



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Discussion Draft Zoning Code Amendments

Stakeholder Working Group

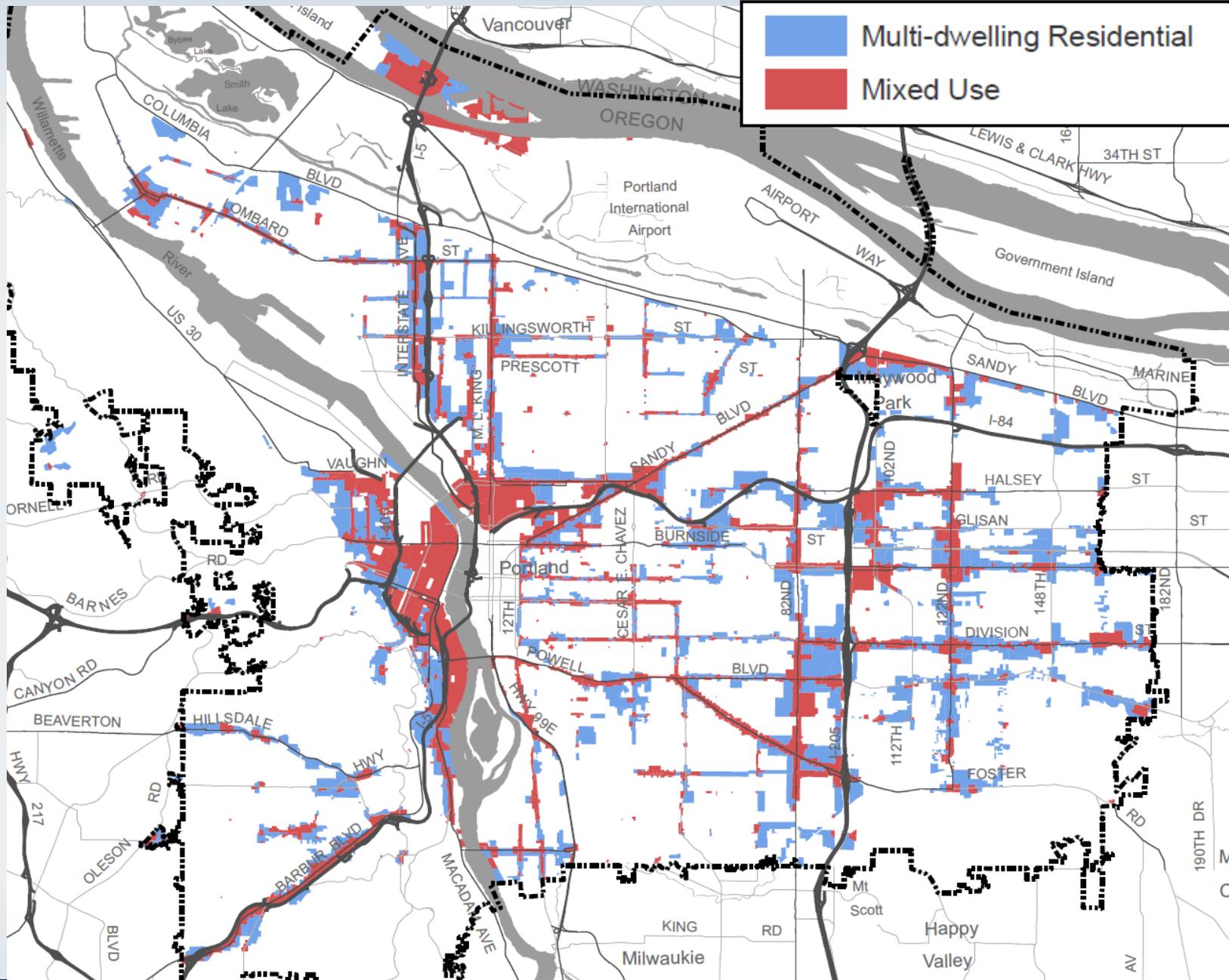
February 22, 2018



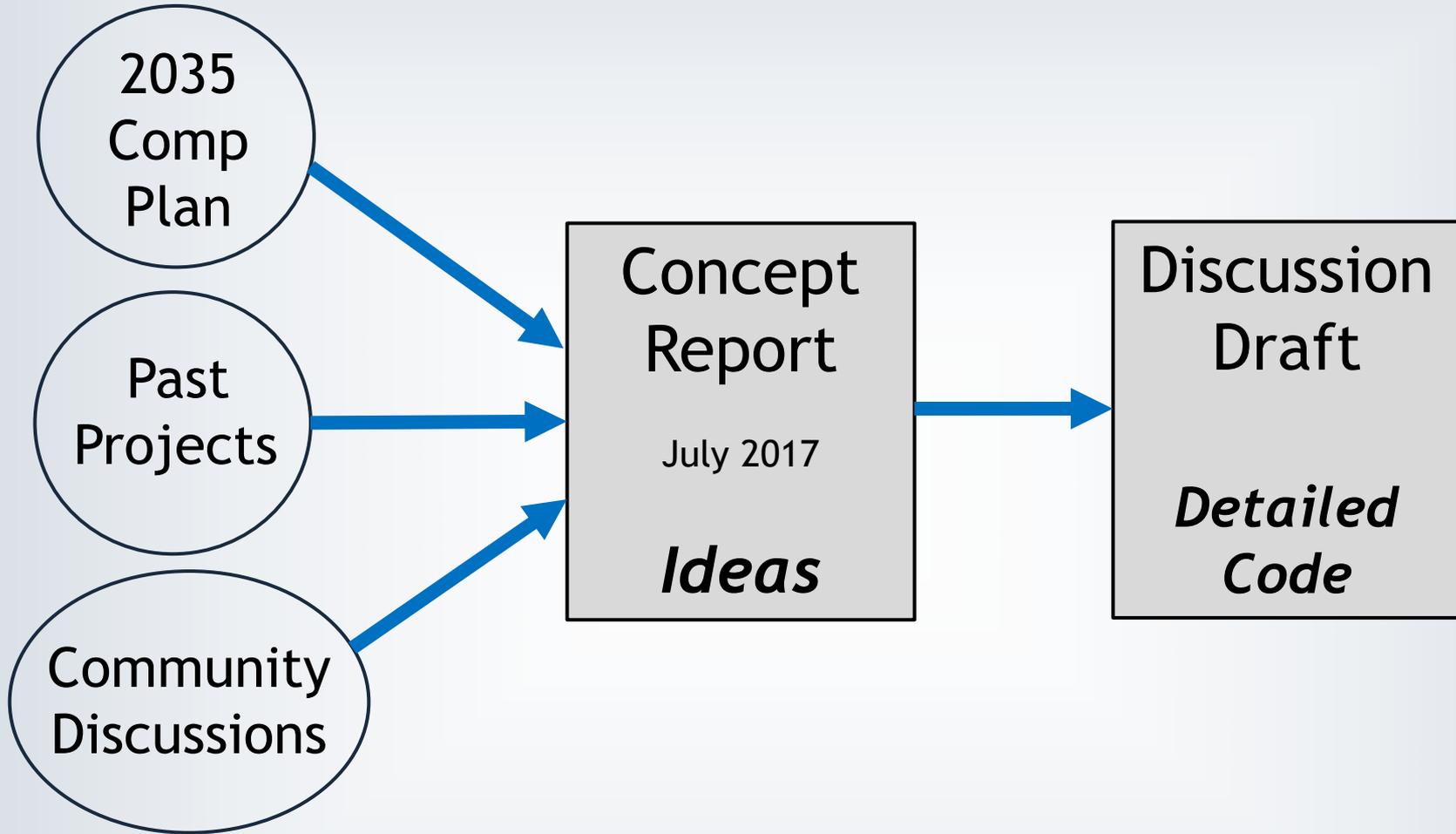
Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Zoning



How did we get to the Discussion Draft?



FALL 2016

WINTER – SUMMER 2017

FALL 2017 – SPRING 2018

SUMMER – FALL 2018

Phase 1:
Research and Assessment

Phase 2:
Concept Development

★ Phase 3:
Code Development

Phase 4:
Public Hearings / Adoption

Next Steps



FALL 2016

WINTER – SUMMER 2017

FALL 2017 – SPRING 2018

SUMMER – FALL 2018

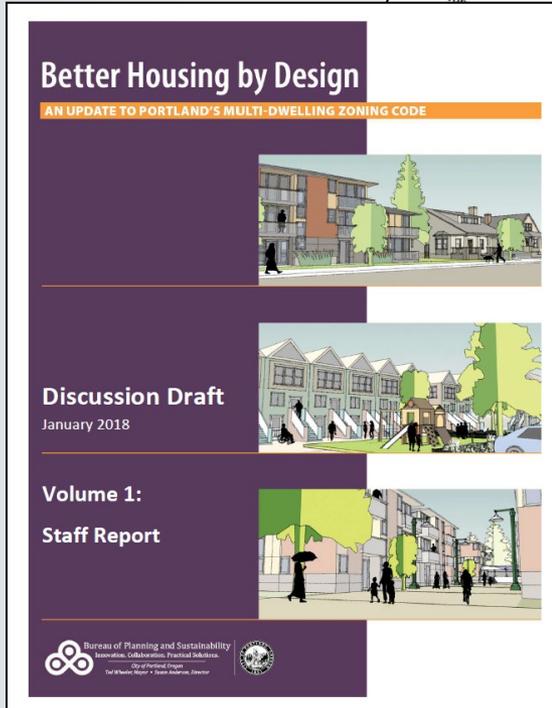
Phase 1:
Research and Assessment

Phase 2:
Concept Development

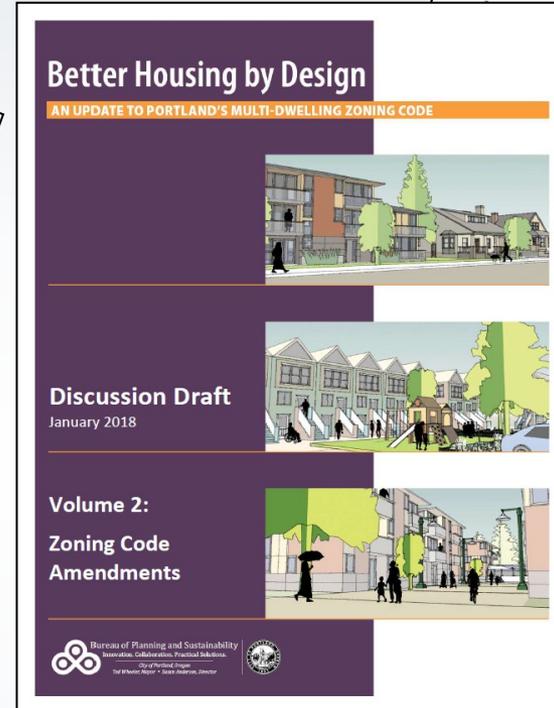
★ Phase 3:
Code Development

Phase 4:
Public Hearings / Adoption

Discussion Draft Components



Vol. 1: Staff Report
Summary & analysis



Vol. 2: Zoning Code Amendments
Detailed code & commentary

Appendix A: Guidance from the Comprehensive Plan
Appendix B: Code Modeling Prototypes

Major Topics

**Diverse Housing Options
and Affordability**



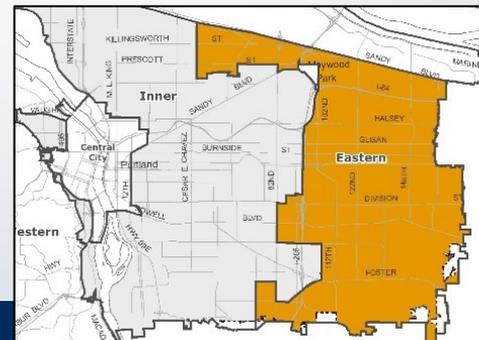
**Outdoor Spaces
and Green Elements**



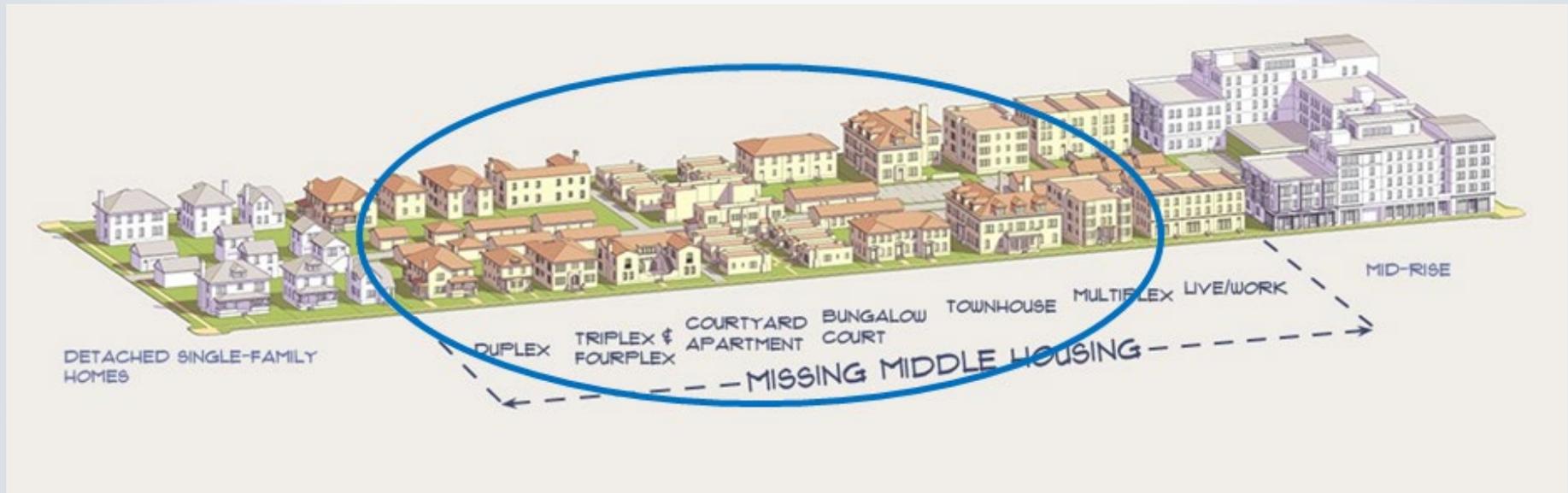
Building Design and Scale



**East Portland Standards and
Street Connections**

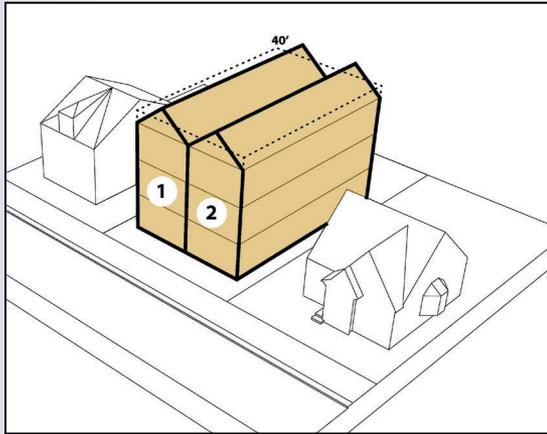


Topic Area

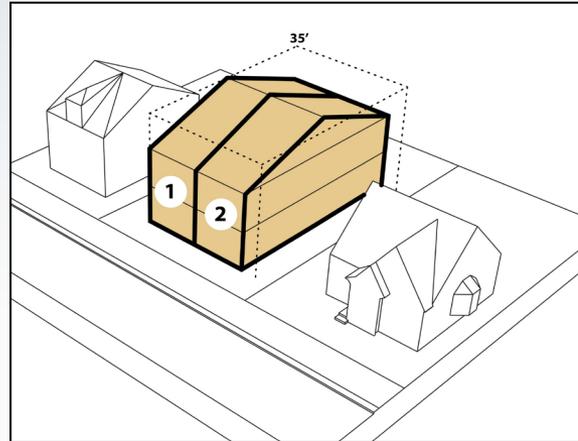


Diverse Housing Options and Affordability

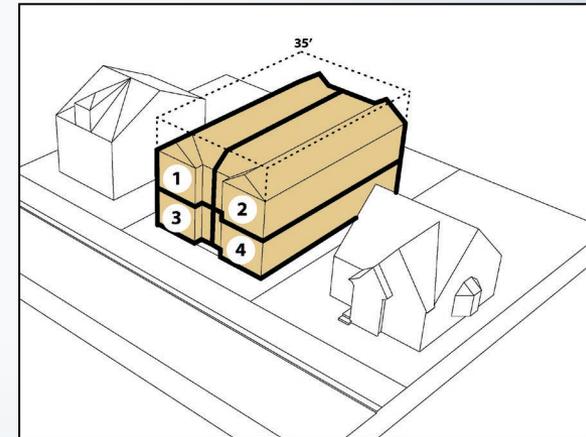
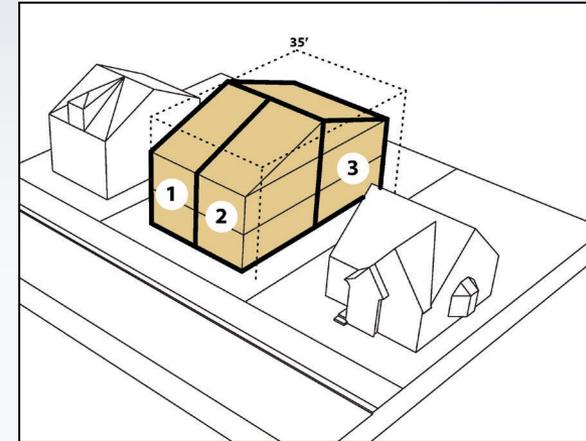
Scale Based Zoning



Current Approach
(maximum 2 units)



Proposed New Approach



Proposal: RM1 zone (R2 + R3)

- Regulate by building scale, with flexibility for what happens inside
- 1 to 1 FAR, 35' building height
- **Require visitable units (20% of units)** with greater density



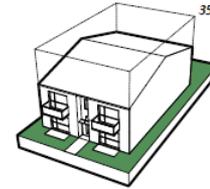
New Multi-Dwelling Zones

New Zone: RM1
 Current Zones: R2 and R3

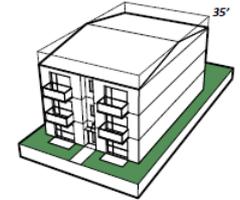
Maximum Height: 35 feet
 Max. Building Coverage: 50%

Base FAR

Bonus FAR



1 to 1



1.5 to 1

New Zone: RM2
 Current Zone: R1

Maximum Height: 45 feet
 Max. Building Coverage: 60%



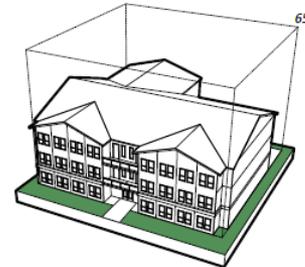
1.5 to 1



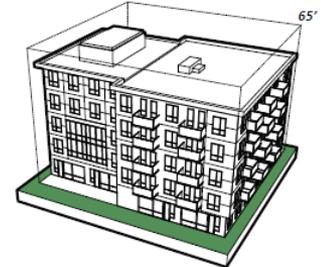
2.25 to 1

New Zone: RM3
 Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet
 Max. Building Coverage: 85%



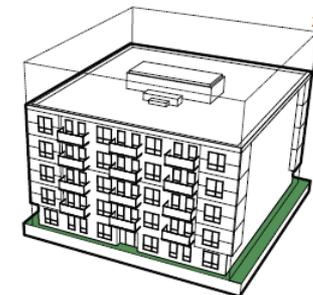
2 to 1



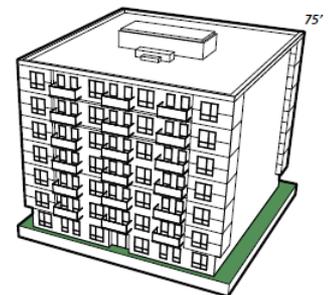
3 to 1

New Zone: RM4
 Current Zone: RH (4:1 FAR)

Maximum Height: 75 - 100 feet
 Max. Building Coverage: 85%

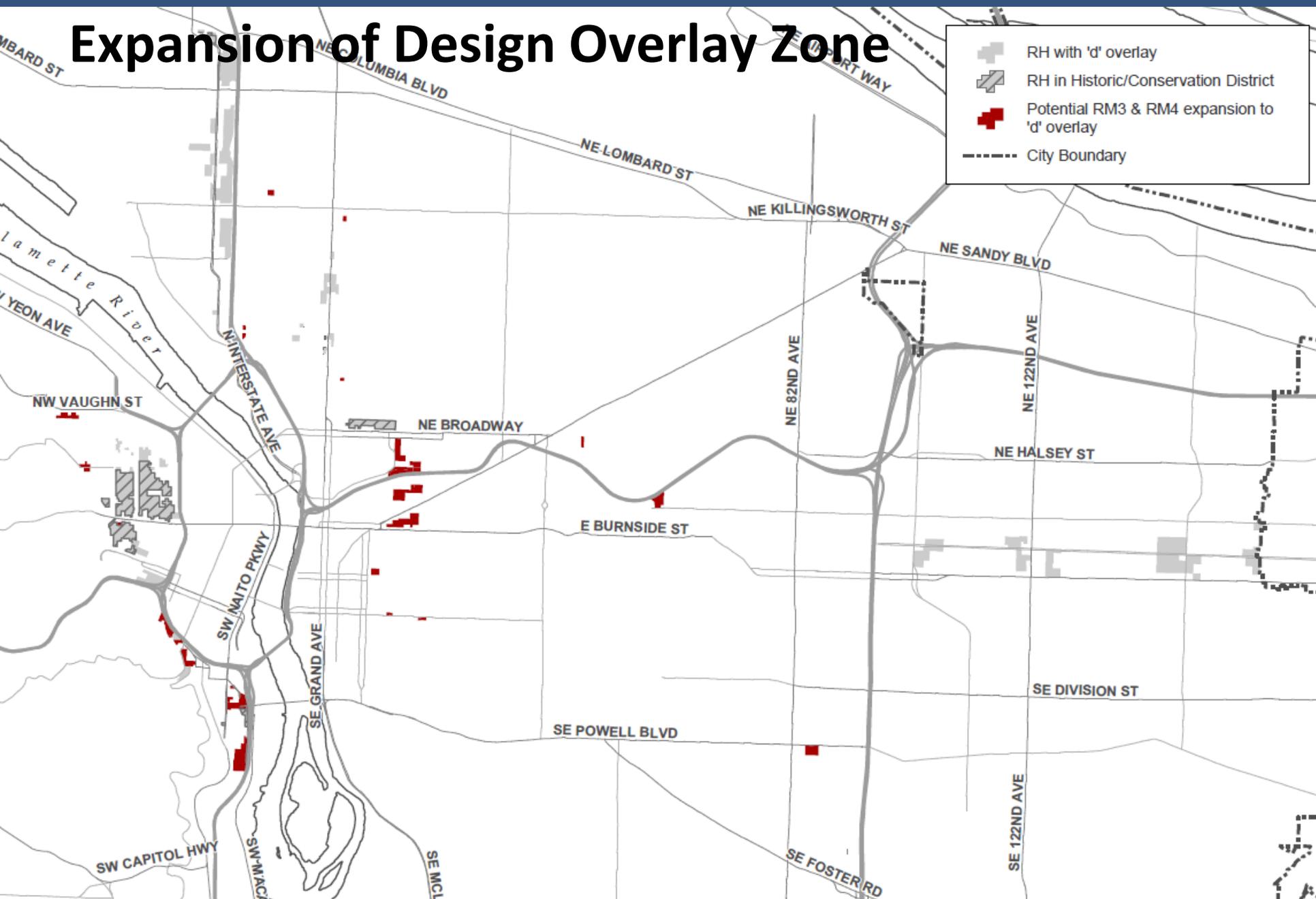


4 to 1



6 to 1

Expansion of Design Overlay Zone



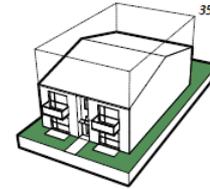
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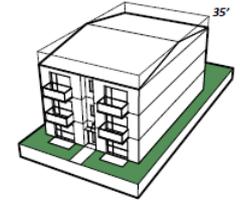
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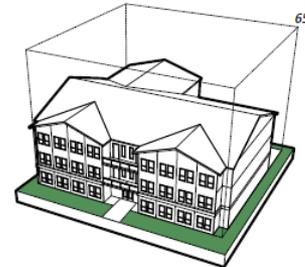
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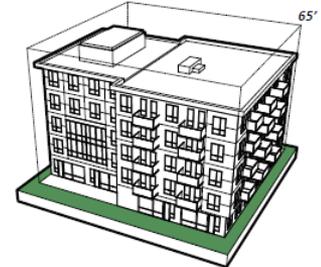
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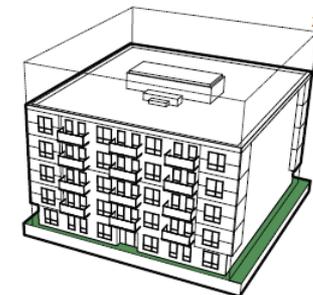
2 to 1



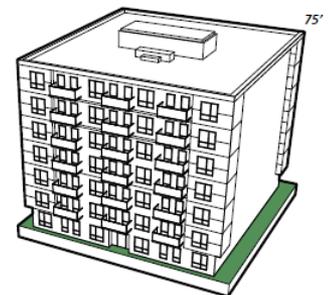
3 to 1

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 Current Zone: RH (4:1 FAR)

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4 to 1



6 to 1

Bonus FAR Options

**Base
FAR**

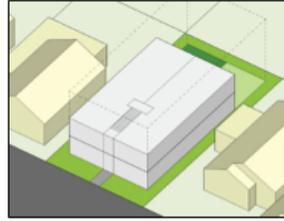
+50%

+100%

Base FAR	Bonus FAR Up to 50% above base	Bonus FAR 100% above base
<ul style="list-style-type: none"> ▪ Allowed by right ▪ Varies by zone 	<ul style="list-style-type: none"> ▪ Inclusionary housing: full 50% bonus ▪ Moderate income family housing: 25% bonus (at least half of units must have 3 bedrooms affordable at 100% of MFI) ▪ FAR transfers from sites preserving: <ul style="list-style-type: none"> ▪ Existing affordable housing <i>(new approach)</i> ▪ Trees <i>(new approach)</i> ▪ Historic resources 	<ul style="list-style-type: none"> ▪ Special bonus for deeper housing affordability (At least half of units must be affordable at 60% MFI) <i>(new approach)</i>

RM1

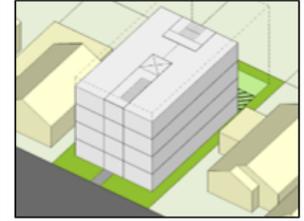
1 to 1



1.5 to 1

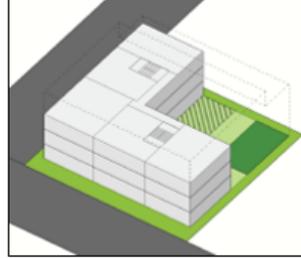


2 to 1 FAR

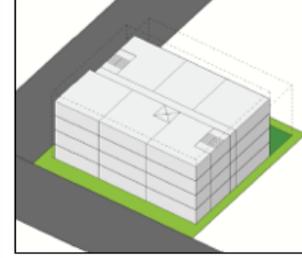


RM2

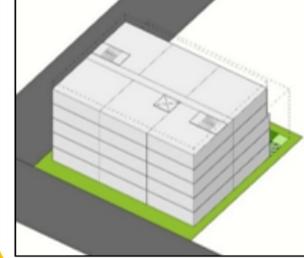
1.5 to 1



2.25 to 1



3 to 1 FAR



Achieving Bonus FAR

Special Bonus for Deeper Affordability. Provides a greater development bonus (100% of base FAR, plus additional allowed height and building coverage) for projects in which at least half of the units are affordable at 60% MFI.

Bonus FAR Options

**Base
FAR**

+50%

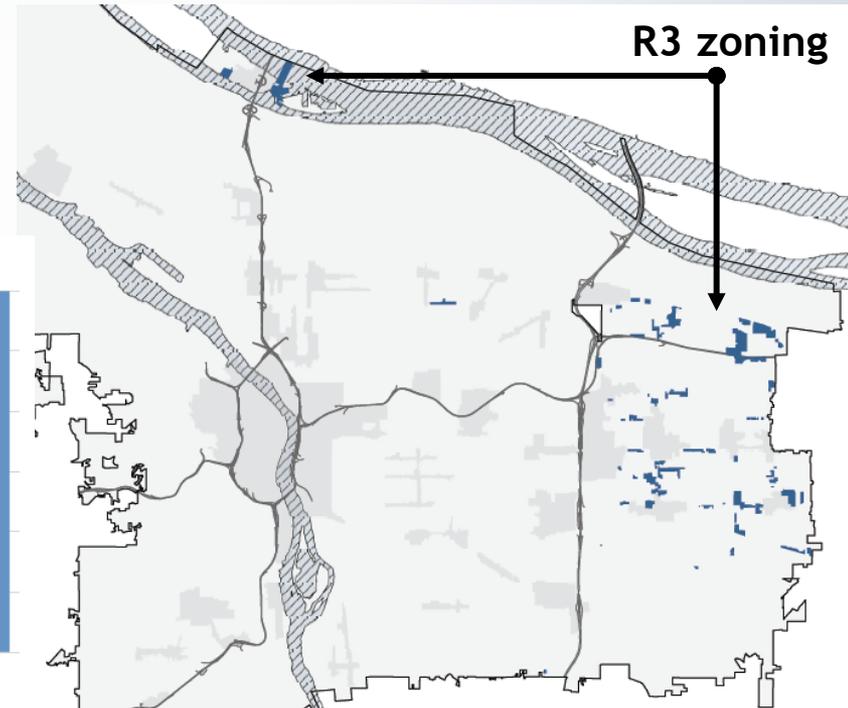
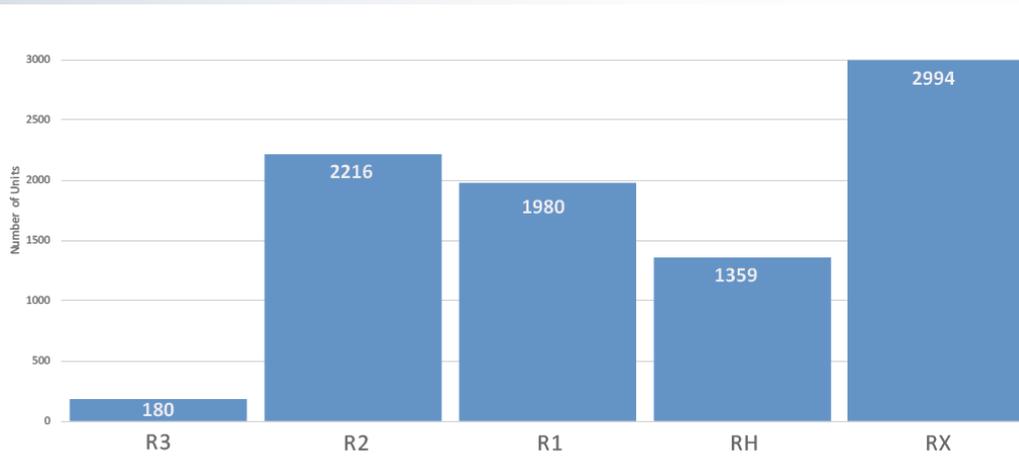
+100%

Base FAR	Bonus FAR Up to 50% above base	Bonus FAR 100% above base
<ul style="list-style-type: none"> ▪ Allowed by right ▪ Varies by zone 	<ul style="list-style-type: none"> ▪ Inclusionary housing: full 50% bonus ▪ Moderate income family housing: 25% bonus (at least half of units must have 3 bedrooms affordable at 100% of MFI) ▪ FAR transfers from sites preserving: <ul style="list-style-type: none"> ▪ Existing affordable housing <i>(new approach)</i> ▪ Trees <i>(new approach)</i> ▪ Historic resources 	<ul style="list-style-type: none"> ▪ Special bonus for deeper housing affordability (At least half of units must be affordable at 60% MFI) <i>(new approach)</i> <p><i>Not available in historic districts</i></p>

Merging of the R3 + R2 zones into new RM1 zone

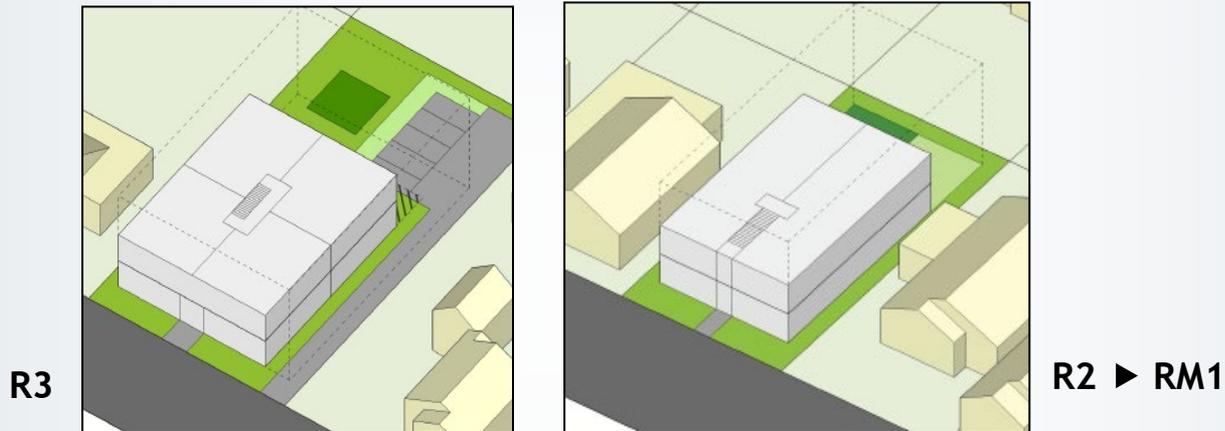
- Relatively small amount of R3 zoning - 517 acres out of total of 5,160 acres in multi-dwelling zones.
- Little new development in the R3 zone - 180 units over the past 10 years.

New units by zone (2006 - 2016)



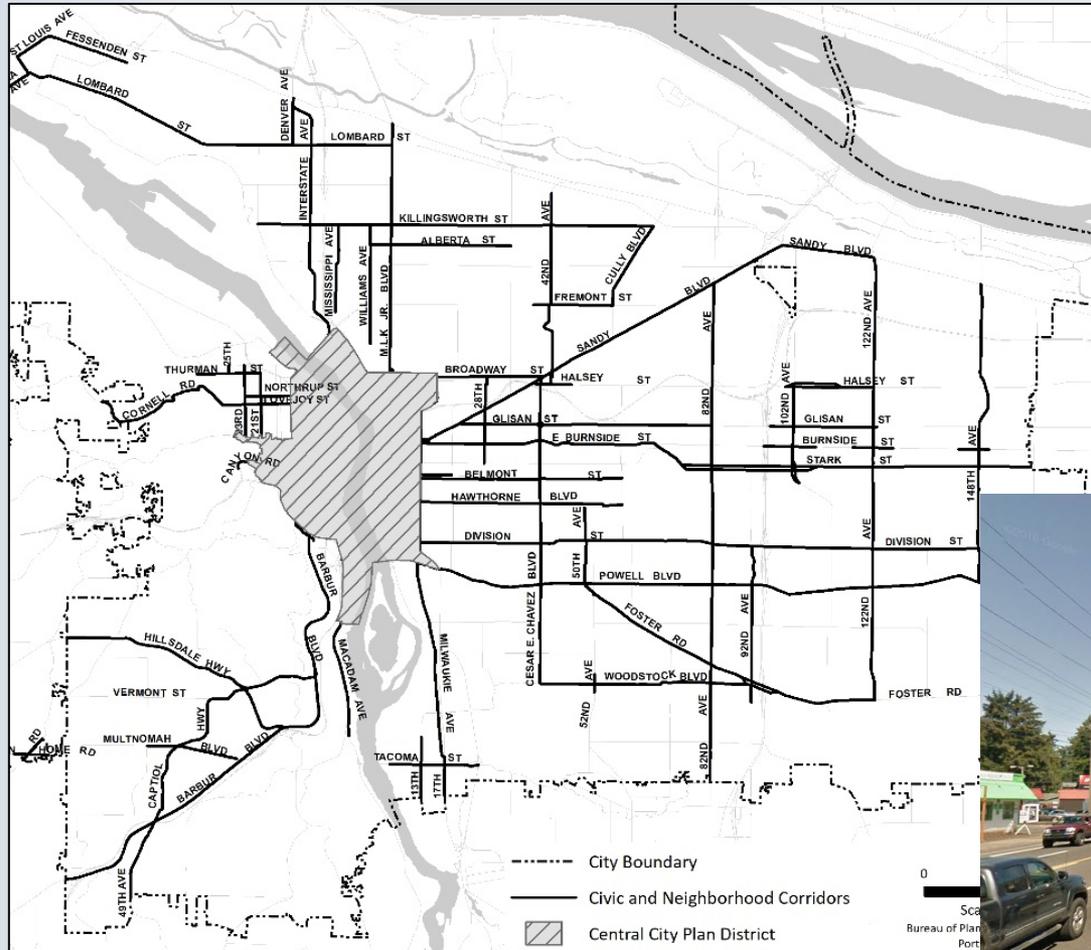
Merging of the R3 + R2 zones into new RM1 zone

- Both zones allow similar scale - intended to be compatible with single-family housing.
- New RM1 zone combines features of both zones



	R3	R2	New RM1
Height	35'	40'	35'
Lot Coverage	45%	50%	50%
Front setback	10'	10'	10'
Outdoor area	48 SF/unit	48 SF/unit	48 SF/unit
Landscaping	35%	30%	30%

Allowances for Small-Scale Commercial Uses



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

Topic Area



Outdoor Spaces and Green Elements

Outdoor Spaces



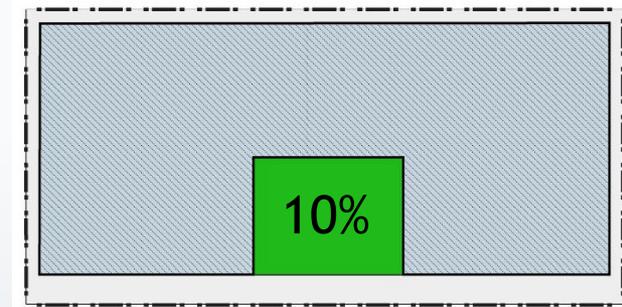
High-Density Residential Zone (RH)

- No outdoor space currently required.
- **Proposal:** Require outdoor space in the RM3 and RM4 (RH) zone.

Outdoor Spaces



Examples of courtyards using about 10% of site area



Shared outdoor space

- **Proposal:** Require common areas for large sites (more than 20,000 sq.ft.) - equivalent to 10% of total site area.
- Up to half of this amount can be indoor common area.

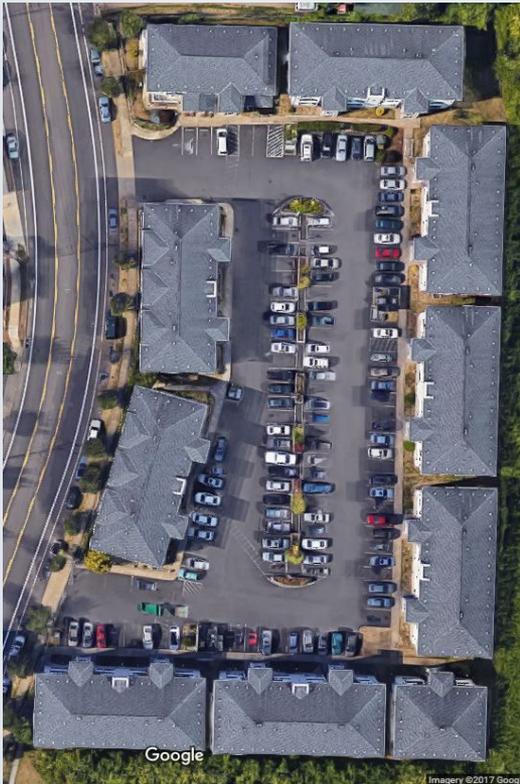
Alternatives to Conventional Landscaping



Proposal:

Allow urban green options (ecoroofs, raised courtyards & stormwater planters) to meet landscaping requirements.

Reduce Minimum Parking Requirements



Five-plex with no parking on small site

Projects providing current required 1 to 1 parking ratio

Proposal:

- Small sites (7,500 SF or smaller): no parking required for up to 30 units
- Other sites: require 1 space per 2 units (*when not close to transit*)

Limitations on Large Paved Areas

*RH zone
development with
large surface
parking lot*

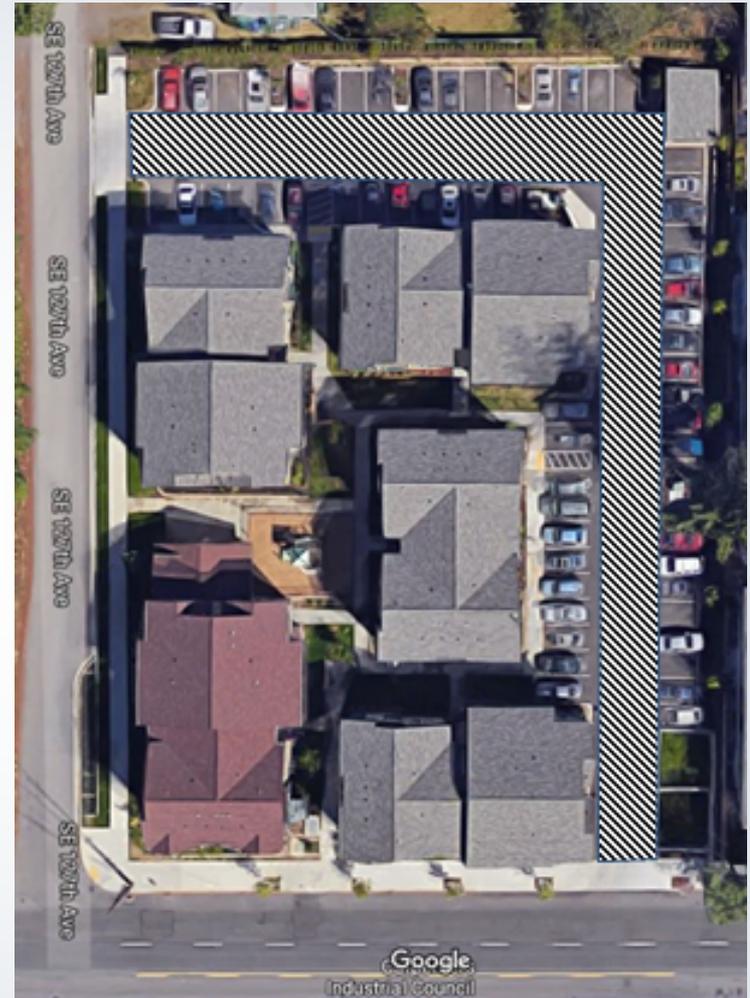


Proposal: Limit paved vehicle areas to 30% of site area.

Limitations on Large Paved Areas



Other materials (concrete, paving blocks, etc.) needed for surfacing the rest of the allowed vehicle area (up to total of 30% of site)



Proposal: Limit asphalt paving to 15% of site area.

Topic Area



Building Design and Scale

Street Frontages



Proposals:

- Limit front garages and structured parking (maximum 50% of building frontage)
- Require parking access from alleys (where exist)

Street Frontages



Allow:

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

Street Frontages



*Currently:
No front entrances
required*



Proposal:

Require front entrances (facing public streets or courtyards)

Front Setbacks



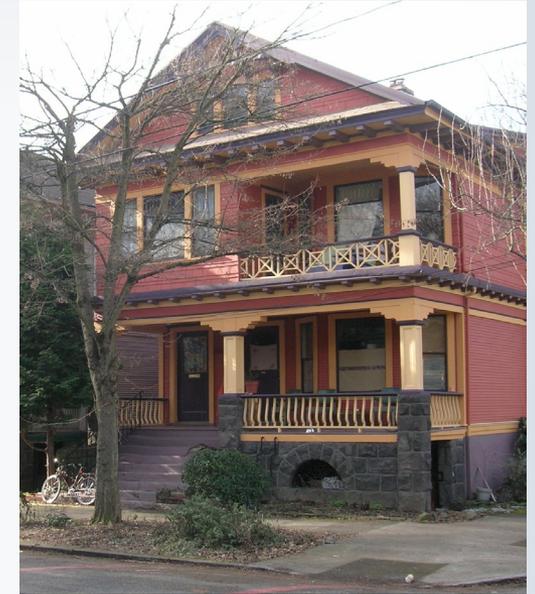
Roles in providing privacy and continuing neighborhood characteristics
(current requirements are 3' in R1 and zero in RH)

Proposal: Require 10' front setbacks in the RM2 (R1) and RM3 (RH) zones.

Front Setbacks



10' setbacks
- continuity with existing residential characteristics



Allowances for smaller setbacks based on:

- Adjacent buildings,
- Ground-floor commercial, or
- Raised ground floors.

Front Setbacks - Examples from Vancouver, BC



Vancouver, BC:

Landscaped setbacks required for most multifamily zones.

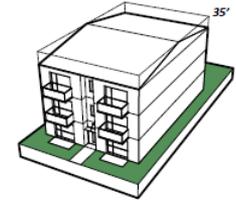
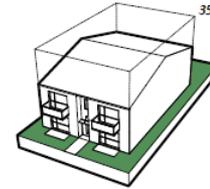
New Multi-Dwelling Zones

New Zone: RM1
 Current Zones: R2 and R3

Maximum Height: 35 feet
 Max. Building Coverage: 50%

Base FAR

Bonus FAR



1 to 1

1.5 to 1

New Zone: RM2
 Current Zone: R1

Maximum Height: 45 feet
 Max. Building Coverage: 60%



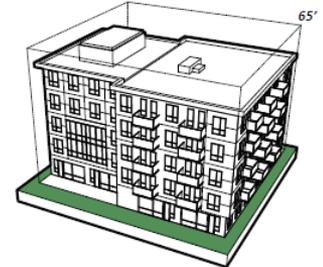
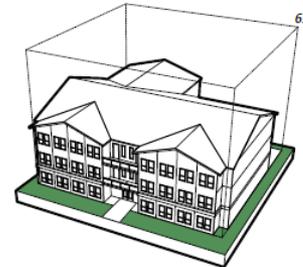
1.5 to 1

2.25 to 1

Zones with new requirement for 10' front setbacks

New Zone: RM3
 Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet
 Max. Building Coverage: 85%

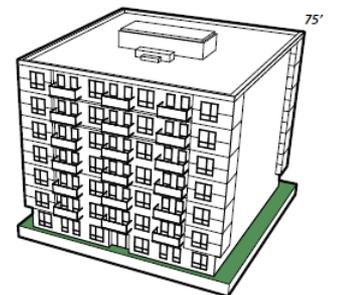
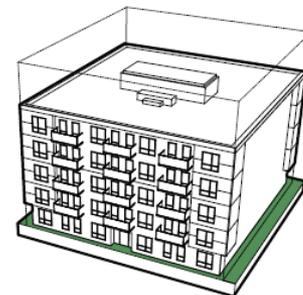


2 to 1

3 to 1

New Zone: RM4
 Current Zone: RH (4:1 FAR)

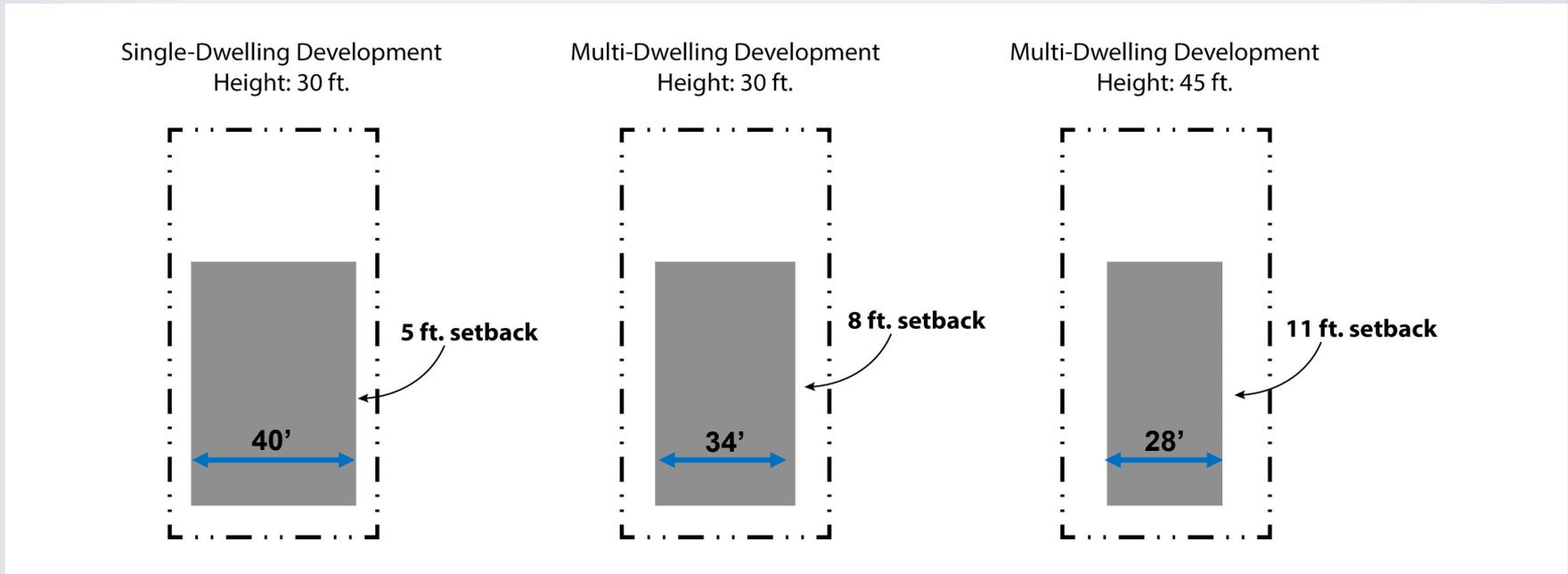
Maximum Height: 75 - 100 feet
 Max. Building Coverage: 85%



4 to 1

6 to 1

Simplify Side Setback Requirements and Reduce Barriers to Development on Small Sites

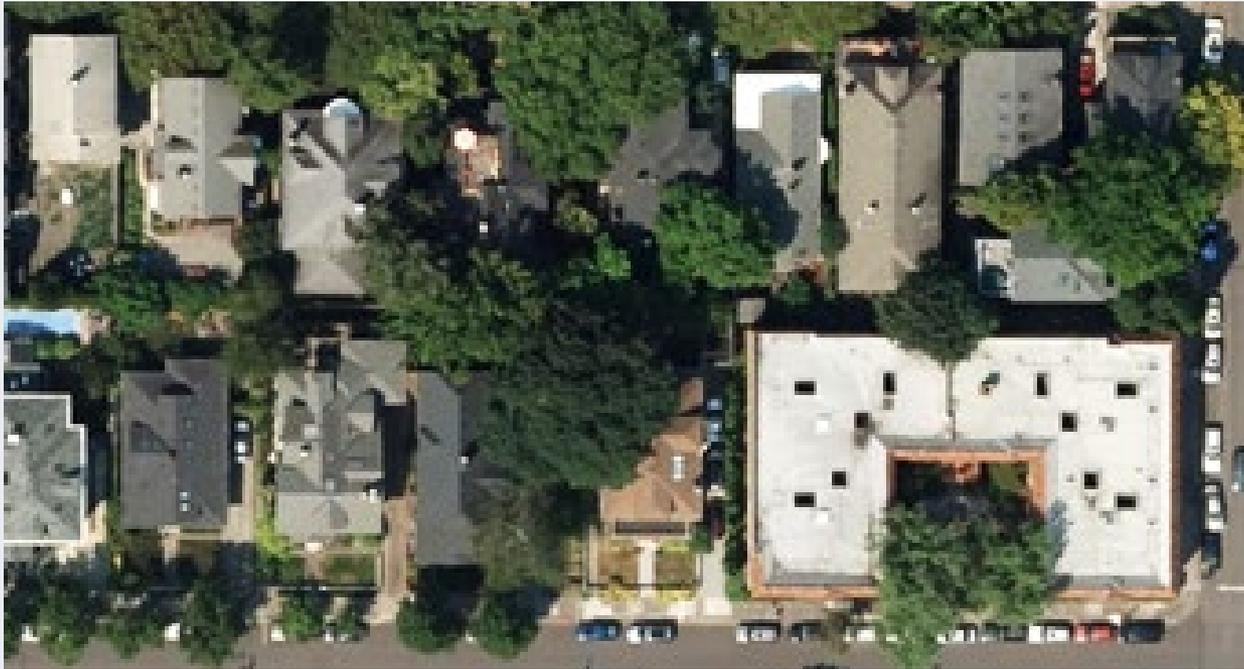


Current approach to setbacks in multi-dwelling zones

Proposal:

- Reduce required side/rear setbacks to 5' in most cases.
- 10' setbacks for higher-density zones next to single-dwelling zones and for buildings more than 55' tall.

Simplify Side Setback Requirements and Reduce Barriers to Development on Small Sites



Historic neighborhood - small setbacks allow a variety of housing types on small sites and space for central courtyards

Proposal:

- Reduce required side/rear setbacks to 5' in most cases.
- 10' setbacks for higher-density zones next to single-dwelling zones and for buildings more than 55' tall.

Scale - Transitions to Lower-Density Zones



Proposal

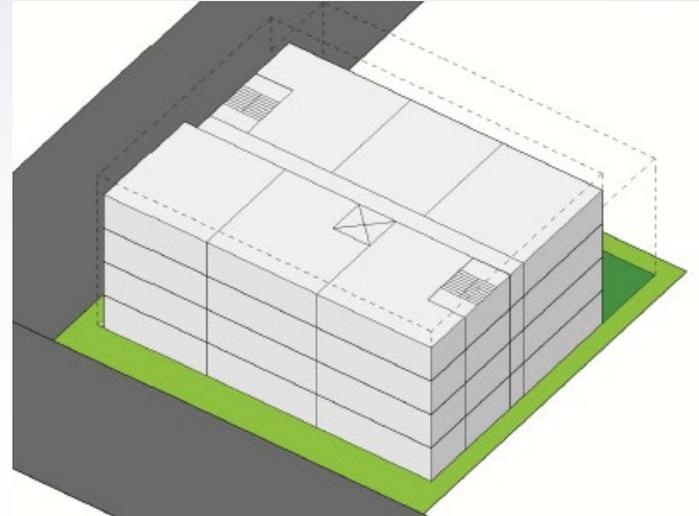
- Require transitions in scale adjacent to single-dwelling zones.

Façade Articulation Requirements

Façade articulation



With



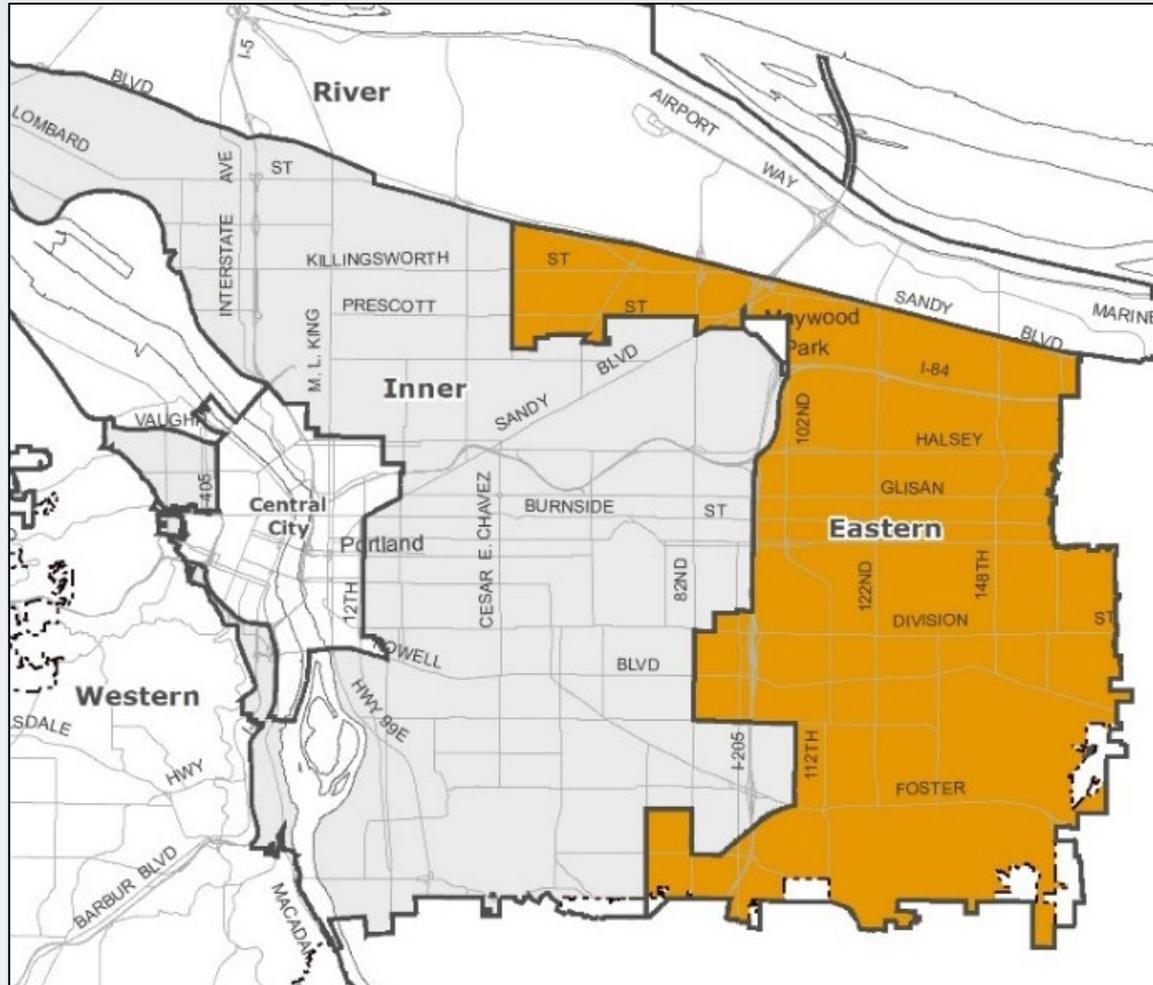
Without

Proposal:

Require large facades to be divided into smaller components (25% of façade offset).

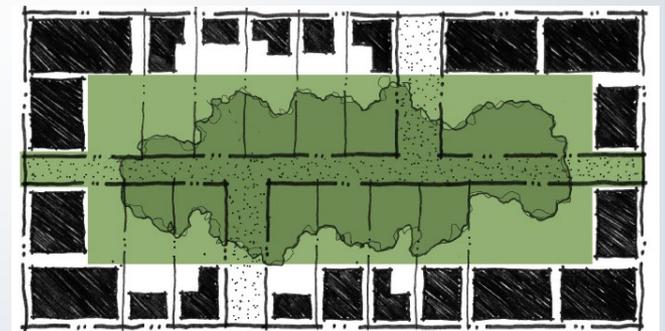
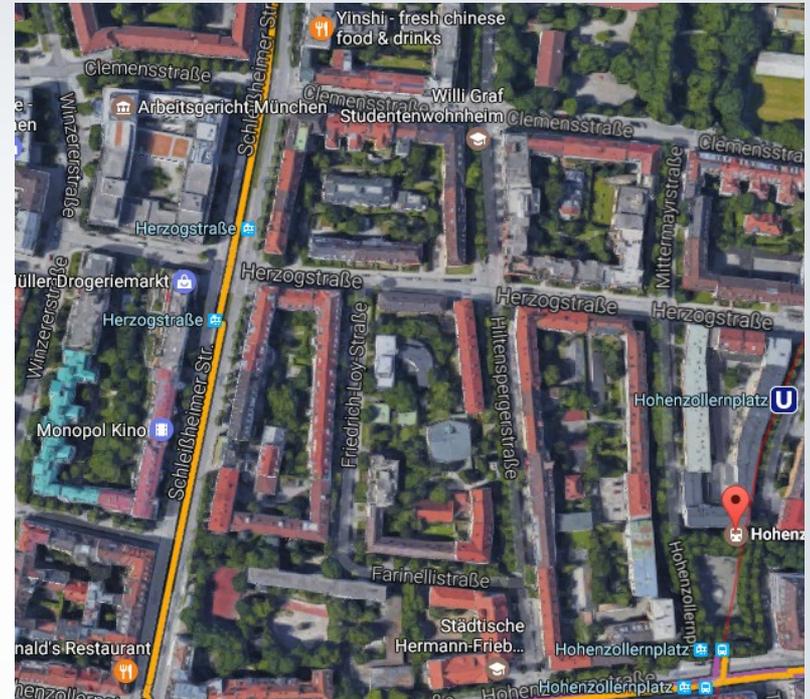
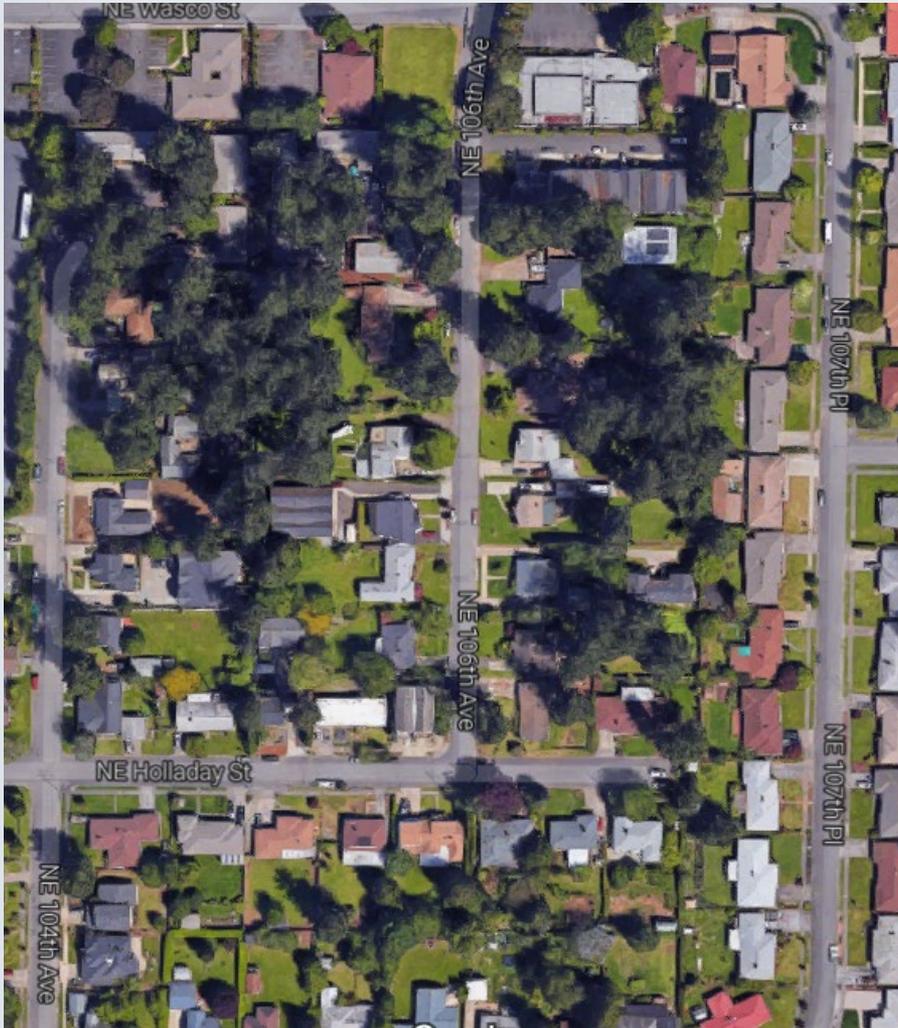
- **RM2 (R1): required when over 35' and over 3500 SF area**
(more than 3 stories and 100' wide)
- **RM3 & RM4 (RH): required when over 45' and over 4500 SF area**
(more than 4 stories and 100' wide)

Topic Area



East Portland Standards and Street Connections

East Portland Standards - Background



Community interest in keeping mid-block areas greener, less built up

East Portland Rear Setbacks



Example of recent development



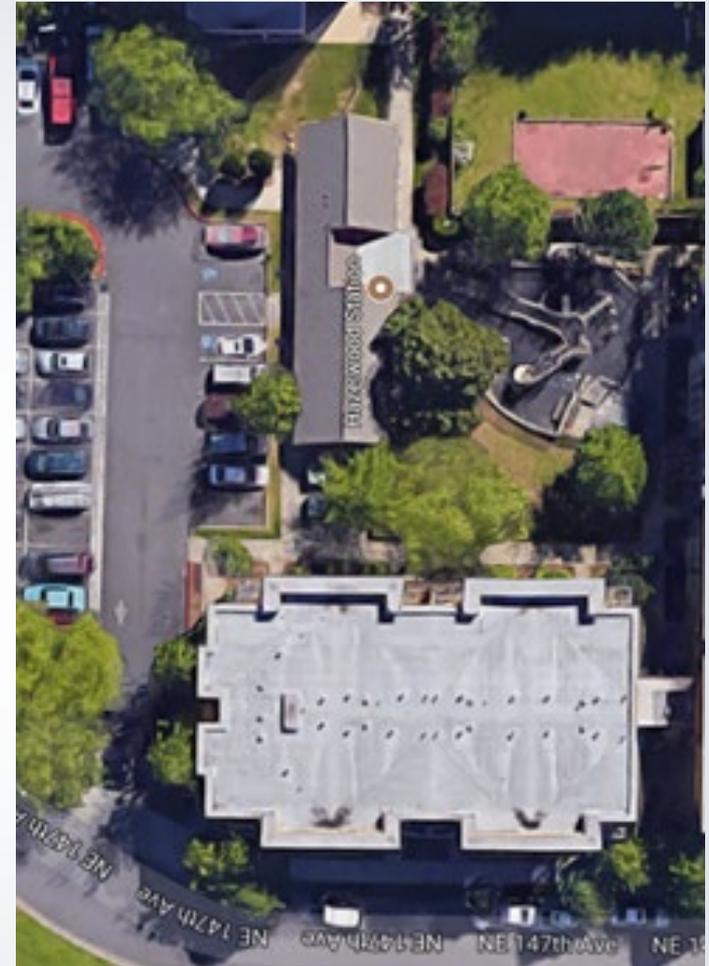
Example of 25% depth-of-site setback

Proposal:

Require rear setbacks equivalent to 25% of site depth.

East Portland Rear Setbacks

- *At least 50% of setback must be landscaped.*
- *Rest of setback can include buildings with indoor common area, or parking.*
- *Exemptions for tree preservation, corner sites, and sites less than 100' deep.*



Proposal:

Require rear setbacks equivalent to 25% of site depth.

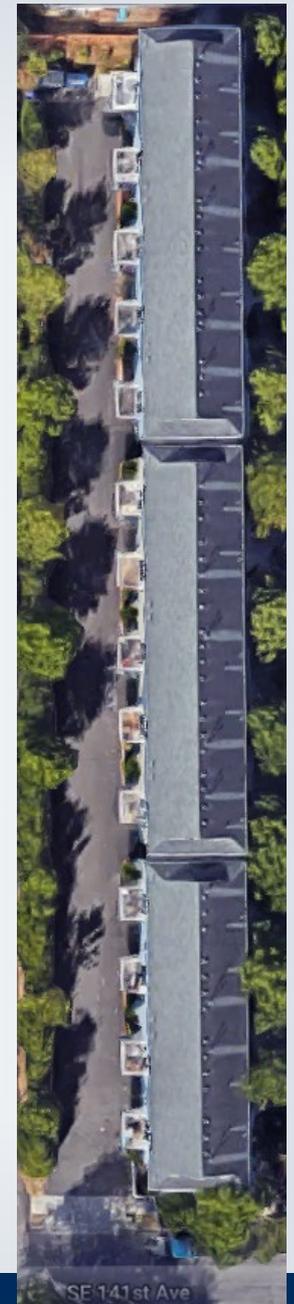
East Portland Narrow Sites



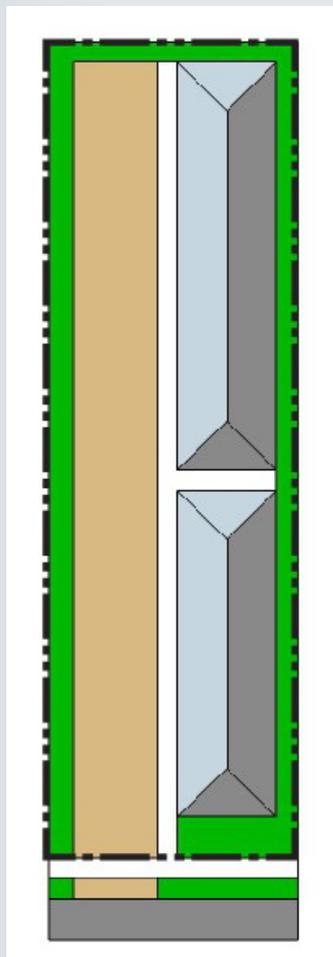
East Portland Narrow Sites

Problems with narrow sites:

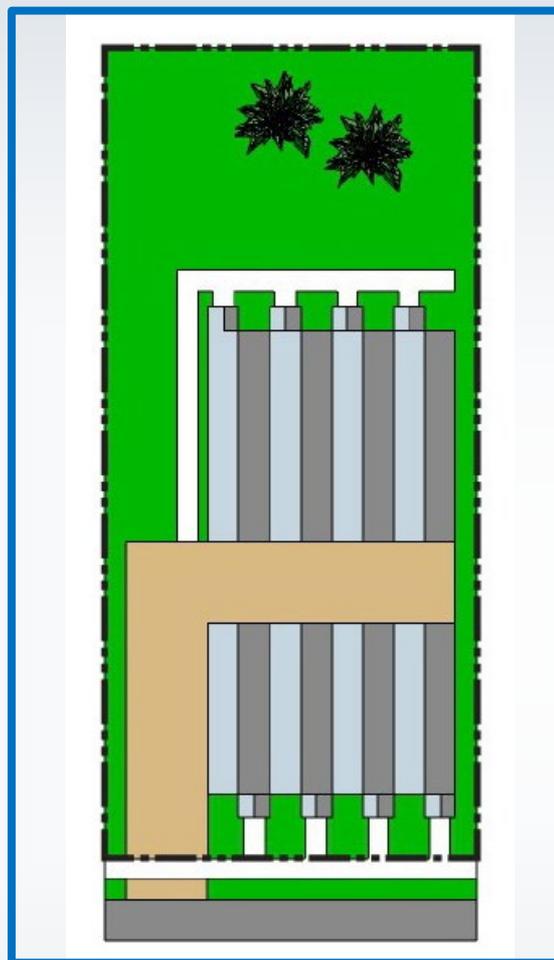
- Driveways/parking often occupy a large portion of site area
- No space for street connections
- Little orientation to public streets
- Limited room for outdoor spaces or trees
- Lack of efficiencies of scale and infrastructure



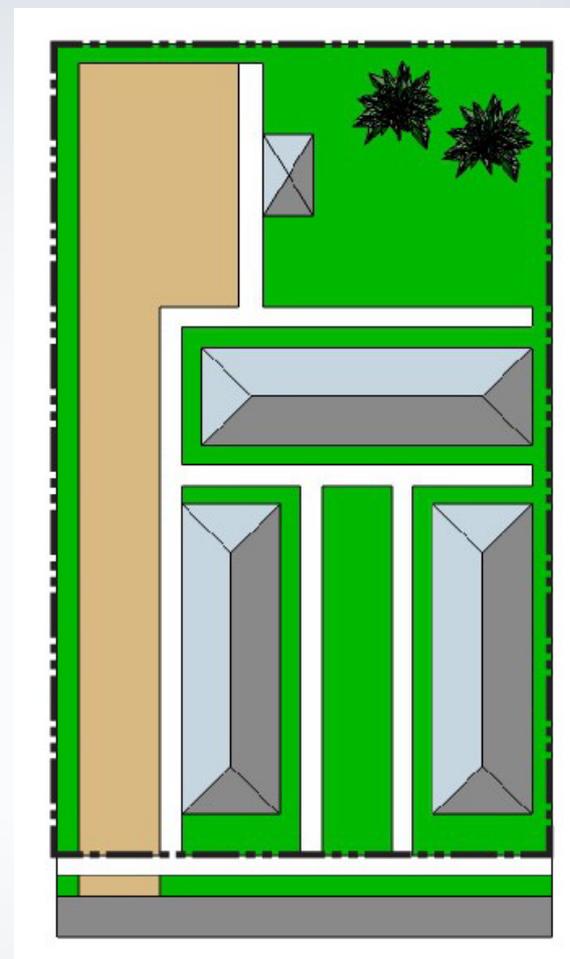
East Portland Narrow Sites



60'-wide site



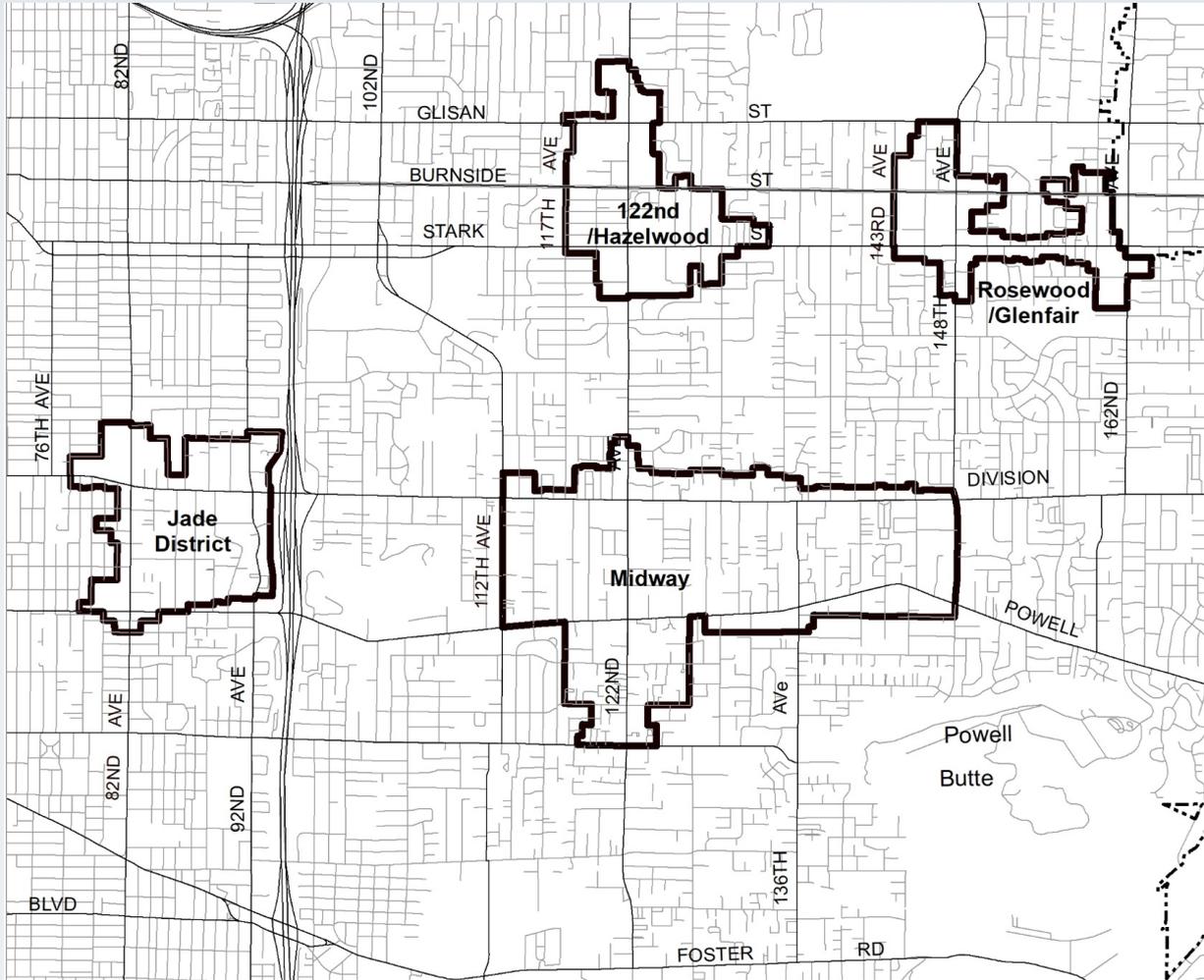
90'-wide site (*minimum*)



120'-wide site

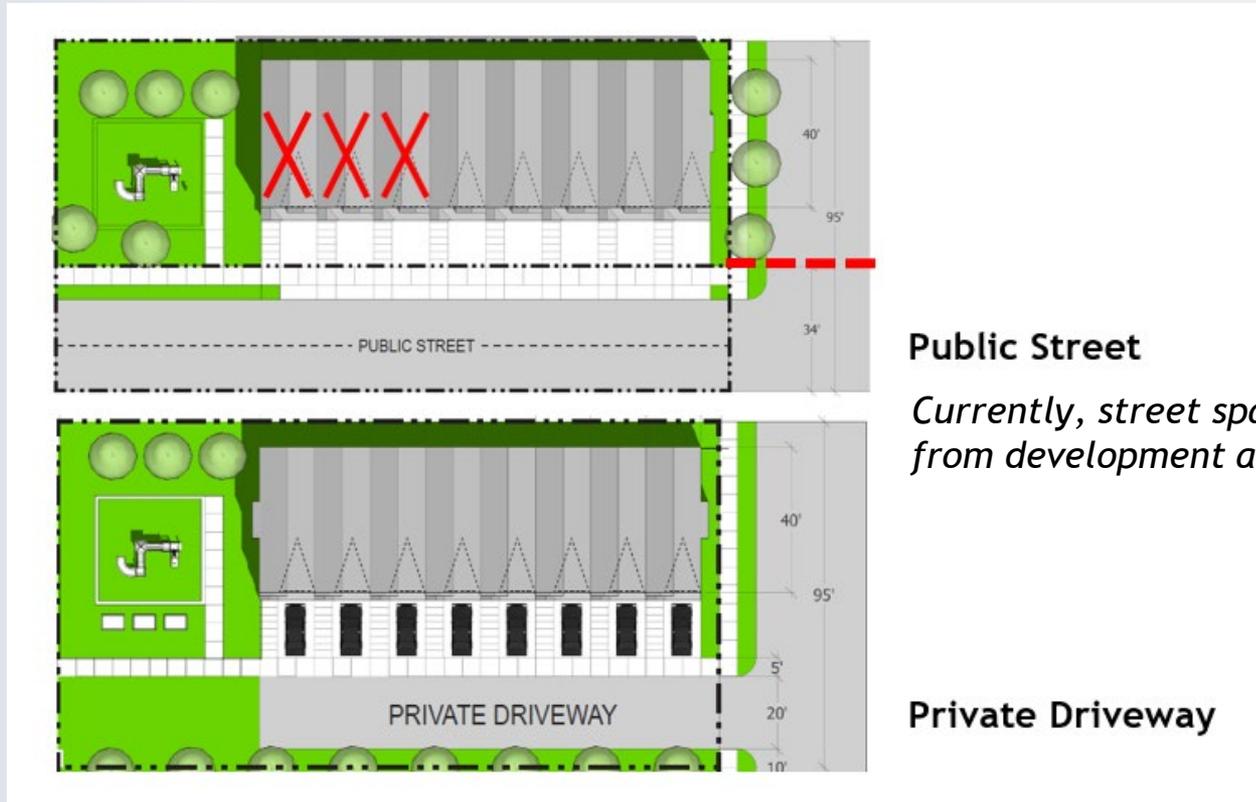
Proposal: For sites more than 160' deep within East Portland centers, require a minimum street frontage of 90' for new development.

Limitations on Narrow Site Development in East Portland



Proposal: For sites more than 160' deep within East Portland centers, require a minimum street frontage of 90' for new development.

Reduce Disincentives to Providing Street Connections



Public Street

Currently, street space is subtracted from development allowances

Private Driveway

Proposal

Calculate development allowances (FAR) prior to street dedication.

Transportation and Parking Demand Management

Proposal

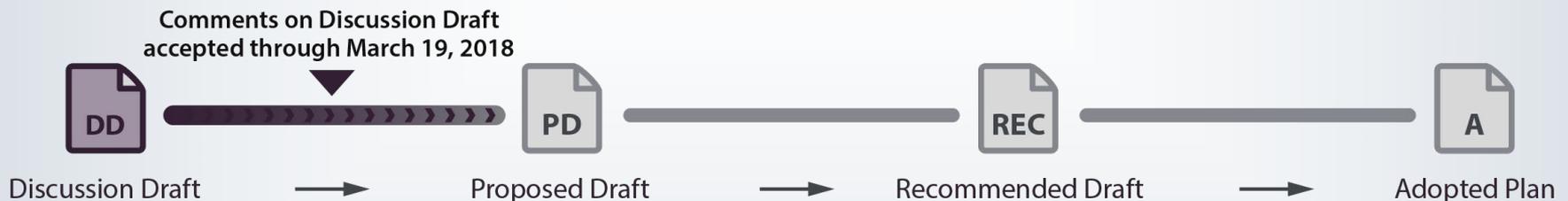
Require Transportation and Parking Demand Management (TDM) in the higher-density multi-dwelling zones (RM2 - RX).

Option for “pre-approved” TDM plans:

- **Multimodal Financial Incentives** - fee per unit equivalent to cost of TriMet pass (currently \$1,100) - applied toward TriMet passes, bike share membership, or car share programs.
- **Education and Information**
- **Annual Transportation Options Surveys**

Next Steps

- **Discussion Draft Available:** **January 22nd**
- **Public Comment Period:** **Jan. 22nd – March 19th**
- **Proposed Draft:** **May 2018**
- **Planning & Sustainability Commission:** **Summer 2018**



Project website: www.portlandoregon.gov/bps/betterhousing



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Discussion Draft Zoning Code Amendments

Stakeholder Working Group

February 22, 2018

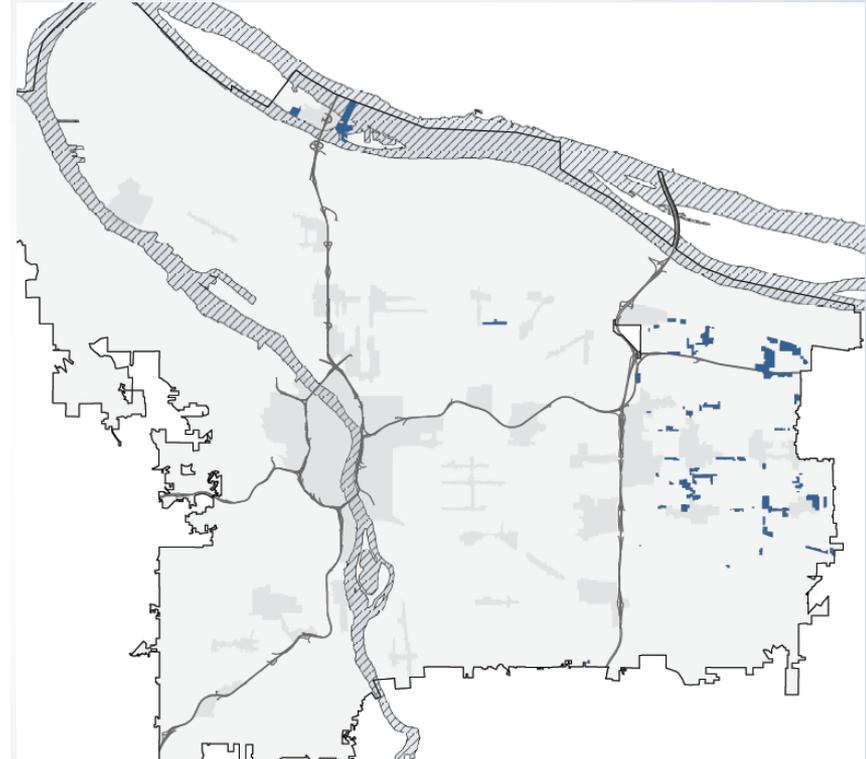
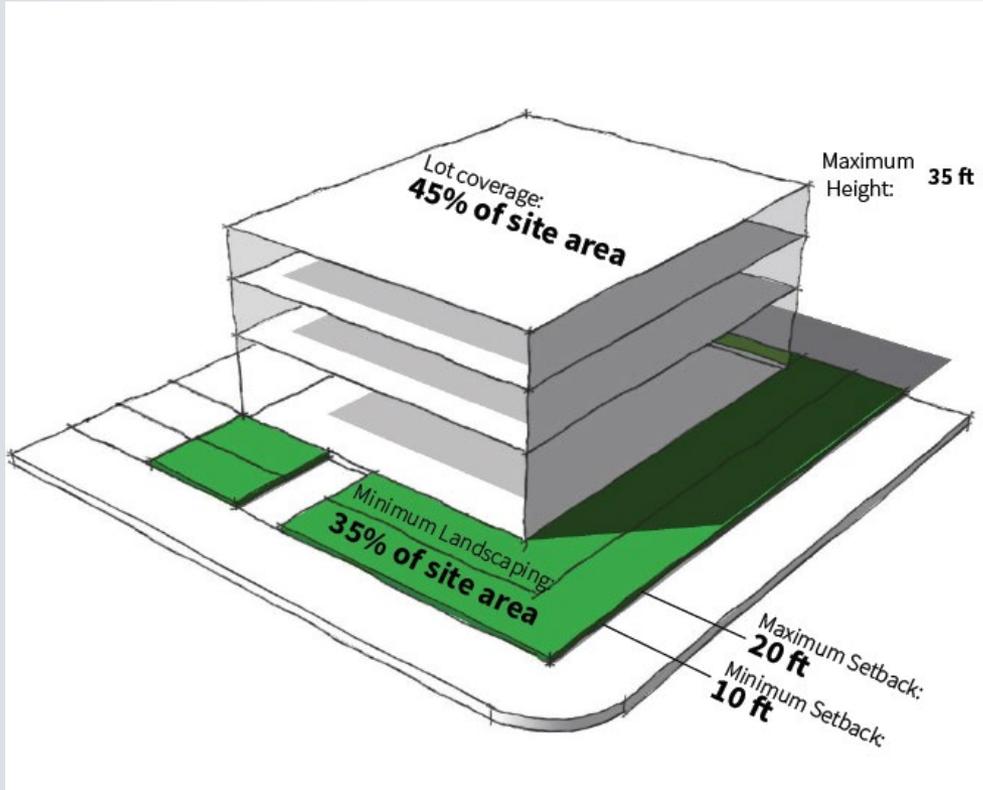


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Density and Scale - Current Approach

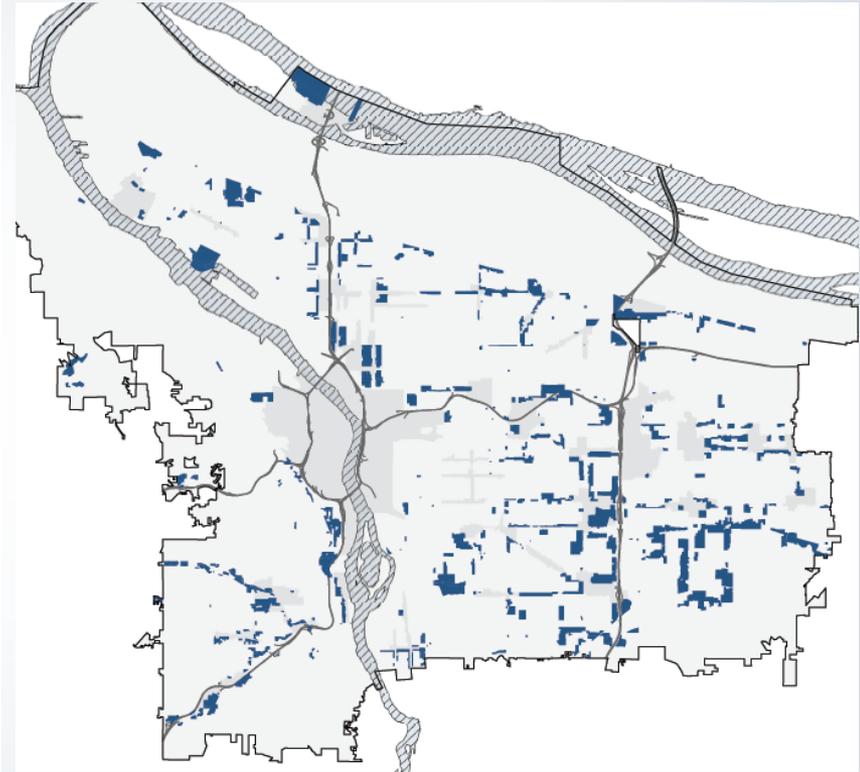
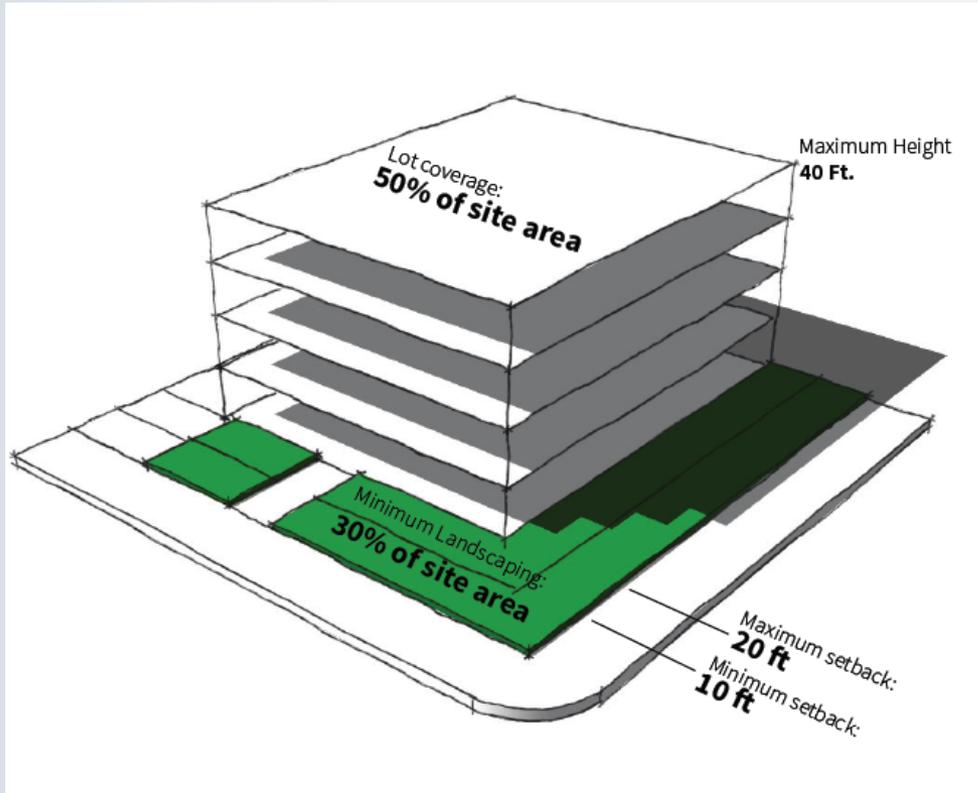
Background - R3 Zone



Maximum Density: 1 unit per 3,000 square feet of site area
(3 units on 10,000 square foot site)

Density and Scale - Current Approach

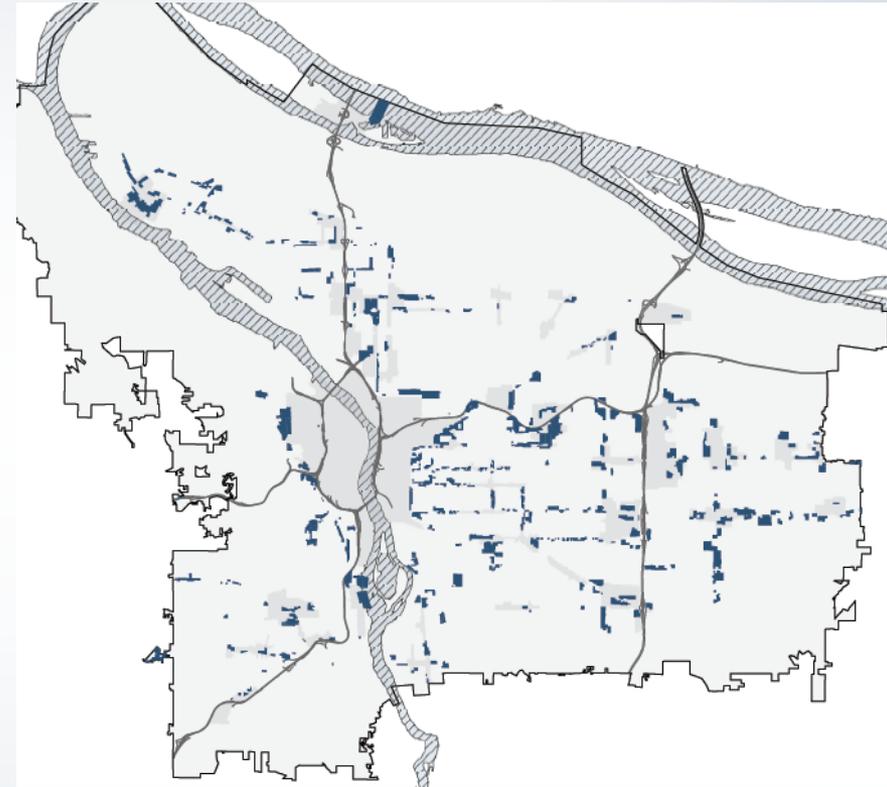
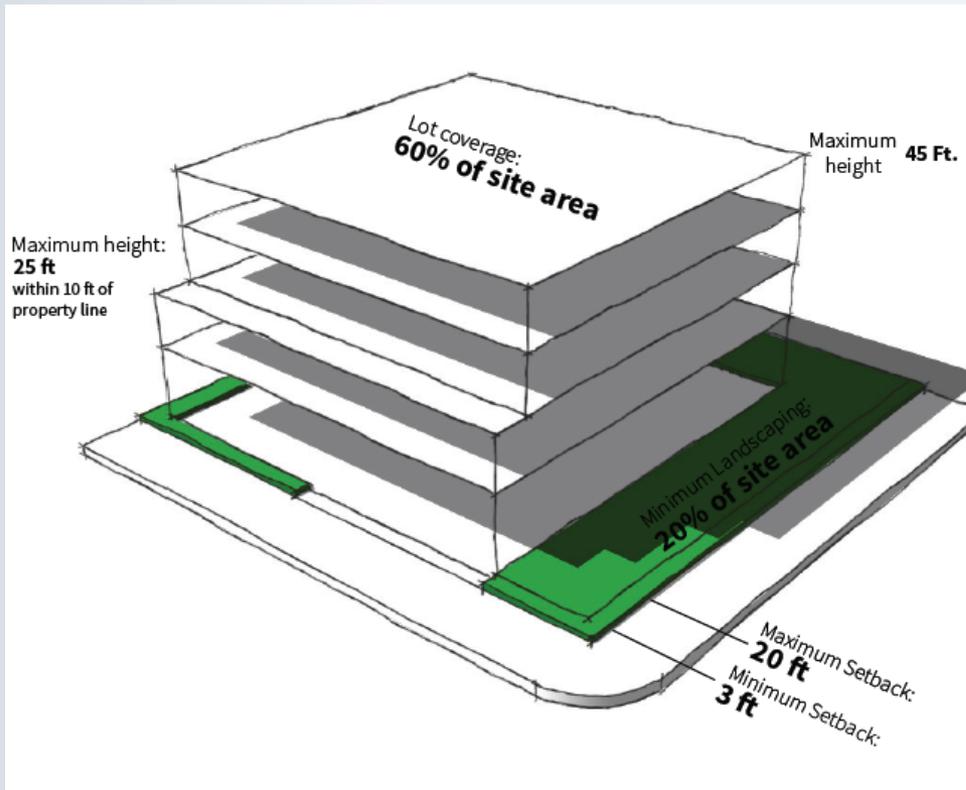
Background - R2 Zone



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

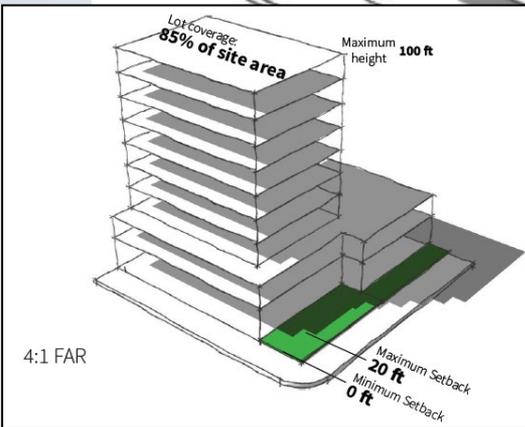
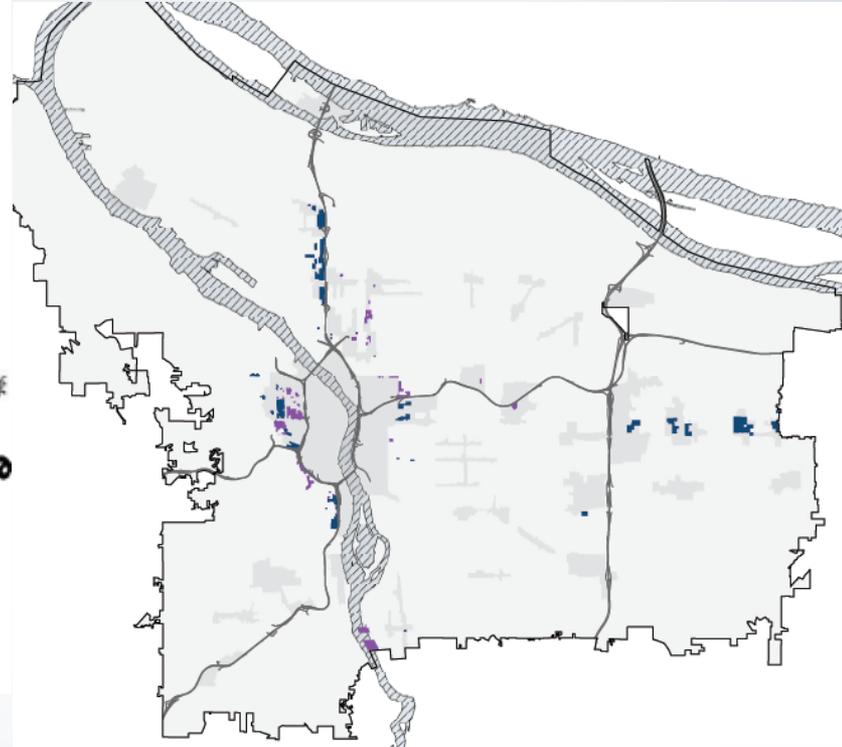
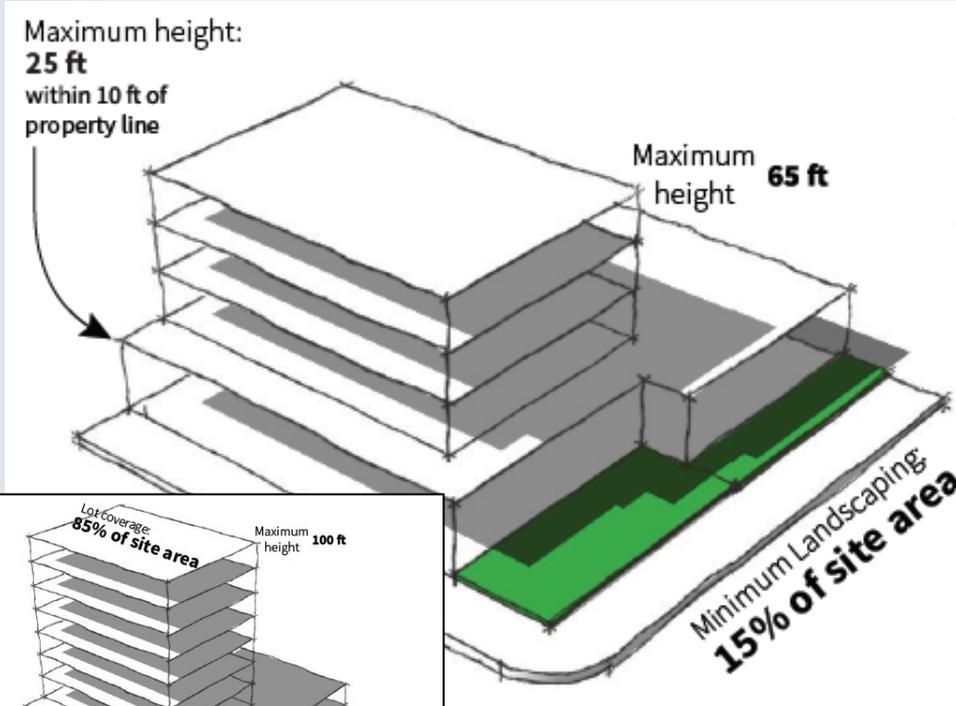
Background - R1 Zone



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 Density: 2:1 FAR or 4:1 FAR
(unit count varies, density regulated by FAR)**

Development Bonuses: Prioritize Affordable Housing

Existing Development Bonuses	Proposed Concept Direction
Affordable housing	Prioritize by increasing amount of development bonus (beyond current 25 percent bonus, potentially to 50 percent).
Three bedroom units	Continue, in order to provide an incentive for family-sized units.
Outdoor recreation facilities Play areas for children Large outdoor areas	Remove as a development bonus, but address through new requirements for shared outdoor spaces.
Storage areas Sound insulation Crime prevention Solar water heating	Remove as a development bonus.
Tree preservation	Remove as a development bonus, but address through a new transfer of development rights allowance for tree preservation.