



RESIDENTIAL INFILL PROJECT – PART 2

Bringing Portland Into Compliance with
State Legislative Mandates for Middle Housing

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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

List of Potential Amendments

- ✓ 1. Amend the 'z' overlay (adjust the wildfire risk component)
2. Create option for two detached units (Spevak, Bachrach)
3. Make ADU rules more flexible (Spevak, Bachrach, Thompson)
4. Modify Cottage Cluster rules (Spevak)
5. Facilitate more deeply affordable 4-6 plexes (Thompson)
6. Encourage more fourplexes (Thompson, Bachrach)
7. Remove lot size minimums for 3+ units (Spevak, Bachrach, Thompson)



RIP2 PSC Schedule

Today

- Review and discuss remaining PSC potential amendments (2-7)
 - Staff introduces potential amendment
 - Commissioner(s) describe their proposal
 - Staff shares additional information
 - Commission straw poll

February 8 – 12:30 pm

- Review of proposed code amendments/Q&A with staff
- Vote on amendments
- Discuss / vote on PSC RIP2 recommendation

Potential
Amendment #2
(Spevak, Bachrach,
Magnera,
McWilliams)

Create option for two detached units

PSC Objectives

Increase homeownership through fee simple expedited land division (SB458)

Increase flexible development and site layout options

Retain existing houses

Allow 2nd unit to be larger than an ADU, less limited by existing house size



#2 - PSC Subgroup Proposal

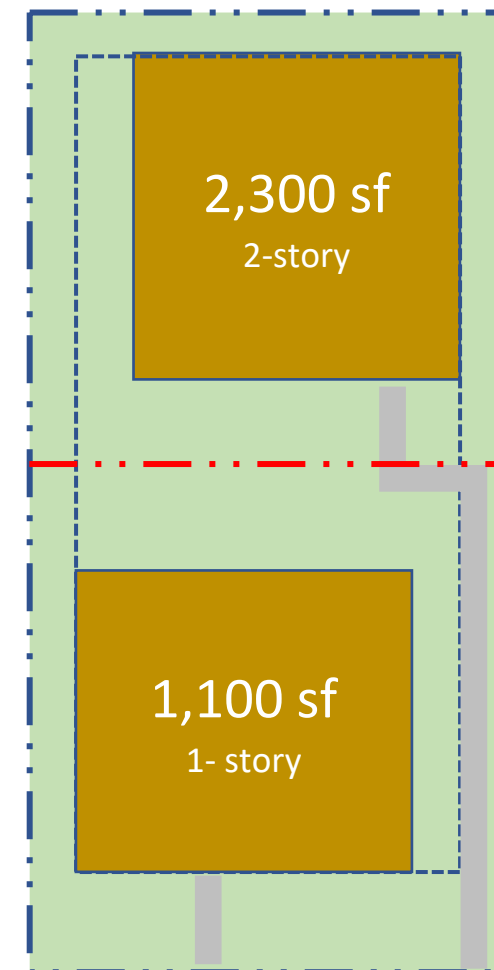
Allow detached duplexes

Add standards:

- 1) Limit height to 20-feet
- 2) Limit option to existing houses

Do not add these standards:

- 3) Affordability requirement
- 4) Only allowing if the front house was small



Concerns with outcome

- Potentially incompatible and overbearing
- Meant as an incentive to reduce demos, but no requirement that homes be retained



Potential
Amendment #3
(Spevak, Bachrach,
Thompson)

Make ADU rules more flexible

PSC Objectives

Increase flexible development and site layout options

Retain existing houses

Allow ADU to be at least as large as the house, or up to 800 sf

Allow smaller homes same development allowances as larger homes



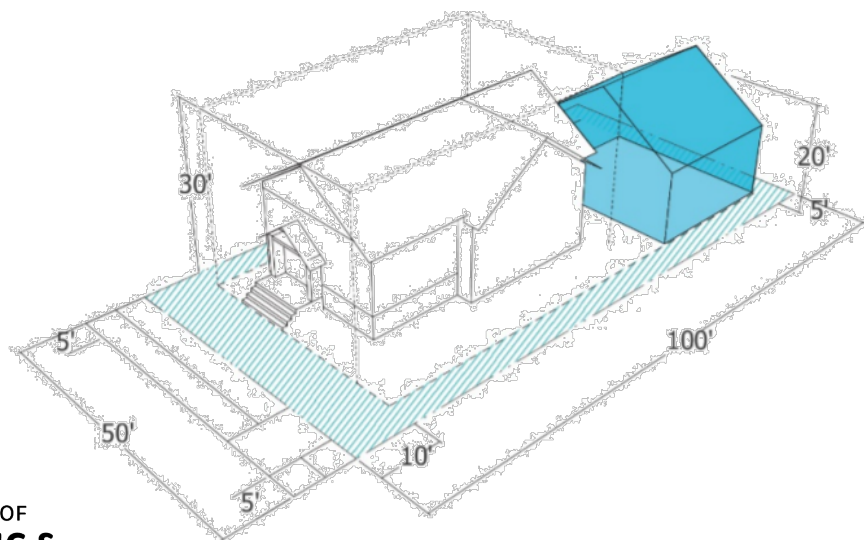
#3 – Commissioner Proposal

- a) Increase building coverage limits for accessory structures from 15% to 20% (staff supports)
- b) Allow the footprint of an accessory structure to be as large as the primary structure (already allowed) or 900 sq. ft, whichever is greater
- c) Increase the allowed living area of ADUs from 75% to 85% the living area of the largest unit on the site

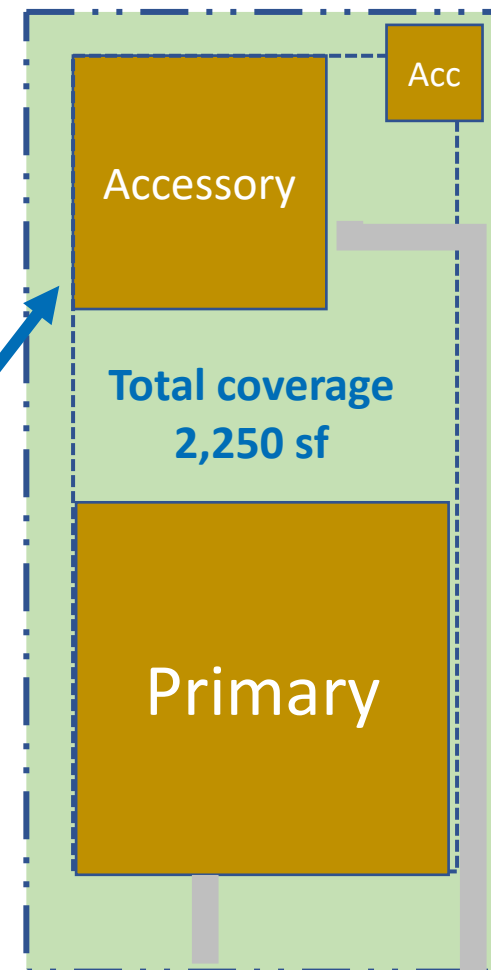
Building coverage – current rules

Three rules currently apply:

- Total lot coverage (e.g. 45%)
- Accessory structures (15% max combined)
- Footprint can not be larger than house



All Accessory Structures
750 sf combined



Smaller footprint

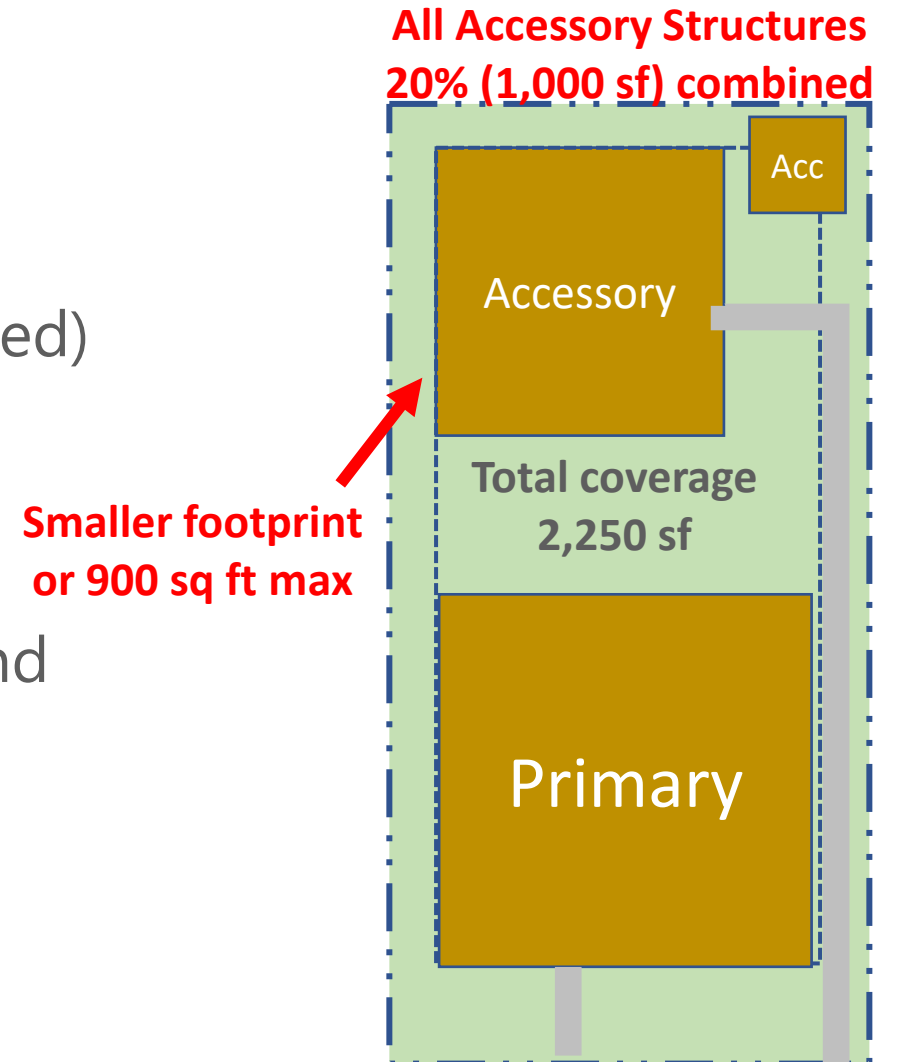


Building coverage – Commissioner Proposal

Rule changes:

- Total lot coverage (e.g. 45%)
- Accessory structures (~~15%~~ **20%** max combined)
- Footprint can not be larger than house, **or 900 square feet, whichever is greater**

This creates more flexibility for single ADUs and facilitates side by side ADUs

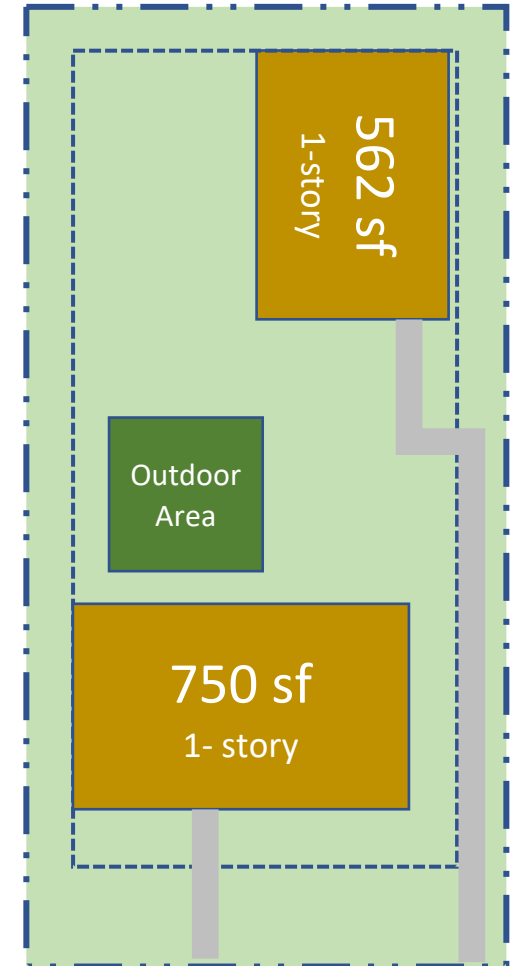


ADU size rules

For ADUs:

- Living area can't be more than 75% size of primary dwelling
- Cannot be more than 800 sf total

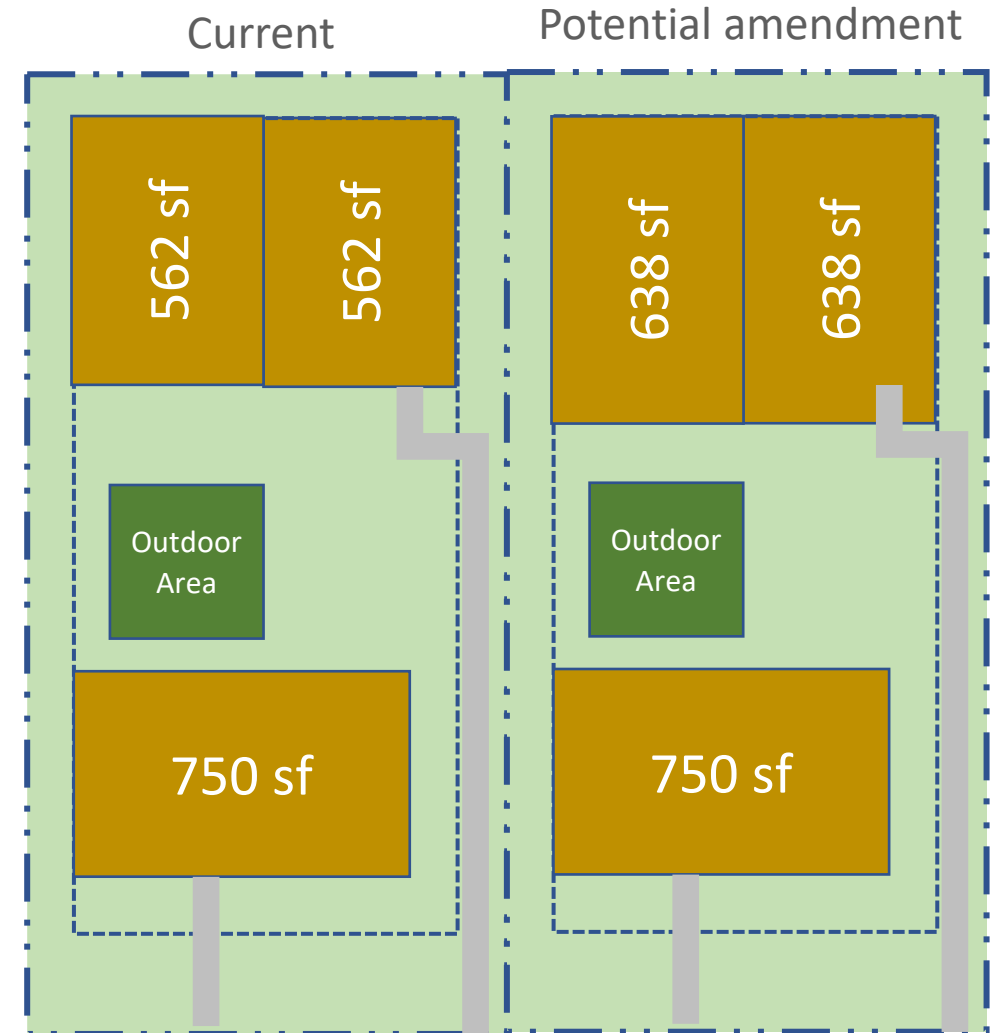
Other accessory structures are not limited by living area size (e.g. sheds/ garages)



ADU size – Commissioner Proposal

Increase living area of ADU from 75% to **85%** of the primary unit size.

Max size: 800 sq ft



#3 - Discussion

Make ADU rules more flexible

- a) Increase building coverage limits for accessory structures from 15% to 20% (staff supports)
- b) Allow the footprint of an accessory structure to be as large as the primary structure (already allowed) or 900 sq. ft, whichever is greater
- c) Increase the allowed living area of ADUs from 75% to 85% the living area of the largest unit on the site

Potential
Amendment #4
(Spevak)

Modify Cottage Cluster Rules

PSC Objectives

Provide greater flexibility for common outdoor area design and unit orientation

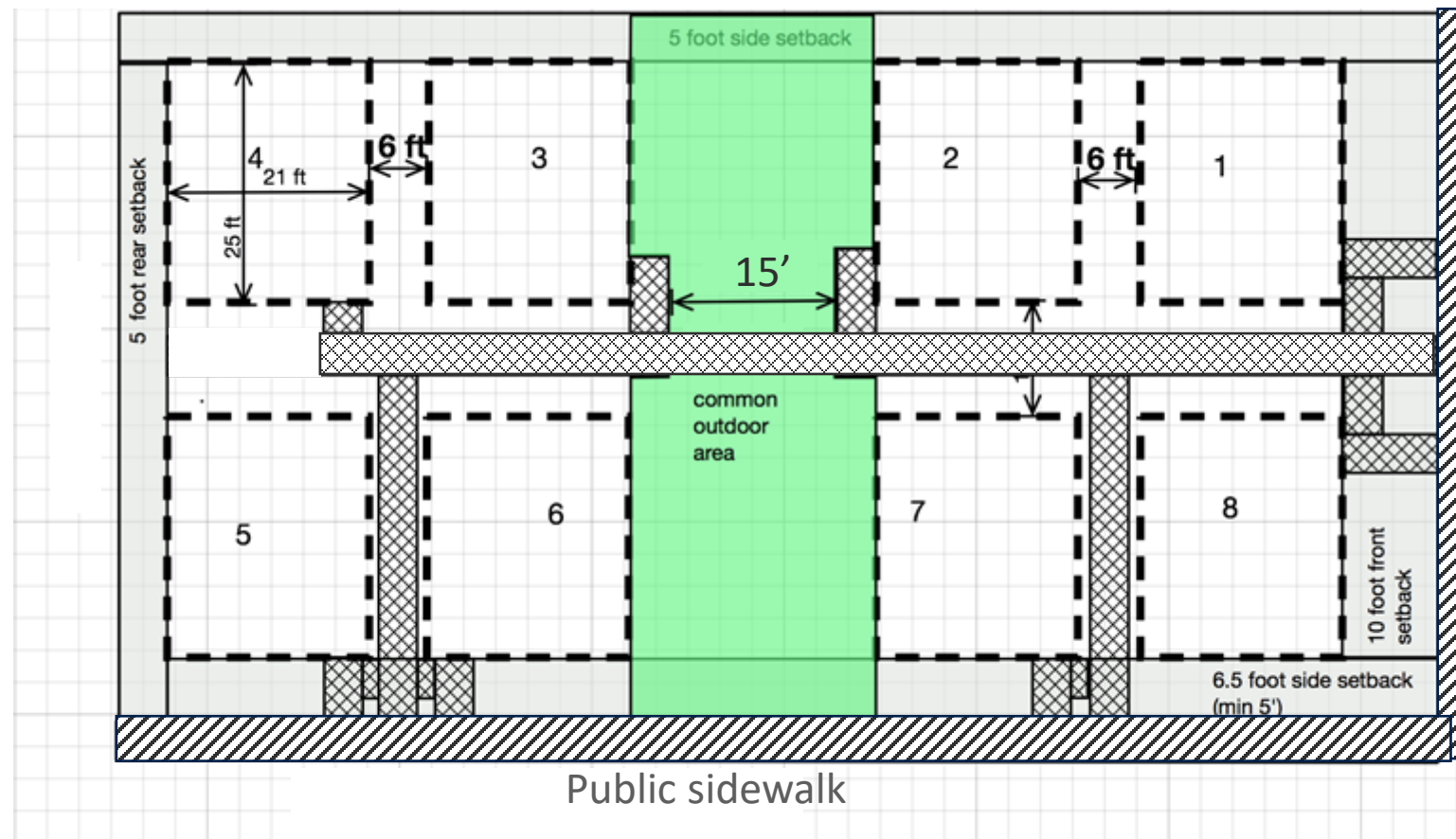


#4 – Commissioner Proposal

- a) Allow pedestrian system within common outdoor area
(staff supports)
- b) Allow adjacent sidewalk to be included in pedestrian system
(staff supports)
- c) Remove requirement for 1 common outdoor area per 8 units
(staff supports)

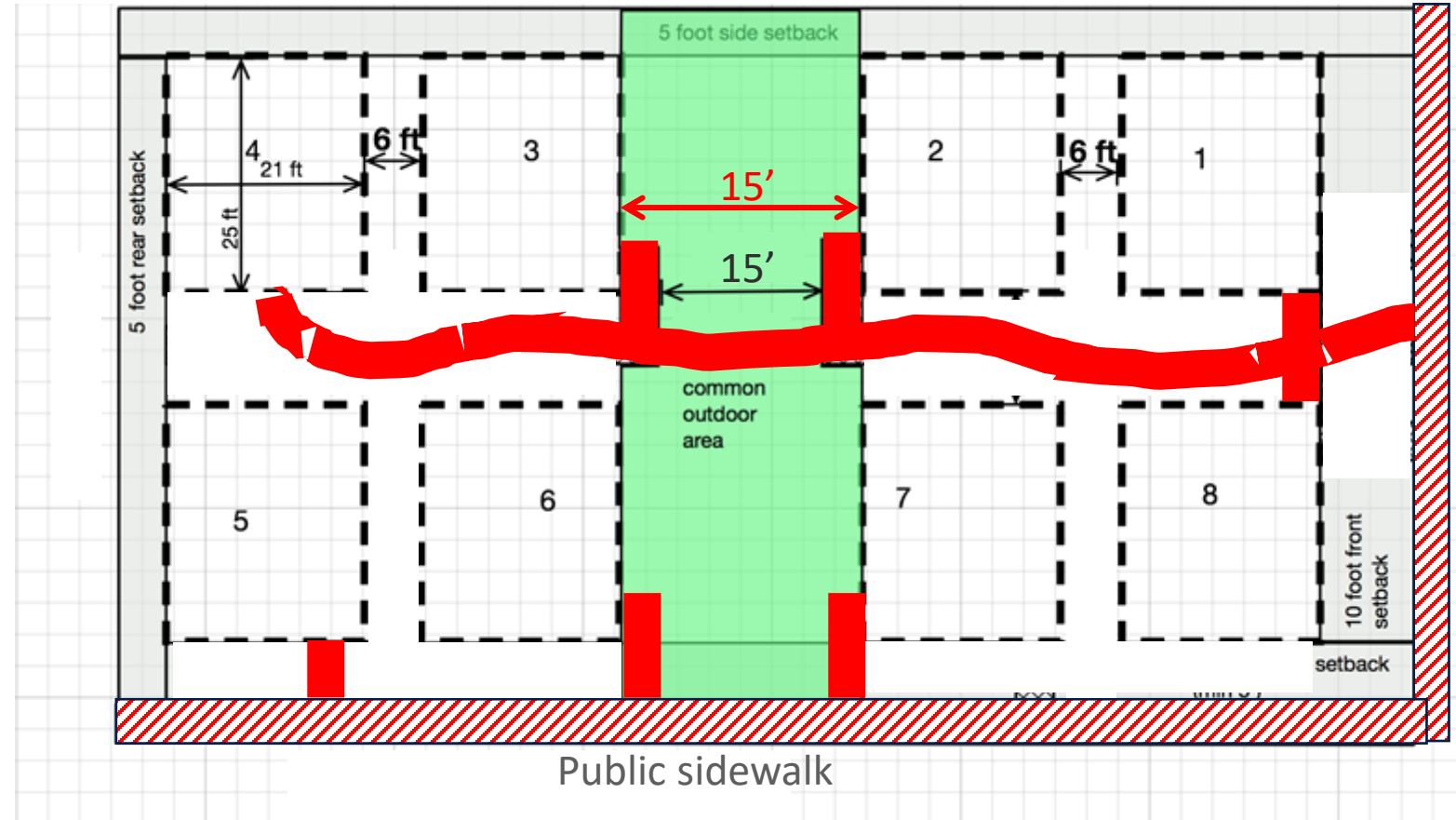
Pathways and Common Outdoor Areas

- Common outdoor area excludes pathway
- Ped system must be on-site and connect units, parking areas, common areas
- 1 common area required for each 8 units.



Pathways and Common Outdoor Areas - suggested approach

- Allow ped system within common area
- Include public sidewalk in ped system
- Remove limit of 1 common area for each 8 units.



#4 - Discussion

Modify Cottage Cluster Rules

- a) Allow pedestrian system within common outdoor area
(staff supports)
- b) Allow adjacent sidewalk to be included in pedestrian system
(staff supports)
- c) Remove requirement for 1 common outdoor area per 8 units
(staff supports)

Potential
Amendment #5
(Thompson)

Enable 4-6 attached houses (affordable 4-6 plexes on fee simple lots)

PSC Objectives

Increase utilization of the deeper affordability bonus

More conducive to for-sale product

Enable fee-simple land division



Current Deep Affordability Bonus

Projects with 50% of units affordable at 60% MFI get:

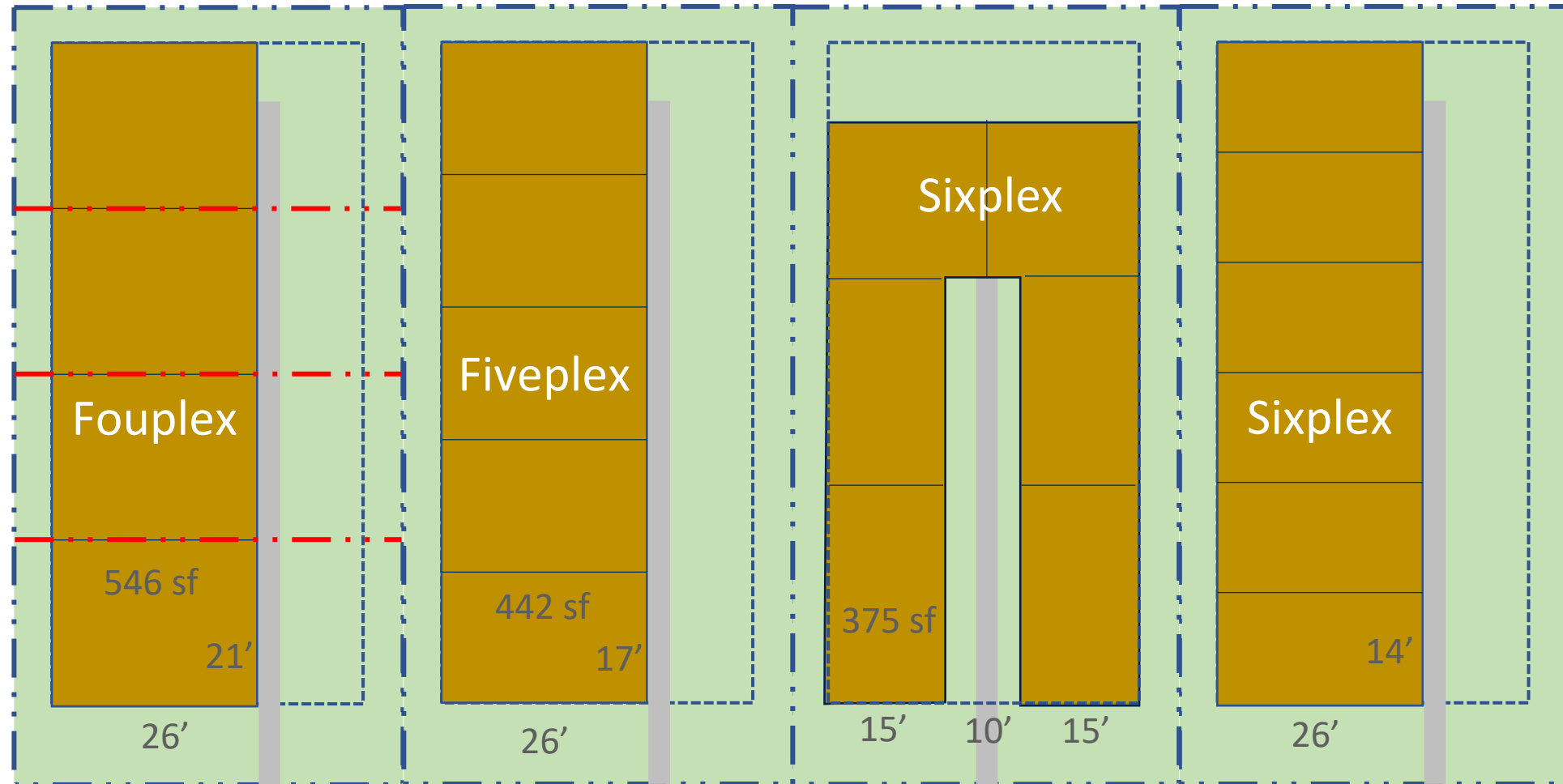
- Up to 6 units total
- 1.2 FAR
- 35' height

Standards were created to achieve stacked flats on one lot in same envelope allowed in R2.5



4 examples – plexes

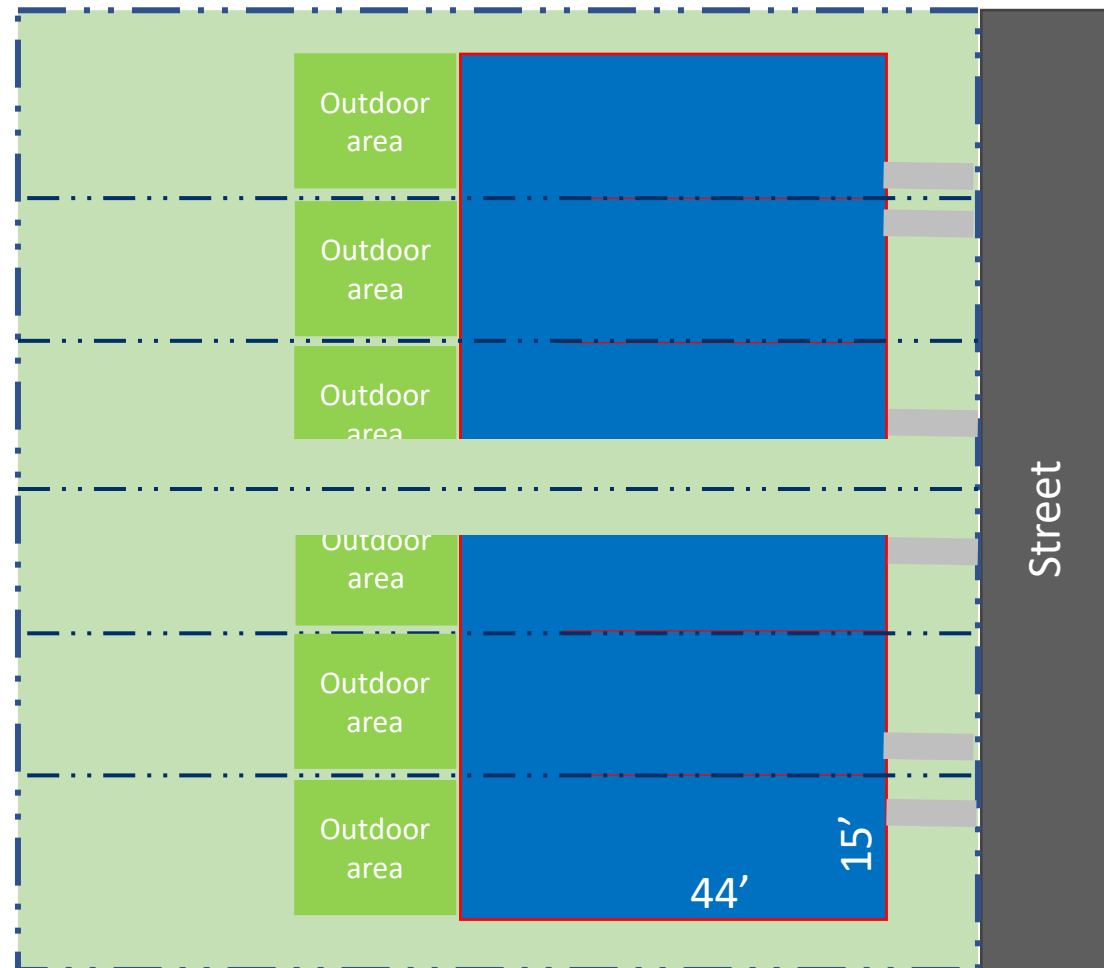
Plex units can be rented or owned as condos
Only fourplexes can use SB458



#5A: Attached Houses on Large Lots

Where there is adequate street frontage, when **4-6 units** are proposed, and when **50% are affordable**, allow fee-simple:

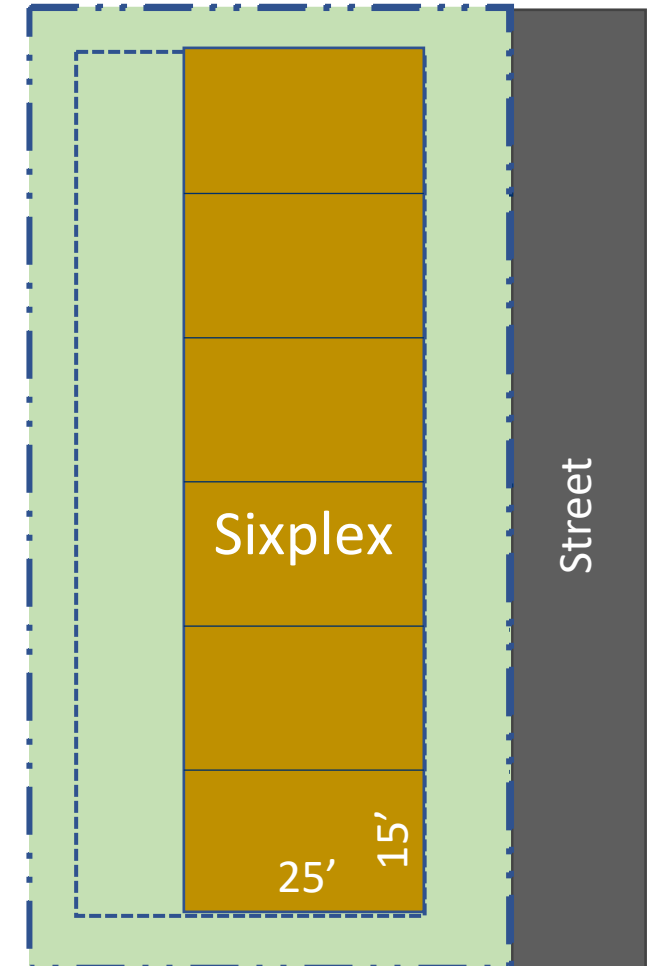
Attached House Standard	Current	Affordable
Height	30'	30'
Lot Width	15'	15'
Number in a row	Up to 4	Up to 6
Lot size minimum	1,500 sf	1,500 sf
FAR	.8	.8
Building coverage	50%	50%
Outdoor area	250 sf/lot	250 sf/lot



#5B: Attached House on Small Lots

Where there is adequate street frontage, when **4-6 units** are proposed, and when **50% are affordable**, allow fee-simple:

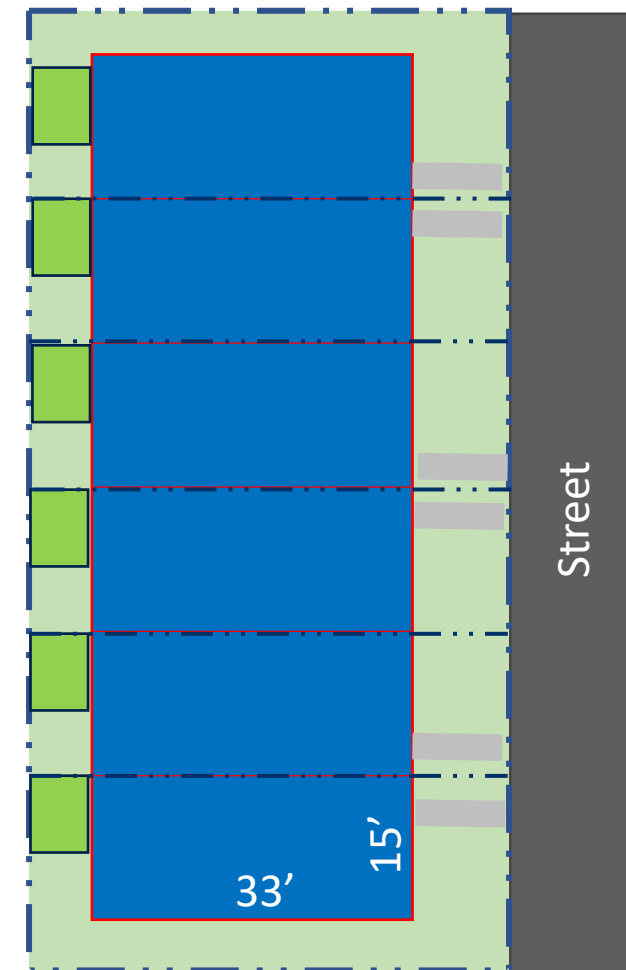
Attached House Standard	Current	Affordable
Height	30'	30'
Lot Width	15'	15'
Number in a row	Up to 4	Up to 6
Lot size minimum	1,500 sf	800 sf avg
FAR	.8	1.2
Building coverage	50%	65% avg
Outdoor area	250 sf/lot	48 sf/lot

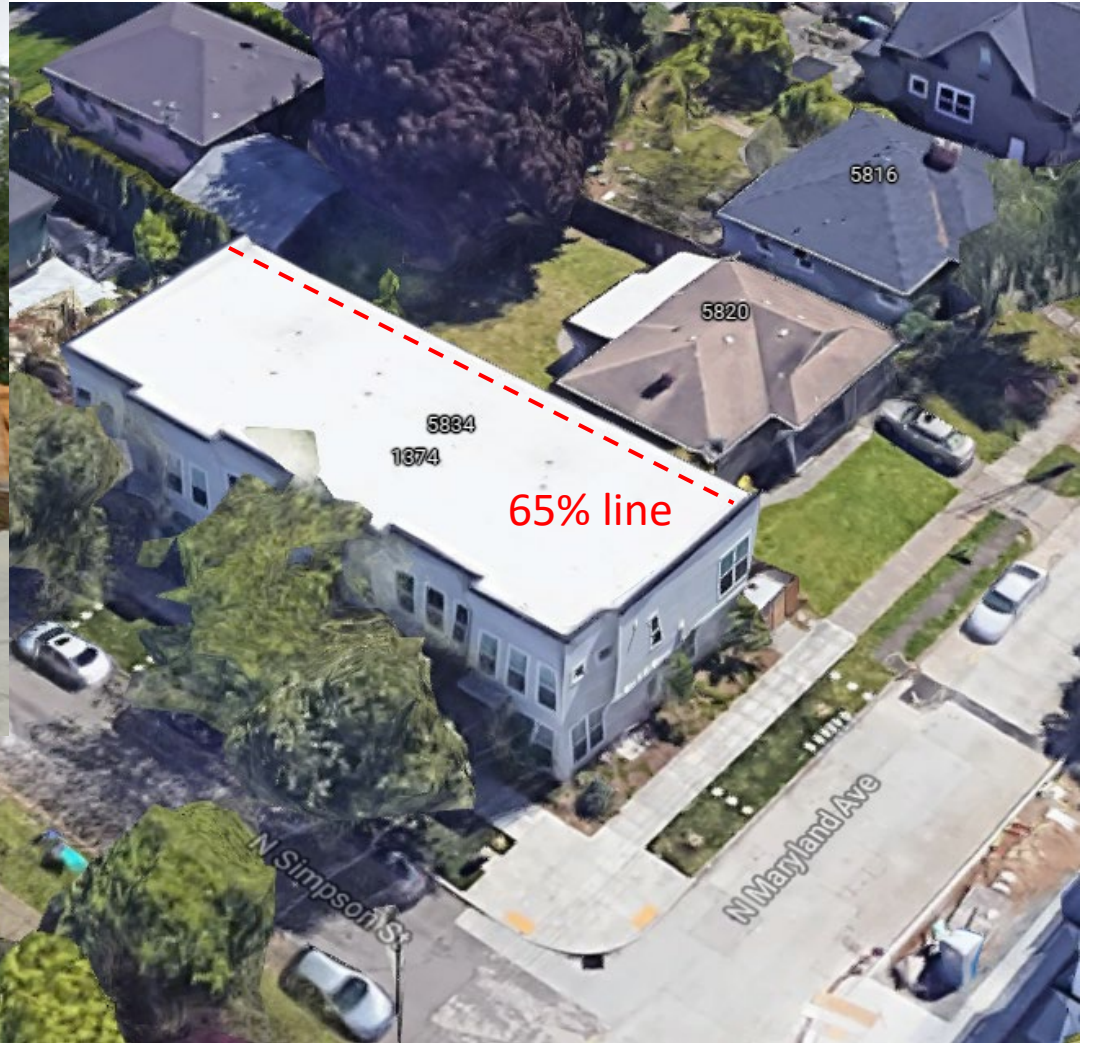


#5B: Attached House on Small Lots

Where there is adequate street frontage, when **4-6 units** are proposed, and when **50% are affordable**, allow fee-simple:

Attached House Standard	Current	Affordable
Height	30'	30'
Lot Width	15'	15'
Number in a row	Up to 4	Up to 6
Lot size minimum	1,500 sf	800 sf avg
FAR	.8	1.2
Building coverage	50%	65% avg
Outdoor area	250 sf/lot	48 sf/lot





RM3 zone, 50x100' lot

- 25' height
- 72% coverage (3,600 sf)
- 2 BR units



RM3 zone, 50x100' lot

- 25' height
- 72% coverage (3,600 sf)
- 3BR end units/2BR int units



Concerns with outcome

- Proposal begins deviating from single dwelling standards toward more multi-dwelling RM2 or RM3 level development
- Increased building coverage on small lots reduces area available for trees, increases potential stormwater impacts.

#5 - Discussion

(affordable 4-6 plexes on fee simple lots)

- a) Allow up to 6 units to be attached when meeting affordability requirement
- b) On smaller lots, change development standards to accommodate 6 attached houses (lot size/density, FAR, building coverage, outdoor area)
- c) Leave current requirements in place, monitor RIP trends over time (staff preference)

Potential
Amendment #6
(Bachrach,
Thompson)

Encourage more fourplexes

PSC Objectives

Encourage greater utilization of the fourplex option

Allow for larger fourplex units



#6 – Commissioner Proposal

Increase FAR for fourplexes in all single-dwelling zones

#6 – Staff Concerns

1. RIP has only been effective for 5 months.
2. Increasing FAR diminishes incentive for existing bonuses:

Zone	3 unit FAR	Potential fourplex FAR	FAR Bonus (existing house, or 1 affordable unit)	Deeper Affordability Bonus (2 affordable units)
R2.5	.9	1.0	1.1	1.2
R5	.7	.8	.9	1.2
R7, R10, R20	.6	.7	.8	1.2

#6 - Discussion

Encourage more fourplexes

- a) Increase FAR for fourplexes in all single-dwelling zones
- b) Leave current FAR system in place, monitor RIP trends over time (staff preference)

Potential
Amendment #7
(Spevak, Bachrach,
Thompson)

Reduce minimum lot sizes for 3+ units

PSC Objectives

Let FAR dictate what gets built

Increase number of lots eligible for middle housing

Create more opportunities for smaller units



#7 – Commissioner Proposal

Reduce minimum lot sizes for “middle housing” development

#7 – Staff Concerns

1. Relitigating RIP and it's only been in effect 5 months.
2. Impacts the economics (and displacement risk analysis from RIP1)
3. Creates conflict and pressure to increase FARs, reduce setbacks, increase building coverage, etc.
4. Lot sizes are consistent with (and already smaller than) HB2001 rules

Purpose of minimum lot sizes

33.610. Lot dimension regulations ensure that:

- Each lot has enough room for a reasonably-sized house and garage;
- Lots are of a size and shape that development on each lot can meet the development standards [setbacks, FAR, building coverage, tree preservation/planting standards];
- Each lot has room for at least a small, private outdoor area;

Lot size requirements

Current and Proposed Lot Size Requirements

Zone	House or Duplex	Avg Unit Size	Triplex or Fourplex	Avg Unit Size
R2.5	1,600 sf	640 - 1,120	3,200 sf	720 - 960
R5	3,000 sf	900 - 1,500	4,500 sf	787 - 1,050
R7	4,200 sf	1,050 - 1,680	5,000 sf	750 - 1,000
R10	6,000 sf	1,500 - 2,400	6,000 sf	900 - 1,200
R20	12,000 sf	n/a	12,000 sf	n/a

Potential Amendment

Triplex or Fourplex	Avg Unit Size
1,600 sf	360 - 480
3,000 sf	525 - 700
4,200 sf	630 - 840
No change	No change
No change	No change

#7 - Discussion

Remove minimum lot sizes for 3+ units

- a) Reduce lot sizes for “middle housing” development
- b) Leave current lot sizes in place, monitor RIP trends over time
(staff preference)

Next Time (February 8th at 12:30pm)

- Staff's technical amendment Q&A
- Move and vote on amendments
- Vote on Recommendation

