



Bureau of Planning and Sustainability
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DATE: March 31, 2020
TO: **City Council and Interested Parties**
FROM: Eric Engstrom, Principal Planner
CC: Joe Zehnder, Chief Planner
SUBJECT: Shelter to Housing Amendments for Consideration

Attached are packages of potential amendments to the Shelter to Housing Continuum for Council’s consideration today (March 31, 2021). Strikethrough and underline is used to mark changes relative to current code. Text shading is for informational purposes to highlight where the text amendment occurs. The amendment packages includes:

Topic	Amendment	Notes
Parks, Natural Areas and Open Spaces	1.1. Prohibit temporary shelter in natural area overlays in all zones. – p. 2 1.2. Prohibit temporary outdoor shelters in the OS zone. + make technical change to list of natural area overlays – p. 3	These amendments are combined into one temporary activity standard because they all impact the same clauses in code.
	1.3. Examine surplus City property for suitability for transitional shelter accommodations and affordable housing. – p. 4	
Shelters Generally	2.1. Rewording of Outdoor shelter definition for clarity. – p. 5	Technical fix
	2.2. Allow shelters without Conditional Use up to 20 beds on institutional sites in single-dwelling zones. – p. 6	Allows all 3 shelter types
	2.3. Reduce site size standard for outdoor shelters to 3,000 sq. ft. – p. 10	
	2.4. Drop 17.44 element. – p.11	Address topic with a future Title 17 update. In the meantime 17.24 addresses this adequately.
RVs and Tiny Houses	3.1. Discuss RV/tiny houses on wheels element in future hearing. – p. 12	
Group Living	4.1. Clarify allowed building mass (FAR) for congregate structures in single dwelling zones. – p. 14	Technical fix
	4.2. Clarify outdoor area requirements for congregate structures. - p. 16	Technical fix
	4.3. Clarify parking requirements for congregate structures. – p. 18	Technical fix
	4.4. Clarify short term rental occupancy due to removal of household definition. – p. 20	Technical fix

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1.1 and 1.2 – Open Space and Natural Areas

Commentary: Prohibit non-emergency temporary mass and outdoor shelters from natural areas in all zones. Prohibit non-emergency temporary outdoor shelters from OS zones. Temporary indoor mass shelters would still be permitted.

33.296.030 Temporary Activities Allowed

A-F. [No change]

G. Natural disasters and emergencies. Temporary activities and structures needed as the result of a natural disaster, shelter shortage, or other health and safety emergencies are allowed for the duration of the emergency. Temporary activities include food, water, and equipment distribution centers, medical facilities, short term shelters, mass shelters, outdoor shelters, warming or cooling shelters, and triage stations.

H. Mass and outdoor shelters.

1. Mass shelters. Mass shelters are allowed as a temporary activity for up to 180 days within a calendar year.

2. Outdoor shelters. Outside of OS zones, outdoor shelters are allowed as a temporary activity for up to 180 days within a calendar year when the outdoor shelter is located outside of Environmental overlay zones, the River Natural overlay zone, the River Environmental overlay zone, the Pleasant Valley Natural Resource overlay zone, and the special flood hazard area.

I. Radio Frequency Transmission Facilities. Temporary facilities for personal wireless service facilities are allowed for up to 120 days in a calendar year. Meeting this regulation must be documented through a zoning permit.

J. Commercial filming. In all zones, commercial filming is allowed as a temporary activity. For all sites, except sites in the OS zone, the time between filming events must be four times as long as the duration of the last event.



Commentary: Clarification related to permanent outdoor shelters, to make the list of excluded overlays match for both permanent and temporary shelters:

Amend 33.285.050.C.1:

1. An outdoor shelter is prohibited in:
 - a. Environmental overlay zones;
 - b. Pleasant Valley Natural Resource overlay zones;
 - c. River Natural overlay zones;
 - d. River Environmental overlay zones;
 - e. Scenic overlay zones; and
 - f. The special flood hazard area.



1.3 Examine surplus City property for suitability for transitional shelter accommodations and affordable housing

Commentary: *This additional directive would be part of the Shelter to Housing Continuum adopting ordinance (outside of the Zoning Code), asking bureaus to identify all surplus land that could be the subject of a future planning action.*

New Directive:

- Council directs all City bureaus to inventory their land portfolio and identify candidate sites for land that could be determined excess to the needs of the bureau responsible for the land per Binding City Policy ADM 13.02, considered for re-zoning, and converted to transitional shelter accommodations and affordable housing by October 31, 2021. Bureaus will identify land that does not have a property use restriction on title that cannot be changed solely by the City, is not a developed park, does not provide a natural resource value, and does not have natural hazard risks. Candidate sites must not have been acquired through restricted funding sources such as rates, federal/state/other grants, bond measures, System Development Charges, or by donation with restrictive covenants, unless purchasing the site with General Fund dollars would resolve the restrictions. Council will consider sites identified by bureaus and provide further direction as appropriate (quasi-judicial or legislative re-zoning, ownership transfers, additional community engagement, further planning, etc.).



2.1. Rewording of Outdoor shelter definition for clarity

Commentary: This amendment revises the wording of the definition of outdoor shelter in both Title 33 and Title 30 to clarify that a vehicle used for sleeping/shelter is considered an individual shelter when part of any outdoor shelter. Also since outdoor shelters might not always include buildings, it isn't clear that alternative sanitary facilities can be included. The wording in the Recommended Draft was unclear on these provisions and could be misinterpreted. The definition has been reworded so the entire provision is shown as shaded.

Existing Recommendation:

Outdoor Shelter. Individual tents, yurts, huts, cabins or other similar individual shelters that do not contain sanitary or cooking facilities, vehicles, and recreational vehicles with or without cooking and sanitary facilities, grouped together in an outdoor setting. The shelter is managed by a public agency or a nonprofit agency, with or without a fee, and with no minimum length of stay. An outdoor shelter may or may not include buildings that have food preparation or shower facilities. See also Mass Shelter and Short Term Shelter.

Amended Language:

Amend 33.910.030:

Outdoor Shelter. Individual shelters grouped together in an outdoor setting. Examples of individual shelters include tents, yurts, huts, cabins, vehicles or other similar accommodation that do not contain sanitary or cooking facilities, and recreational vehicles with or without cooking and sanitary facilities. The shelter is managed by a public agency or a non-profit agency, with or without a fee, and with no minimum length of stay. An outdoor shelter may or may not include buildings that have food preparation or sanitary facilities. See also Mass Shelter and Short Term Shelter.

Amend 30.01.030:

Q. "Outdoor Shelter". Individual shelters grouped together in an outdoor setting. Examples of individual shelters include tents, yurts, huts, cabins, vehicles or other similar accommodation that do not contain sanitary or cooking facilities, and recreational vehicles with or without cooking and sanitary facilities. The shelter is managed by a public agency or a non-profit agency, with or without a fee, and with no minimum length of stay. An outdoor shelter may or may not include buildings that have food preparation or sanitary facilities. See also Mass Shelter and Short Term Shelter.



2.2. Allow shelters without Conditional Use up to 20 beds on institutional sites in single-dwelling zones

Commentary: Similar to the approach adopted in 2020 for affordable housing, this change would allow religious institutions and similar institutional uses, except for Parks and Open Areas, in single dwelling zones to host small shelters without a conditional use review. Code language is amended so that these institutions could include either indoor (short term or mass) or outdoor shelters.

For reference, the current S2HC recommendation allows:

- Indoor shelters as a Type 2 Conditional Use if on the site of an Institutional Use in single dwelling zones.
- Outdoor shelters with up to 20 individual shelters are a Type 2 Conditional Use if on the site of an institutional Use in single dwelling zones.
- Outdoor shelters with more than 20 individual shelters are prohibited in the single dwelling zones.
- Shelters serving domestic violence victims are allowed by right up to 3,500 square feet, even if not part of an institution.
- Religious institutions are allowed to host a limited number of people camping in vehicles under Oregon Revised Statutes, Chapter 203, Section 08.

Amend 33.285.040.A.1

1. R, CI1, and IR zones. A ~~n~~New short term ~~shelterhousing~~, an expansion of net building area, or an increase in the number of occupants in ~~an~~ existing short term ~~shelterhousing~~ in R, CI1, and IR zones is subject to the following regulations:
 - a. Allowed use. A ~~n~~New short term ~~shelterhousing~~ and alterations to ~~an~~ existing short term ~~shelterhousing~~ is allowed ~~as follows~~if it meets ~~one of the following~~:
 - (1) A short term shelter with up to 20 beds is an allowed used in the RF – R2.5 zones when provided on the site of an existing institutional use, excluding sites in a Parks and Open Areas use, and the standards of 33.285.050 are met.
 - (24) A ~~s~~Short term ~~shelterhousing~~ with ~~for~~ up to ~~30~~15 beds is an allowed use in the RM1 – RMP, CI1, and IR zones ~~if it is~~when provided on the site of an existing Institutional Use and ~~meets~~the standards of 33.285.050 are met.
 - (32) An alteration or expansion that does not increase the net building area of the short term ~~shelterhousing~~ by more than 10 percent is allowed if there is no increase in the number of beds or occupants and if the alteration or expansion complies with all conditions of approval.



Amend 33.285.040.B

B. Mass shelters.

~~1. RF through R2.5 zones. Generally, new mass shelters, expansions of net building area and increases in the number of occupants in existing mass shelters in RF through R2.5 zones are a conditional use and are reviewed through the following procedures. Certain alterations to existing mass shelters may be allowed if they meet Subparagraph B.1.b. The standards of Section 33.285.050 do not apply to mass shelters reviewed as conditional uses.~~

~~a. New mass shelters. The following procedures apply to new mass shelters and alterations to mass shelters that do not meet subparagraph B.1.b. The approval criteria are in Section 33.815.107, Short Term Housing and Mass Shelters in R and IR Zones:~~

~~(1) If the mass shelter is provided in an existing structure or is on a site of an existing Institutional Use, the conditional use is reviewed through a Type II procedure. An existing structure is one that is at least 5 years old and has not had an increase of more than 10 percent in net building area in 5 years.~~

~~(2) All other mass shelters are reviewed through a Type III procedure.~~

~~b. Existing mass shelters. An alteration or expansion that does not increase net building area of the mass shelter by more than 10 percent is allowed if there is no increase in the number of beds or occupants and if the alteration or expansion complies with all conditions of approval.~~

~~12. RF-R2.5, RM1, RM2, RMP, CI1 and IR zones. Applicants for a new mass shelter or expansion of net building area or increase in the number of occupants in an existing mass shelter in RM1, RM2, RMP, CI1 and IR zones may choose to be an allowed use or a conditional use, as stated below.~~

~~a. Allowed use. A new mass shelter and alteration of an existing mass shelter is allowed if it meets one of the following:~~

~~(1) A mass shelter that meets the standards of Section 33.285.050 is an allowed use.~~

~~(2) An alteration or expansion that does not increase net building area of the mass shelter by more than 10 percent is allowed if there is no increase in the number of beds or occupants and if the alteration or expansion complies with all conditions of approval.~~

~~b. Conditional use. If the mass shelter does not meet Subparagraph B.2.a, it is a conditional use as follows. The approval criteria are in Section 33.815.107, Short Term, Housing and Mass, and Outdoor Shelters in R, CI1, and IR Zones. The standards of Section 33.285.050 do not apply to a mass shelter reviewed as a conditional use.~~



- (1) If the mass shelter is provided in an existing structure or is on the site of an existing institutional use, the conditional use is reviewed through a Type II procedure. An existing structure is one that is at least 5 years old and has not had an increase of more than 10 percent in net building area within the past 5 years.
- (2) All other mass shelters are reviewed through a Type III procedure.

Renumber 3-6 to 2-5.

Amend 33.285.040.C:

C. Outdoor shelters.

2. R, CI1, and IR zones. A new outdoor shelter, and an alteration or expansion of an existing outdoor shelter in R, CI1, and IR zones is subject to the following regulations:
 - a. Allowed use. A new outdoor shelter, or an alteration to an existing outdoor shelter is allowed if it meets one of the following:
 - (1) An outdoor shelter with up to 20 individual shelters is an allowed use in the RF through R2.5 zones when provided on the site of an existing institutional use, excluding sites in a Parks and Open Areas use, and the standards of 33.285.050 are met.
 - (2) An outdoor shelter with up to 30 individual shelters is an allowed use in the RM1, RM2, RMP, CI1, and IR zones when the standards of 33.285.050 are met.
 - (3) An outdoor shelter with up to 60 individual shelters is an allowed use in the RM3, RM4, and RX zones when the standards of 33.285.050 are met.
 - (4) An alteration or expansion that does not increase the net building area or site area of the outdoor shelter by more than 10 percent is allowed if there is no increase in the number of individual shelters and if the alteration or expansion complies with all conditions of approval.
 - b. Prohibited use. Outdoor shelters with more than 20 individual shelters are prohibited in the RF through R2.5 zones.
 - c. Conditional use. If the outdoor shelter does not meet Subparagraph C.2.a, and it is not prohibited, it is a conditional use and is reviewed through the following procedures. The approval criteria are in 33.815.107, Short Term, Mass, and Outdoor Shelters in R, CI1, and IR Zones. The outdoor shelter must also meet the standards of 33.285.050:
 - (1) If the outdoor shelter is on the site of an existing institutional use, the conditional use is reviewed through a Type II procedure.
 - (2) All other outdoor shelters are reviewed through a Type III procedure.



Amend Table 285-1 in 33.285.050.B.2:

Table 285-1 Maximum Number of Shelter Beds for Mass Shelters	
Zone of Site	Maximum Number of Shelter Beds
EX, CX, CM3, and CE	200
CM2 and CI2	75 140
CR, CM1, and CI1	25
RX, RM3, and RM4	50 60
RM1, RM2, RMP, CI1, IR, CR, CM1 {1}	15 30
<u>RF-R2.5 [1]</u>	<u>20</u>

Notes:

[1] The mass shelter must be operated on the site of an existing institutional use, excluding sites in a Parks and Open Areas use.



2.3. Reduce site size standard for outdoor shelters to 3,000 sq. ft.

Commentary: *Reduce the minimum site size for an Outdoor Shelter from 5,000 to 3,000 square feet. Note that site is defined as “ownership” within the provisions of the Zoning Code, not by area defined specific to the use. As an example, a church on a 40,000 square foot lot with an outdoor shelter on part of it is defined as having a minimum site size of 40,000 square feet.*

Amend 33.285.050.C.2:

2. Minimum and maximum site size.

a. The minimum required site size for an outdoor shelter is 3,000 square feet. Adjustments are prohibited.

b. In I zones, the maximum site size for an outdoor shelter is 2 acres. Adjustments are prohibited.



2.4. Drop 17.44 element

Commentary: *This amendment deletes the recommended amendments to Title 17.44.B because there are some remaining technical issues that PBOT has raised with this section. PBOT will be embarking on a Title 17 code overhaul and will continue to examine that section as part of it. We are confident that this will not impact the City or County's ability to continue putting portable restrooms and sanitation services in the right of way via other existing code authorities. In addition, this amendment will remove related references to the Title 17.44.B amendment from Vol. 1.*

Delete recommended amendments to 17.44.B (the recommended amendments are show below for reference only)

~~B. It is unlawful for any person to erect or cause to be erected any structure in, over or upon any dedicated street area, except that Director of the Bureau of Transportation may, based on findings of necessity, grant permission for walls, fences and steps, that otherwise comply with the Code of the City. Also, on buildings whose front is located on the property line, the Director of the Bureau of Transportation may allow decorative facings, certain types of utility meters, utility valves, and other utility appurtenances, to extend into the street area an amount that does not interfere with the public use of said street. The Director of the Bureau of Transportation, upon determining a public need for areas occupied by such walls, fences, steps, facings, or utility meter valves and other appurtenances, may revoke said permission and the property owner or utility will be required to remove them from the street area.~~

B. It is unlawful to place, or cause to be placed, any obstruction within, upon or above any dedicated street area unless the Director of the Bureau of Transportation has, based on findings of necessity, granted a revocable permit to allow:

1. Walls, fences and steps that otherwise comply with the Portland City Code,
2. Decorative facings on buildings that front on a property line,
3. Utility meters, utility valves, and other utility appurtenances that do not significantly interfere with public use of dedicated street area, or
4. Portable sanitation, health, hygiene, day storage, and kitchen facilities.

The Director of the Bureau of Transportation, upon determining a public need for a street area occupied by any of the above, may revoke a permit and the holder of the revoked permit will be required to remove all obstructions from the street area.)



3.1. Discuss RV/tiny houses on wheels element in future hearing

Commentary: *There has been a request to discuss the RV/tiny houses on wheels elements of the project in future hearing to allow more public comment. There is no amendment at this time. The existing recommendations are shown below for reference.*

29.50.050 Illegal Residential Occupancy.

~~When a property has an illegal residential occupancy, including but not limited to occupancy of tents, campers, motor homes, recreational vehicles, or other structures or spaces not intended for permanent residential use or occupancy of spaces constructed or converted without permit, the use shall be abated or the structure brought into compliance with the present regulations for a building of the same occupancy.~~

Residential occupancy of structures or spaces not intended for permanent residential use or occupancy is unlawful, including but not limited to structures placed, constructed or converted without permit; tents, campers, motor homes, recreational vehicles, and other vehicles.

A. Exceptions:

1. Individual sleeping accommodations within outdoor shelters legally established in conformance with Portland City Code Chapters 33.285 or 33.815, or allowed as temporary occupancies under Portland City Code Chapter 33.296;
2. Vehicles on institutional property as allowed by Oregon Revised Statutes, Chapter 203, Section 082;
3. Recreational vehicles within in a manufactured dwelling park or mobile home park as provided by Oregon Revised Statutes, Chapter 197, Section 493;
4. Motor homes and recreational vehicles within a recreational vehicle park allowed as a commercial use by Portland City Code Chapters 33.130 or 33.140; and
5. One occupied recreational vehicle provided:
 - a. The recreational vehicle is on a site with a house, attached house, or manufactured home. See Portland City Code Chapter 33.260.
 - b. The recreational vehicle is a travel trailer, park model recreational vehicle, camper or motor home.
 - c. A permanent recreational vehicle utility hookup that includes an electrical outlet, a water connection, and a sanitary sewer dump is provided on the site. A water connection and sanitary sewer dump is not required if the vehicle lacks internal



plumbing.

6. Camping under emergency circumstances as authorized by Portland City Code Sections 14A.50.020 B., 33.296.030, or by declaration by the Mayor.

B. When a property has an illegal residential occupancy, the use shall be abated or brought into compliance with the current regulations for a space of the same occupancy.

Title 33 elements:

33.260.010 Purpose

Title 29 of the Portland City Code allows the residential occupancy of recreational vehicles under certain circumstances. This chapter provides direction on how Title 33 regulations apply to occupied recreational vehicles.

33.260.020 When This Chapter Applies

This chapter applies to an occupied recreation vehicle on a site with a house, attached house, or manufactured home.

33.260.030 Occupied Recreational Vehicles

An occupied recreational vehicle is a vehicle and is not a building, structure or dwelling unit in terms of Title 33. The following standards clarify how Title 33 applies to an occupied recreational vehicle.

A. Parking. Chapter 33.266 applies to both occupied and unoccupied recreational vehicles. The development standards in 33.266 that apply to parking area and recreational vehicles on a site also apply occupied recreational vehicles.

A. Density. Because an occupied recreational vehicle is not a dwelling unit, building or structure it does not count toward minimum or maximum density or FAR.

C. Other development standards. Occupied recreational vehicles are not subject to development standards in this Title that apply to buildings or structures. However, structures attached to an occupied recreational vehicle are subject to all applicable development standards in this Title.

D. Accessory short-term rentals. An occupied recreational vehicle is prohibited from being an accessory short-term rental.



4.1. Clarify allowed building mass (FAR) for congregate structures in single dwelling zones

Commentary: *The Residential Infill Project (adopted 8/12/20; effective 8/1/21) applies a maximum floor area ratio (FAR) to development in the R.25, R5 and R7 single-dwelling residential zones. The FAR limitation is graduated based on the number of dwelling units there are on a site. The Shelter to Housing Continuum project is introducing a new residential structure type to the zoning code that is not a dwelling unit—a congregate housing facility. This technical amendment clarifies which FAR limitation applies to a site with a congregate housing facility. The amendment was inadvertently left out of the Proposed Draft.*

Amend 33.110.210.B:

- B.** Maximum FAR. Maximum floor area ratios are stated in Table 110-4. The maximum FAR allowed is based on the total number of dwelling units on the site and whether a bonus option is chosen. The maximum FAR for a site with a congregate housing facility is the same as shown in Table 110-4 for a site with 1 total dwelling unit. The maximum FAR for institutional uses is stated in 33.110.270. Adjustments to the maximum FAR ratios, including bonus ratios, are prohibited.

Amend Table 110-4:

Table 110-4 Summary of Development Standards In Single-Dwelling Zones						
Standard	RF	R20	R10	R7	R5	R 2 . 5
Maximum FAR - 1 total dwelling unit [1] - 2 total dwelling units [12] - 3 or more total dwelling units [1] (See 33.110.210 and 33.110.265)	no limit	no limit	no limit	0.4 to 1 0.5 to 1 0.6 to 1 [23]	0.5 to 1 0.6 to 1 0.7 to 1 [23]	0.7 to 1 0.8 to 1 0.9 to 1 [23]
Maximum FAR with Bonus - 1 total dwelling unit - 2 total dwelling units [12] - 3 or more total dwelling units [1] (See 33.110.210 and 33.110.265)	NA	NA	NA	0.4 to 1 0.6 to 1 0.7 to 1	0.5 to 1 0.7 to 1 0.8 to 1	0.7 to 1 0.9 to 1 1 to 1



Maximum Height (See 33.110.215)	30 ft.	30 ft.	30 ft.	30 ft. [23]	30 ft. [23]	35 ft.
Minimum Setbacks						
- Front building setback	20 ft.	20 ft.	20 ft.	15 ft.	10 ft.	10 ft.
- Side building setback	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	0/5 ft.
- Rear building setback	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.
- Garage entrance setback (See 33.110.220)	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.
Maximum Building Coverage (See 33.110.225)	See Table 110-6	See Table 110-6	See Table 110-6	See Table 110-6	See Table 110-6	See Table 110-6
Required Outdoor Area						
- Minimum area	250 sq. ft.	250 sq. ft.	250 sq. ft.	250 sq. ft.	250 sq. ft.	200 sq. ft.
- Minimum dimension (See 33.110.240 235)	12 ft. x 12 ft.	12 ft. x 12 ft.	12 ft. x 12 ft.	12 ft. x 12 ft.	12 ft. x 12 ft.	10 ft. x 10 ft.

[1] Including any site with a congregate housing facility.

[12] Including accessory dwelling units.

[23] Additional FAR and height may be allowed. See 33.110.265.F.



4.2. Clarify outdoor area requirements for congregate structures

Commentary: *Outdoor area requirements in the multi-dwelling and commercial mixed-use zones are based on number of dwelling units. The Shelter to Housing Continuum project is introducing a new residential structure type to the zoning code that is not a dwelling unit—a congregate housing facility. This technical amendment clarifies how the outdoor area requirement applies to residential uses and how it applies to a congregate housing facility. The amendment was inadvertently left out of the Proposed Draft.*

Amend 33.120.240.B:

- B. Outdoor area and common area requirements.** In the RM1 through RM4 zones, on sites with a residential use, both outdoor and common areas are required. Required common area may count toward required outdoor area, but individual private outdoor area may not count toward required common area. The standards of this section do not apply in the RX and RMP zones.
1. [No change]
 2. Required common area.
 - a. Required common area standard. On sites that are more than 20,000 square feet in total site area, and on sites with a congregate housing facility, at least 10 percent of total site area must be provided as common area. At least 50 percent of the required common area must be outdoor area, such as outdoor courtyards or outdoor play areas. Up to 50 percent of the required common area may be indoor common area, such as indoor recreation facilities or indoor community rooms.
 - b. Exemption. The required common area standard does not apply to sites where:
 1. (1) All of the dwelling units have individual entrances that are within 20 feet of a street lot line;
 2. (2) Each entrance is connected to the street by a path that is at least 3 feet wide and hard surfaced; and
 3. (3) Each dwelling unit has at least 200 square feet of individual outdoor area with a minimum dimension of 10 feet by 10 feet.

Amend 33.130.228.B.1:

1. Amount required:
 - a. On sites that are up to 20,000 square feet in total area, at least 36 square feet of outdoor area is required for each dwelling unit on the site;
 - b. For sites that are more than 20,000 square feet in total area, at least 48 square feet of outdoor area is required for each dwelling unit on the site-;



c. For any site with a congregate housing facility, at least 10 percent total site area must be provided as common area.



4.3. Clarify parking requirements for congregate structures

Commentary: *As part of the Residential Infill Project, City Council eliminated minimum parking requirements for Household Living uses in single-dwelling zones. The Shelter to Housing Continuum project is amending the zoning code to treat Group Living uses more like Household Living uses in single-dwelling zones and as such, this technical amendment aligns the minimum parking requirements for Household and Group Living uses in the single- zones. This amendment also eliminates a remaining reference to the SRO residential structure type and updates the minimum parking requirement for Group Living (when a conditional use is required) to relate to bedrooms rather than residents. Both of these technical changes are consistent with other changes recommended as part of the Shelter to Housing Continuum project.*

Amend 33.266.110.B.2:

2. Minimum for sites located far from transit. For sites located more than 1500 feet from a transit station, or more than 500 feet from a transit street with 20-minute peak hour service the following minimum parking requirements apply:
 - a. Household Living uses.
 - (1) Single-dwelling zones. No parking is required for Household Living uses in the single-dwelling zones.
 - (2) All other zones. The minimum number of parking spaces required for Household Living uses in all other zones is stated in Table 266-1.
 - b. All other uses.
 - (1) Group Living. No parking is required for Group Living uses in single-dwelling zones that do not require a conditional use review. The minimum number of parking spaces required for all other Group Living uses is stated in Table 266-1.
 - (2) All other uses. The minimum number of parking spaces required is stated in Table 266-1.



Amend Table 266-2 (Residential Categories only):

Table 266-2 Parking Spaces by Use [2] (Refer to Table 266-1 to determine which standard applies.)			
Use Categories	Specific Uses	Standard A	Standard B
Residential Categories			
Household Living		1 per 2 units, except SROs exempt	None, except 1.35 per unit on sites that are both in a commercial/mixed use or multi-dwelling zone and close to transit (close to transit is described in 33.266.110.B.1.) Houses, attached houses and duplexes are exempt.
Group Living		1 per 4 residents <u>bedrooms</u>	None



4.4. Clarify short term rental occupancy due to removal of household definition

Commentary: *This amendment retains the limit on the number of guests allowed in a Type A accessory short-term rental (ASTR). The current code effectively limits the number of guests in Type A ASTR (i.e. renting no more than 2 bedrooms) to 5 by limiting the number of residents and guests to no more than is allowed for a household. The Shelter to Housing Continuum project is removing the definition of household, so the language for the number of guests allowed in a Type A ASTR needs to be revised to ensure that the current limit is continued. (Note original proposal eliminated this provision, and this revision keeps a portion of it to limit total number of guests.)*

Amend 33.207.040.B.5

5. ~~Number of residents and guests. The total maximum number of residents and guests occupying a dwelling unit with a Type A accessory short-term rental may not exceed 5 the number allowed for a household. For sites with an accessory dwelling unit, the total number of residents and guests occupying both dwelling units may not exceed the number allowed for a household.~~

