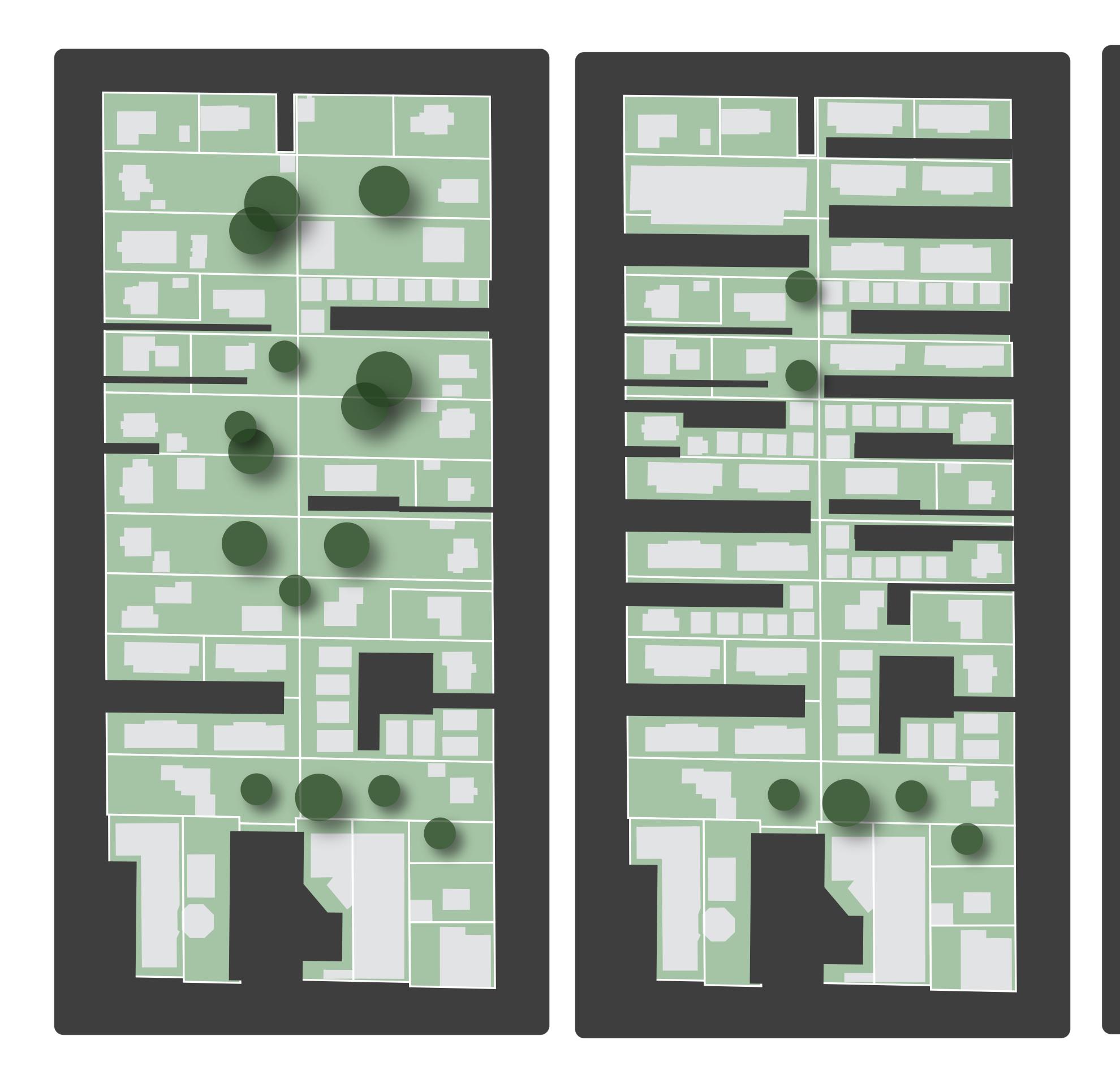
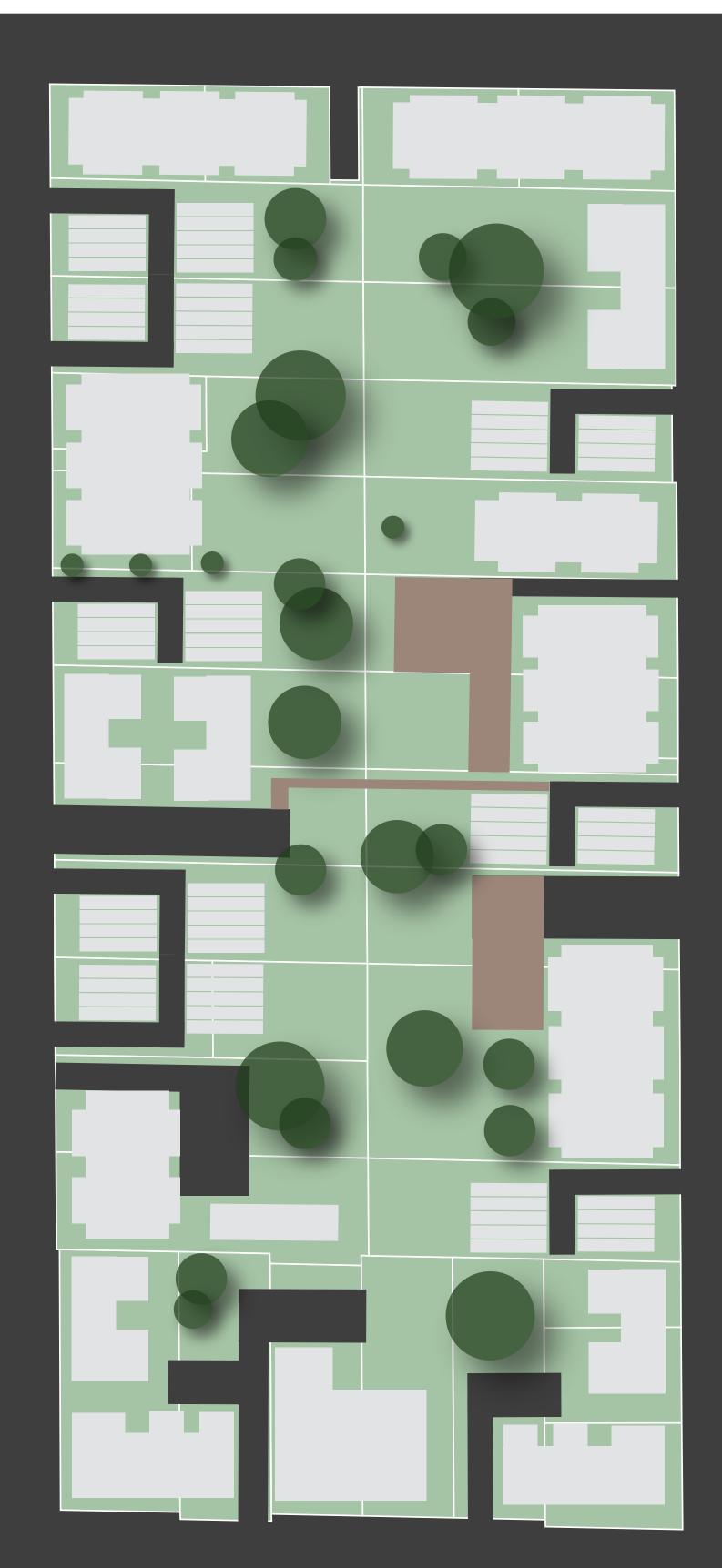
# Better Housing by Design **AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE**

# **East Portland Block – Future Possibilities**





www.portlandoregon.gov/bps/betterhousing



## **Continuation of** current trends

Mid-block open areas



## Mix of mid-block open areas and central courtyards

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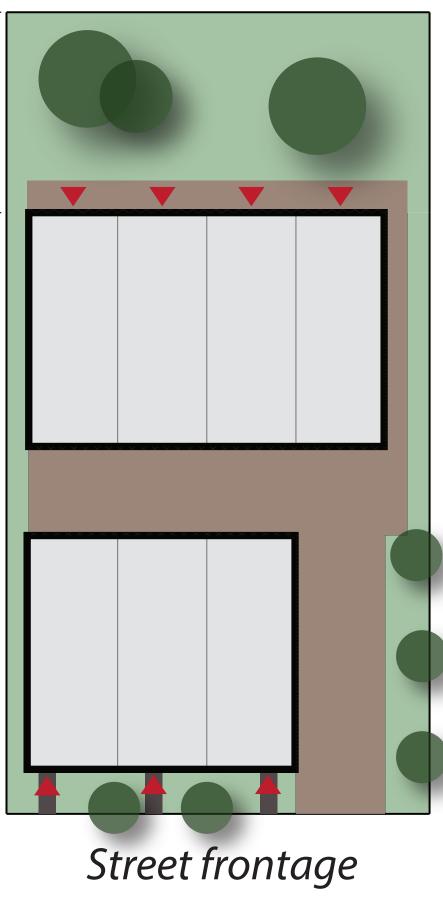
# **Better Housing by Design UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE**

# Mid-Block Open Area Proposal – Requirement for Deep Rear Setbacks – 25% of site depth



**Pros**:

25% of 180 ft. lot depth = 45 ft.rear setback



#### **Exceptions to the standard setback of 25%** of lot depth include:

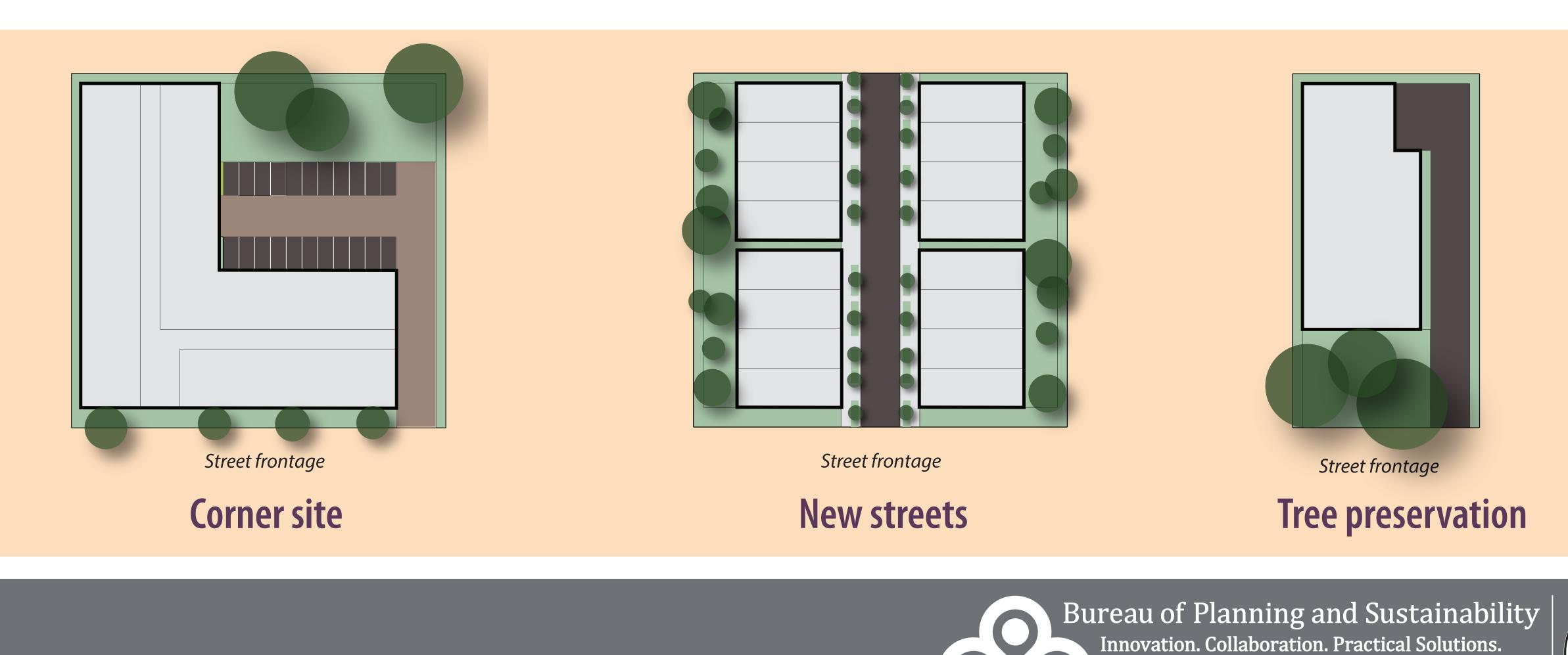
- Corner sites
- New streets
- Tree preservation elsewhere on the site

#### Long-term impact – large open area for entire block Fewer rear-property privacy impacts

25% rear setback



#### **Standard setback is 25% of lot depth**



### Cons:

Open space less central for residents

Difficult to do detached houses

Street frontage

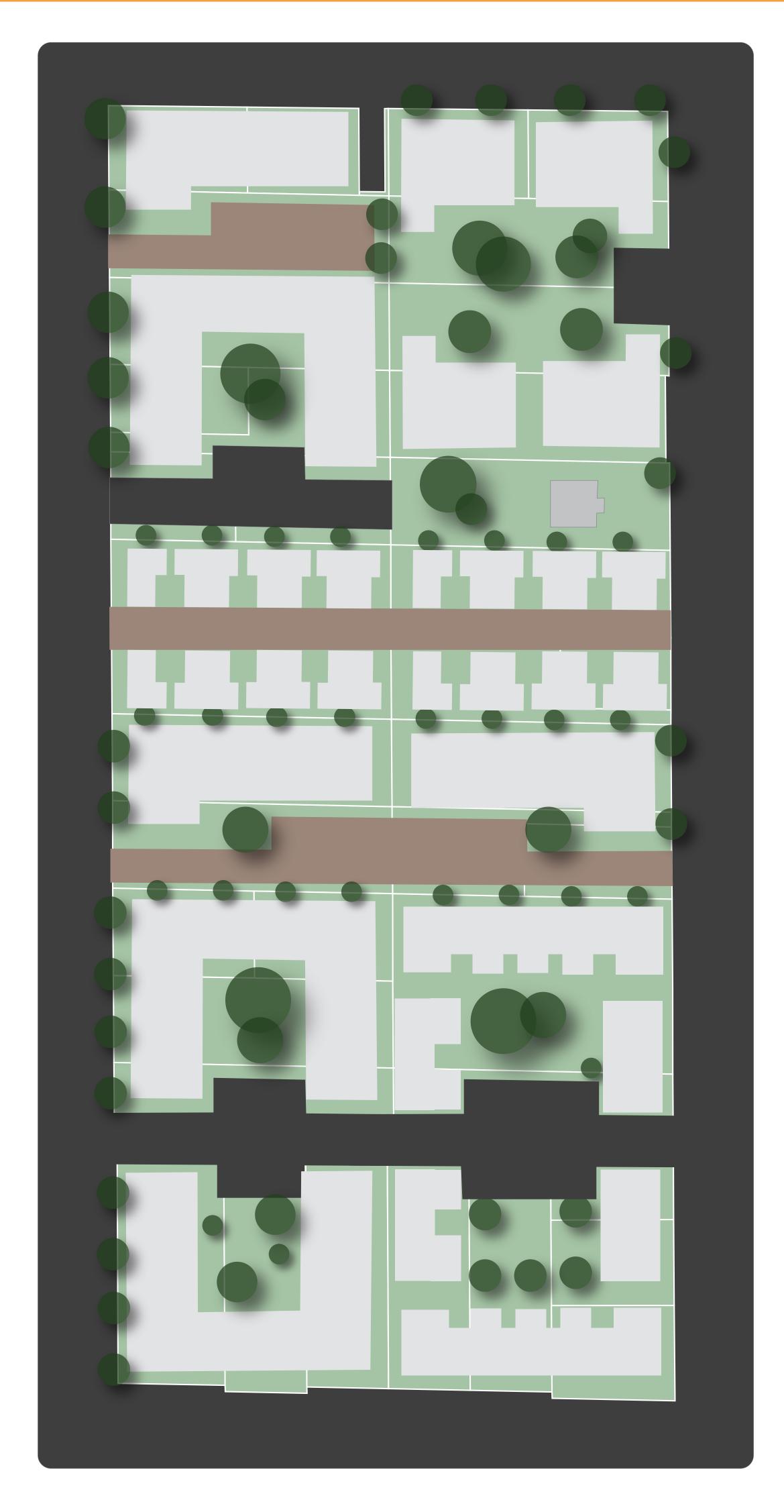
Up to 50% of the 25% setback area can be parking or indoor community space

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# Better Housing by Design an update to portland's multi-dwelling zoning code

# Central Outdoor Area – Courtyards



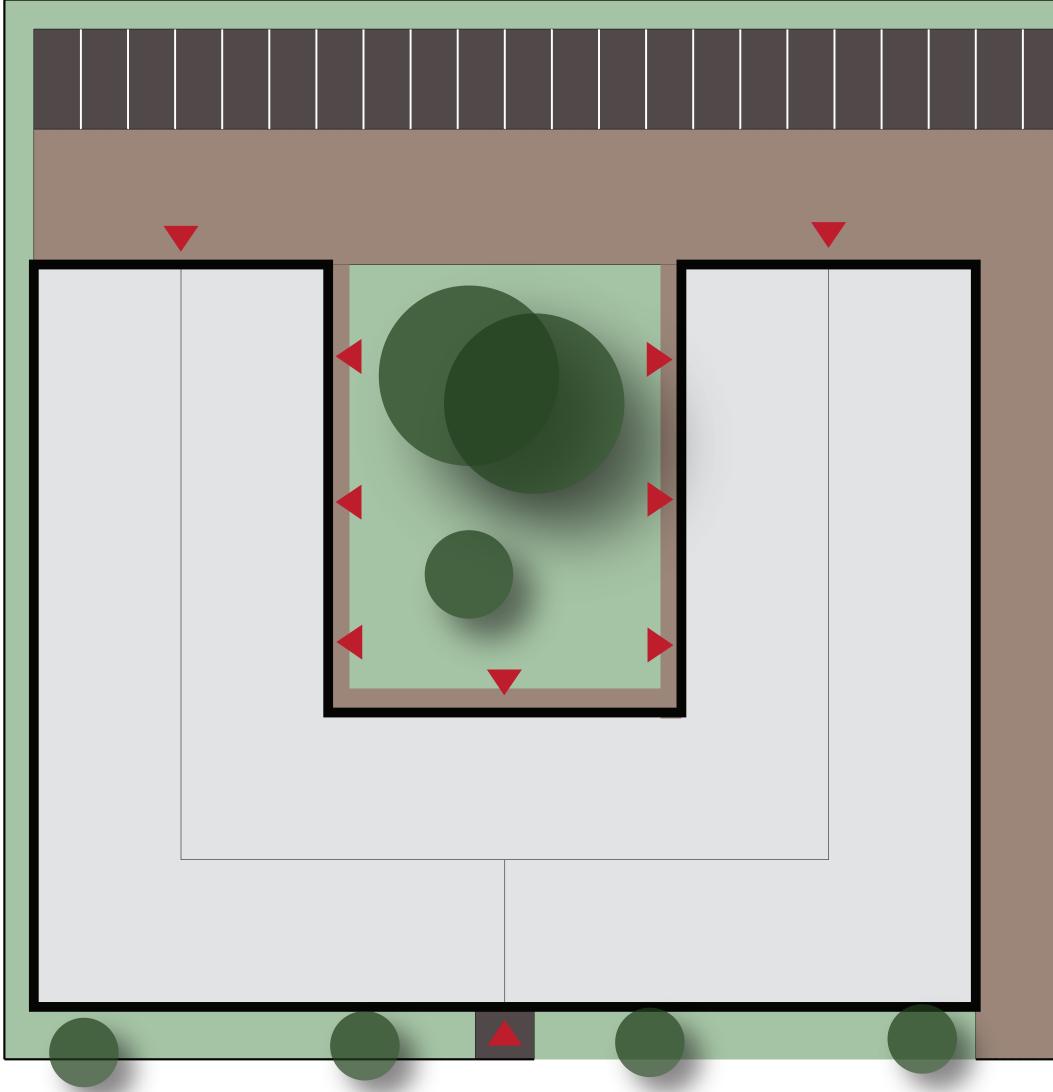
## **Pros:**

- Central/convenient to residents
- More flexibility for site design

# Cons:

- More back-to-back privacy impacts at property edges
- Smaller open areas, compared to combined effect of deep rear setbacks





Street frontage



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