Residential Infill Project

Planning and Sustainability Commission Work Session

Tentative Direction on Revised Proposal

September 11, 2018

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Follow along...

The PSC materials are available on the project website:

www.portlandoregon.gov/bps/76961

Or go to www.portlandoregon.gov/bps/infill
Look for "documents and resources"
and then look for
"Planning and Sustainability Commission Materials"

Agenda

- Today: Revised Proposal and PSC's Tentative Direction

- Fall: Staff to return with Revised Proposed Draft
  - Revised Code and Commentary
  - Revised Staff Report

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Critical Components

- ## The units (Proposal #1.a.)
  - ### E.g. Duplex, Triplex, Fourplex
- ## The map (Proposal #1.c.)
  - ### Where the additional units are allowed
- ## Structure size (Proposal #2.a. and 2.b.)
  - ### Maximum FAR's

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PSC Goals

Generalized Project Goal	Commissioners Mentioned	
Equitable benefits and costs	7	
Lower displacement	2	13
Increased home ownership	4	
More housing options	6	
Increased range of types	6	
More locations	5	24
Internal conversions	5	
Age friendly options	2	
Less expensive options	5	
Smaller units	2	
More supply	2	10
Lower SDCs/costs	1	
Also mentioned:		
Urban canopy/open space	2	
Flood/hazards protection	1	
Context	2	
Reduce 1:1 demolitions	3	14
Infrastructure adequacy	1	
Public involvement/process	1	
Code simplicity	3	
Energy efficiency/climate goals	1	

Project Proposals

SCALE OF HOUSES　　　**HOUSING OPTIONS**　　　**NARROW LOTS**

Revised Proposal

HOUSING OPTIONS AND SCALE
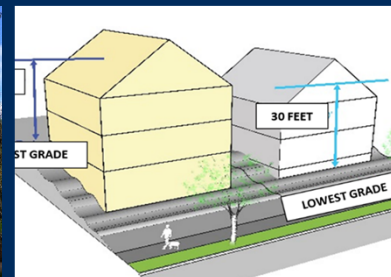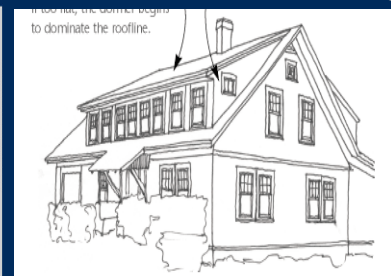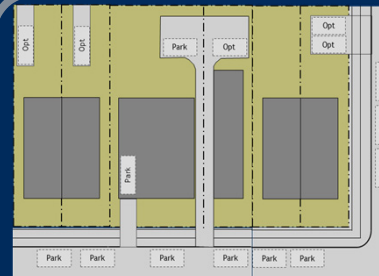
BUILDING DESIGN

Housing Options and Scale

1. **Allow for more housing types (R7, R5, and R2.5 zones)**
   a. Allow for houses, duplexes, triplexes and fourplexes
   b. Allow a house to have two accessory dwelling units (ADU's) or a duplex to have one ADU
   c. Limit lots with the following constraints to a house plus one ADU, or a corner lot duplex:
      I. Medium or high value natural resource inventory (NRI)
      II. Combination of stormwater/steep slope/landslide history
      III. Sewer service constraints
      IV. 100-year floodplain
      V. Unpaved streets
   d. Set a minimum lot size for lots with 1-2 units and a larger lot size for lots with 3-4 units.

2. **Limit the overall size of structures on a lot (R7, R5, and R2.5 zones)**
   a. Set a total maximum floor to area ratio (FAR) that is less than what is achievable today.
   b. Scale the FAR to increase as the number of units increases on the site.
   c. Exclude attics and basements from FAR.
   d. Allow an additional increase in FAR for the site if:
      i. At least one of the units is affordable (80% MFI), or
      ii. An existing house is converted to multiple units and the street-facing facade of the house remains substantially unaltered.
   e. Allow existing houses to expand by up to 250 square feet without having to meet (or show compliance with) FAR limits. One such addition is allowed every 5 years.

Table 1 – Maximum FAR, allowed housing types and minimum lot size		R7		R5		R2.5	
		FAR		FAR		FAR	
# of Units	Allowed Housing Type	Base	W/ Bonus	Base	W/ Bonus	Base	W/ Bonus
Minimum lot size (1-2 units)		4,200 sq. ft.		3,000 sq. ft.		1,600 sq. ft.	
1	House	.4	NA	.5	NA	.7	NA
2	Duplex or House + ADU	.5	.6	.6	.7	.8	.9
Minimum lot size (3+ units)		5,000 sq. ft.		4,500 sq. ft.		3,200 sq. ft.	
3	Triplex, Duplex + ADU, or House + 2 ADUs	.6	.7	.7	.8	.9	1.0
4	Fourplex						
Current allowed FAR (based on setbacks, height and building coverage)		1.1 FAR		1.35 FAR		1.75 FAR	

3. **Require at least two dwelling units when new development is proposed on a double sized lot (R7, R5, and R2.5 zones).**

4. **For 3 or 4 units, require at least one unit be visitable. Visitable includes:**
   a. No step entry
   b. Wider doorway
   c. Living space and bathroom on the ground floor
   d. Provide exceptions for existing buildings or when the slope between the street and the front door is greater than 20%

5. **Rezone roughly half of the historically narrow lots that have the highest access to amenities from R5 to R2.5. Allow the remainder of the historically narrow lots in the R5 zone to be confirmed for attached houses.**

6. **Allow small flag lots through property line adjustments (R5 and R2.5 zones).**
   a. Require that the existing house be retained.
   b. Limit the size of the house on the small flag lot to 1,000 sq. ft. and require additional exterior design elements.
   c. In the R5 zone, limit the height of the house on the flag lot to 20 feet.

7. **Continue to allow added flexibility in building form and site arrangements through a discretionary planned development review. Set allowances to match new rules**

Building Design

8. **Revise how height is measured (all zones).**
   a. Measure height from the lowest point near the house, not the highest point.
   b. Clarify that small dormers are excluded from the height measurement.
   c. Continue to allow 2½ story houses (30 feet high) on standard lots.

9. **Building features and articulation**
   a. Limit how high the front door can be above the ground (exempt lots in floodplains).
   b. Allow eaves to project up to 2 feet into setbacks.
   c. Allow a front setback reduction to align with the house next-door in R7, R5 and R2.5 zones.
   d. Do not require the front door of each corner lot duplex unit to face separate streets.

10. **Keep current rules for ADU's (size, height, and living area) except:**
    a. Allow basement ADU conversions to exceed the 800s.f./75% size cap in an existing house.
    b. Allow the front door of an internal ADU to face the street.

11. **Parking**
    a. Delete minimum parking requirements for residential uses in single dwelling zones.
    b. If a lot abuts an alley, require parking access to be from the alley when parking is provided.
    c. Prohibit driveways and parking between the building and a street when the building façade is less than 22 feet wide. Continue to allow parking behind the building.

12. **Improve building design on lots less than 32 feet wide.**
    a. Limit the height of a detached house to 1½ times its width.
    b. Require attached houses on lots 25 feet wide and narrower.

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HOUSING OPTIONS and SCALE

1. Allow for more housing types

- Allow houses, duplexes, triplexes, fourplexes

- Allow a house +2 ADUs or duplex +1 ADU

- Set minimum lot size for 1-2 units and a larger lot size for 3-4 units

- Limit constrained lots to a house +1 ADU or corner lot duplex.

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Lot sizes

Units	Type	R7	R5	R2.5
1	House	4,200 sf	3,000 sf	1,600 sf
2	Duplex or House + ADU			
3	Triplex, Duplex + ADU, or House + 2 ADUs	5,000 sf	4,500 sf	3,200 sf
4	Fourplex			

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2. Limit the overall size of structures on a lot

- Set a maximum FAR that is less than what is achievable today.
- Scale the FAR to increase with more units
- Exclude attics and basements from FAR.
- Allow an increase in FAR if:
  - At least one of the units is affordable, or
  - An existing house is retained
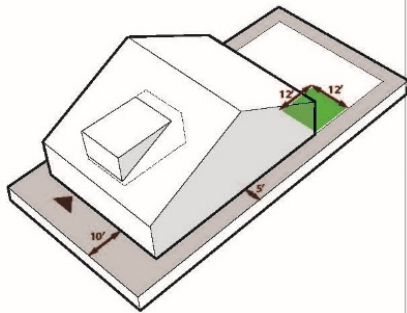- Allow for a 250 sq ft addition every 5 years.

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Size of structures

Units	Type	R7 FAR Base	R7 FAR W/ Bonus	R5 FAR Base	R5 FAR W/ Bonus	R5 SF of BLDG* (on 5K SF lot) Base	R5 SF of BLDG* (on 5K SF lot) W/ Bonus	R2.5 FAR Base	R2.5 FAR W/ Bonus
1	House	.4		.5		2,500		.7	
2	Duplex or House + ADU	.5	.6	.6	.7	3,000	3,500	.8	.9
3	Triplex, Duplex + ADU, or House + 2 ADUs	.6	.7	.7	.8	3,500	4,000	.9	1.0
4	Fourplex								

* excludes basement square footage

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R5, 5000sf lot example

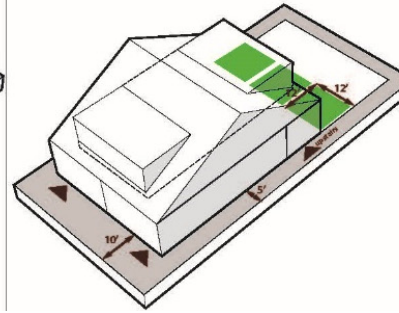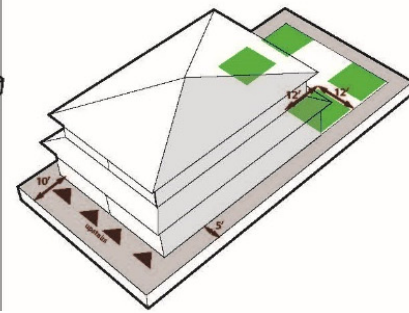| 2,500sf	3,000sf	3,500sf	
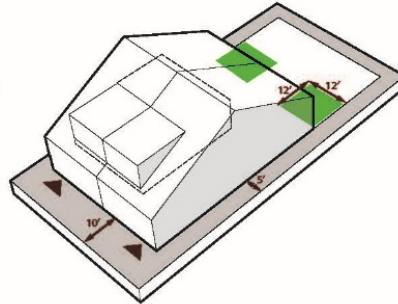
- House

- House +ADU
- Duplex

- House +2 ADUs
- Duplex +1 ADU
- Triplex

- Fourplex

Bonus

3,500sf ⟵——— 4,000sf ———⟶

+0.1 FAR when either:
- Retaining the existing house; or
- Providing at least one affordable unit

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Where additional housing types would be allowed

Legend

New 'a' overlay (PSC Preliminary Direction)

Zoning

- Residential Farm/Forest (RF)
- Residential 20,000 (R20)
- Residential 10,000 (R10)
- Residential 7,000 (R7)
- Residential 5,000 (R5)
- Residential 2,500 (R2.5)
- — · · — City Boundary

City of Portland, Oregon
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Geographic Information System

Residential Infill Project
PSC Preliminary Direction

NORTH

0   5,000   10,000   Feet
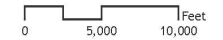
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City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team Folder\gis\projects\Residential_Infill\Maps \11x17_a_overlay_PSC_prelim_direction_180716.mxd

'a' Overlay:
PSC Direction
96% of R2.5-R7

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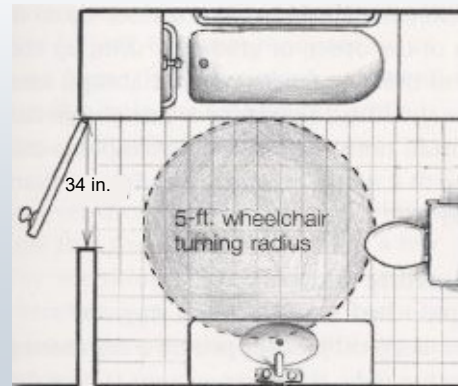
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3. Require at least two units on a double-sized lot (R2.5-R7)

- When building on a vacant large lot, at least a house with an ADU or a duplex would be required:
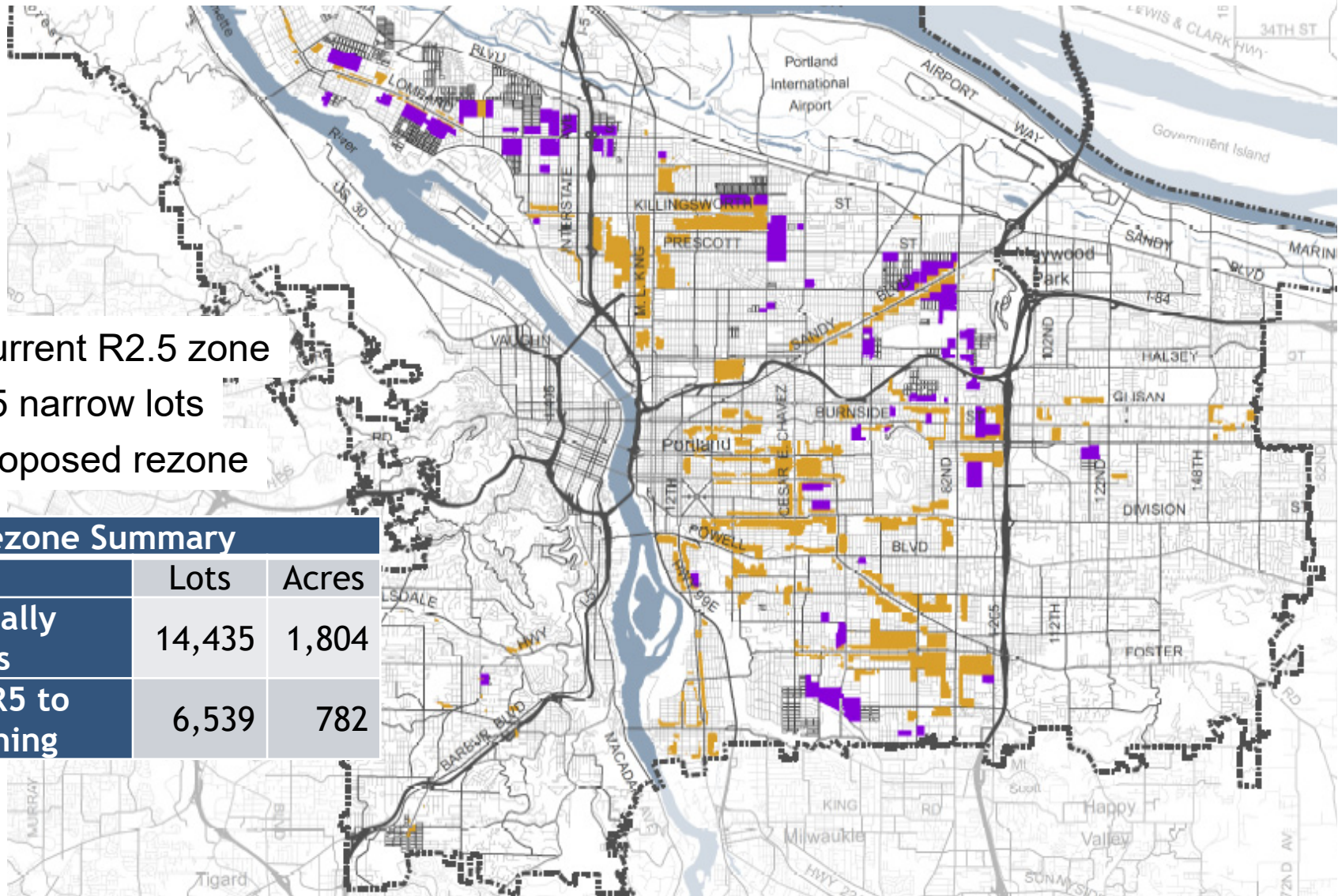 - R7: 14,000 sf lot
  - R5: 10,000 sf lot
  - R2.5: 5,000 sf lot

4. For three or four units, one unit must be "visitable"

- No step entry with wider doorway
- Ground floor living space and bathroom
- Exceptions:
    - existing building conversions
    - steep grade to front door

34 in.

5-ft. wheelchair turning radius

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5. Rezone half of the narrow lots, allow others for attached houses

Current R2.5 zone

R5 narrow lots

Proposed rezone
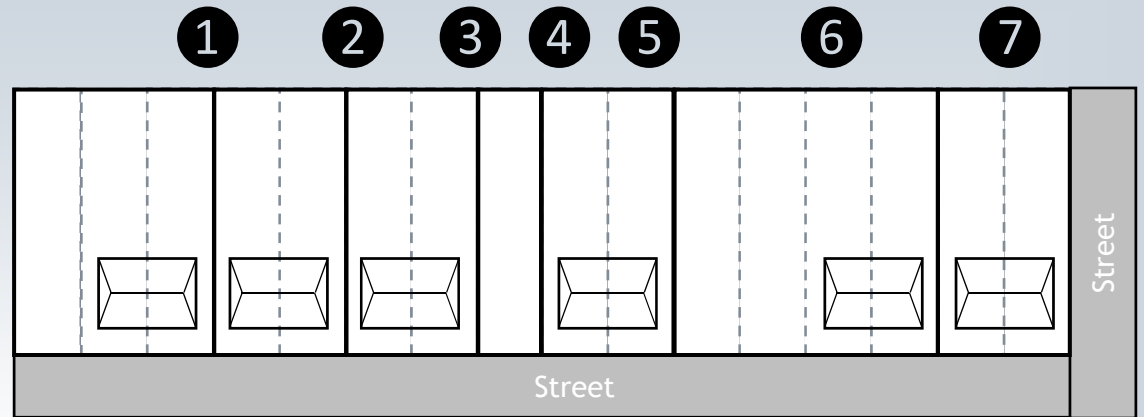
Rezone Summary		
	Lots	Acres
R5 historically narrow lots	14,435	1,804
Proposed R5 to R2.5 Rezoning	6,539	782

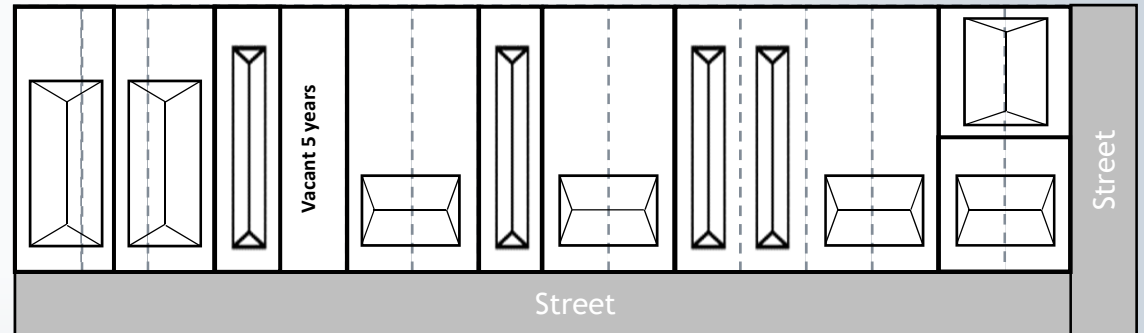# 6. Allow small flag lots through property line adjustments

- R5 and R2.5 historically narrow lots
- Existing house must be retained
- Size of the house on the small flag lot limited to 1,000 sq. ft. and subject to exterior design elements
- In the R5 zone, height of the house on the flag lot limited to 20 feet.

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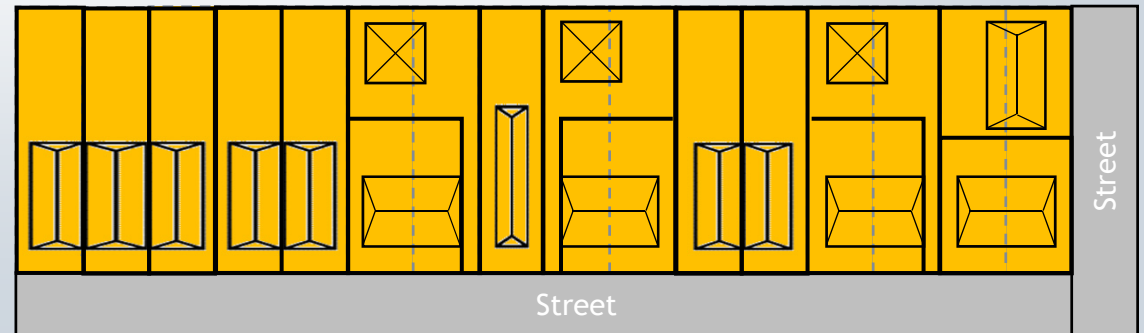Innovation. Collaboration. Practical Solutions.

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Existing block:

Current R5 rules:

R2.5 rezone:
(0.7 FAR)

Existing block:
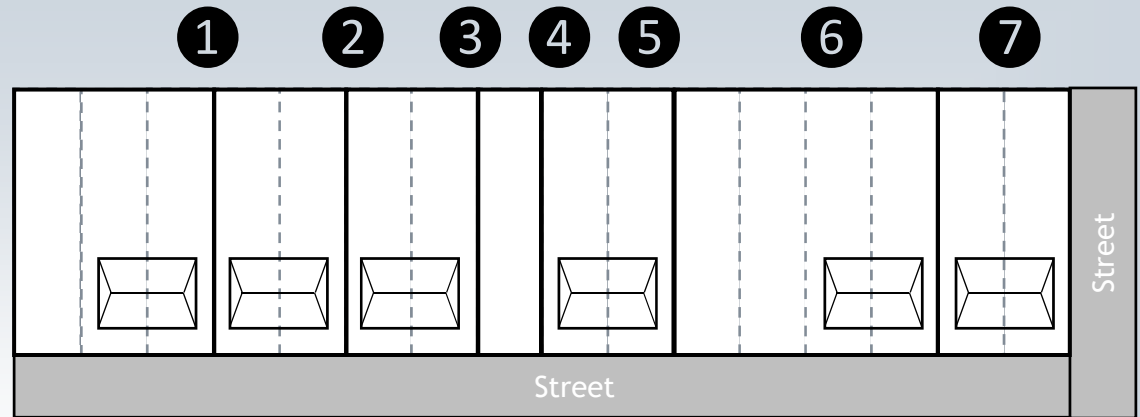
Current R5 rules:

R5 proposal:
(0.5 FAR)

Vacant 5 years

3- or 4-plex
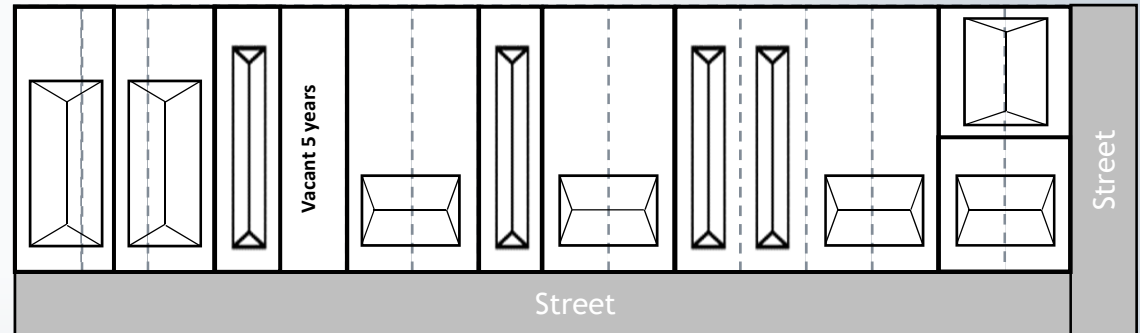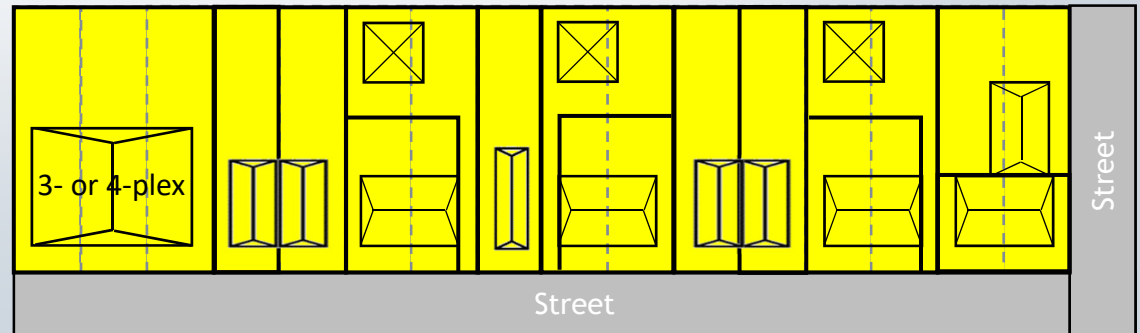
7. Allow added flexibility in building form and arrangement

- Ensure compatibility through discretionary PD review.

- Allow same FAR, review type etc. as LD

BUILDING DESIGN

8. Revise how height is measured

a. Measure height from the lowest point near the house, not the highest point.

b. Clarify that small dormers are excluded from the height measurement.

c. Continue to allow 2½ story houses (30 feet high) on standard lots.

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9. Building features and articulation

- Limit how high the front door can be above the ground (exempt lots in floodplains).
- Allow 2' eave projections
- Allow front setbacks to match the house next-door.
- Do not require duplex front doors to face separate streets.

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10. Keep current ADU rules, except:

- Allow basement ADU conversions to exceed the size cap in an existing house.
- Allow the front door of an internal ADU to face the street.

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11. Parking

- Delete minimum parking requirements for residential uses in single dwelling zones.

- If a lot abuts an alley, require parking access to be from the alley.

- If a building façade is less than 22 feet wide, prohibit driveways and parking between the building and a street.

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12. Improve building design on lots less than 32 feet wide.

- Limit the height of a detached house to 1½ times its width.

- Require attached houses on lots 25 feet wide and narrower.

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Other Possible Recommendations to City Council

- Parking permit tools
- Curb cut fee or tax
- Building Code requirement for visitable houses
- Streamlined partition process
- Tree code project for small lot development
- Review SDC waivers

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Critical Components

- ## The units (Proposal #1.a.)
  - ### E.g. Duplex, Triplex, Fourplex

- ## The map (Proposal #1.c.)
  - ### Where the additional units are allowed

- ## Structure size (Proposal #2.a. and 2.b.)
  - ### Maximum FAR's

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Thank you