



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

DATE: May 12, 2022
TO: Mayor Wheeler and Council Commissioners
FROM: Morgan Tracy, Residential Infill Project Manager
Shannon Buono, Senior Planner
SUBJECT: Residential Infill Project—Part 2 Potential Amendments List

On May 19, 2022, City Council will hold a hearing and work session on potential refinements to the Residential Infill Project—Part 2 Project (RIP2) Recommended Draft.

The first ten amendments are technical amendments that clarify recommendations or correct errors. Because these amendments are technical, we suggest that Council vote on them as a group, rather than individually. We also suggest Commissioners be given the opportunity to pull an individual technical amendment from the group if they would like to discuss any individual amendments.

More substantive amendments are summarized in the following table and begin on page 17 of this document.

How to Read these Amendments

Each amendment is prefaced by a short description of the intended effect of the change. Underlined formatting indicates added text, while ~~striketrough~~ formatting shows what text is deleted. Text shading is used for informational purposes to highlight where potential code amendments contained in this memo differ from the Recommended Draft code language.



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Summary of Potential Amendments

#	Amendment Name	Sponsor	Amendment Summary	Page
1	Minor and Technical Amendments	Rubio	Corrections and clarifications to various provisions in the Recommended Draft Code: <ul style="list-style-type: none"> a) Minimum dwelling unit standard b) Accessory structure screening c) Building coverage and FAR for attached houses d) Minimum lot sizes for additional housing types e) Density Calculations for R2.5 PDs f) FAR calculations in split zoned PDs g) Corrections to tables of contents h) Middle Housing Land Divisions i) Quasi-judicial procedures j) Constrained Sites Overlay Map Update 	3 3 4 5 6 7 8 10 12 13
2	Increase Fourplex FAR	Ryan	Provide an increase in FAR for four units on a site	15
3	Remove Front Lot Line Requirement	Ryan	Remove the proposed change requiring legal lots and lots of record to have a front lot line to be eligible for development	16
4	Added Flexibility for Deeper Affordability Bonus	Rubio	Allow reconfiguration of building mass to create more functional townhouses	17



Amendment #1: Minor and Technical Amendments

The following are minor and technical amendments identified by BPS staff to improve the clarity of the zoning code and to resolve minor errors and omissions present in the Recommended Draft.

Amendment #1a – Minimum Dwelling Unit Standard

The minimum dwelling unit standard is intended to discourage underutilization of larger single dwelling zoned residential lots. When new development is proposed on lots that are large enough to divide, at least two dwelling units are required. This change clarifies that the standard does not apply to new non-residential development, i.e. a school, daycare, or religious institution.

Amend 33.110.205.B:

- B. When this standard applies.** The minimum dwelling unit density standard applies to new development when at least one dwelling unit is proposed. Sites in the Constrained Sites overlay zone are exempt from this standard:

Amendment #1b – Accessory Structure Screening

The recommended draft removed the L3 landscape option when reduced setbacks are proposed for detached and connected accessory structures due to the lack of remaining sufficient space to plant landscaping. However, while the L3 landscape option was deleted, the reference to “landscaping” was inadvertently left in the prior sentence. This change corrects that omission.

Amend 33.110.245.C.2.b(5)

- (5) The portion of the structure within the setback must be screened from adjoining lots by a fence ~~or landscaping~~, unless it is enclosed within the setback by a wall. Screening is not required for enclosed structures. Screening must comply with the ~~L3~~ or F2 standards of Chapter 33.248, Landscaping and Screening;

Amend 33.120.280.C.2.b.(5)

- (5) The portion of the structure within the setback must be screened from adjoining lots by a fence ~~or landscaping~~, unless it is enclosed within the setback by a wall. Screening is not required for enclosed structures. Screening must comply with the ~~L3~~ or F2 standards of Chapter 33.248, Landscaping and Screening;



Amendment #1c – Building Coverage and FAR for Attached House Projects

Because lot sizes will often vary in an attached house project, but the design usually aims to keep unit sizes and layouts similar between all units, some flexibility in how the building coverage and FAR is applied to the project is helpful.

The recommended draft allowed building coverage to fluctuate for each lot but was unclear about how to calculate what building coverage amount applied. This change clarifies that the maximum building coverage be calculated for each individual lot, and then the applicant may combine and distribute that total across all lots in the attached house project, so long as no single lot ends up with more than 5% higher building coverage than allowed otherwise.

FAR is determined by the number of dwelling units on a site. However, with an attached house project, the site will ultimately be divided into separate ownerships/lots. To address this eventuality, an additional option was added to calculate the FAR based on the number of units in the whole project (as opposed to the number of units on each lot). Once the applicable FAR is determined, the resulting floor area is then able to be combined and distributed across the lots, so long as the resulting floor area ratio on any particular lot is not .05 greater than the allowable FAR for the site.

Amend 33.110.265.C.4. and C.5

- d4. Alternative B building coverage calculation. For attached houses, the maximum building coverage of the base zone may be calculated, combined, and shared among the attached house lots. However, no lot can exceed 5 percent more than the base zone maximum allows for that lot. applies to the entire attached housing project, however the building coverage per lot may not exceed 5 percent more than the base zone maximum.
- e5. Floor area. The maximum floor area ratio allowed may be based on the total number of dwelling units in the attached house project. The maximum floor area ratio may be calculated, combined, and shared among the attached house lots. However, no lot can exceed .05 more than the base zone maximum allows for the site. applied to the entire attached housing project, however the floor area ratio per lot may not exceed .05 more than the base zone maximum floor area per lot.



Amendment #1d – Minimum Lot Sizes for Additional Housing Types

The recommended draft reduced the lot size standard for triplexes and fourplexes, and sites with two ADUs or duplex sites with an ADU to match the minimum lot size for houses and duplexes. Separately, the lot size for houses and duplexes in the R2.5 zone was reduced from 1,600 square feet to 1,500 square feet to better align with HB2001 requirements for attached houses. However, this inadvertently did not get incorporated into the minimum lot size standards for triplexes, fourplexes and ADUs. This change corrects that omission

Amend Table 110-7

Table 110-7 Triplex and Fourplex Minimum Lot Area Standard	
Zone	Minimum Lot Area
R20	<u>12,000</u> sq. ft.
R10	<u>6,000</u> sq. ft.
R7	<u>4,200</u> 5,000 sq. ft.
R5	<u>3,000</u> 4,500 sq. ft.
R2.5	<u>1,500</u> 3,200 sq. ft.

Amend Table 205-2

Table 205-2	
Zone	Minimum Lot Area
R20	<u>12,000</u> sq. ft.
R10	<u>6,000</u> sq. ft.
R7	<u>4,200</u> 5,000 sq. ft.
R5	<u>3,000</u> 4,500 sq. ft.
R2.5	<u>1,500</u> 3,200 sq. ft.



Amendment #1e – Density Calculations for Planned Developments in the R2.5 Zone

With RIP1, density calculations for Planned Development (PD) sites were adjusted to align with the densities allowed for duplexes (inside the 'z' overlay zone) and fourplexes (outside the 'z' overlay zone). However, in the R2.5 zone, due to the larger minimum lot size for fourplexes, the density for all R2.5 zoned sites was capped at twice the regular density. The recommended draft reduced the lot size standard for triplexes and fourplexes, and consequently, the allowed density for PDs on R2.5 zoned sites should be calculated the same as the other single dwelling zones, i.e. allow four times the density outside the 'z' overlay zone.

Amend 33.270.020.B.1.a(3)

A. [No change]

B. Density and FAR. Adjustments to density and FAR regulations are prohibited.

1. Density.

a. Maximum dwelling unit density.

(1) [No change]

(2) [No change]

(3) R2.5. In R2.5 maximum density is calculated as follows:

$$\frac{\text{Square footage of site;}}{\div 2,500;}$$

- If the Planned Development is in the Constrained Sites Overlay or does not qualify to use the triplex or fourplex provisions of 33.110.265.E, maximum density is calculated as follows:

$$\frac{\text{Maximum number of lots allowed as specified for maximum density B in 33.611.100;}}{\times 2}$$

= Maximum number of dwelling units allowed.

- For all other Planned Developments, maximum density is calculated as follows:

$$\frac{\text{Maximum number of lots allowed as specified for maximum density B in 33.611.100;}}{\times 4}$$

= Maximum number of dwelling units allowed.



Amendment #1f – Floor Area Calculations for split zoned Planned Developments

When a Planned Development site includes more than one base zone (e.g. R5 and R7) different floor area ratio standards apply. The intent of a Planned Development is to aggregate allowed densities and building area and then arrange them on the site irrespective of the zone boundaries in a way that is most compatible and responsive to the site characteristics. Having different floor area standards may be an impediment to that. RF zones and larger parcels in R20 and R10 zones lack a floor area ratio, so they are excluded from this blended calculation.

Amend 33.270.100.M.1

1. RF through R2.5 zones. If the site is located in more than one zone, and all the zones are RF through R2.5, the total number of units allowed on the site is calculated by adding up the number of units allowed by each zone. The dwelling units may be placed without regard to zone boundaries. In addition, if all the zones are R7 through R2.5, the total amount of floor area allowed on the site is calculated by adding up the amount of floor area allowed by each zone. The floor area may be placed without regard to zone boundaries.



Amendment #1g – Correcting Tables of Contents

The Recommended Draft revised a section title in 33.270 to reflect the inclusion of the R10 and R20 zones, but the table of contents was not updated to reflect that change. Also, section 33.563.225 was removed from the Northwest Hills Plan District, since those housing type restrictions are inconsistent with HB2001. Similar housing limitations were removed from the Pleasant Valley Plan District. These changes update the tables of contents to reflect the changes to those sections.

Amend 33.270 Table of Contents

33.270 Planned Development

270

Sections:

- 33.270.010 Purpose
- 33.270.020 Relationship to Other Regulations
- 33.270.100 Additional Allowed Uses and Development in Single Dwelling Zones
- 33.270.110 Limitations on Residential Uses and Development
- 33.270.200 Additional Requirements for Planned Developments in ~~R20R7~~ through and R5 zones
- 33.270.210 Additional Requirements for Planned Developments in Commercial/Mixed Use Zones

Amend 33.563 Table of Contents

33.563 Northwest Hills Plan District

563

Sections:

General

- 33.563.010 Purpose
- 33.563.020 Where the Regulations Apply
- 33.563.030 Transfer of Development Rights

Balch Creek Subdistrict

- 33.563.100 Prohibitions
- 33.563.110 Additional Development Standards
- 33.563.120 Additional Approval Criterion

Forest Park Subdistrict

- 33.563.200 Prohibition
- 33.563.210 Additional Approval Criteria
- 33.563.220 When Primary Structures Are Allowed in the Linnton Hillside Subarea
- ~~33.563.225 Duplexes and Attached Houses in the Linnton Hillside Subarea~~

Skyline Subdistrict

- 33.563.400 Zoning Map Amendments
- 33.563.410 Land Divisions and Planned Developments

Map 563-1 Northwest Hills Plan District



Amend 33.564 Table of Contents
33.564 Pleasant Valley Plan District

564

In order to maintain an alphabetical structure of the Plan Districts within the 500s series of chapters, the former Chapter 33.564 has been renumbered. See Chapter 33.566, Portland International Raceway Plan.

Sections:

General

- 33.564.010 Purpose
- 33.564.020 Where These Regulations Apply

Development Standards

- ~~33.564.050 Additional Housing Type Regulations~~
- 33.564.060 When Primary Structures Are Allowed
- 33.564.070 Transfer of Development Rights

Land Divisions and Planned Developments

- 33.564.300 Minimum Site Size for a Land Division or Planned Development
- 33.564.320 Supplemental Application Requirements for Land Divisions and Planned Developments
- 33.564.330 Maximum Density
- 33.564.340 Lot Dimensions
- 33.564.350 When a Flag Lot is Allowed
- 33.564.360 Planned Development
- 33.564.370 Housing Variety
- 33.564.380 Transition at the Edge of the Pleasant Valley Natural Resources Overlay Zone



Amendment #1h – Middle Housing Land Divisions

The Recommended Draft includes a new chapter (33.671) to specify the application requirements and approval standards for Middle Housing Land Divisions.

33.671.020 specifies that applicants for land divisions of middle housing may alternatively use the standard land division review process. In the recommended draft, this section incorrectly included references to chapter 33.664, Review on Large Sites in I Zones (middle housing is not permissible on these sites) and 33.663 Final Plats (middle housing land divisions are additionally subject to the final plat review chapter, not alternatively subject to those rules). This change corrects that reference.

33.671.030 lists the application requirements in one long list. This change does not alter those requirements, but merely reformats the list and breaks it down into smaller subsections for improved readability.

Amend 33.671.020

33.671.020 Where These Regulations Apply

The regulations of this chapter apply to proposals for middle housing land divisions. Proposals that are eligible for a middle housing land division are eligible to use the applicable regulations and procedures of chapter 33.660 or 33.662 instead of the regulations and procedures of this chapter. The applicant may choose which chapter to use.

Amend 33.671.030

33.671.030 Application Requirements

A complete application for a middle housing land division under the provisions of this chapter consists of the materials listed below. The Director of BDS may waive items listed if they are not applicable. The applicant is responsible for the accuracy of all information submitted with the request. At least one copy of each plan/map submitted with the application must be 8-1/2 by 11 inches in size and be suitable for reproduction. An application for Preliminary Plan must include all of the following:

- A. Application form.** Three copies of the completed application form bearing an accurate legal description, tax account numbers and location of the site. The application must include the name, address, telephone number, and signature of the applicant and all property owners, and the nature of the applicant's interest in the site;
- B. Written statement.** Two copies of a written statement that includes the following:
 - A complete description of the proposal including site layout and circulation, natural features, existing and proposed development and uses, and changes to the site or existing buildings;
 - A description of how all approval standards are met;
 - Additional information needed to understand the proposal;
 - Names and addresses of land division designer or engineer and surveyor;
 - Proposed maintenance agreements or Conditions, Covenants and Restrictions; and
 - If more than 3 lots are proposed, the proposed name of the land division;
 - Proposed names of all streets;
- C. Vicinity map.** Three copies of a vicinity map. The map must cover an area extending at least 200 feet in each direction from the land division site, and show the following existing conditions for both the site and the vicinity:



- Streets;
- Pedestrian and bicycle facilities and connections; and
- Location of utilities and services;

D. Copies of the proposed land division, drawn to scale and of a format, material, and number acceptable to the Director of BDS. The required information may be grouped on several maps. The location of items not required to be surveyed must be accurately shown on the maps. The proposed land division maps must include the following information:

1. Surveyed information:

- Boundary lines of the site with dimensions and total site area;
- Proposed lot layout with sizes, dimensions, and lot and block numbers;
- Proposed tract layout with sizes, dimensions, purpose, and name;
- Proposed layout and widths of all rights-of-way including dimensioning and roadway width;
- Dimensions of proposed right-of-way dedications, including those to be added to existing rights-of-way;
- Proposed location, dimensions, and purpose of all easements;
- North arrow and scale of map;
- Identification as the Preliminary Plan Map;
- Stamp of surveyor;
- If more than 3 lots are proposed, the proposed name of the land division;
- Existing development, including dimensions and distances to property lines. Structures and facilities to remain must be identified; and
- Location and dimensions of existing driveways, curb cuts, and sidewalks on and abutting the site;

2. Additional information:

- Zoning and Comprehensive Plan designations;
- Location, dimensions, and purpose of existing and proposed easements on and abutting the site;
- Proposed development;
- Existing and proposed services and utilities for each dwelling unit;
- Information showing how existing and proposed development meets approval standard 33.671.130.B. For sites without existing development, proof that building permit plans are under City review is required; and
- Any other information necessary to show that the approval standards are met.

E. Fees. The applicable filing fees.



Amendment #1i – Quasi-Judicial Procedures

Section 33.730.013 was significantly modified to incorporate the expedited land division process from state law into the City's code. When an appeal is filed, certain timelines apply. In this case, the Recommended Draft inadvertently cited 17 days to mail notice of the decision. The code should state 14 days.

Section 33.730.070 includes the written notice requirements. Expedited land divisions are now incorporated where appropriate in the list of types of applications subject to these notice requirements. The Recommended Draft inadvertently omitted citing Expedited Land Divisions from the list of applications where notice of the final decision applies.

Amend 33.730.013.J.7

7. Notice of final decision. Within 14 days of the close of the record, the Hearings Officer will mail notice of the final decision to the applicant, owner, and to any recognized organizations or persons who responded in writing to the appeal notice, testified at the appeal hearing, or requested notice of the decision. In the case of multiple signatures on a letter or petition, the person who submitted the letter or petition or the first signature on the petition will receive the notice. See 33.730.070.I, Notice of final decision.

Amend 33.730.070.I:

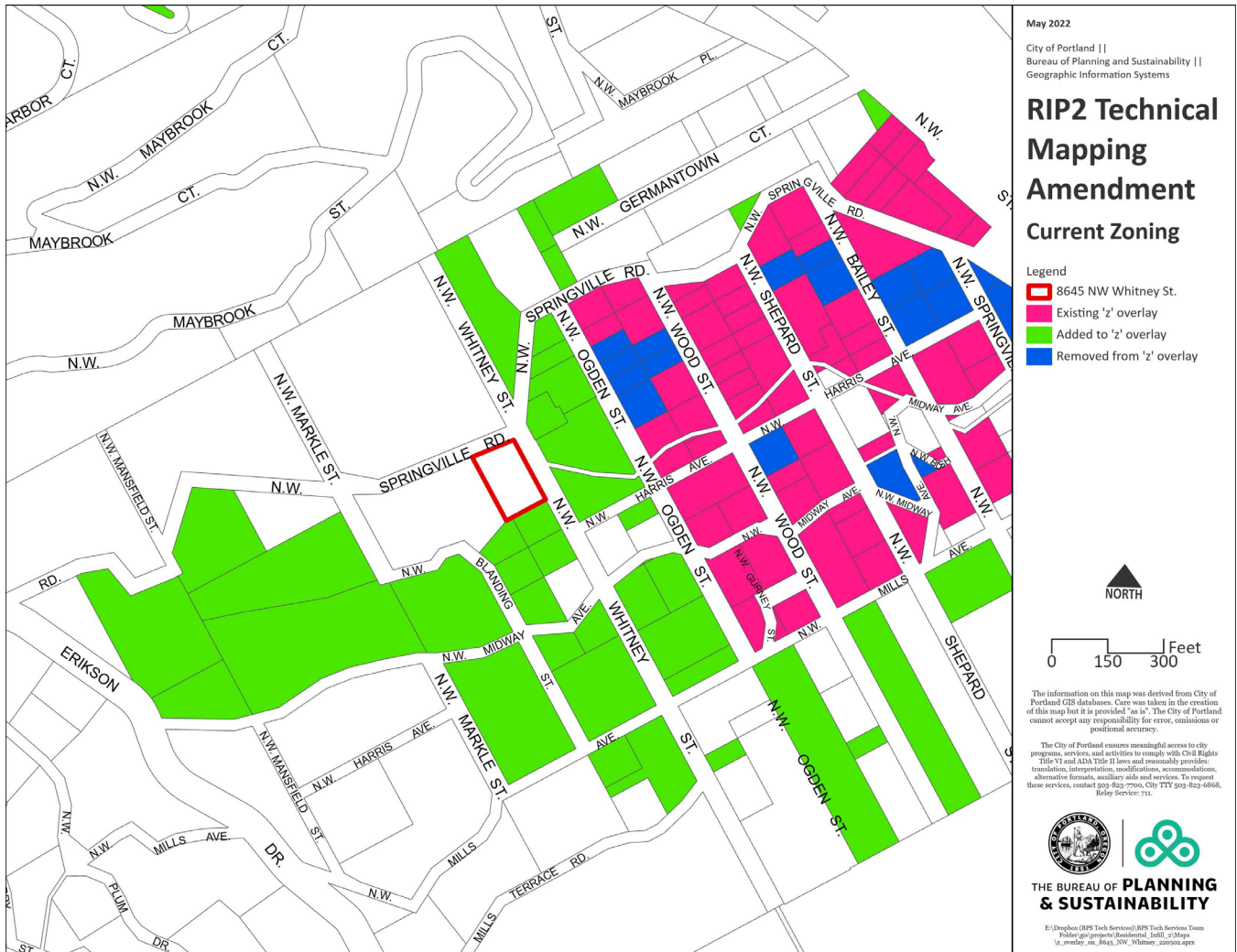
- I. **Notice of final Expedited Land Division, Type II, Type IIx, or Type III decision following appeal.** Where an Expedited Land Division, a Type II, Type IIx, or Type III decision is appealed, a subsequent review body decision is made, and no further local appeal is available, a notice of final decision will be sent, containing the following information:
- The file number;
 - The name and address of the applicant, owner, and appellant (if different);
 - The legal description of the site;
 - The street address or other easily understood geographical reference to the subject property;
 - A map depicting the subject property in relation to surrounding properties;
 - The name and telephone number of the recognized organization(s) whose boundaries include the site;
 - A description of the proposal, including proposed uses and land use reviews;
 - A description of the review body decision, the decision date, and filing date; and
 - A statement that the decision is final, but may be appealed to the Land Use Board of Appeals (LUBA) as specified in ORS 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA have appeared during the local proceedings (orally or in writing), and file a notice of intent to appeal with LUBA within 21 days after the decision becomes final.



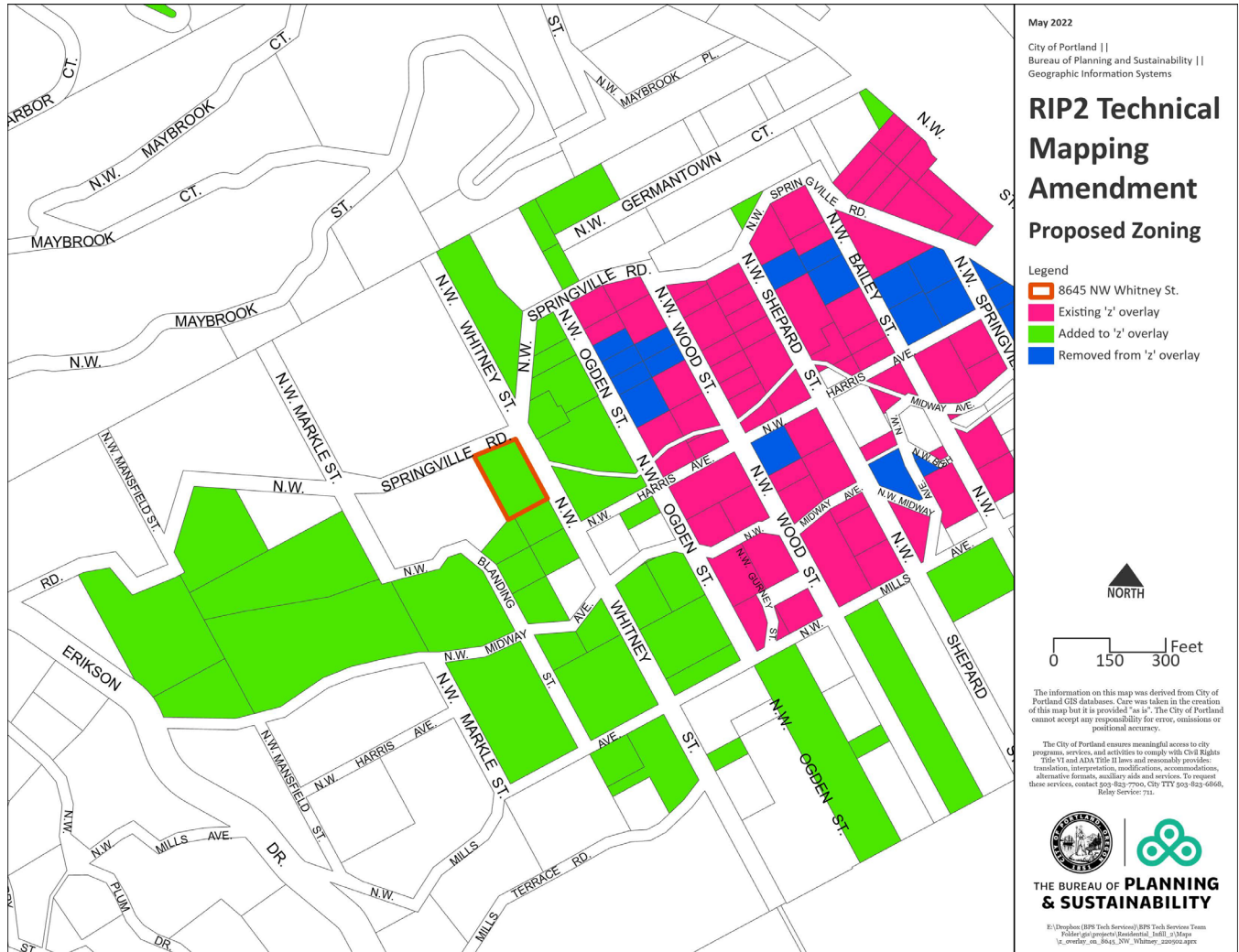
Amendment #1j – Constrained Sites Overlay Map Update

The property located at 8645 NW Whitney was formerly zoned Open Space (OS) even though it was privately owned. The code allows an automatic zone change to a corresponding base zone when this situation exists. Consequently, the property was automatically rezoned on April 11, 2022 to Residential-20,000 (R20). However, the site is constrained by both wildfire risk and environmental zones and should be designated with the proposed Constrained Sites 'z' overlay zone, but was not included in the Planning and Sustainability Commission's recommended map change due to the timing of the zone change on this lot. This change corrects that.

Recommended Draft Constrained Sites 'z' Overlay Zoning



Proposed Amended Constrained Sites 'z' Overlay Zoning



Amendment #2: Increase FAR for 4 or More Dwelling Units

Currently, the FAR limits for triplexes and fourplexes in single dwelling zones is the same. In order to provide a comparative advantage for building larger fourplex units, additional FAR beyond what is allowed for triplexes is proposed.

Amend FAR in Table 110-4:

Table 110-4 Summary of Development Standards In Single-Dwelling Zones						
Standard	RF	R20	R10	R7	R5	R2.5
Maximum FAR - 1 total dwelling unit [1] - 2 total dwelling units [2] - 3 or more total dwelling units [2] - 4 or more total dwelling units [2] (See 33.110.210 and 33.110.265)	no limit	<u>0.4 to 1</u> <u>0.5 to 1</u> <u>0.6 to 1 [3]</u> <u>0.7 to 1 [3]</u> no limit	<u>0.4 to 1</u> <u>0.5 to 1</u> <u>0.6 to 1 [3]</u> <u>0.7 to 1 [3]</u> no limit	0.4 to 1 0.5 to 1 0.6 to 1 [3] <u>0.7 to 1 [3]</u>	0.5 to 1 0.6 to 1 0.7 to 1 [3] <u>0.8 to 1 [3]</u>	0.7 to 1 0.8 to 1 0.9 to 1 [3] <u>1 to 1 [3]</u>
Maximum FAR with Bonus - 1 total dwelling unit - 2 total dwelling units [2] - 3 or more total dwelling units [2] - 4 or more total dwelling units [2] (See 33.110.210 and 33.110.265)	NA	<u>0.4 to 1</u> <u>0.6 to 1</u> <u>0.7 to 1</u> <u>0.8 to 1 [3]</u> NA	<u>0.4 to 1</u> <u>0.6 to 1</u> <u>0.7 to 1</u> <u>0.8 to 1 [3]</u> NA	0.4 to 1 0.6 to 1 0.7 to 1 <u>0.8 to 1 [3]</u>	0.5 to 1 0.7 to 1 0.8 to 1 <u>0.9 to 1 [3]</u>	0.7 to 1 0.9 to 1 1 to 1 <u>1.1 to 1 [3]</u>

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

[2] Including accessory dwelling units.

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



Amendment #3: Remove Front Lot Line Requirement

Changes that were originally proposed to this section were intended to provide greater clarity in determining whether a lot, lot of record, adjusted lot, or lot remnant meets the lot dimension standards in Table 110-3. However, the proposed requirement for a front lot line (i.e. not allowing a landlocked lot) is inconsistent with how the Bureau of Development Service applies this table. The result is that such a change would remove lots (when owned in common with other abutting lots) from being eligible for a primary structure. This amendment removes those proposed changes.

Amend 33.110.202.C.4.a., delete C.4.b.(4), and amend C.5:

Note: *The text that had been proposed to be added will be removed with this amendment; therefore, no changes are shaded*

33.110.202 When Primary Structures are Allowed

C. Primary structures allowed. Development of a primary structure is allowed as follows:

1. On a lot created on or after July 26, 1979;
2. On a lot created through the Planned Development or Planned Unit Development process;
3. On a lot, lot of record, lot remnant, or combinations thereof that did not abut a lot, lot of record, or lot remnant under the same ownership on July 26, 1979, and has not abutted a lot, lot of record, or lot remnant under the same ownership since July 26, 1979;
4. On a lot or adjusted lot or combination thereof that either:
 - a. Meets the minimum lot size requirements stated in Table 110-3; or
 - b. Does not meet the minimum lot size requirements stated in Table 110-3 but meets all of the following:
 - (1) No portion of the lot, adjusted lot or combination is in an environmental protection, environmental conservation, or river environmental overlay zone;
 - (2) No portion of the lot, adjusted lot or combination is in the special flood hazard area; and
 - (3) The lot, adjusted lot or combination has an average slope of less than 25 percent;
5. On a lot of record or lot remnant or combination thereof that meets the minimum lot size requirements of Table 110-3.



Amendment #4: Added Flexibility for Deeper Affordability Bonus

The current standards for projects that include 50% of units affordable to households earning 60% MFI (80% MFI for ownership) provide for two additional units (6 total), additional FAR (between .3 to .6, depending on the base zone), and extra height (35' max). These standards were modeled on examples of sixplexes that had been built recently in the City and adhered to single dwelling zone building coverage and setback limits.

In response to testimony, there was interest in creating a different building typology, where units would be arranged side by side as opposed to "stacked". This townhouse-style development provides each resident their own front door on the first floor and can be built to less-costly residential building code standards.

These changes maintain the option to create taller, smaller footprint buildings originally envisioned in RIP1, but adds an alternative for shorter, broader buildings with increased building coverage and lower height limits. Due to the increased building coverage allowance, the outdoor area requirements also had to be modified to allow individual smaller areas as opposed to a single larger area.

Amend 33.110.265.F:

- F. Affordable fourplexes and multi-dwelling structures.** Fourplexes and multi-dwelling structures with no more than six dwelling units are allowed ~~on interior and corner lots in the R7R20 through R2.5 zones when the following standards are met. Fourplexes and multi-dwelling structures are prohibited on lots that ~~abut~~ do not have frontage on a maintained street, except lots that ~~has not been accepted for maintenance by the City of Portland, or the State of Oregon in the case of state highways, and are prohibited on lots that~~ abut have frontage on a private street that connects to a maintained street, and lots that have frontage on a self-contained pedestrian connection created solely for pedestrians and bicycles that connects to a maintained street. or highway that ~~has not been accepted for maintenance by the or State. See Title 17.42, Property Owner Responsibility for Streets. Payment in lieu of street improvements does not satisfy this requirement. Fourplexes and multi-dwelling structures are also prohibited on lots where a Historic or Conservation Landmark or a contributing structure in a Historic or Conservation District was demolished within the past ten years unless the landmark or contributing structure was destroyed by fire or other causes beyond the control of the owner, the only structure that was demolished was an accessory structure, or the demolition was approved through demolition review.~~~~

1. Density. A maximum of six dwelling units are allowed. More than six dwelling units are prohibited.
2. Affordability. 50 percent of the total number of dwelling units on the site must be affordable to those earning no more than 60 percent of the area median family income or an affordability level established by Title 30. The applicant must provide a letter from the Portland Housing Bureau certifying that the development meets the affordability requirement of this option and any administrative requirements of the Portland Housing Bureau. The letter must be submitted before a building permit can be issued for the development but is not required in order to apply for a land use review. Adjustments are prohibited.
3. Minimum lot area. Lots for affordable fourplexes and multi-dwelling structures must meet the minimum lot area requirement shown in Table 110-7. Adjustments are prohibited.
4. Maximum FAR. The maximum FAR is 1.2 to 1. Adjustments are prohibited.
5. Maximum Height. The maximum height is 35 feet. Adjustments are prohibited.



6. Building Coverage.

- a. Generally. The maximum building coverage allowed is stated in 33.110.225.
- b. Exception. The maximum building coverage allowed per lot is 60 percent. In this case, the maximum height allowed is reduced to 25 feet. Adjustments are prohibited.

7. Required outdoor area.

- a. Generally. Outdoor area is required as stated in 33.110.240.
- b. Exception. At least 48 square feet of outdoor area must be provided per dwelling unit. Each outdoor area must be designed so that a 4-foot x 6-foot square will fit entirely within it. The outdoor area must be directly accessible to the unit. Areas used for pedestrian circulation to more than one dwelling unit do not count towards meeting this standard. If the area is at ground level, it may extend into the entire required side and rear setback. The requirements of 33.110.240.C.1 and C.2. continue to apply. Adjustments are prohibited.

68. Visitability. [no change]

