



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

## Discussion Draft Zoning Code Amendments

Stakeholder Working Group

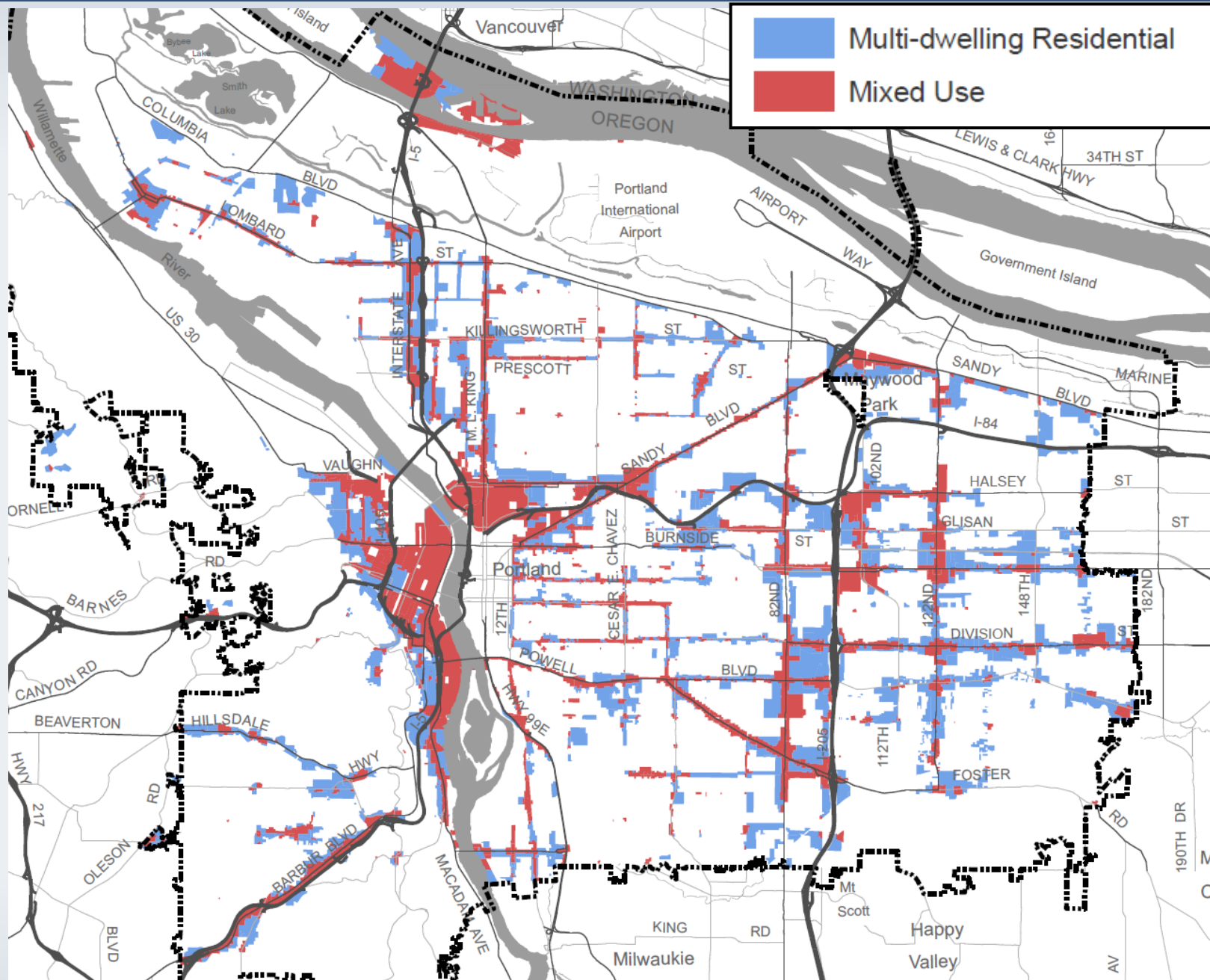
February 22, 2018



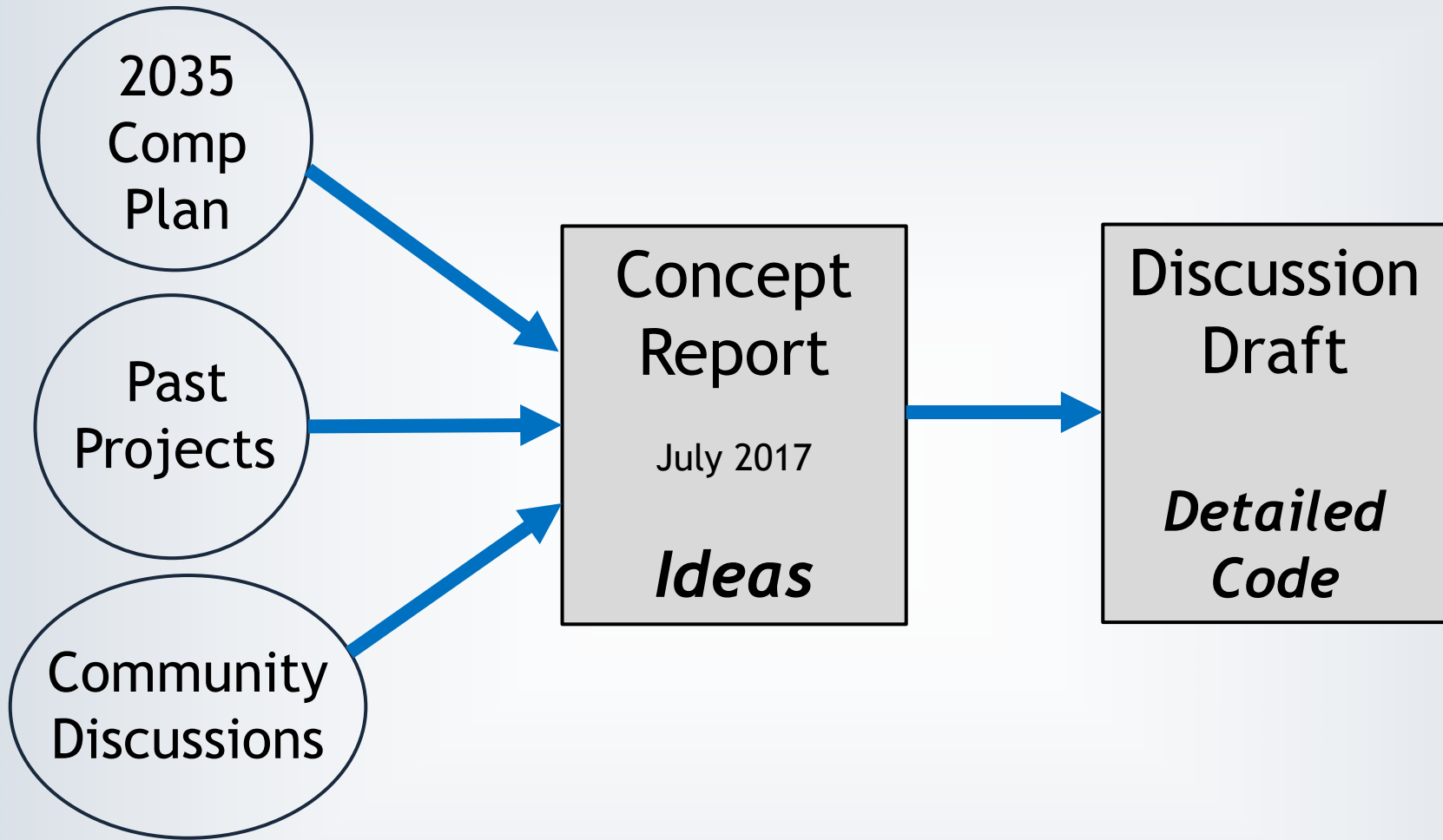
Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# Zoning



# How did we get to the Discussion Draft?



FALL 2016

WINTER – SUMMER 2017

FALL 2017 – SPRING 2018

SUMMER – FALL 2018

Phase 1:  
Research and Assessment

Phase 2:  
Concept Development

★ Phase 3:  
Code Development

Phase 4:  
Public Hearings / Adoption

# Next Steps



FALL 2016

Phase 1:  
Research and Assessment

WINTER – SUMMER 2017

Phase 2:  
Concept Development

FALL 2017 – SPRING 2018

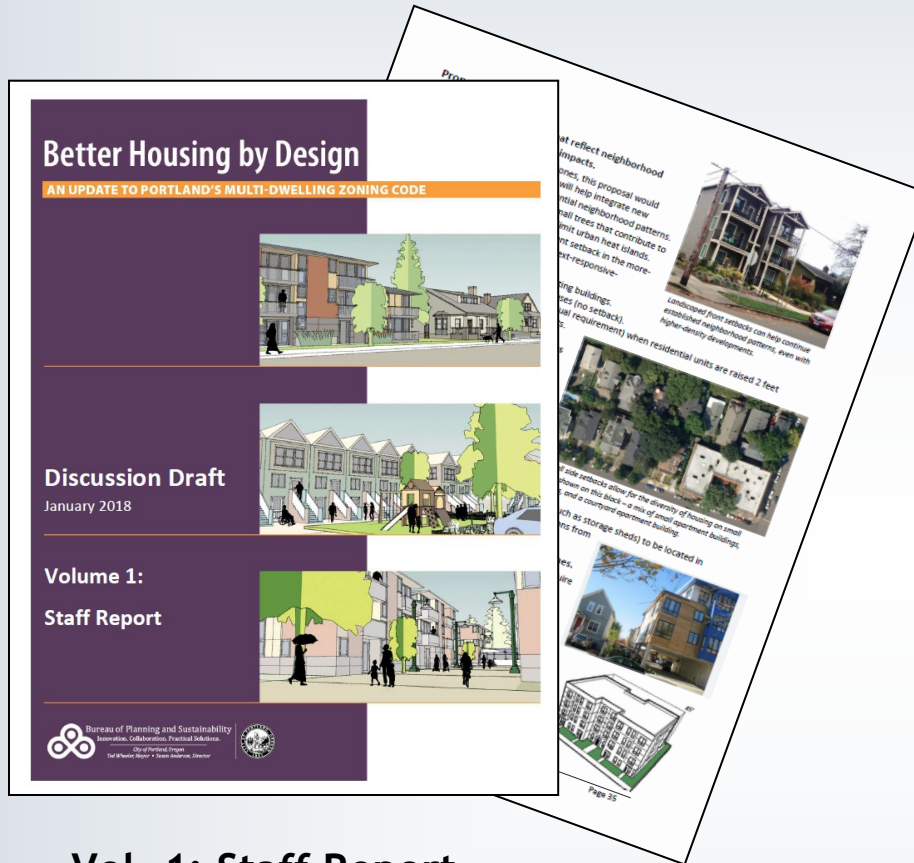
★ Phase 3:  
Code Development

SUMMER – FALL 2018

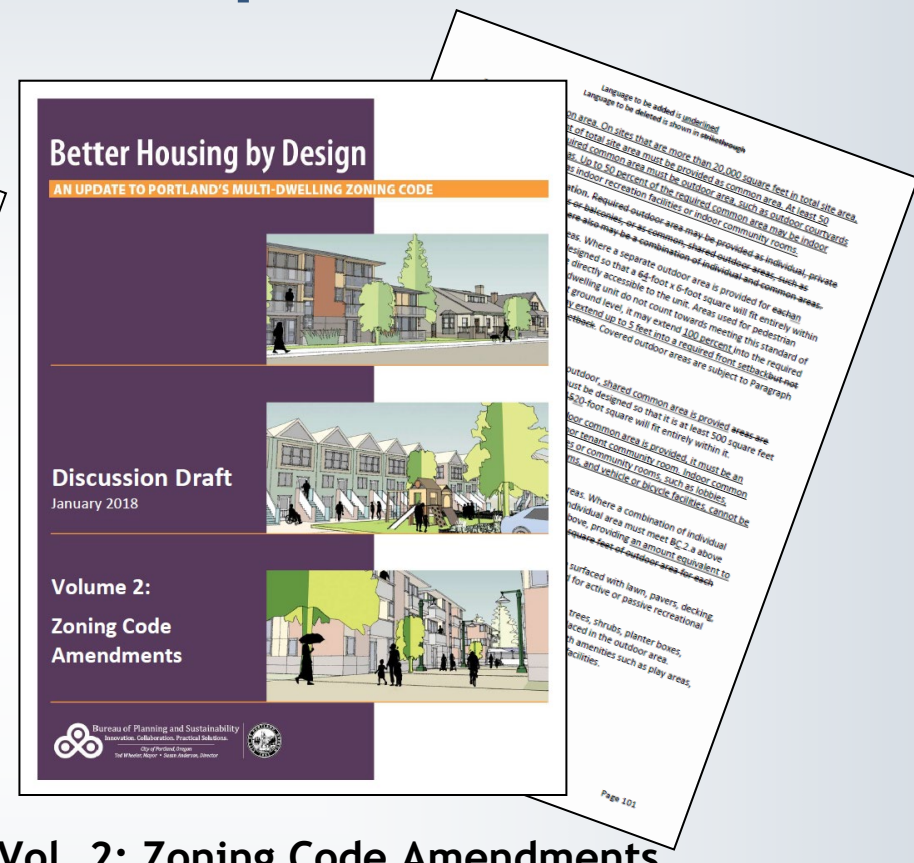
Phase 4:  
Public Hearings / Adoption



# Discussion Draft Components



**Vol. 1: Staff Report**  
*Summary & analysis*



**Vol. 2: Zoning Code Amendments**  
*Detailed code & commentary*

**Appendix A: Guidance from the Comprehensive Plan**  
**Appendix B: Code Modeling Prototypes**

# Major Topics

**Diverse Housing Options  
and Affordability**



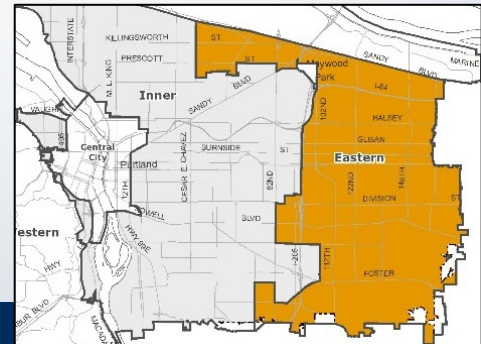
**Outdoor Spaces  
and Green Elements**



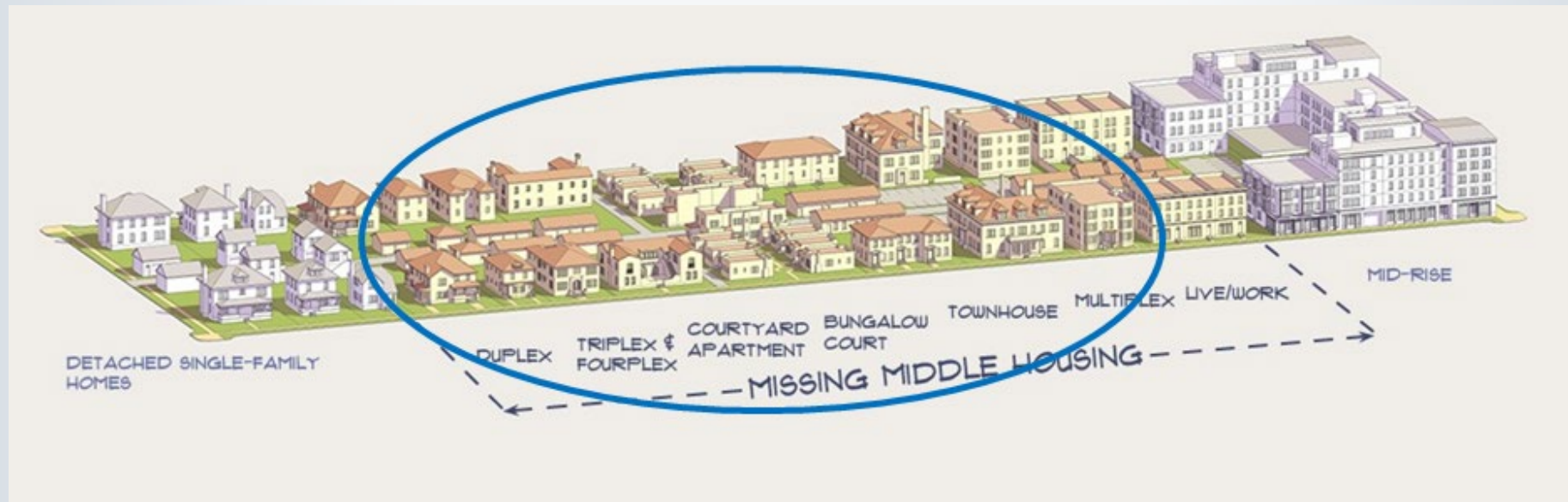
**Building Design and Scale**



**East Portland Standards and  
Street Connections**



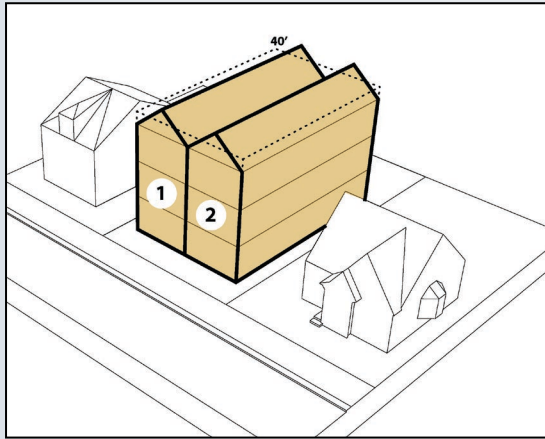
# Topic Area



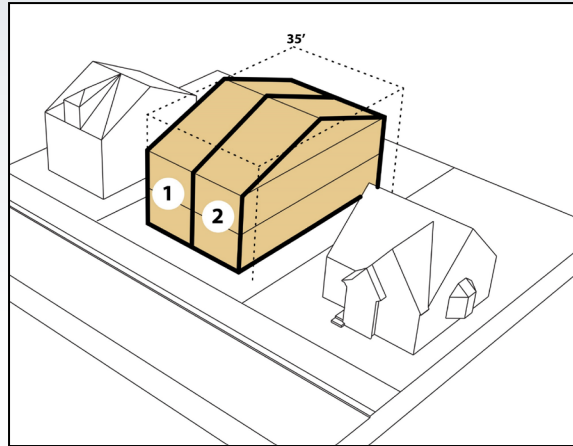
## Diverse Housing Options and Affordability



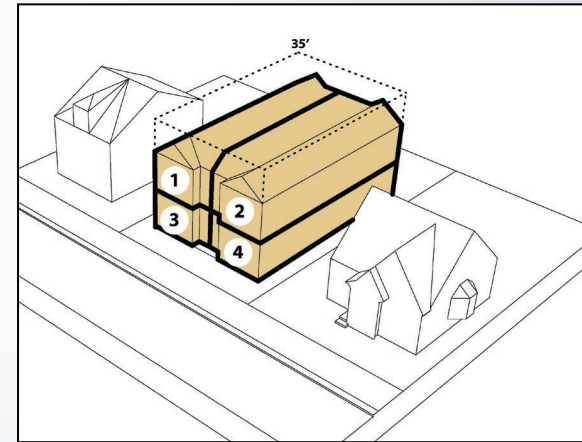
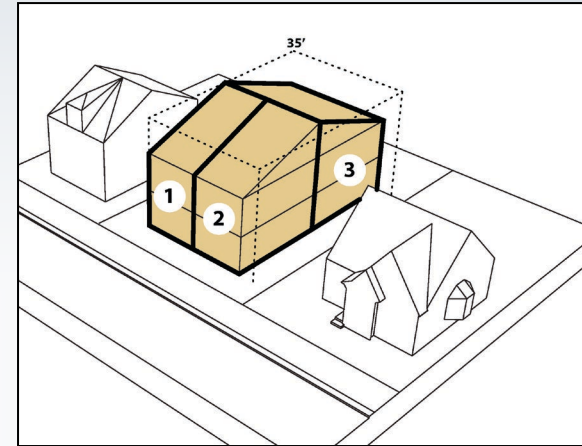
# Scale Based Zoning



**Current Approach**  
(maximum 2 units)



**Proposed New Approach**



## **Proposal:** RM1 zone (R2 + R3)

- Regulate by building scale, with flexibility for what happens inside
- 1 to 1 FAR, 35' building height
- **Require visitable units (20% of units)** with greater density



# New Multi-Dwelling Zones

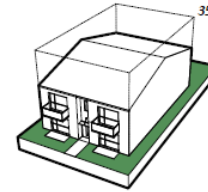
## New Zone: RM1

Current Zones: R2 and R3

Maximum Height: 35 feet

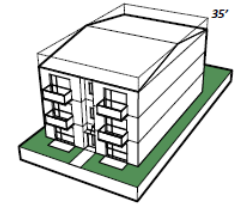
Max. Building Coverage: 50%

Base FAR



1 to 1

Bonus FAR



1.5 to 1

## New Zone: RM2

Current Zone: R1

Maximum Height: 45 feet

Max. Building Coverage: 60%



1.5 to 1



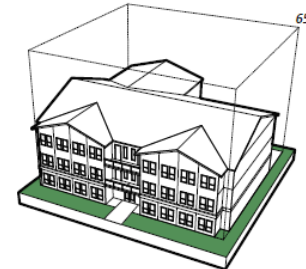
2.25 to 1

## New Zone: RM3

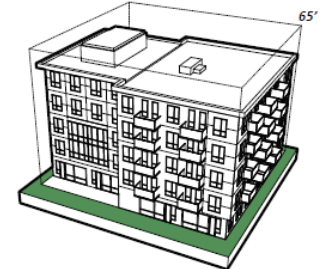
Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet

Max. Building Coverage: 85%



2 to 1



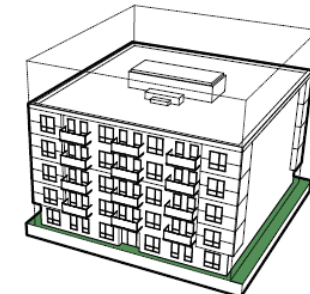
3 to 1

## New Zone: RM4

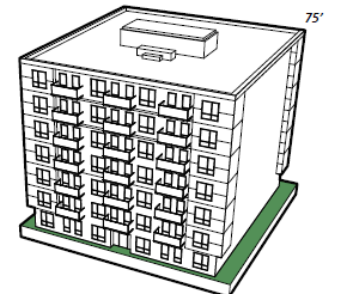
Current Zone: RH (4:1 FAR)

Maximum Height: 75 - 100 feet

Max. Building Coverage: 85%



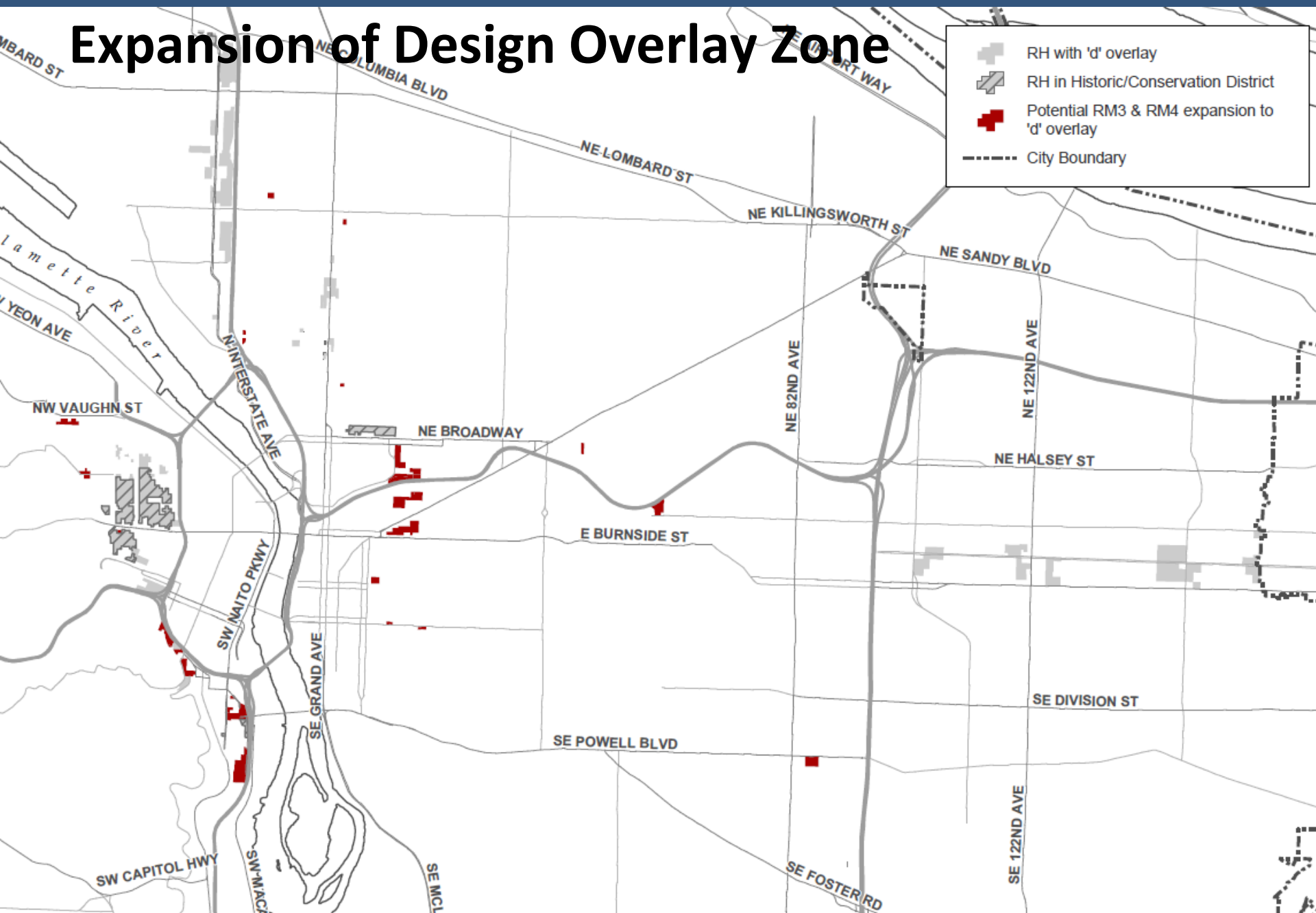
4 to 1



6 to 1



# Expansion of Design Overlay Zone



# New Multi-Dwelling Zones

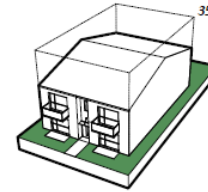
## New Zone: RM1

Current Zones: R2 and R3

Maximum Height: 35 feet

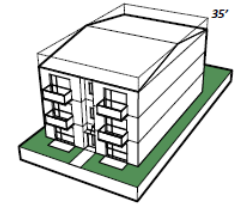
Max. Building Coverage: 50%

Base FAR



1 to 1

Bonus FAR



1.5 to 1

## New Zone: RM2

Current Zone: R1

Maximum Height: 45 feet

Max. Building Coverage: 60%



1.5 to 1



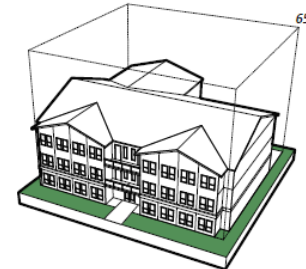
2.25 to 1

## New Zone: RM3

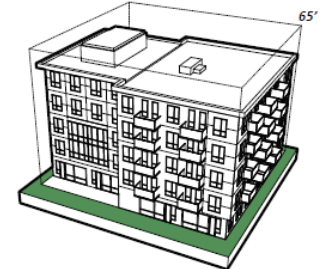
Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet

Max. Building Coverage: 85%



2 to 1



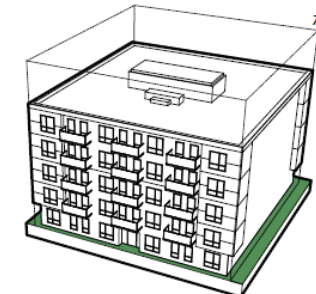
3 to 1

## New Zone: RM4

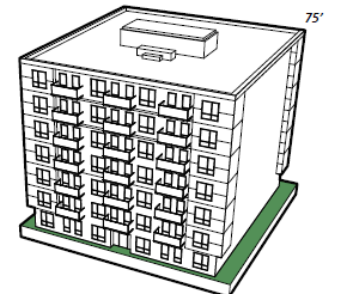
Current Zone: RH (4:1 FAR)

Maximum Height: 75 - 100 feet

Max. Building Coverage: 85%



4 to 1



6 to 1

# Bonus FAR Options

**Base  
FAR**

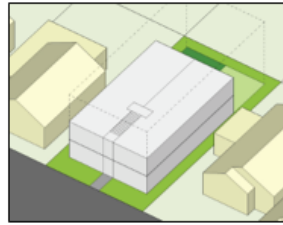
**+50%**

**+100%**

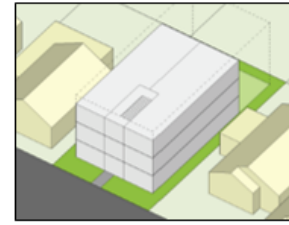
| Base FAR   | Bonus FAR<br>Up to 50% above base  | Bonus FAR<br>100% above base   |
|--|--|--|
| <ul style="list-style-type: none"> <li>▪ Allowed by right</li> <li>▪ Varies by zone</li> </ul> | <ul style="list-style-type: none"> <li>▪ <b>Inclusionary housing:</b><br/>full 50% bonus</li> <li>▪ <b>Moderate income family housing:</b><br/>25% bonus<br/>(at least half of units must have 3 bedrooms affordable at 100% of MFI)</li> <li>▪ <b>FAR transfers from sites preserving:</b> <ul style="list-style-type: none"> <li>▪ Existing affordable housing<br/><i>(new approach)</i></li> <li>▪ Trees <i>(new approach)</i></li> <li>▪ Historic resources</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>▪ <b>Special bonus for deeper housing affordability</b><br/>(At least half of units must be affordable at 60% MFI)<br/><i>(new approach)</i></li> </ul> |

RM1

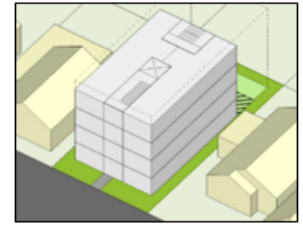
1 to 1



1.5 to 1

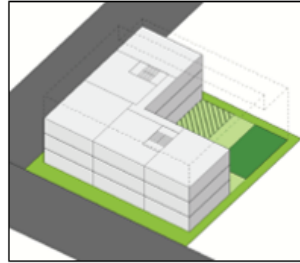


2 to 1 FAR

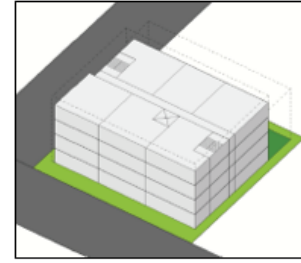


RM2

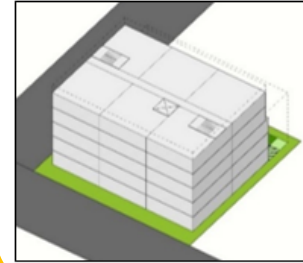
1.5 to 1



2.25 to 1



3 to 1 FAR



## Achieving Bonus FAR

**Special Bonus for Deeper Affordability.** Provides a greater development bonus (100% of base FAR, plus additional allowed height and building coverage) for projects in which at least half of the units are affordable at 60% MFI.

# Bonus FAR Options

**Base  
FAR**

**+50%**

**+100%**

| Base FAR   | Bonus FAR<br>Up to 50% above base  | Bonus FAR<br>100% above base   |
|--|--|--|
| <ul style="list-style-type: none"> <li>Allowed by right</li> <li>Varies by zone</li> </ul> | <ul style="list-style-type: none"> <li><b>Inclusionary housing:</b><br/>full 50% bonus</li> <li><b>Moderate income family housing:</b><br/>25% bonus<br/>(at least half of units must have 3 bedrooms affordable at 100% of MFI)</li> <li><b>FAR transfers from sites preserving:</b> <ul style="list-style-type: none"> <li>Existing affordable housing <i>(new approach)</i></li> <li>Trees <i>(new approach)</i></li> <li>Historic resources</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><b>Special bonus for deeper housing affordability</b><br/>(At least half of units must be affordable at 60% MFI)<br/><i>(new approach)</i></li> </ul> |

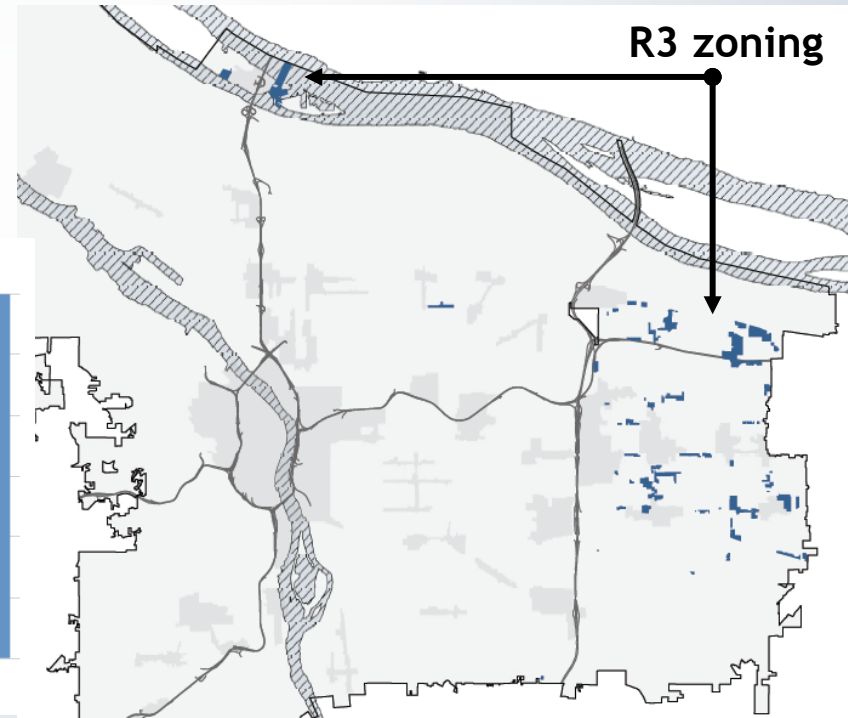
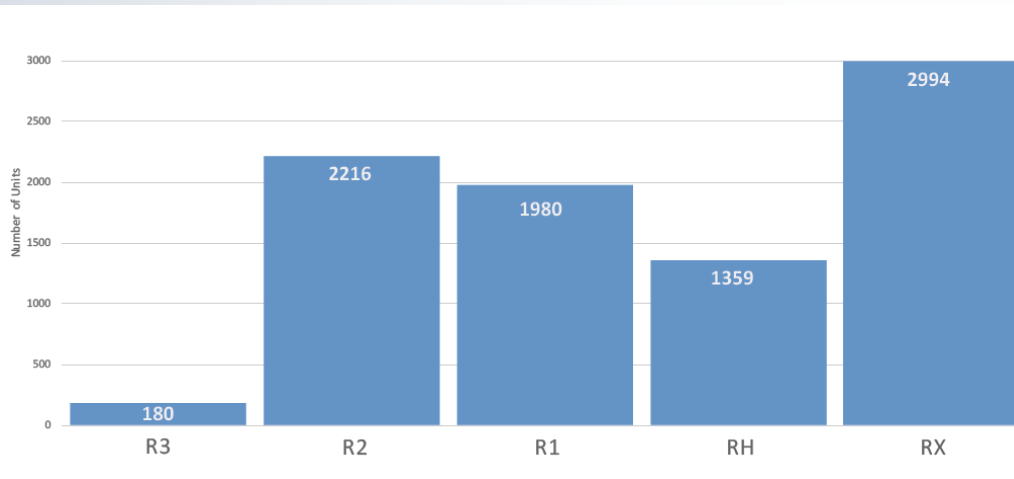
***Not available in historic districts***



# Merging of the R3 + R2 zones into new RM1 zone

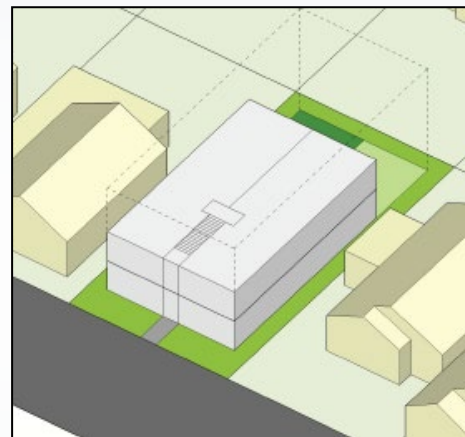
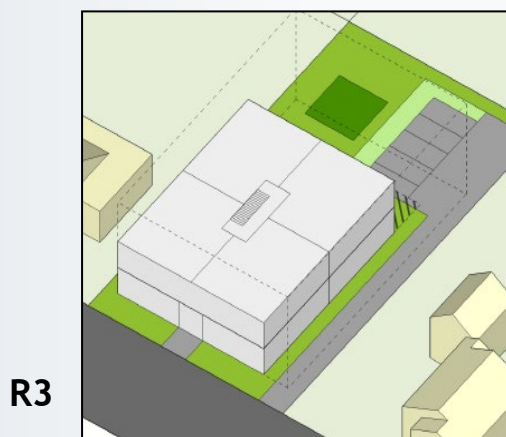
- Relatively small amount of R3 zoning - 517 acres out of total of 5,160 acres in multi-dwelling zones.
- Little new development in the R3 zone - 180 units over the past 10 years.

New units by zone (2006 - 2016)



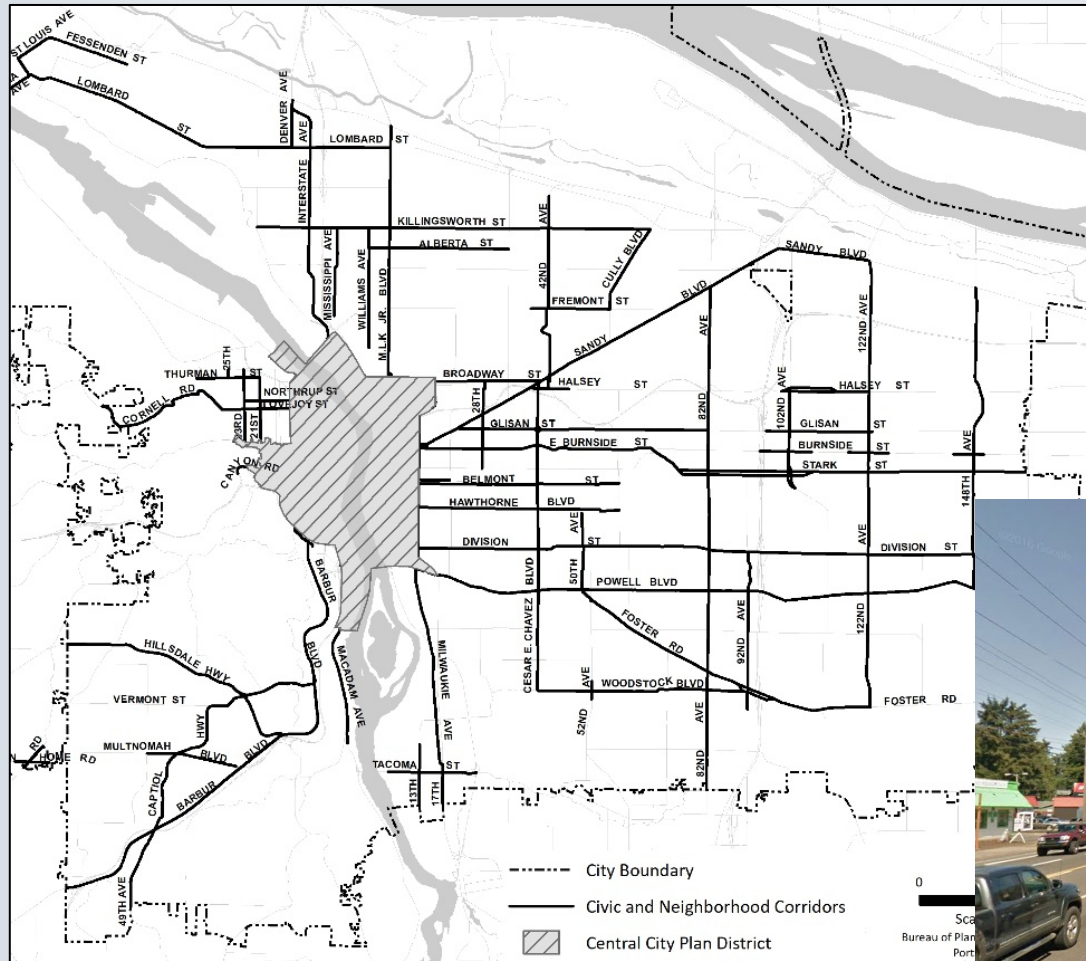
# Merging of the R3 + R2 zones into new RM1 zone

- Both zones allow similar scale - intended to be compatible with single-family housing.
- New RM1 zone combines features of both zones



|               | R3         | R2         | New RM1    |
|---------------|------------|------------|------------|
| Height        | 35'        | 40'        | 35'        |
| Lot Coverage  | 45%        | 50%        | 50%        |
| Front setback | 10'        | 10'        | 10'        |
| Outdoor area  | 48 SF/unit | 48 SF/unit | 48 SF/unit |
| Landscaping   | 35%        | 30%        | 30%        |

# Allowances for Small-Scale Commercial Uses



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

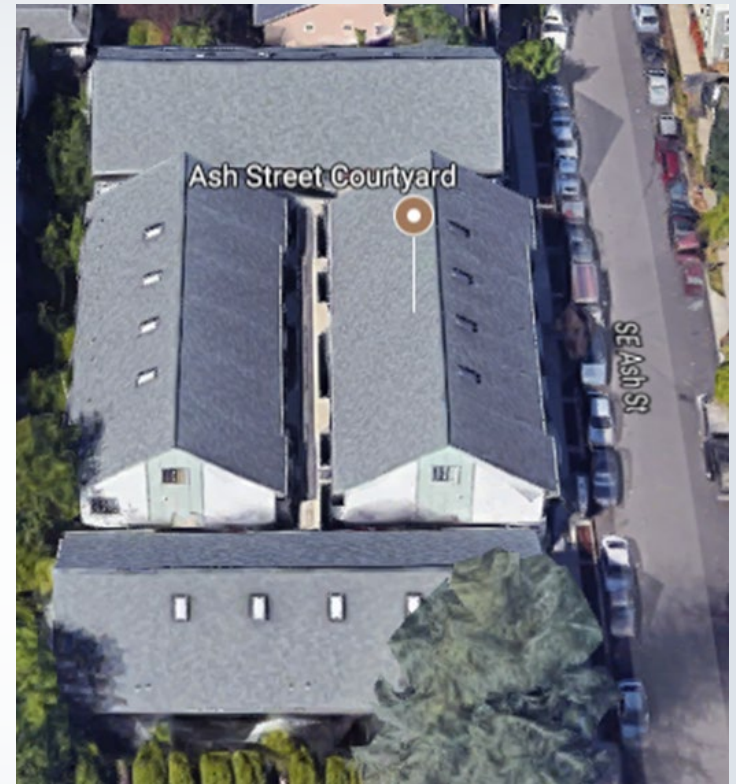


# Topic Area



## Outdoor Spaces and Green Elements

# Outdoor Spaces



## High-Density Residential Zone (RH)

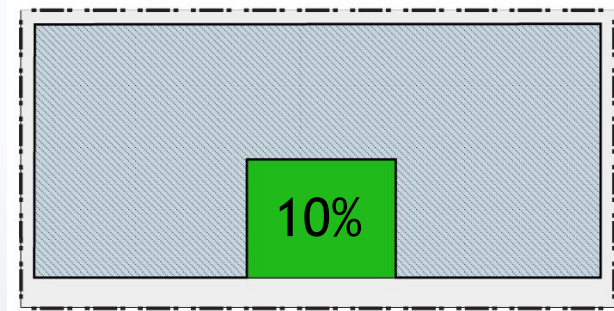
- No outdoor space currently required.
- **Proposal:** Require outdoor space in the RM3 and RM4 (RH) zone.



# Outdoor Spaces



*Examples of courtyards using about 10% of site area*



## Shared outdoor space

- **Proposal:** Require common areas for large sites (more than 20,000 sq.ft.) - equivalent to 10% of total site area.
- Up to half of this amount can be indoor common area.

# Alternatives to Conventional Landscaping

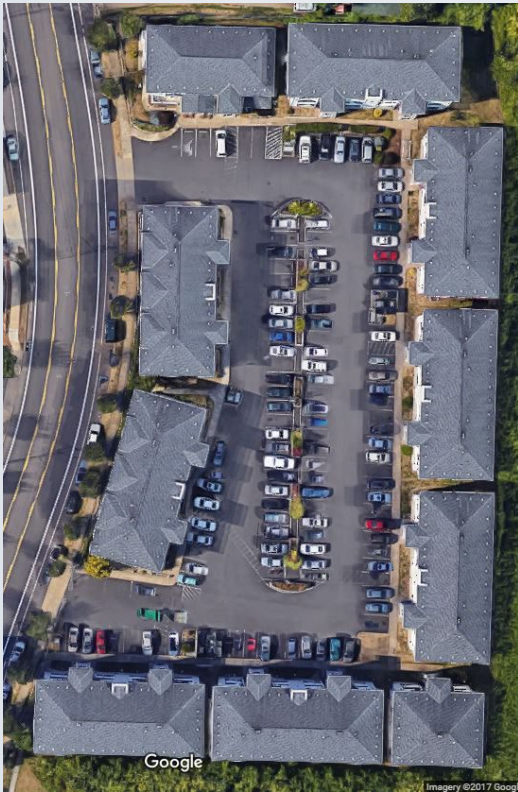


## Proposal:

Allow urban green options (ecoroofs, raised courtyards & stormwater planters) to meet landscaping requirements.



# Reduce Minimum Parking Requirements



*Five-plex with no parking on small site*

*Projects providing current required 1 to 1 parking ratio*

## Proposal:

- Small sites (7,500 SF or smaller): no parking required for up to 30 units
- Other sites: require 1 space per 2 units (*when not close to transit*)

# Limitations on Large Paved Areas

*RH zone  
development with  
large surface  
parking lot*



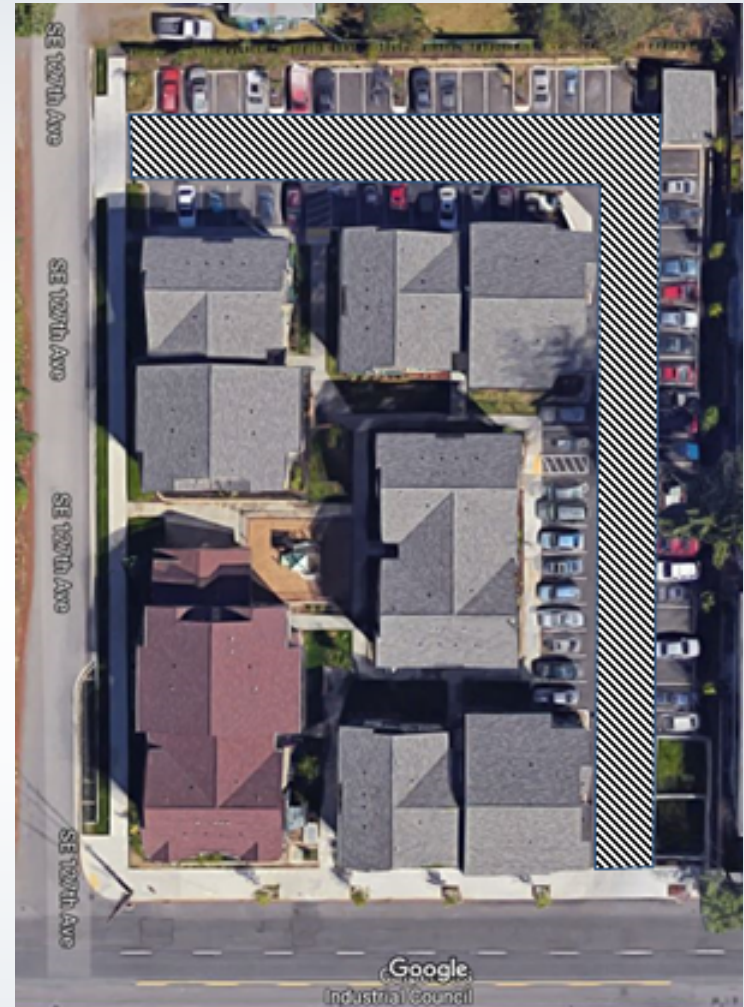
**Proposal:** Limit paved vehicle areas to 30% of site area.



# Limitations on Large Paved Areas



*Other materials (concrete, paving blocks, etc.) needed for surfacing the rest of the allowed vehicle area (up to total of 30% of site)*



**Proposal:** Limit asphalt paving to 15% of site area.



# Topic Area



## Building Design and Scale

# Street Frontages



## Proposals:

- Limit front garages and structured parking (maximum 50% of building frontage)
- Require parking access from alleys (where exist)



# Street Frontages



## Allow:

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



# Street Frontages



*Currently:  
No front entrances  
required*



## Proposal:

**Require front entrances (facing public streets or courtyards)**



# Front Setbacks



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

**Proposal:** Require 10' front setbacks in the RM2 (R1) and RM3 (RH) zones.



# Front Setbacks



## 10' setbacks

- continuity with existing residential characteristics



## Allowances for smaller setbacks based on:

- Adjacent buildings,
- Ground-floor commercial, or
- Raised ground floors.



# Front Setbacks - Examples from Vancouver, BC



**Vancouver, BC:**

Landscaped setbacks required for most multifamily zones.

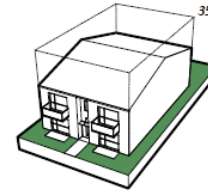
# New Multi-Dwelling Zones

*Zones with new requirement for 10' front setbacks*

**New Zone: RM1**  
Current Zones: R2 and R3

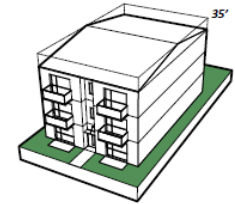
Maximum Height: 35 feet  
Max. Building Coverage: 50%

Base FAR



1 to 1

Bonus FAR



1.5 to 1

**New Zone: RM2**  
Current Zone: R1

Maximum Height: 45 feet  
Max. Building Coverage: 60%



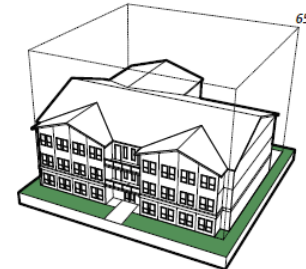
1.5 to 1



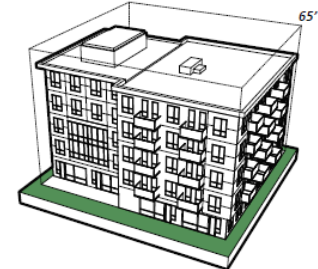
2.25 to 1

**New Zone: RM3**  
Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet  
Max. Building Coverage: 85%



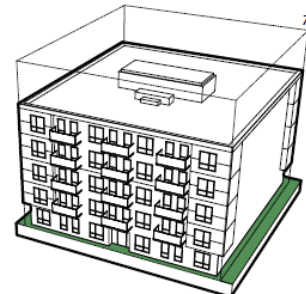
2 to 1



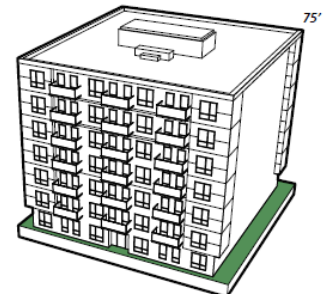
3 to 1

**New Zone: RM4**  
Current Zone: RH (4:1 FAR)

Maximum Height: 75 - 100 feet  
Max. Building Coverage: 85%



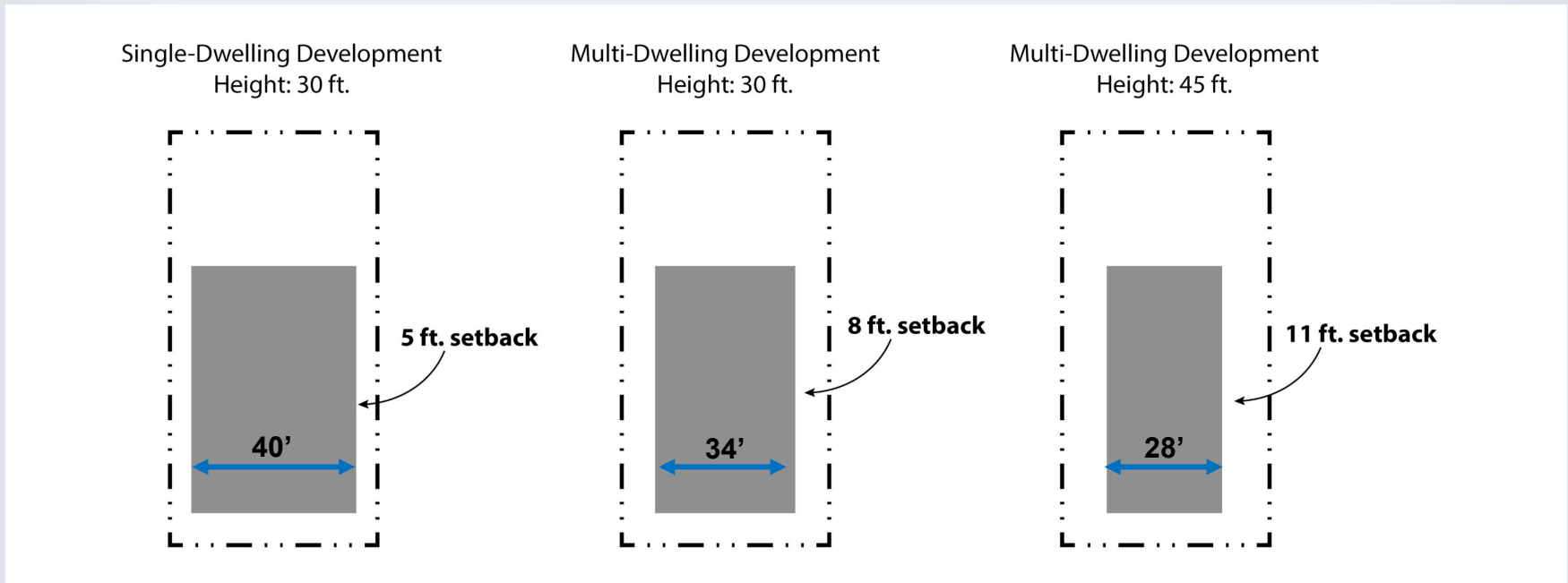
4 to 1



6 to 1



# Simplify Side Setback Requirements and Reduce Barriers to Development on Small Sites

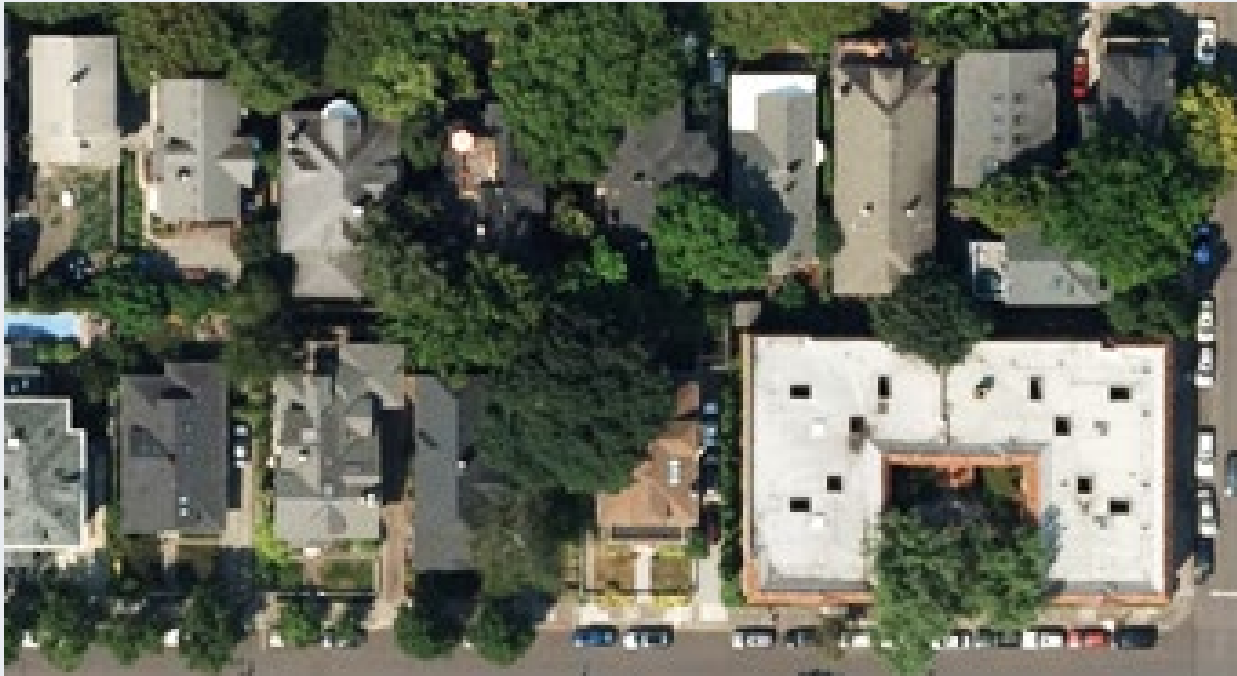


*Current approach to setbacks in multi-dwelling zones*

## Proposal:

- Reduce required side/rear setbacks to 5' in most cases.
- 10' setbacks for higher-density zones next to single-dwelling zones and for buildings more than 55' tall.

# Simplify Side Setback Requirements and Reduce Barriers to Development on Small Sites



*Historic neighborhood - small setbacks allow a variety of housing types on small sites and space for central courtyards*

## Proposal:

- Reduce required side/rear setbacks to 5' in most cases.
- 10' setbacks for higher-density zones next to single-dwelling zones and for buildings more than 55' tall.

# Scale - Transitions to Lower-Density Zones



## Proposal

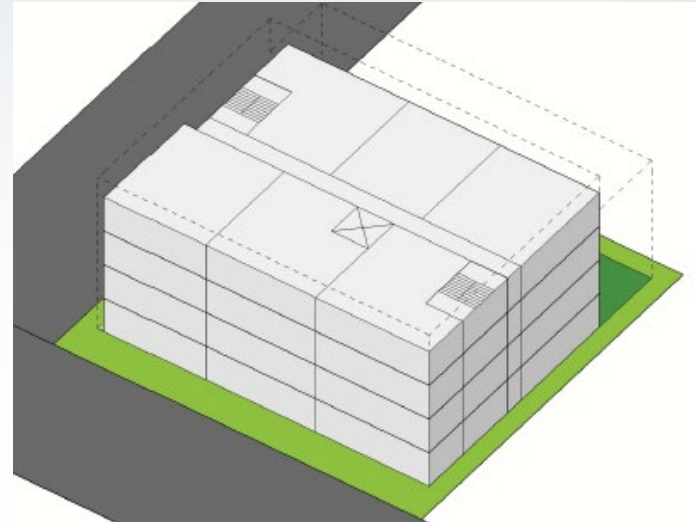
- Require transitions in scale adjacent to single-dwelling zones.

# Façade Articulation Requirements

## *Façade articulation*



*With*



*Without*

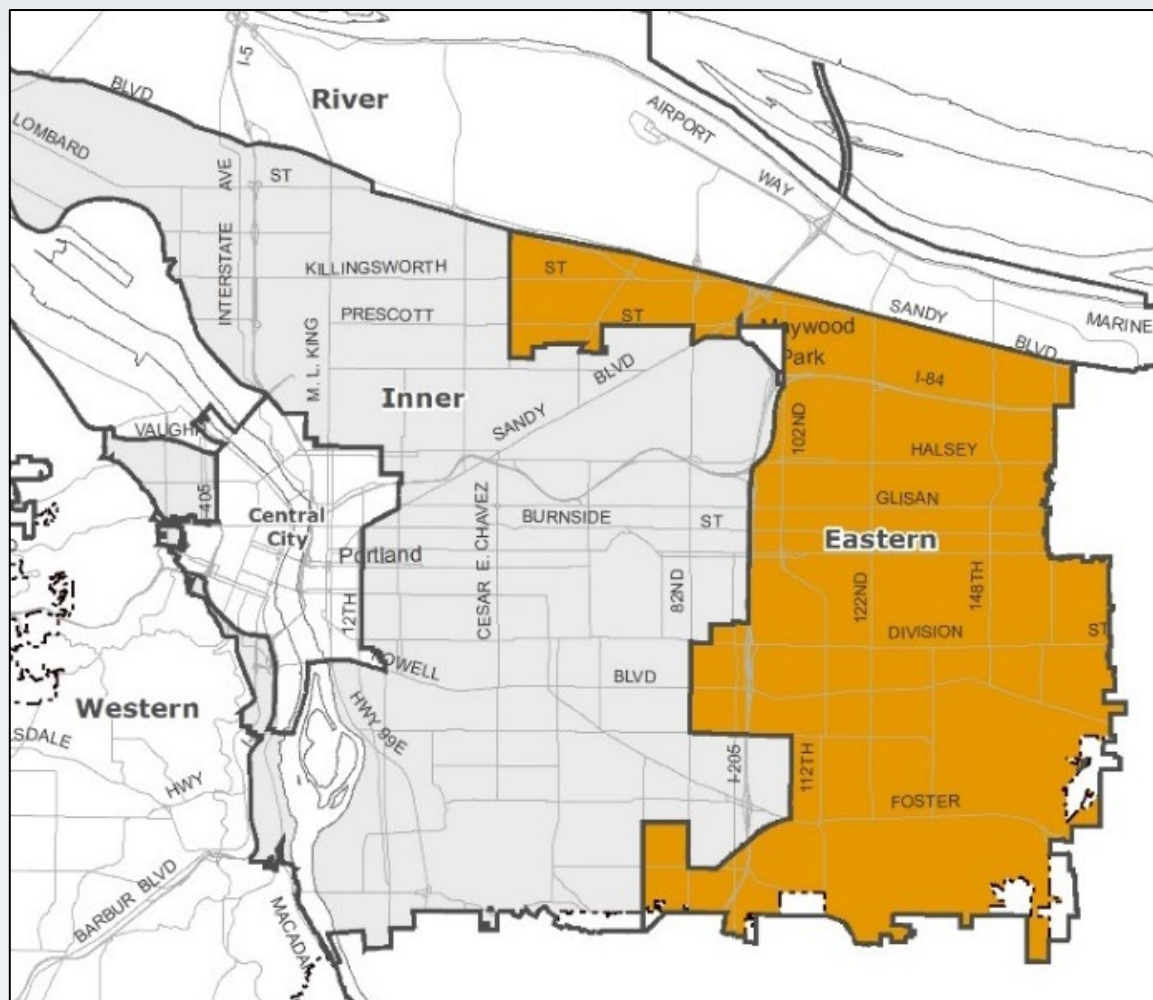
## **Proposal:**

**Require large facades to be divided into smaller components (25% of façade offset).**

- **RM2 (R1): required when over 35' and over 3500 SF area**  
(more than 3 stories and 100' wide)
- **RM3 & RM4 (RH): required when over 45' and over 4500 SF area**  
(more than 4 stories and 100' wide)

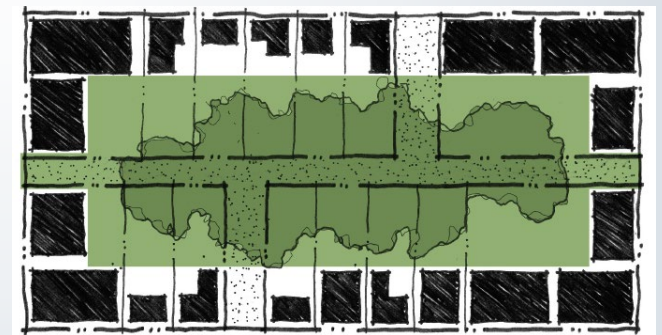
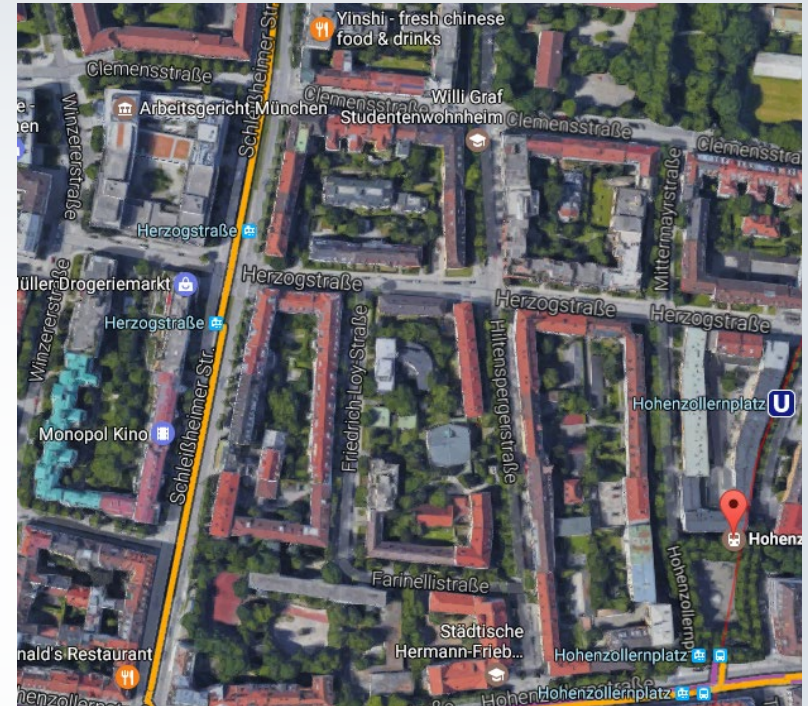


# Topic Area



## East Portland Standards and Street Connections

# East Portland Standards - Background



Community interest in keeping mid-block areas greener, less built up



# East Portland Rear Setbacks



*Example of recent development*



*Example of 25% depth-of-site setback*

## Proposal:

Require rear setbacks equivalent to 25% of site depth.



# East Portland Rear Setbacks

- *At least 50% of setback must be landscaped.*
- *Rest of setback can include buildings with indoor common area, or parking.*
- *Exemptions for tree preservation, corner sites, and sites less than 100' deep.*



## Proposal:

Require rear setbacks equivalent to 25% of site depth.

# East Portland Narrow Sites

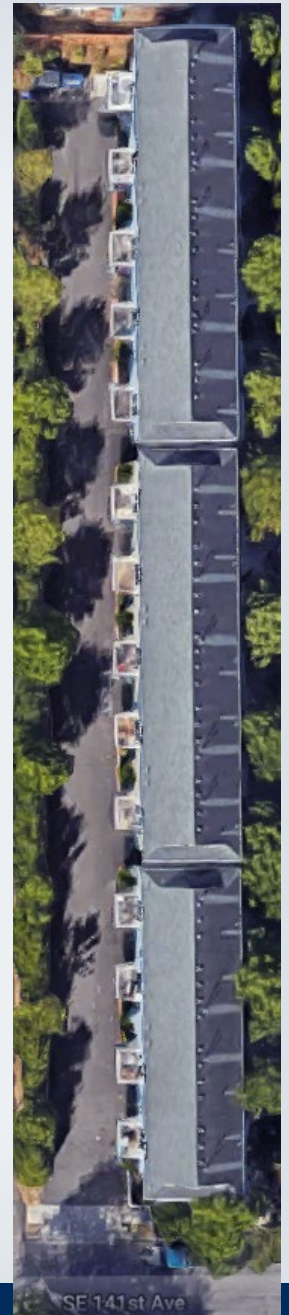




# East Portland Narrow Sites

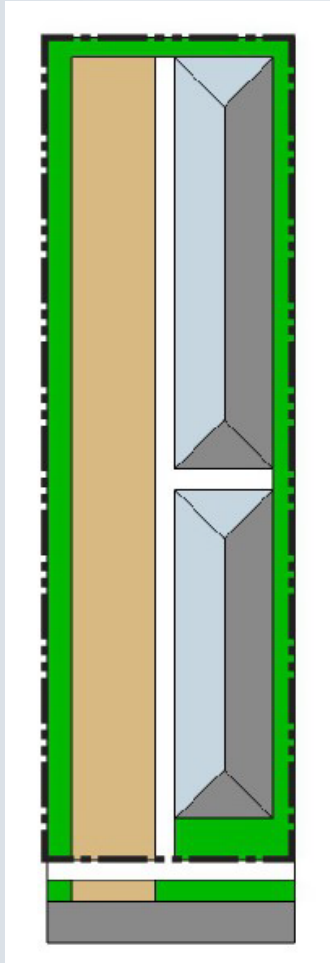
## Problems with narrow sites:

- Driveways/parking often occupy a large portion of site area
- No space for street connections
- Little orientation to public streets
- Limited room for outdoor spaces or trees
- Lack of efficiencies of scale and infrastructure

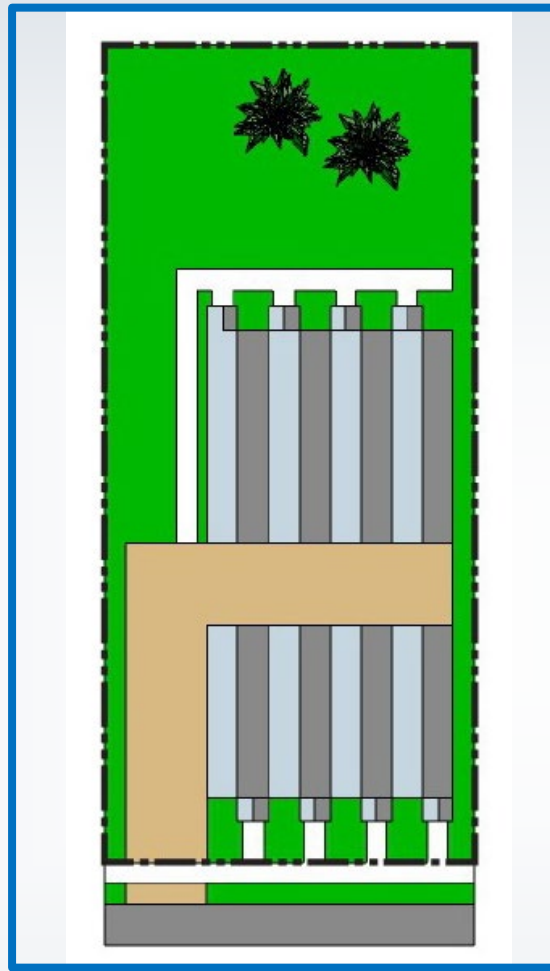




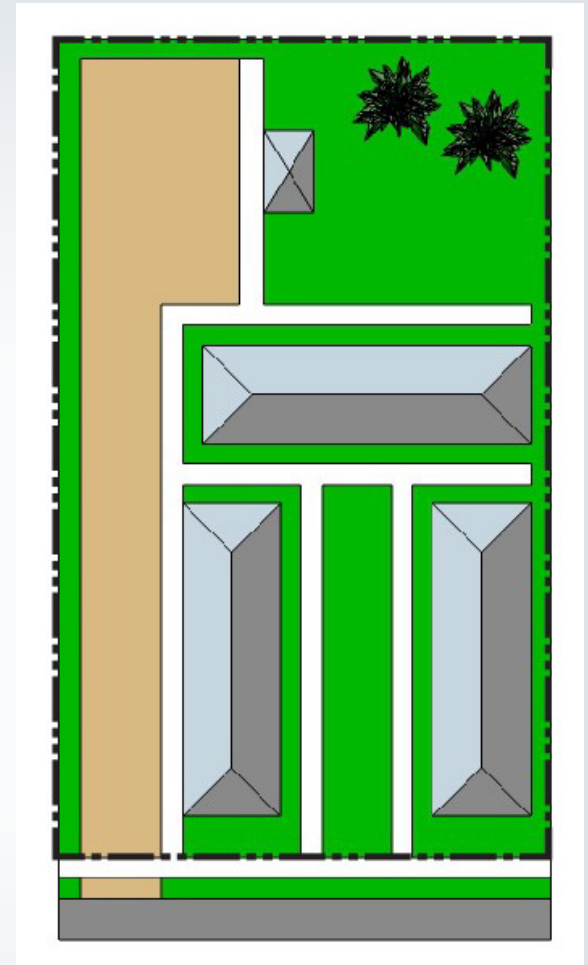
# East Portland Narrow Sites



60'-wide site



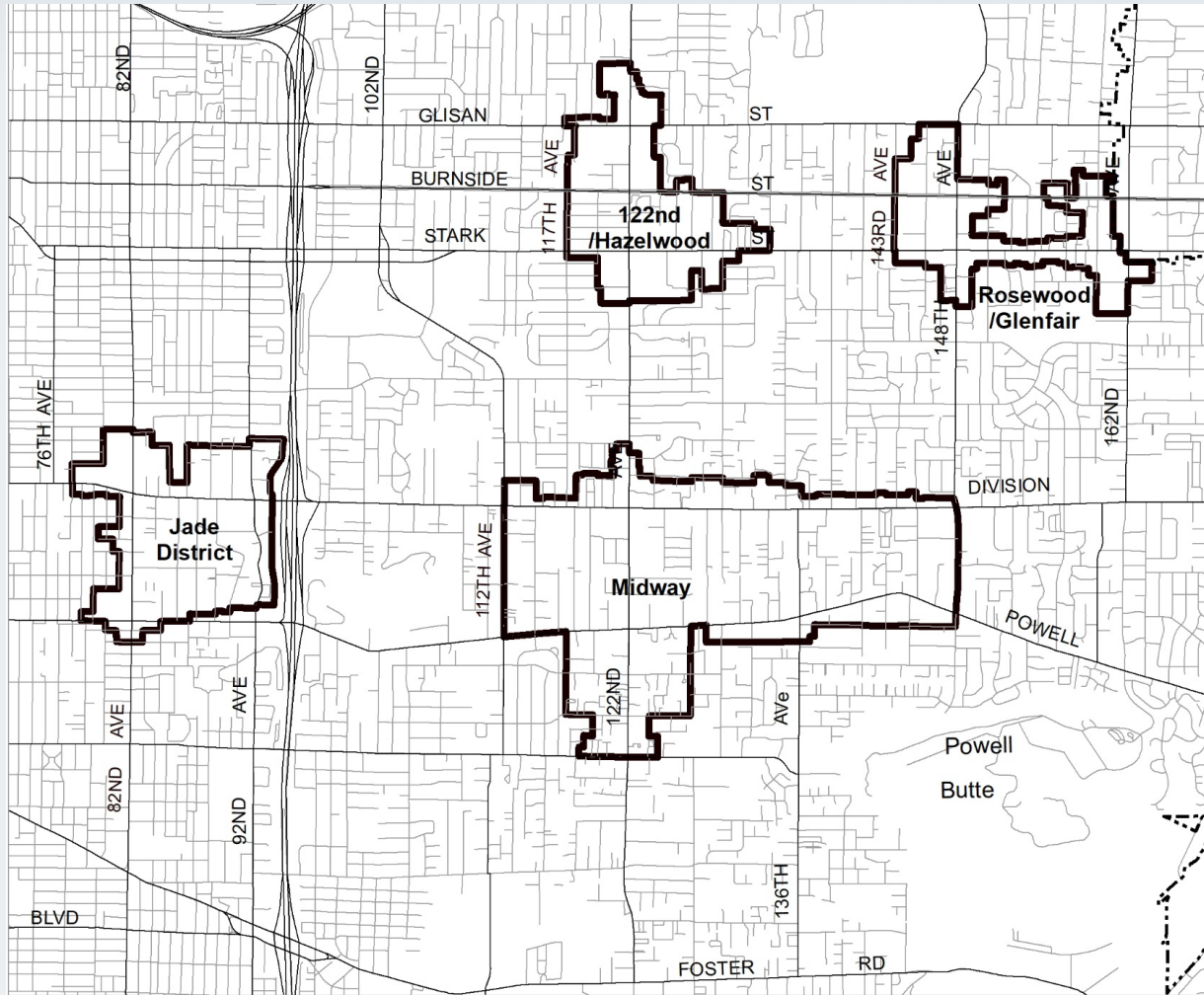
90'-wide site (*minimum*)



120'-wide site

**Proposal:** For sites more than 160' deep within East Portland centers, require a minimum street frontage of 90' for new development.

# Limitations on Narrow Site Development in East Portland



**Proposal:** For sites more than 160' deep within East Portland centers, require a minimum street frontage of 90' for new development.

# Reduce Disincentives to Providing Street Connections



## Public Street

*Currently, street space is subtracted from development allowances*

## Private Driveway

## Proposal

Calculate development allowances (FAR) prior to street dedication.



# Transportation and Parking Demand Management

## Proposal

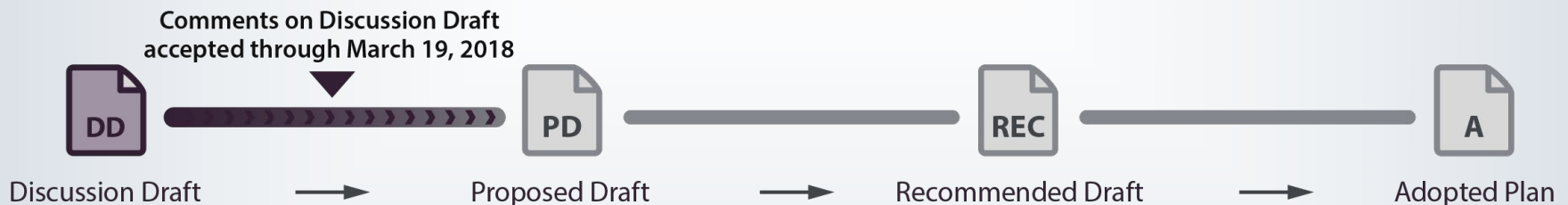
**Require Transportation and Parking Demand Management (TDM) in the higher-density multi-dwelling zones (RM2 - RX).**

**Option for “pre-approved” TDM plans:**

- **Multimodal Financial Incentives** - fee per unit equivalent to cost of TriMet pass (currently \$1,100) - applied toward TriMet passes, bike share membership, or car share programs.
- **Education and Information**
- **Annual Transportation Options Surveys**

# Next Steps

- Discussion Draft Available: **January 22<sup>nd</sup>**
- Public Comment Period: **Jan. 22<sup>nd</sup> – March 19<sup>th</sup>**
- Proposed Draft: **May 2018**
- Planning & Sustainability Commission: **Summer 2018**



Project website: [www.portlandoregon.gov/bps/betterhousing](http://www.portlandoregon.gov/bps/betterhousing)



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

## Discussion Draft Zoning Code Amendments

Stakeholder Working Group

February 22, 2018



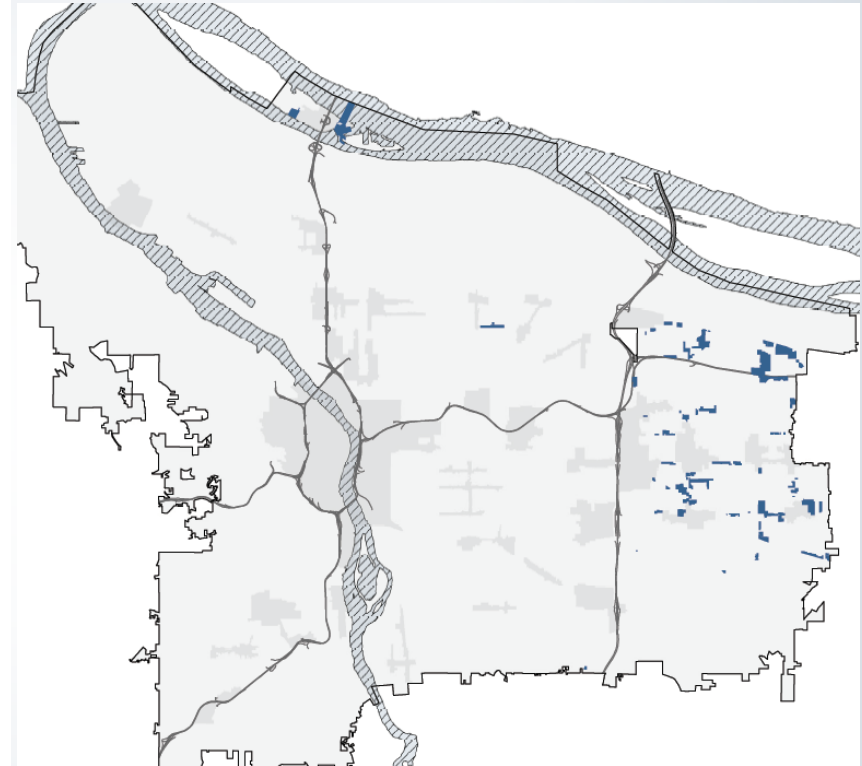
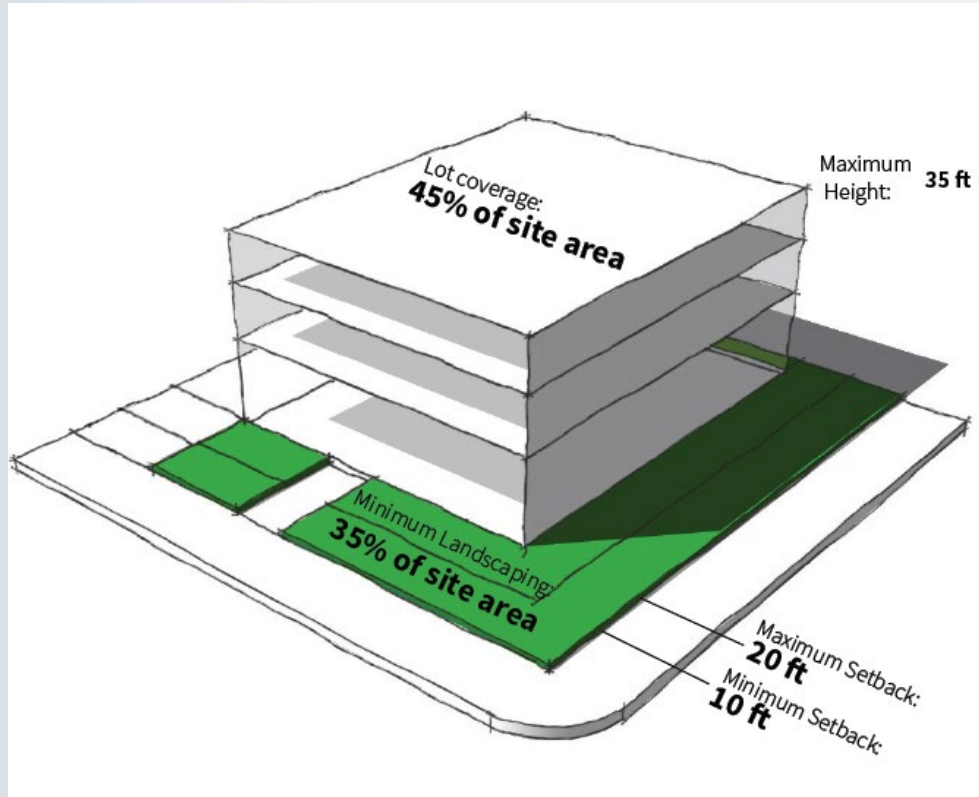
Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.





# Density and Scale - Current Approach

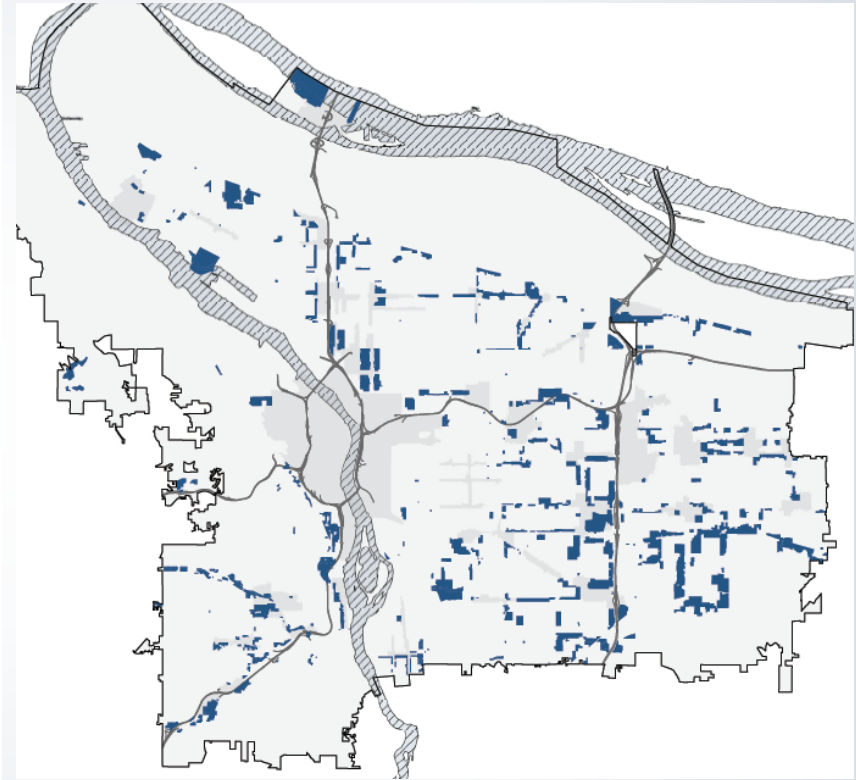
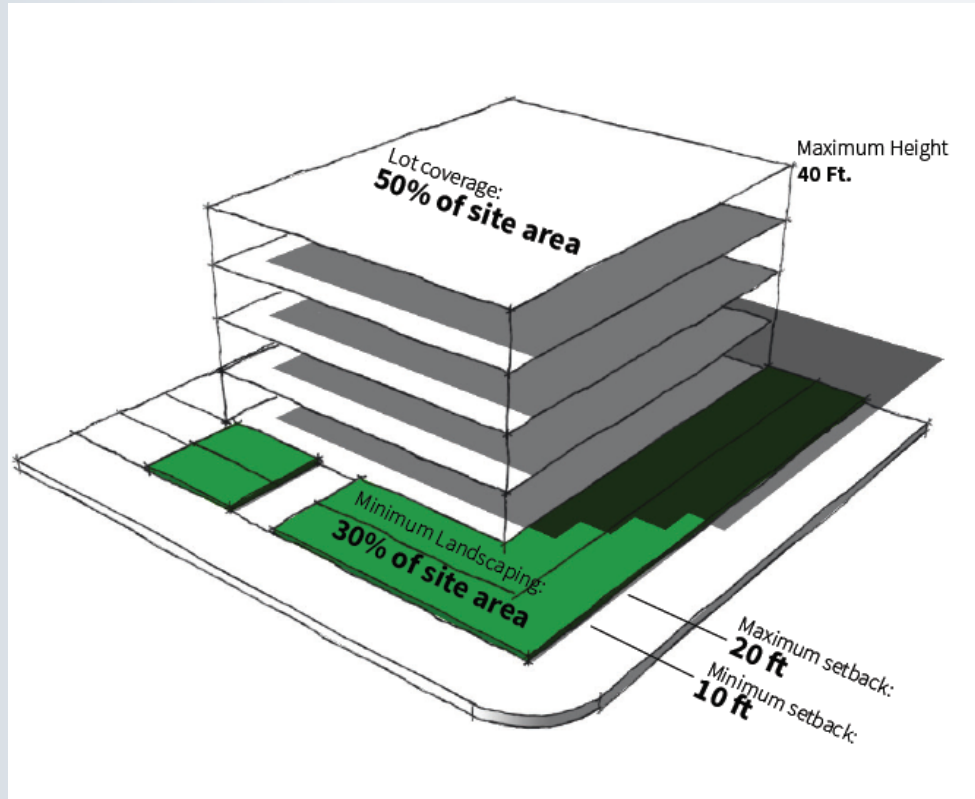
## Background - R3 Zone



**Maximum Density:** 1 unit per 3,000 square feet of site area  
(3 units on 10,000 square foot site)

# Density and Scale - Current Approach

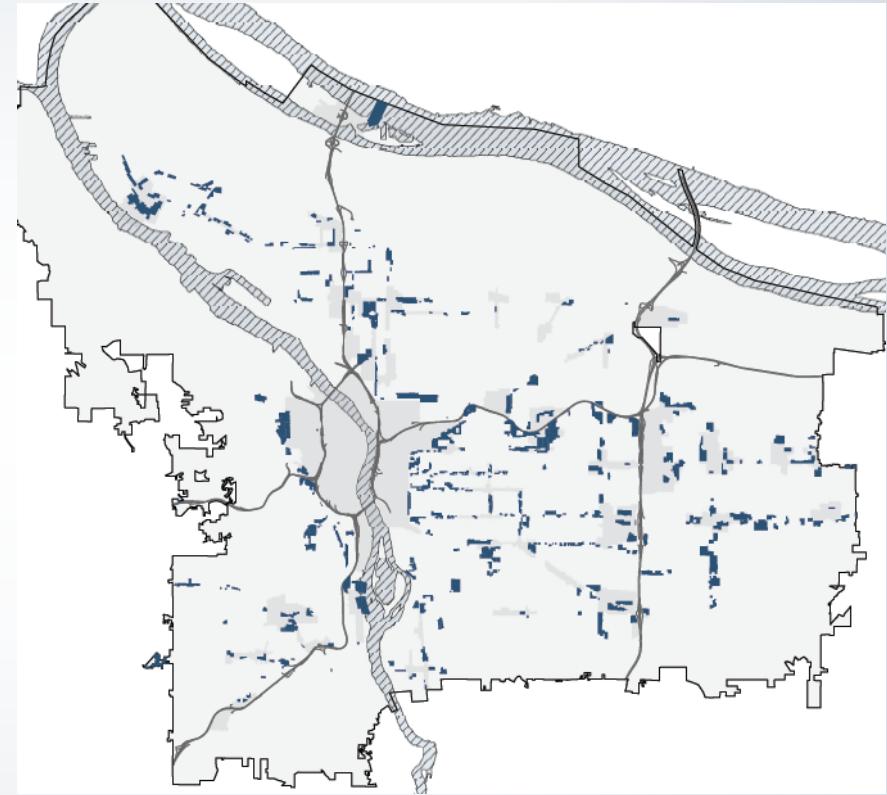
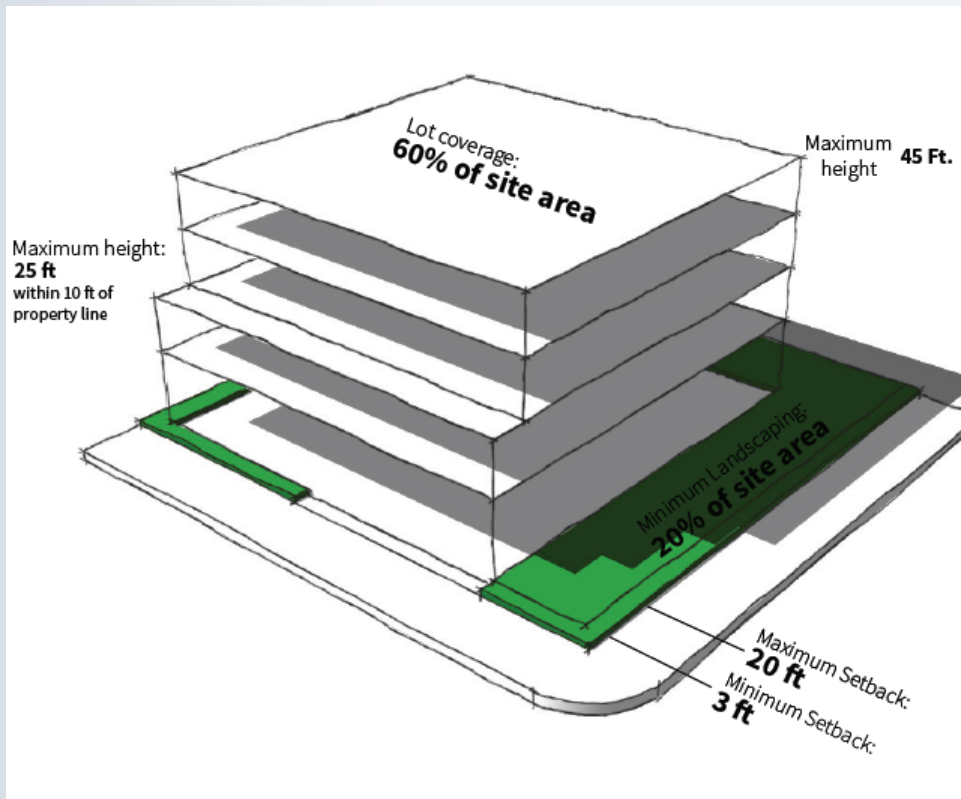
## Background - R2 Zone



**Maximum Density:**      1 unit per 2,000 square feet of site area  
(5 units on 10,000 square foot site)

# Density and Scale - Current Approach

## Background - R1 Zone



**Maximum Density:** 1 unit per 1,000 square feet of site area  
(10 units on 10,000 square foot site)



# Density and Scale - Current Approach

## Background - RH Zone

Maximum height:  
**25 ft**  
within 10 ft of  
property line

Maximum  
height **65 ft**

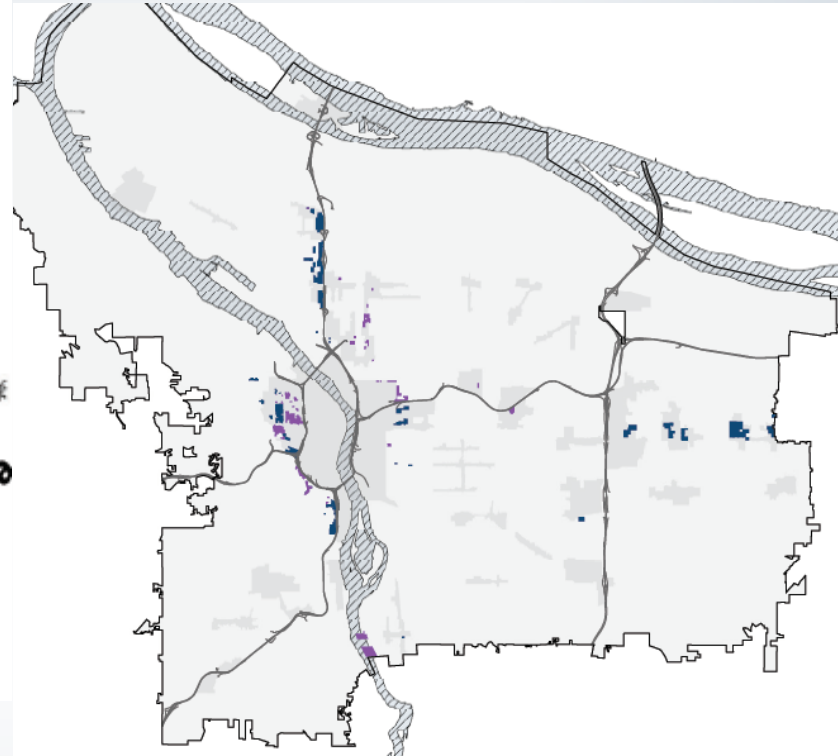
Minimum Landscaping  
**15% of site area**

Lot coverage  
**85% of site area**

Maximum  
height **100 ft**

4:1 FAR

Maximum Setback  
**20 ft**  
Minimum Setback  
**0 ft**



**Maximum Density: 2:1 FAR or 4:1 FAR**  
(unit count varies, density regulated by FAR)

# Development Bonuses: Prioritize Affordable Housing

| Existing Development Bonuses  | Proposed Concept Direction   |
|---|--|
| Affordable housing  | Prioritize by increasing amount of development bonus (beyond current 25 percent bonus, potentially to 50 percent).       |
| Three bedroom units   | Continue, in order to provide an incentive for family-sized units.   |
| Outdoor recreation facilities<br>Play areas for children<br>Large outdoor areas | Remove as a development bonus, but address through new requirements for shared outdoor spaces.                           |
| Storage areas<br>Sound insulation<br>Crime prevention<br>Solar water heating    | Remove as a development bonus.   |
| Tree preservation   | Remove as a development bonus, but address through a new transfer of development rights allowance for tree preservation. |