



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Stakeholder Working Group Meeting  
March 23, 2017



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



# Project Purpose and Scope

- **Revise Zoning Code development and design standards** to improve outcomes in Portland's multi-dwelling zones outside the Central City.
- **Develop new approaches to creating street and pedestrian connections** in places that lack them.

Funded in part by a Metro Community  
Planning and Development Grant

# Relationship to other Zoning Code projects

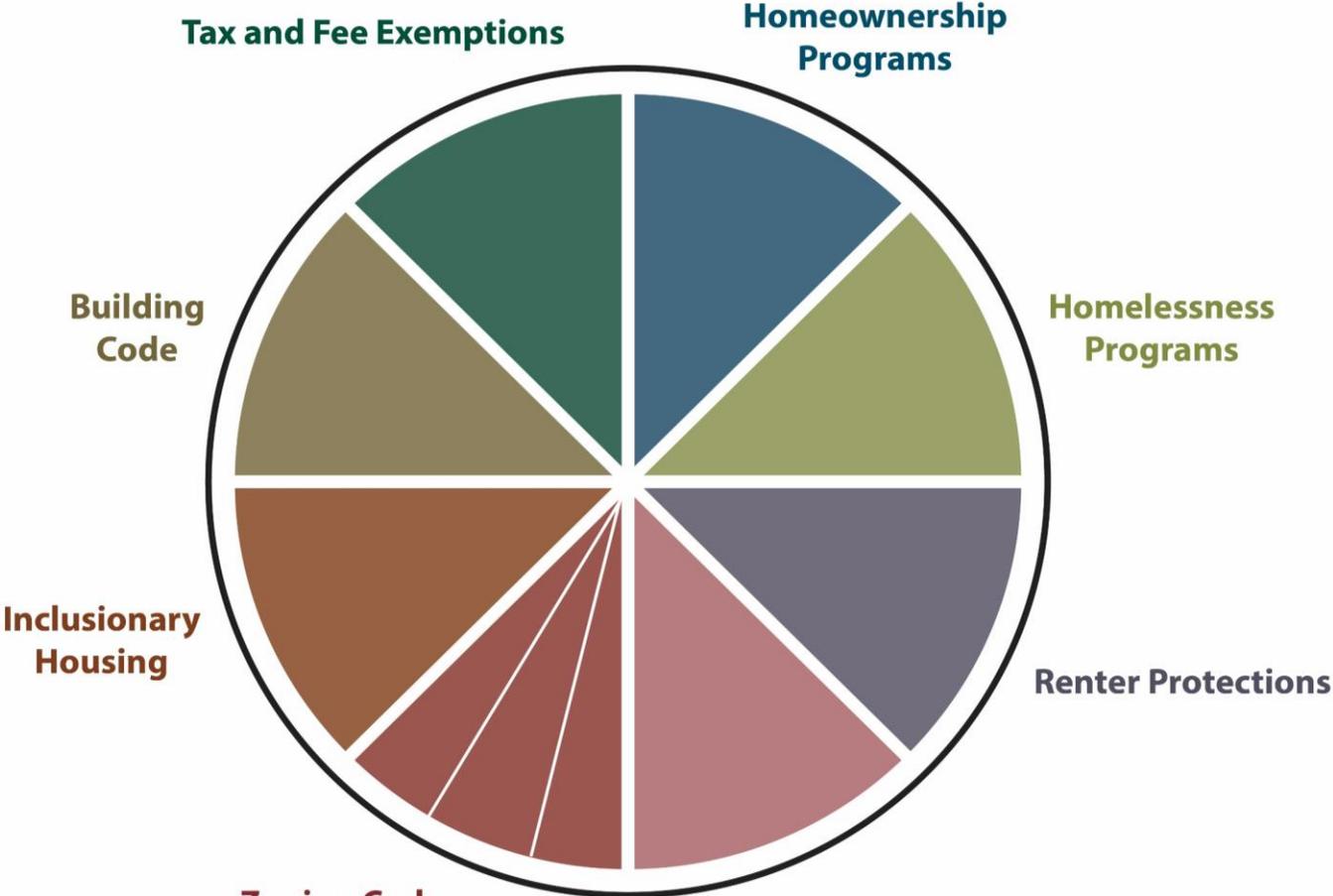


Residential Infill Project  
Single-Dwelling Zones

Better Housing by Design  
Multi-Dwelling Zones

Mixed Use Zones Project  
Commercial/mixed use zones

# Part of a Range of Housing Strategies and Tools



### Zoning Code

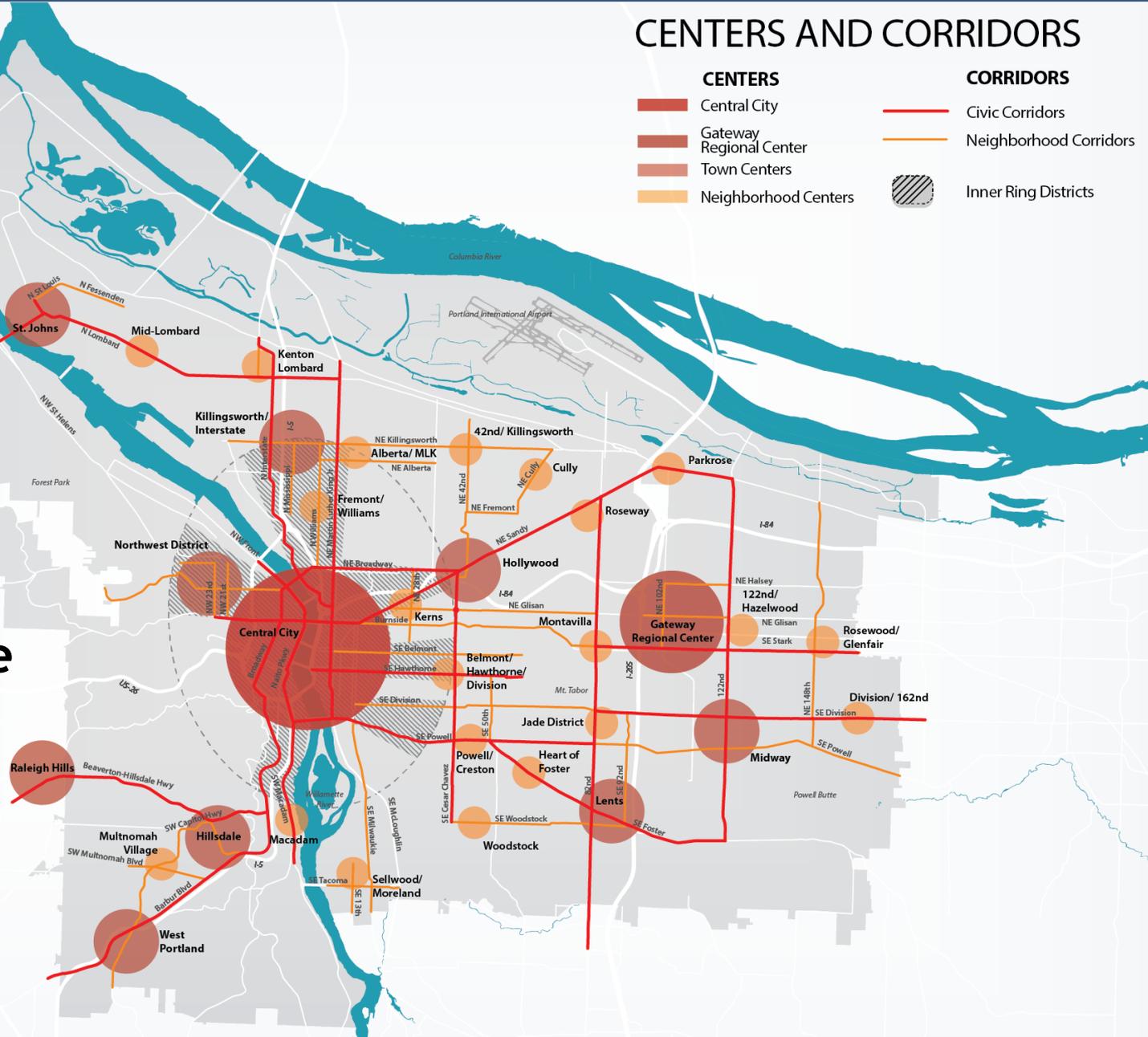
- Better Housing by Design
- Mixed Use Zones
- Residential Infill

### Local Funding:

- Affordable Housing Bond
- Construction Excise Tax
- Urban Renewal Funds
- General Funds

# CENTERS AND CORRIDORS

- | CENTERS   | CORRIDORS  |
|---|--|
|  Central City            |  Civic Corridors        |
|  Gateway Regional Center |  Neighborhood Corridors |
|  Town Centers            |  Inner Ring Districts   |
|  Neighborhood Centers    |  |

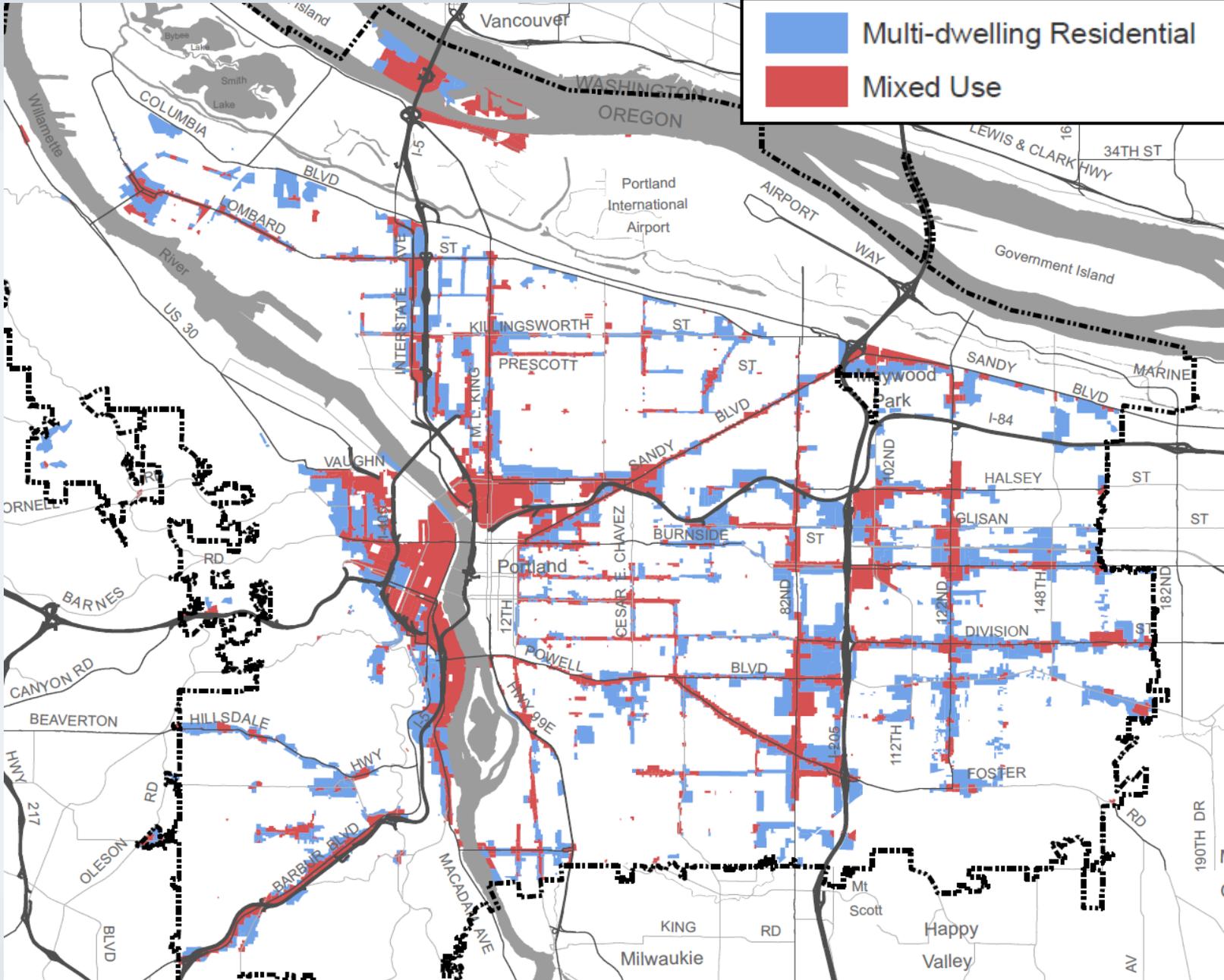


## Comprehensive Plan

80% of growth focused in and around centers and corridors



# Zoning



# What's the problem we're trying to solve?

- Policies guide us to make rules to encourage:
  - **Housing diversity**, including **affordable** and **accessible** housing
  - **Pedestrian-oriented street environments**
  - Respect for **neighborhood context**
  - Housing that supports residents' **health and active living**
  - **Nature and green infrastructure** in the urban environment
  - **Resource-efficient design and development**
  - **Street and pedestrian connections** that are safe and convenient
- Gap between these goals and what is being built.

# Key Equity Considerations

- **Impacts of regulations on costs/affordability**
- **Incentives for affordable housing and physically-accessible units**
- **Function for residents, especially features supportive of healthy active living**

## **Equity:**

When is everyone has access to the opportunities necessary to satisfy their essential needs, advance their well-being and achieve their full potential.

# Project Topics



## 1. Site design and healthy active living

- open space for residents and green elements

# Project Topics



## 2. Building design and scale

- relationship of development to streets and context

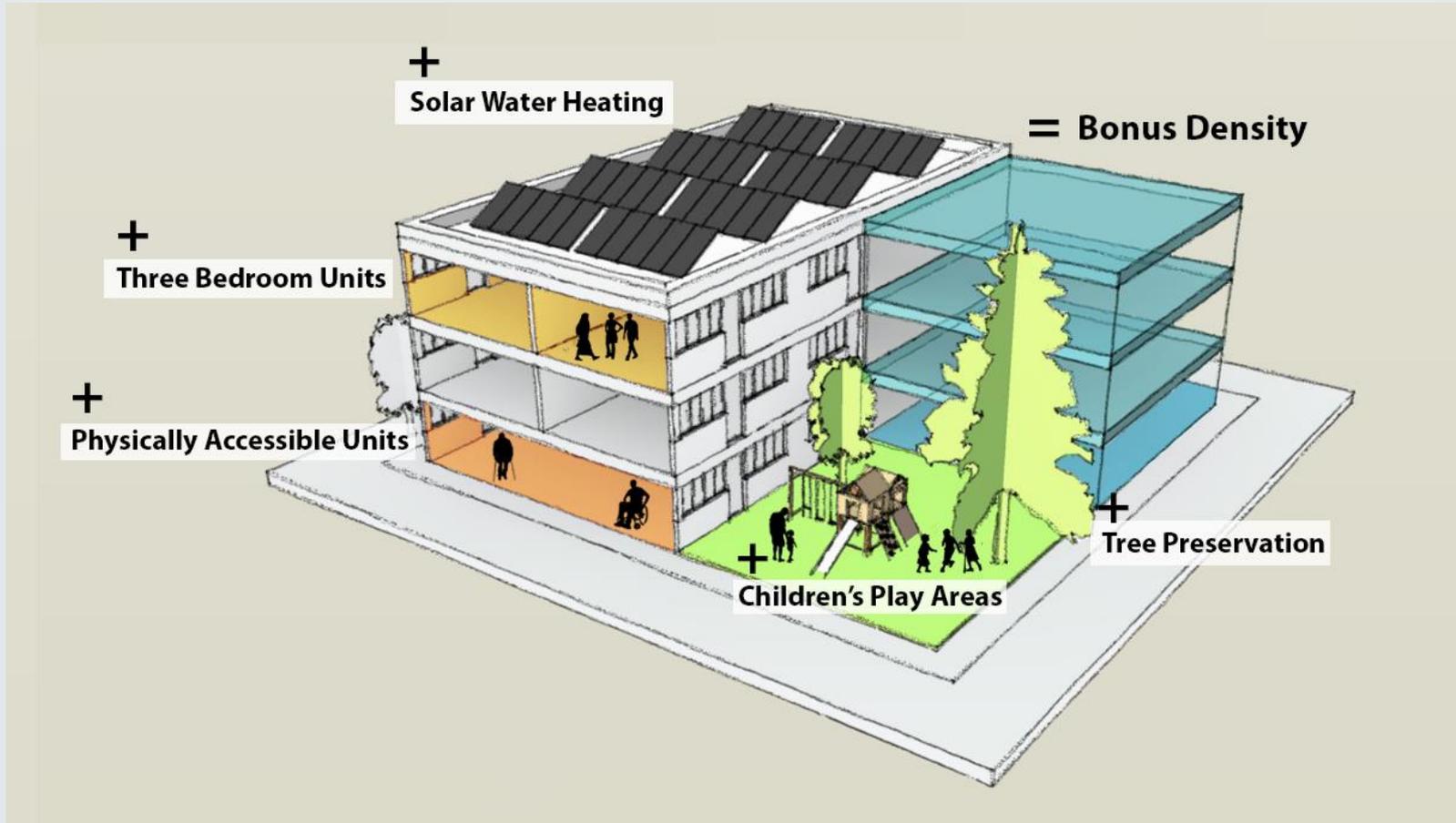
# Project Topics



## 3. Street connectivity

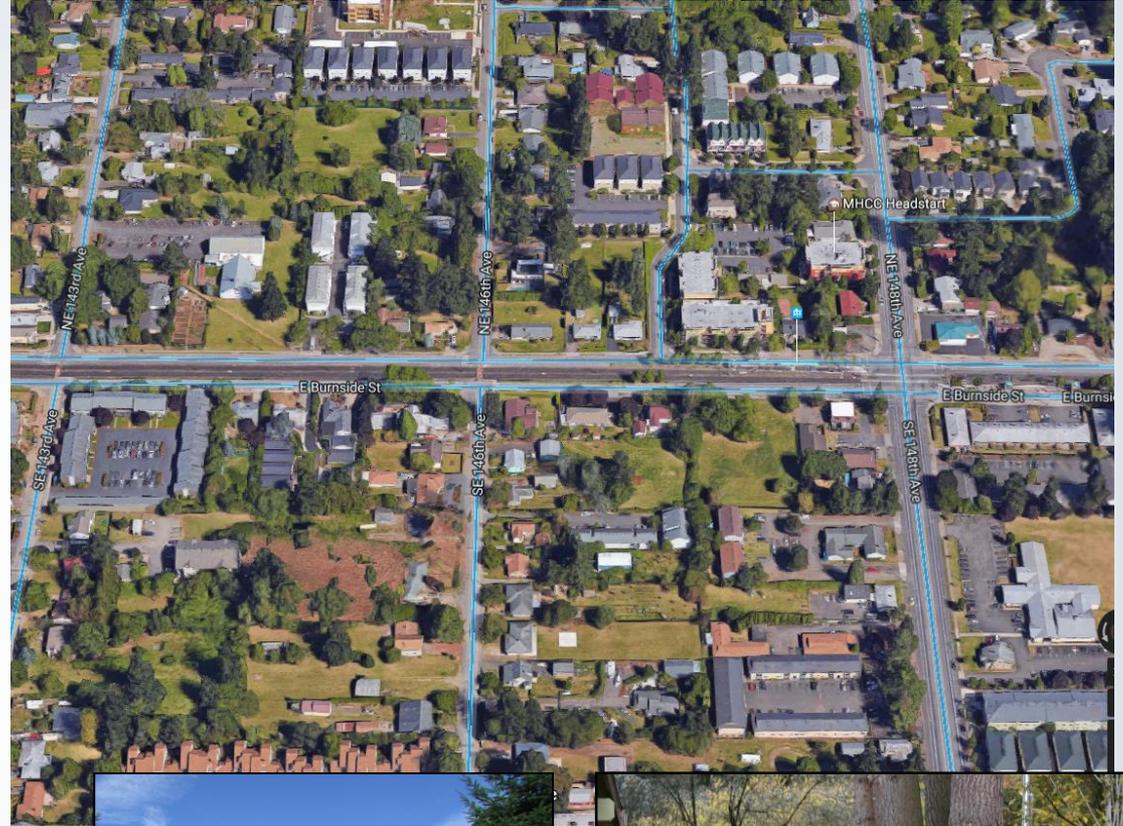
- New implementation approaches
- Street plans for Jade District and Rosewood centers

# Project Topics



4. **Development bonuses** – refinement of affordable housing bonuses, incentives for accessible housing, reconsider existing amenity bonuses

# Project Topics



## East Portland

- Distinct characteristics
- Narrow, deep lots
- Lack of street connectivity
- Many families



# Stakeholder Working Group Meetings

## Purpose

- Forum for discussing issues and potential solutions
- Include a range of community stakeholders and perspectives
- Help inform City staff as they develop concepts and regulations

*Meetings and discussions open to general public*

# Stakeholder Working Group Meetings

**March 7:** East Portland issues, development bonuses

**→ March 23:** Outdoor spaces, building scale

**April 6:** Street connections, **Jade District focus**

**April 19:** Street frontage design, inner area development options

**May 3:** Street connections, **Rosewood focus**

**June 3:** Public workshop on compiled code concepts



# Project Overview

**Questions?**

# Outdoor Space Issues



**Outdoor spaces** - need for spaces for recreation, growing food, trees

# Outdoor Space Issues



## Lower-Density Zones (R3, R2, R1)

- 48 square feet per unit
- Can be shared or private spaces

# Outdoor Space Issues



## High-Density Residential Zone (RH)

- No outdoor space required

# Types of Residential Outdoor Spaces

Private spaces,  
such as patios,  
balconies, or  
small yards.



## Private Spaces



Larger shared  
spaces, such  
as courtyards,  
children's play  
areas and other  
shared recreation  
space.

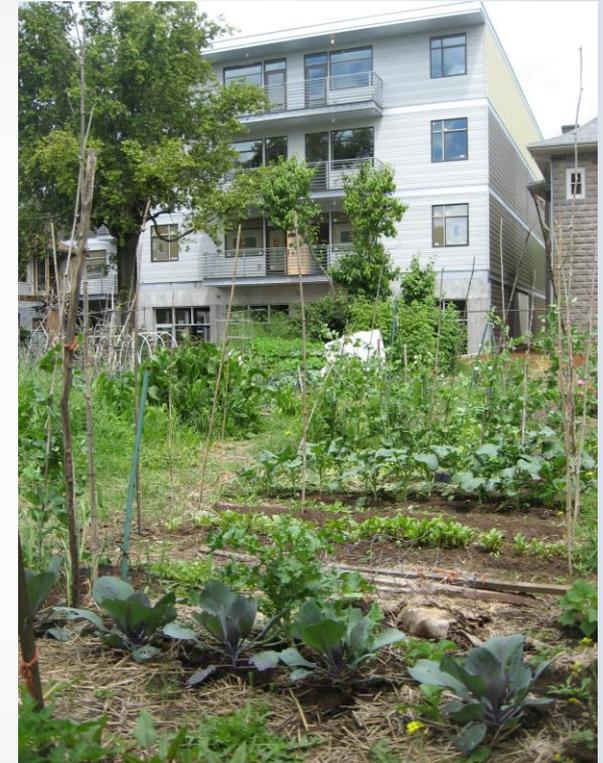


## Shared Spaces



Requirements can also be met by indoor community spaces in the mixed use zones

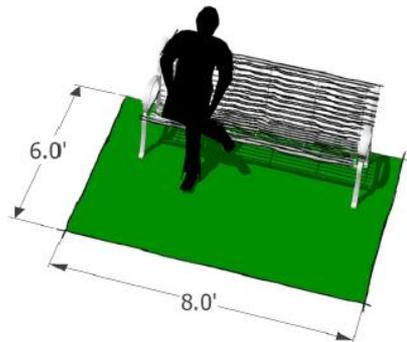
# Outdoor Space Issues



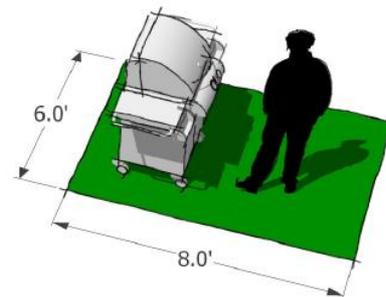
**Shared outdoor spaces - interest from:**

- Healthy Active Living projects
- East Portland community discussions

# Outdoor Space Requirements



Bench



Grill

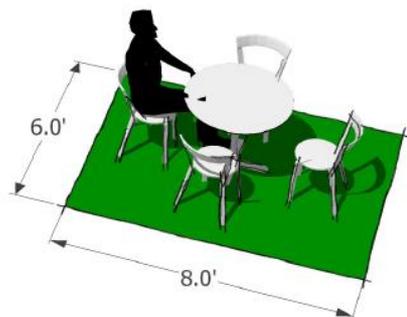
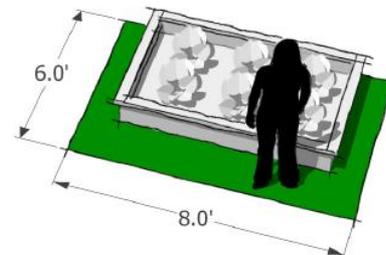


Table and  
Chairs

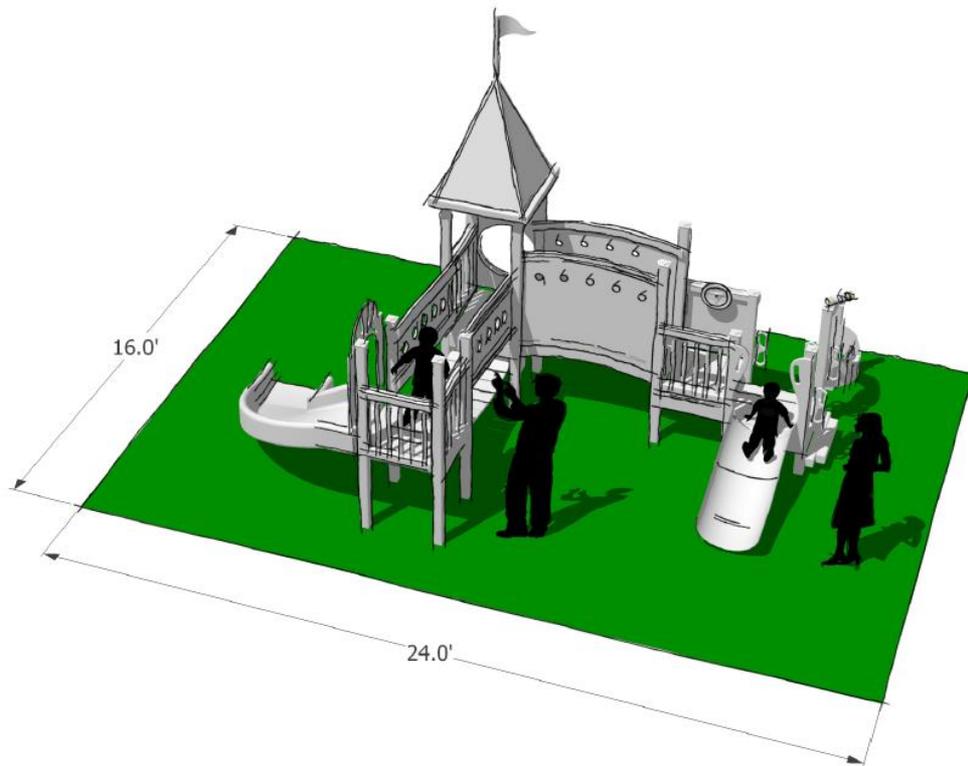


1 Raised  
Planting  
Bed  
(Feed  
1/4 Person  
Per Year)

What fits within 48 Square Feet?

# Outdoor Space Requirements

384 Square Feet of Open Space  
(Open Space for 8 Units)



Large Play  
Equipment

**What fits within 48 Square Feet?**

- Example of combined, shared outdoor space (8 units)

# Outdoor Space Requirements

## Examples from other cities

City	Medium Density Zones	High Density Zones
Chicago	36 SF/unit (150 SF for townhouses)	36 SF/unit
Denver	None	None
Kansas City	30% of site	30% of site
Sacramento	100 SF/unit	100 SF/unit
San Francisco	80 SF/unit, 60 SF/unit	36 SF/unit
Santa Monica	100 SF/unit	50 SF/unit
Seattle	25% of site (50% of this at ground level)	5% of gross floor area
Washington DC	None	None
Gresham	80 SF/unit (private), 4% of site must be shared open space	Same

# Outdoor Space Requirements

## Overview of Questions

### Question 1:

- Should residential outdoor space be required in the high-density (RH) multi-dwelling zone?

### Question 2:

- Should shared outdoor space be required for large sites?

### Question 3:

- Should the amount of required outdoor space be increased in the lower-density multi-dwelling zones?

# Outdoor Space Requirements

## RH Zone - Background Information



**Historic high-density apartments**

- Did not always include residential outdoor space

# Outdoor Space Requirements

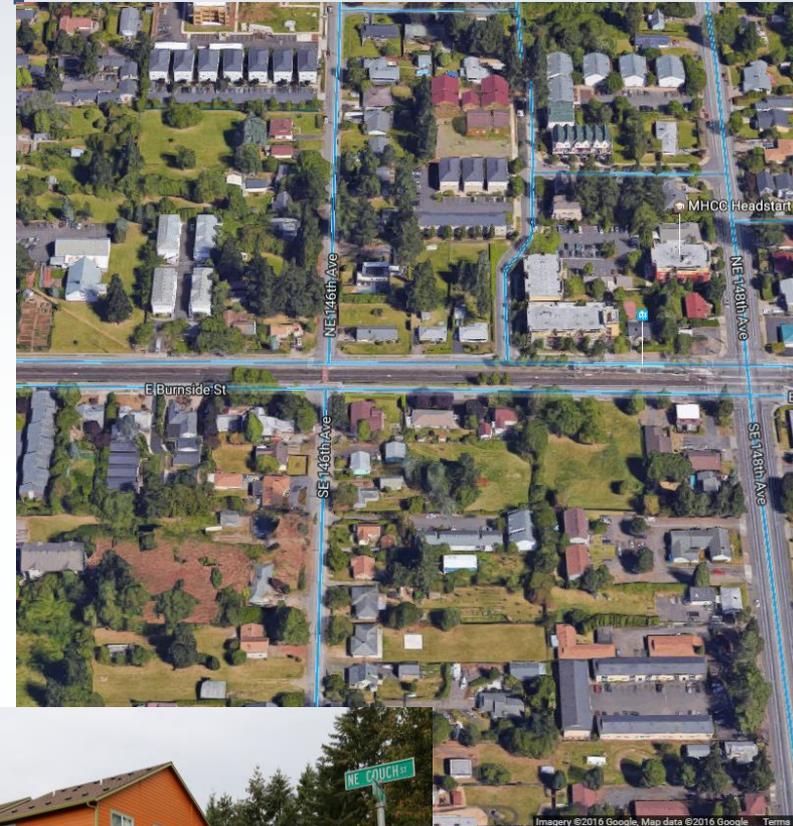
## RH Zone - Background



## Contemporary RH examples (Inner Neighborhoods)

# Outdoor Space Requirements

## RH Zone - Background



Contemporary RH examples (Eastern Neighborhoods)  
- Larger sites common

# Outdoor Space Requirements

## Question 1:

- **Should residential outdoor space be required in the high-density (RH) multi-dwelling zone?**
  - Only in East Portland, or citywide?

Potential approach - use standards recently approved for development in the mixed use zones:

- 48 square feet per unit for larger sites
- 36 square feet per unit for small sites (less than 20,000 square feet)

# Outdoor Space Requirements

## Question 2:

- **Should shared outdoor space be required for large sites?**
  - Only in East Portland, or citywide?
  - All multi-dwelling zones, or exclude RH?

Potential site size threshold for requirement: 20,000 square feet

Amount of shared outdoor space TBD

# Outdoor Space Requirements

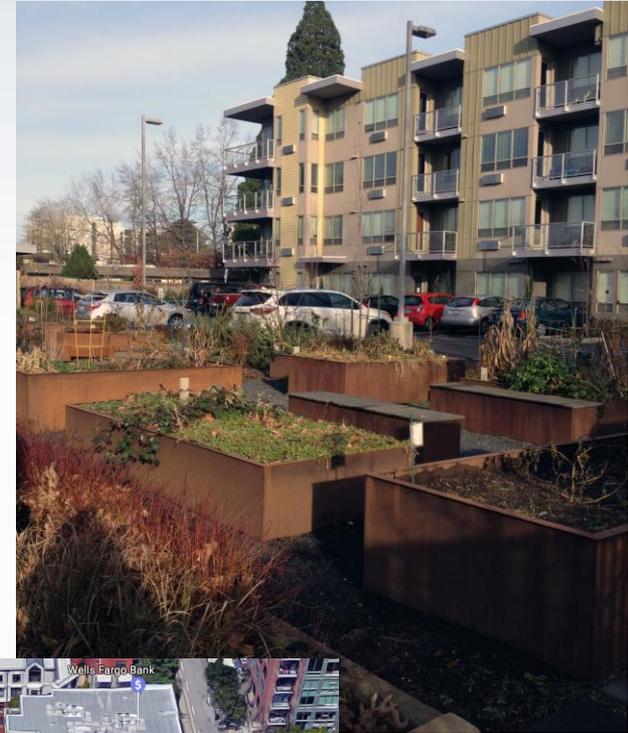
## Shared Outdoor Space - Examples



Respite (15,000 SF site)



Gathering (27,000 SF site)



Growing food (44,000 SF site)



Play and trees (61,000 SF site)



Urban space (40,000 SF site)

# Outdoor Space Requirements

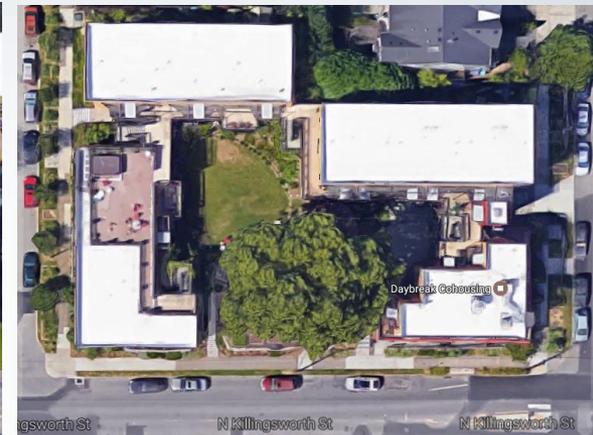
## Large Sites - Inner Portland Examples



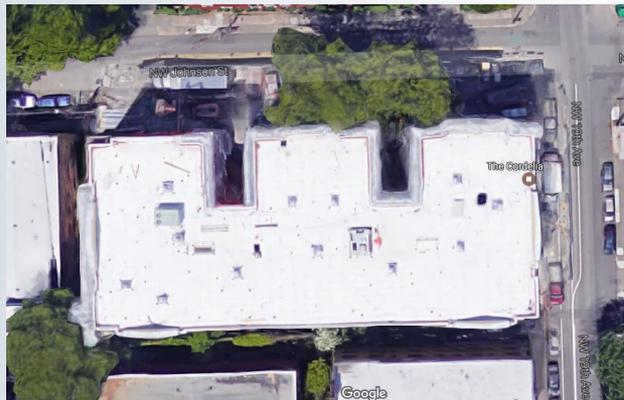
R2 (62,000 SF site)



R1 (23,000 SF site)



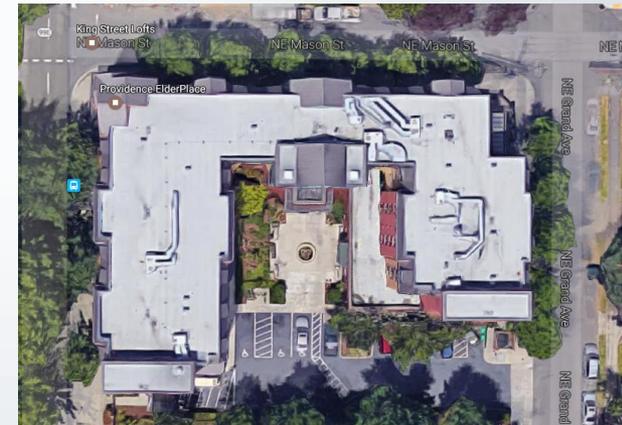
R1 (27,000 SF site)



RH (21,000 SF site)



RH (23,000 SF site)



RH (29,000 SF site)

# Outdoor Space Requirements

## Large Sites - East Portland Examples



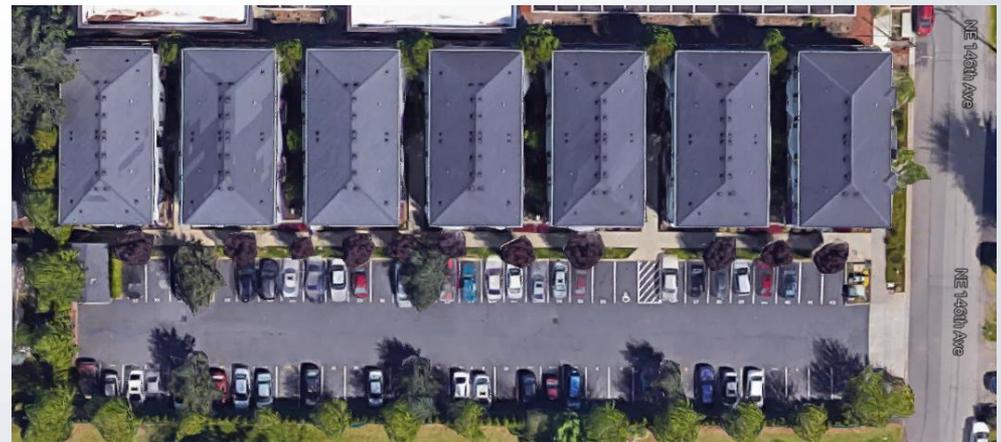
R3 (34,000 SF site)



R1 (44,000 SF site)

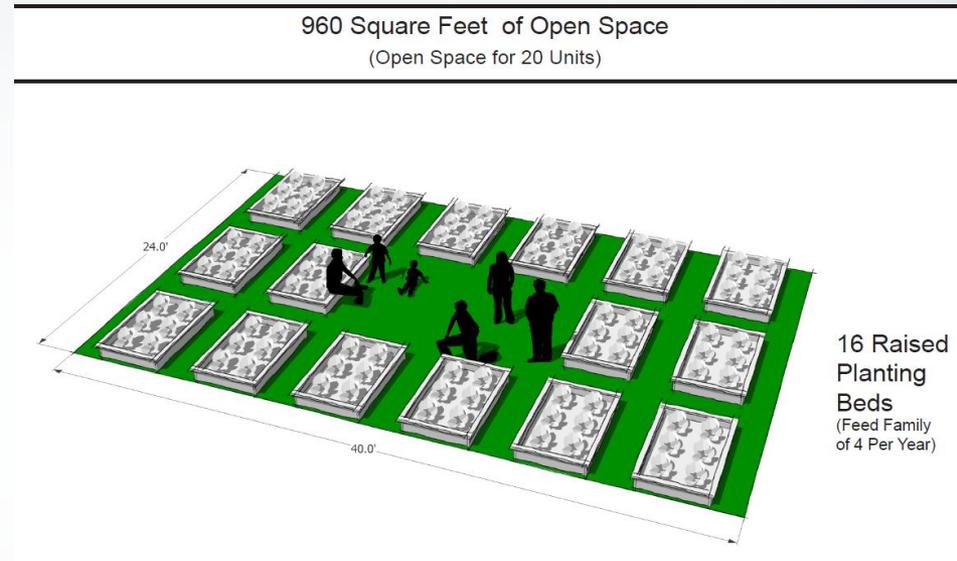
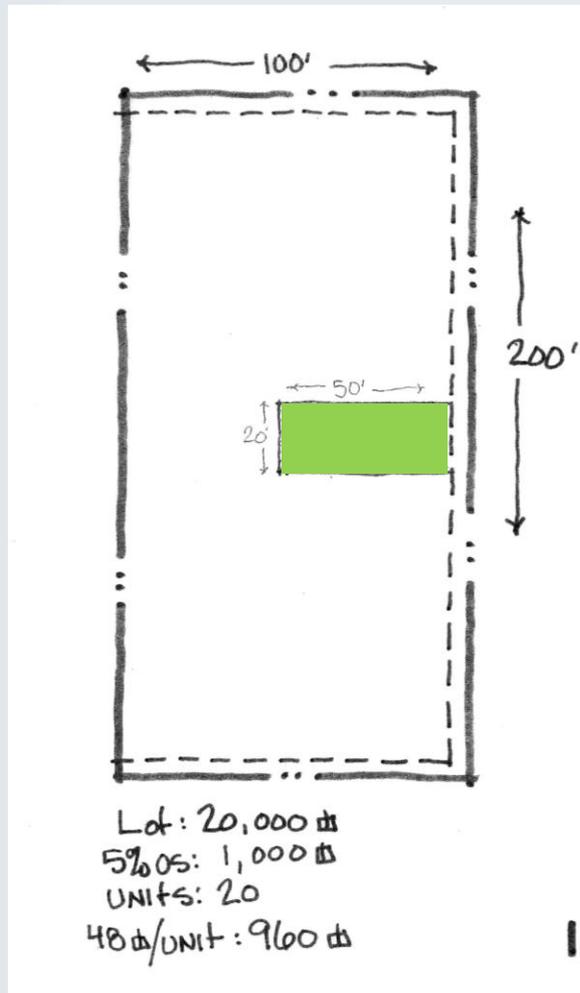


R1 (47,000 SF site)



RH (43,000 SF site)

# Outdoor Space Requirements



**Modeling of shared outdoor space occupying 5% of site area  
= 1,000 square feet for a 20,000 square foot site**

# Outdoor Space Requirements

## Question 2:

- **Should shared outdoor space be required for large sites?**
  - Only in East Portland, or citywide?
  - All multi-dwelling zones, or exclude RH?

Potential site size threshold for requirement: 20,000 square feet

Amount of shared outdoor space TBD

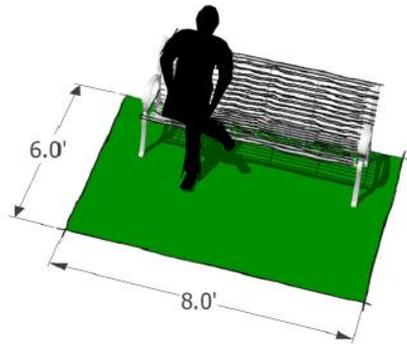
# Outdoor Space Requirements

## Question 3:

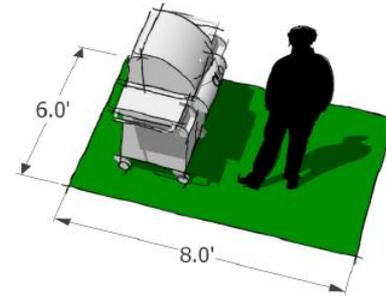
- **Should the amount of required outdoor space be increased in the lower-density multi-dwelling zones (R2 and R3)?**

Some options, based on other cities, include 80 or 100 SF per unit (current requirement is 48 SF per unit)

# Outdoor Space Requirements



Bench



Grill

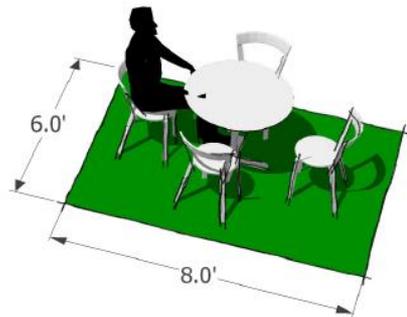
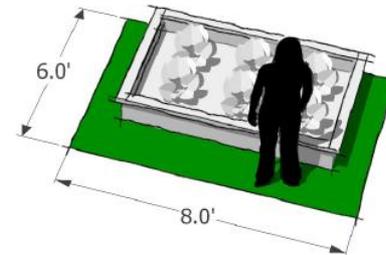


Table and  
Chairs



1 Raised  
Planting  
Bed  
(Feed  
1/4 Person  
Per Year)

What fits within 48 Square Feet?

# Outdoor Space Requirements

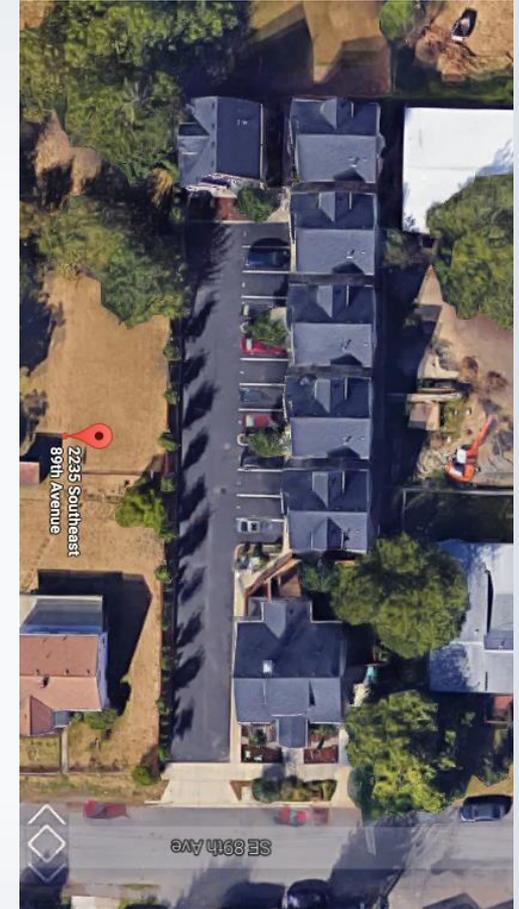
## R2 Outdoor Space - Examples



1,000 SF per unit



150 SF per unit



60 SF per unit

# Outdoor Space Requirements

## Question 3:

- **Should the amount of required outdoor space be increased in the lower-density multi-dwelling zones (R2 and R3)?**

Some options, based on other cities, include 80 or 100 SF per unit (current requirement is 48 SF per unit)

# Scale Based Zoning

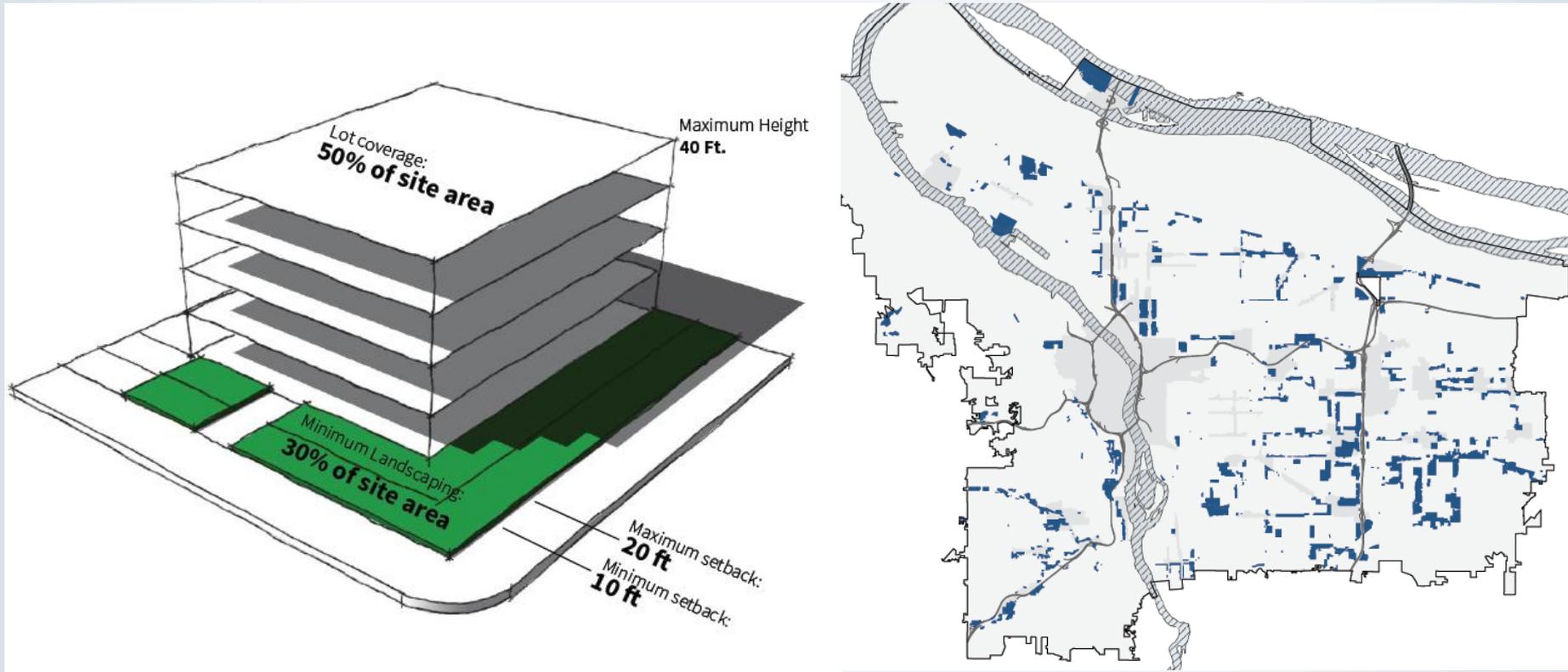


**Consider regulating by size of buildings, instead of units**

- Variety of smaller housing types along neighborhood side streets
- Promote housing diversity, including single-level accessible units

# Density and Scale - Current Approach

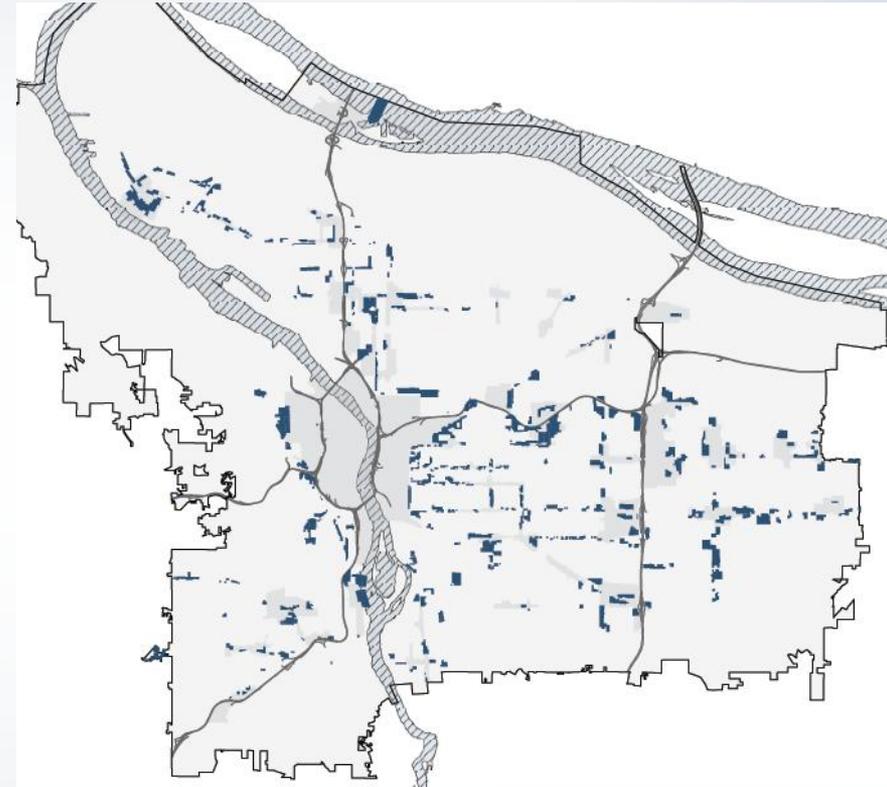
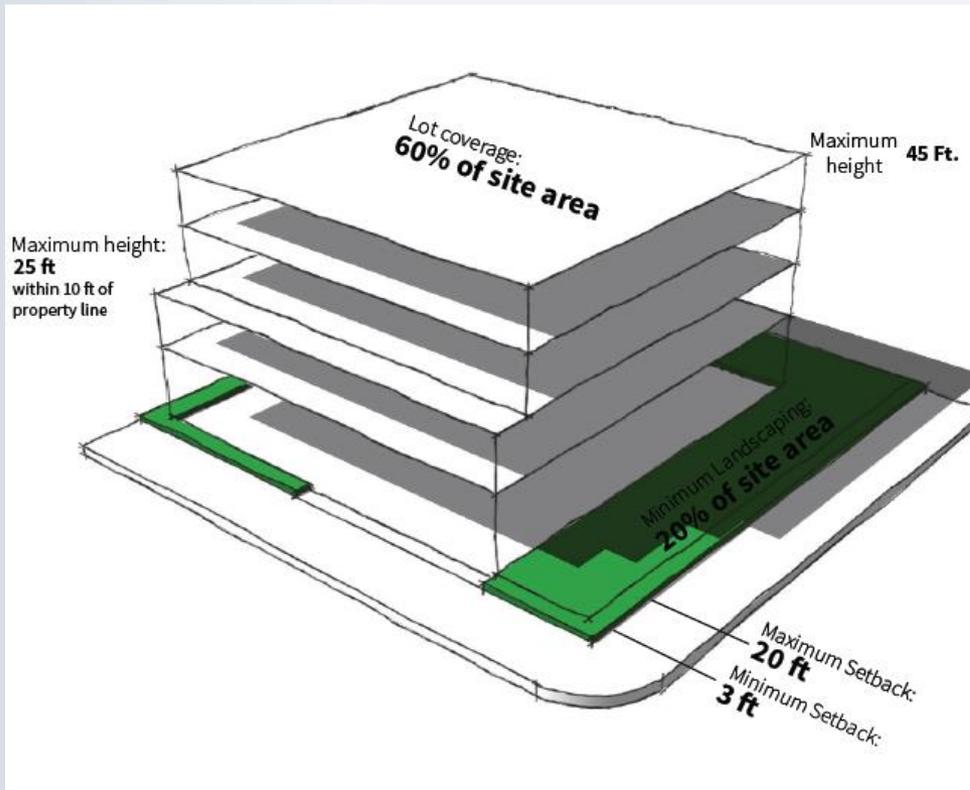
## Background - R2 Zone



**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)

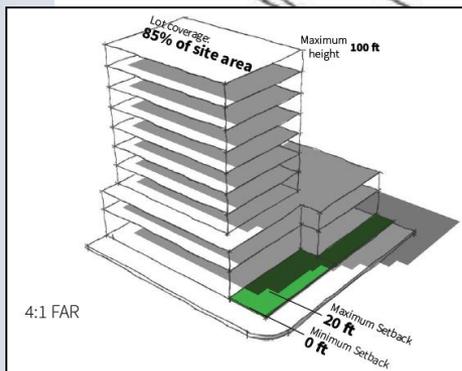
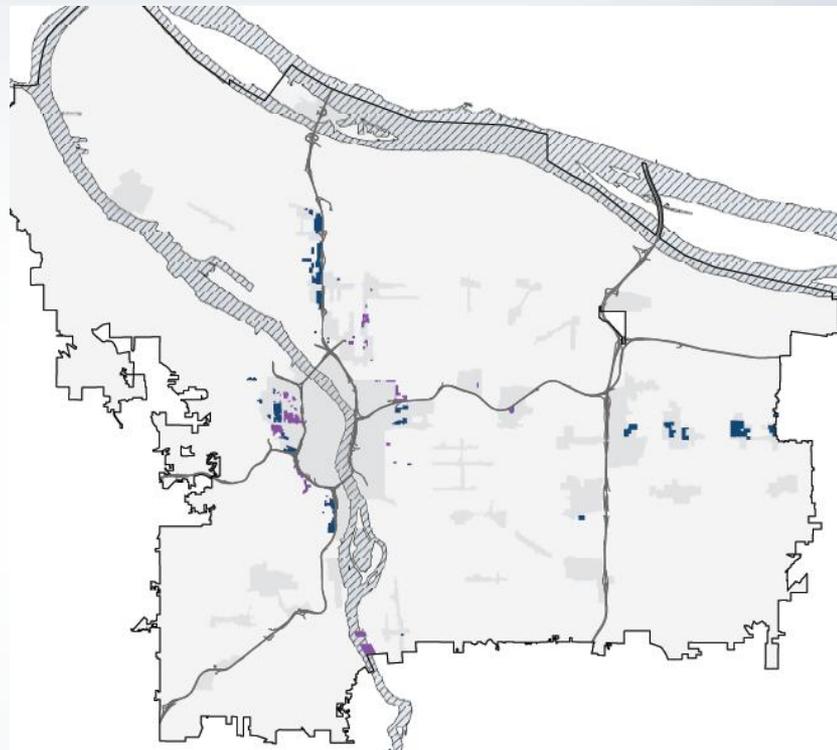
# Density and Scale - Current Approach

## Background - RH Zone

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

Maximum  
height **65 ft**

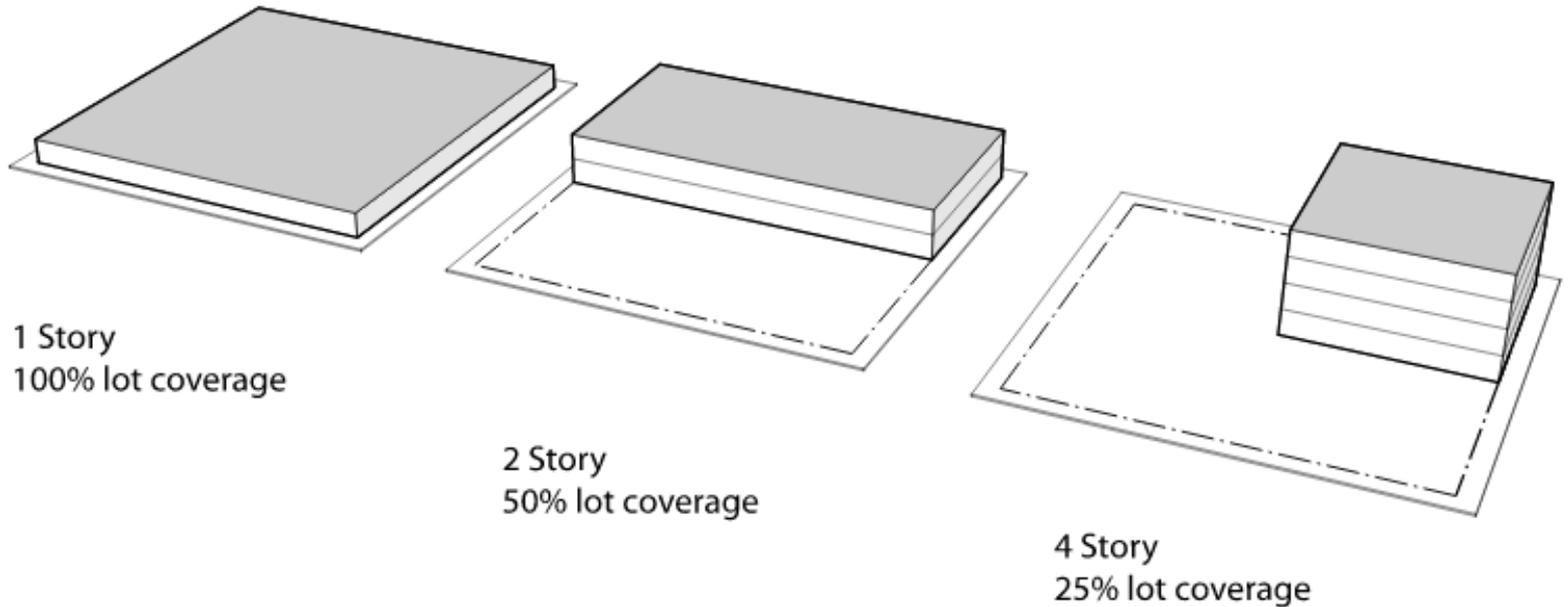
Minimum Landscaping  
**15% of site area**



**Maximum Density: 2:1 FAR or 4:1 FAR (latter in limited mapped areas)  
(unit count varies, density regulated by FAR)**

# Density and Scale - Current Approach

Floor Area Ratio (FAR)  
1:1 Ratio



## Background - Floor to Area Ratio (FAR)

# Scale Based Zoning



**Historic examples of multi-dwelling housing**  
- Wide variety of housing with a 2-3 story scale

# Scale Based Zoning



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

**Historic examples of multi-dwelling housing**  
- Wide variety of housing with a 2-3 story scale

Allowed in R2 zone



# Scale Based Zoning



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

**Historic examples of multi-dwelling housing**  
- Wide variety of housing with a 2-3 story scale

Allowed in R1 zone



# Scale Based Zoning



Duplex



Fourplex



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Duplex - small lot



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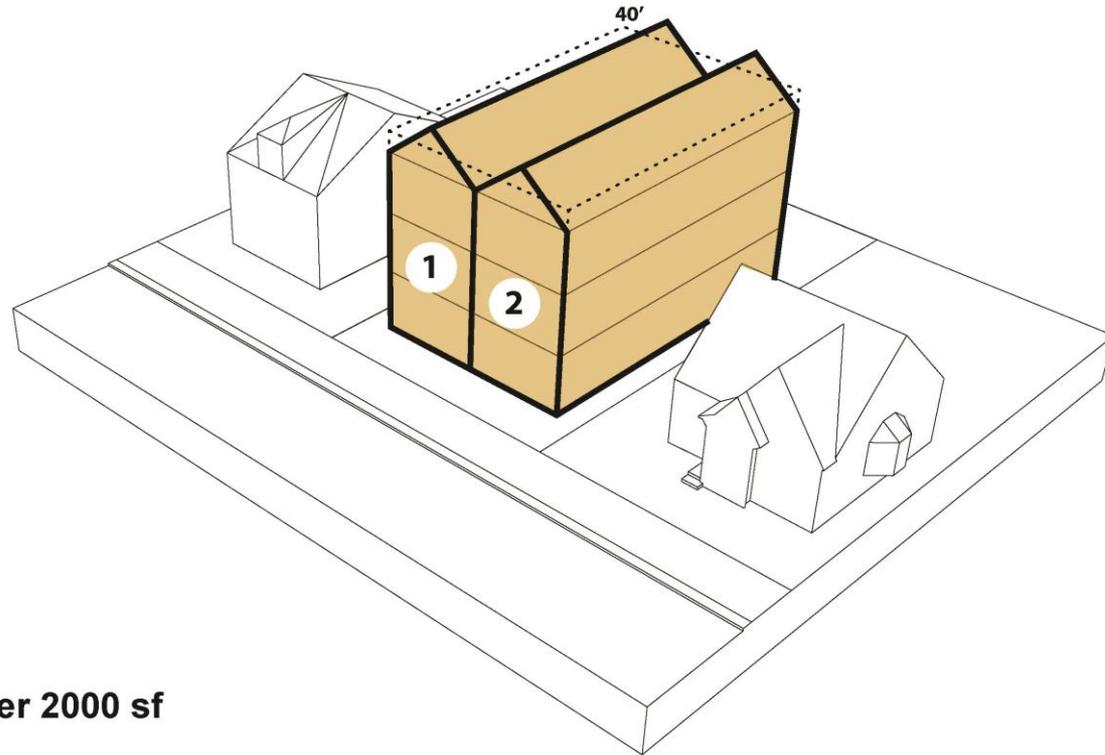
Courtyard Apartments (39 units)

**Historic examples of multi-dwelling housing**  
- Wide variety of housing with a 2-3 story scale

Allowed in RH zone 

# Scale Based Zoning

## DUPLEX



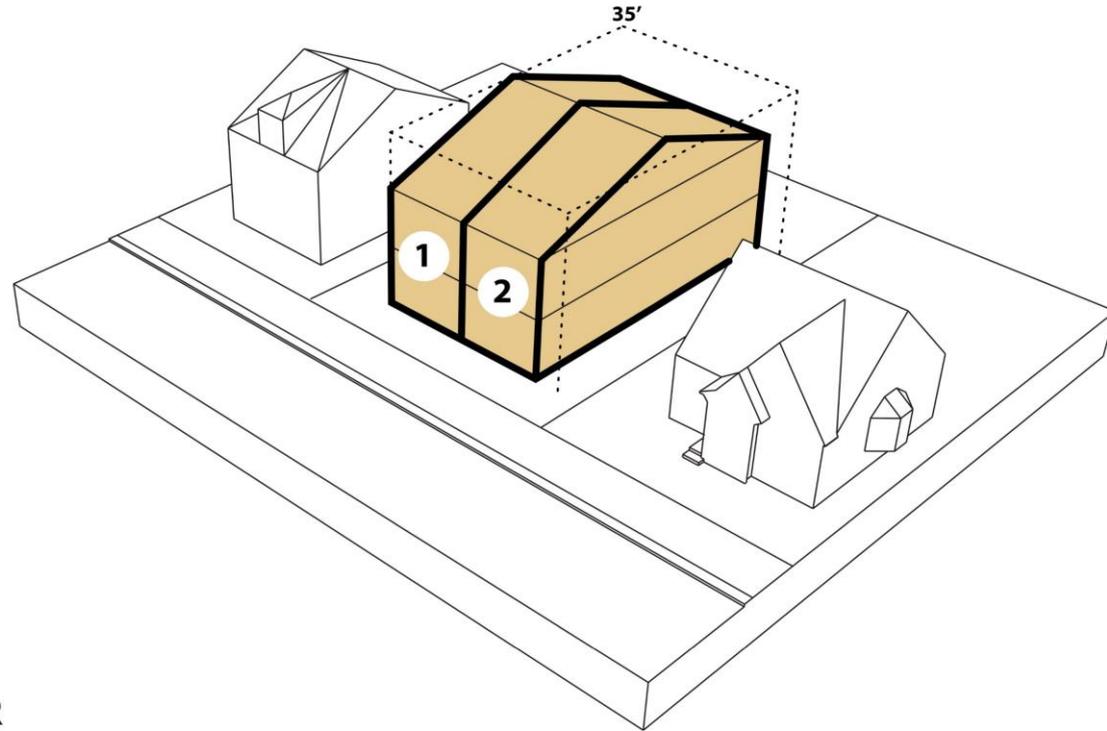
Zone: **R2**  
Lot size: **5000 sf**  
Height: **40 ft**  
Density: **1 unit per 2000 sf**  
Units: **2 units**

## Existing Approach - R2 zone

- Intensity controlled by unit count, generous height allowance (40')
- 5,000 SF lot = 2 units (allows 1 unit per 2,000 of site area)

# Scale Based Zoning

## DUPLEX



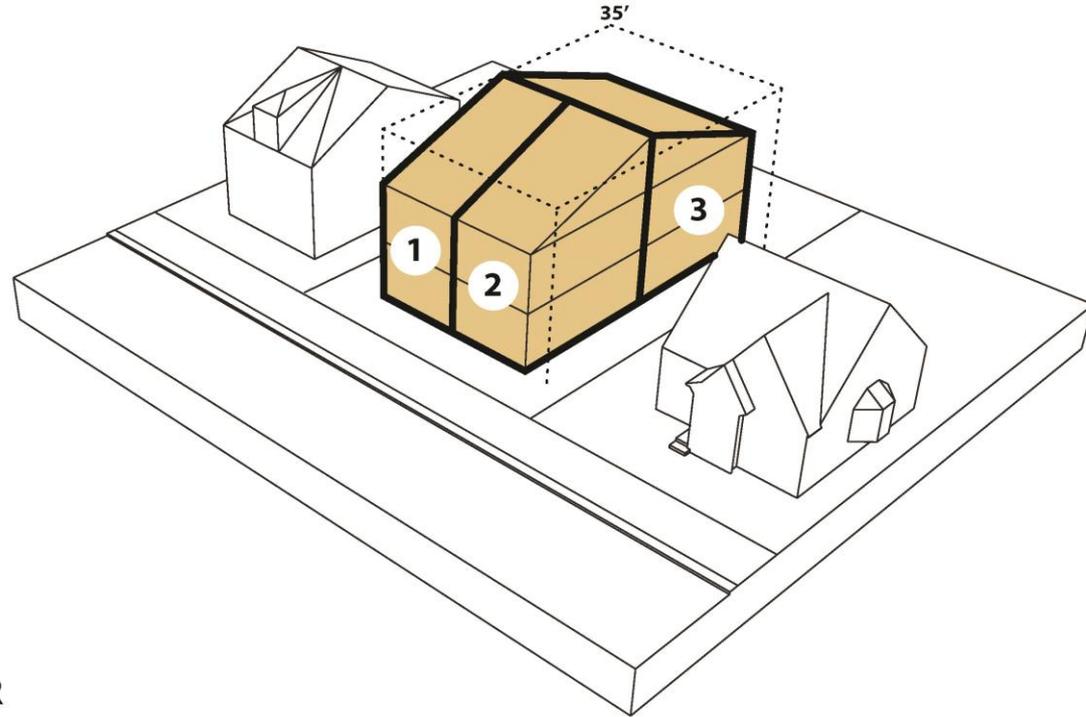
Zone: R2  
Lot size: 5000 sf  
Height: 35 ft  
Density: 1:1 FAR  
Units: 2 units

## Potential New Approach - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height

# Scale Based Zoning

## TRIPLEX



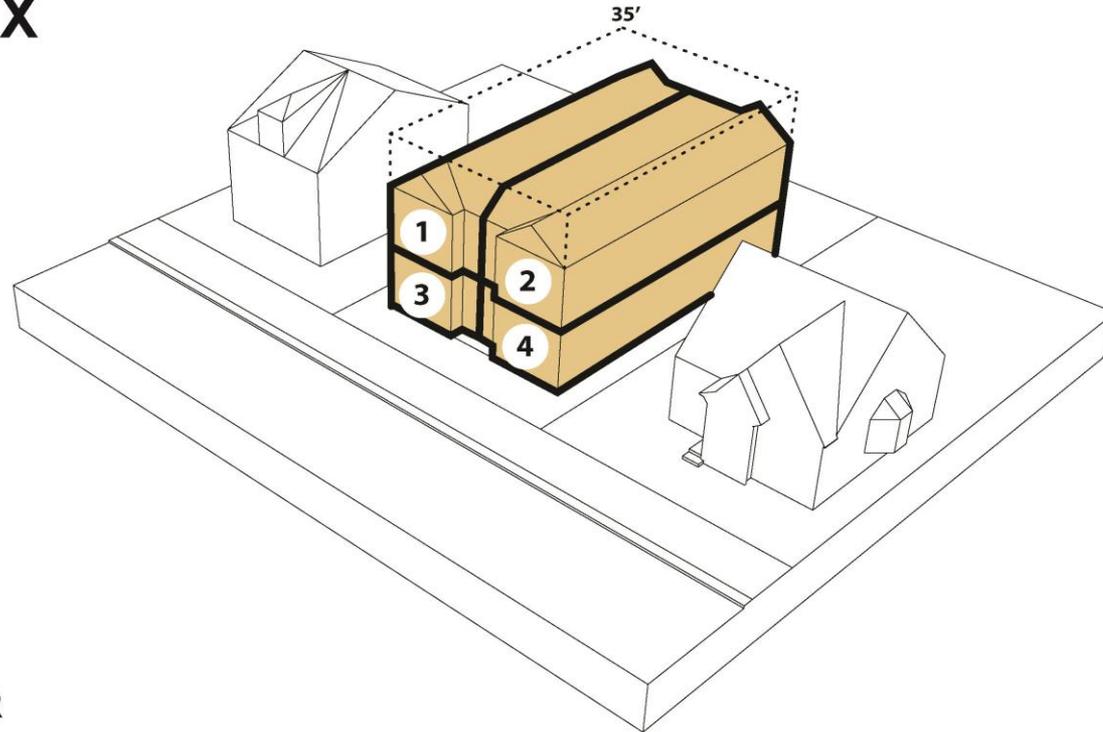
Zone: **R2**  
Lot size: **5000 sf**  
Height: **35 ft**  
Density: **1:1 FAR**  
Units: **3 units**

## Potential New Approach - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height

# Scale Based Zoning

## FOURPLEX



Zone: **R2**  
Lot size: **5000 sf**  
Height: **35 ft**  
Density: **1:1 FAR**  
Units: **4 units**

## Potential New Approach - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height

# Issues: Building Design and Scale

## Corridors



**Consider regulating by size of buildings, instead of units**

- Larger scale along corridors
- Promote housing diversity, including single-level accessible units

# Issues: Building Design and Scale

## Corridors



Both in R1 zone



34 units on 10,000 SF site



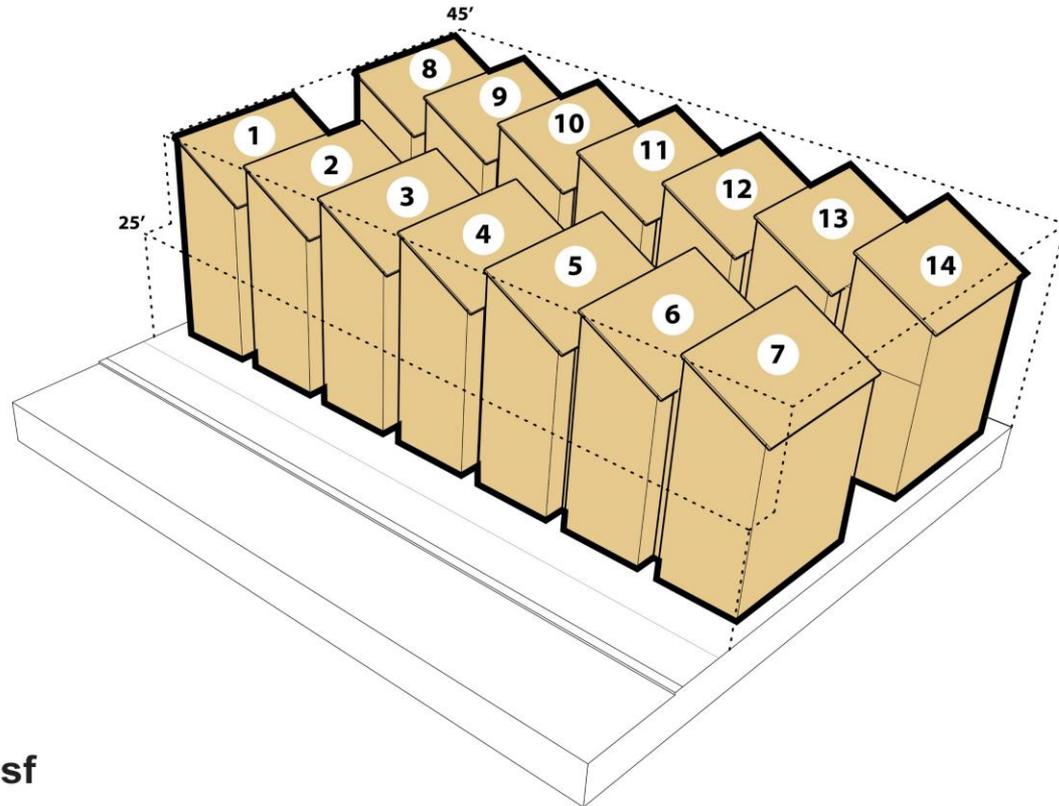
18 units on 18,000 SF site

**Consider regulating by size of buildings, instead of units**

- Larger scale along corridors
- Promote housing diversity, including single-level accessible units

# Scale Based Zoning

## TOWNHOUSES



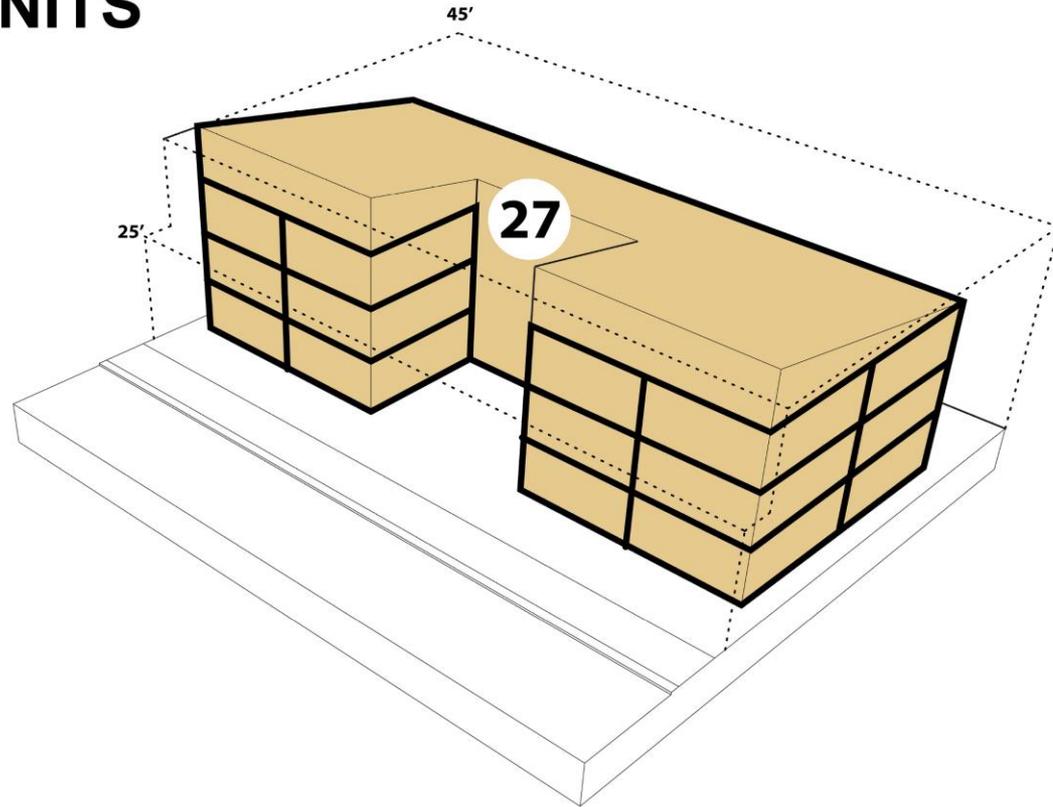
Zone: R1  
Lot size: 15000 sf  
Height: 45 ft  
Density: 1 unit per 1,000 sf  
Units: 14 units

### Existing Approach - R1 zone

- Intensity controlled by unit count, 45' height allowance
- 15,000 SF lot = up to 15 units (allows 1 unit per 1,000 of site area)

# Scale Based Zoning

## STACKED UNITS



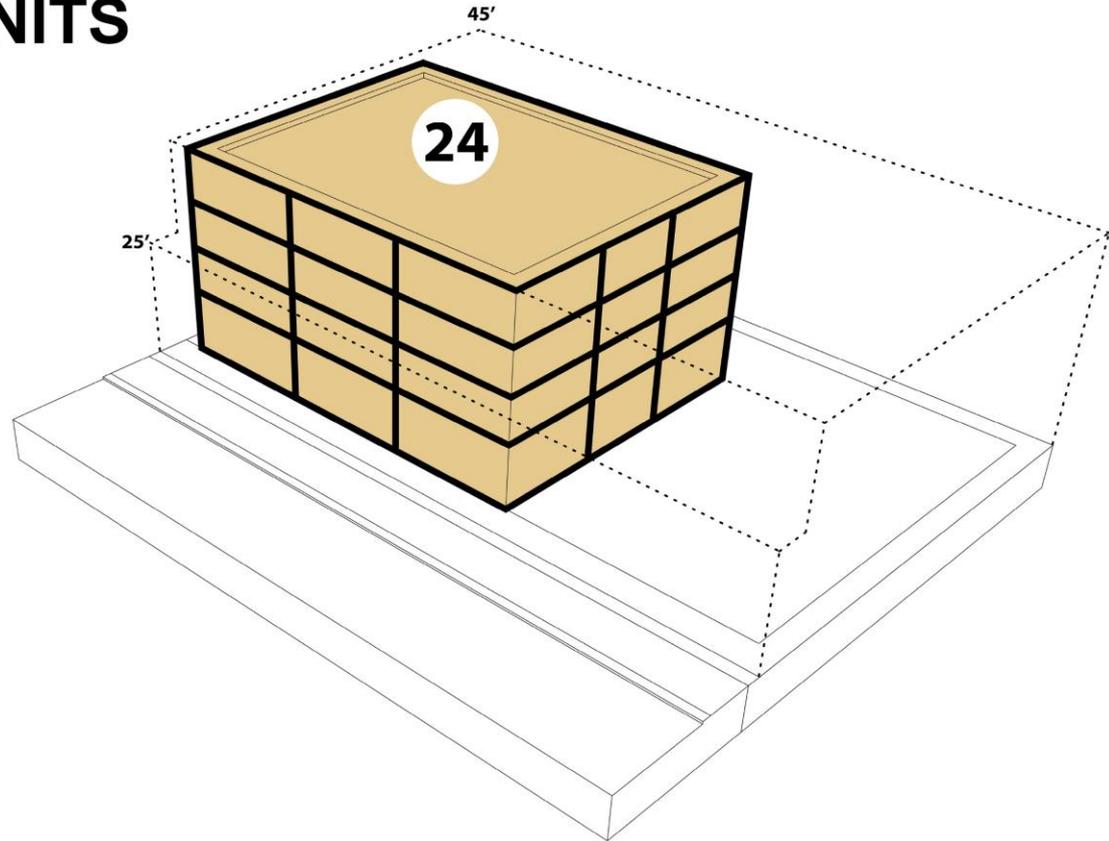
Zone: R1  
Lot size: 15000 sf  
Height: 45 ft  
Density: 1.5:1 FAR  
Units: 27 units

## Potential New Approach - R1 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1.5 to 1 FAR, keep 45' building height

# Scale Based Zoning

## STACKED UNITS



Zone: **R1**  
Lot size: **15000 sf**  
Height: **45 ft**  
Density: **1.5:1 FAR**  
Units: **24 units**

## Potential New Approach - R1 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1.5 to 1 FAR, keep 45' building height

# Scale Based Zoning



.6 to 1



1 to 1



1.2 to 1



1.4 to 1



1.7 to 1



2.3 to 1

Historic examples - approximate FARs

# Scale Based Zoning



.7 to 1



1 to 1



1 to 1



1 to 1



1.2 to 1



1.3 to 1

Contemporary examples in the R2 zone - approximate FARs

# Scale Based Zoning



.8 to 1



1.2 to 1



1.3 to 1



1.5 to 1



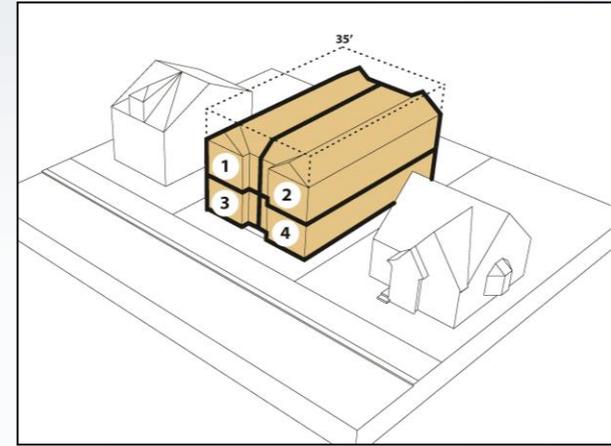
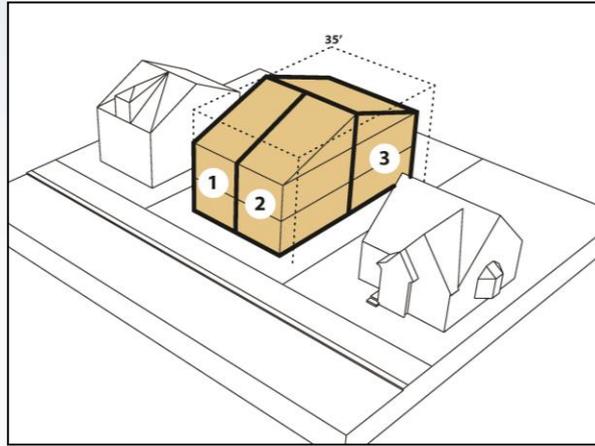
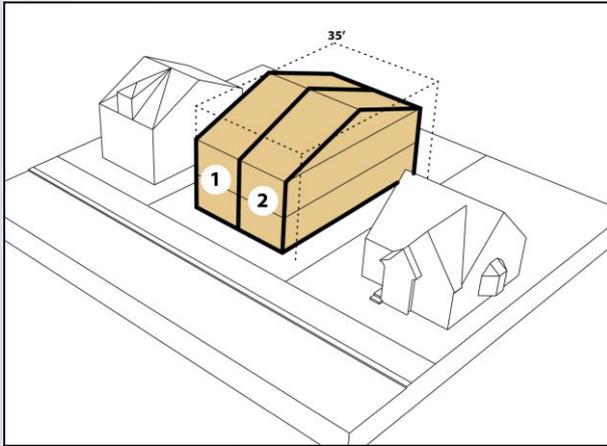
1.8 to 1



2 to 1

Contemporary examples in the R1 zone - approximate FARs

# Scale Based Zoning



## Question:

- What do you think about the idea of regulating by building scale, instead of unit counts?
  - Pros and cons?

# Scale - Transitions to Lower-Density Zones



**Question:**

**What do you think about the idea of requiring buildings in the higher-density zones (45' or more height) to step down in scale to adjacent single-dwelling zones?**

# Next Stakeholder Working Group Meeting

**April 6<sup>th</sup> (Thursday), 6-8pm. Eastern Portland Focus – Jade District**  
8114 SE Division Street (Jade/APANO Multicultural Space)

## Topics

- Street/pedestrian connectivity – general discussion
- Jade District street connectivity needs
- Alternative development options for Jade District / East Portland





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March 23, 2017



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

