



# HOUSING REGULATORY RELIEF PROJECT

Planning Commission Briefing  
September 26, 2023

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THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

# Proposal

Temporarily suspend for 5 years, and permanently change several Zoning Code rules to provide regulatory relief in the building of housing projects.



# Planning Commission Timeline

September 26, 2023	Briefing
October 24, 2023	Hearing
November 14, 2023	Vote



## Input from many sources

- Housing Production Survey (early 2023)
- Inclusionary Housing Calibration Study External Stakeholder Work Group memo (July 27, 2023)
- Inclusionary Housing Study by BAE – preliminary findings (July 2023)

In the meantime, this work is taking place:

- Governor’s Housing Production Advisory Committee (HPAC)
- Housing Needs Analysis and Housing Production Strategy





## Housing Production Survey: Top Zoning Code-related responses

- Bicycle Parking
- Ground Floor Active Use and Height
- Parking Impacts Analysis
- Bird-safe Glazing
  
- Maximum Height Limit
- Floor Area Ratio Limits
- Middle Housing Land Divisions



# Housing Regulatory Relief Project

## 16 Issues Addressed

Development/Design standards	Central City Focused	Process Improvement
1. Bicycle parking	8. Major remodel projects	12. On-street parking impacts
2. Ground floor active uses	9. Ecoroofs	13. Neighborhood contact
3. Nonconforming upgrades	10. Bird-safe glazing	14. Design review procedures for housing
4. Loading standards	11. Central City master plans	15. Land use expiration dates
5. Façade articulation		16. Land divisions for attached housing
6. Ground floor height/window		
7. Security gates & lighting		



# Item 1: Bicycle Parking



- Temporarily reduce residential long-term bike parking for residential uses
  - 1.0/unit Close-in
  - 0.7/unit Further out
- Temporarily remove cargo bike requirement
- Remove in-unit standards for alcove & entrance proximity

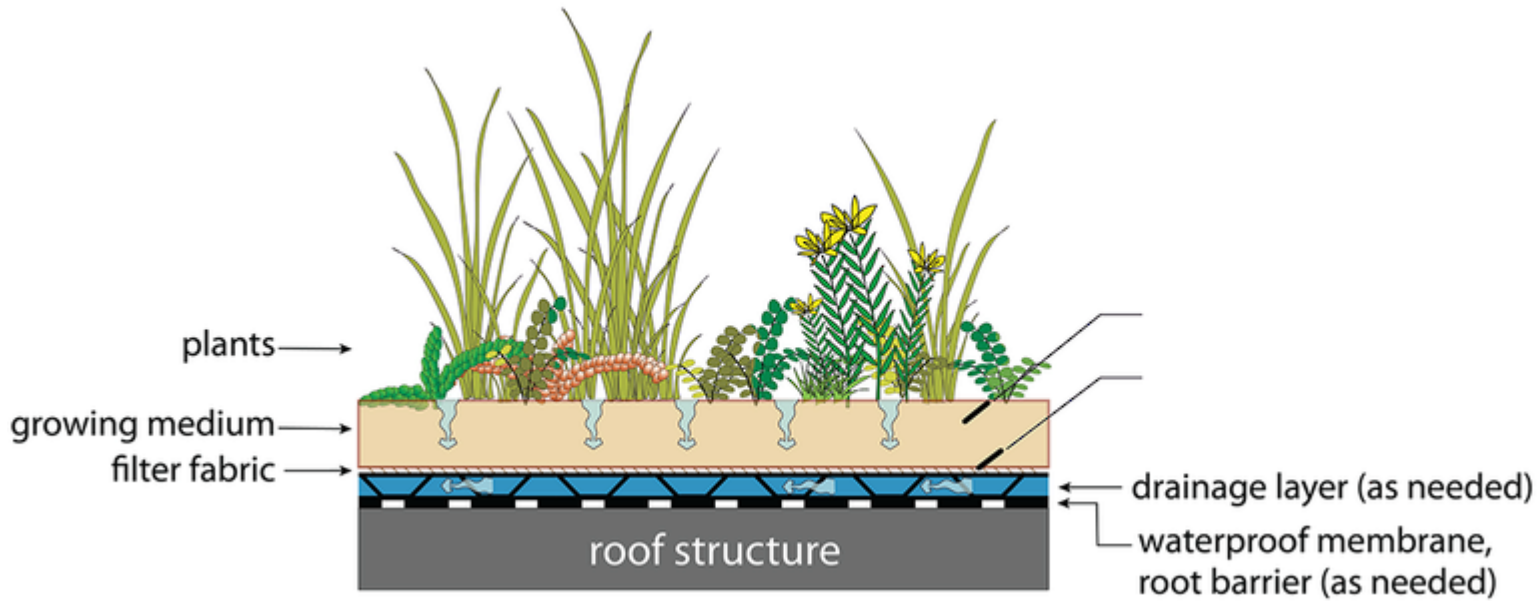


# Items 2 and 6: Ground Floor Active Use and Height



- Use requirements
  - Temporarily suspend use limitations for projects with residential uses, including dwelling unit prohibition in Central City
- Height requirements
  - Temporarily suspend plan district ground floor height requirements outside Central City for projects with residential uses
- Window requirements
  - Temporarily suspend higher ground floor window requirements for buildings with residential

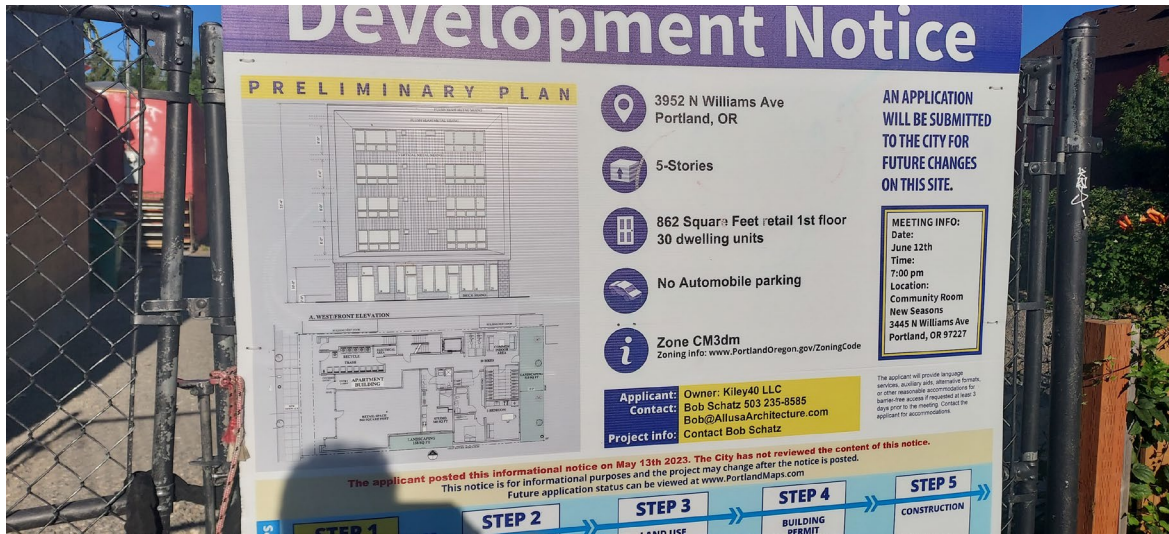




## Items 9 and 10 Ecoroofs and Bird-safe Glazing

- Temporarily suspend ecoroof standards in Central City and bird-safe glazing in Central City and River overlay zones
- Permanently clarify that spandrel glass counts as glazing for bird-safe requirement calculations.





## Item 13: Neighborhood Contact

- Temporarily suspend neighborhood contact requirements for projects with residential uses
- Permanently simplify neighborhood contact options from 3 to 2



# Item 14: Design Review Procedures



- Temporarily allow projects with residential uses normally subject to Type III Design Review process w/hearing to a Type II staff process with Design Advice Request (DAR)
- Temporarily allow projects with residential uses normally subject to Type II Design Review process to a Type Ix process





**Date:** April 1, 2022  
**To:** Interested Person  
**From:** Marguerite Feuersanger, Land Use Services  
 503-823-7619 / Marguerite.Feuersanger@portlandoregon.gov

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

**CASE FILE NUMBER: LU 22-102658 AD**

# Item 15: Land use Review Expiration Dates

- Permanently expand time period allowed to get permits issued after a land use approval from 3 years to 5 years.
- Allow recently approved land use reviews approved prior to this effective date to have the same time period of 5 years.



## Staff Proposal

Bureau of Planning and Sustainability staff proposes that the Planning Commission recommends that City Council:

- Adopt this report
- Amend Title 33, Planning and Zoning, as listed in the Proposed Draft. The amendments temporarily suspend and permanently change zoning regulations to provide regulatory relief in the building of housing projects.





# Project Timeline



Updates at:  
[portland.gov/bps/planning/housing-regulatory-relief](https://portland.gov/bps/planning/housing-regulatory-relief)



# THE BUREAU OF **PLANNING** & **SUSTAINABILITY**

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