



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Project Technical Advisory Group  
Draft Code Concepts

May 24, 2017



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# Project Purpose and Scope

- **Revise Zoning Code development and design standards** to improve outcomes in Portland's multi-dwelling zones outside the Central City.
  - *Better Housing by Design Project (BPS)*
- **Develop new approaches to creating street and pedestrian connections** in places that lack them.
  - *Connected Centers Street Plan (PBOT)*

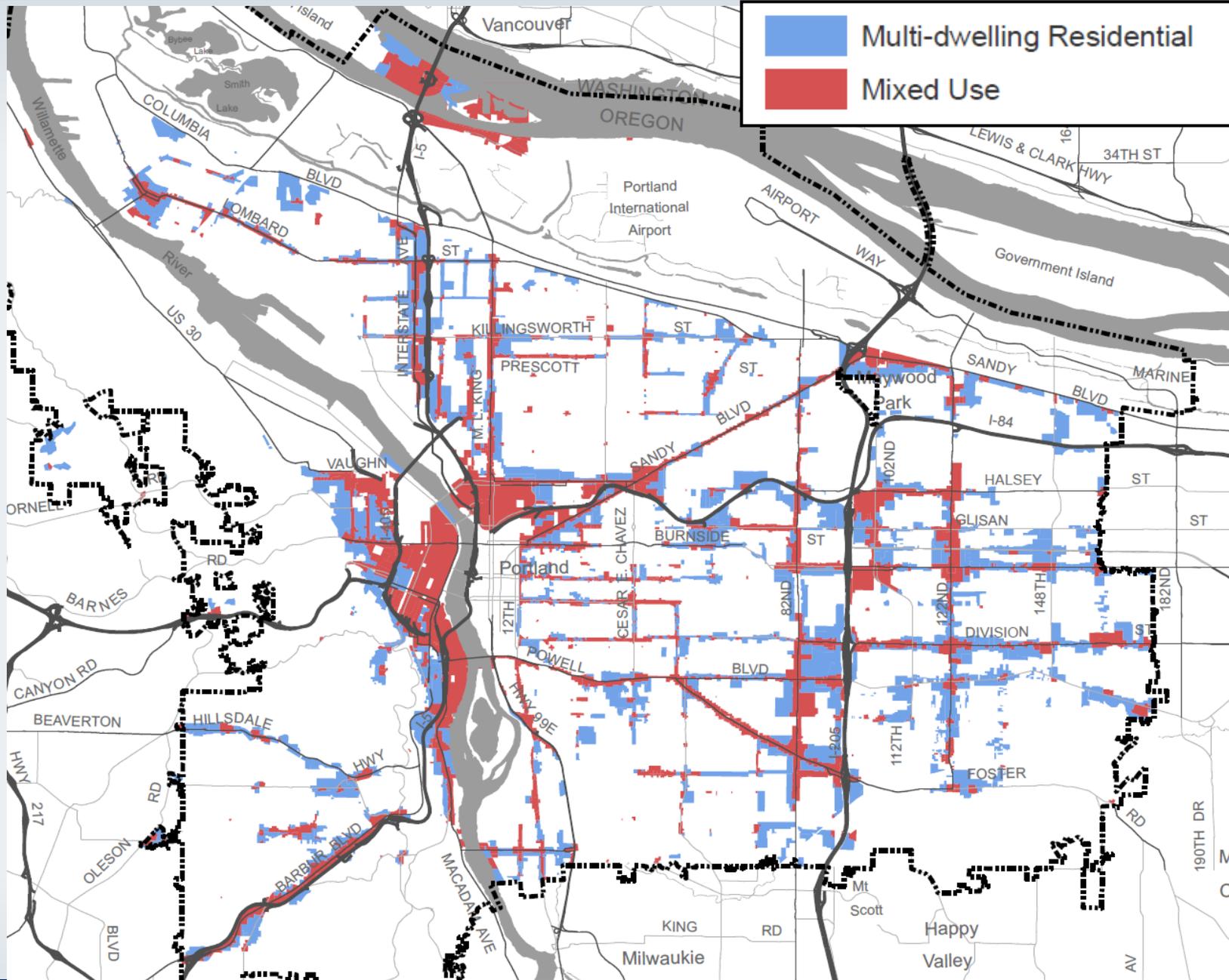
Funded in part by a Metro Community  
Planning and Development Grant

# Workshops and Stakeholder Working Group Meetings

- Feb. 25:** Initial public workshop
- March 7:** East Portland issues, development bonuses
- March 23:** Outdoor spaces, building scale
- April 6:** Street connections, Jade District focus
- April 19:** Street frontage design, inner area development options
- May 3:** Street connections, Rosewood focus
- ➔ June 1 & 3:** Public workshops on compiled code concepts



# Zoning



# What's the problem we're trying to solve?

- Policies guide us to make rules to encourage:
  - **Housing diversity**, including **affordable** and **accessible** housing
  - **Pedestrian-oriented street environments**
  - Respect for **neighborhood context**
  - Housing that supports residents' **health and active living**
  - **Nature and green infrastructure** in the urban environment
  - **Resource-efficient design and development**
  - **Street and pedestrian connections** that are safe and convenient
- Gap between these goals and what is being built.

# Scale Based Zoning



**Consider regulating by size of buildings, instead of units**

- Variety of smaller housing types along neighborhood side streets
- Promote housing diversity, including single-level accessible units

# Scale Based Zoning



**Historic examples of multi-dwelling housing**  
- Wide variety of housing with a 2-3 story scale

# Scale Based Zoning



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

**Historic examples of multi-dwelling housing**  
- Wide variety of housing with a 2-3 story scale

Allowed in R2 zone



# Scale Based Zoning



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

**Historic examples of multi-dwelling housing**  
- Wide variety of housing with a 2-3 story scale

Allowed in R1 zone



# Scale Based Zoning



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



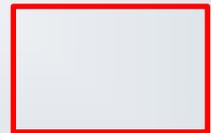
Apartments (9 units)



Courtyard Apartments (39 units)

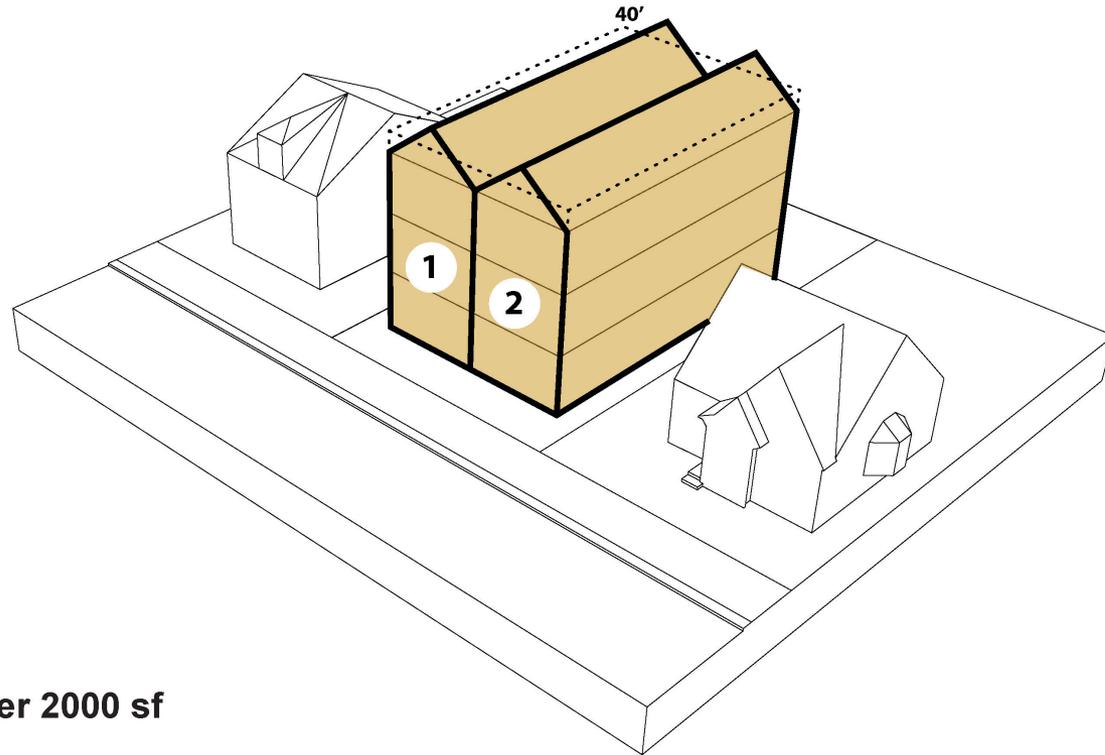
**Historic examples of multi-dwelling housing**  
- Wide variety of housing with a 2-3 story scale

Allowed in RH zone



# Scale Based Zoning

## DUPLEX



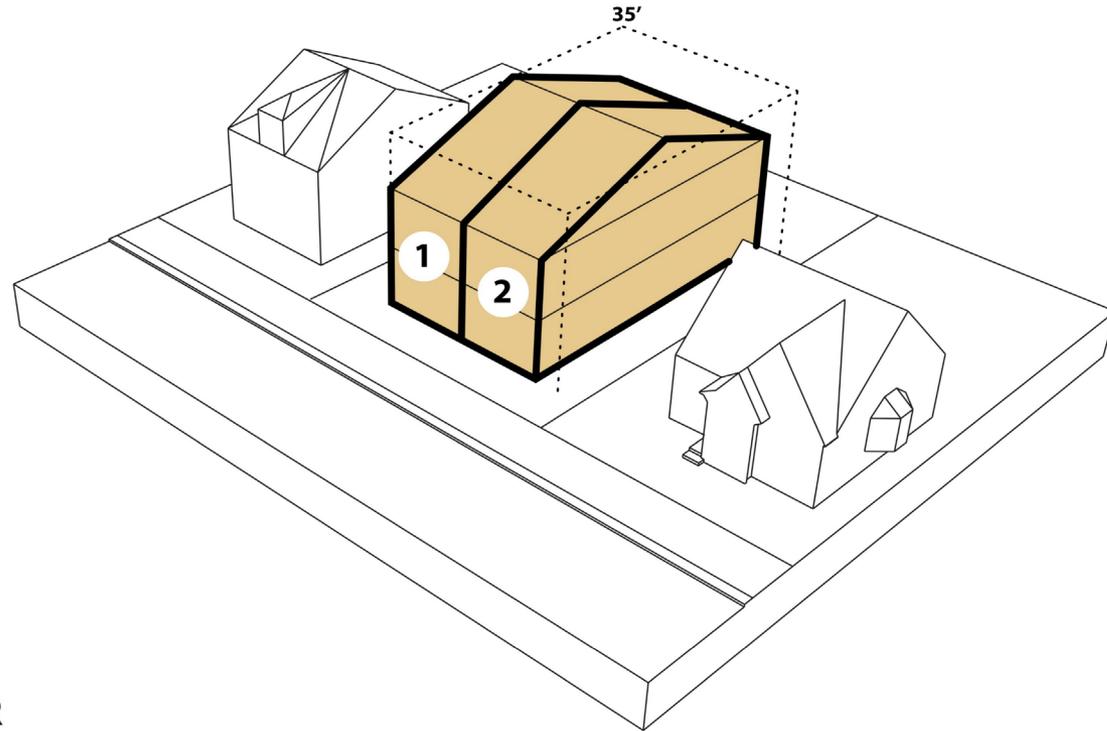
Zone: **R2**  
Lot size: **5000 sf**  
Height: **40 ft**  
Density: **1 unit per 2000 sf**  
Units: **2 units**

## Existing Approach - R2 zone

- Intensity controlled by unit count, generous height allowance (40')
- 5,000 SF lot = 2 units (allows 1 unit per 2,000 of site area)

# Scale Based Zoning

## DUPLEX



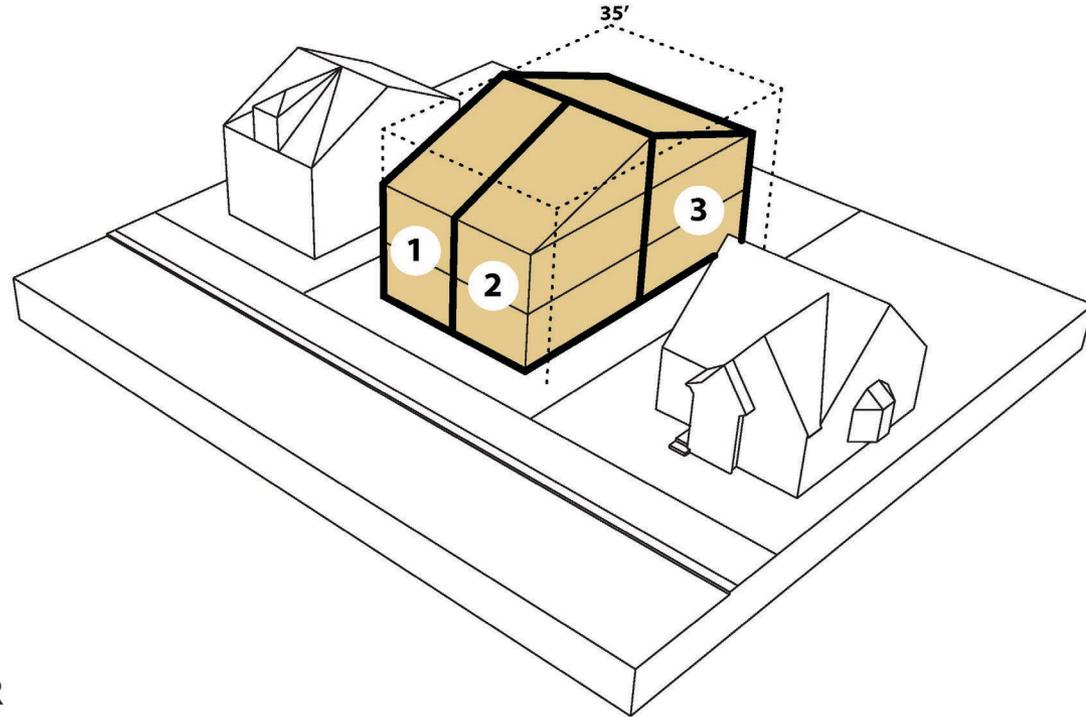
Zone: R2  
Lot size: 5000 sf  
Height: 35 ft  
Density: 1:1 FAR  
Units: 2 units

## New Direction - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height

# Scale Based Zoning

## TRIPLEX



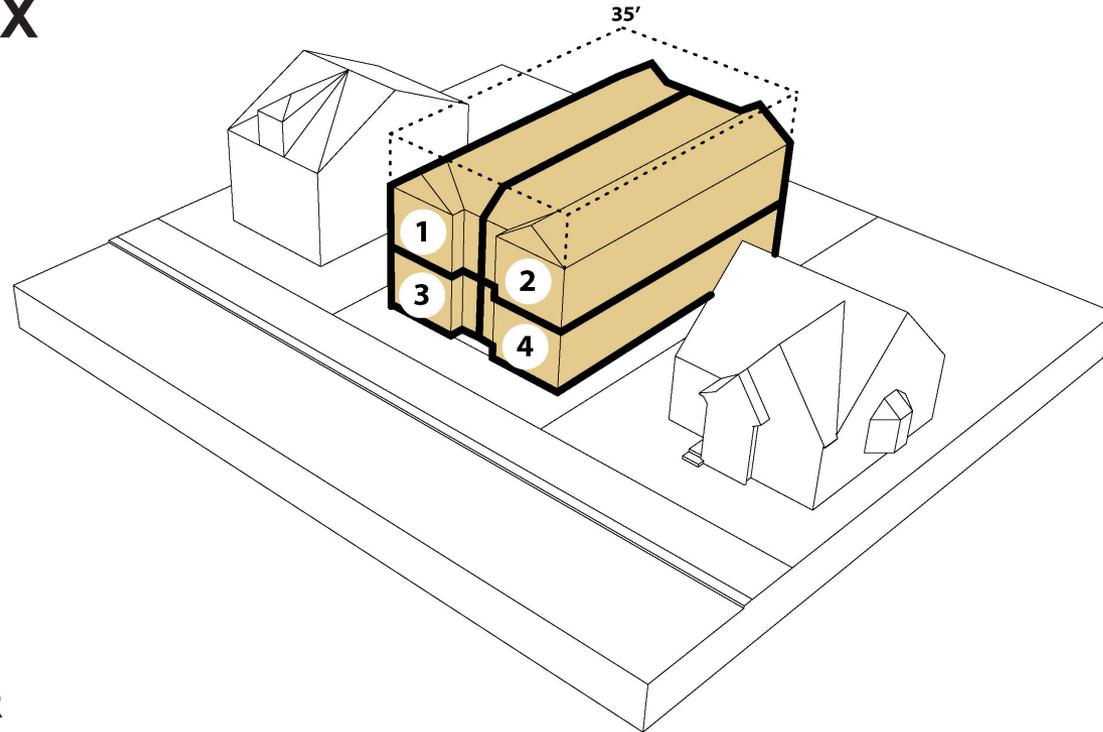
Zone: **R2**  
Lot size: **5000 sf**  
Height: **35 ft**  
Density: **1:1 FAR**  
Units: **3 units**

## New Direction - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height

# Scale Based Zoning

## FOURPLEX

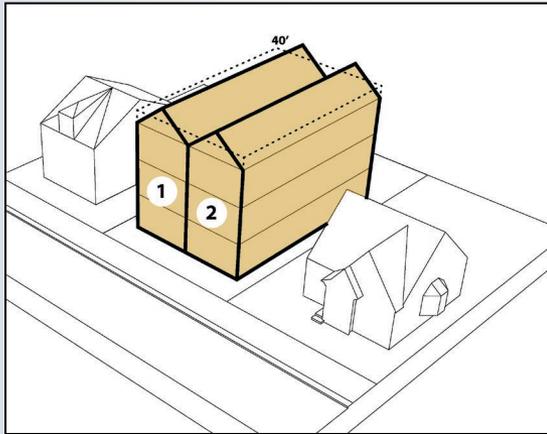


Zone: **R2**  
Lot size: **5000 sf**  
Height: **35 ft**  
Density: **1:1 FAR**  
Units: **4 units**

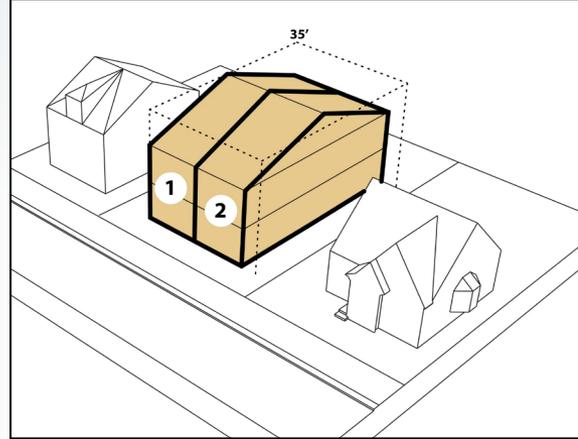
## New Direction - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height

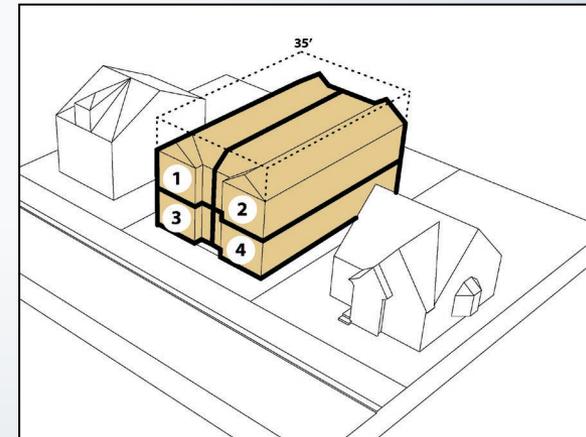
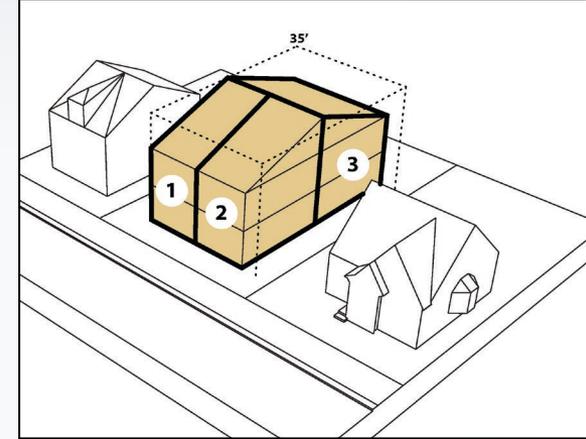
# Scale Based Zoning



Current Approach



Potential New Approach



## New Direction - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- **Require accessible units along with greater density**

# Scale Based Zoning

## Corridors



Both in R1 zone



34 units on 10,000 SF site



18 units on 18,000 SF site

**Consider regulating by size of buildings, instead of units**

- Larger scale along corridors
- Promote housing diversity, including single-level accessible units

# Scale Based Zoning

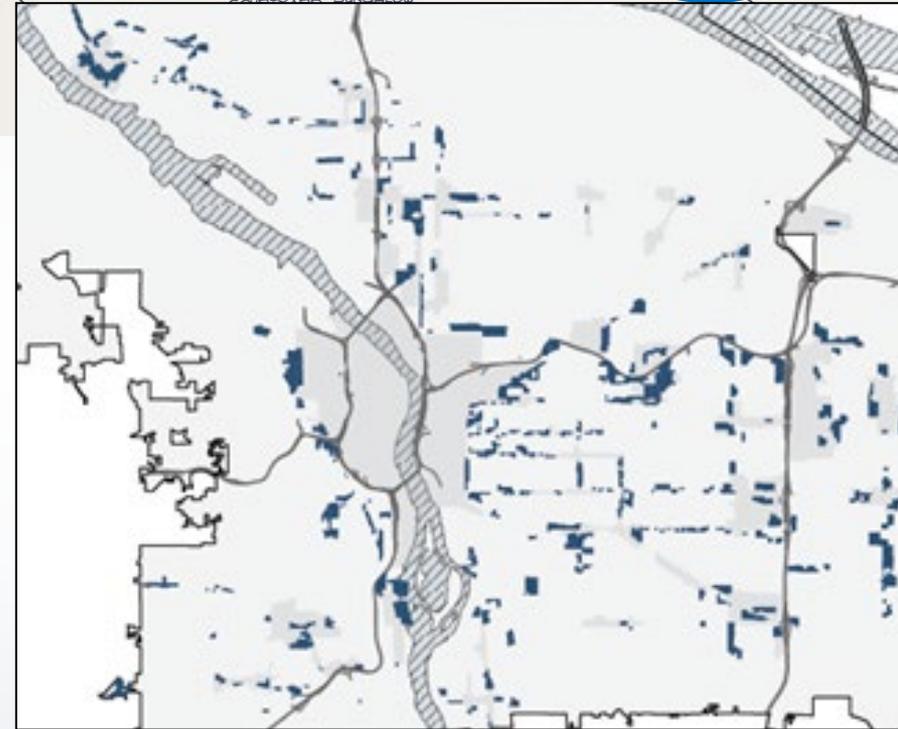
## Corridors



Both in R1 zone



34 units on 10,000 SF site

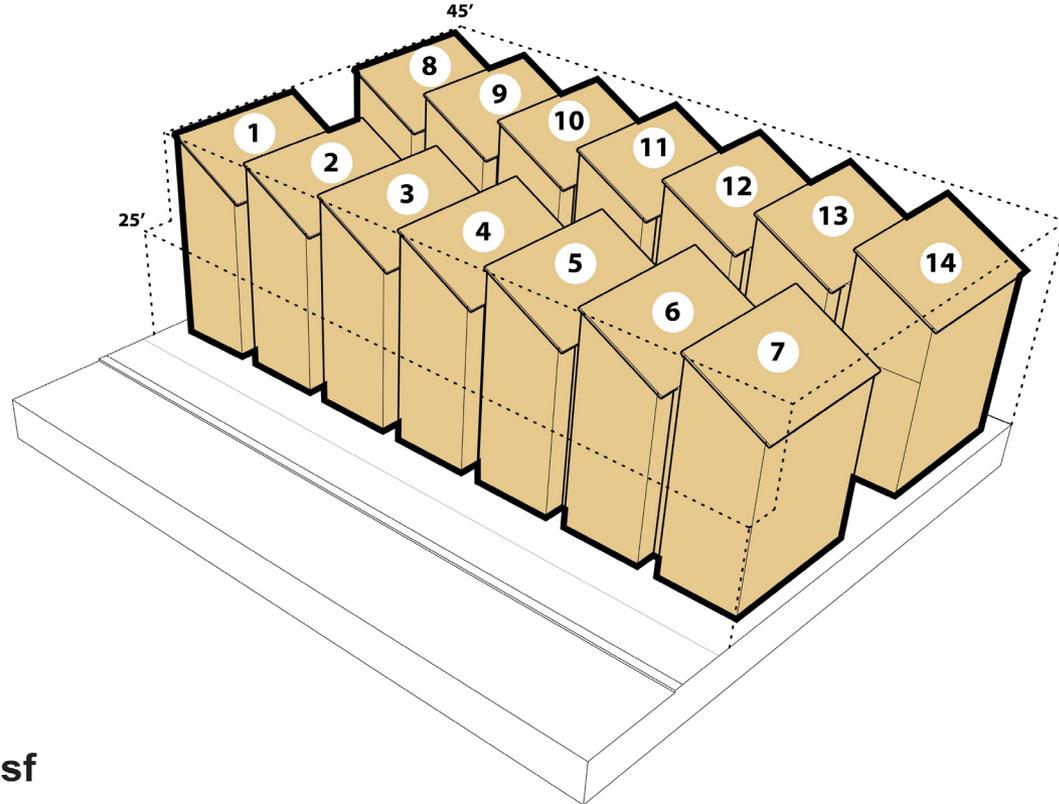


**Consider regulating by size of buildings, instead of units**

- Larger scale along corridors
- Promote housing diversity, including single-level accessible units

# Scale Based Zoning

## TOWNHOUSES



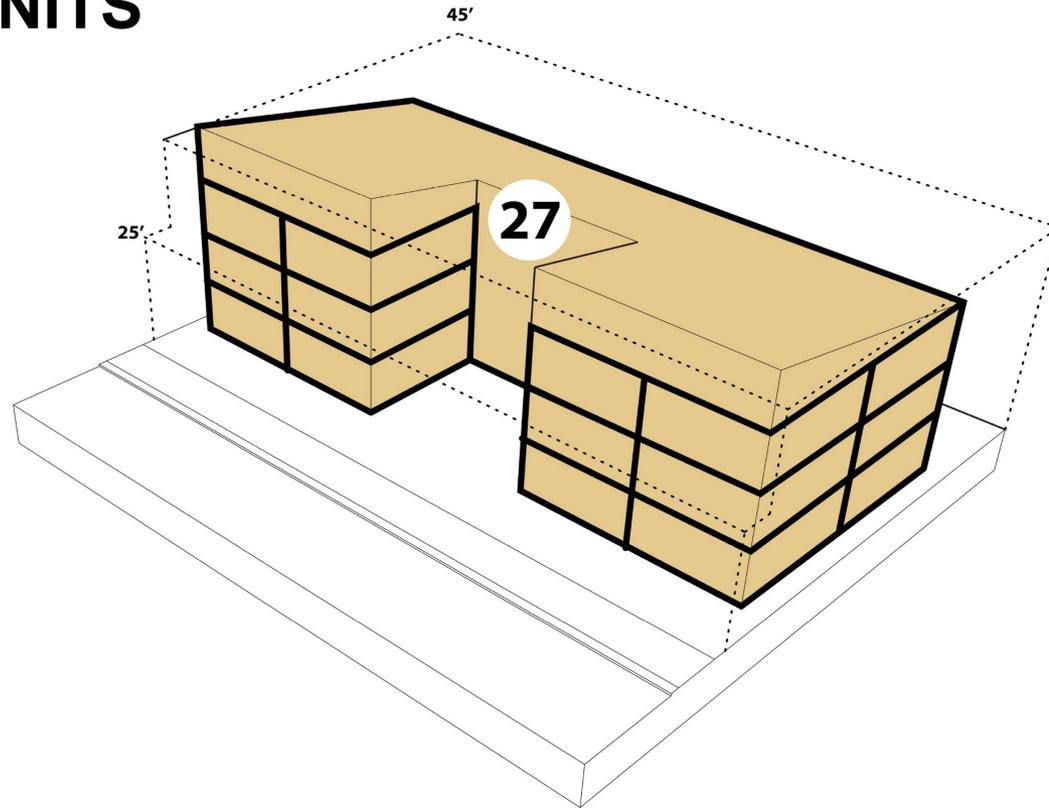
Zone: R1  
Lot size: 15000 sf  
Height: 45 ft  
Density: 1 unit per 1,000 sf  
Units: 14 units

### Existing Approach - R1 zone

- Intensity controlled by unit count, 45' height allowance
- 15,000 SF lot = up to 15 units (allows 1 unit per 1,000 of site area)

# Scale Based Zoning

## STACKED UNITS



Zone: R1  
Lot size: 15000 sf  
Height: 45 ft  
Density: 1.5:1 FAR  
Units: 27 units

## New Direction - R1 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1.5 to 1 FAR, keep 45' building height
- Require accessible units (25%)

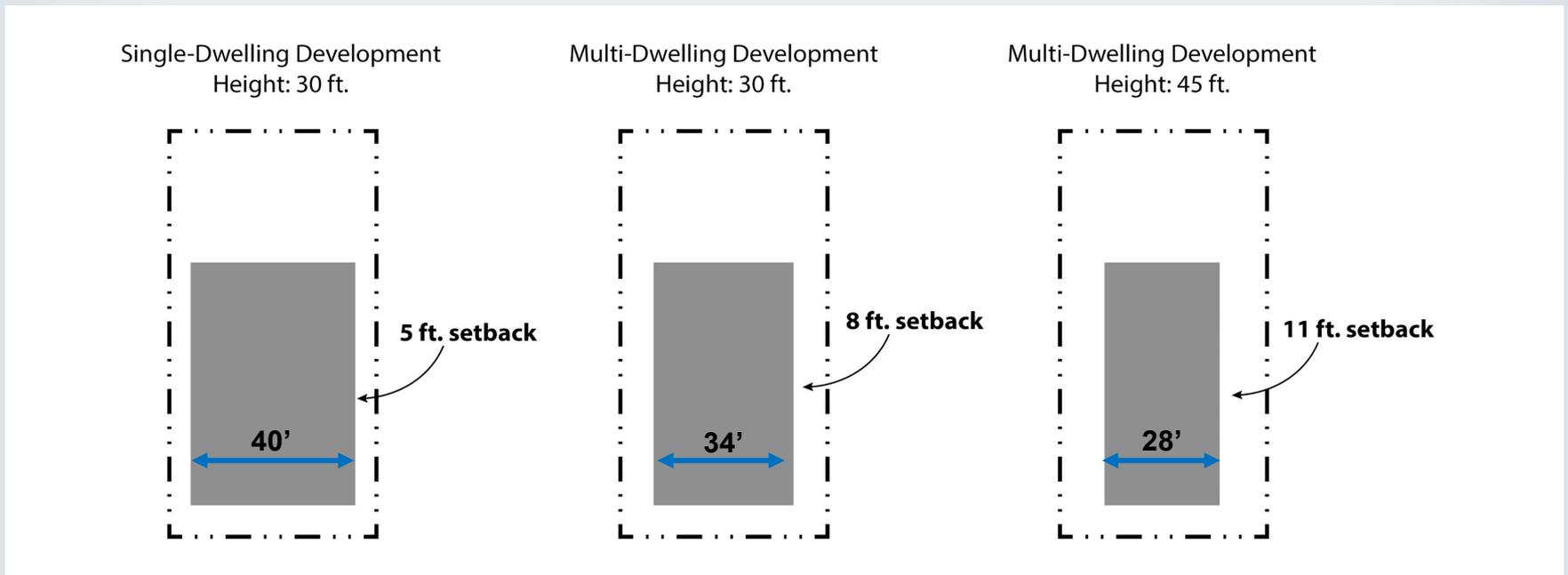
# Scale - Transitions to Lower-Density Zones



## New Direction

Require transitions in scale adjacent to single-dwelling zones

# Barriers to Small-Site Development



Current approach to setbacks in multi-dwelling zones

## New Direction

Revise setback requirements to facilitate development on small sites.

# Development Bonuses:

## Interest in Prioritizing Affordable Housing

### EXISTING BONUSES

- Affordable housing
- Outdoor recreation facilities
- Children's play areas
- Three bedroom units
- Storage areas
- Sound insulation
- Crime prevention
- Solar water heating
- Larger required outdoor areas
- Tree preservation

### New Direction:

- Discontinue all development bonuses, except affordable housing.
- Increase development bonus (beyond existing 25% bonus)

→ Becomes Transfer of Development Rights (TDR) allowance  
*(along with historic preservation)*

# Outdoor Space Issues



## High-Density Residential Zone (RH)

- No outdoor space currently required
- **New direction: require outdoor space in the RH zone**

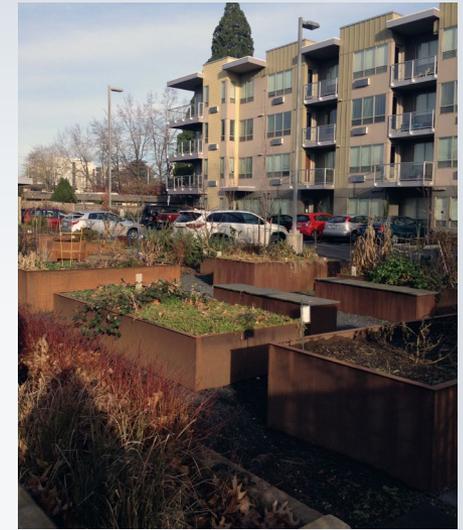
# Outdoor Space Issues



**Shared outdoor spaces - interest from:**

- Healthy Active Living projects
- East Portland community discussions

# Outdoor Space Issues



## Shared outdoor spaces

- **New direction: require shared outdoor space for large sites (20,000 sq.ft. and larger)**

# Outdoor Space Requirements

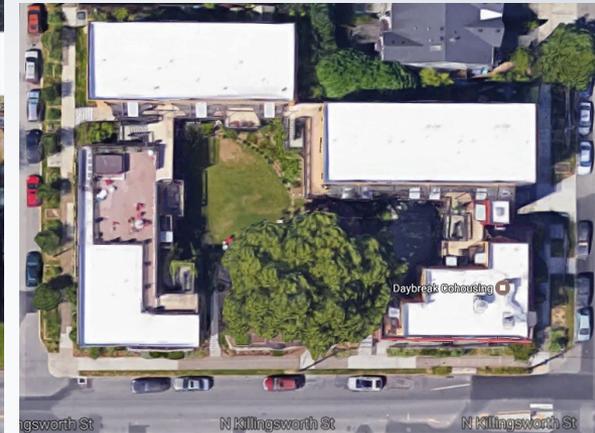
## Large Sites - Inner Portland Examples



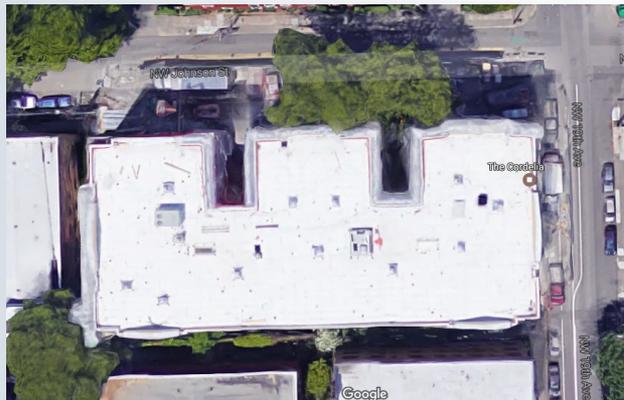
R2 (62,000 SF site)



R1 (23,000 SF site)



R1 (27,000 SF site)



RH (21,000 SF site)



RH (23,000 SF site)



RH (29,000 SF site)

# Outdoor Space Requirements

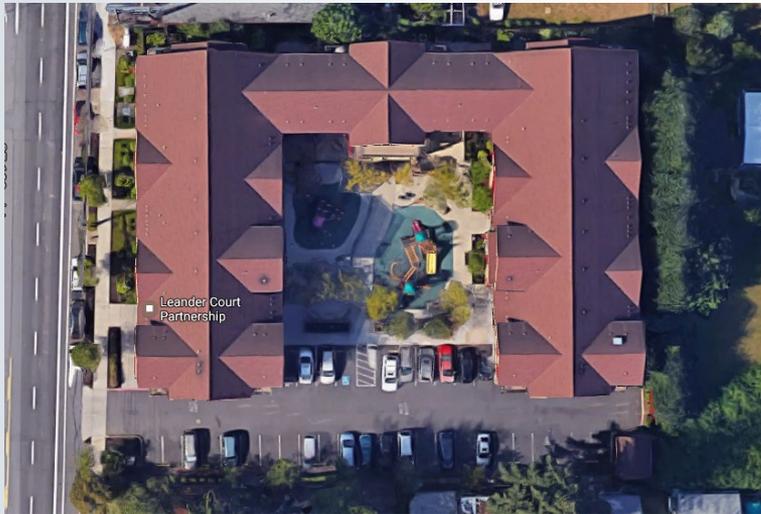
## Large Sites - East Portland Examples



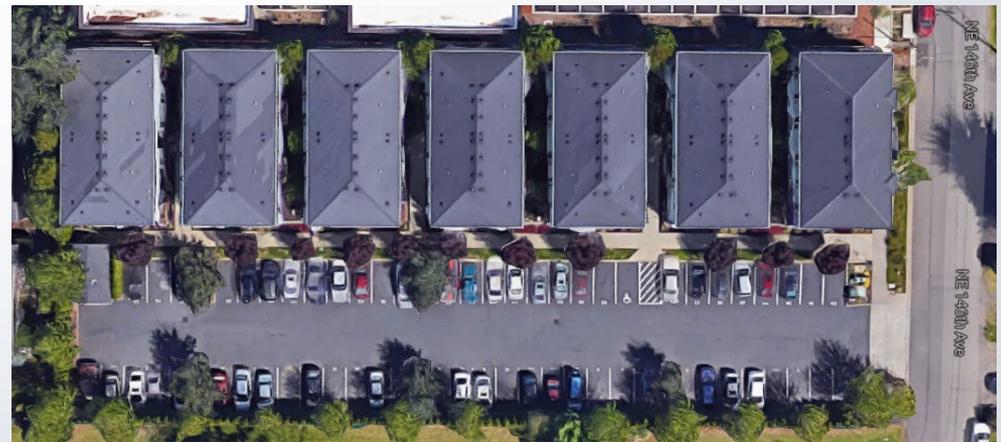
R3 (34,000 SF site)



R1 (44,000 SF site)

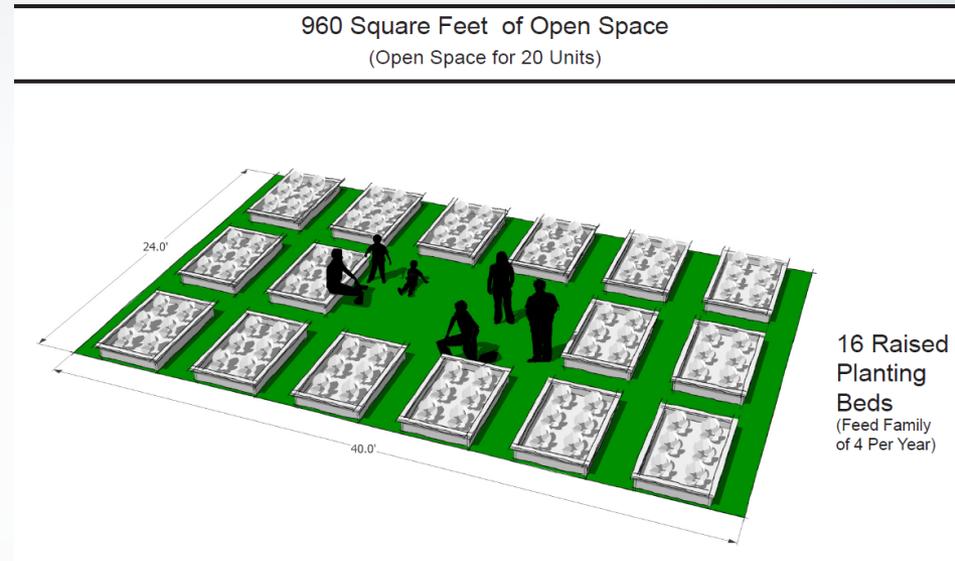
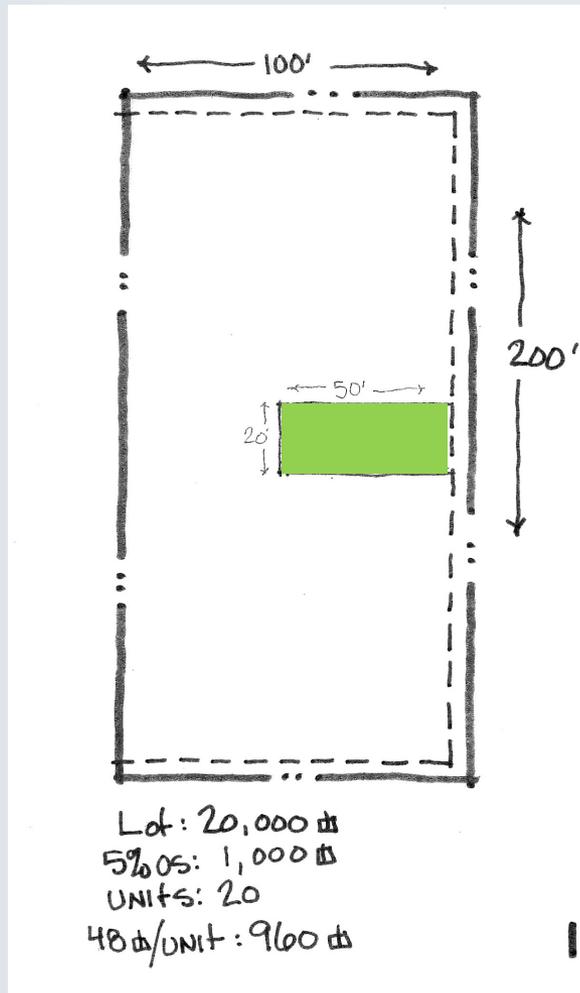


R1 (47,000 SF site)



RH (43,000 SF site)

# Outdoor Space Requirements



**Modeling of shared outdoor space occupying 5% of site area  
= 1,000 square feet for a 20,000 square foot site**

# Site Design



## New Direction

- Allowances for urban green options (ecoroofs, raised courtyards, others)
- Limit vehicle area impervious surfaces (potentially limit to 30% of site)

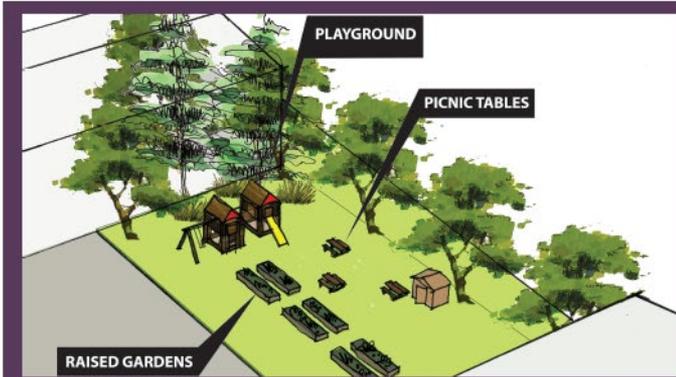
# Site Design



## New Direction

- Allow for raised courtyards, capping parking areas

# Site Design - East Portland



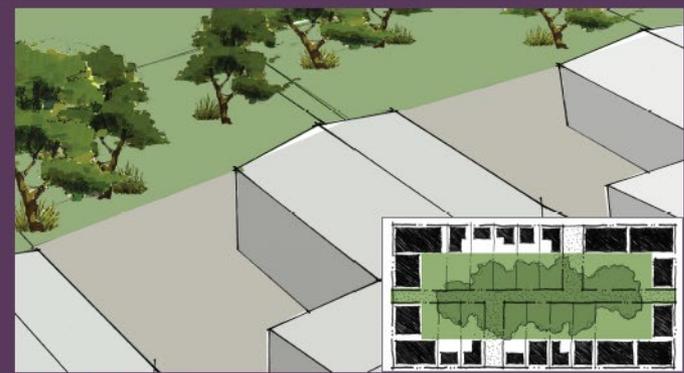
Common open space areas



Space for large trees



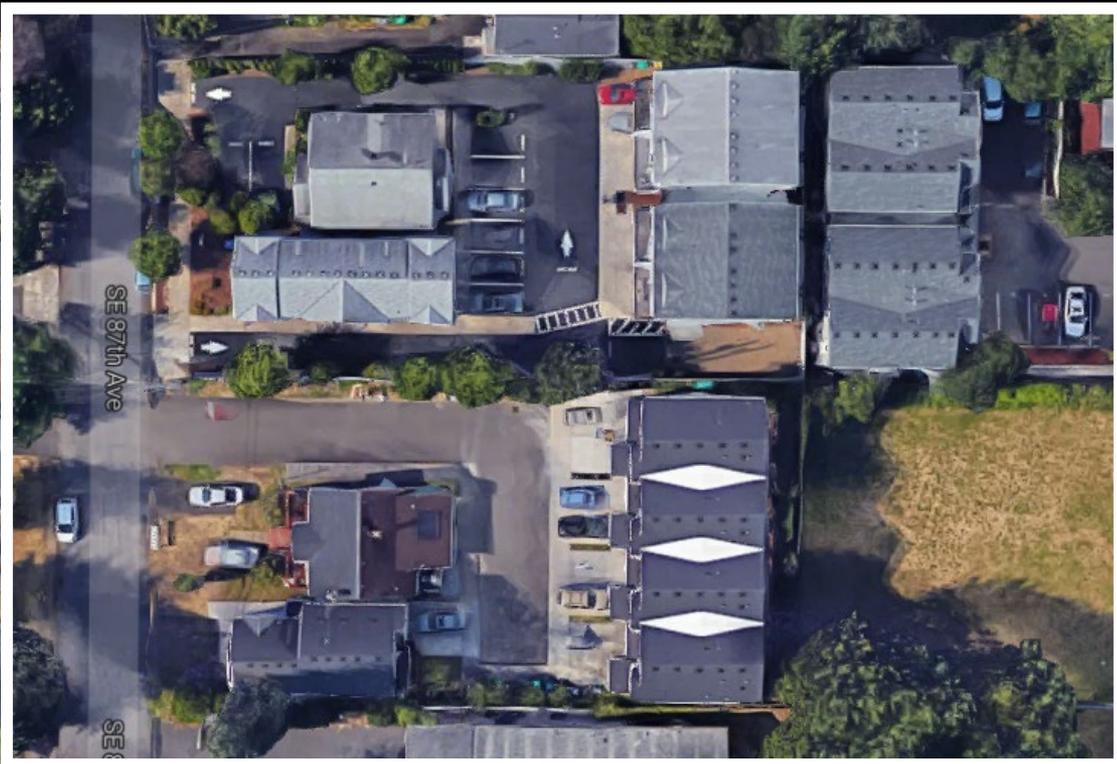
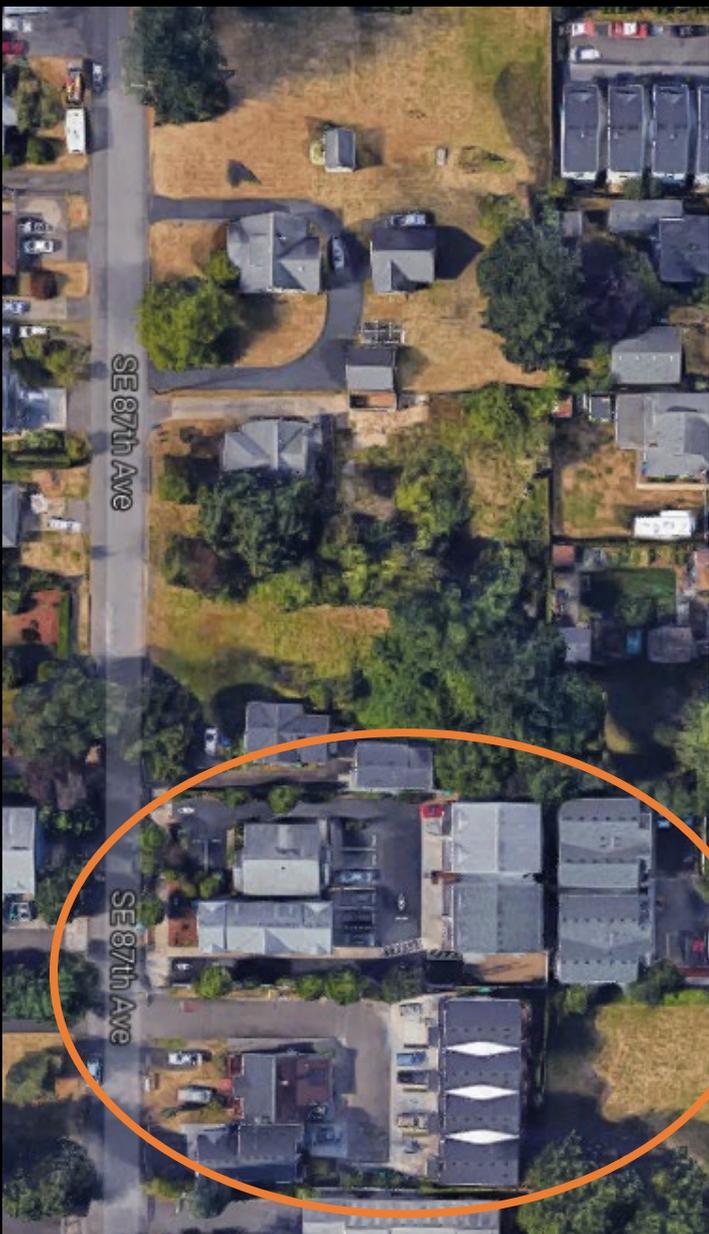
Landscaped front setbacks



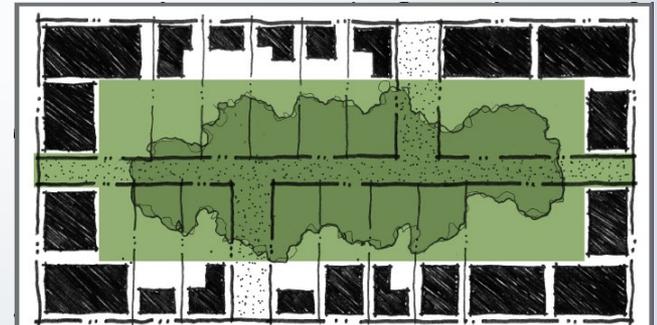
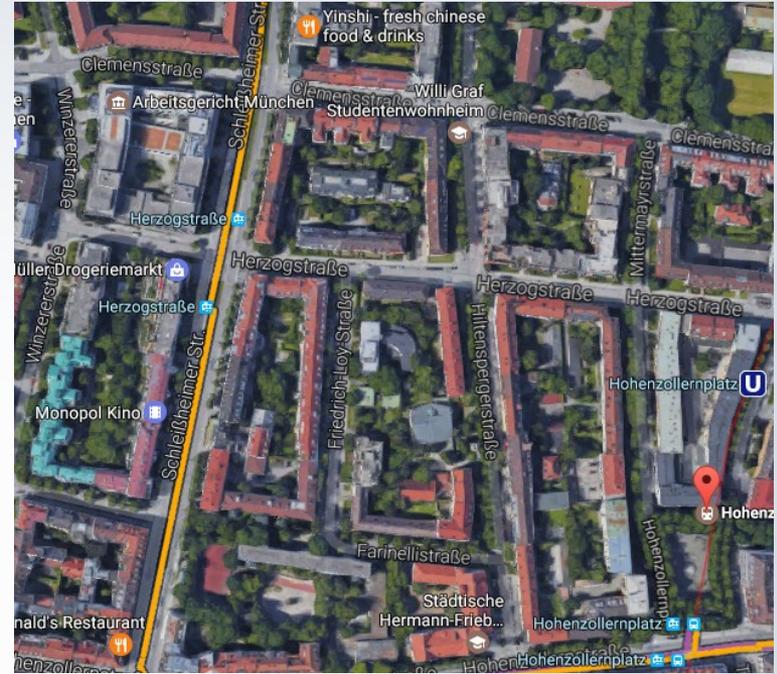
Mid-block open space

Community interest in including these elements as part of development in Eastern Portland

# Site Design - East Portland



# Site Design - East Portland



## New Direction

East Portland mid-block open areas - keep mid-block areas greener, less built up

# Front Setbacks

(higher density zones)



**Roles in providing privacy and continuing neighborhood characteristics.**  
*(currently requirements are 3' in R1 and zero in RH)*

**New Direction: require 10' front setbacks in the R1 and RH zones**

# Front Setbacks

(higher density zones)



- 10' setbacks - continuity with existing residential character
- Allowances for smaller setbacks based on adjacent properties

# Street Frontages - Pedestrian Orientation



## New Direction:

- Limits on front garages (50% of building frontage)
- Require parking access from alleys (where exist)
- Requirements for front entrances

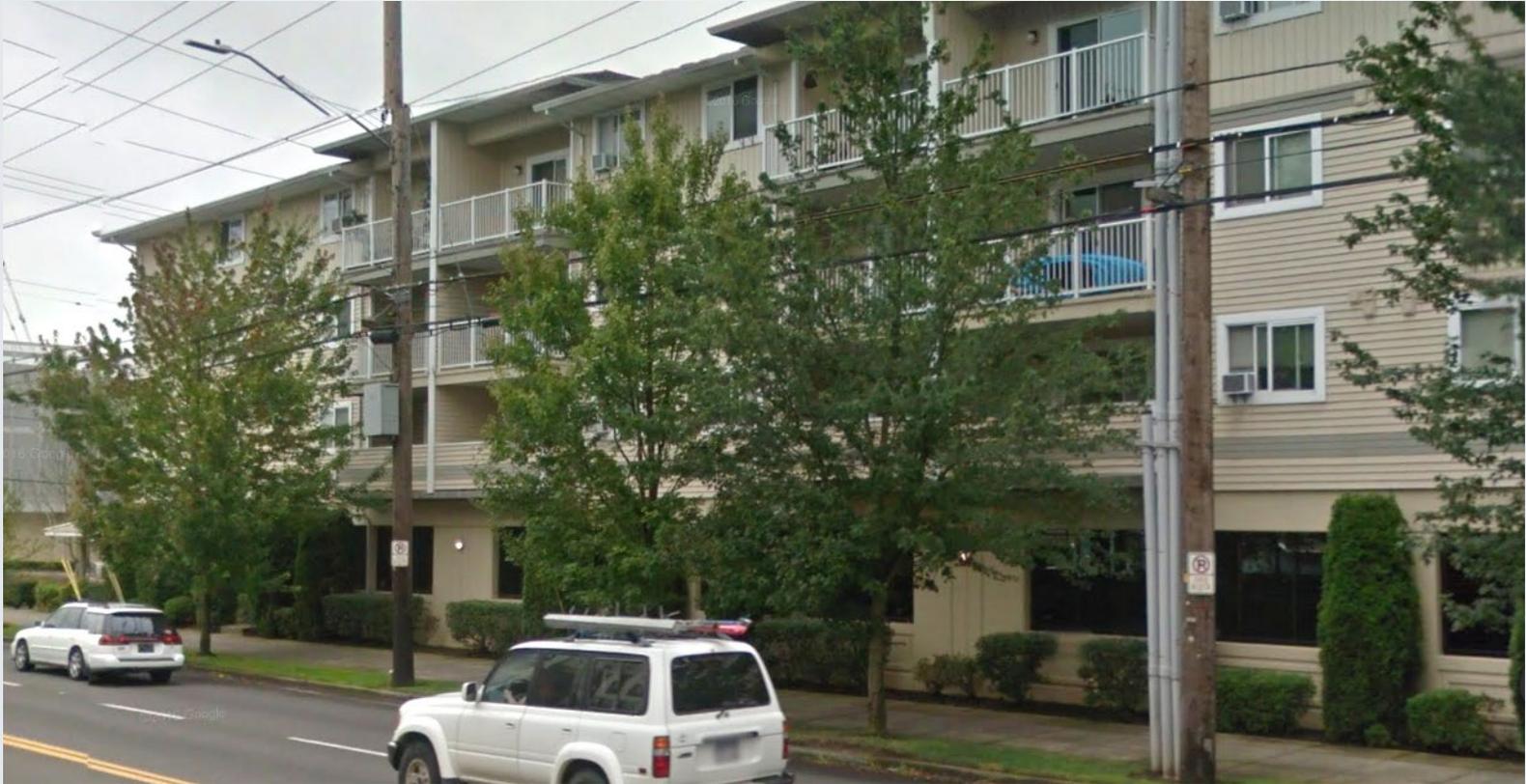
# Street Frontages: Garages



## Allow:

- Rear or no parking options
- Front parking when no more than 50% of frontages
- Tuck-under parking (raised basement level)

# Street Frontages: Garages



**Also apply limitation to ground-level structured parking.**

# East Portland & Major Corridors



## New Direction

Provide allowances for small commercial uses in multi-dwelling zones along major corridors and near light rail stations

# East Portland & Major Corridors



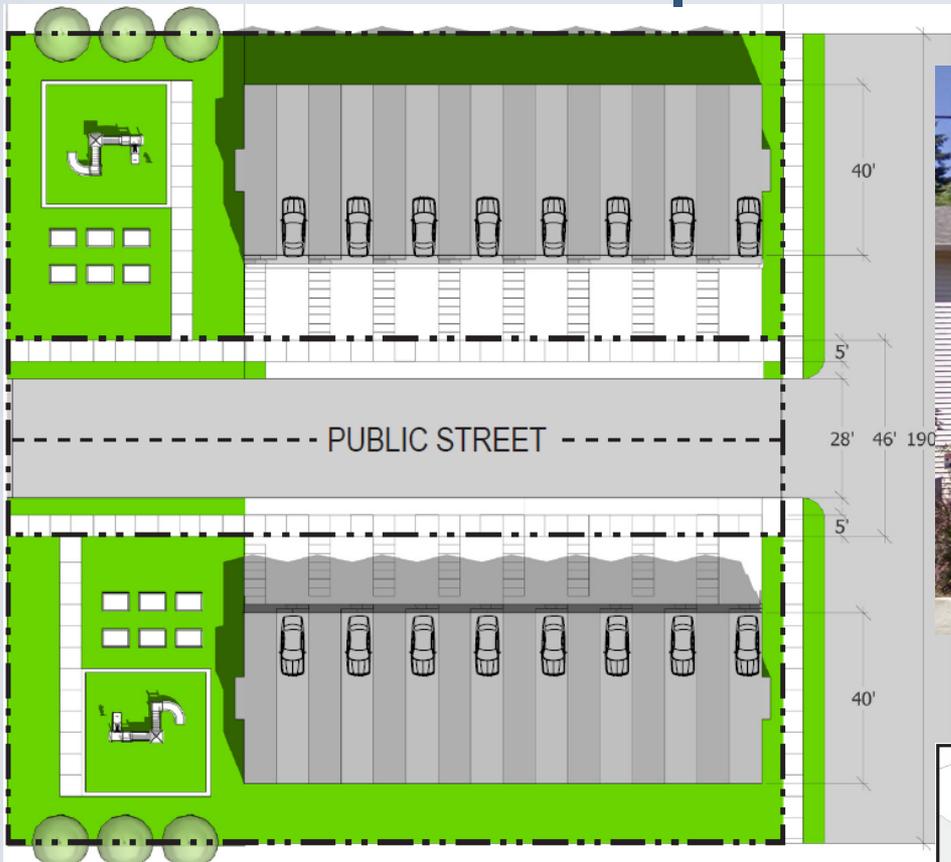
Live/work examples along outer SE Division.  
Small businesses added to rowhouse units

# Alternative Development Approaches - Connections



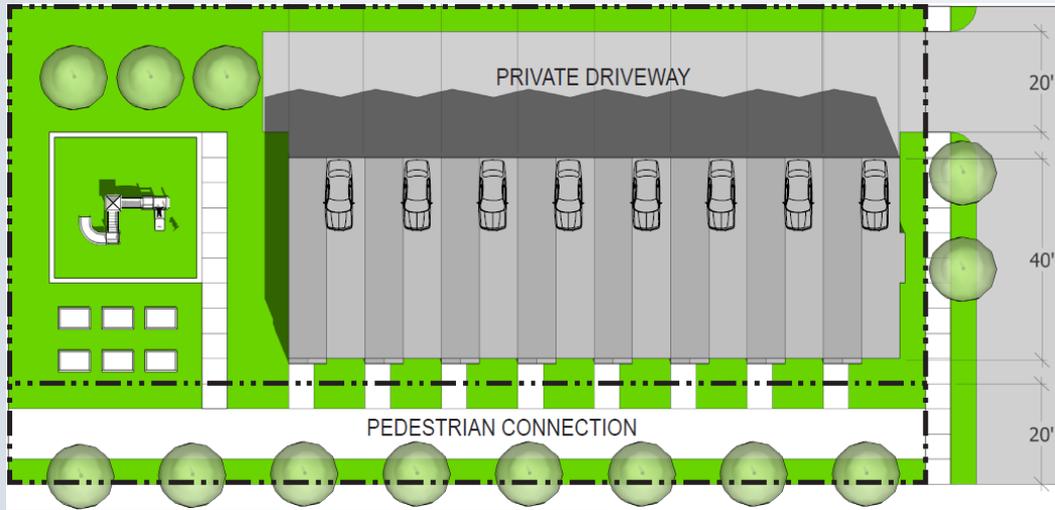
## Separate Driveways

# Alternative Development Approaches - Connections



Full Street

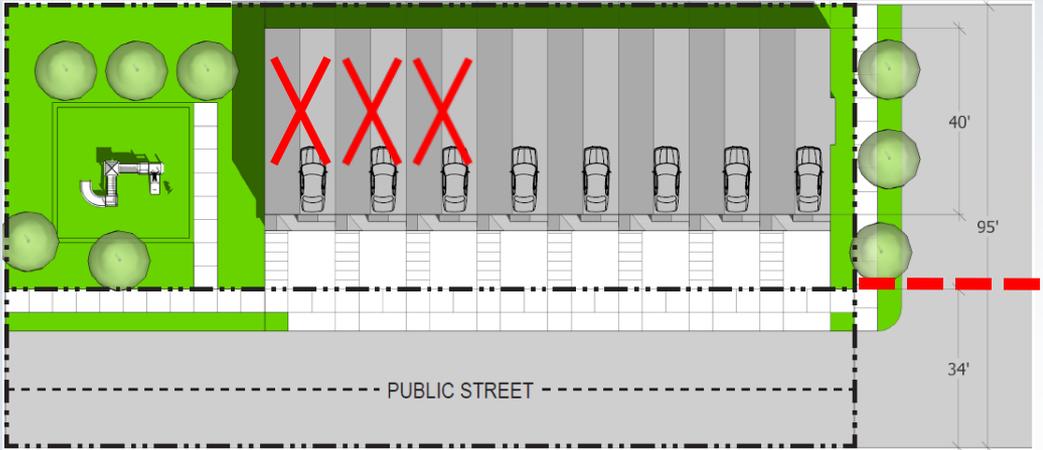
# Alternative Development Approaches - Connections



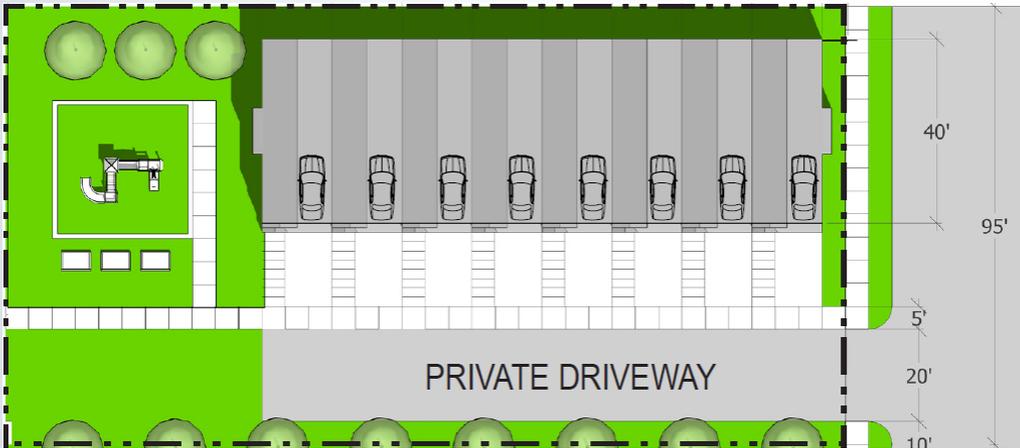
Pathway /  
Pedestrian Connection



# Alternative Development Approaches - Connections



Public Street



Private Driveway

## Street Connection Issue:

- Street space subtracted from density allowances.
- **New Direction** - calculate density prior to ROW dedication

# Next Events

## Public Open Houses

**June 1<sup>st</sup>** (Thursday), 5:30 – 7:30pm

1900 SW 4<sup>th</sup> Avenue, Conference Room 7a

**June 3<sup>rd</sup>** (Saturday), 10am – Noon

Portland Community College Southeast Campus, Community Hall Annex  
SE Division Street and SE 82<sup>nd</sup> Avenue





# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

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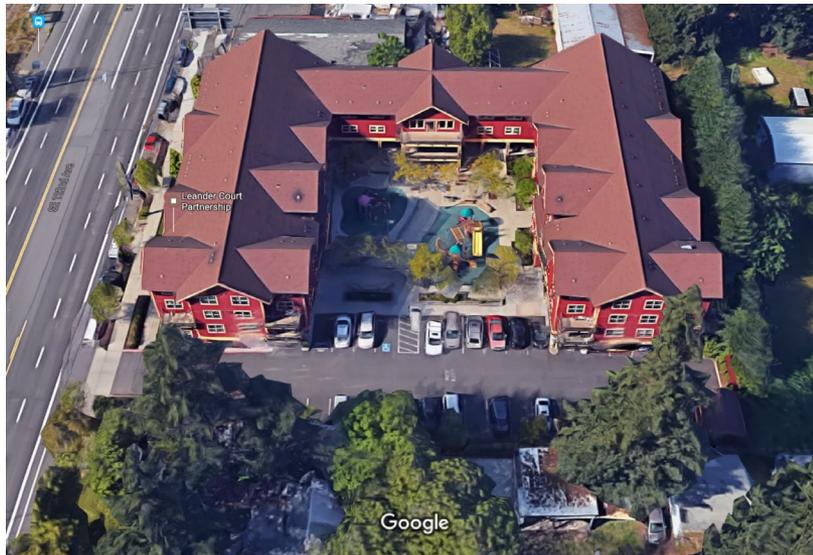
Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# Shared Open Space

Leander Court – 10%

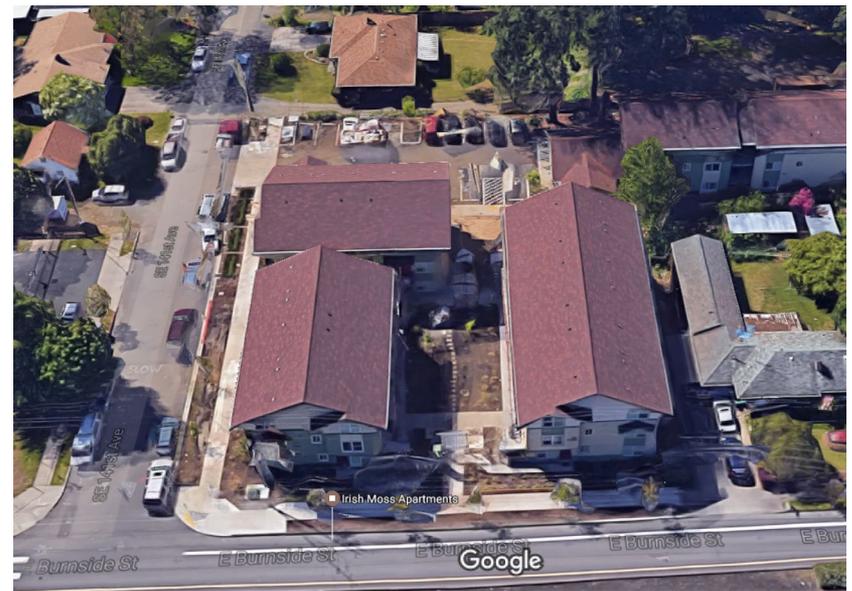
Pardee – 17%



# Shared Open Space

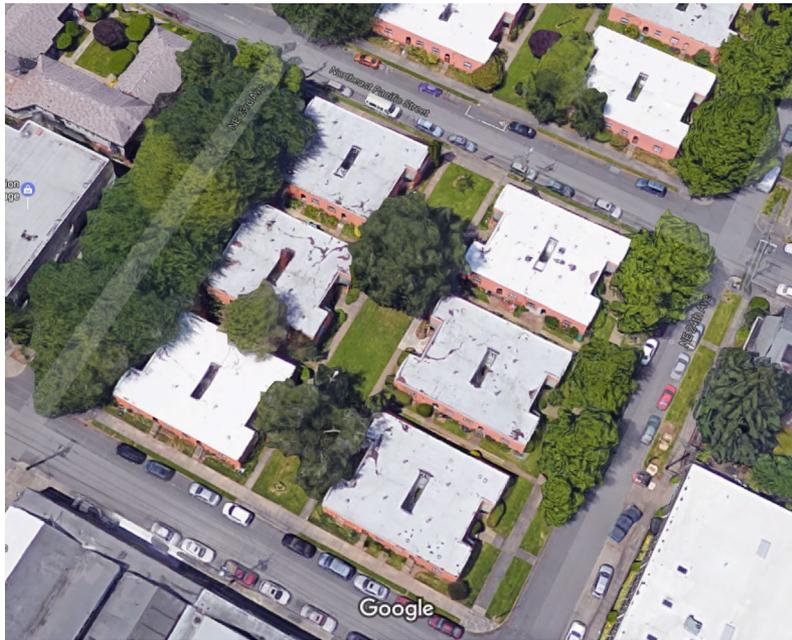
Hazelwood Station– 10%

Irish Moss– 9%



# Shared Open Space

Granada Court – 17%



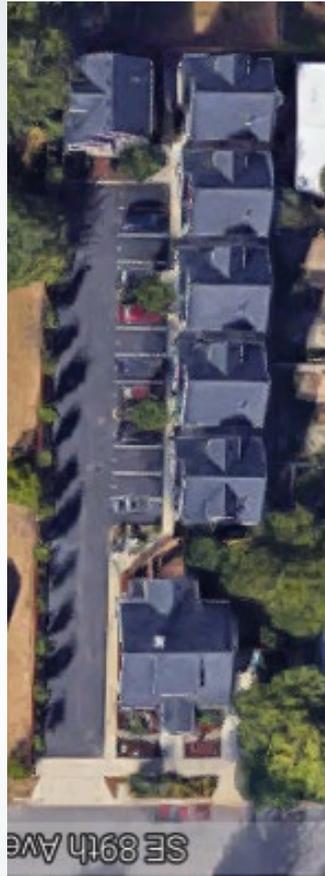
NW Irving – 11%



# Issues: Site Design



**40%**



**36%**



**20%**

Impervious surfaces - percent of site area (examples)

# Alternative Development Approaches



Common current approach



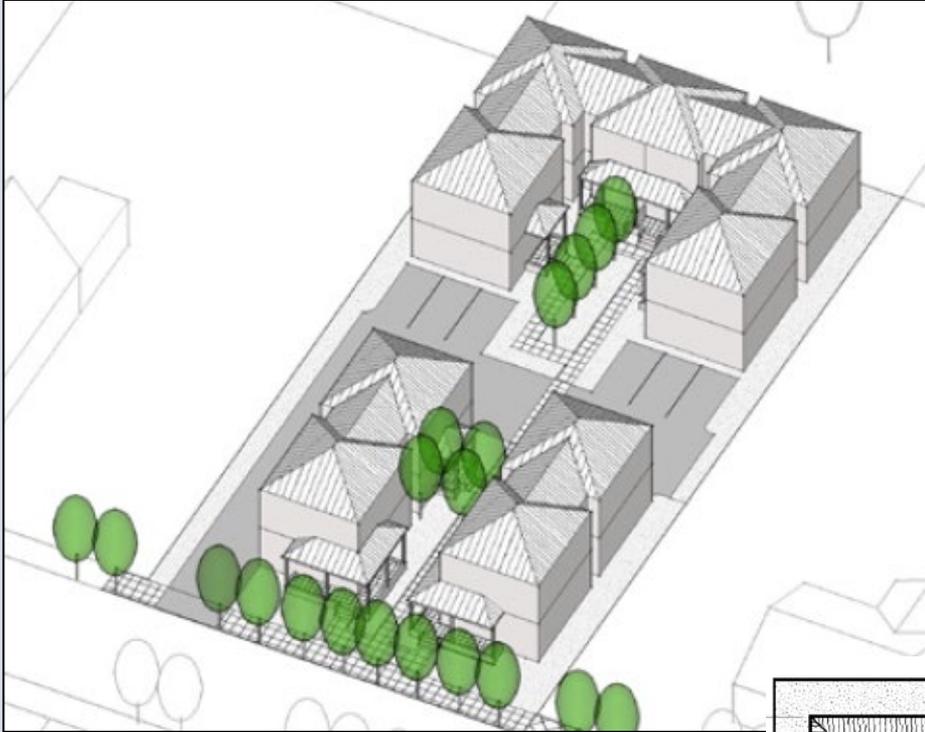
# Alternative Development Approaches



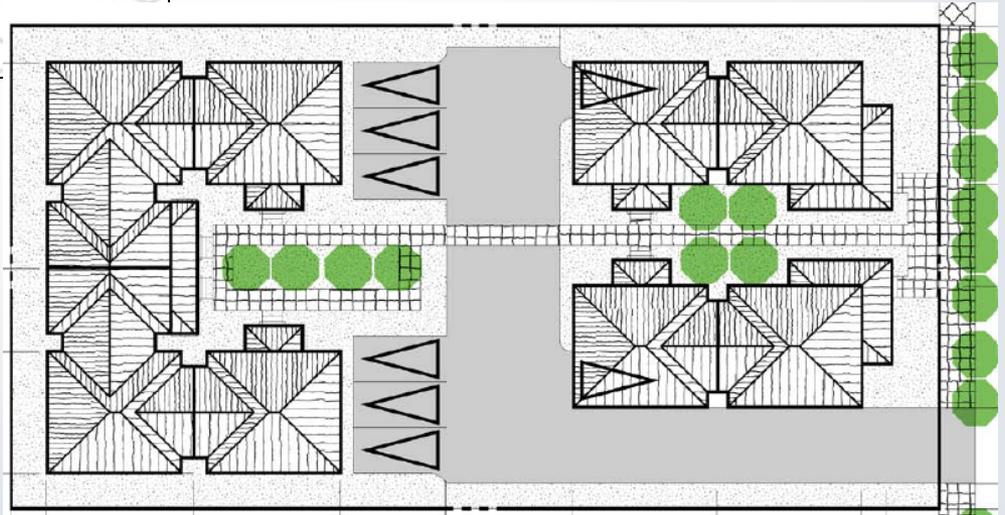
Mid-block  
open area



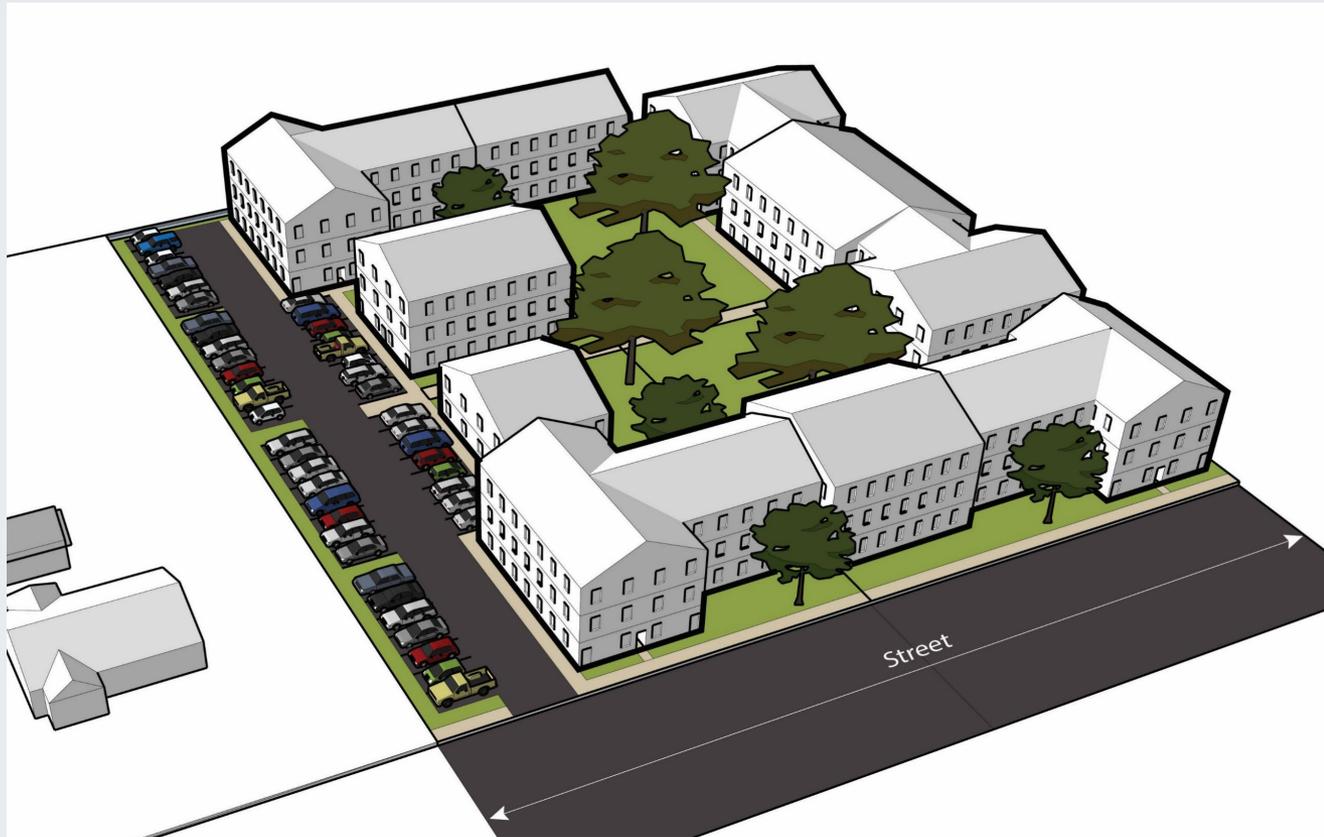
# Alternative Development Approaches



Central  
outdoor space



# Alternative Development Approaches



**Example of development on larger number of combined properties, large central open space, less parking per unit.**