



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Proposed Draft Zoning Code Amendments

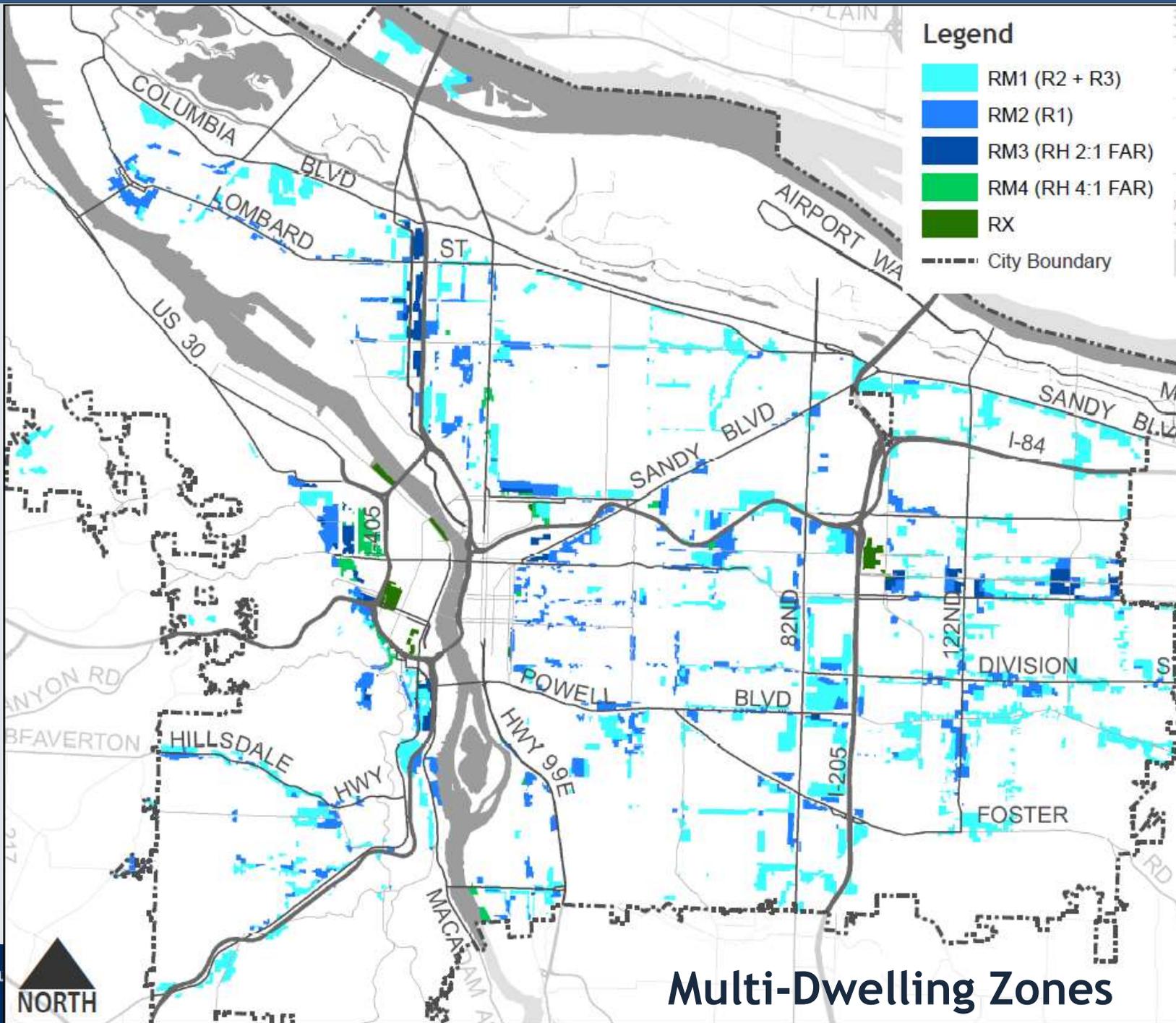
Planning and Sustainability Commission

Public Hearing
June 12, 2018



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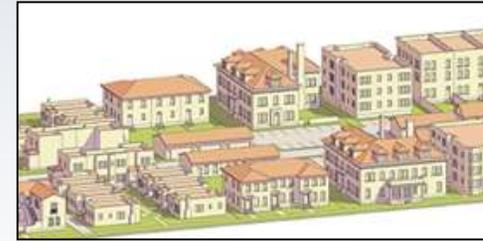


Multi-Dwelling Zones



Major Topics

**Diverse Housing Options
and Affordability**



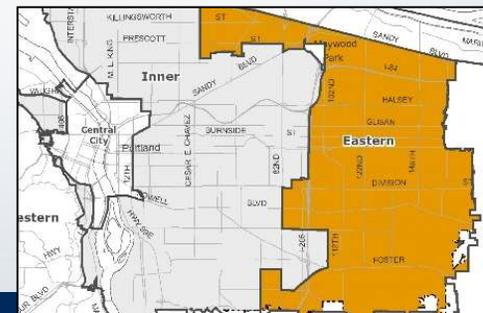
**Outdoor Spaces
and Green Elements**



Building Design and Scale



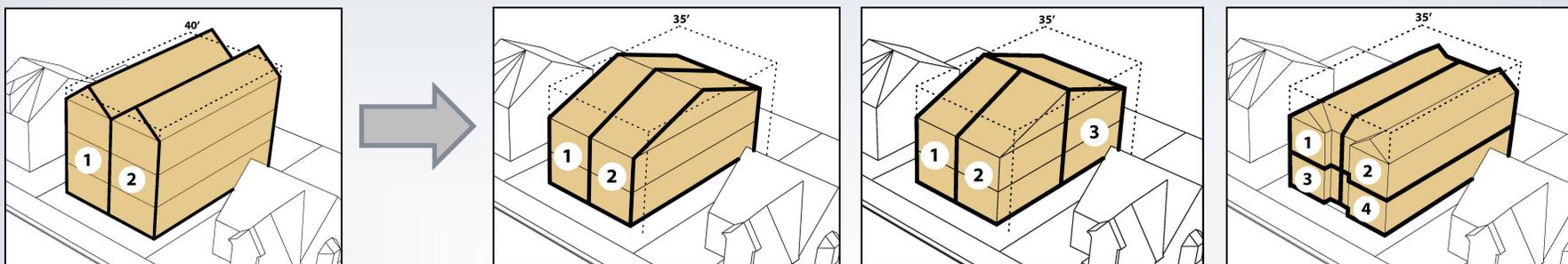
**East Portland Standards and
Street Connections**



Diverse Housing Options and Affordability



Diverse Housing Options and Affordability



- 1. Regulate by building scale** instead of unit density.
- 2. Require visitable units.**
- 3. Expand affordable housing provisions** - increase inclusionary housing development bonuses and provide a family housing bonus.
- 4. Allow FAR transfers for preservation:** existing affordable housing, large trees, or historic resources.
- 5. Allow small-scale commercial uses on major corridors.**



New Multi-Dwelling Zones

New Zone: RM1
 Current Zones: R2 and R3

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

New Zone: RM2
 Current Zone: R1

Maximum Height: 45 feet
 Max. Building Coverage: 60%
 (70% along major corridors)

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

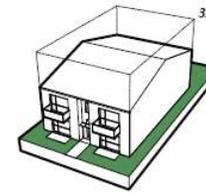
Maximum Height: 65 feet
 Max. Building Coverage: 85%

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

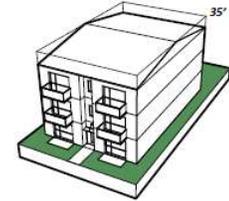
Maximum Height: 75 - 100 feet
 Max. Building Coverage: 85%

Base FAR

Bonus FAR



1 to 1



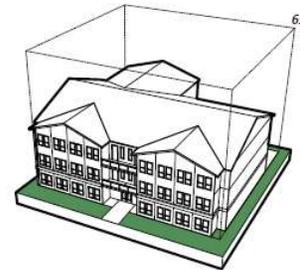
1.5 to 1



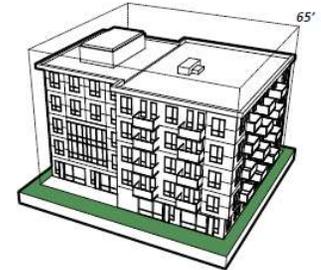
1.5 to 1



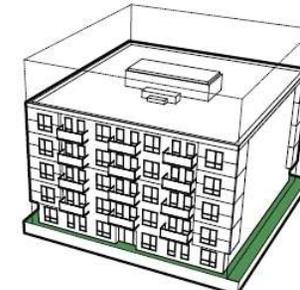
2.25 to 1



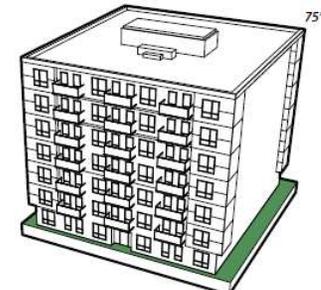
2 to 1



3 to 1



4 to 1



6 to 1



Outdoor Spaces and Green Elements



Outdoor Spaces and Green Elements



6. **Require residential outdoor areas in high density zones.**
7. **Require shared common areas for large sites.**
8. **Allow alternatives to conventional landscaping.**
9. **Limit large surface parking lots and asphalt paving.**
10. **Reduce parking requirements, especially on small sites.**



Building Design and Scale



Building Design and Scale



- 11. Limit front garages and front parking.**
- 12. Require building entrances oriented to streets.**
- 13. Require front setbacks to reflect neighborhood patterns and limit privacy impacts.**
- 14. Simplify side setback regulations.**
- 15. Require height transitions to single-dwelling zones.**
- 16. Divide large building facades into smaller components.**



East Portland Standards and Street Connections

- 17. Require deep rear setbacks to continue East Portland mid-block open areas.**
- 18. Require street frontages wide enough for quality site design and new street connections.**
- 19. Calculate development allowances prior to street dedication to facilitate street connections.**



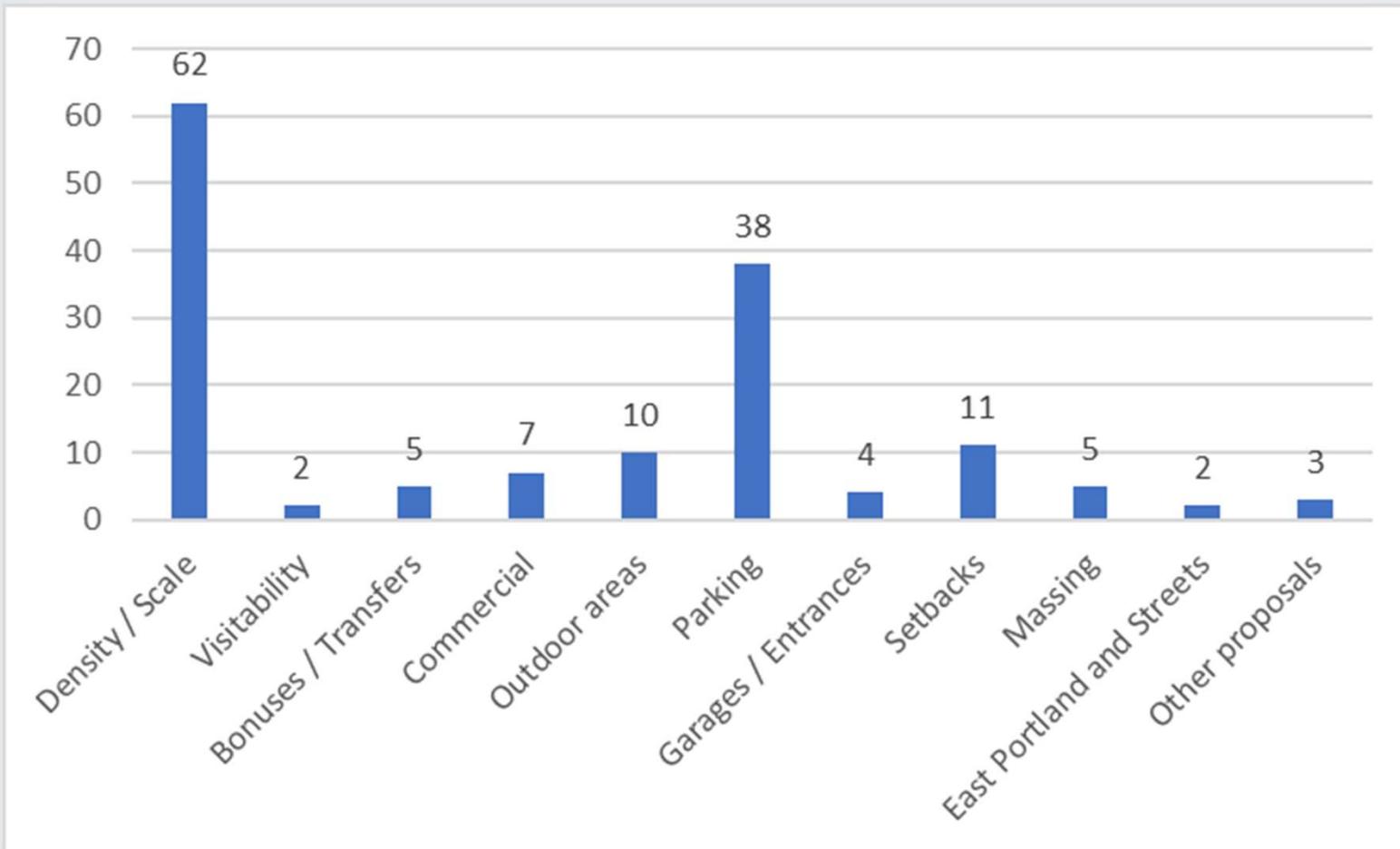
Mid-block open areas



Mix of mid-block open areas and central courtyards



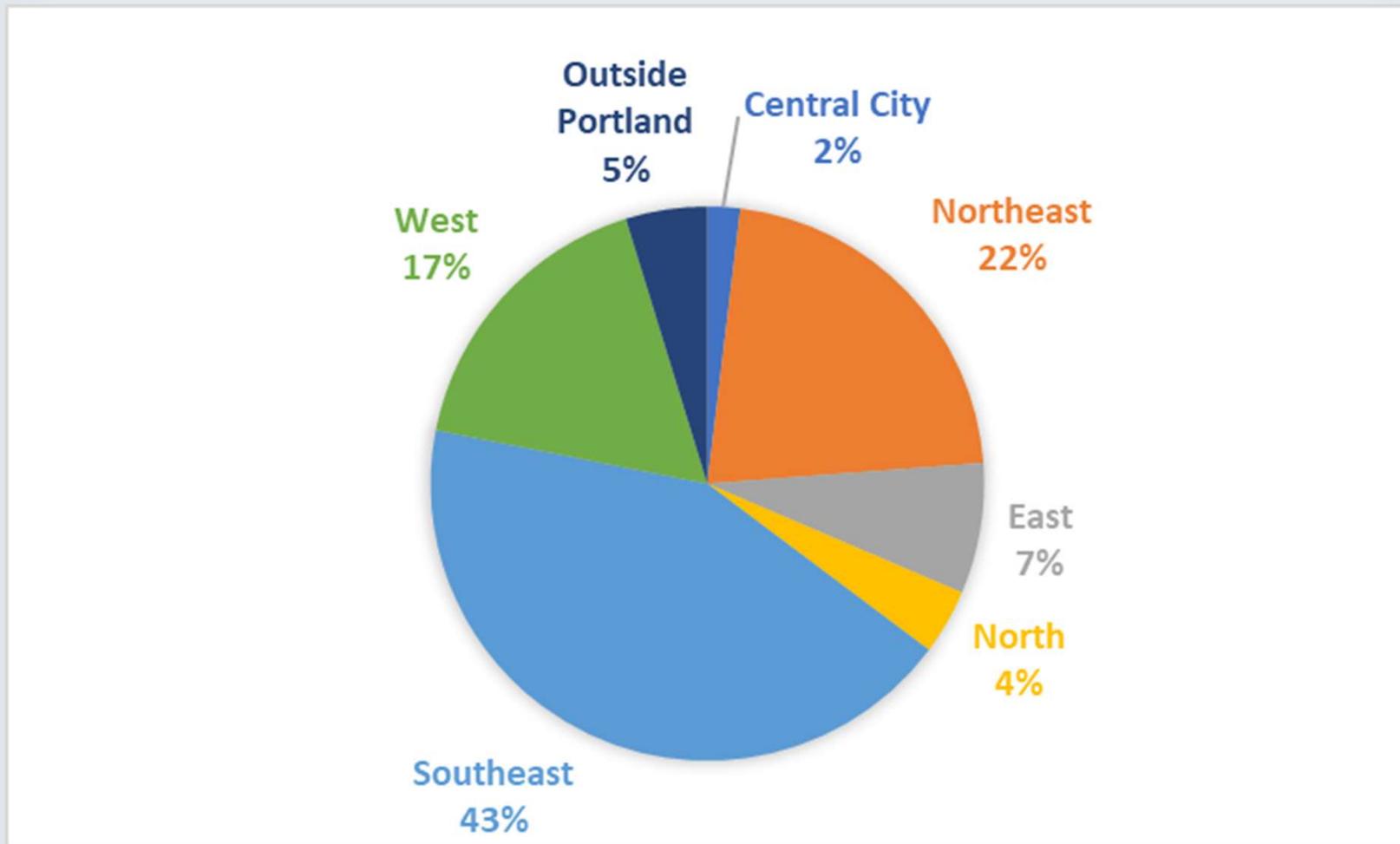
Amount of Written Testimony by Topic



As of 9 am, June 12 - 105 pieces of testimony received
(*testimony period open until June 25 at 5 pm*)



Distribution of Written Testimony



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