



RESIDENTIAL INFILL PROJECT – PART 2

Bringing Portland Into Compliance with
State Legislative Mandates for Middle Housing

Morgan Tracy

Project Manager

Sandra Wood

Principal Planner

Shannon Buono

Senior Planner

JP McNeil

City Planner



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

RIP 2 Hearing overview

- Staff presentation – 10 Key Proposals
- Take public testimony
- Close oral testimony
- Record to remain open for additional written testimony
- PSC discussion and questions

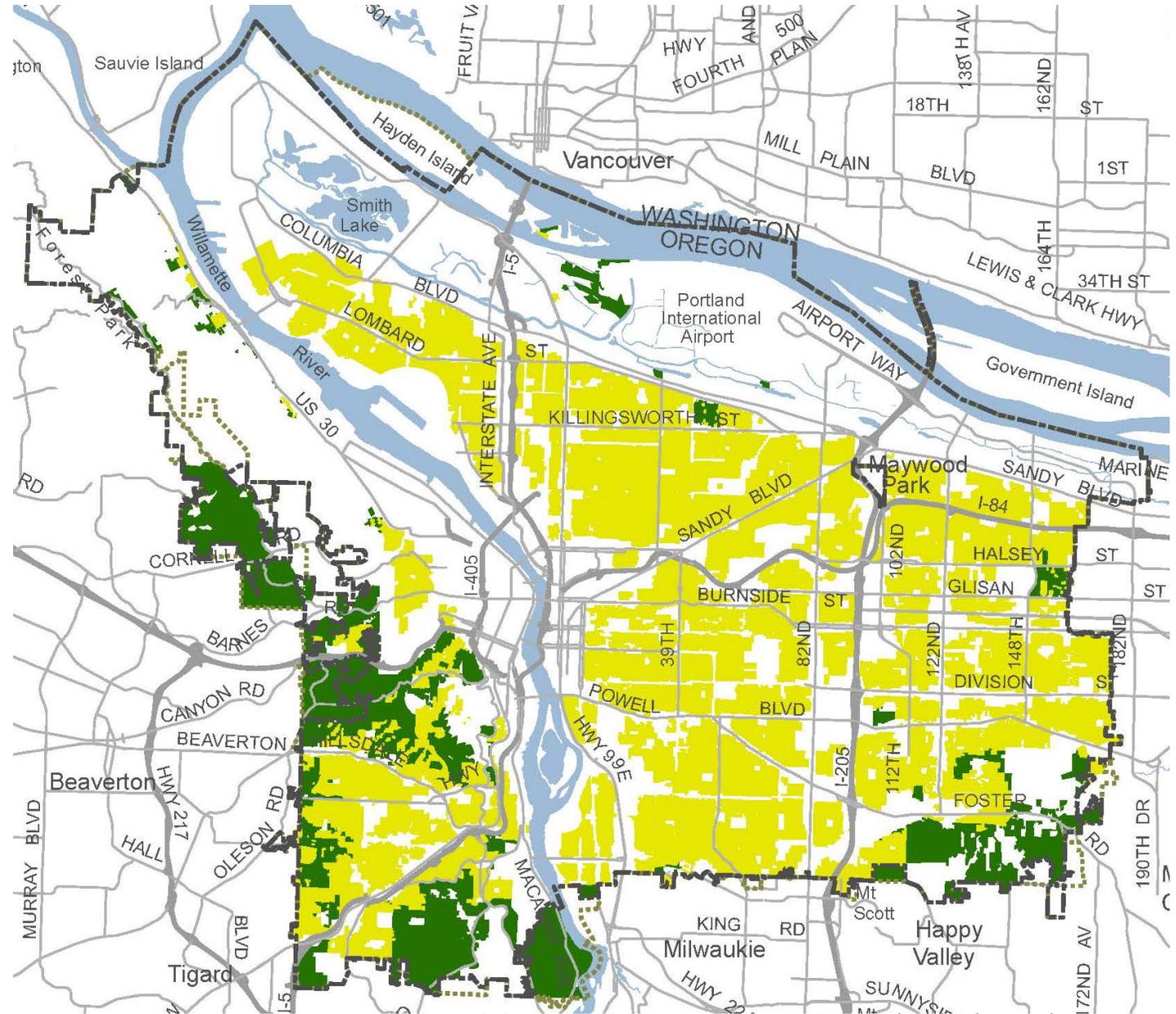
What are the State mandates?

- **House Bill 2001** – requires cities to allow duplexes on *all lots*, and other middle housing (triplexes, fourplexes, cottage clusters, attached houses) in *most areas* by June 30, 2022
- **Senate Bill 458** – requires cities to process land divisions for middle housing development, so that each dwelling unit can be sold on its own lot after July 1, 2022

What areas are affected?

 R10 and R20 zones
(about 16,000 lots)

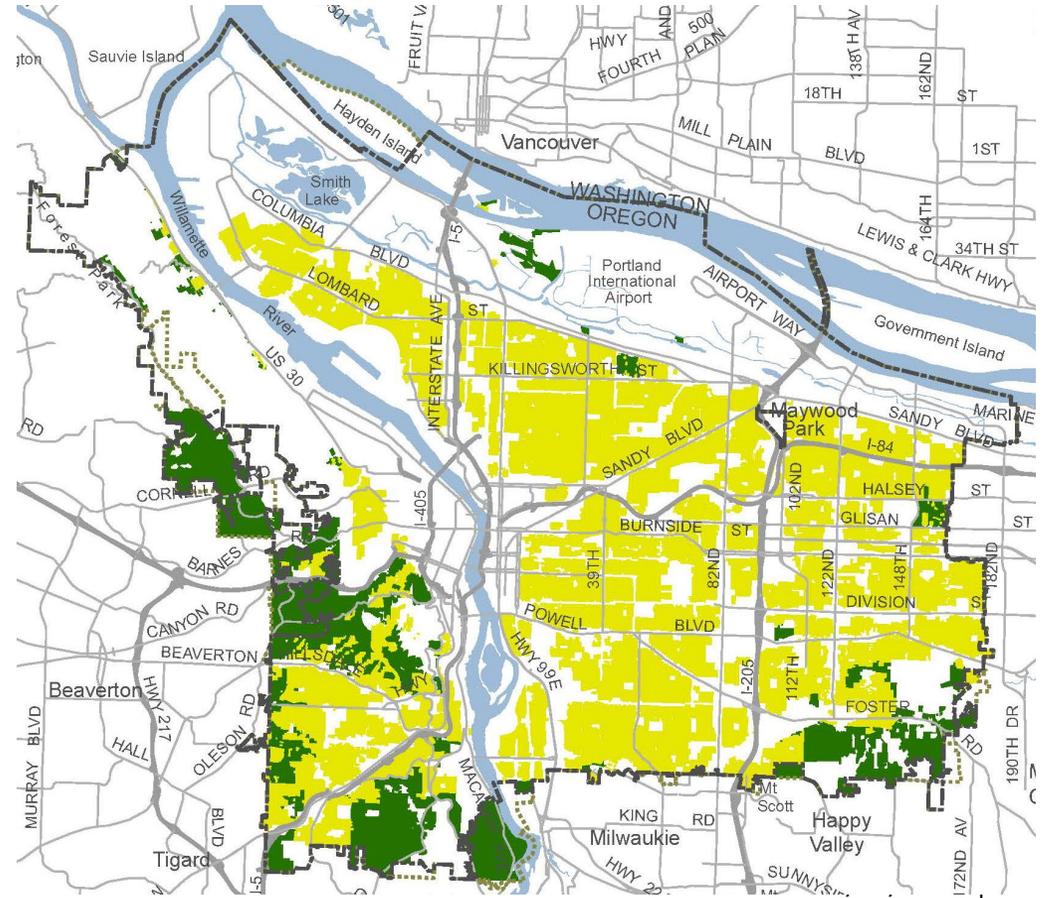
 R2.5, R5 and R7 zones
(about 134,000 lots)



Project Key Proposals (1-6)

Apply Residential Infill Options to R10 – R20 zones (shown in green)

1. Building size limits
2. Duplexes
3. Triplexes and Fourplexes
4. Added ADUs
5. Deeply Affordable Units
6. Visitability



Building Size Limits

- Applying “Floor Area” limits
- R10 and R20 sites less than 10,000 sq ft
 - 0.4 for house
 - 0.5 for duplex
 - 0.6 for triplex/fourplex
- Not a requirement of HB2001



Middle housing types

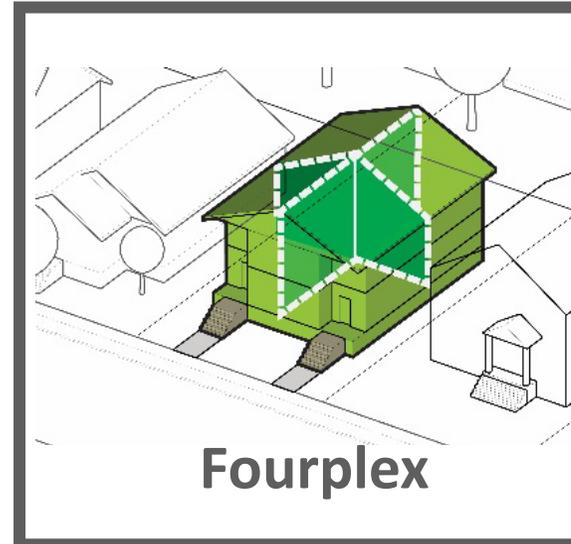
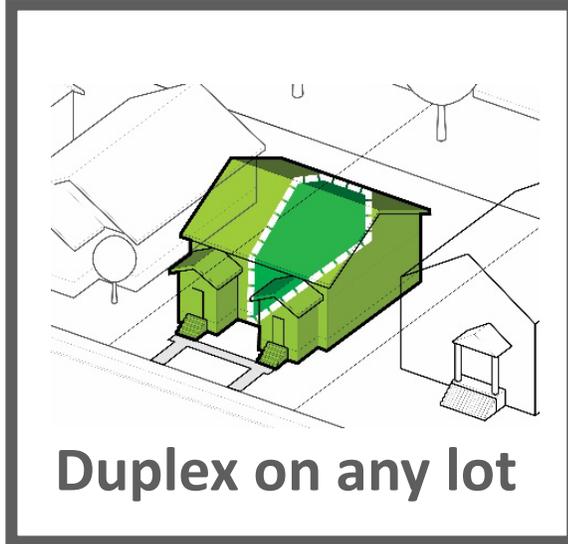
Allowed on any legal lot:

- A house with or without an ADU
- A duplex

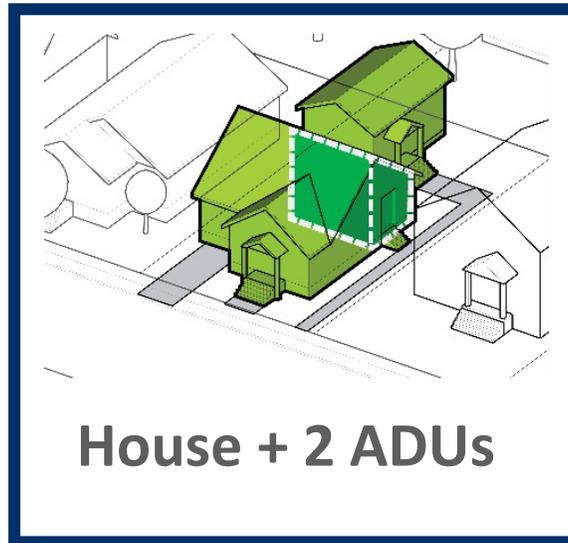
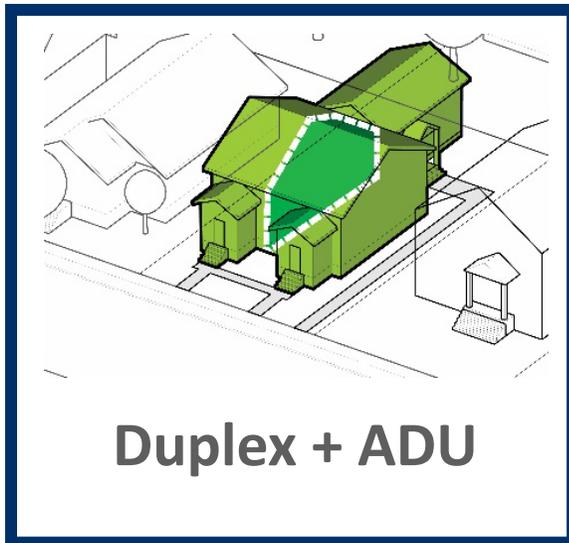
Other types of middle housing allowed when:

- Lot meets minimum lot size
- Located on a maintained street
- Not in the 'z' overlay zone

Middle housing types



required by HB2001



not required by HB2001



Visitability

On sites with 3 or more units,
at least one unit must have:

- Zero step entry
- Wider doors
- Bathroom and living area on main floor

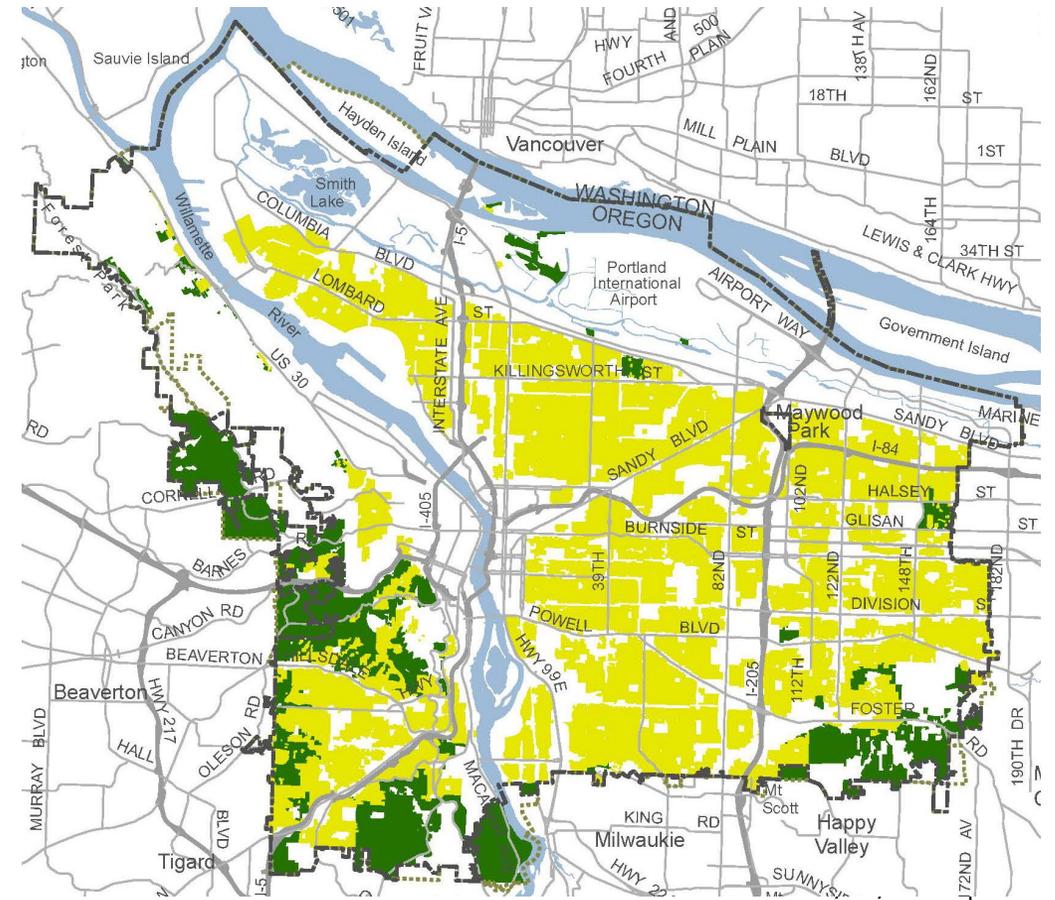


Not a requirement of HB2001

Project Key Proposals (7-10)

New middle housing proposals for all single dwelling zones (yellow and green)

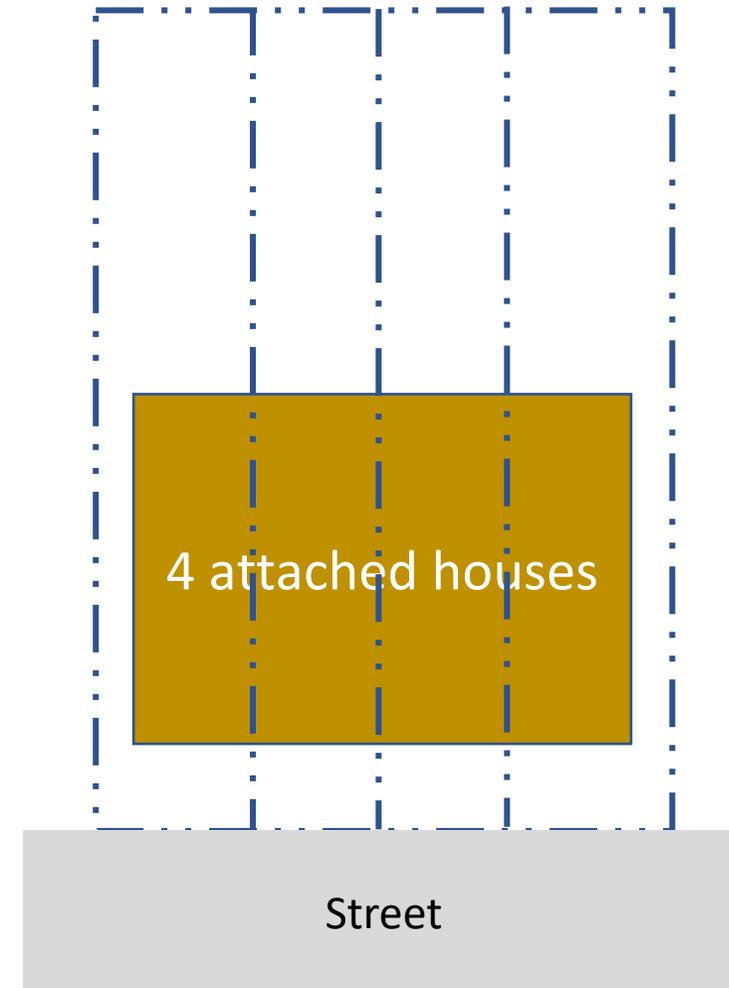
7. Attached houses
8. Cottage Clusters
9. Constrained Sites 'z' Overlay
10. Middle Housing Land Divisions



Attached houses

- Density: 2-4x base zone
- Ownership alternative to duplex, triplex, fourplex condo
- Allowed on lots with:
 - Minimum lot area
 - No 'z' overlay zone
 - Frontage on a maintained street
- Required by HB2001

Zones Affected: All single dwelling zones



Cottage clusters

- Sites: 5,000 sf – 1 acre (R2.5/R5)
7,000 sf – 1 acre (R7/R10)
- 3-16 units; 1,400 sf average
- 900 sf footprint; 2-story
- 6-10' bldg. separation
- Courtyard: 150-200 sf per unit

Required by HB2001

Zones Affected: R2.5-R10 zones



Credit: Propel Studio

The 'z' Constrained Sites overlay

Zones Affected: All single dwelling zones

Current 'z' overlay

- R2.5, R5, and R7 zones
- Natural resource inventory
- Floodplain
- Landslide

New 'z' overlay

- **R20, R10, R7, R5, R2.5** zones
- Mapped **ezones**
- Floodplain
- Landslide (update Comp Plan)
- **Wildfire**
- **Industrial Sanctuary**
- **Airport noise**

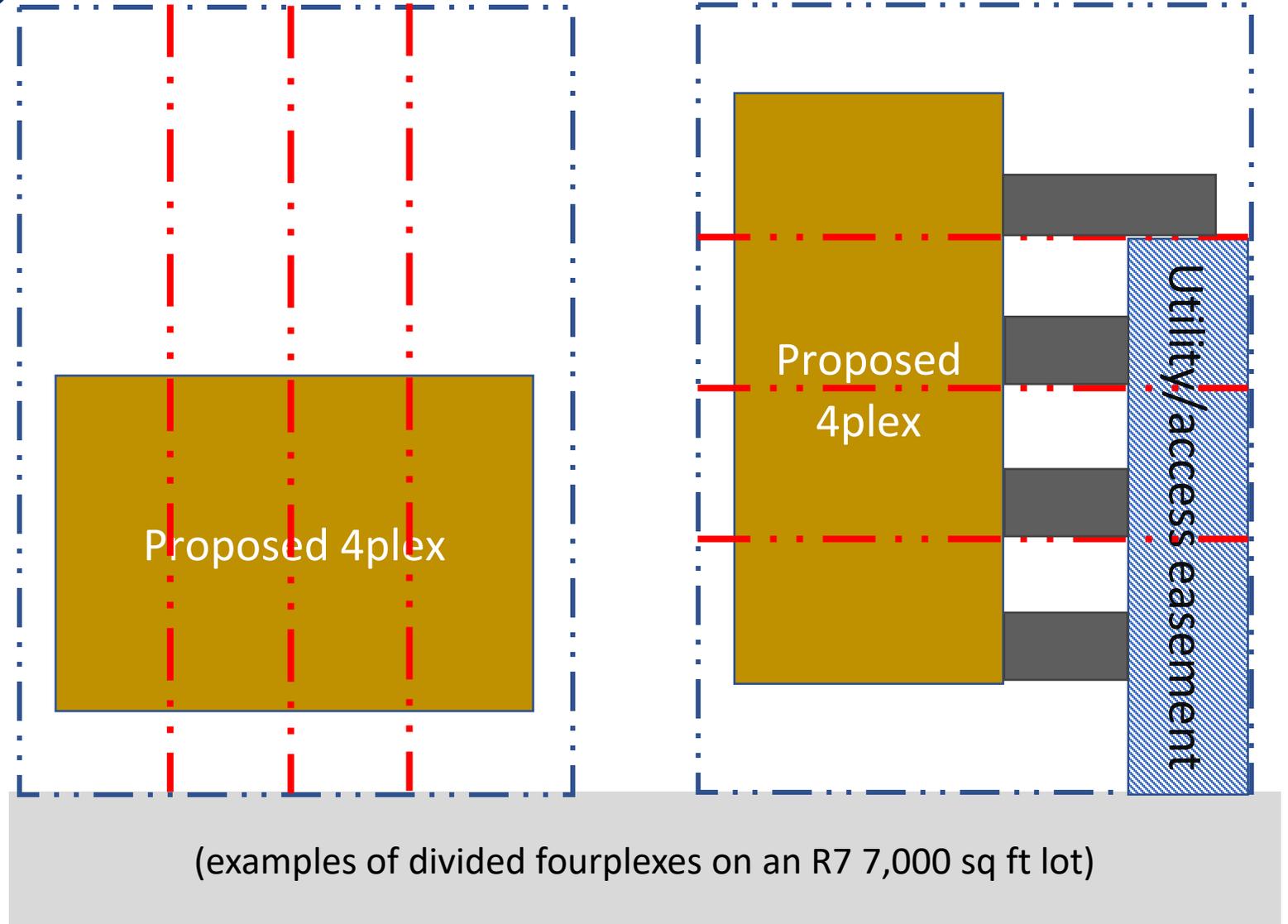
Proposed 'z' overlay

Summary of Single-Family Lots Included in 'z' Overlay Zone					
	Single-Family Lots	Single-Family Lots inside proposed 'z'		Single-Family Lots outside proposed 'z'	
R20	2,693	2,584	96%	109	4%
R10	13,364	10,178	76%	3,186	24%
R7	32,988	6,940	21%	26,048	79%
R5	73,867	4,241	6%	69,626	94%
R2.5	26,823	169	1%	26,654	99%
TOTAL	149,735	24,112	16%	125,623	84%

Middle Housing Land Divisions

- Zoning requirements apply to original parcel as a whole
- Building code applies to each lot
- One unit per lot
- No lot size/frontage requirements

Required per SB458



Next Steps

- Take public testimony
- Close oral testimony
- Leave record open until December 17 for written testimony
- PSC discussion and questions
- PSC amendment ideas by December 23 for work session
- Continue hearing to PSC work session – January 11, at 12:30 pm

Public Testimony

www.Portland.gov/bps/rip2

Residential.Infill@portlandoregon.gov

ph: 503-823-1105

