



# RESIDENTIAL INFILL PROJECT – PART 2

Bringing Portland Into Compliance with  
State Legislative Mandates for Middle Housing

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Project Manager

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# What are the State mandates?

- **House Bill 2001** – requires cities to allow duplexes on *all* lots, and other middle housing (triplexes, fourplexes, cottage clusters, attached houses) on *most* lots.
- **Senate Bill 458** – requires cities to process land divisions for middle housing development, so that each dwelling unit can be sold on its own lot.

# RIP2 proposals

## **R10/R20 Zones** (catching up with RIP1)

1. Floor area limits (smaller lots)
2. Duplexes (all lots)
3. Triplexes/Fourplexes (some lots)
4. More ADU options (some lots)
5. Visitable units
6. Affordable 4-6 plexes (some lots)

## **All single dwelling zones**

7. Attached houses (most lots)
8. Cottage clusters (most lots)
9. Detached duplexes (most lots)
10. Modified 'z' overlay/update  
Landslide hazard map
11. Middle housing land divisions



# RIP2 scope

## Area

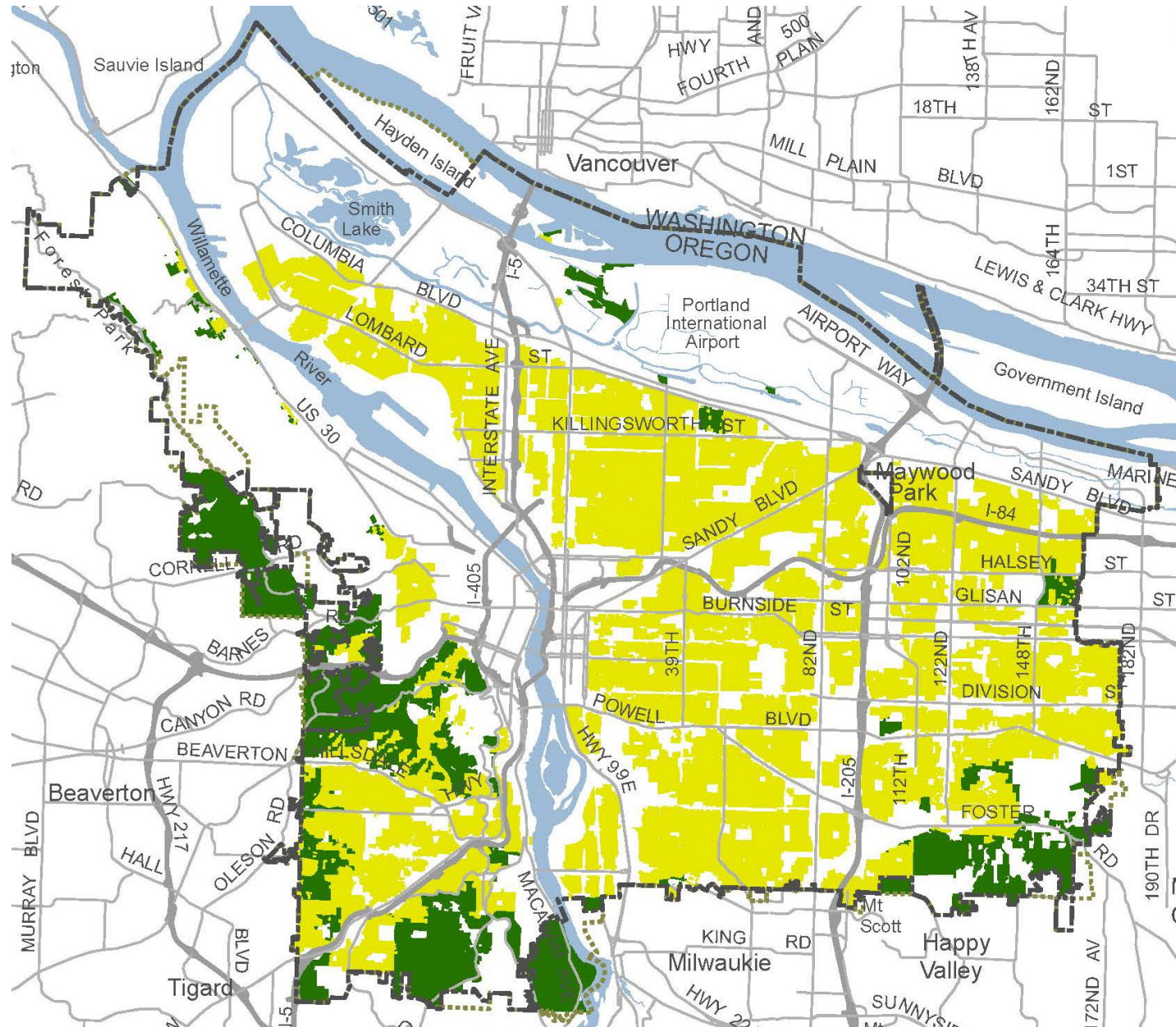
RIP2 includes areas that were not part of RIP1 – i.e. R10 and R20 zones.

RIP1&2

R2.5, R5 and R7 zones  
(about 134,000 lots)

RIP2

R10 and R20 zones  
(about 16,000 lots)

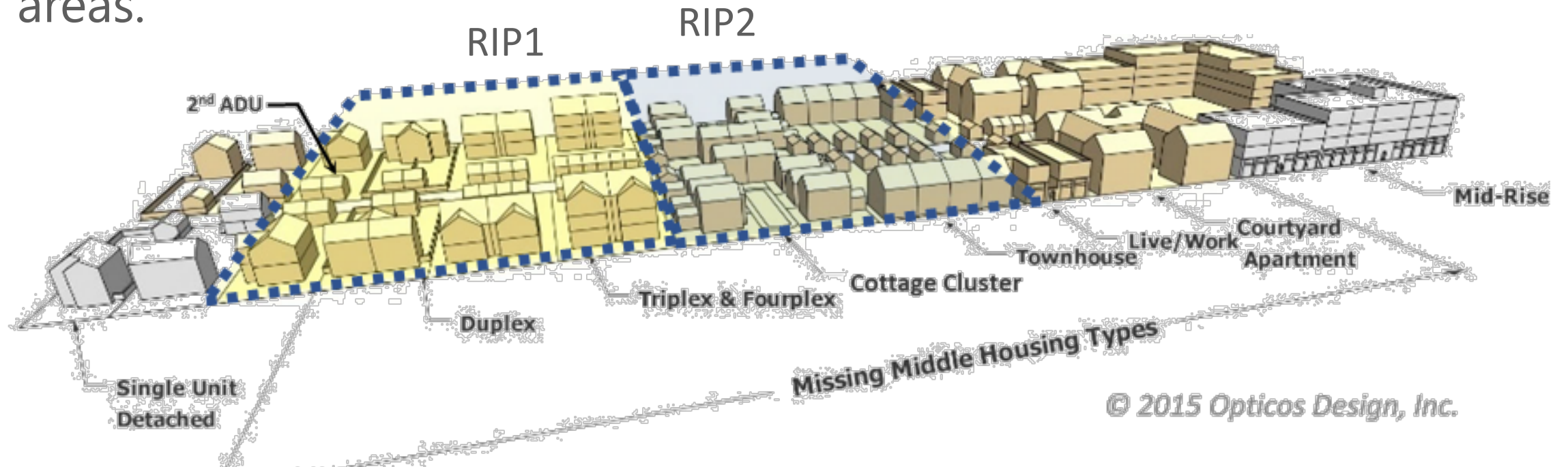


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# RIP2 scope

## Housing types

RIP2 adds more housing types that were not included with RIP1 – i.e. cottage clusters and attached homes, in both RIP1 and RIP2 areas.



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# RIP 2 – proposal #7 - Attached Houses

- *Attached* units on separate lots
- Higher density (to match triplex/fourplex density)
- Look like plexes, but units always arranged side-by-side
- Regular land division



Credit: Brookfield Residential

# RIP 2 – proposal #8 - Cottage Clusters

- 3-16 *detached* units
- 900 sf footprint max
- 1,400 sf avg floor area
- Common outdoor area

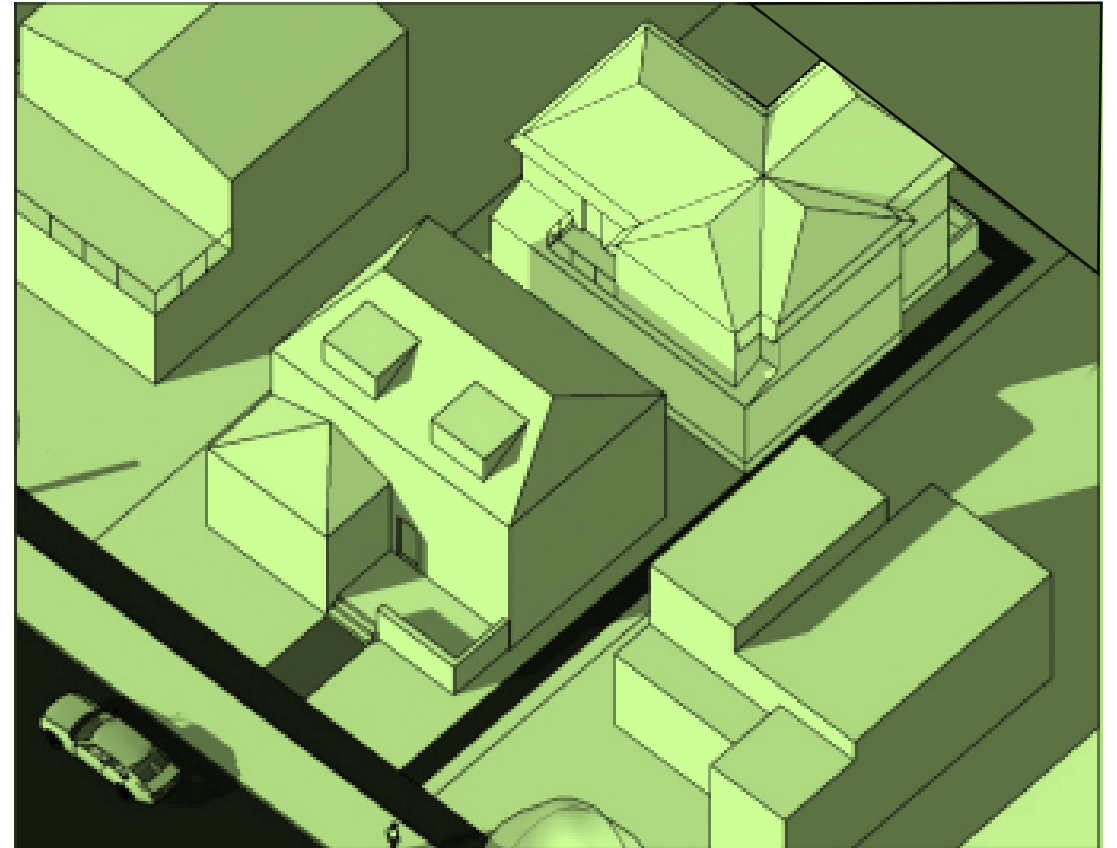


Credit: Propel Studio



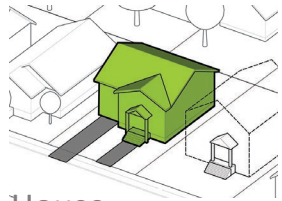
# RIP 2 – Proposal #9 - Detached Duplex

- Not required by HB2001
- On sites with an existing house
- 25' max height limit
- Eligible for middle housing land division





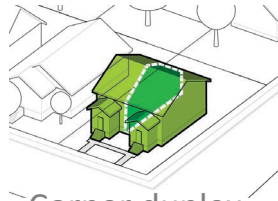
# Recap of new housing types added with RIP1 and RIP2



House



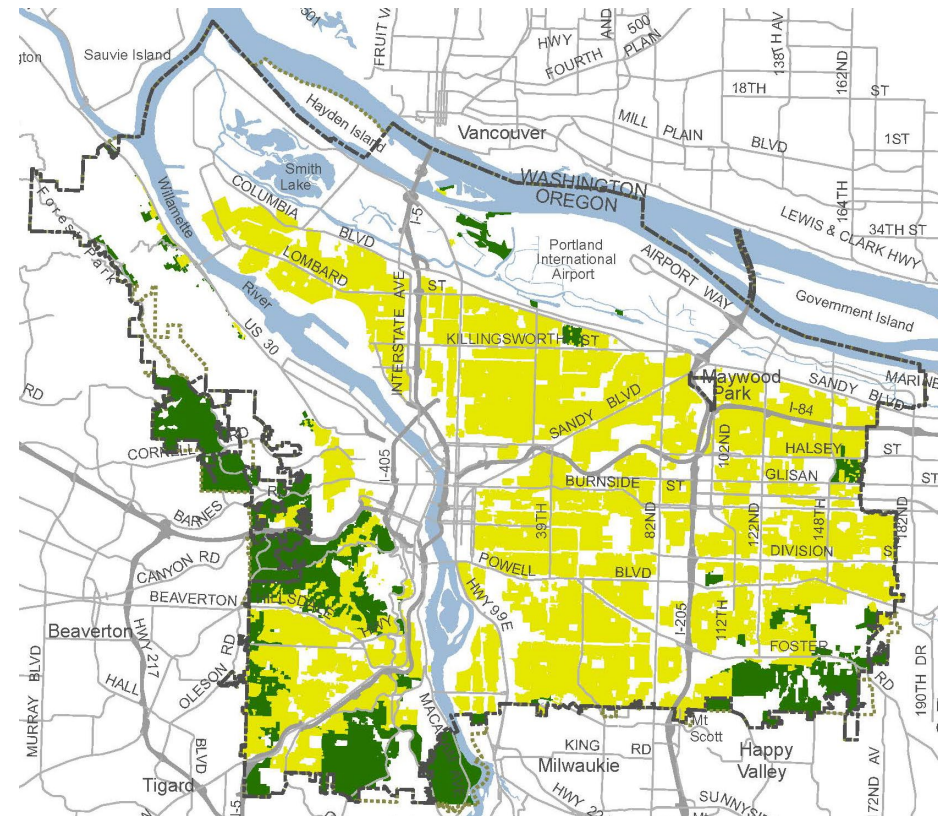
House+ADU



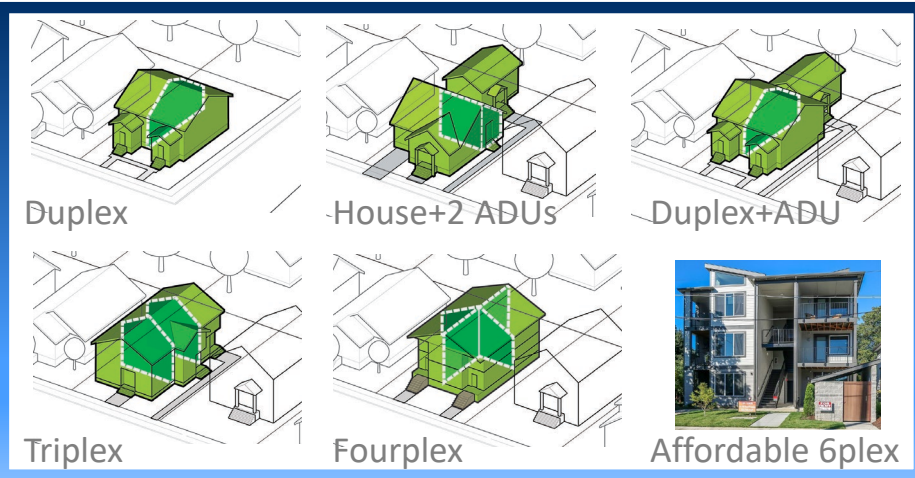
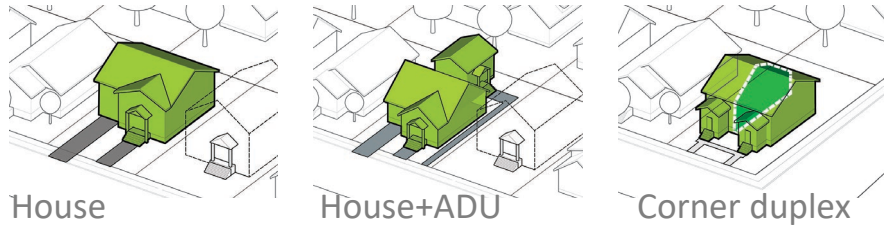
Corner duplex

Prior to RIP: house, house w/ADU, corner lot duplex

## All single dwelling zones



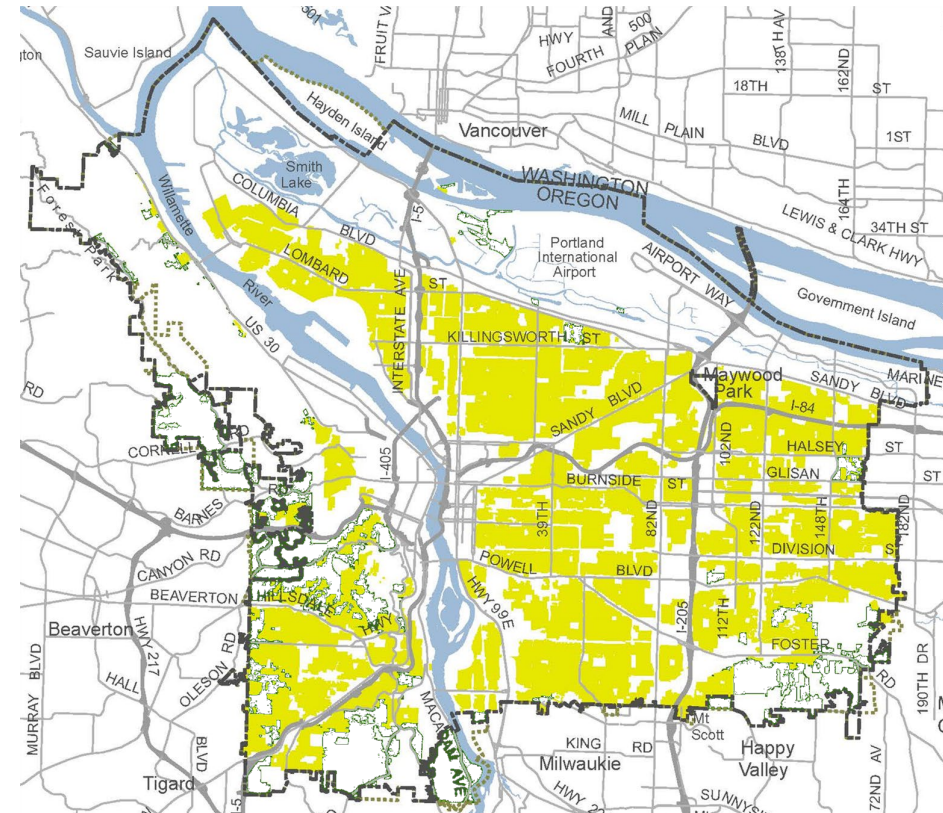
# Recap of new housing types added with RIP1 and RIP2



RIP1

RIP1 added: plexes, more ADU options and the deep affordability bonus sixplex

R2.5, R5, R7 zones

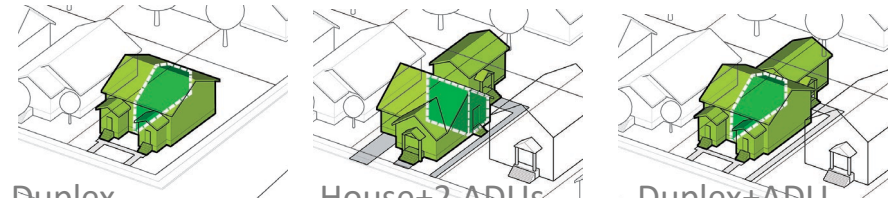




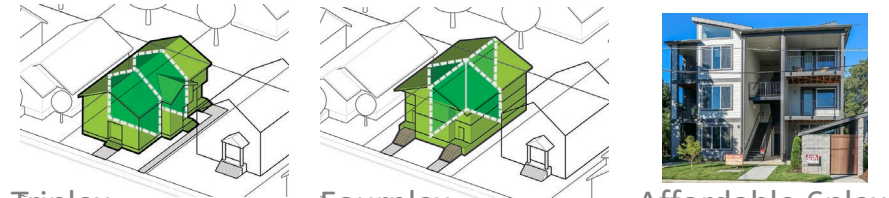
# Recap of new housing types added with RIP1 and RIP2



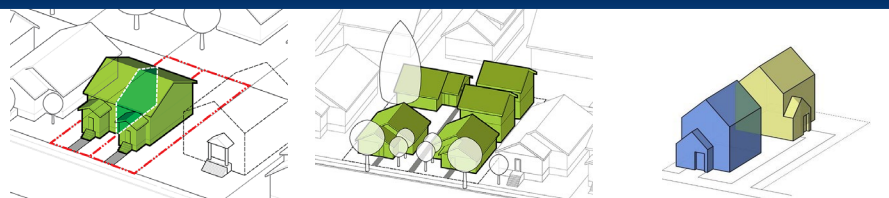
House House+ADU Corner duplex



Duplex House+2 ADUs Duplex+ADU

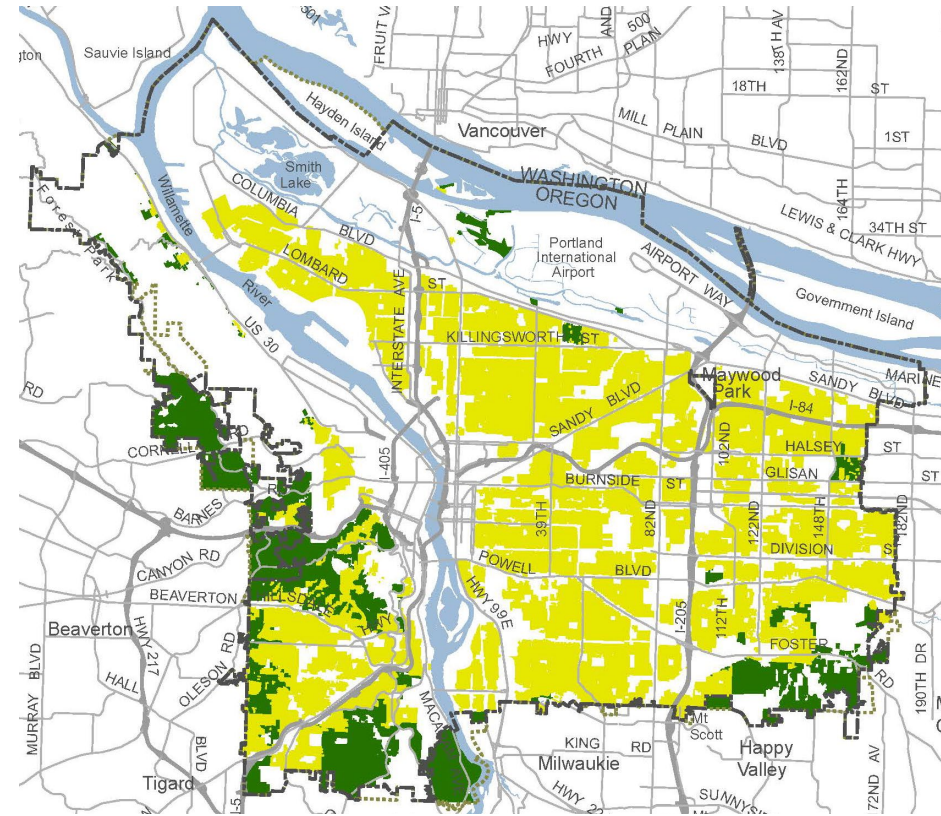


Triplex Fourplex Affordable 6plex



Attached Houses Cottage Cluster Detached Duplex

## All single dwelling zones

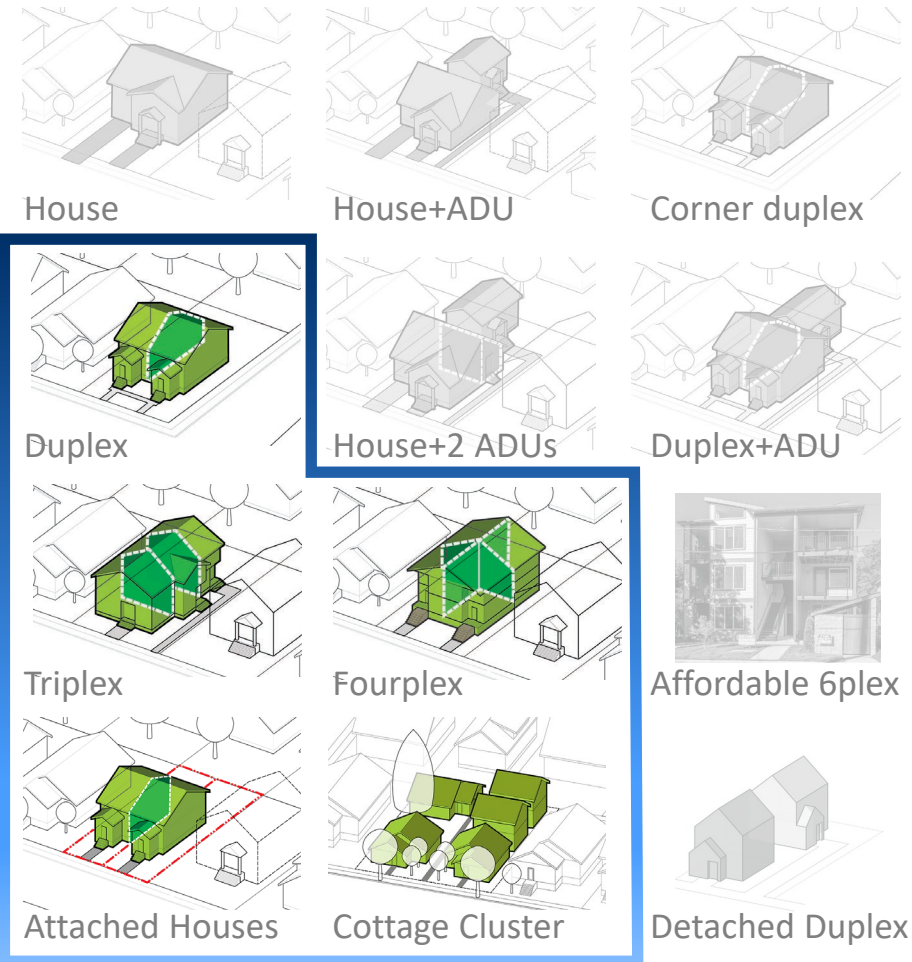


RIP2

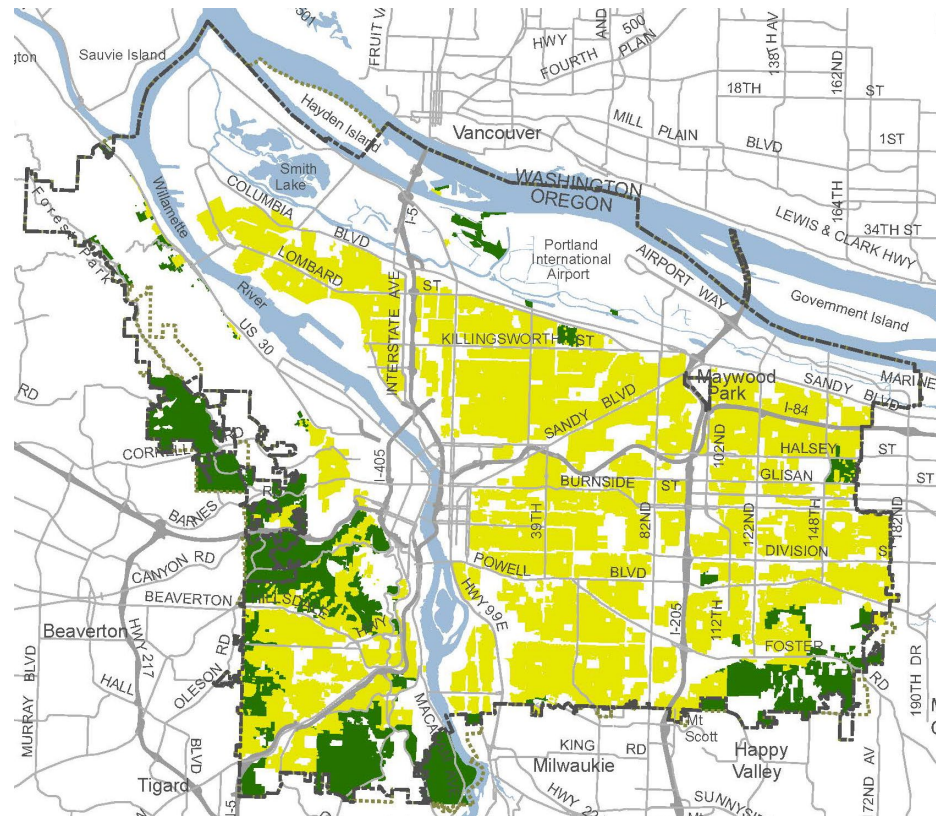




# Housing types required by HB2001



In areas of all single dwelling zones





# RIP2 Proposal #10

## The 'z' overlay

- Environmental
- Landslide
- Flood
- Wildfire
- Airport noise
- Future industrial

**R2.5, R5, and R7**

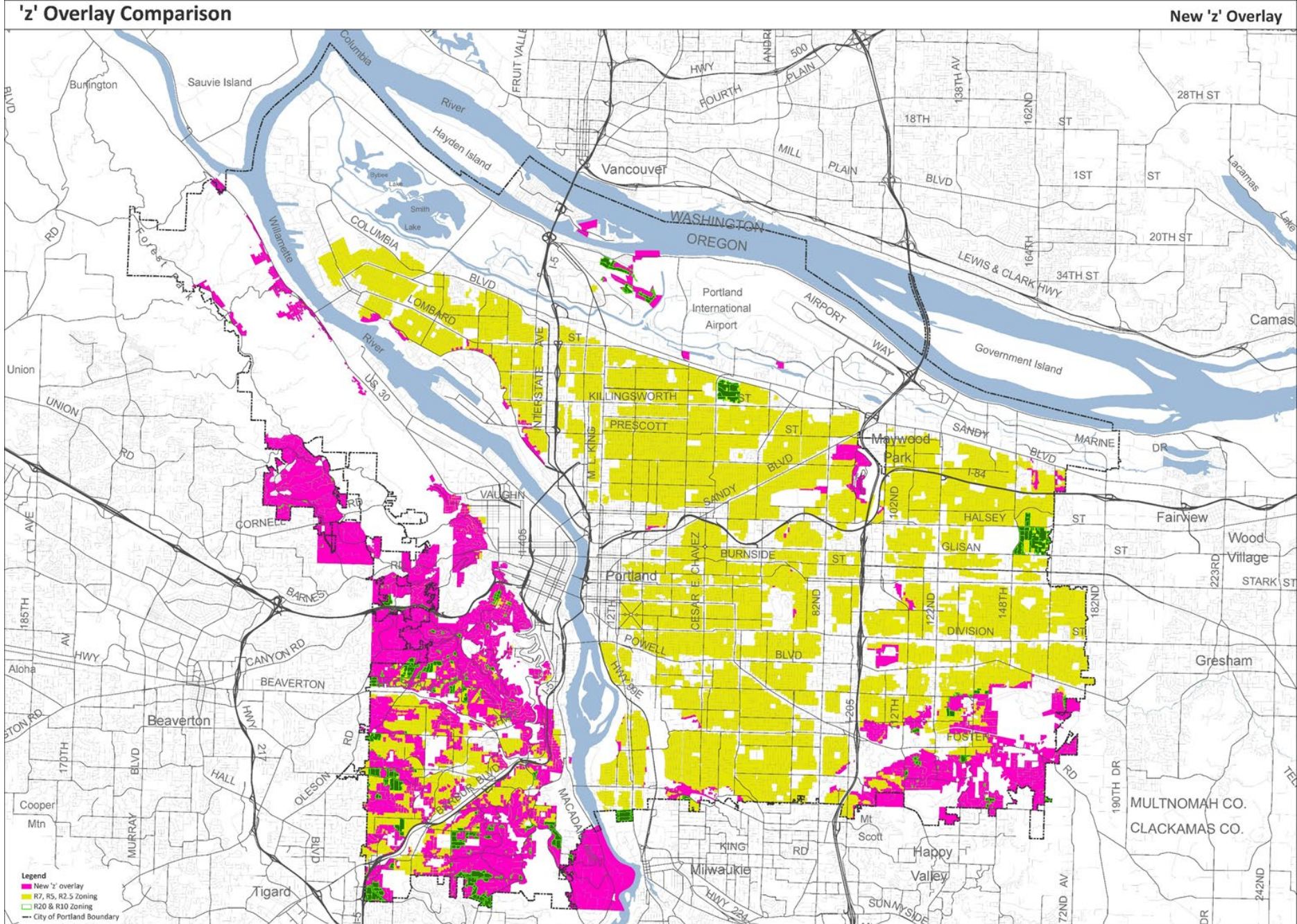
(~6,000 of 134,000 lots)

**R10 and R20**

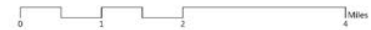
(~12,500 of 16,000 lots)

**Proposed 'z' Overlay**

(~18,500 of 150,000 lots)



October 29, 2021  
 City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System



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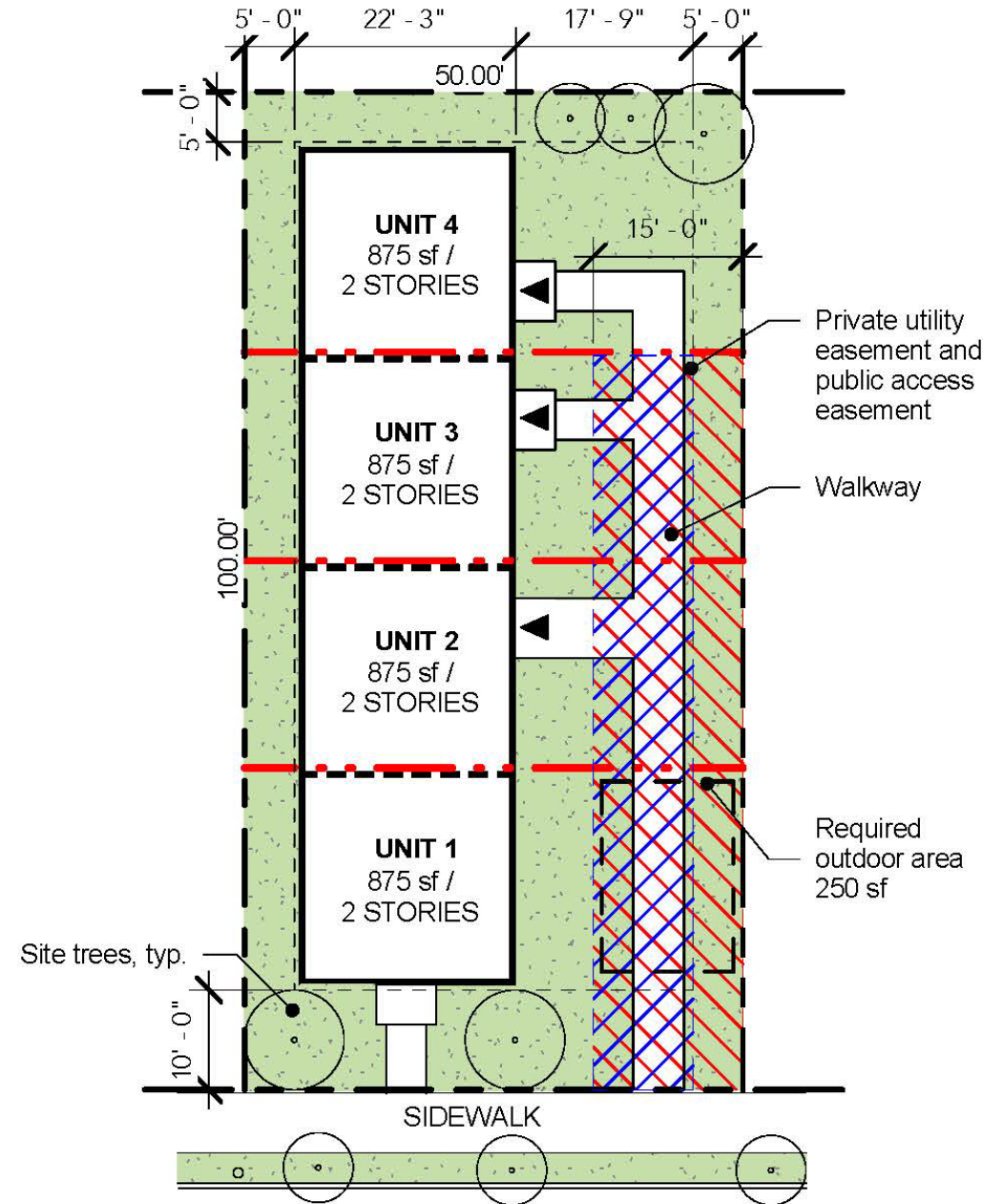


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# RIP2 Proposal #11 SB458 – Middle Housing Land Divisions

- Zoning requirements apply to parent parcel as a whole
  - coverage, setbacks, FAR, etc
- Building code applies to all lots
- Separate utilities to each unit
- ADUs not permitted
- No min lot size or street frontage requirements





# RIP2 Council Schedule

- April 21** – Hearing
- May 19** – Hearing and vote on amendments
- June 1** – 1<sup>st</sup> Reading/vote
- July 1** – Effective date





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# RIP2 Amendments - Agenda

- Staff summarizes each potential amendment
- Council moves amendments
- Public testimony
- Council votes on each amendment
- Continue hearing to June 1<sup>st</sup>

Potential  
Amendment #1  
(Rubio)

## Technical Amendments

- 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 procedure notices
- j) Constrained Sites Overlay Map Update





## Increase Floor Area for Fourplexes

### Recommended Draft:

Triplexes and Fourplexes have the same applicable floor area ratio (FAR)

For example: in the R5 zone on a 5,000 sq ft lot, a triplex and fourplex each can be up to 3,500 sq ft.

### Potential Amendment:

Increase the FAR for sites with 4 or more units by 0.1 additional FAR.

FAR Standard	R20	R10	R7	R5	R2.5
1 dwelling unit	0.4	0.4	0.4	0.5	0.7
2 dwelling units	0.5	0.5	0.5	0.6	0.8
3 dwelling units	0.6	0.6	0.6	0.7	0.9
4+ dwelling units	0.7	0.7	0.7	0.8	1.0



Potential  
Amendment #3  
(Ryan)

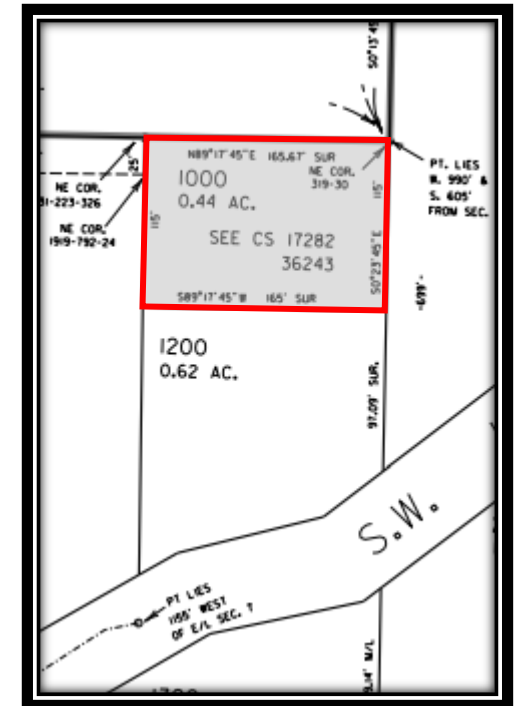
# Remove Front Lot Line Requirement

## Recommended Draft:

To be eligible to develop a primary structure (e.g. house), lots would be required to have a front lot line, with some exceptions.

## Potential Amendment:

Remove requirement for front lot line. Utility connection and access will still be necessary via an easement.

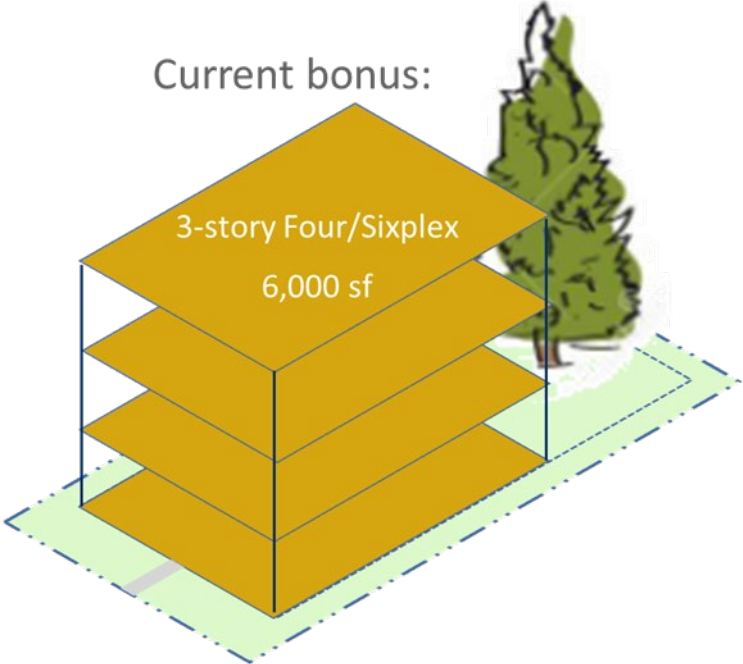




# Added flexibility for deeper affordability bonus

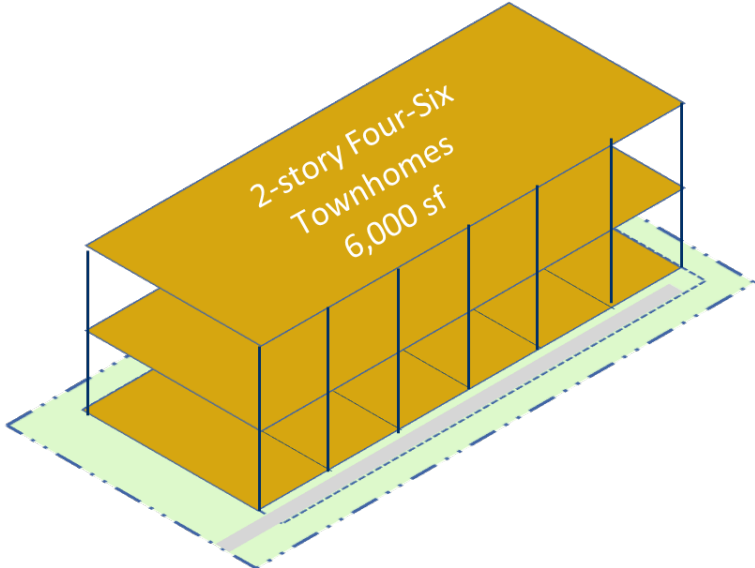
Potential  
Amendment #4  
(Rubio)

Current bonus:



35' height, 45% coverage  
250 sf outdoor area  
1.2 FAR

Potential amendment  
to allow side-by-side units:



25' height, 60% coverage  
48 sf outdoor area/unit  
1.2 FAR

# RIP2 Council Schedule

- June 1** – 1<sup>st</sup> Reading/vote on amended package
- July 1** – Effective date



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