

Regulatory Improvement Code Amendment Package 5 (RICAP 5)

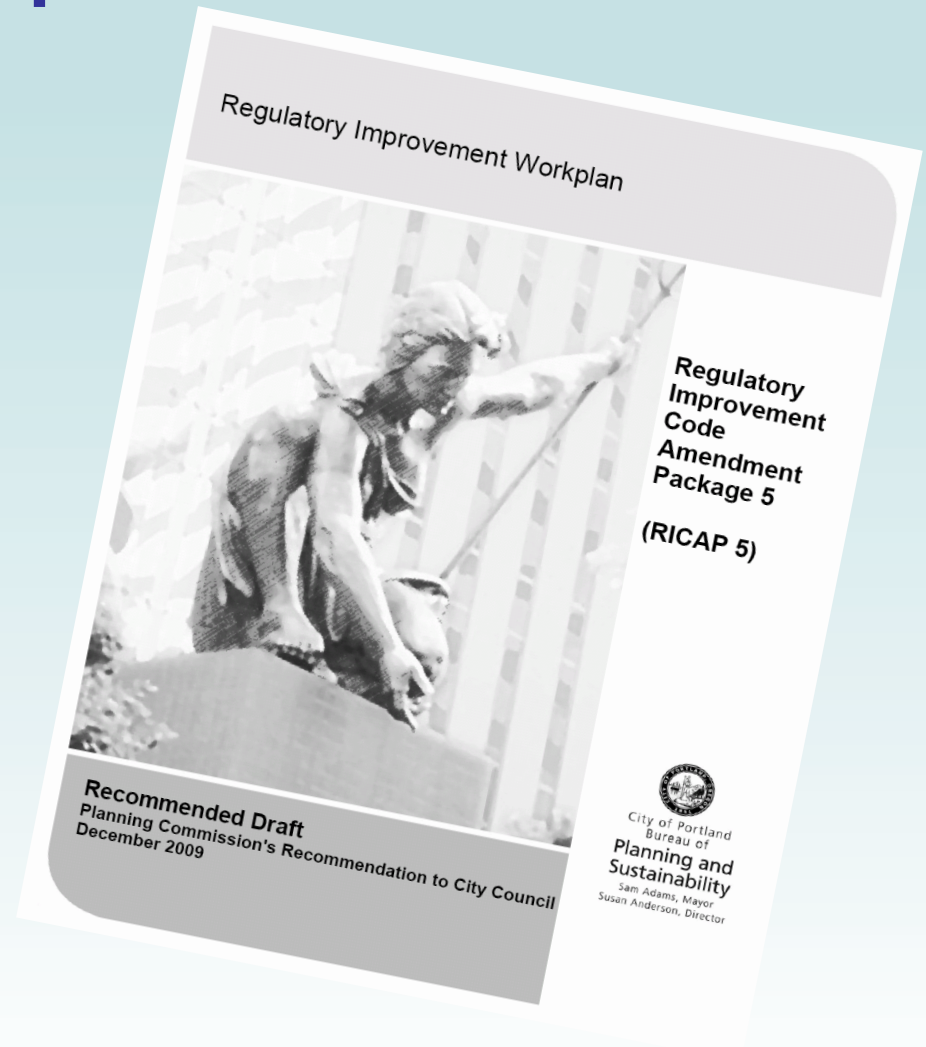
City Council Hearing January 6, 2010



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Regulatory Improvement is...

- A process to continuously improve and simplify the City's development code regulations, streamline procedures, cut costs, and increase customer service.
- In place since 2002



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RICAP vs. Other Code Projects

- The focus of Regulatory Improvement Code Amendment Packages is on **technical** and **minor policy** amendments to the Zoning Code.
- **Major** policy amendments are made and presented to the public and City Council through subject-specific projects (such as the Tree Project, River Plan) and larger projects (such as the Portland Plan).



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RICAP 5 – Workplan

RICAP 5 Includes:

Bundles

- Green Bundle
- Courtyard Housing Bundle
- Fence Height Bundle
- Loading Space Bundle

Miscellaneous Minor Policy

- Existing Lots in R5 Zone
- Bicycle Parking
- Accessory Dwelling Units

Technical/Clarification/Consistency Amendments



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Green Bundle

- Remove regulatory barriers for installing green technologies and create standards tailored to their impacts.
 - Solar panels
 - Green roofs
 - Eaves in setbacks
 - Small wind turbines
 - District energy systems
 - Water collection cisterns
- Provides an alternative to Design and Historic Design Review for simple installations.



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Green Bundle

Allow roof mounted **solar panels** that meet standards to exceed maximum building height.



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Green Bundle

New standards for **solar panels** in Historic and Conservation Districts and design zones.

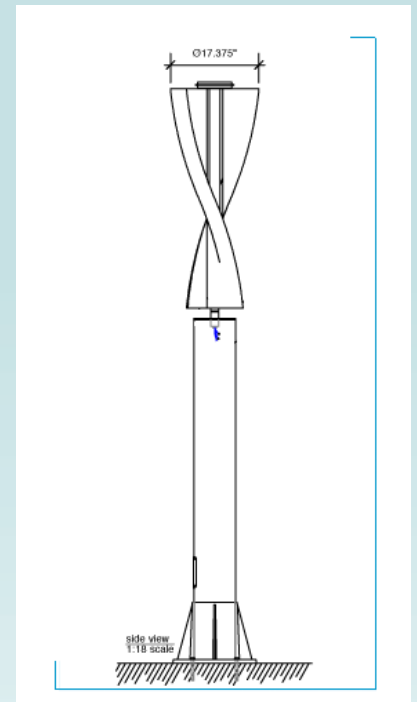


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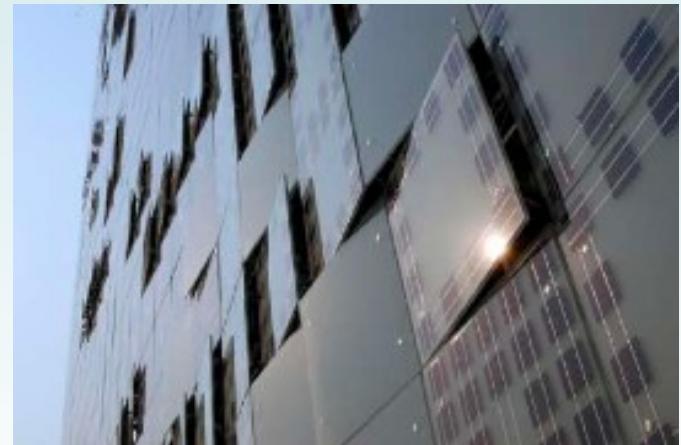
Green Bundle

New regulations for the allowed size, height, and other impacts of small energy generating **wind turbines**.



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Green Bundle

New standards for **eco-roofs and water collection cisterns** in Historic and Conservation Districts and design zones.

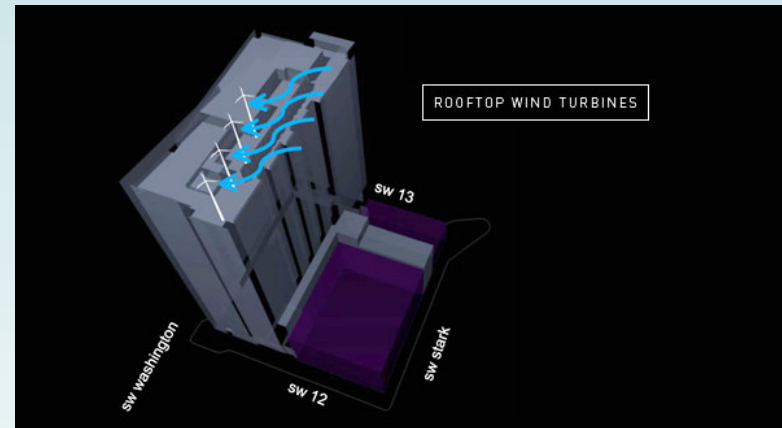
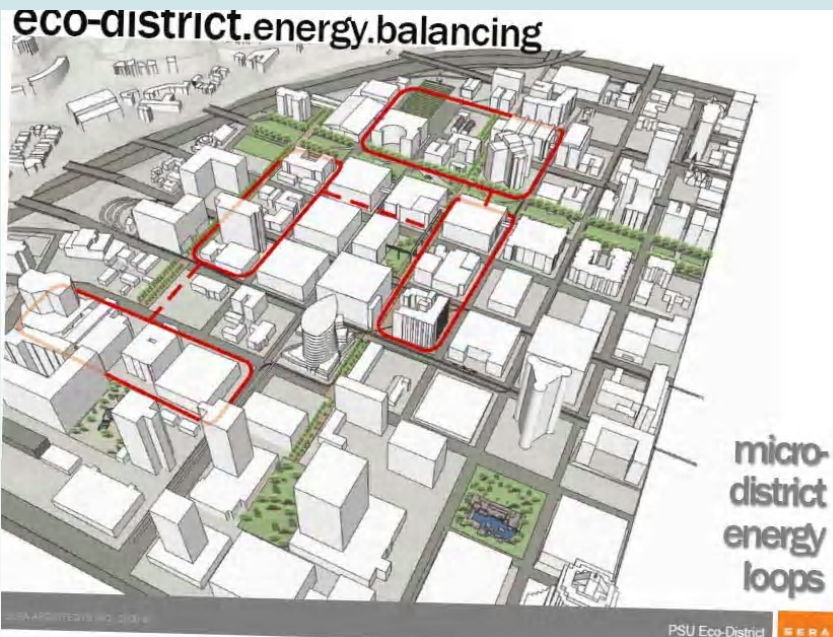


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Green Bundle

Allow district and small green energy systems as accessory uses (solar panels, wind turbines, biogas generators that sell power back into the grid or distribute heating and cooling to other sites).



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Green Bundle



Allow **building eaves** to extend further into setbacks to protect structures from weathering and provide more shading in summer.



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Courtyard Housing

Permit more flexibility in the range of densities allowed in courtyard projects



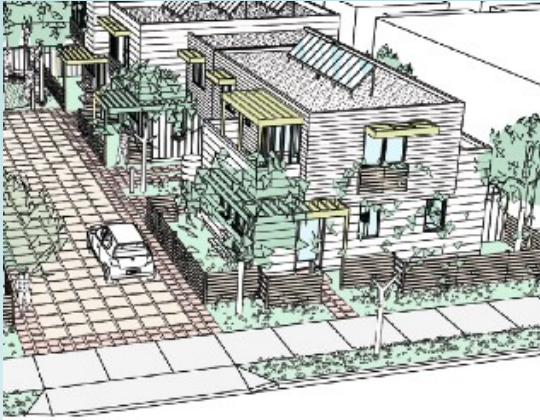
Allow required parking to be provided on shared street or to be located in a separate tract



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Courtyard Housing



Allow minor architectural features in internal courtyard setback

Allow common structures to be located in common greens and shared courts



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Fence Height



- Allow fence height options for houses on corner lots, based on front entrance location.



- Limit height of solid fences along streets in Commercial, Employment and Industrial zones.



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Loading Spaces

Allow smaller loading spaces for buildings that are 100% residential or are mostly residential with a small amount of commercial space.



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Bicycle Parking



For Multi-dwelling Projects:

- Require ALL spaces to meet racking standards
- Increase required number of spaces from .25/du to 1.1/du.



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Accessory Dwelling Units (ADUs)

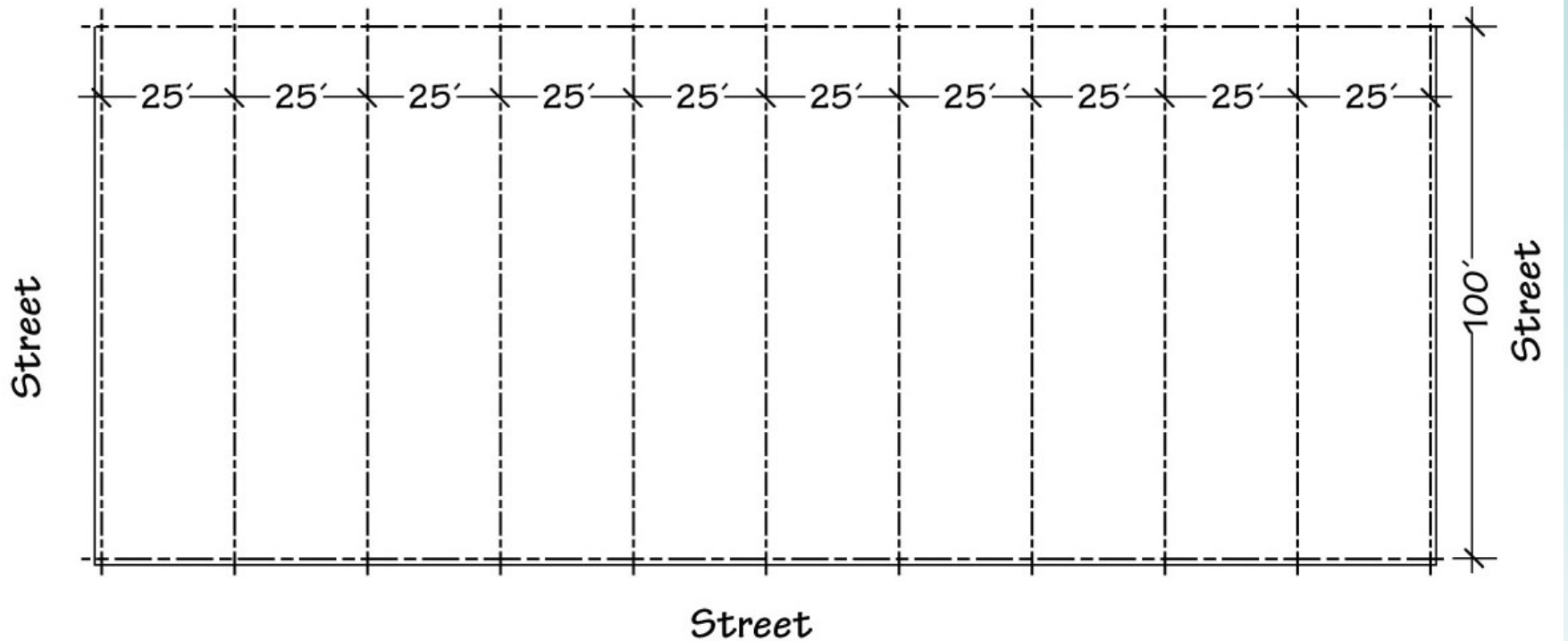
- Increase the maximum size of ADUs from 33% to 75% of the main house
- Maintain maximum absolute size (800 sf)



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Existing Lots in R5



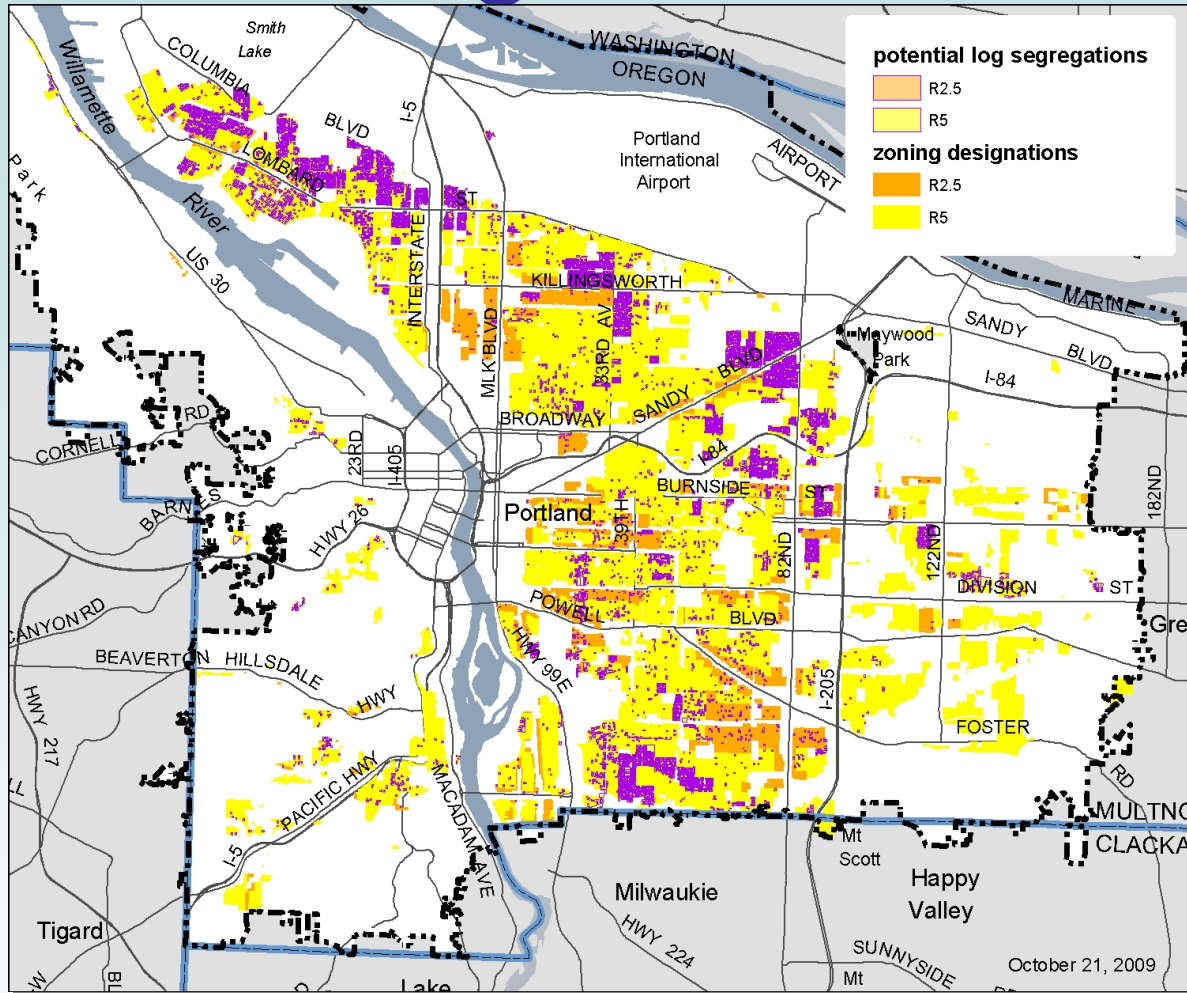
Historic 25' x 100' lot platting



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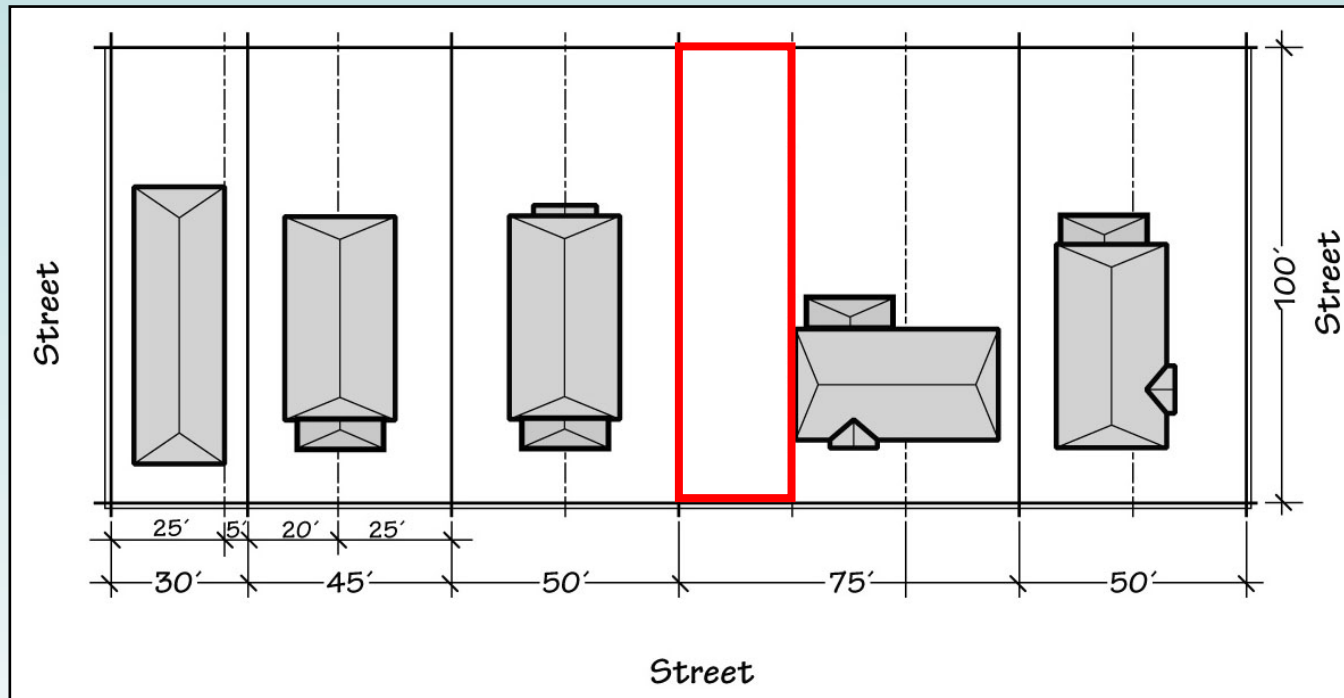
Existing Lots in R5



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Existing Lots in R5



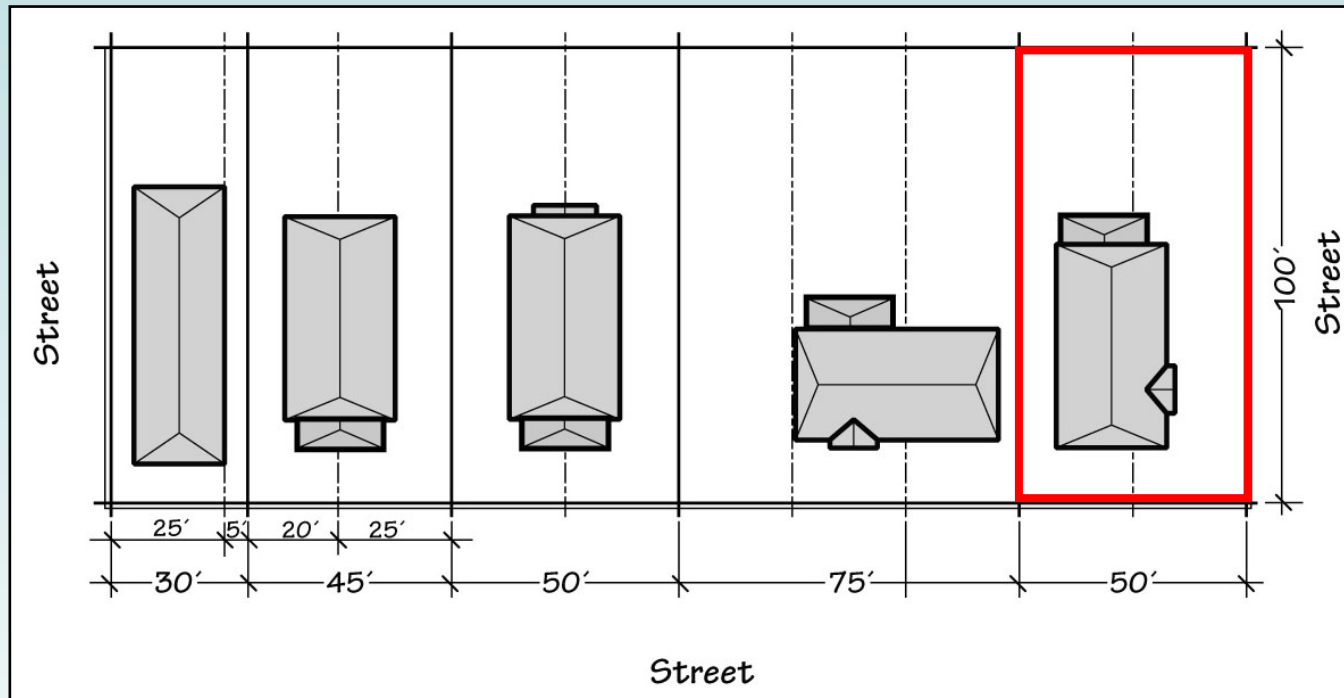
Allow houses on vacant lots that are at least **2400 sf** and **25' wide** OR 1600 sf and 36' wide.



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Existing Lots in R5



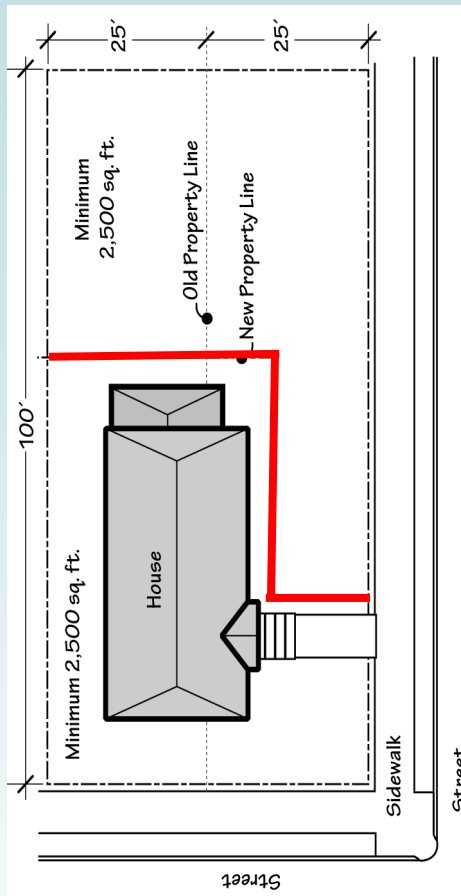
Allow houses on vacant lots that are at least 2400 sf and 25' wide OR **1600 sf and 36' wide.**



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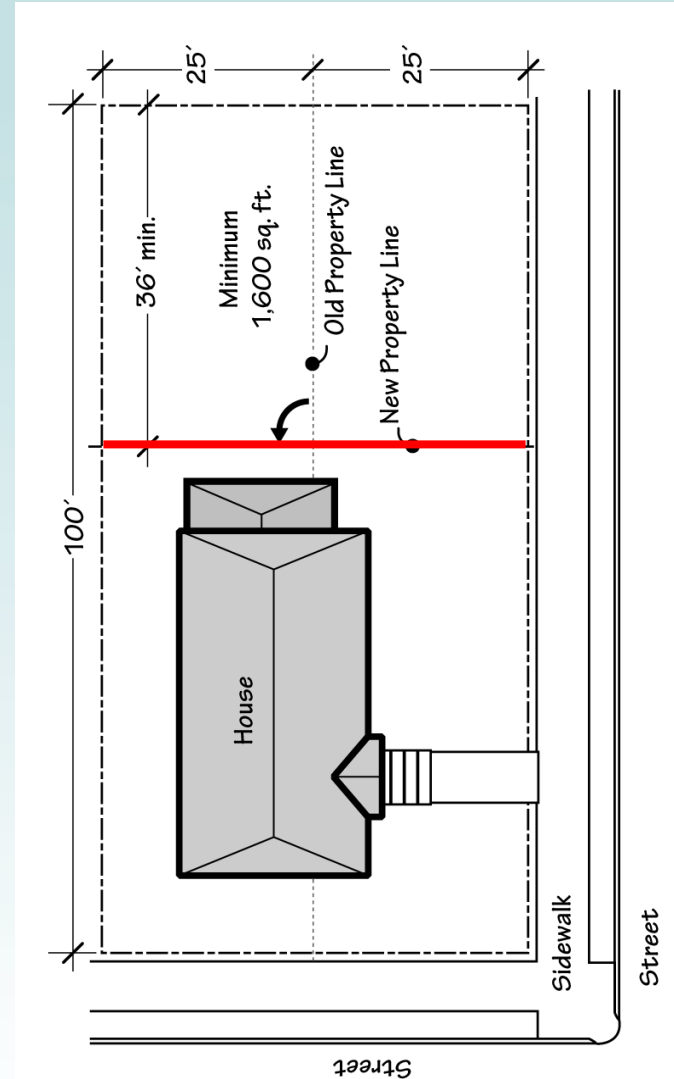
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Existing Lots in R5



Relocated lot line under current standards.

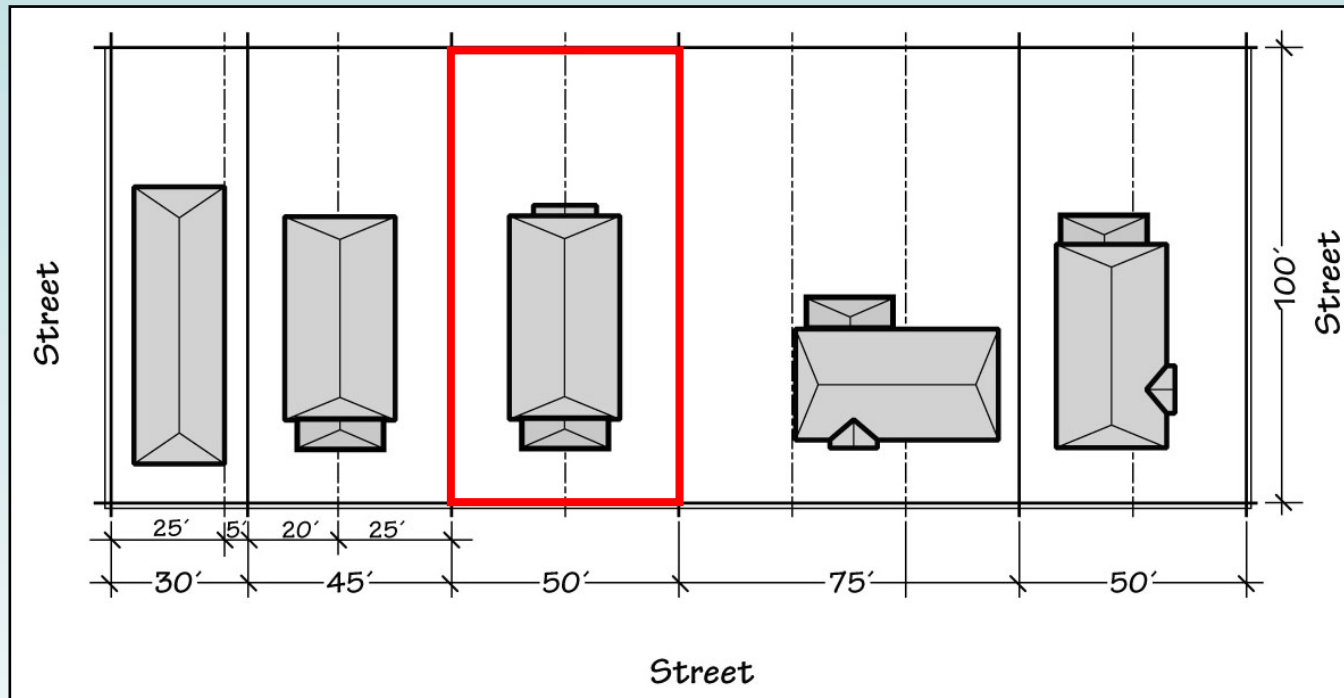
Relocated lot line after amendment.



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Existing Lots in R5



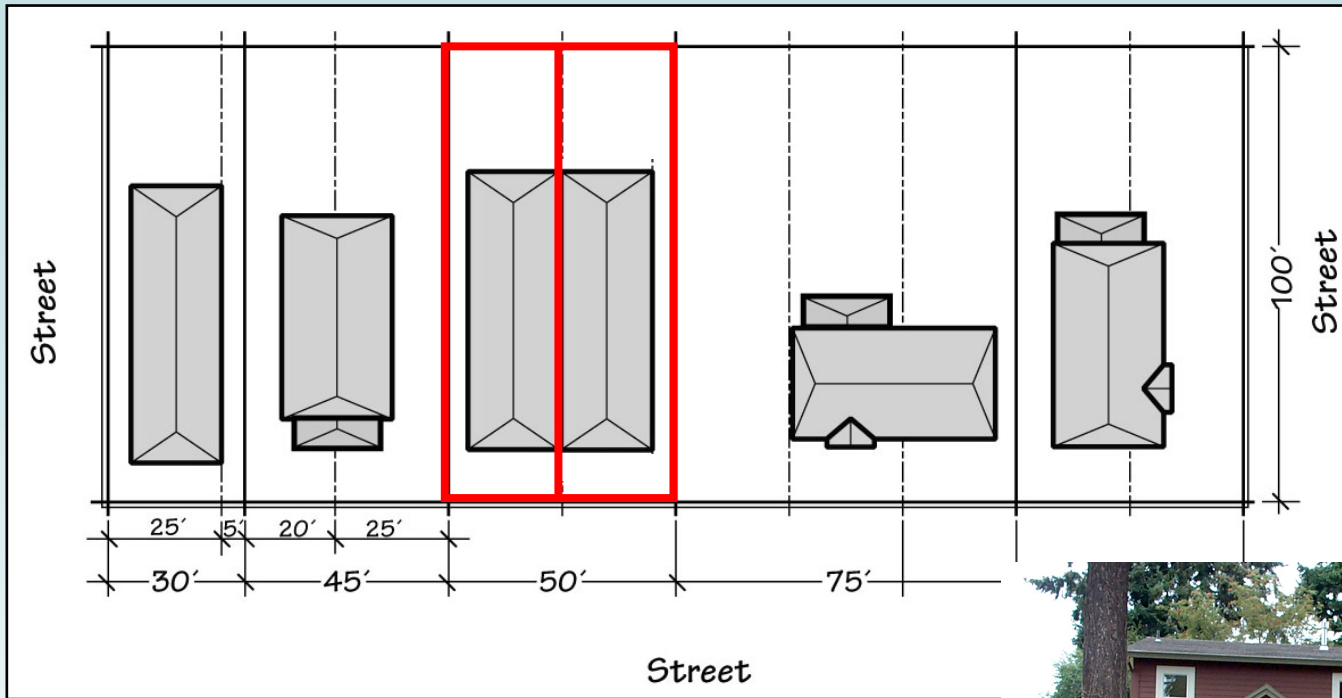
Allow two skinny lots that are not vacant to be ...



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Existing Lots in R5



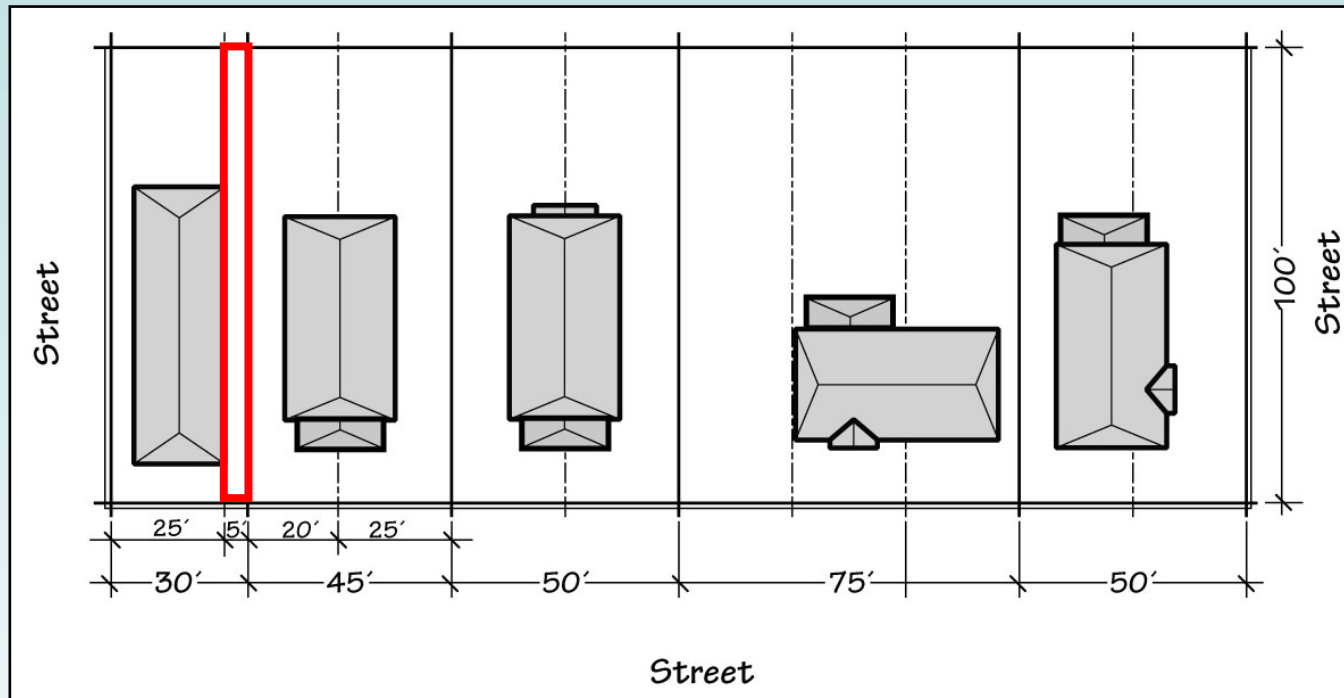
...developed immediately with two attached houses approved through DZ.



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Existing Lots in R5



Allow houses on 'lot remnants' that are larger than 3000 sf/36' wide.

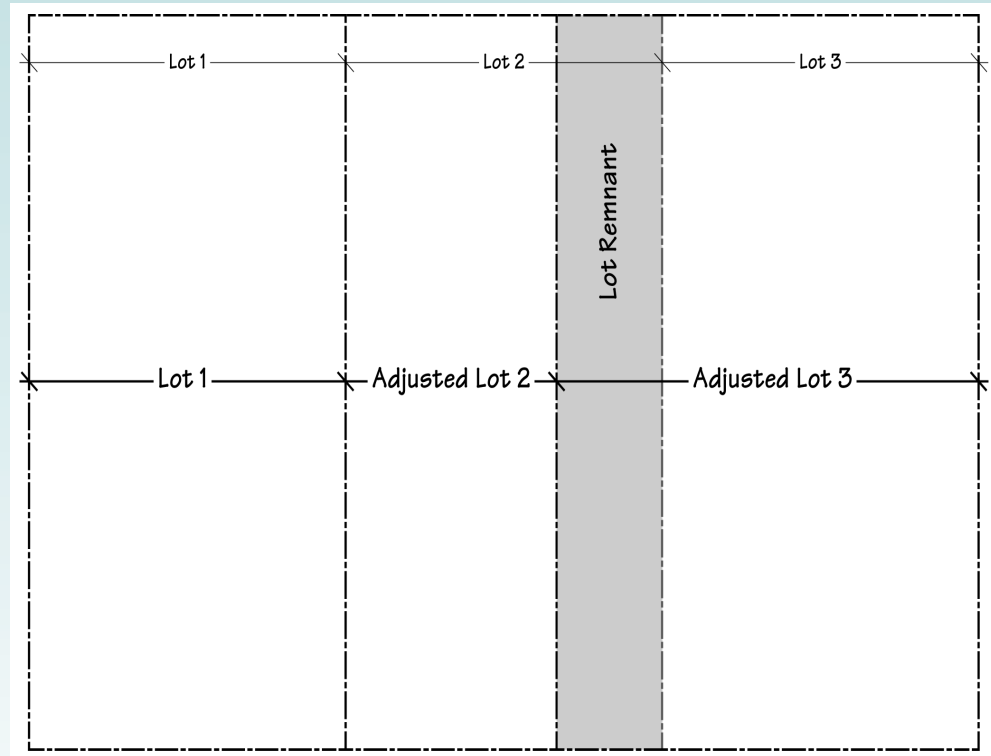


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Existing Lots in R5

Create definitions for “Adjusted Lot” and “Lot Remnant”



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Non-Amendment: Garages on Narrow Lots

Do not remove exception that allows
garages on the front of a “skinny” house.



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Planning Commission Recommends that City Council:

- Adopt *RICAP 5: Recommended Draft*
- Amend the Zoning Code (Title 33) and Zoning Maps as shown in *RICAP 5: Recommended Draft*
- Direct (and fund) further BPS work on regulations related to narrow houses and focus on how to improve their design and compatibility.



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