



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Work Session #4

Planning and Sustainability Commission

November 27, 2018



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Better Housing by Design Work Session

November 27, 2018

Topics: building and site design

Specific items under consideration:

1. Parking in front of buildings
2. Side setbacks along corridors / height step downs
3. Front setbacks
4. Accessory structures in setbacks
5. Pedestrian standards
6. Ground-floor windows



TOPIC 1: Parking in Front of Buildings

Options:

1. Disallow vehicle areas from being located between a building and any street (current proposal). Potential minor amendment: allow accessory structures to be set behind parking.
2. Disallow parking in front of buildings on small sites, but on large sites allow some buildings to be set behind parking when at least 100' from the street.



TOPIC 1: Parking in Front of Buildings

Multi-unit buildings especially should contribute to the street.



**Intent of front parking limitations:
Contribute to pedestrian-friendly street environments**



TOPIC 1: Parking in Front of Buildings



Current Regulations

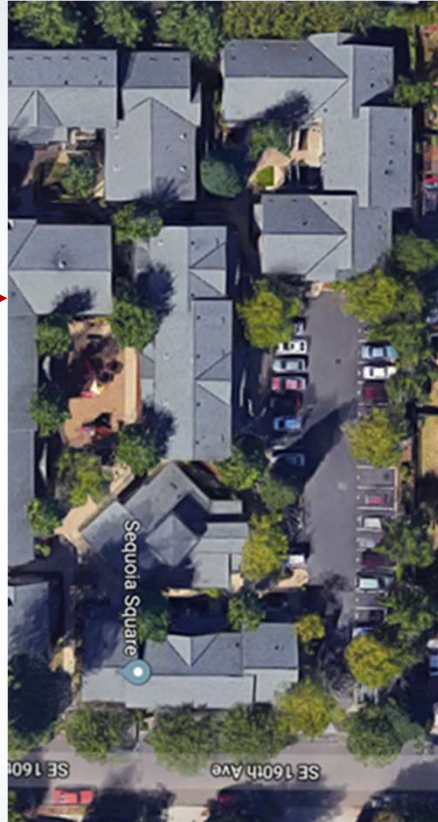
- Front parking limited to 50% of frontage
- Parking allowed in front of buildings (*up to above maximum percentage*)

Proposed Regulations

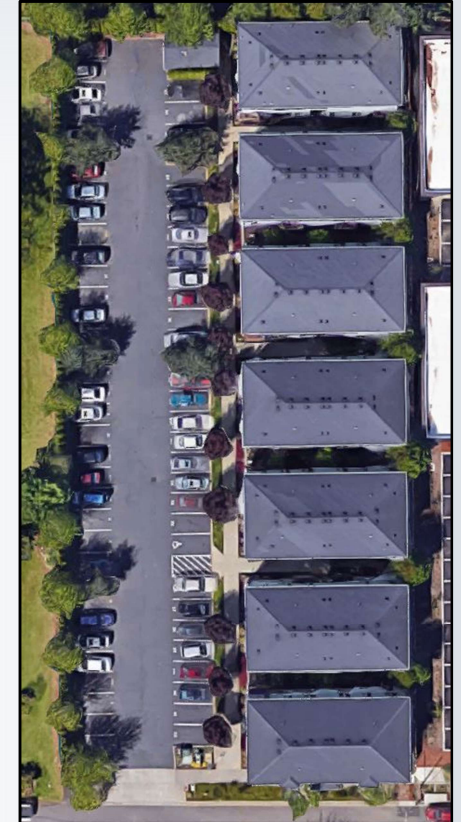
- Front parking limited to 40% of frontage
- Parking not allowed in front of buildings



TOPIC 1: Parking in Front of Buildings



175'



Option 2

Disallow parking in front of buildings on small sites, but on large sites allow some buildings to be set behind parking when at least 100' from the street.



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TOPIC 1: Parking in Front of Buildings



Option 2

Disallow parking in front of buildings on small sites, but on large sites allow some buildings to be set behind parking when at least 100' from the street.



TOPIC 1: Parking in Front of Buildings

Options:

1. Disallow vehicle areas from being located between a building and any street (current proposal). Potential minor amendment: allow accessory structures to be set behind parking.
2. Disallow parking in front of buildings on small sites, but on large sites allow some buildings to be set behind parking when at least 100' from the street.



TOPIC 2: Side Setbacks Along Corridors

Options:

1. No change to proposal (5' side setbacks)
2. Do not require side setbacks where multi-dwelling zoning (RM2-RM4) abuts mixed use zoning.
3. Same as Option 2, but also do not require side setbacks between multi-dwelling zone properties in locations interspersed with mixed use zoning.



TOPIC 2: Side Setbacks Along Corridors

Interspersed multi-dwelling and mixed use zoning: Southeast



Interspersed multi-dwelling and mixed use zoning: SE Belmont



TOPIC 2: Side Setbacks Along Corridors

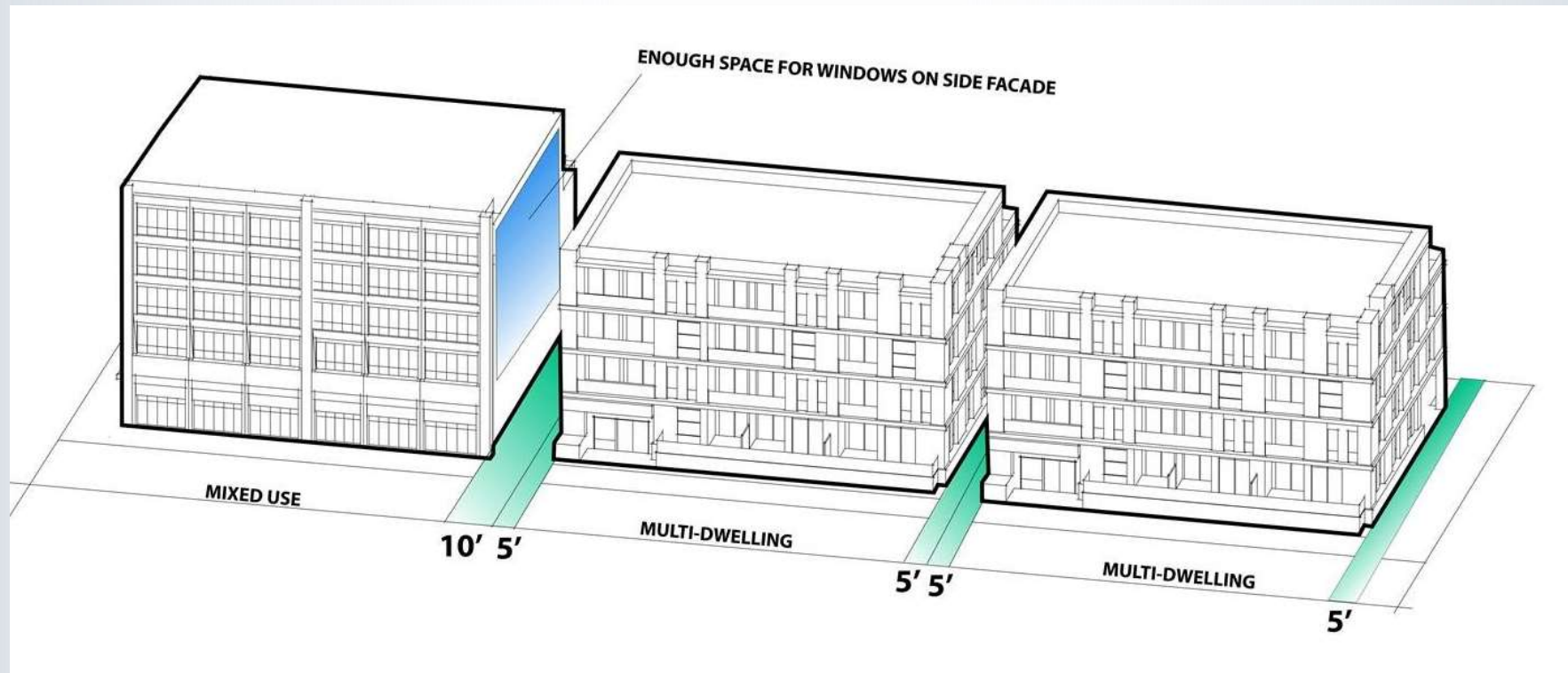
Interspersed multi-dwelling and mixed use zoning: SE Division



TOPIC 2: Side Setbacks Along Corridors

Options

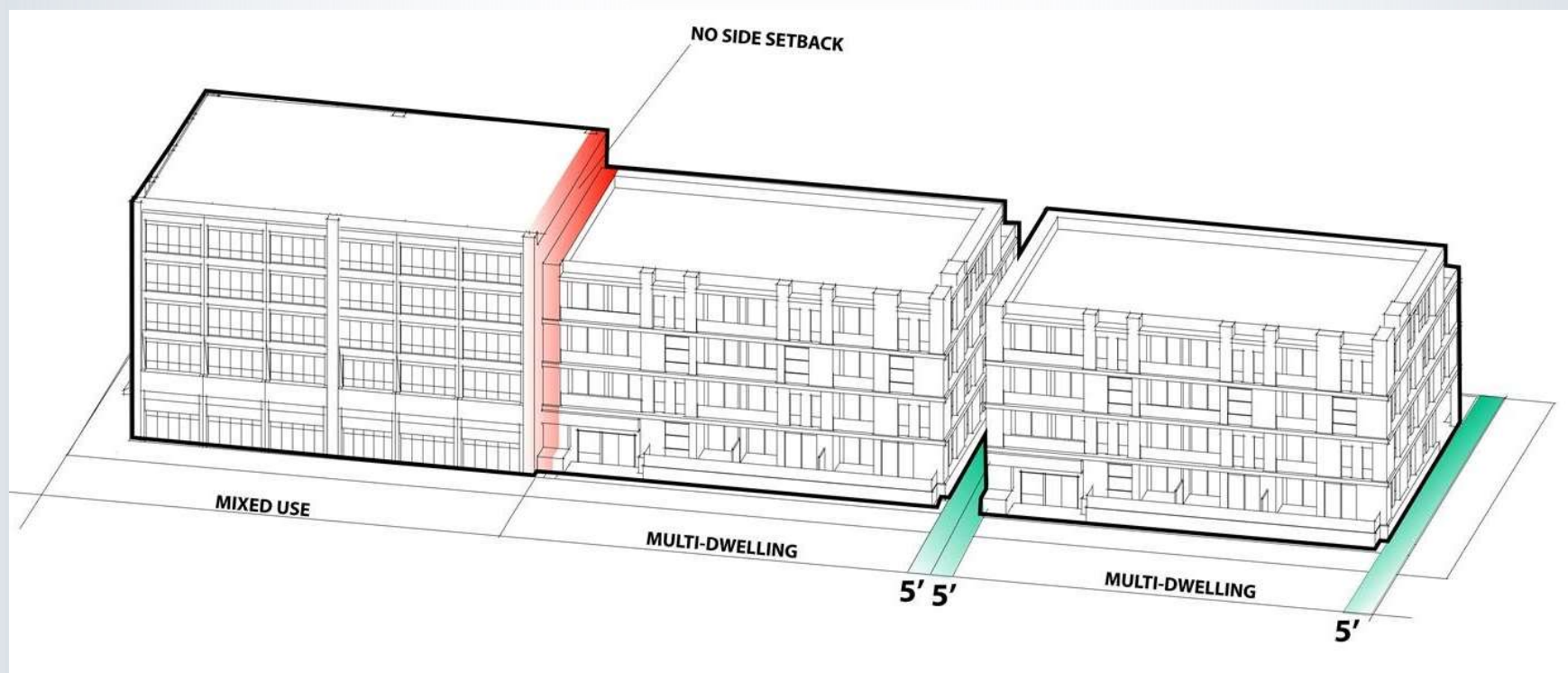
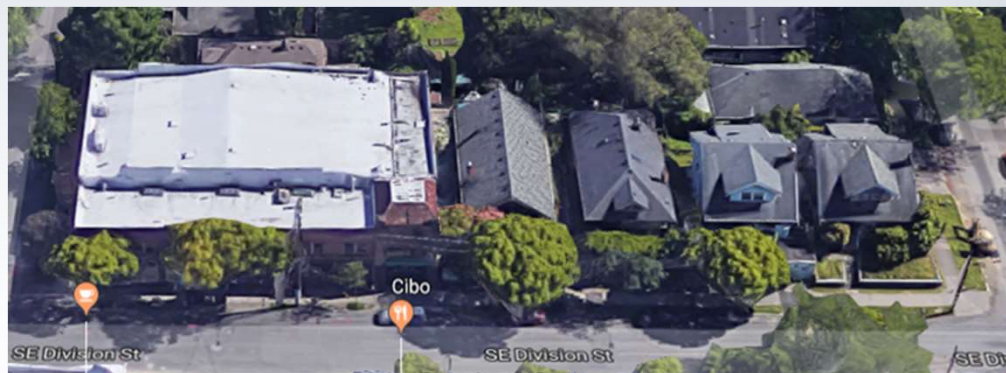
1. Require side setbacks



TOPIC 2: Side Setbacks Along Corridors

Options

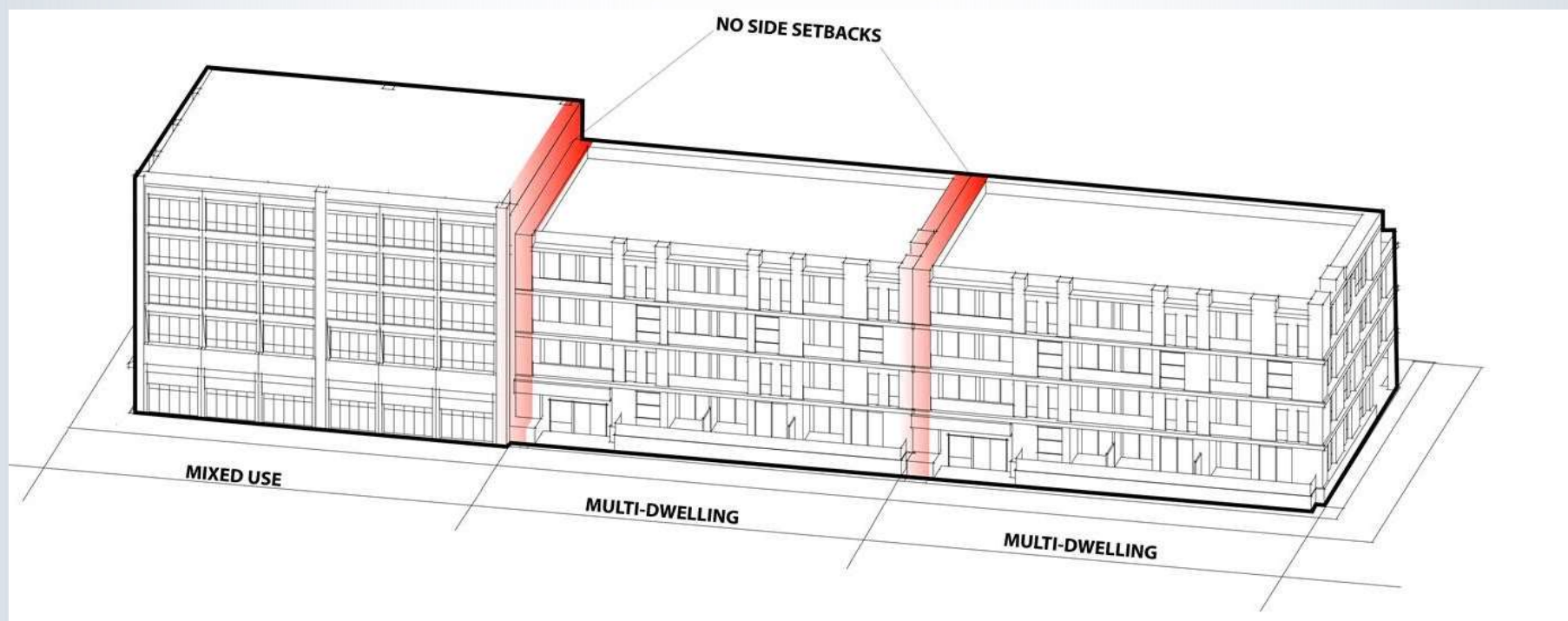
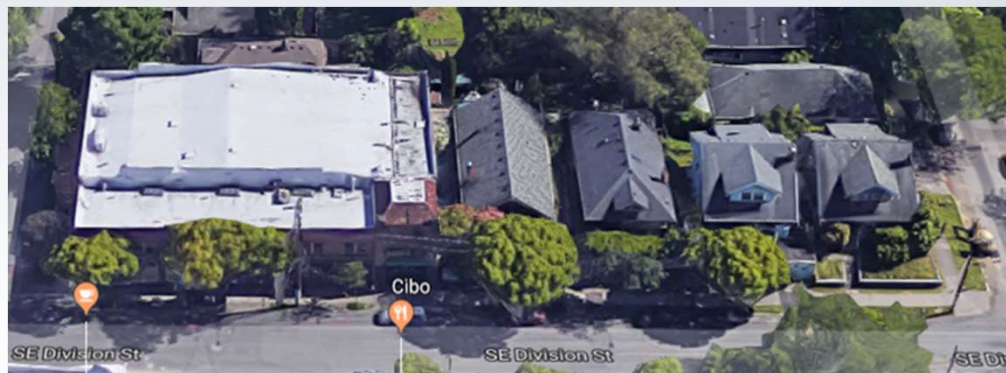
2. No side setbacks where multi-dwelling and mixed use zones meet.



TOPIC 2: Side Setbacks Along Corridors

Options

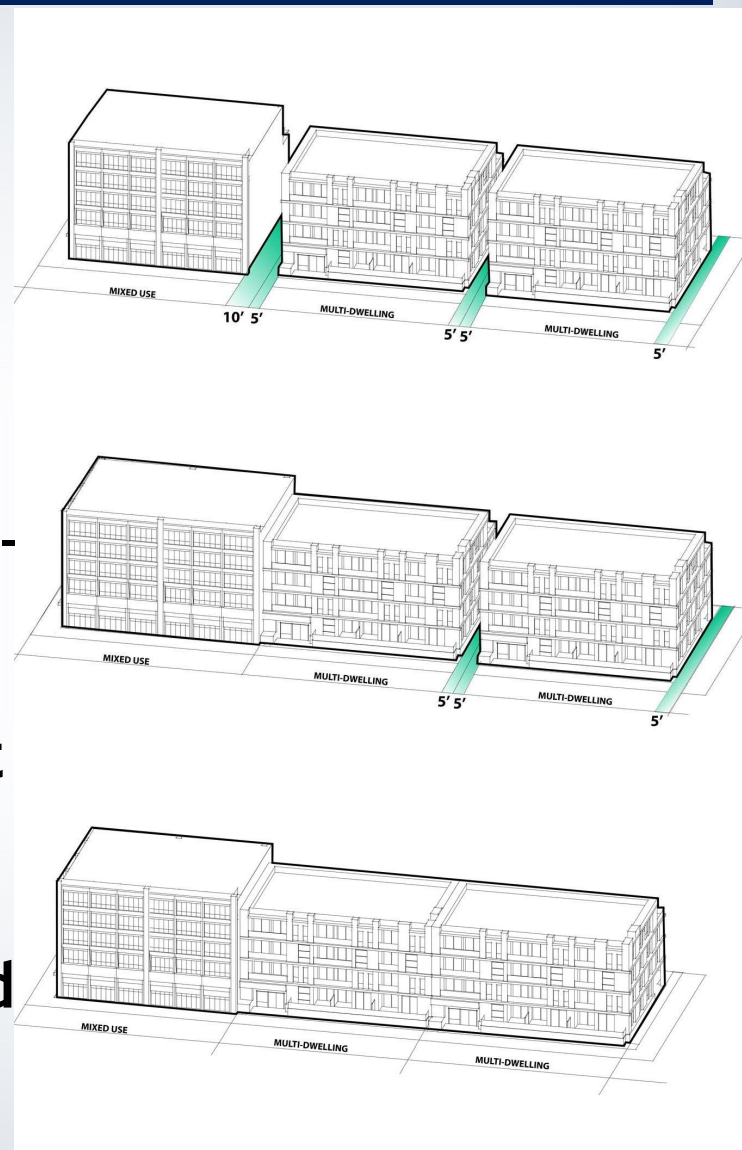
3. No side setbacks all along corridor (for both multi-dwelling and mixed use zones).



TOPIC 2: Side Setbacks Along Corridors

Options:

1. No change to proposal (5' side setbacks)
2. Do not require side setbacks where multi-dwelling zoning (RM2-RM4) abuts mixed use zoning.
3. Same as Option 2, but also do not require side setbacks between multi-dwelling zone properties in locations interspersed with mixed use zoning.



TOPIC 2b: Building Height Step Downs

Intent: provide scale transitions to single-dwelling zones

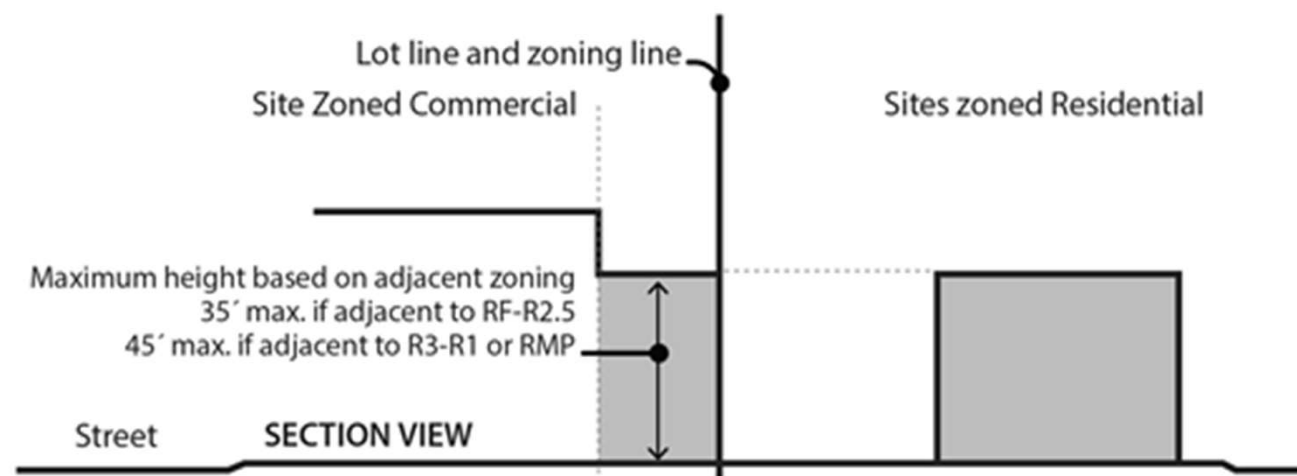


Proposal

- Limit building height to 35' within a 25' distance from properties with single-dwelling zoning.



TOPIC 2b: Building Height Step Downs



Mixed Use Zones Step Downs

- **35' height abutting single-dwelling zones** (*plus 10' setback*)
- **45' height abutting multi-dwelling zones** (*no step down to RH [RM3/RM4]*)
- **Same height step downs across a local street**, but only applies to 15' distance from front property line (*does not apply close to transit streets*)

Proposed Multi-Dwelling Zones Step Downs

- **Step downs only apply adjacent to single-dwelling zones** (*as above*)



TOPIC 2b: Building Height Step Downs

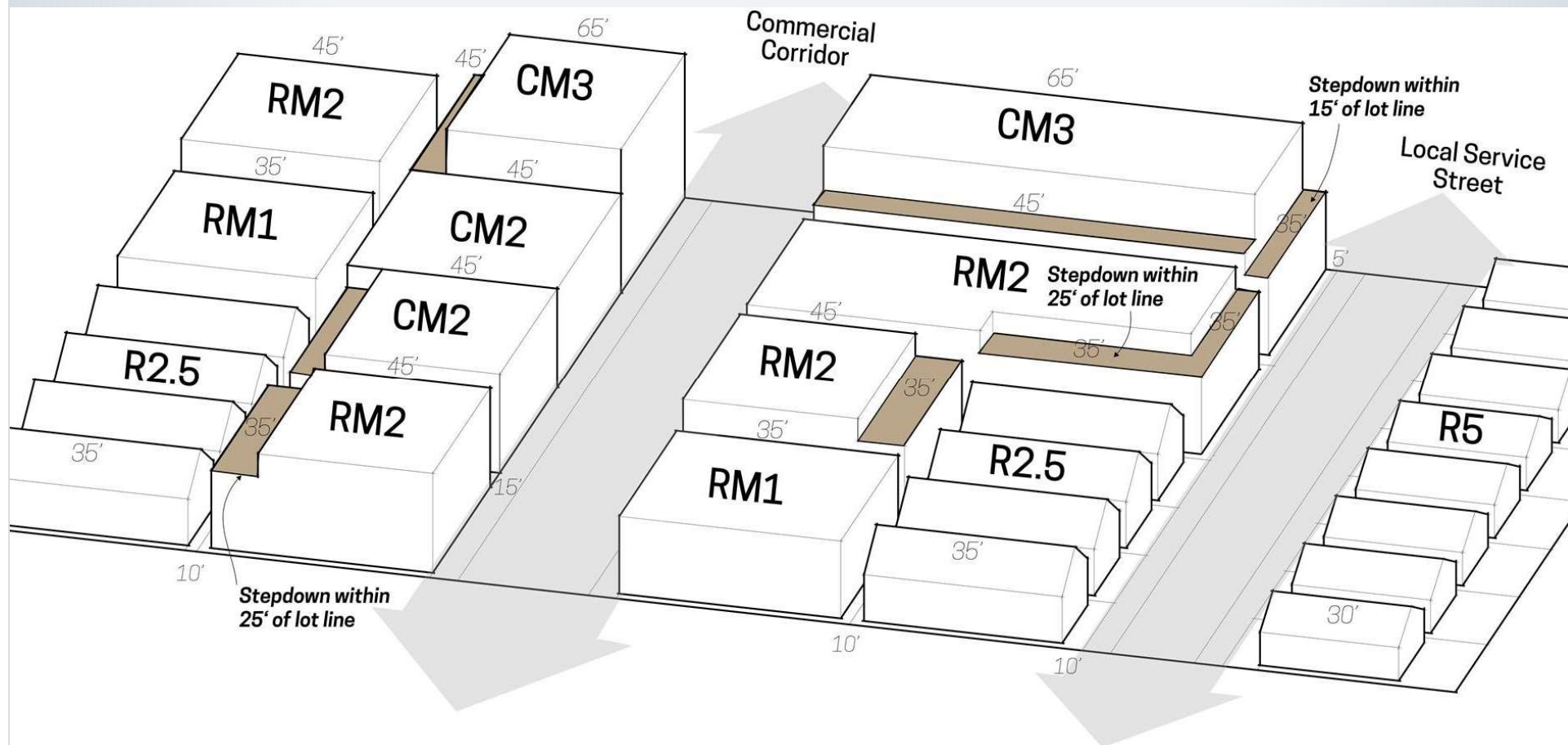
Also applies when single-dwelling zoning is across a local street



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TOPIC 2b: Building Height Step Downs



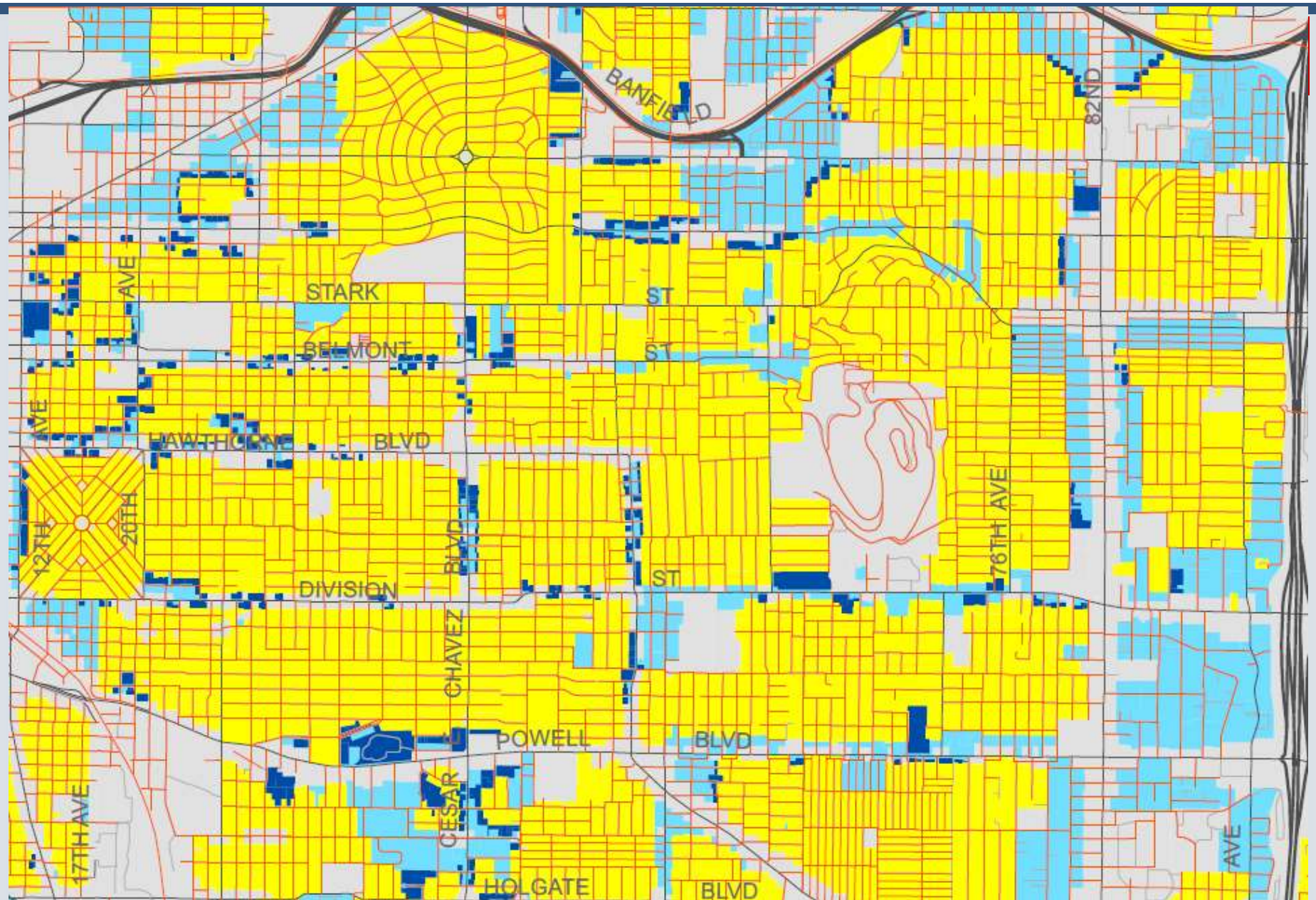
Massing model of step down requirements (multi-dwelling + mixed use zones)



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Better Housing by Design Proposed Draft | 20



Dark blue: multi-dwelling zoning subject to height step downs



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TOPIC 2b: Building Height Step Downs

Intent: provide scale transitions to single-dwelling zones

Discussion/Questions



Proposal

- Limit building height to 35' within a 25' distance from properties with single-dwelling zoning.



TOPIC 3: Front Setbacks

Options:

1. **No change to proposal** (require 10' front setbacks in RM2 and RM3 zones, with options for reduced setbacks).
2. **Reduce the required front setbacks in the RM2 and RM3 zones to 5'.**



TOPIC 3: Front Setbacks

Intent: require front setbacks that reflect neighborhood patterns and limit privacy impacts



Current front setback requirements are 3' in R1 and zero in RH)

Proposal: Minimum 10' front setbacks in the RM2 and RM3 zones.



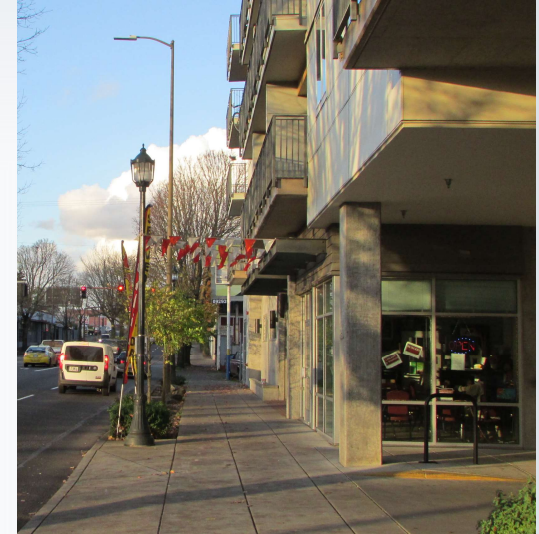
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TOPIC 3: Front Setbacks



10' setbacks
- continuity with existing residential characteristics



Allowances for smaller setbacks based on:

- **Adjacent buildings**
- **Ground-floor commercial**
- Raised ground floors (5' setback)
- Courtyard buildings



TOPIC 3: Front Setbacks



10' setbacks
- continuity with existing residential characteristics



Allowances for smaller setbacks based on:

- Adjacent buildings
- Ground-floor commercial
- **Raised ground floors (5' setback)**
- **Courtyard buildings**



Front Setbacks - Examples from Vancouver, BC



Vancouver, BC:

Landscaped setbacks required for most multifamily zones.



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TOPIC 3: Front Setbacks

Options:

1. **No change to proposal** (require 10' front setbacks in RM2 and RM3 zones, with options for reduced setbacks).
2. **Reduce the required front setbacks in the RM2 and RM3 zones to 5'.**



TOPIC 4: Accessory Structures

Options:

1. No change to proposal (allow accessory structures in required setbacks on small sites).
2. Allow accessory structures in required setbacks, regardless of site size.
3. Limit accessory structures to maximum height of 20'.



TOPIC 4: Accessory Structures



Current Proposal

Allow accessory structures in required side/rear setbacks on small sites (up to 10,000 sq. ft. in size).



TOPIC 4: Accessory Structures



Maximum Height of Accessory Structures (as proposed)

- 15' when located in required setbacks.
- 20' when elsewhere on site for houses, duplexes, attached houses.
- **Base zone height** when elsewhere on site for multi-dwelling development (*e.g.*, 35' in RM1, 45' in RM2).



TOPIC 4: Accessory Structures

Options:

1. No change to proposal (allow accessory structures in required setbacks on small sites).
2. Allow accessory structures in required setbacks, regardless of site size.
3. Limit accessory structures to maximum height of 20'.



TOPIC 5: Pedestrian Standards

Options:

1. **Keep existing standards** (minimum 3'-wide pathways accessing up to 4 units, minimum 5' wide for other connections).
2. **Amend to provide gradient of pathway widths:**
 - 3' when accessing up to 4 units
 - 4' when accessing 5 - 20 units
 - 5' when accessing more than 20 units



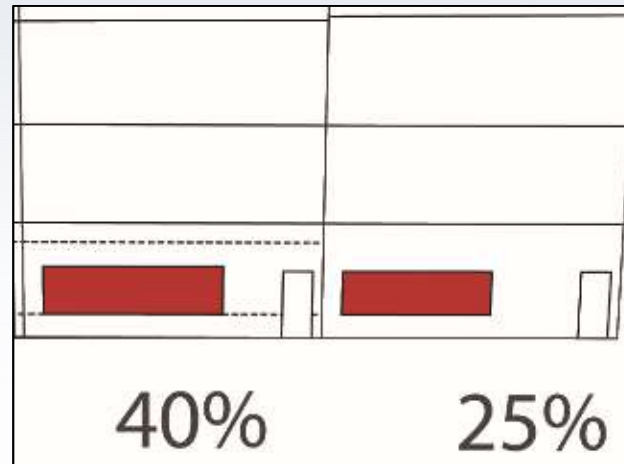
TOPIC 6: Ground-Floor Windows

Options:

1. **No change to proposal (require 25% window coverage for ground-floor commercial uses).**
2. **Increase window coverage requirement to 40% for ground-floor commercial uses closer than 5' from the street (25% window coverage when further from street).**

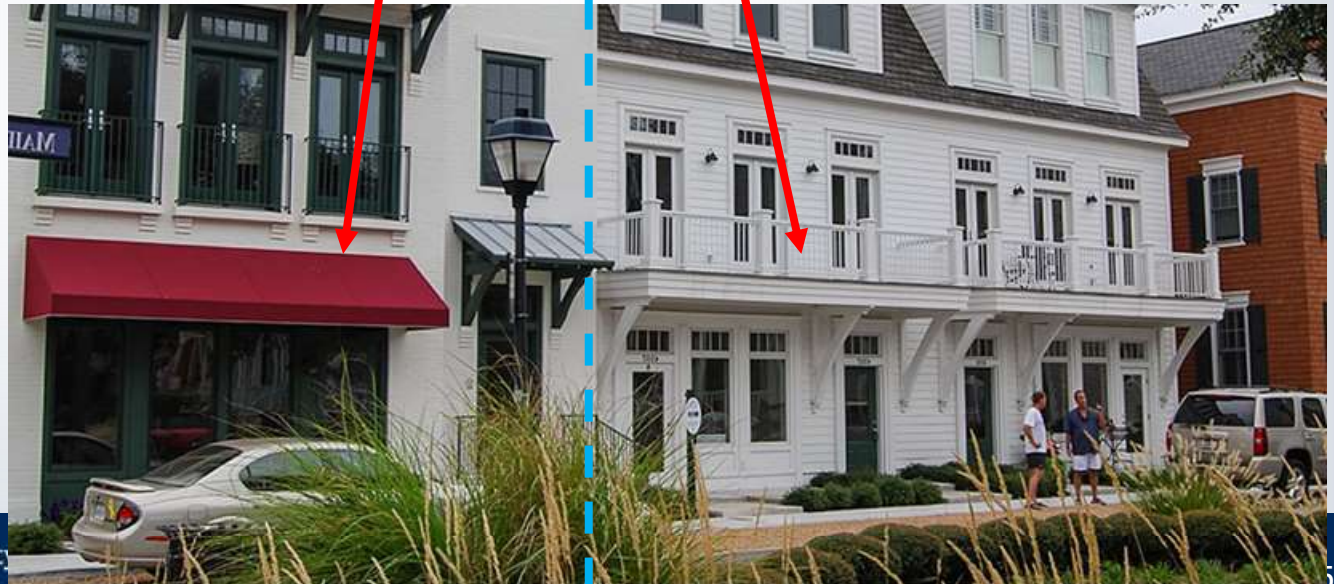


TOPIC 6: Ground-Floor Windows



25% coverage:
Allows continuity with residential character, range of live-work arrangements.

40% coverage:
Intended to promote storefront commercial patterns.

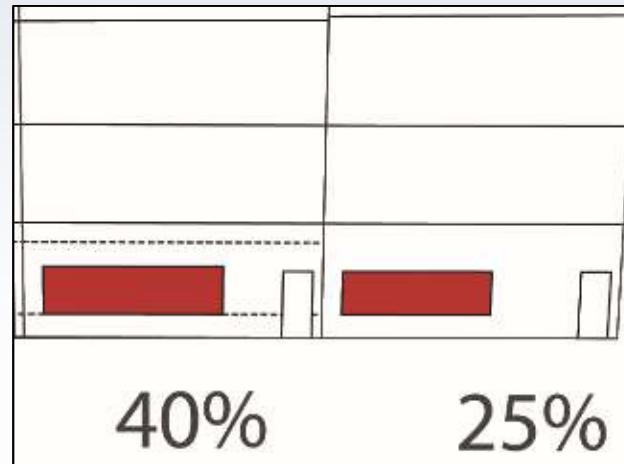


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Better Housing, Brighter Futures

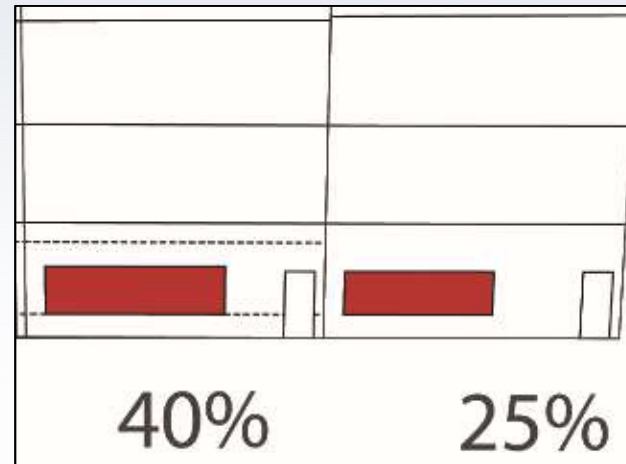
TOPIC 6: Ground-Floor Windows



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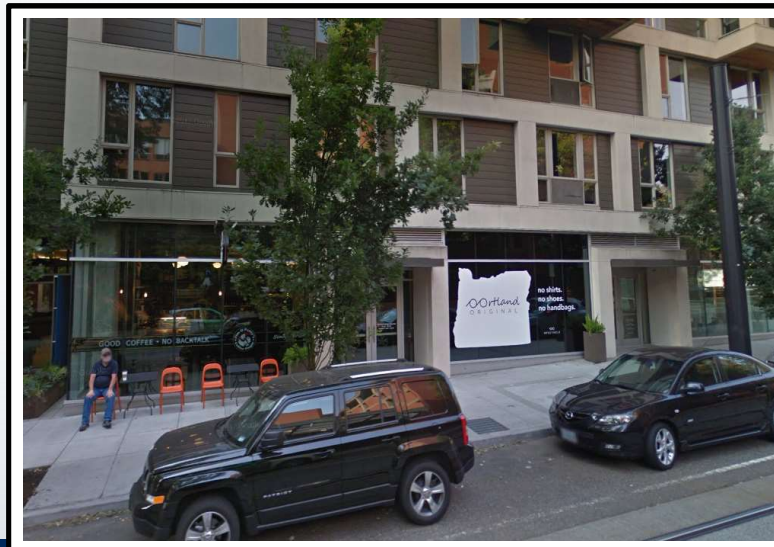
TOPIC 6: Ground-Floor Windows



25% coverage:
Allows continuity with residential character, range of live-work arrangements.

40% coverage:
Intended to promote storefront commercial patterns.

Storefront windows close to sidewalks in the RH zone



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TOPIC 6: Ground-Floor Windows

Options:

1. **No change to proposal (require 25% window coverage for ground-floor commercial uses).**
2. **Increase window coverage requirement to 40% for ground-floor commercial uses closer than 5' from the street (25% window coverage when further from street).**



Remaining Work Sessions and Topics

November 13 (2 hours) – Work Session #3

- Historic district provisions (continued)
- Visitability

November 27 (2 hours) – Work Session #4

- Parking design
- Building and site design
- Setbacks

December 11 (2.5 hours) – Work Session #5

- Additional items related to reconciling BHD and RIP proposals
- Carry-over items from previous work sessions

April 9 (2 hours) – Recommendation

- Final reconciliation of decisions
- Vote on recommendation

(April 23rd is also scheduled, in case an additional session is needed)





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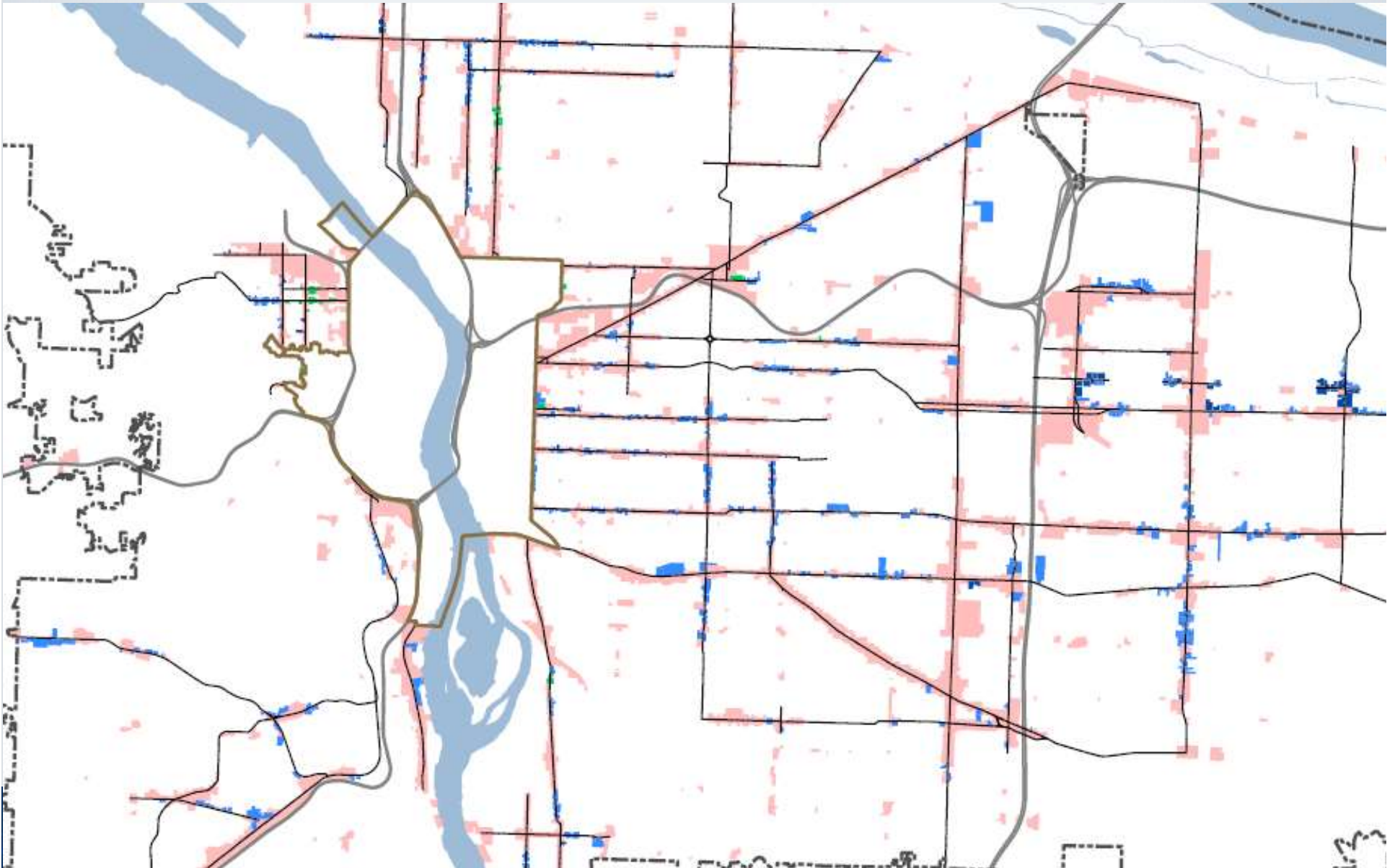


Reference Slides



TOPIC 2: Side Setbacks Along Corridors

Proposed RM2 - RM4 zoning abutting corridors



TOPIC 2: Side Setbacks Along Corridors

Proposed RM1 zoning abutting corridors

