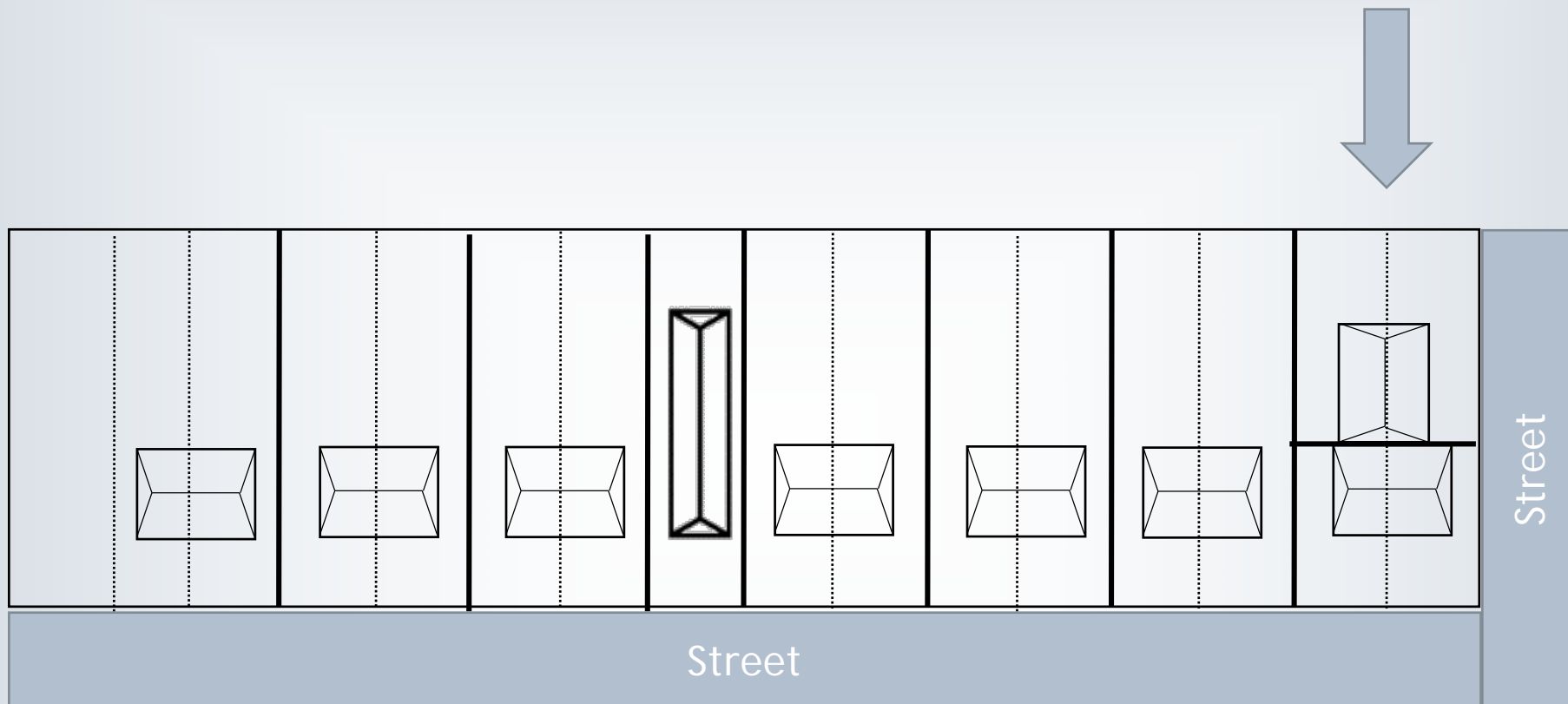
# Narrow Lots

## Issue 9.2 – Development on remaining HNLs

Proposal: For HNLs that are not rezoned to R2.5, do not allow development unless the lot meets min dimensions for the zone (e.g. R5—3000 sq. ft. 36 ft wide)

Amendment: Continue to allow corner lot PLAs that swivel existing narrow lot property lines





# 10. Improve Narrow Lot Building Design

# 10. Improve building design on lots less than 32 feet wide

- Require pairs of attached houses, unless precluded by existing development



# 10. Improve building design on lots less than 32 feet wide

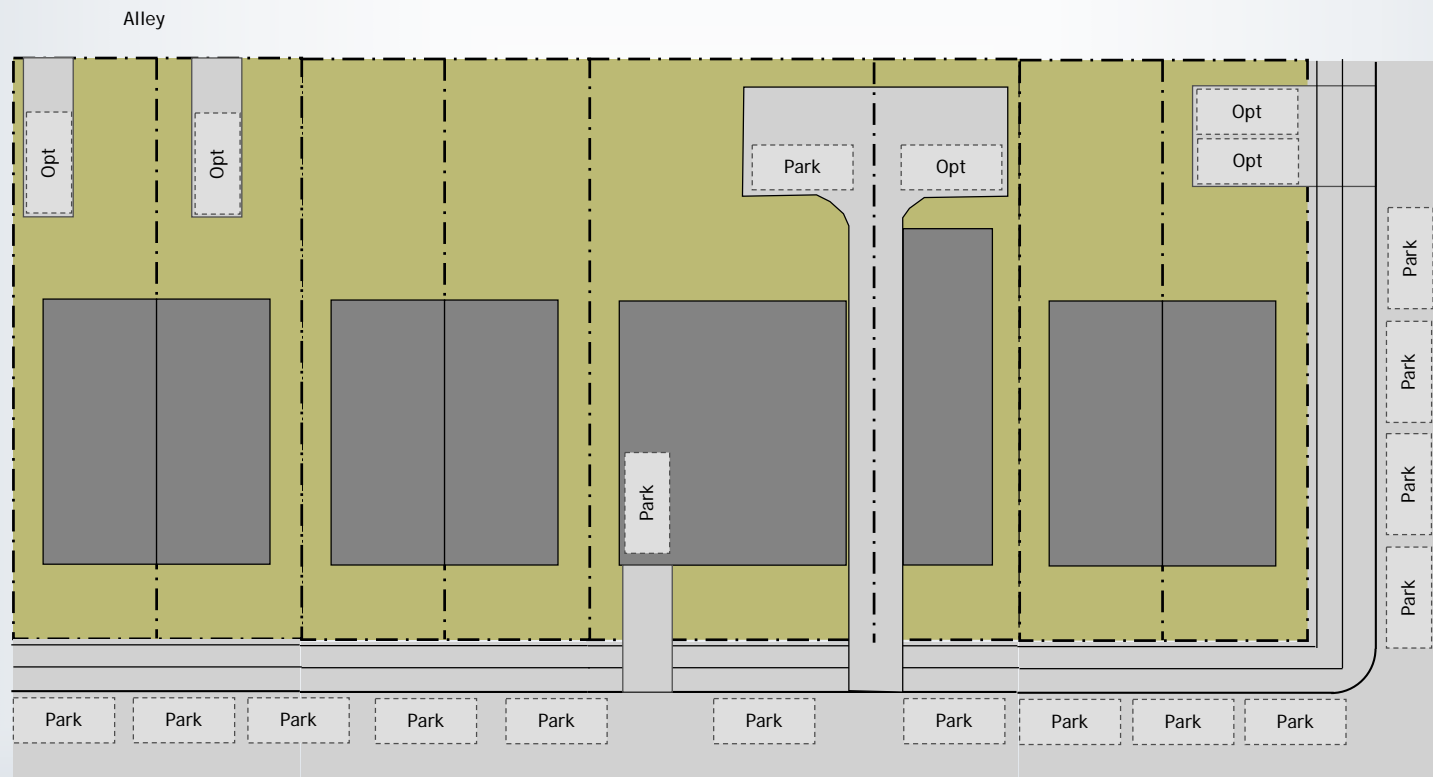
- Limit height of detached houses to 1.5 times their width





# 10. Improve building design on lots less than 32 feet wide

- Prohibit parking between building and street





# 11. Rules for the R2.5 Zone

# Revise rules in the R2.5 zone

## Issue 11.1 – Require two dwelling units

Proposal: Require at least two dwelling units on 5,000+ size lots in R2.5 lots

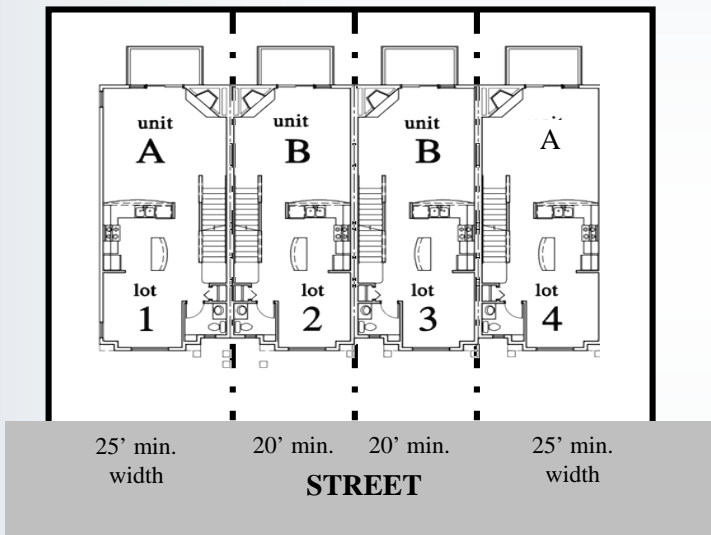
Amendment: Require two dwelling units on double sized lots in R5 and R7.

# Revise rules in the R2.5 zone

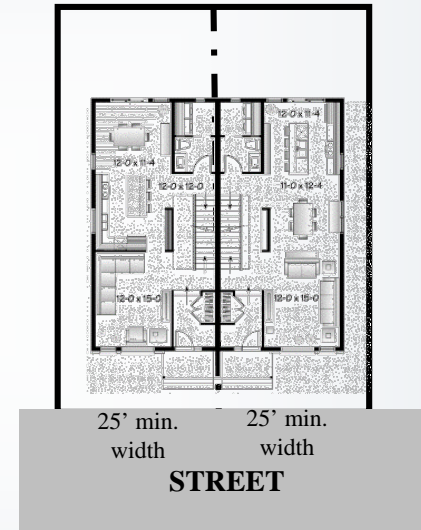
## Issue 11.2 – Lot width

Proposal: Reduce minimum lot width from 36 feet to 25 feet/20 feet for attached houses.

Amendment: Reduce minimum lot width from 36 feet to 21 feet/16 feet or 23 feet/18 feet for attached houses.



*Four-lot attached house land division*



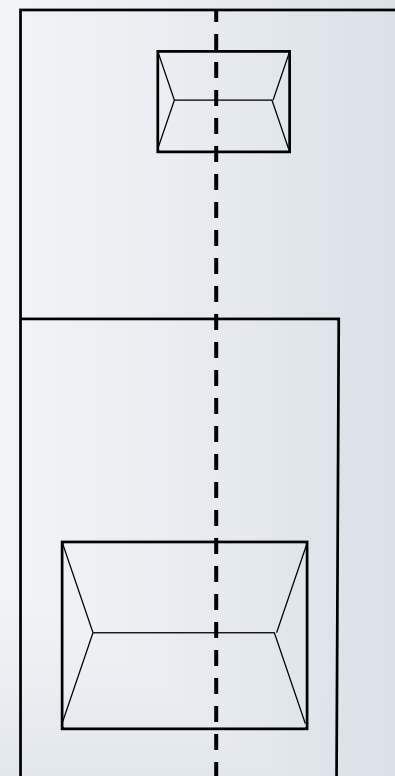
*Two-lot "semi-detached" house land division*

# Revise rules in the R2.5 zone

## Issue 11.3 - Small flag lots (<3,000 sf)

### Proposal:

- Allow property line adjustment to create small flag lot
- Must retain existing house





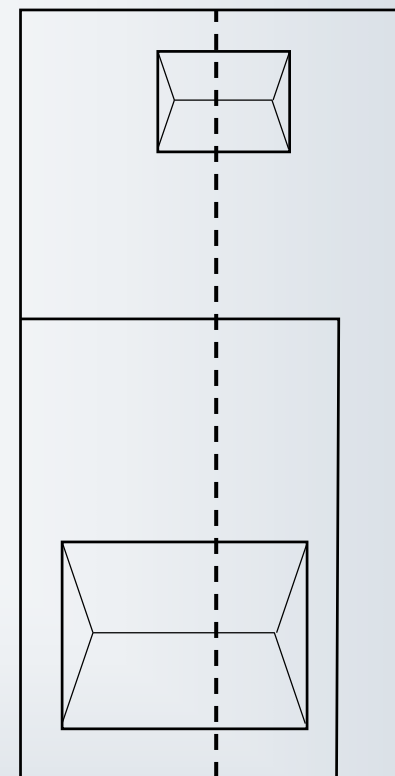
# Revise rules in the R2.5 zone

## Issue 11.4 - Small flag lots (<3,000 sf)

Proposal: New flag lot house limited:

- 1,000 sf
- 20 feet tall
- Exterior design elements

Amendment: Remove height limits on flag lot homes where base density allows 2 units.



# Revise rules in the R2.5 zone

## Issue 11.5 – Landscape standards

Proposal: Require development on narrow lots (less than 32 ft wide) to provide landscaping in the front yard

Amendment: Drop the landscaping standard for the R2.5 zone

# Other Issues

# Other Issues

## Issue 1 – Tree code

Amendment: Remove tree code exemption on sites less than 5,000 sq ft in area. Require all sites 2,500 sq ft and larger to comply with tree preservation standards

# Other Issues

Issue 2 – Line between single- and multi-dwelling zones

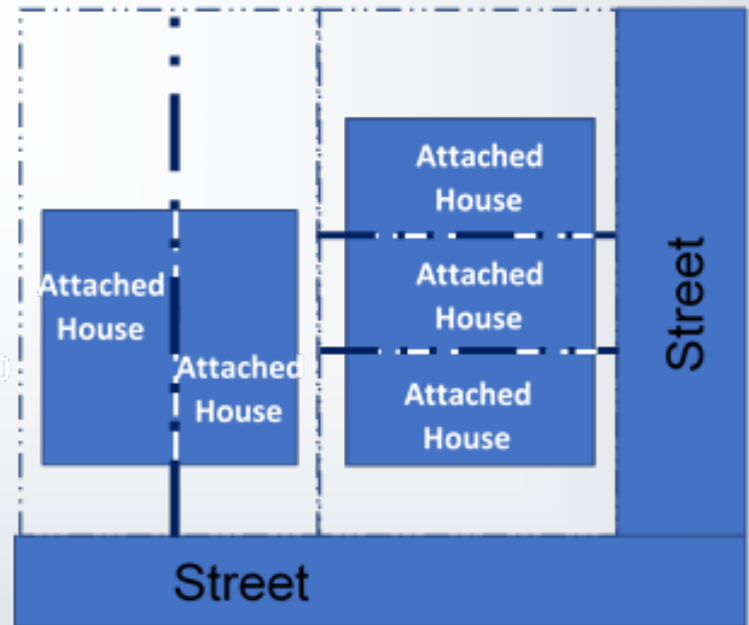
Amendment: Shift R2.5 into multi-dwelling zone/Better Housing by Design project

# Other Issues

## Issue 3 – Land divisions

Amendment: Allow duplex/triplex lots to be divided

- Allow land divisions
- RF-R5 (1,600 sf lots)
- R2.5 (no min lot size)





# Other Issues

Issue 4 – Land division—How to calculate density

Amendment: Calculate density before right-of-way dedication

# Other Issues

## Issue 5 - Floodplain

### Amendments:

- Measure building height from 100-year floodplain (as opposed to lowest point)
- Exclude above-ground basement area in flood plains

# Include in City Council recommendation letter

1. Advocate for parking permit program support (restrict permits for sites with off street parking)
2. Develop a curb cut fee/tax proposal
3. Pursue a local exception to State building code to allow Portland to require visitability on all new single dwellings
4. Recommend a maximum limit on SDC waivers to 2 ADUs

# Next Steps

8/28	Worksession: Cottage Clusters (1 hr)
9/11	Worksession: Putting it all together
Fall 2018	Vote