



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Project Technical Advisory Group
Draft Code Concepts

May 24, 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.
 - *Better Housing by Design Project (BPS)*
- **Develop new approaches to creating street and pedestrian connections** in places that lack them.
 - *Connected Centers Street Plan (PBOT)*

Funded in part by a Metro Community
Planning and Development Grant

Workshops and Stakeholder Working Group Meetings

Feb. 25: Initial public workshop

March 7: East Portland issues, development bonuses

March 23: Outdoor spaces, building scale

April 6: Street connections, Jade District focus

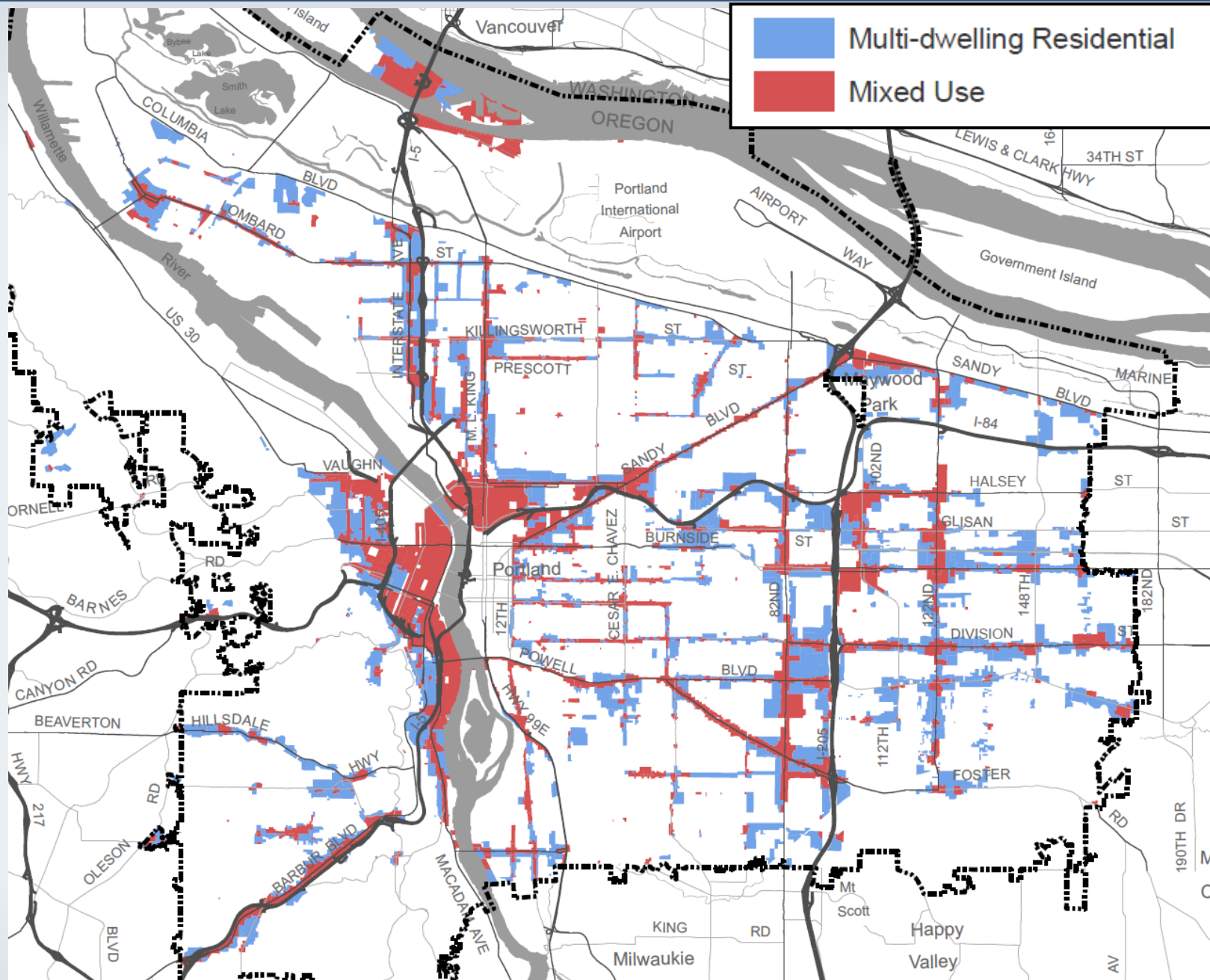
April 19: Street frontage design, inner area development options

May 3: Street connections, Rosewood focus

➡ June 1 & 3: Public workshops on compiled code concepts



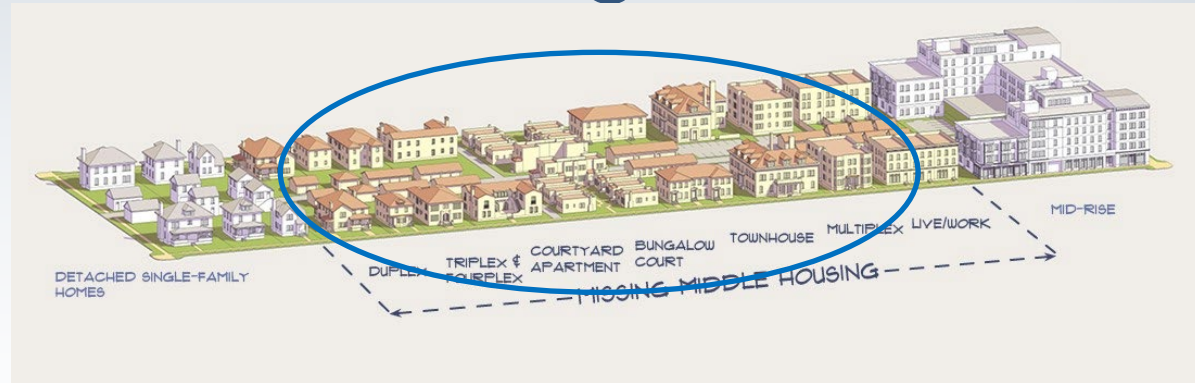
Zoning



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.

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

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



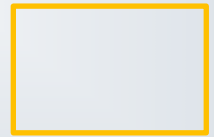
Apartments (9 units)



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



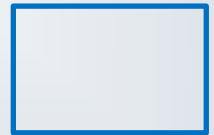
Apartments (9 units)



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



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

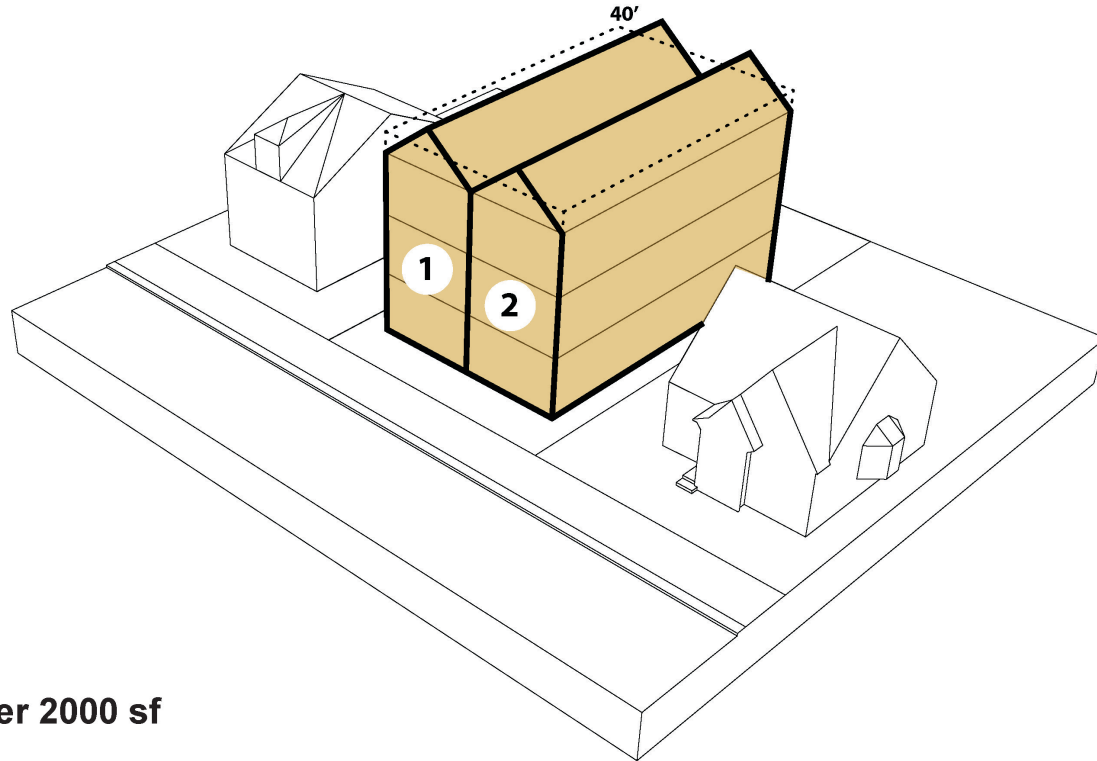
Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Allowed in RH zone



Scale Based Zoning

DUPLEX



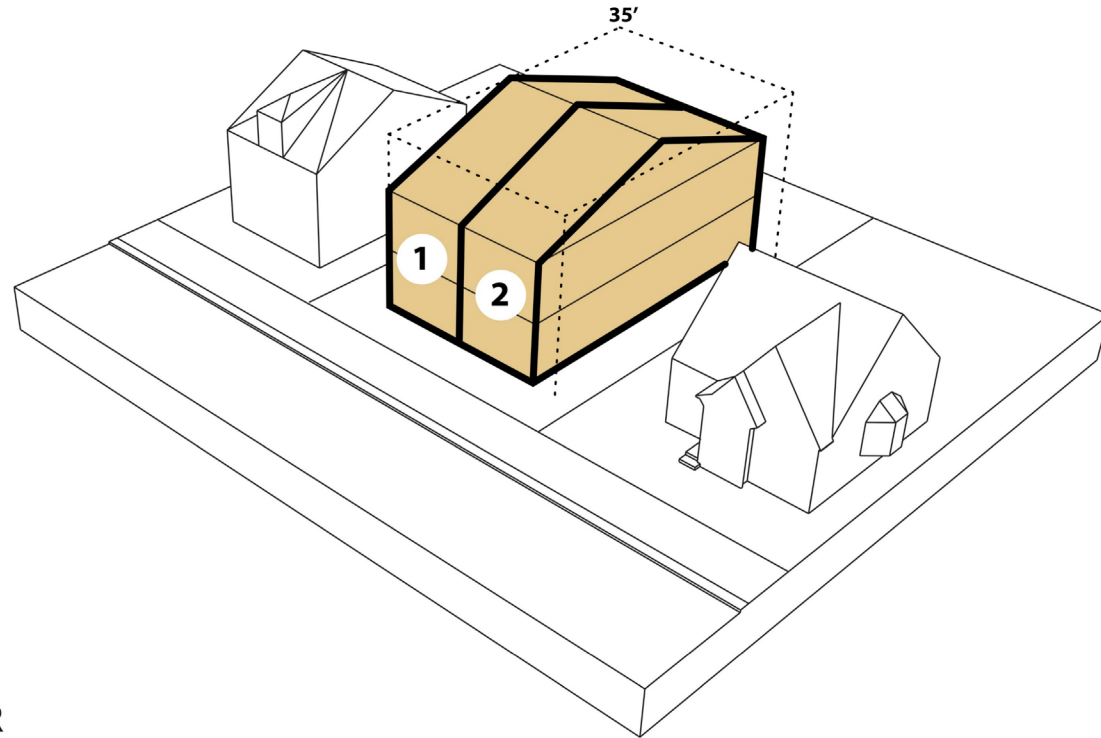
Zone: **R2**
Lot size: **5000 sf**
Height: **40 ft**
Density: **1 unit per 2000 sf**
Units: **2 units**

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



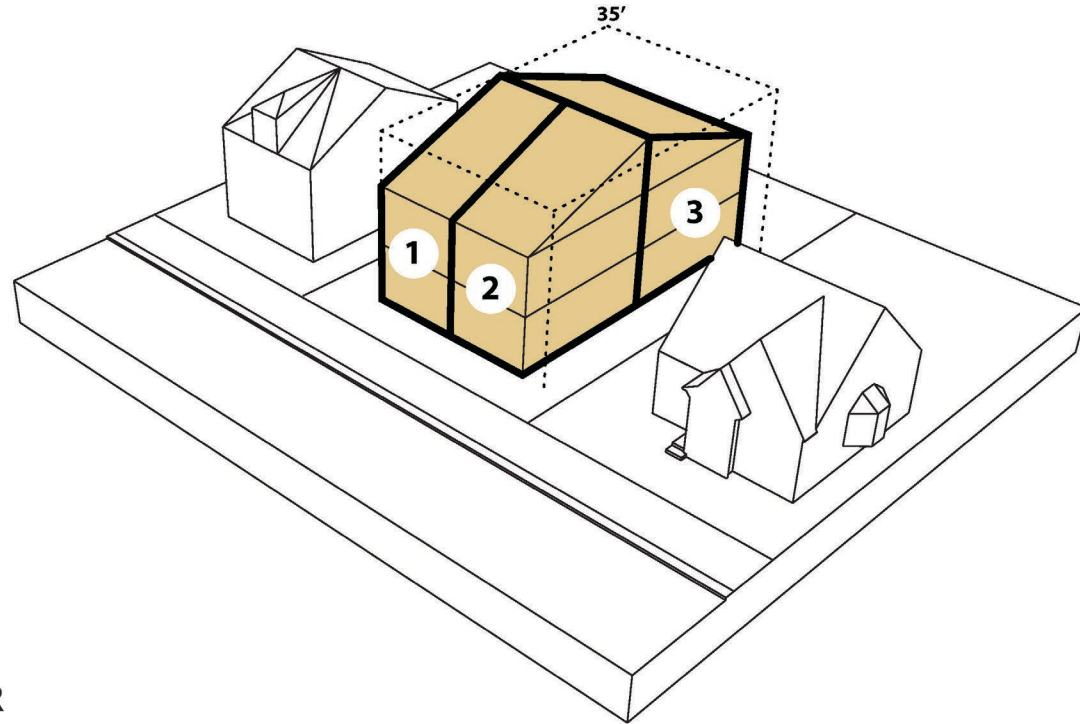
Zone: **R2**
Lot size: **5000 sf**
Height: **35 ft**
Density: **1:1 FAR**
Units: **2 units**

New Direction - 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



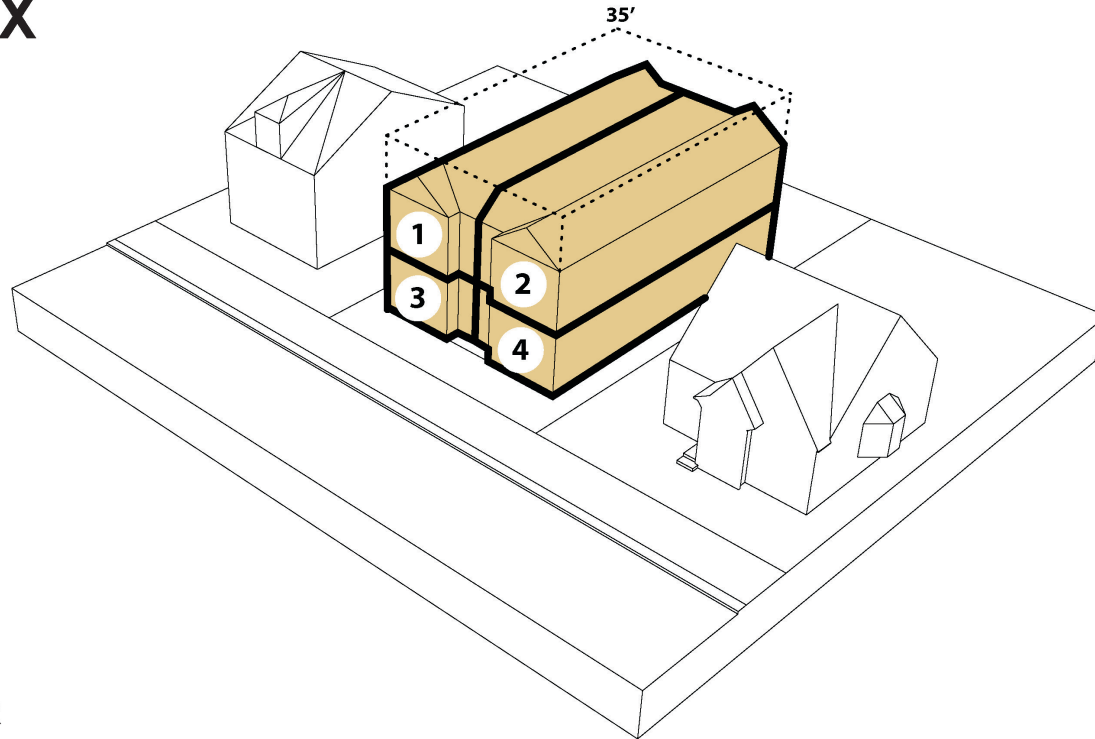
Zone: **R2**
Lot size: **5000 sf**
Height: **35 ft**
Density: **1:1 FAR**
Units: **3 units**

New Direction - 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

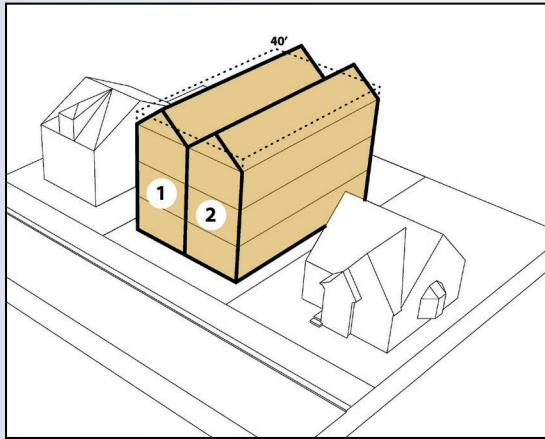


Zone: **R2**
Lot size: **5000 sf**
Height: **35 ft**
Density: **1:1 FAR**
Units: **4 units**

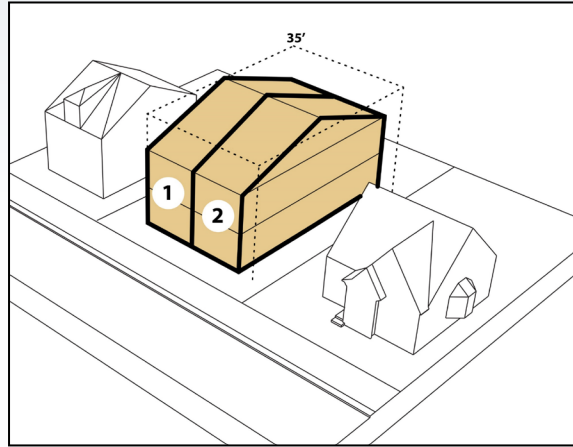
New Direction - R2 zone

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

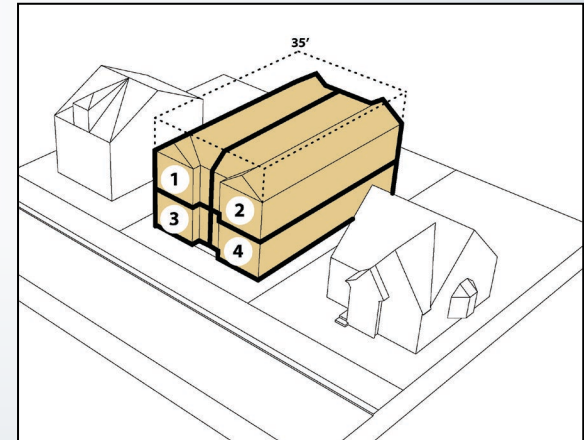
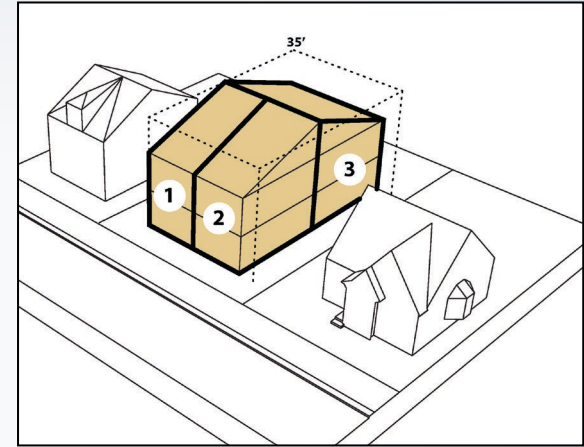
Scale Based Zoning



Current Approach



Potential New Approach



New Direction - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- **Require accessible units along with greater density**

Scale Based Zoning

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

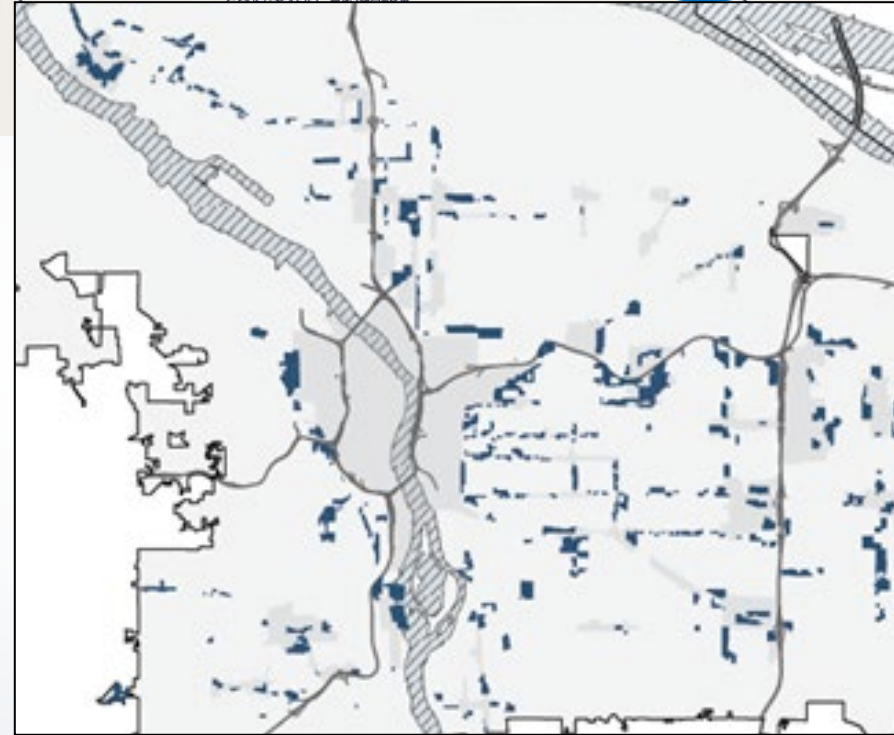
Corridors



Both in R1 zone



34 units on 10,000 SF site

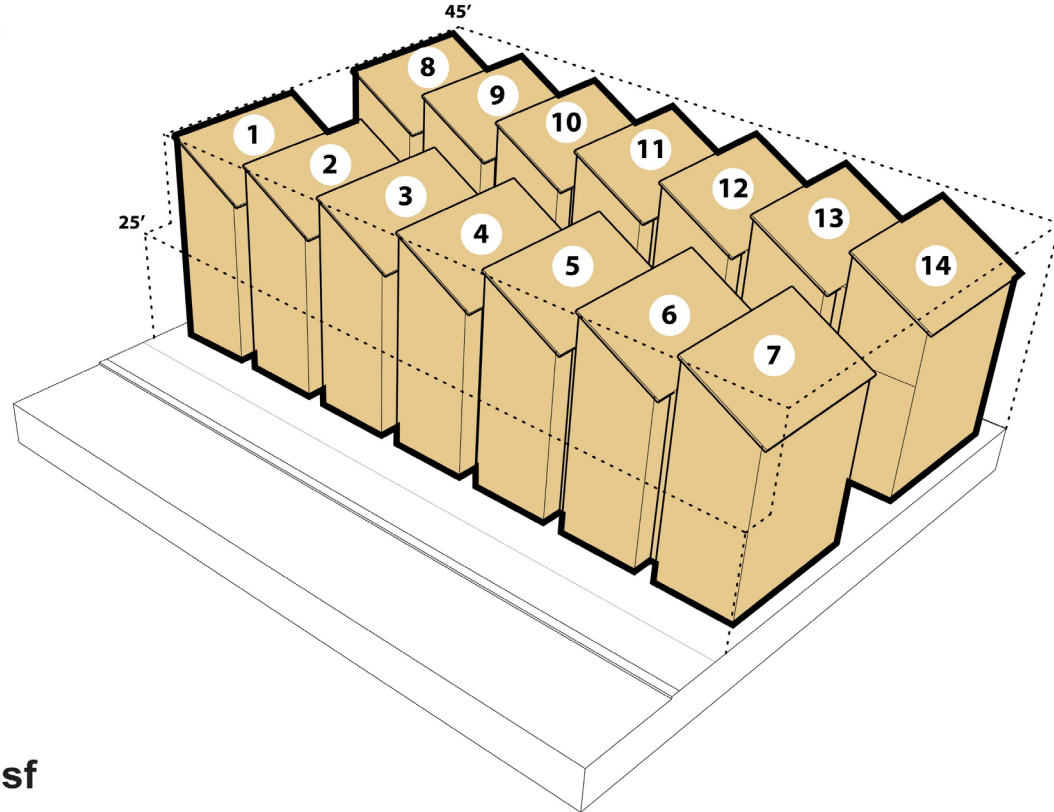


Consider regulating by size of buildings, instead of units

- 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**

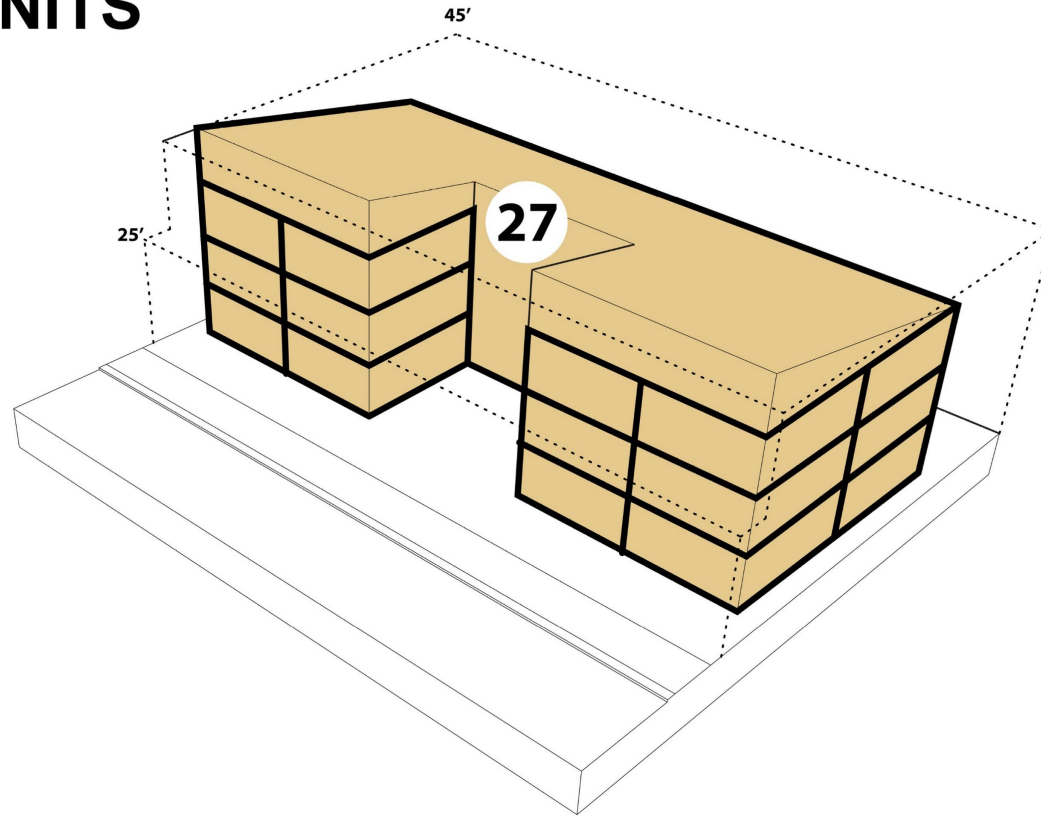
Units: **14 units**

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**

New Direction - R1 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1.5 to 1 FAR, keep 45' building height
- Require accessible units (25%)

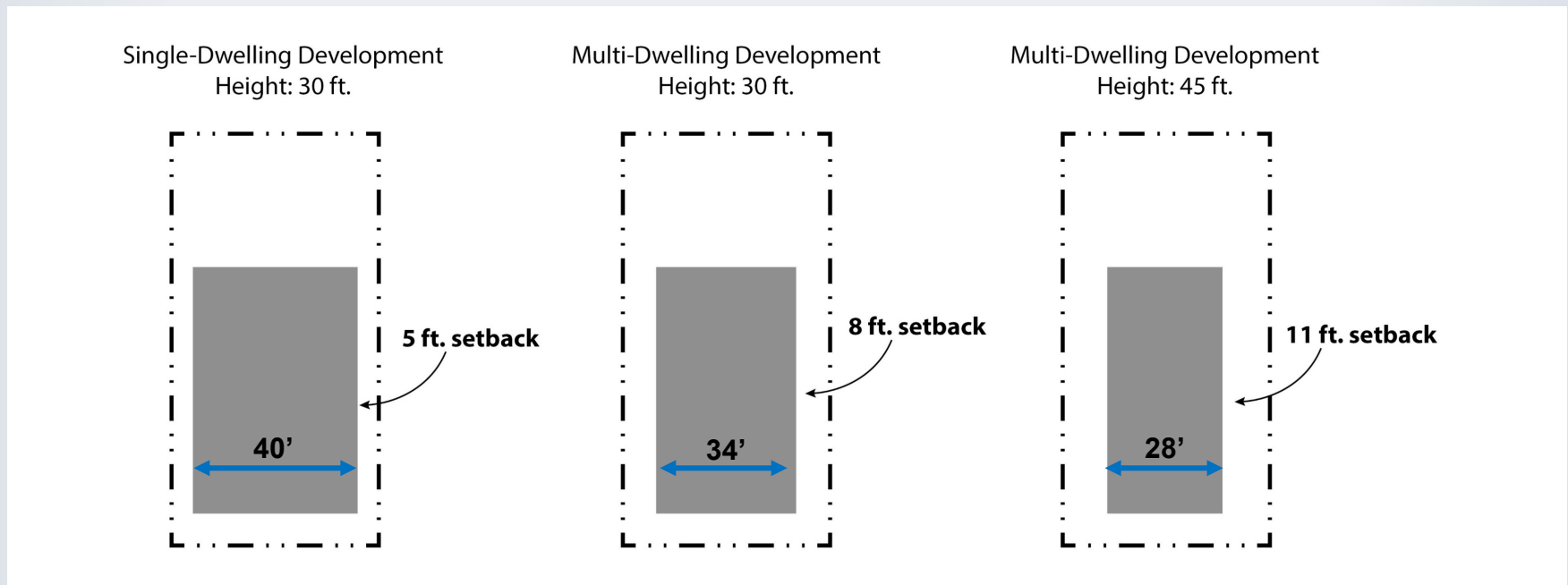
Scale - Transitions to Lower-Density Zones



New Direction

Require transitions in scale adjacent to single-dwelling zones

Barriers to Small-Site Development



Current approach to setbacks in multi-dwelling zones

New Direction

Revise setback requirements to facilitate development on small sites.

Development Bonuses:

Interest in Prioritizing Affordable Housing

EXISTING BONUSES

- Affordable housing
- Outdoor recreation facilities
- Children's play areas
- Three bedroom units
- Storage areas
- Sound insulation
- Crime prevention
- Solar water heating
- Larger required outdoor areas
- Tree preservation

New Direction:

- Discontinue all development bonuses, except affordable housing.
- Increase development bonus (beyond existing 25% bonus)

→ Becomes Transfer of Development Rights (TDR) allowance
(along with historic preservation)

Outdoor Space Issues



High-Density Residential Zone (RH)

- No outdoor space currently required
- **New direction: require outdoor space in the RH zone**

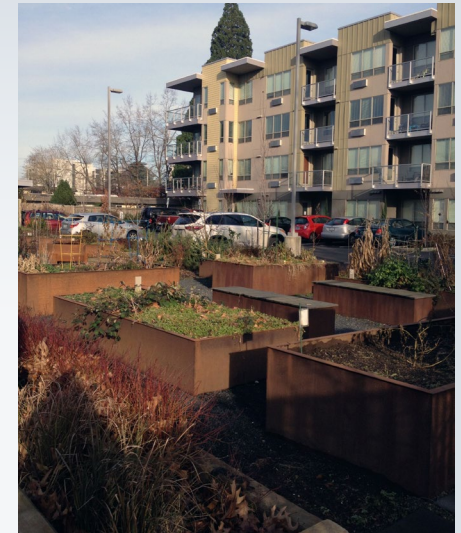
Outdoor Space Issues



Shared outdoor spaces - interest from:

- Healthy Active Living projects
- East Portland community discussions

Outdoor Space Issues



Shared outdoor spaces

- **New direction: require shared outdoor space for large sites (20,000 sq.ft. and larger)**

Outdoor Space Requirements

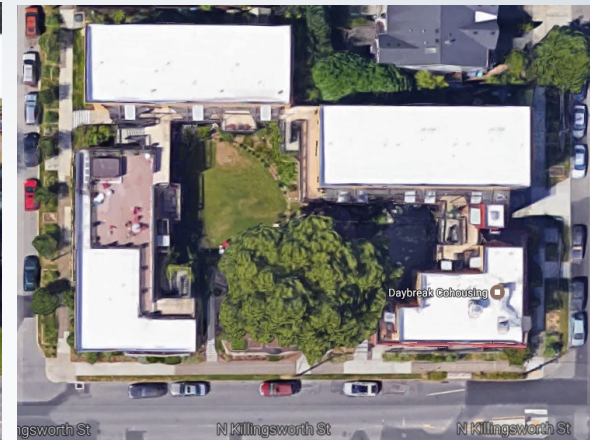
Large Sites - Inner Portland Examples



R2 (62,000 SF site)



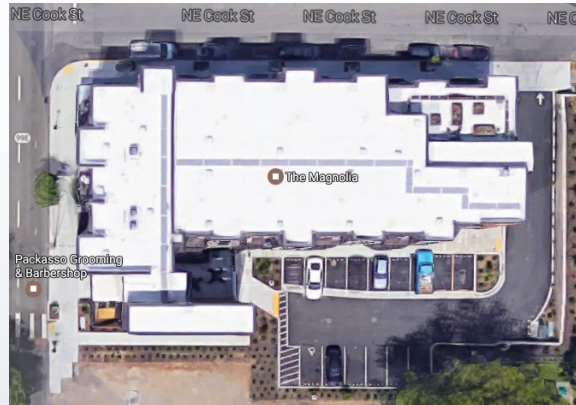
R1 (23,000 SF site)



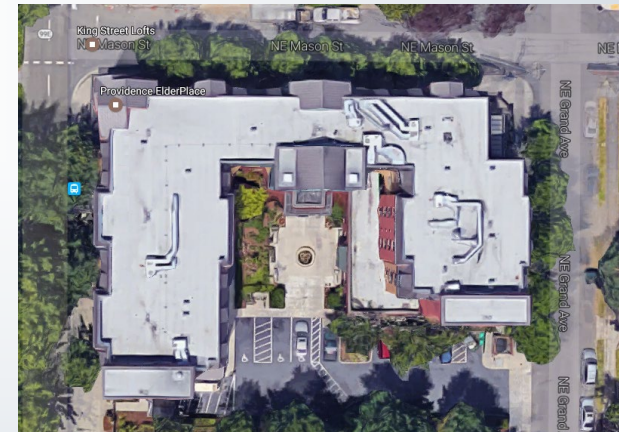
R1 (27,000 SF site)



RH (21,000 SF site)



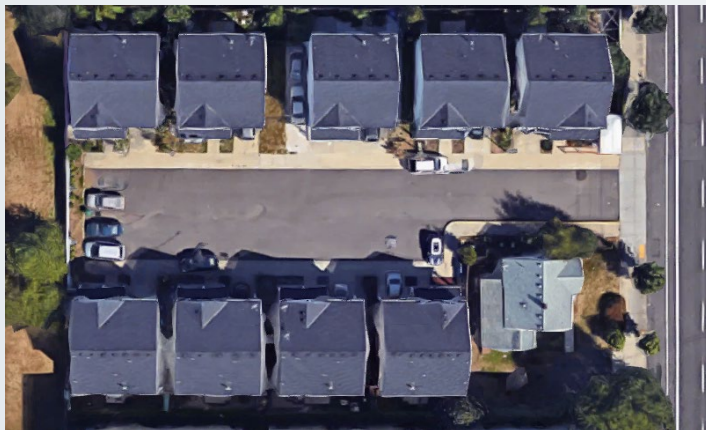
RH (23,000 SF site)



RH (29,000 SF site)

Outdoor Space Requirements

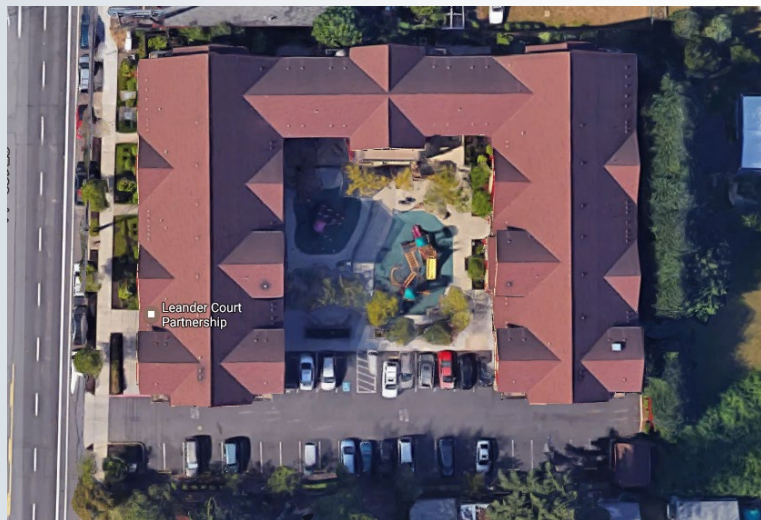
Large Sites - East Portland Examples



R3 (34,000 SF site)



R1 (44,000 SF site)

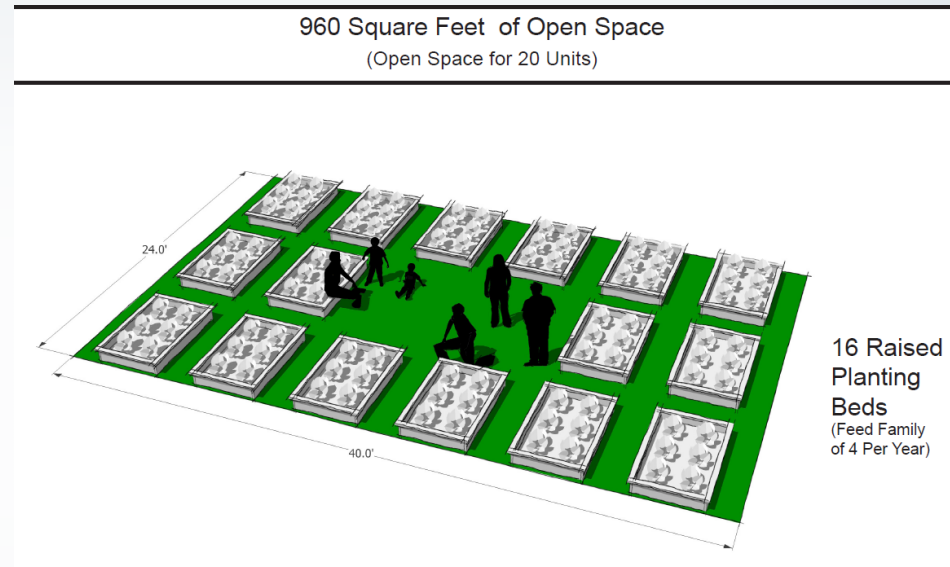
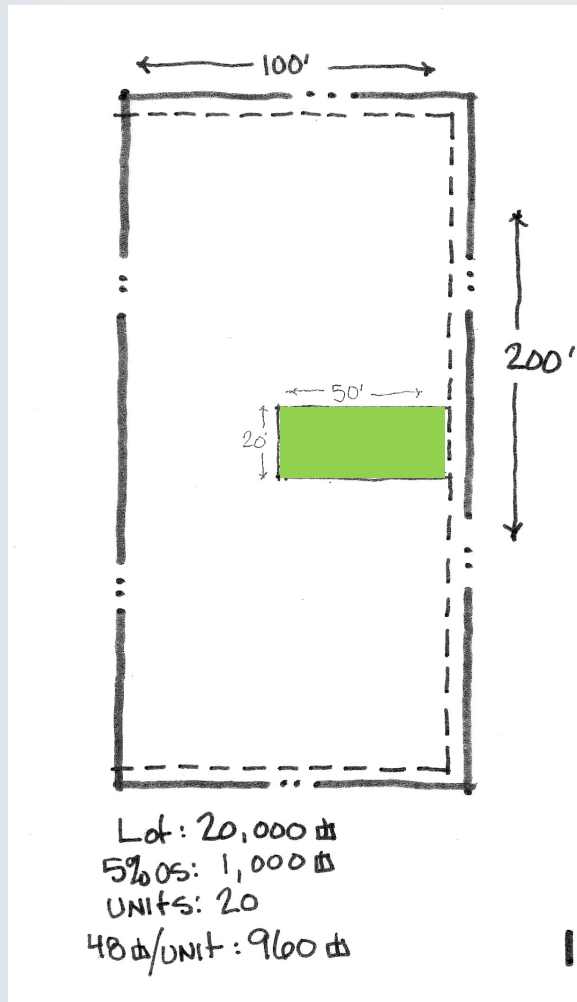


R1 (47,000 SF site)



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**

Site Design



New Direction

- Allowances for urban green options (ecoroofs, raised courtyards, others)
- Limit vehicle area impervious surfaces (potentially limit to 30% of site)

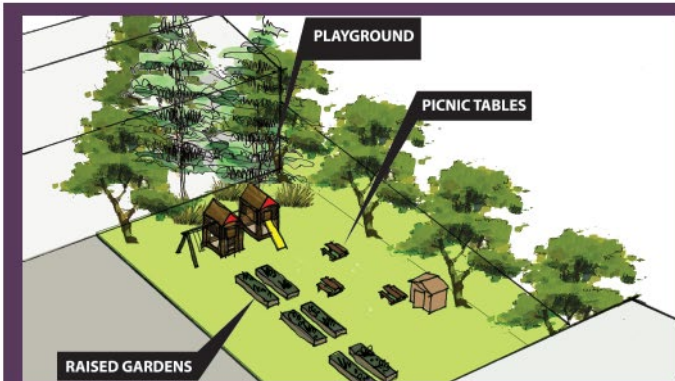
Site Design



New Direction

- Allow for raised courtyards, capping parking areas

Site Design - East Portland



Common open space areas



Space for large trees



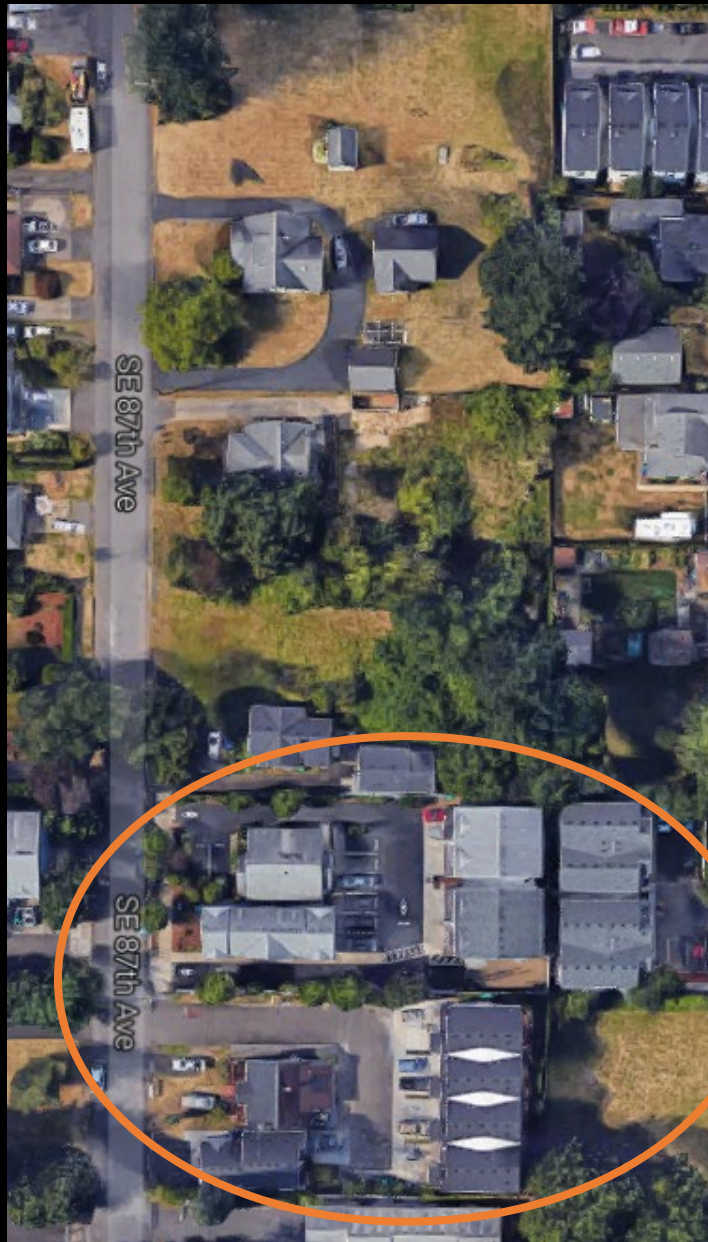
Landscaped front setbacks



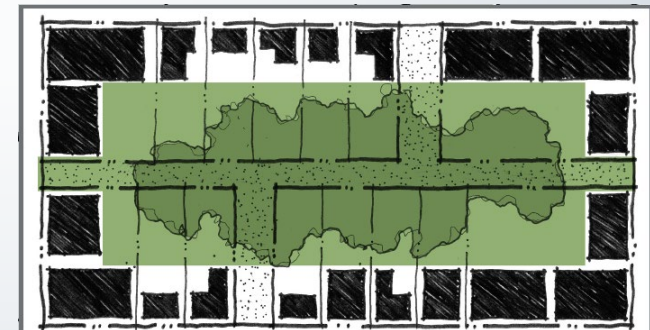
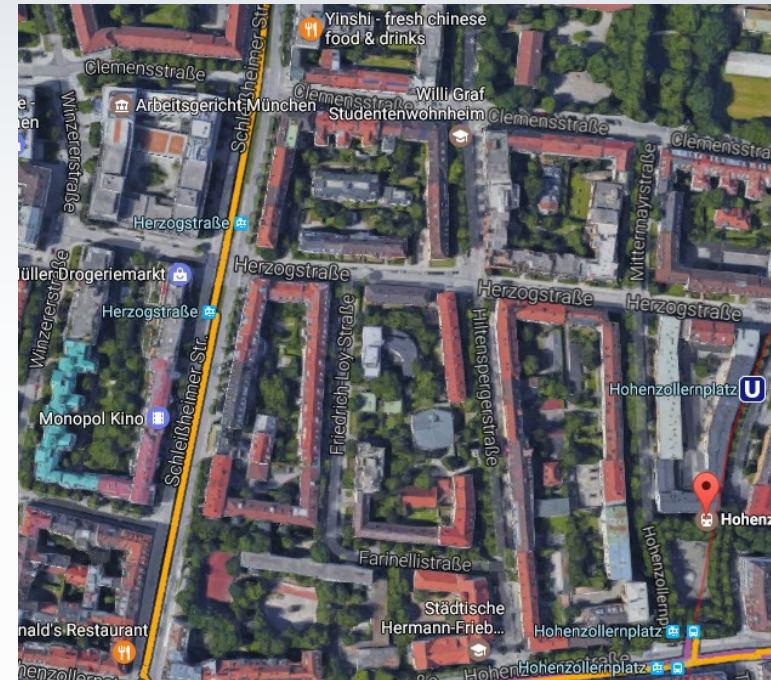
Mid-block open space

Community interest in including these elements as part of development in Eastern Portland

Site Design - East Portland



Site Design - East Portland



New Direction

East Portland mid-block open areas - keep mid-block areas greener, less built up

Front Setbacks

(higher density zones)

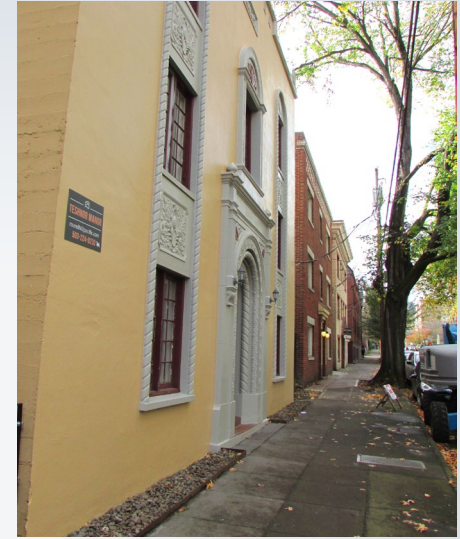


Roles in providing privacy and continuing neighborhood characteristics.
(currently requirements are 3' in R1 and zero in RH)

New Direction: require 10' front setbacks in the R1 and RH zones

Front Setbacks

(higher density zones)



- 10' setbacks - continuity with existing residential character
- Allowances for smaller setbacks based on adjacent properties

Street Frontages - Pedestrian Orientation



New Direction:

- Limits on front garages (50% of building frontage)
- Require parking access from alleys (where exist)
- Requirements for front entrances

Street Frontages: Garages



Allow:

- Rear or no parking options
- Front parking when no more than 50% of frontages
- Tuck-under parking (raised basement level)

Street Frontages: Garages



Also apply limitation to ground-level structured parking.

East Portland & Major Corridors



New Direction

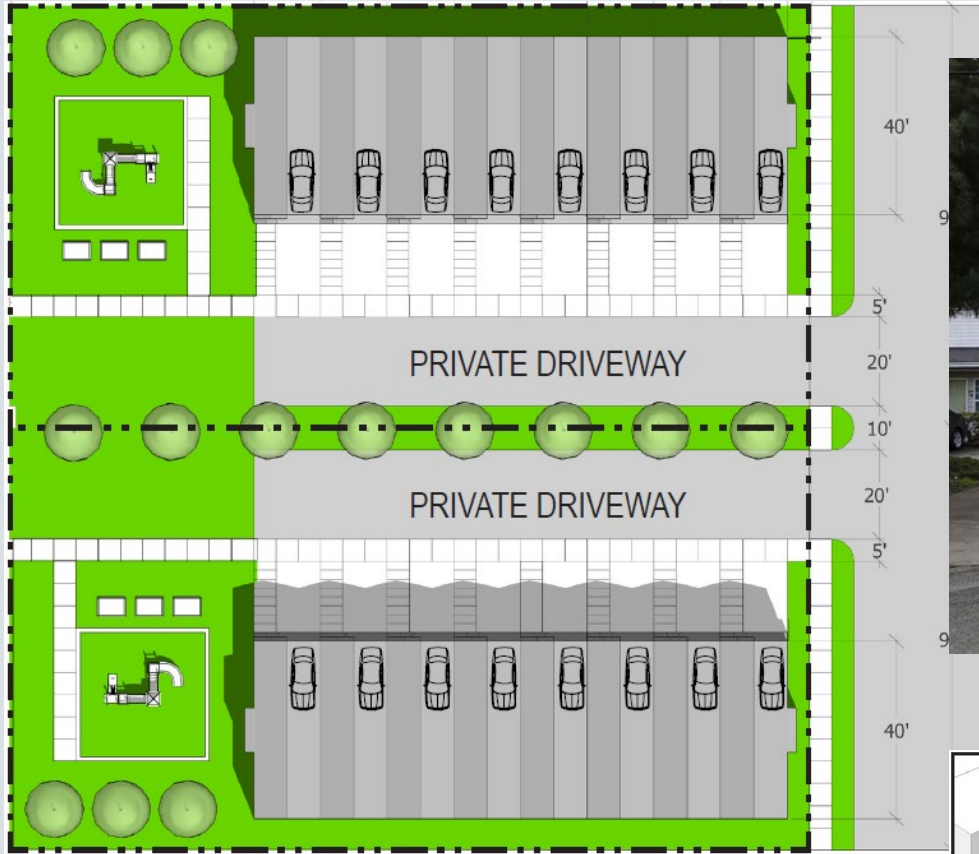
Provide allowances for small commercial uses in multi-dwelling zones along major corridors and near light rail stations

East Portland & Major Corridors



**Live/work examples along outer SE Division.
Small businesses added to rowhouse units**

Alternative Development Approaches - Connections



Separate Driveways

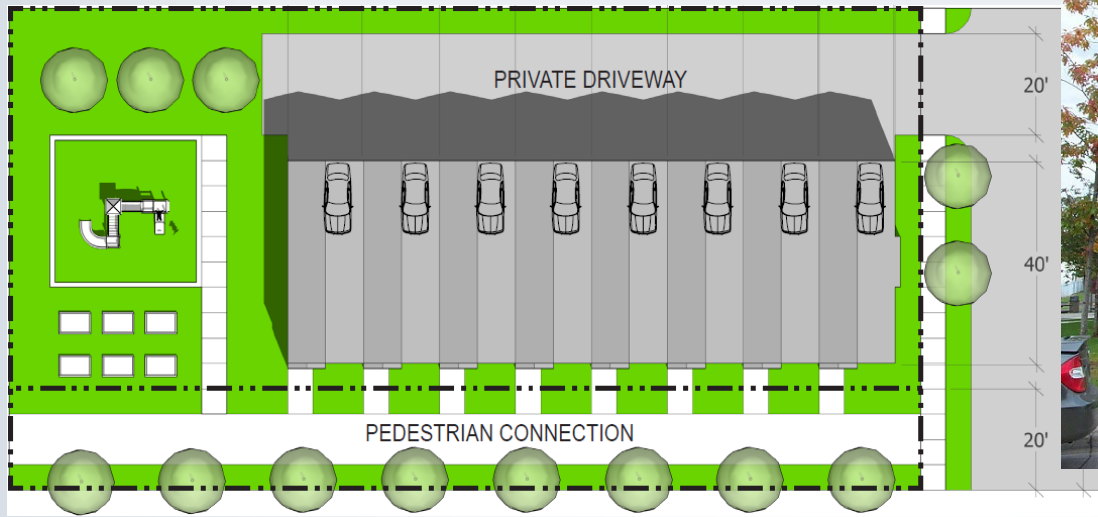


Alternative Development Approaches - Connections



Full Street

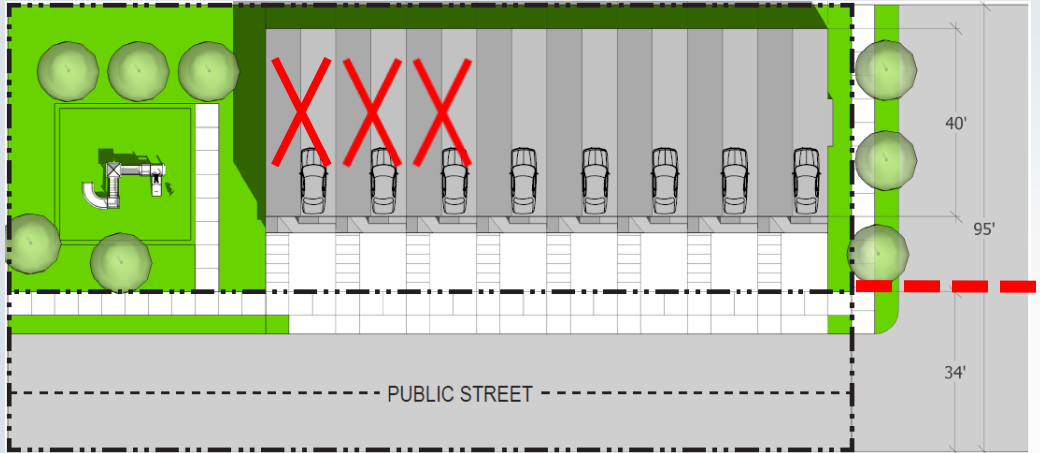
Alternative Development Approaches - Connections



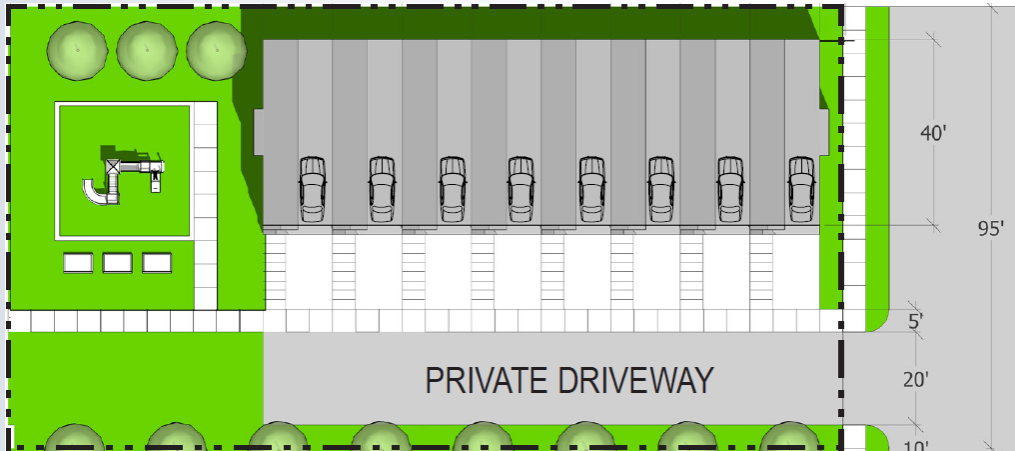
Pathway /
Pedestrian Connection



Alternative Development Approaches - Connections



Public Street



Private Driveway

Street Connection Issue:

- Street space subtracted from density allowances.
- **New Direction** - calculate density prior to ROW dedication

Next Events

Public Open Houses

June 1st (Thursday), 5:30 – 7:30pm

1900 SW 4th Avenue, Conference Room 7a

June 3rd (Saturday), 10am – Noon

Portland Community College Southeast Campus, Community Hall Annex
SE Division Street and SE 82nd Avenue





Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

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Draft Code Concepts

May 24, 2017



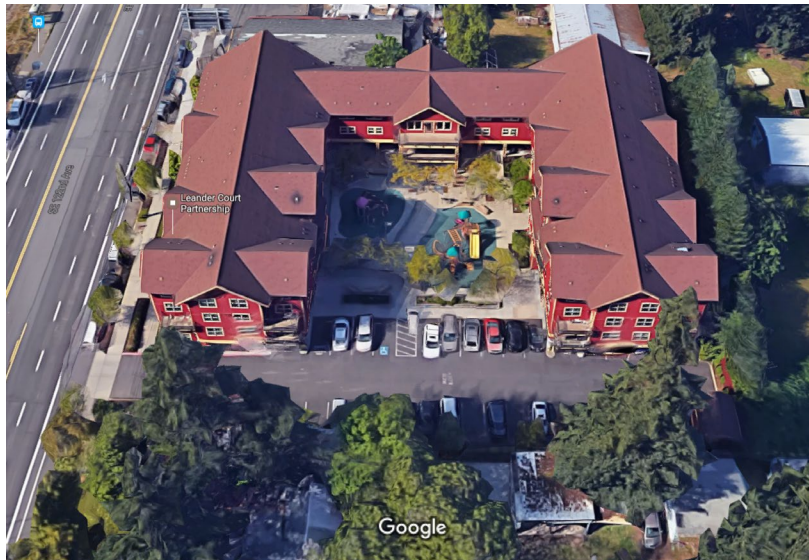
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Innovation. Collaboration. Practical Solutions.



Shared Open Space

Leander Court – 10%

Pardee – 17%



Shared Open Space

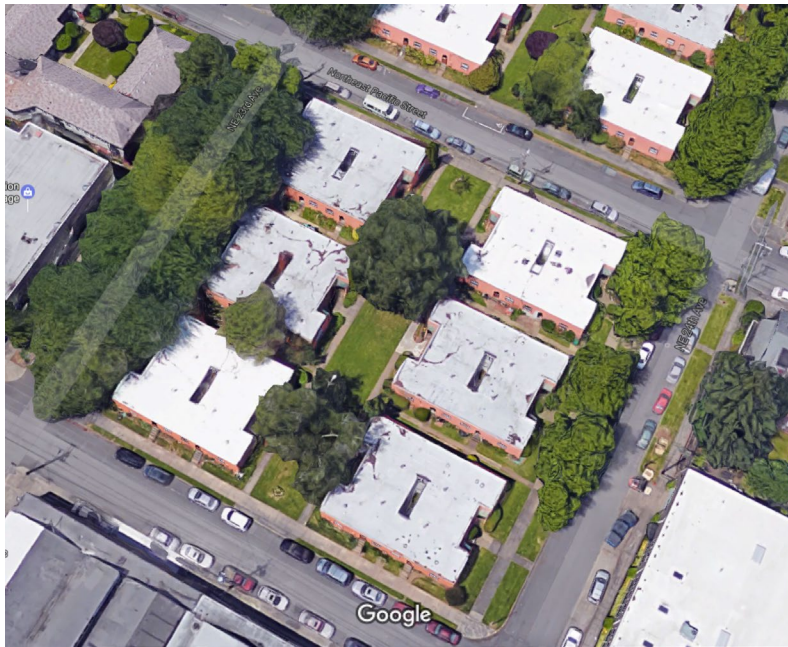
Hazelwood Station— 10%

Irish Moss— 9%



Shared Open Space

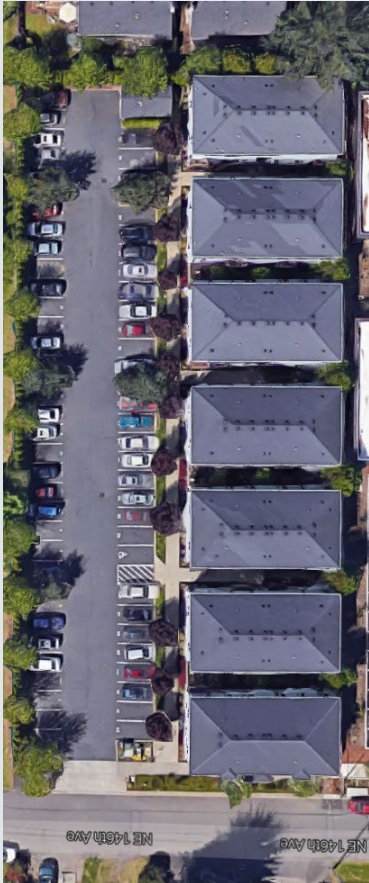
Granada Court – 17%



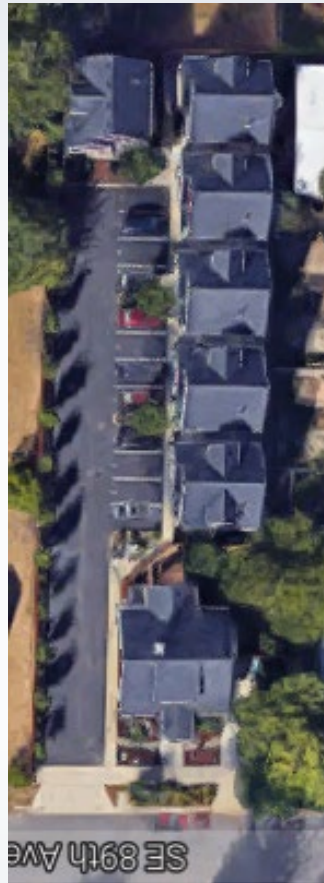
NW Irving – 11%



Issues: Site Design



40%



36%



20%

Impervious surfaces - percent of site area (examples)

Alternative Development Approaches



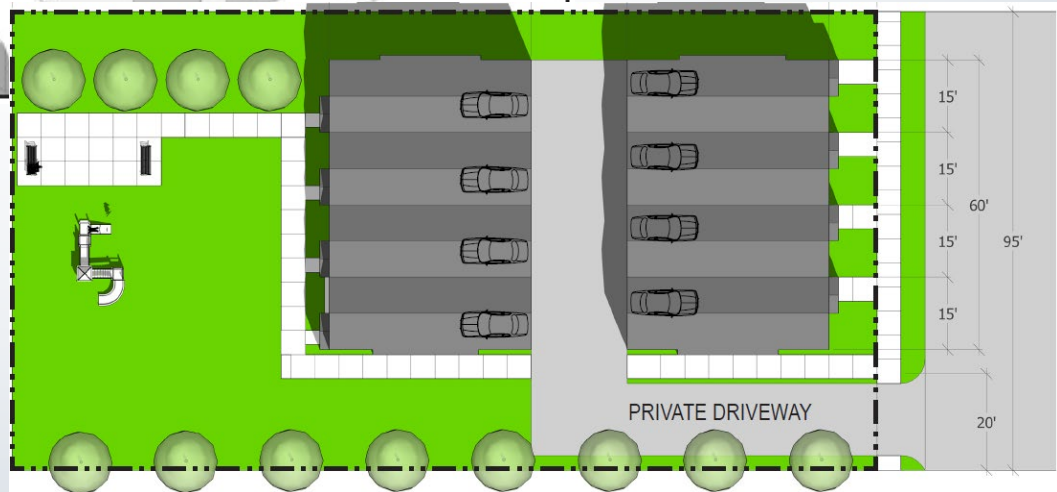
Common current approach



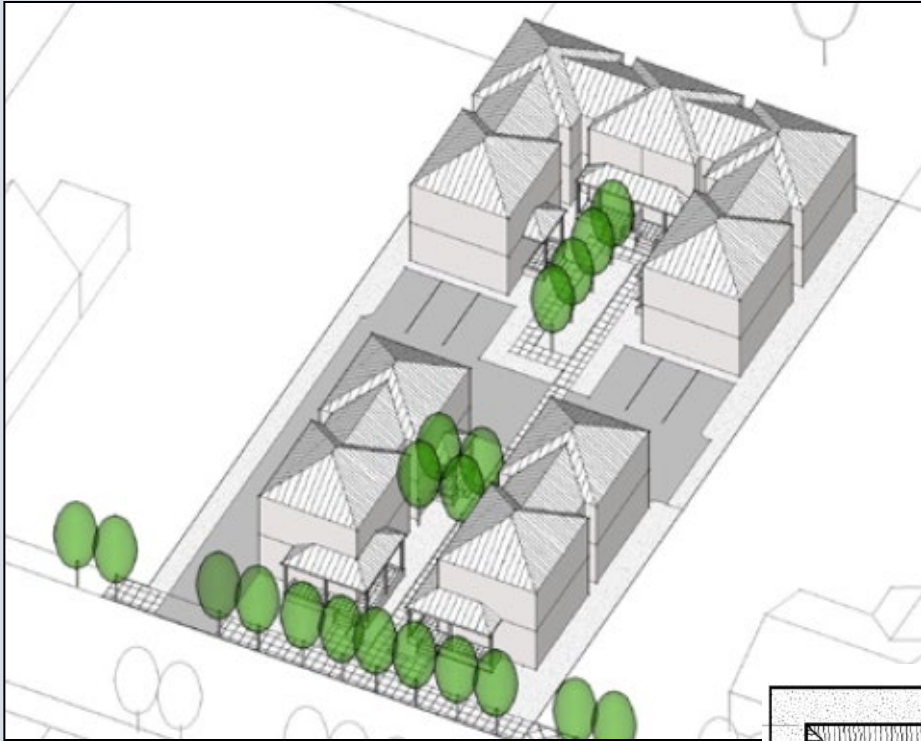
Alternative Development Approaches



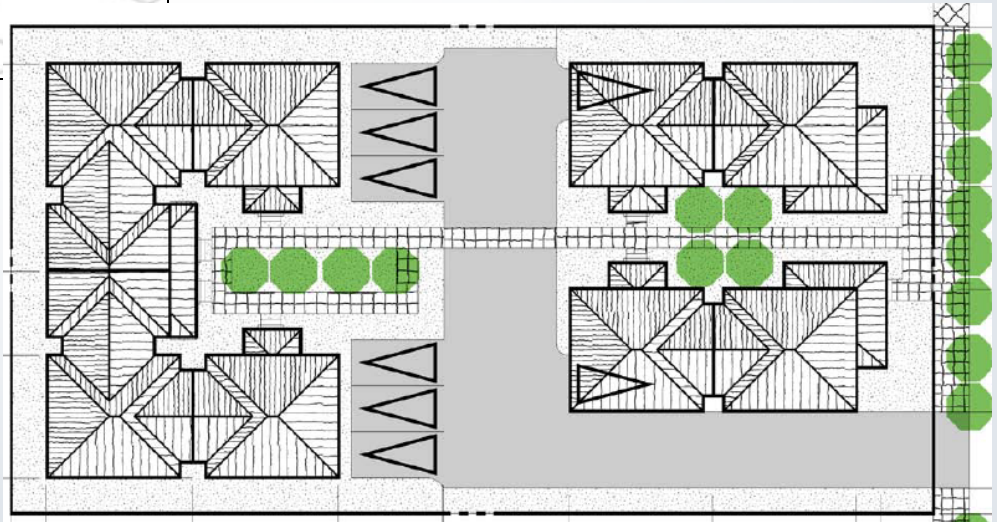
Mid-block
open area



Alternative Development Approaches



Central
outdoor space



Alternative Development Approaches



Example of development on larger number of combined properties, large central open space, less parking per unit.