



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Recommended Draft Zoning Code Amendments

Overview

August 19, 2019



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)*

Relationship to other Zoning Code projects



Residential Infill
Project
Single-Dwelling Zones

Better Housing
by Design
Multi-Dwelling Zones
(R3, R2, R1, RH)

Mixed Use Zones
Project
Commercial/Mixed
Use Zones

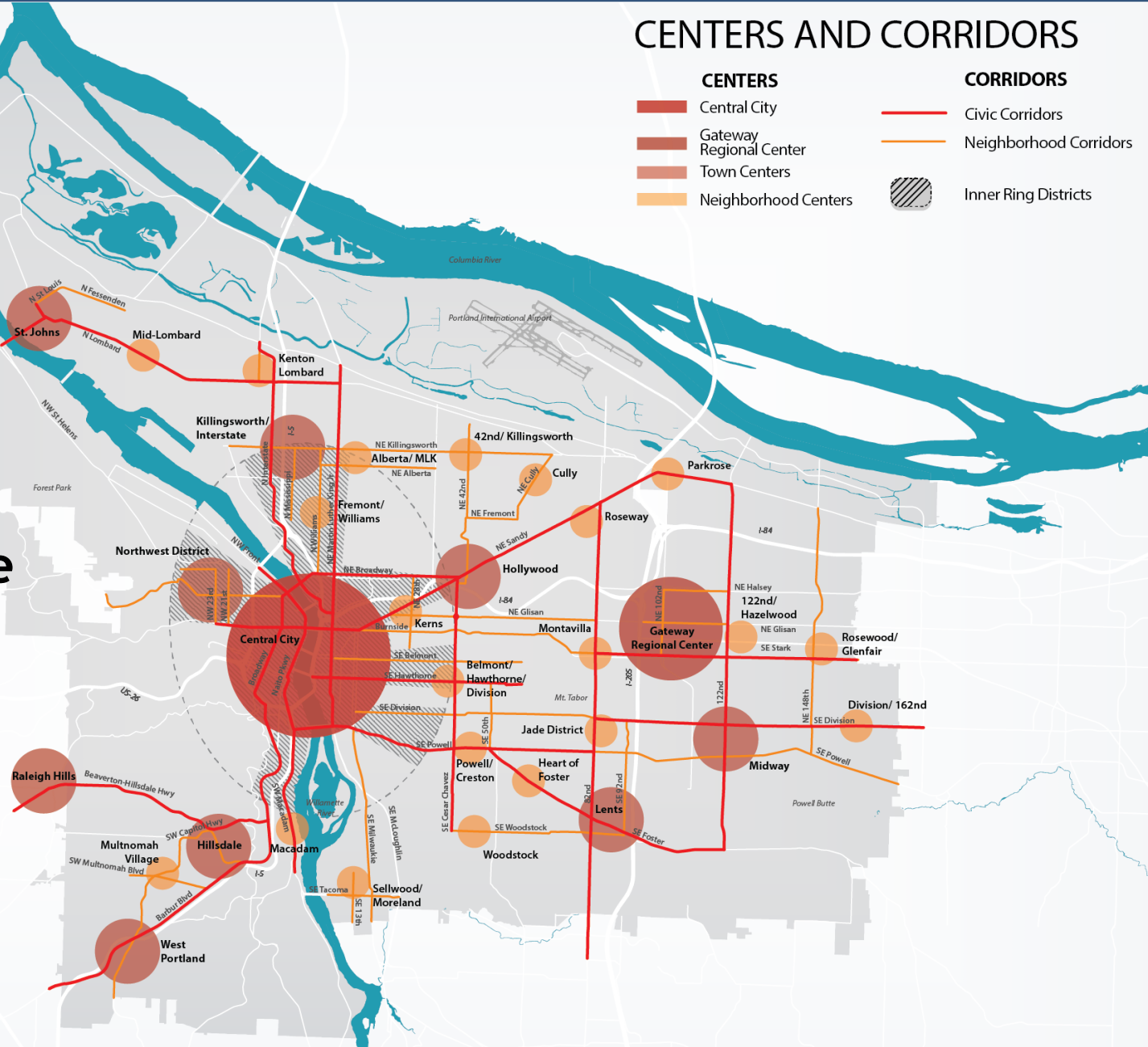
CENTERS

- Central City
- Gateway Regional Center
- Town Centers
- Neighborhood Centers

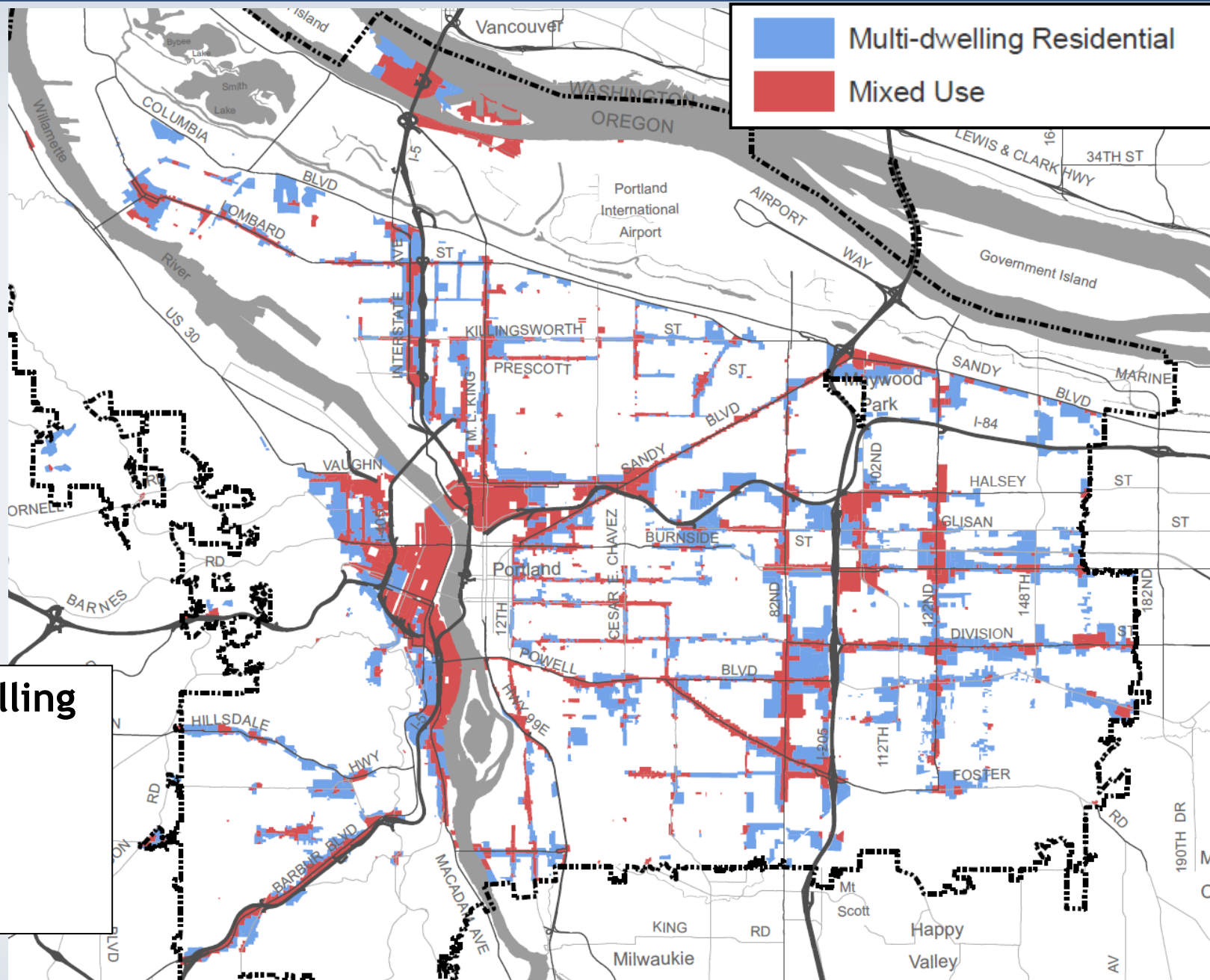
CORRIDORS

- Civic Corridors
- Neighborhood Corridors
- Inner Ring Districts

50% of growth
focused in and
around centers
and corridors
outside the
Central City



Zoning



**Multi-Dwelling
Zones:
8% of
Portland's
land area**

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.

Major Topics

Diverse Housing Options and Affordability



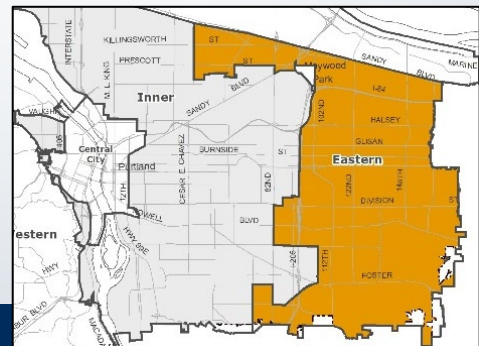
Outdoor Spaces and Green Elements



Building Design and Scale



East Portland Standards and Street Connections



TOPIC

Diverse Housing Options and Affordability



Diverse Housing Options and Affordability



Duplex



Fourplex



Small Apartment
Building (eightplex)



Courtyard Apartments

Historically (pre-1959) - broad range of low-rise multi-dwelling housing types were built in Portland's neighborhoods.

Diverse Housing Options and Affordability



Duplex



Fourplex



Small Apartment Building (eightplex)



Courtyard Apartments

Historically (pre-1959) - broad range of low-rise multi-dwelling housing types were built in Portland's neighborhoods.

Today - only the duplex is allowed in the R2 zone
(Portland's predominant multi-dwelling zone, intended for 2-3 story buildings).

Diverse Housing Options and Affordability

Past



Duplex



Fourplex

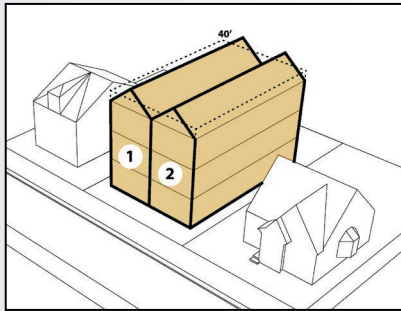


Small Apartment Building (eightplex)



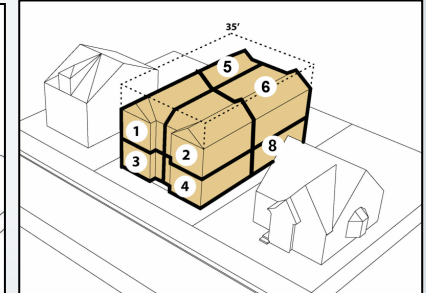
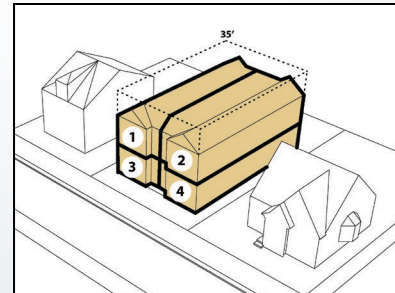
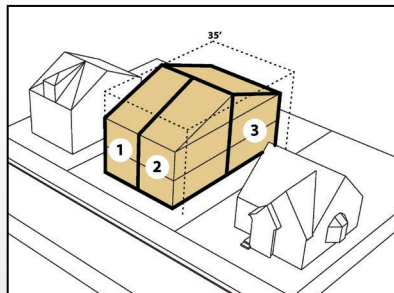
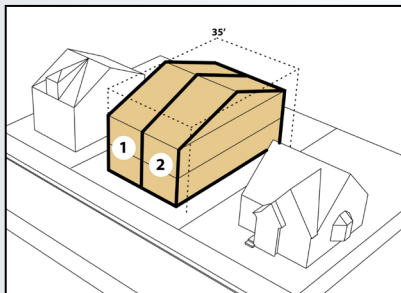
Courtyard Apartments

Present



R2 zone regulated by unit density (maximum 2 units on 5,000 sq.ft. lot)

Proposed



Proposal: regulate by building scale instead of unit density
(allowing more diverse, less expensive housing options)

Diverse Housing Options and Affordability

1. Regulate by building scale instead of unit density

Both in R1 zone



34 units on 10,000 SF site
(3 times more than current maximum density)

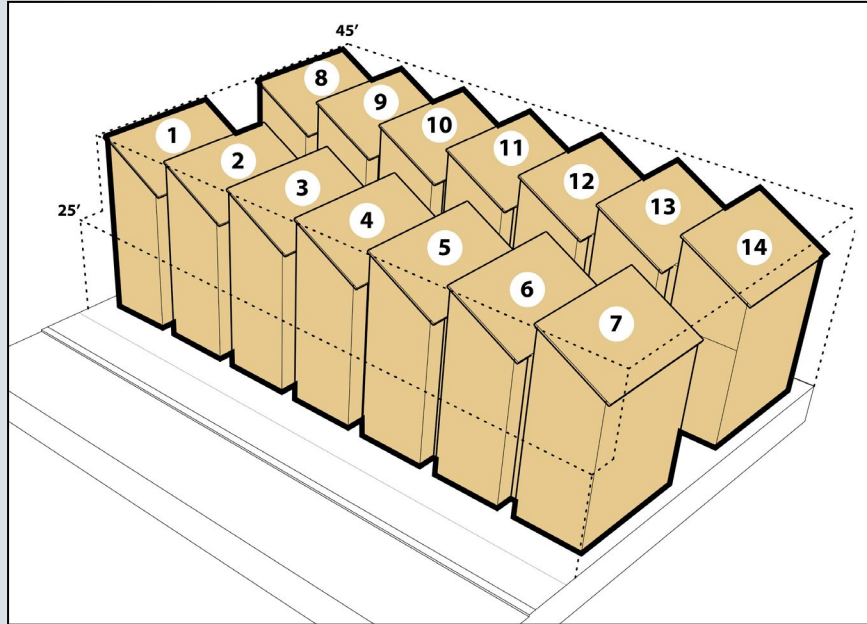


18 units on 18,000 SF site
(maximum current density)

RM2 zone (current R1) - common along transit corridors

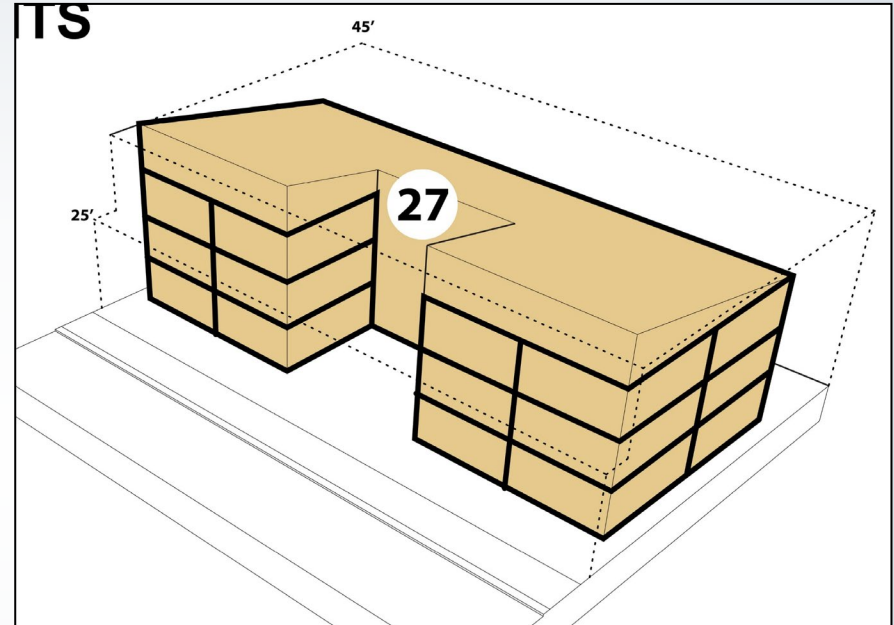
Diverse Housing Options and Affordability

1. Regulate by building scale instead of unit density



Current Approach

(maximum 1 unit per 1,000 sq. ft. of site area)



Recommended New Approach

(regulate by size of building - FAR)

RM2 zone (R1)

- 1.5 to 1 FAR, keep 45' building height

New Multi-Dwelling Zones

- All new zones regulated by size of building
- Flexibility for numbers of units

New Zone: RM1

Current Zones: R2 and R3

Maximum Height: 35 feet

Max. Building Coverage: 50%

(63% of MDR zoning)

New Zone: RM2

Current Zone: R1

Maximum Height: 45 feet

Max. Building Coverage: 60% or 70%

(29% of MDR zoning)

New Zone: RM3

Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet

Max. Building Coverage: 85%

(5% of MDR zoning)

New Zone: RM4

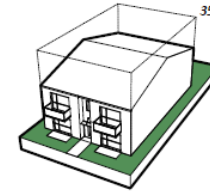
Current Zone: RH (4:1 FAR)

Maximum Height: 75 - 100 feet

Max. Building Coverage: 85%

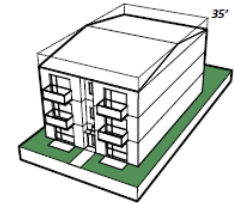
(3% of MDR zoning)

Base FAR



1 to 1

Bonus FAR



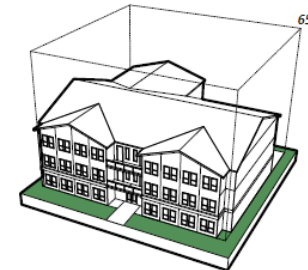
1.5 to 1



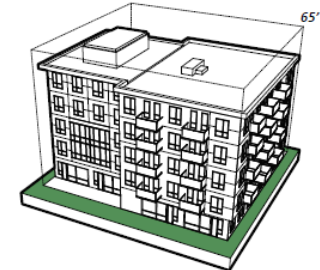
1.5 to 1



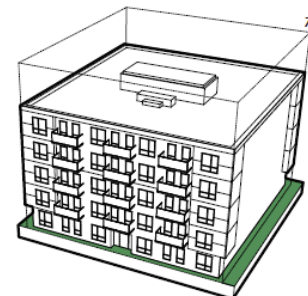
2.25 to 1



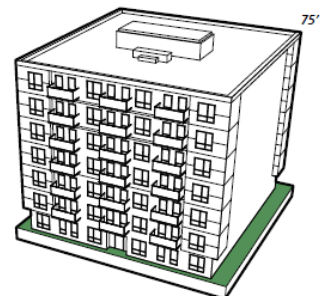
2 to 1



3 to 1



4 to 1



6 to 1

New Multi-Dwelling Zones

Greater scale allowed for:

- Affordable units
- Accessibility
- Preservation of
 - Existing affordable housing
 - Trees
 - Historic buildings

New Zone: RM1

Current Zones: R2 and R3

Maximum Height: 35 feet

Max. Building Coverage: 50%

(63% of MDR zoning)

New Zone: RM2

Current Zone: R1

Maximum Height: 45 feet

Max. Building Coverage: 60% or 70%

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Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet

Max. Building Coverage: 85%

(5% of MDR zoning)

New Zone: RM4

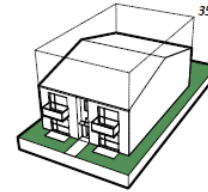
Current Zone: RH (4:1 FAR)

Maximum Height: 75 - 100 feet

Max. Building Coverage: 85%

(3% of MDR zoning)

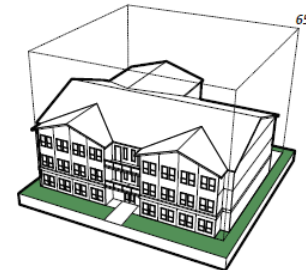
Base FAR



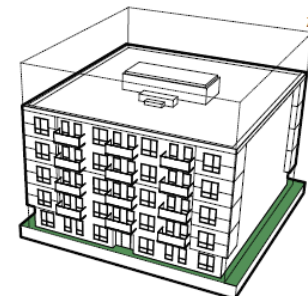
1 to 1



1.5 to 1

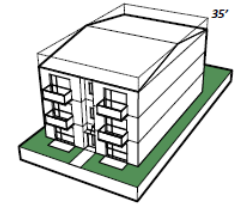


2 to 1



4 to 1

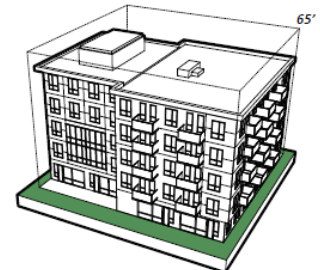
Bonus FAR



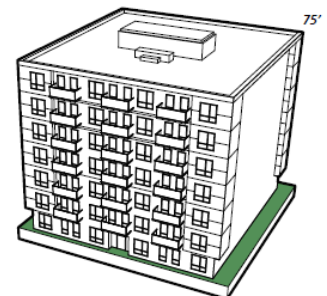
1.5 to 1



2.25 to 1



3 to 1



6 to 1

FAR Bonus and Transfer Options

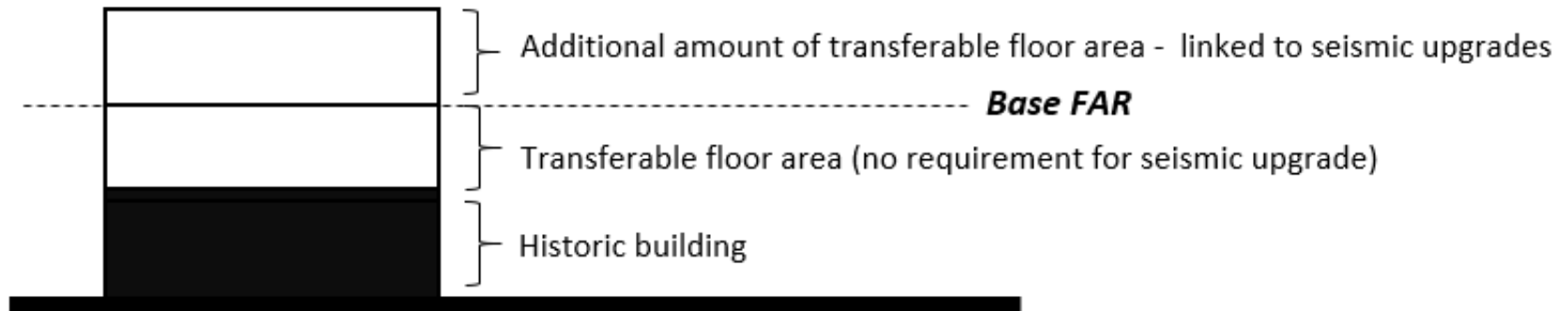
**Base
FAR**

+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 ▪ Visitable units: 25% bonus ▪ FAR transfers from sites preserving: <ul style="list-style-type: none"> ▪ Existing affordable housing ▪ Trees ▪ 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)

Development Transfers for Seismic Upgrades

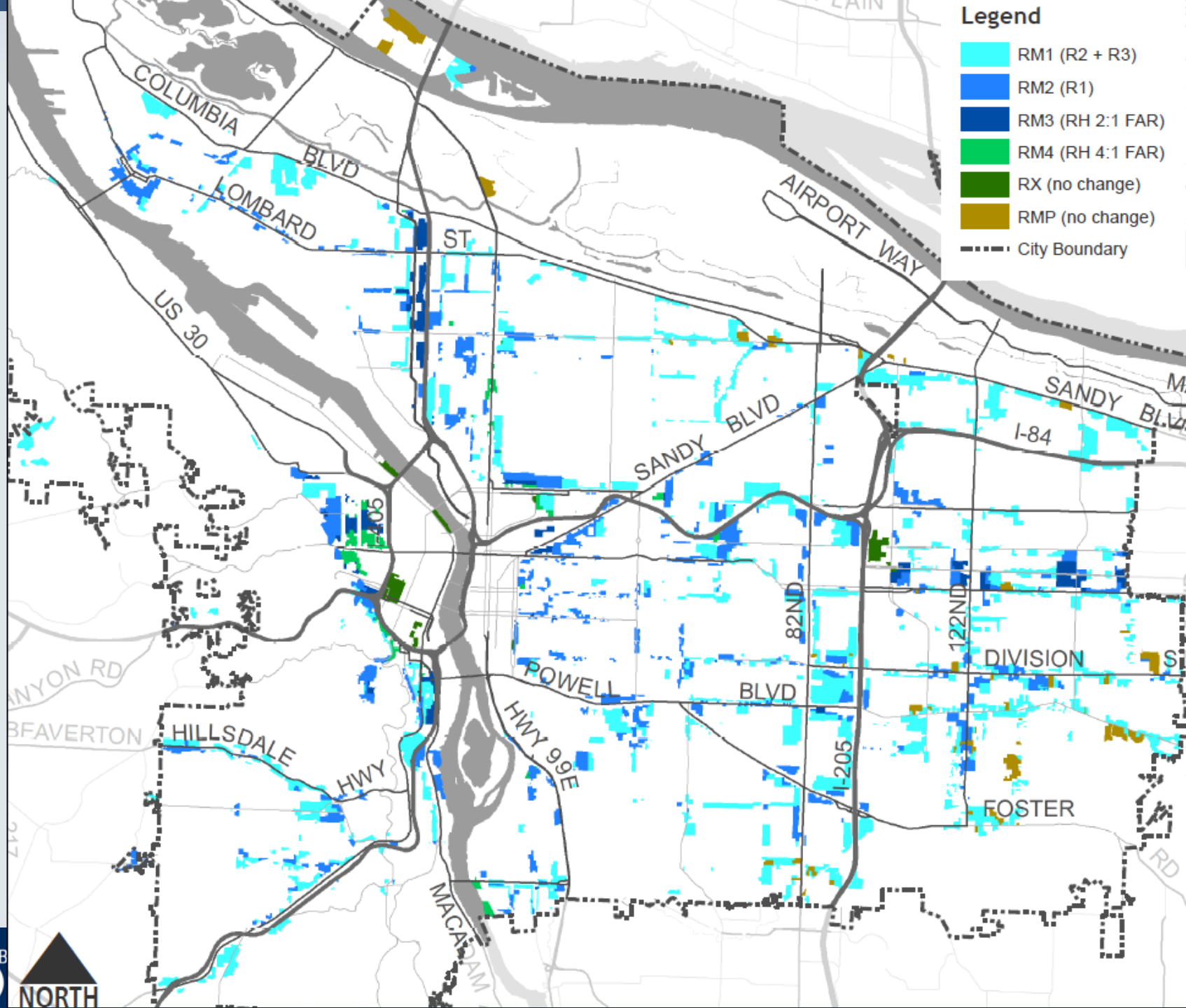


Allow an additional amount of FAR to be transferred from sites with historic resources, in conjunction with seismic upgrades.

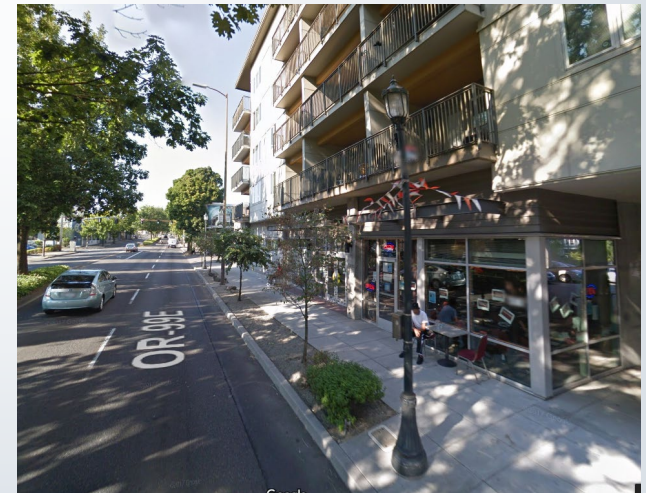
- Additional transferable FAR would be equal to 50% of the base FAR
- Based on provisions adopted for the Central City

Legend

- RM1 (R2 + R3)
- RM2 (R1)
- RM3 (RH 2:1 FAR)
- RM4 (RH 4:1 FAR)
- RX (no change)
- RMP (no change)
- City Boundary



5. Allow small-scale commercial uses on major corridors. Allow daycares in all multi-dwelling zone locations.



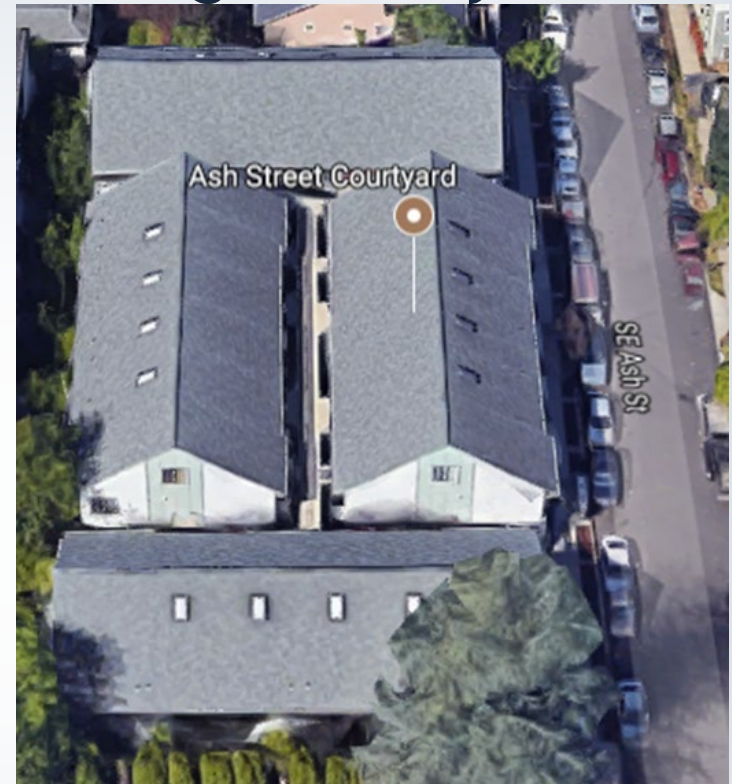
TOPIC

Outdoor Spaces and Green Elements



Outdoor Spaces and Green Elements

6. Require residential outdoor areas in high density zones

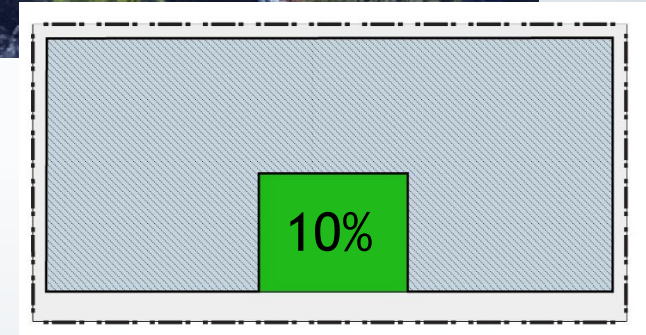


High-Density Residential Zone (RH)

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

Outdoor Spaces and Green Elements

7. Require shared common areas for large sites



- **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.

Outdoor Spaces and Green Elements

8. Allow alternatives to conventional landscaping



Proposal:

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

Outdoor Spaces and Green Elements

9. Reduce urban heat by limiting large parking lots and asphalt

*RH zone
development with
large surface
parking lot*



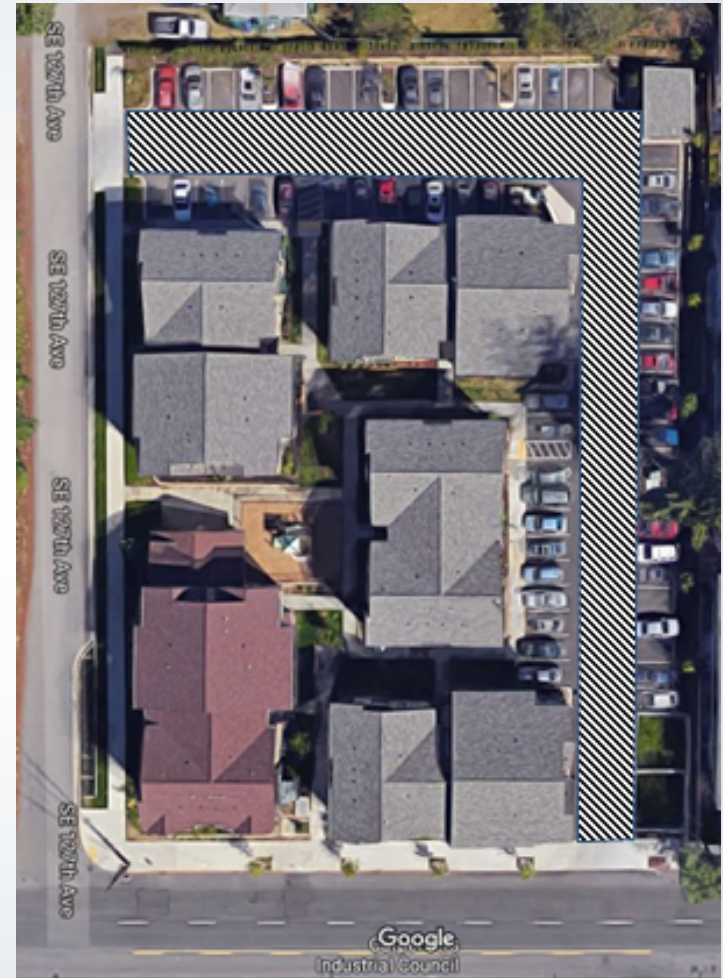
Proposal: Limit paved vehicle areas to 30% of site area.

Outdoor Spaces and Green Elements

9. Reduce urban heat by limiting large parking lots and asphalt



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.

Outdoor Spaces and Green Elements

10. Reduce parking requirements, especially on small sites



Project providing current required 1 to 1 parking ratio



Five-plex with no parking on small site

Proposal:

- Small sites (up to 10,000 SF): no parking required for up to 30 units
- Other sites: require 1 space per 2 units (*also in mixed use zones*)

Proposal:

Require Transportation and Parking Demand Management (TDM) in the multi-dwelling zones

Apply to buildings with more than 10 units located close to frequent transit

Option for “pre-approved” TDM plans:

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

TOPIC

Building Design and Scale



Building Design and Scale

11. Limit front garages and parking along street frontages



Proposals:

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

Building Design and Scale

11. Limit front garages and parking along street frontages



Allow:

- Rear or no parking options
- Front garages when no more than 50% of frontages

Building Design and Scale

11. Limit front garages and parking along street frontages



Not allowed



Parking allowed to the side of building front

Proposal:

- Disallow parking between the front of buildings and streets.

Building Design and Scale

13. Require front setbacks that reflect neighborhood patterns and limit privacy impacts



Current front setback requirements are 3' in R1 and zero in RH

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

Building Design and Scale

13. Require front setbacks that reflect neighborhood patterns and limit privacy impacts



10' setbacks
- continuity with existing residential characteristics



Allowances for smaller setbacks based on:

- Adjacent buildings
- Raised ground floors
- Courtyard buildings
- Ground-floor commercial

Building Design and Scale

15. Require building height transitions to single-dwelling zones



Proposal

- Limit building height to 35' within a 25' distance from adjacent properties with single-dwelling zoning.

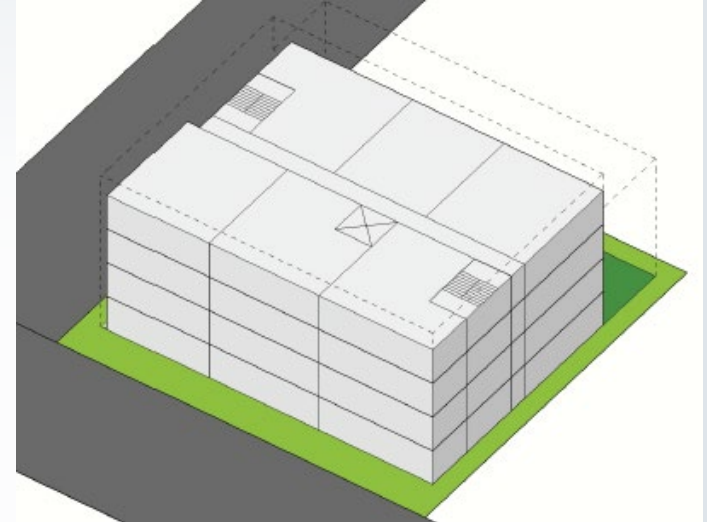
Building Design and Scale

16. Require large building facades to be divided into smaller components

Façade articulation



With



Without

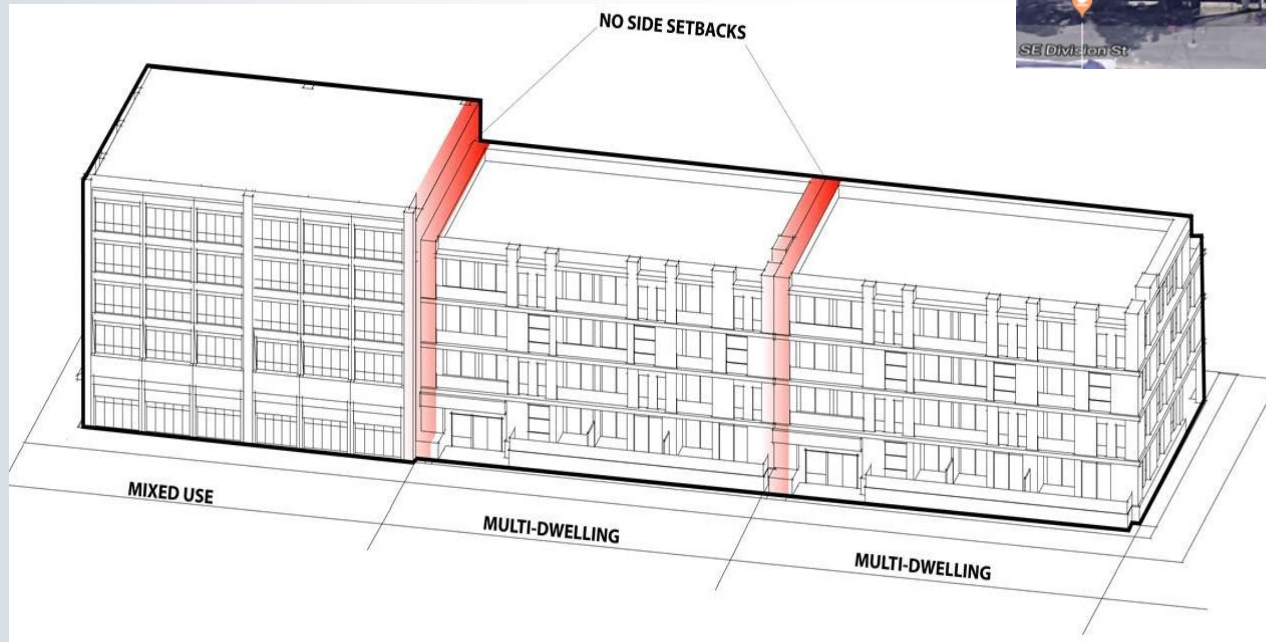
Proposal:

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)

Building Design and Scale

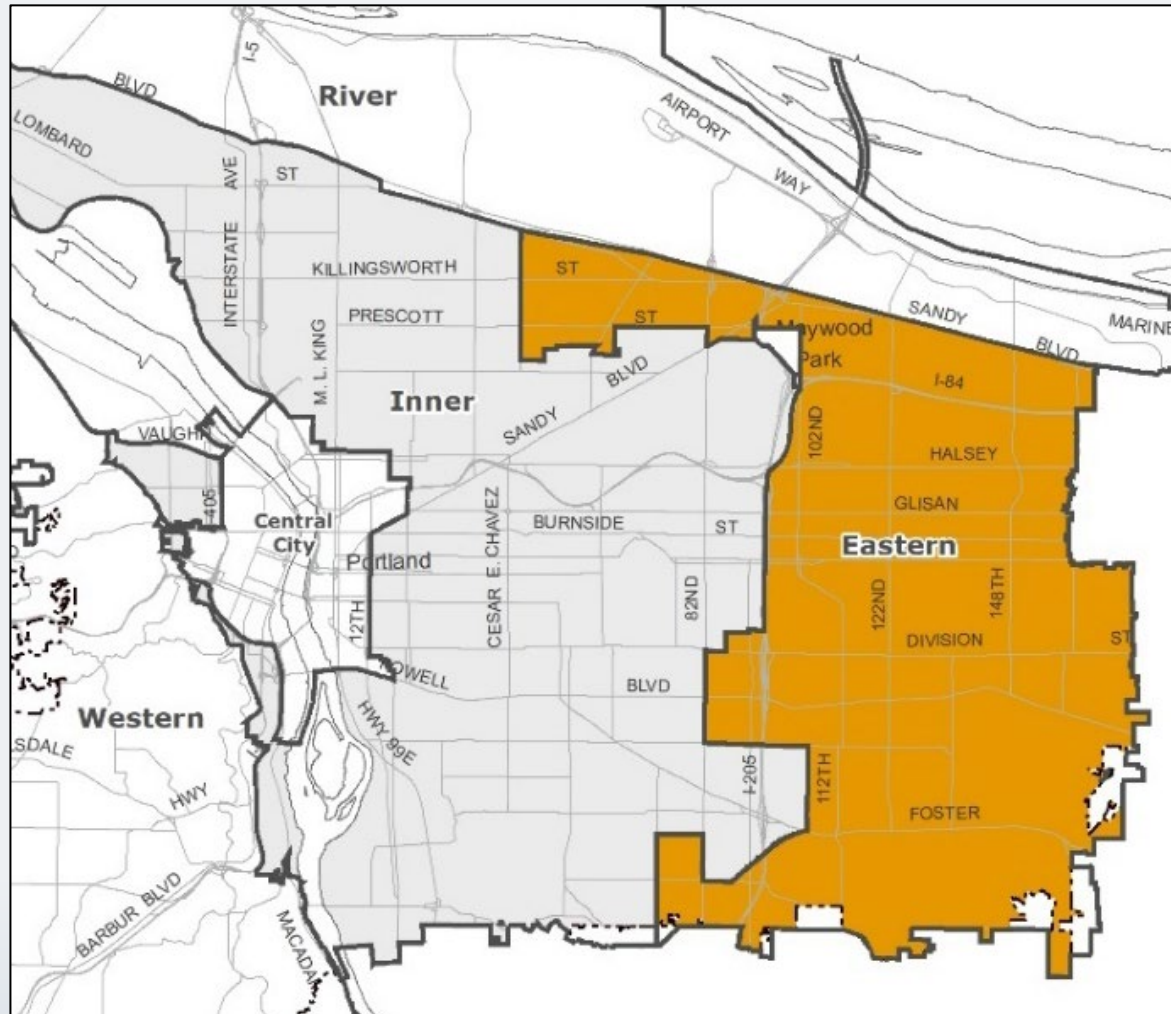
17. Allow for no setbacks between properties in multi-dwelling zones (RM2-RM4) on major corridors. Apply this allowance to Civic and Neighborhood corridors in the Inner Pattern Area.



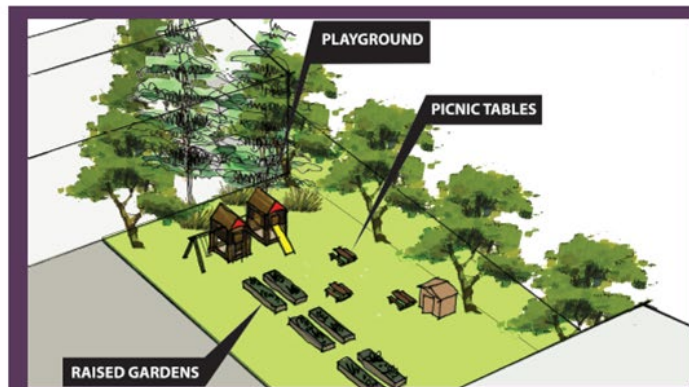
Historic Portland example

TOPIC

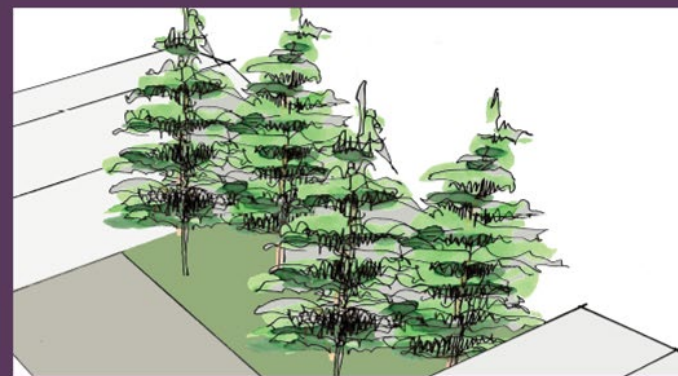
East Portland Standards and Street Connections



East Portland Standards and Street Connections



Common open space areas



Space for large trees



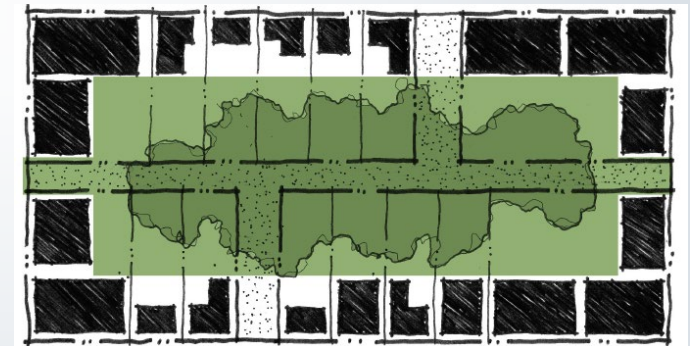
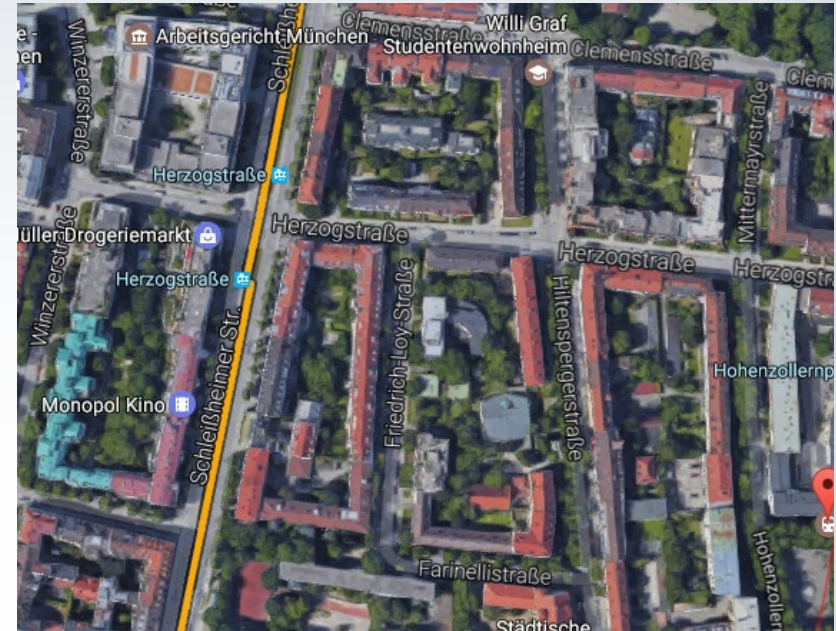
Landscaped front setbacks



Mid-block open space

Background Desired site design elements in East Portland

East Portland Standards and Street Connections



Background

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

East Portland Standards and Street Connections

18. Continue East Portland mid-block areas through requirements for deep rear setbacks



Example of recent development



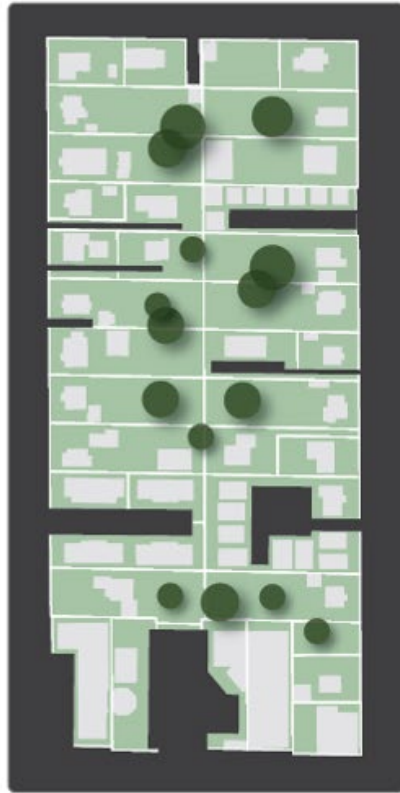
Example of 25% depth-of-site setback

Proposal:

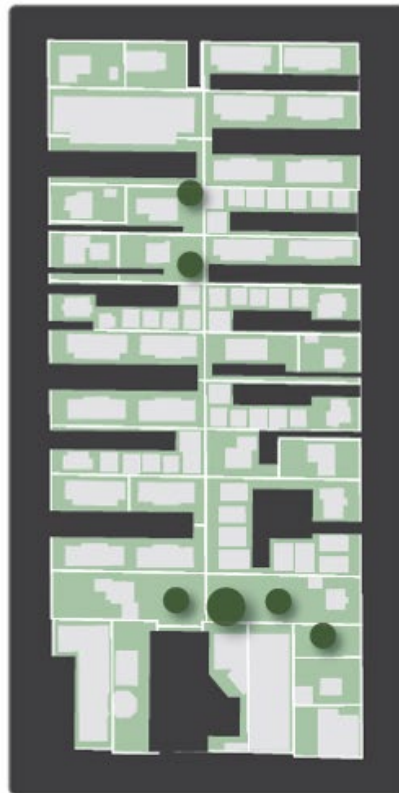
Require rear setbacks equivalent to 25% of site depth

East Portland Standards and Street Connections

18. Continue East Portland mid-block areas through requirements for deep rear setbacks



Existing



Continuation of
current trends



Mid-block
open areas



Mix of mid-block open
areas and central
courtyards

Exemptions for projects providing large centralized outdoor space or streets

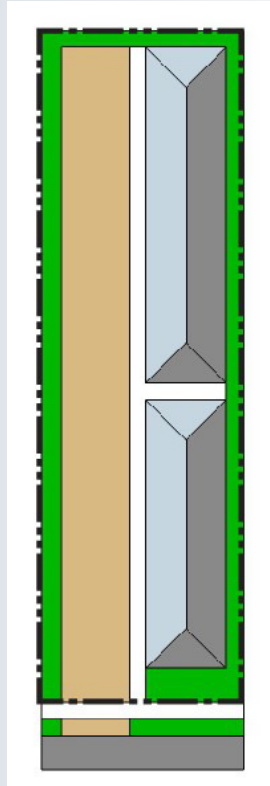
East Portland Standards and Street Connections



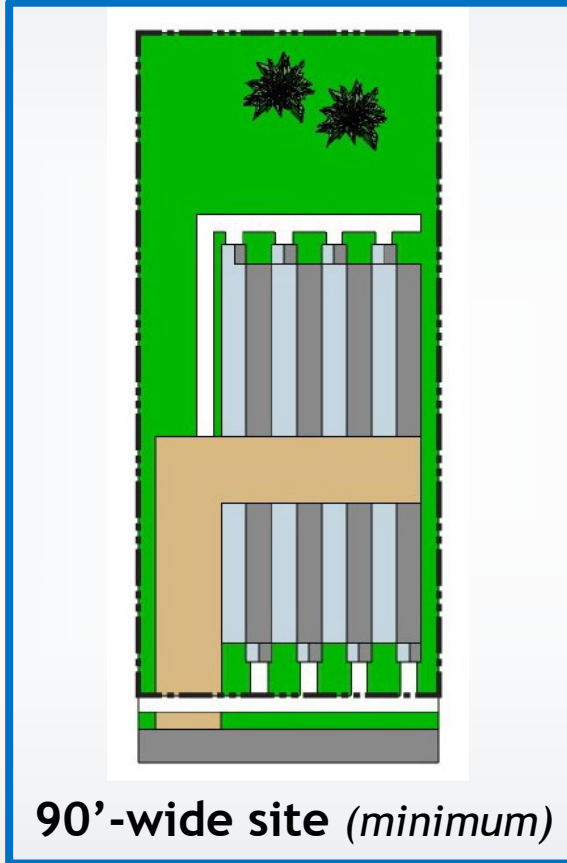
Background East Portland narrow sites

East Portland Standards and Street Connections

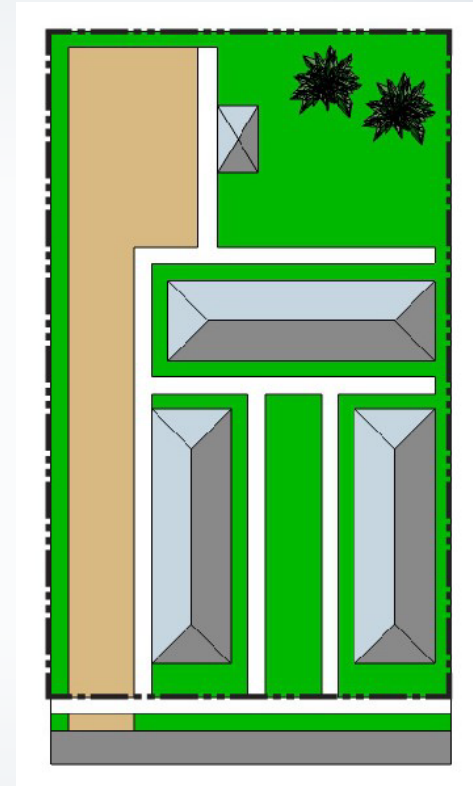
19. Require street frontages wide enough for quality site design and to provide space for street connections



60'-wide site



90'-wide site (*minimum*)

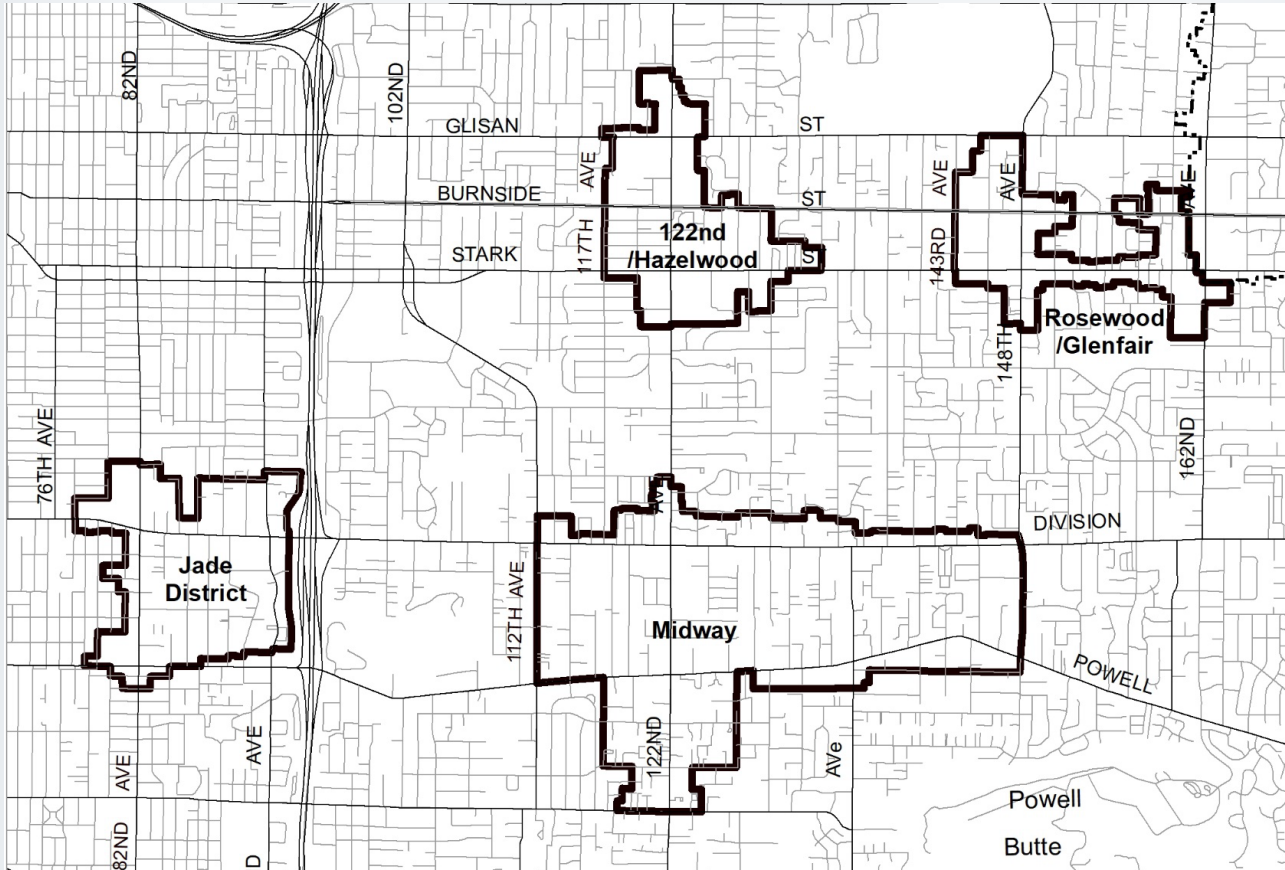


120'-wide site

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

East Portland Standards and Street Connections

19. Require street frontages wide enough for quality site design and to provide space for street connections



East Portland centers where minimum street frontage requirements would apply

East Portland Standards and Street Connections

20. Calculate development allowances prior to street dedication to facilitate street connections



Public Street

Currently, street space is subtracted from development allowances



Private Driveway

CONNECTED CENTERS STREET PLAN

DRAFT

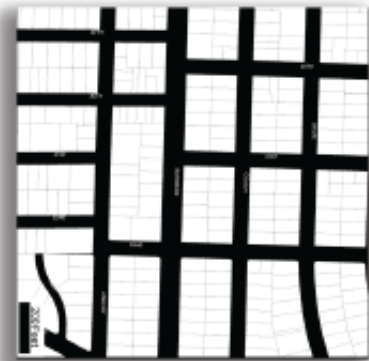
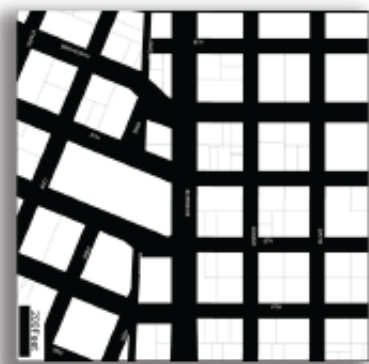
ROSEWOOD

JADE
DISTRICT

*A strategy for improving street and pathway connectivity in the
Jade District and Rosewood/Glenfair Neighborhood Centers*

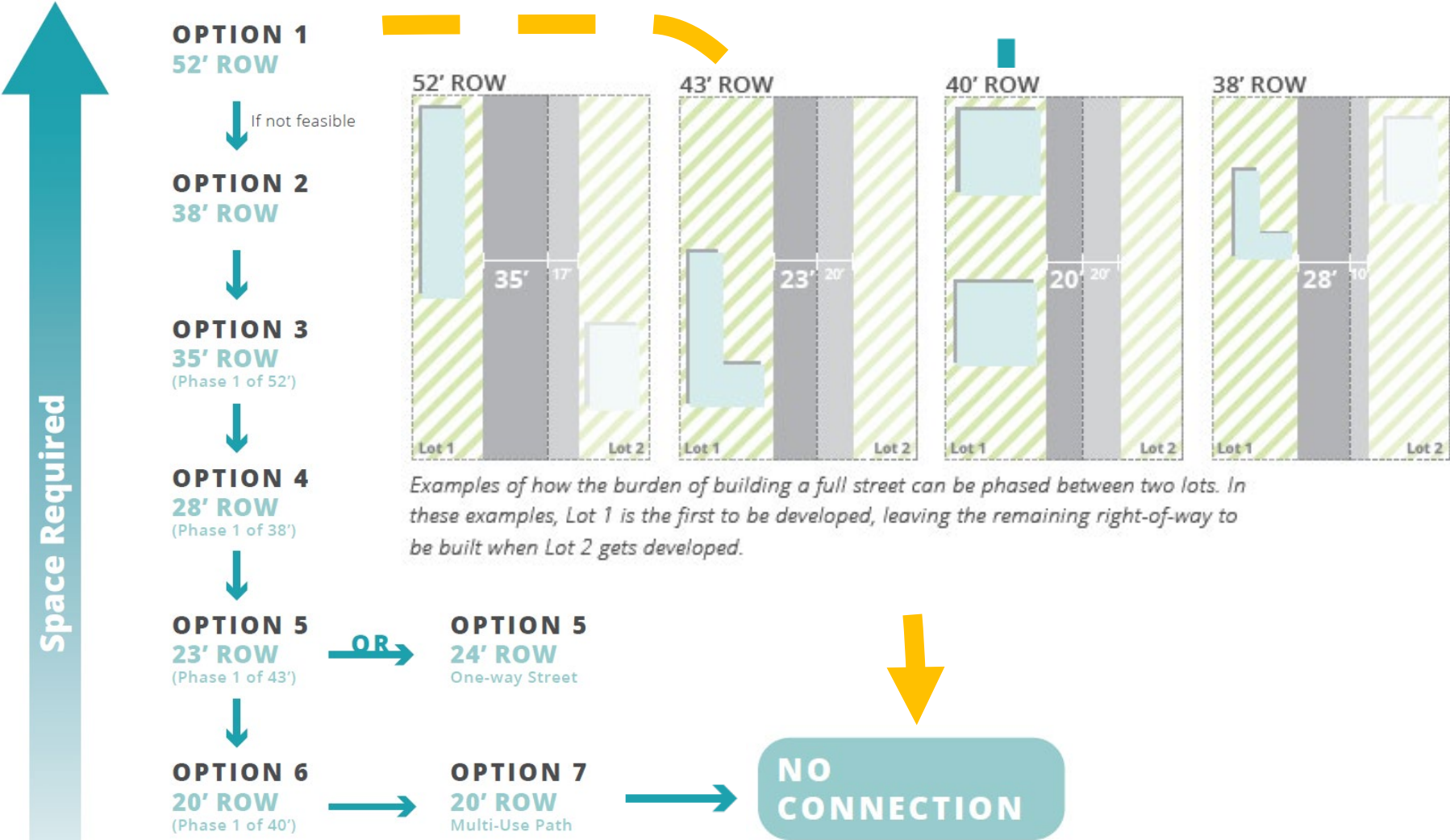
I-205

MAY, 2018
PORTLAND BUREAU OF TRANSPORTATION

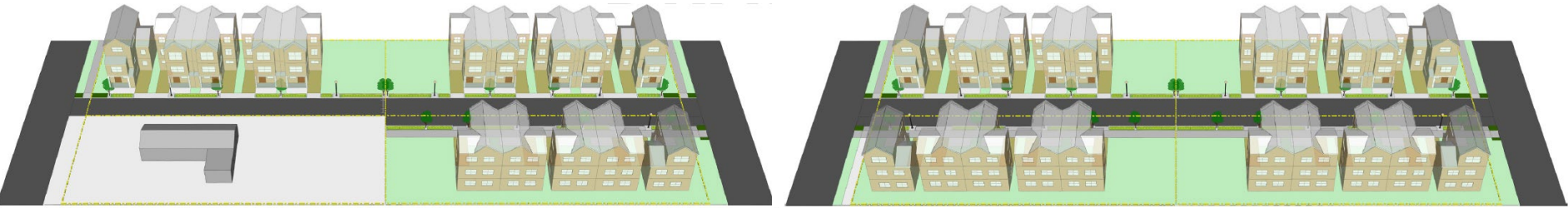
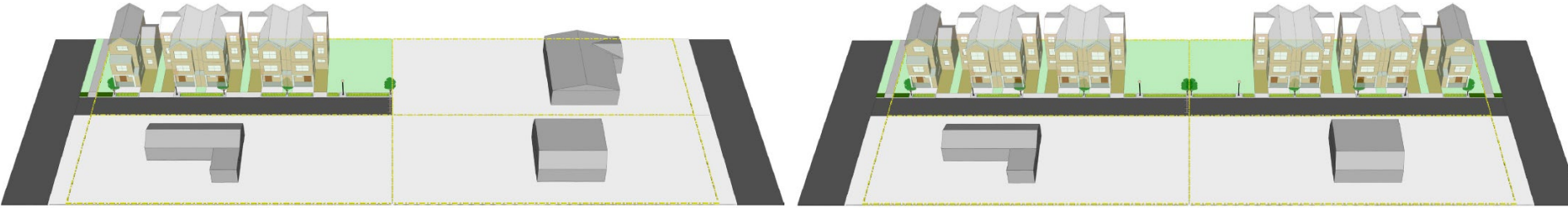


PBOT

New ROW Connection Approach



Infill street improvement

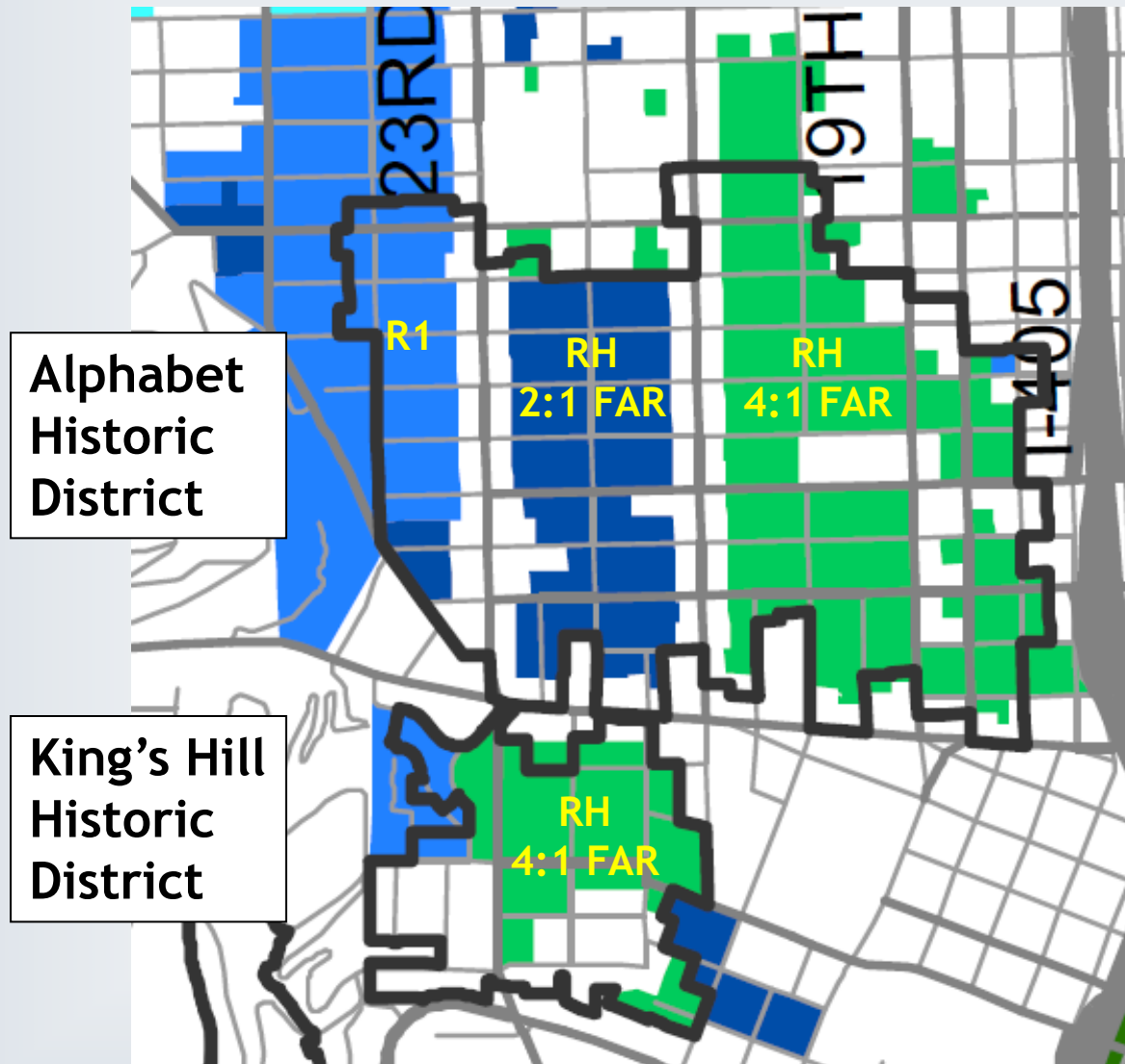


Historic District Zoning

Recommended Draft amendments to high-density multi-dwelling zones intended to balance:

- Providing development allowances that relate to the scale of historic districts.
- Accommodating housing opportunities and providing incentives for affordable housing.

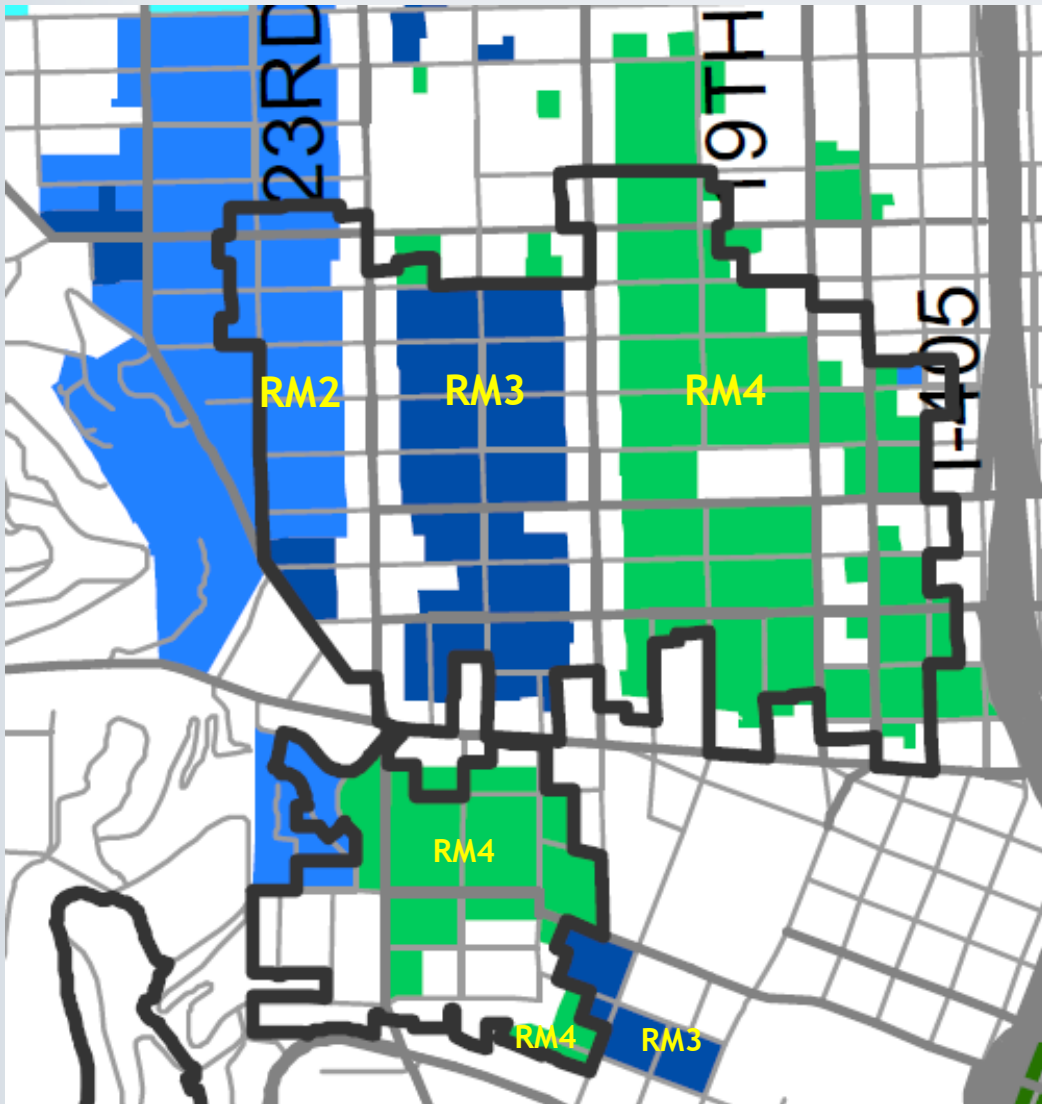
Historic District Zoning



Current Multi-Dwelling Zoning



Alphabet and King's Hill historic districts are the only historic districts with RH 4:1 FAR (outside the Central City)

Alphabet and King's Hill Historic Districts

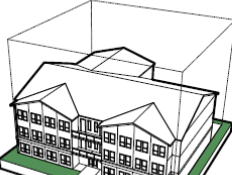



Proposed Draft Multi-Dwelling Zoning

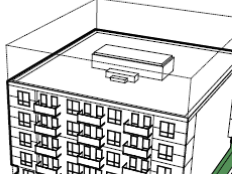
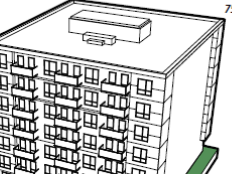
RM2
(R1)

Base FAR	Bonus FAR
	
1.5 to 1	2.25 to 1

RM3
(RH 2:1)

	
2 to 1	3 to 1

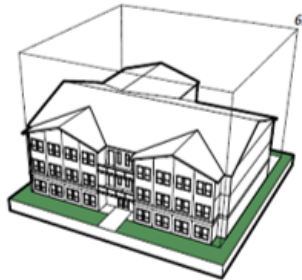

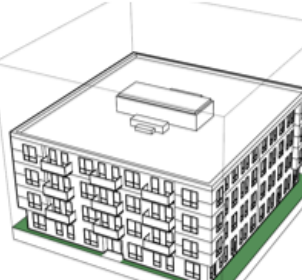
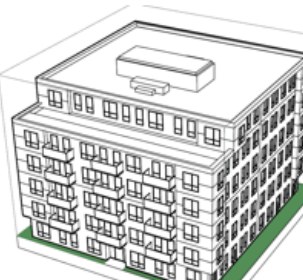
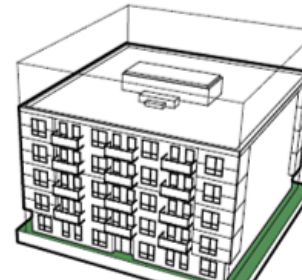

RM4
(RH 4:1)

	
4 to 1	6 to 1

1. Approach for RM4 Zones in Historic Districts

Recommended Draft Proposal:

In the RM4 zone in historic districts, provide base and bonus FARs of 3:1 and 4.5:1 (instead of 4:1 and 6:1)

	Base FAR	Bonus FAR	Deeper Affordability Bonus
RM3	 <p>2 to 1</p>	 <p>3 to 1</p>	4 to 1
RM4 (historic districts)	 <p>3 to 1</p>	 <p>4.5 to 1</p>	6 to 1
RM4 (outside historic districts)	 <p>4 to 1</p>	 <p>6 to 1</p>	7 to 1

1. Approach for RM4 Zones in Historic Districts



3 to 1



3.3 to 1



4.3 to 1



3 to 1



3.7 to 1

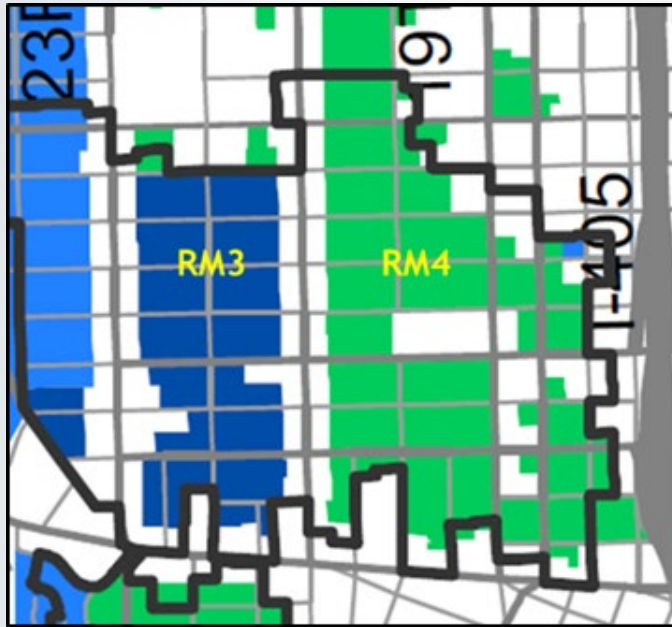


4.7 to 1

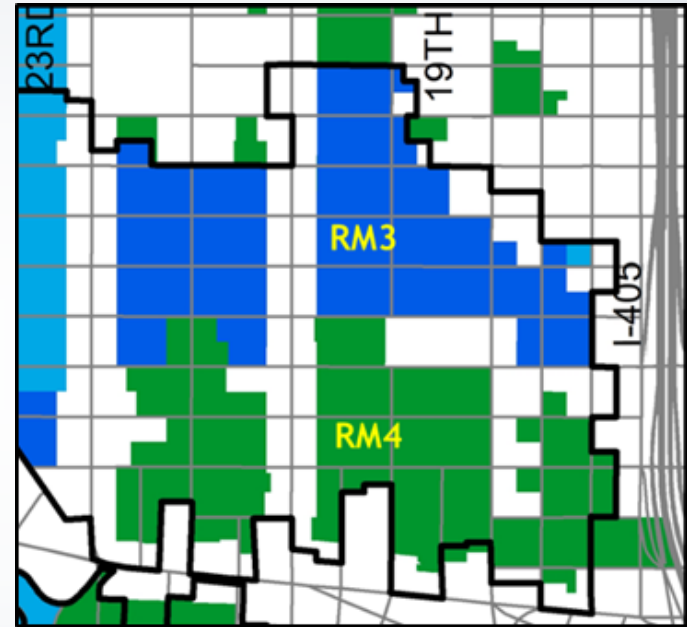
3 to 1 —————→ 4.5 to 1

Base and bonus FARs of 3:1 to 4.5:1 will allow new buildings similar to the scale of larger historic apartment buildings

2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



Original Proposal
(based on existing zoning)

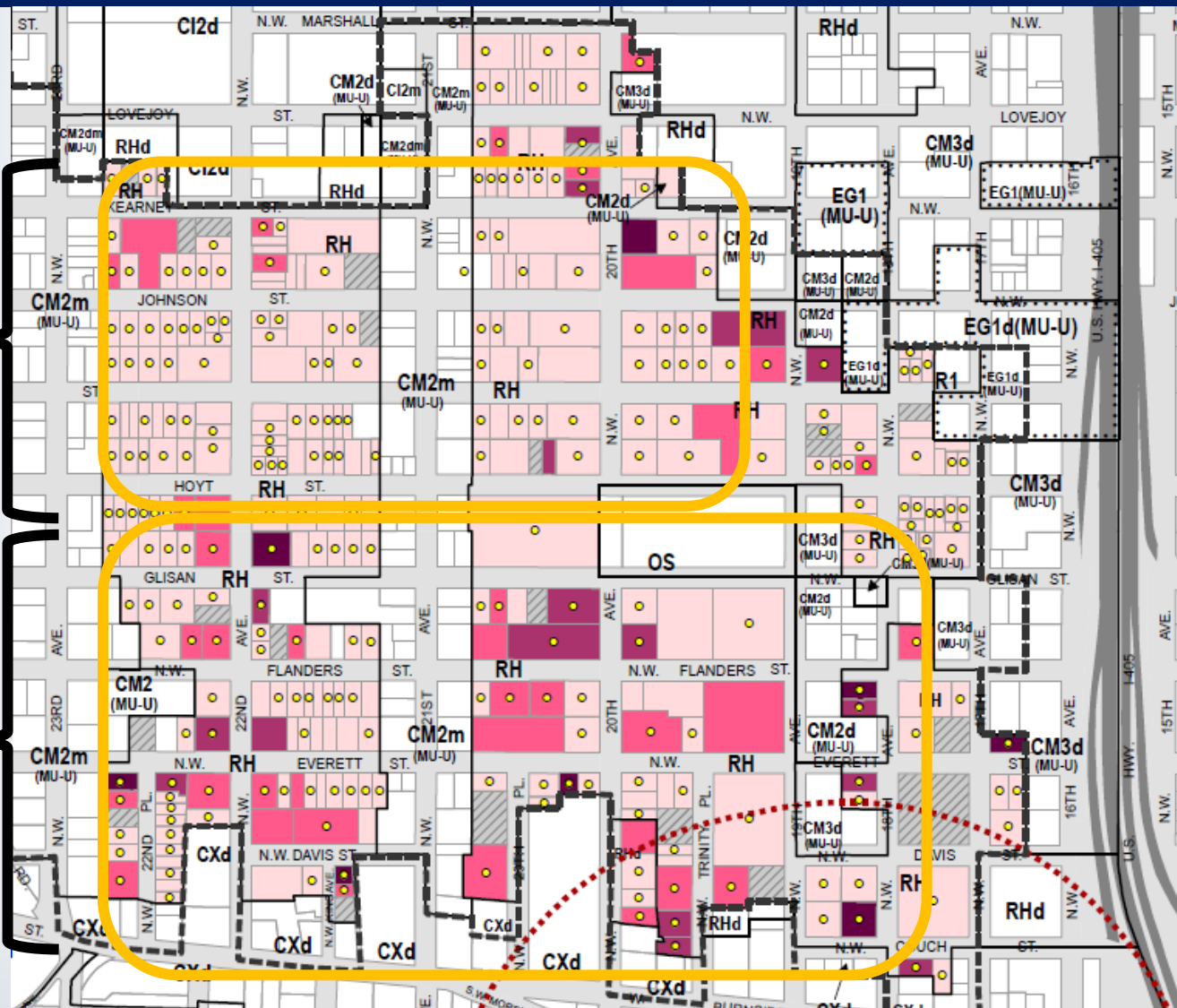


Recommended Changes
(based on historic patterns)

2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns

Smaller buildings clustered to north

Larger buildings clustered to south



City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Existing Building Floor Area Ratios

Alphabet Historic District

Legend

Alphabet Historic District

Building FAR

- Up to 2:1 FAR
- >2:1 to 3:1 FAR
- >3:1 to 4:1 FAR
- More than 4:1 FAR
- Vacant Land

Contributing Buildings

Yamhill MAX station buffer

Zoning Lines

Comp Plan lines

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or positional accuracy.

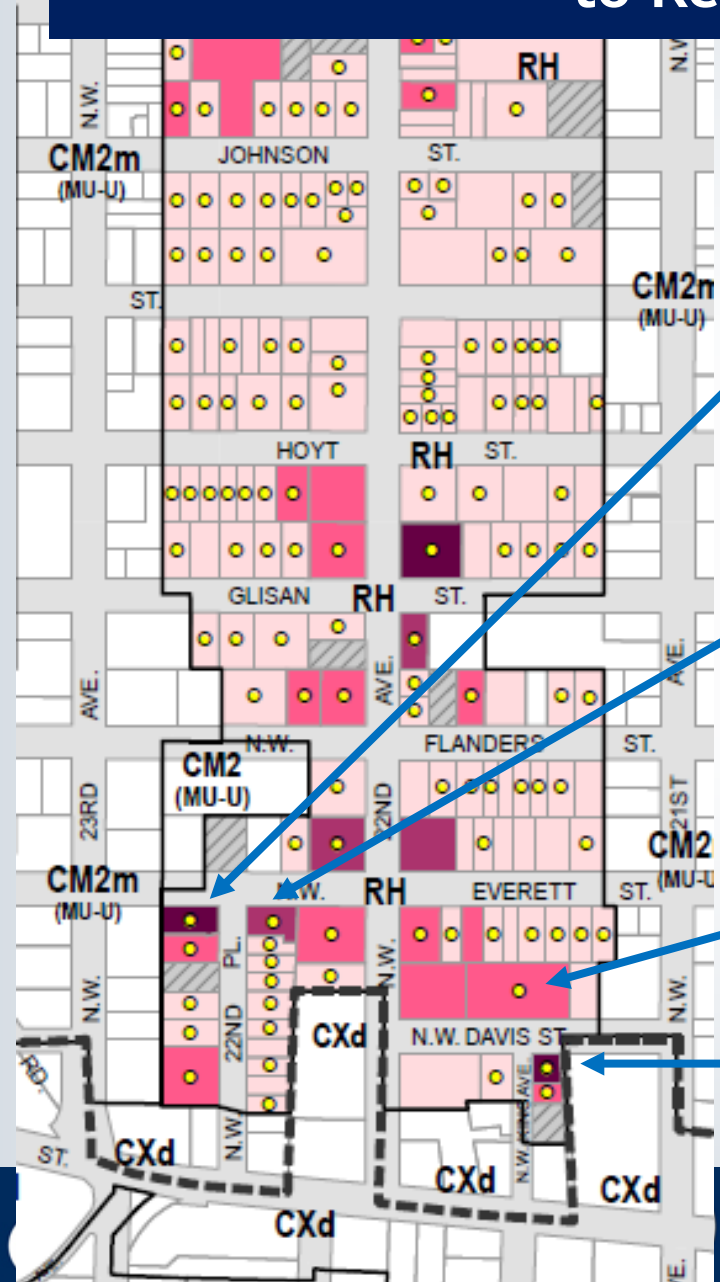
The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.



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



2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



4.1 to 1 FAR



3.7 to 1 FAR

5 to 1 FAR

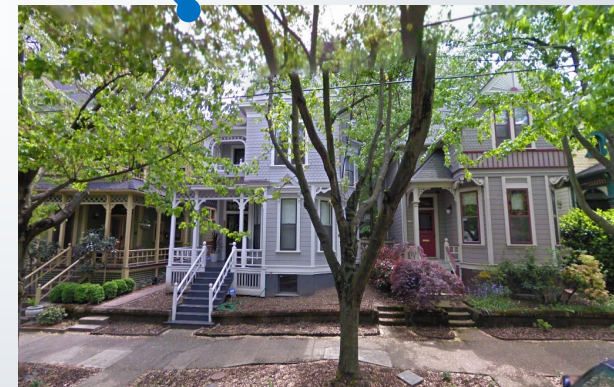
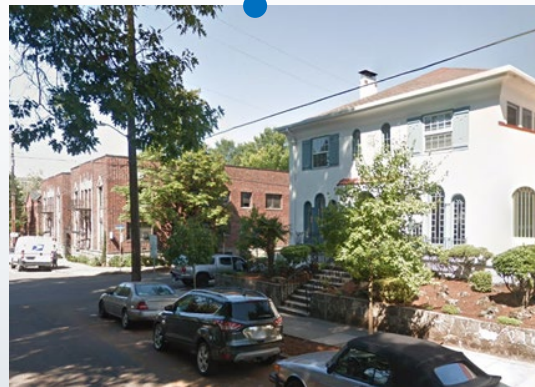
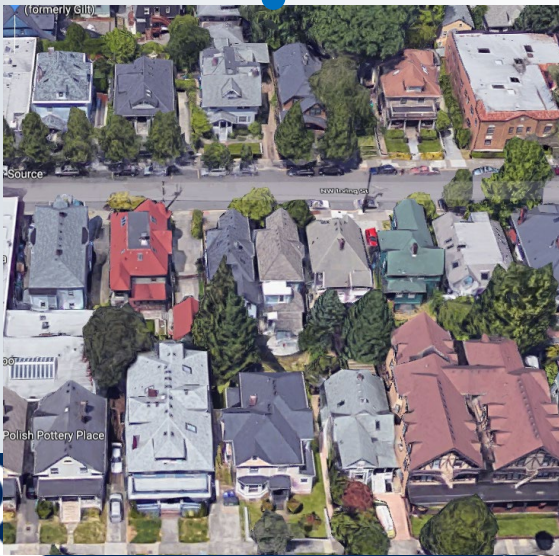
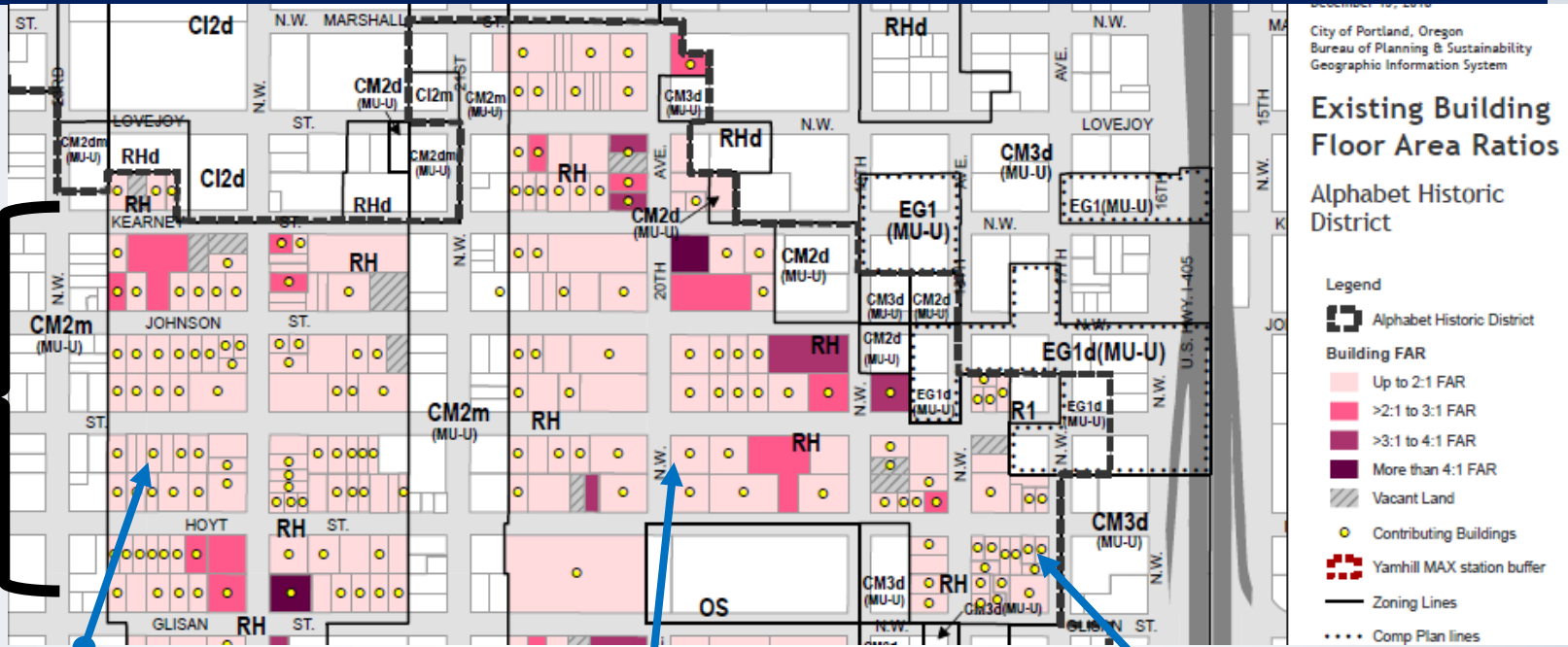


4.7 to 1 FAR

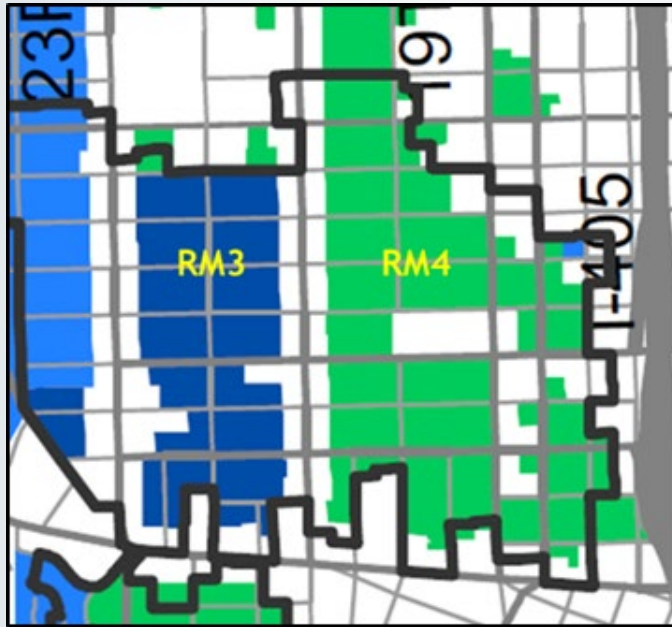


2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns

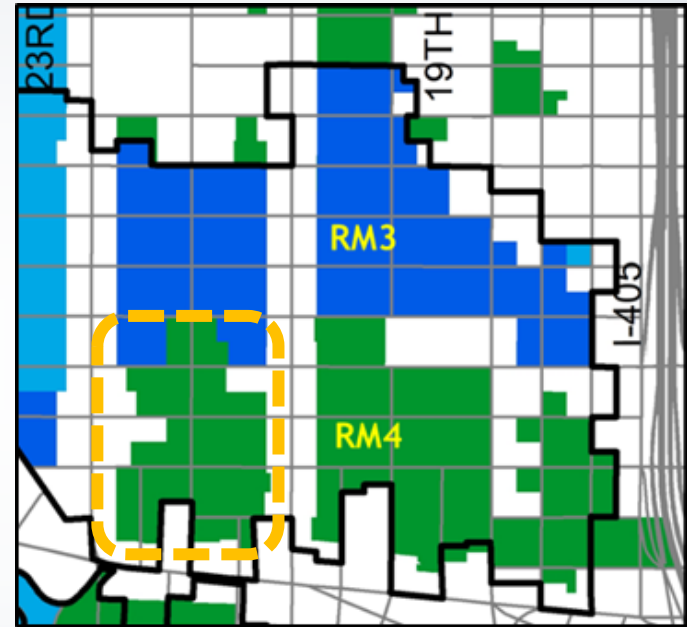
Smaller buildings clustered to north



2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



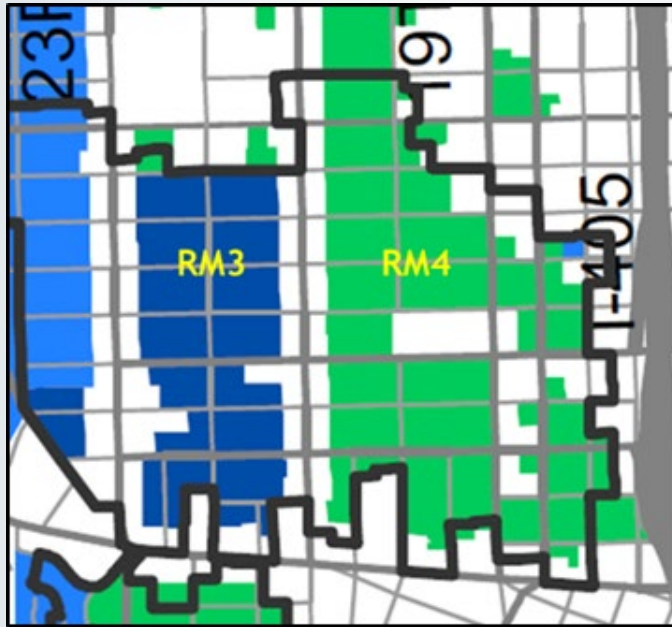
Original Proposal
(based on existing zoning)



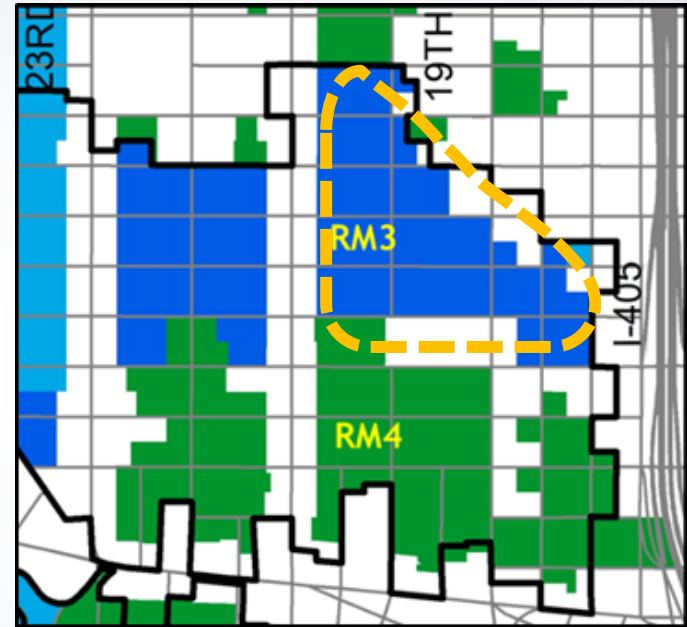
Recommended Changes
(based on historic patterns)

- (1) Apply RM4 zoning between NW 21st & NW 23rd south of Glisan/Hoyt
- (2) Apply RM3 zoning east of NW 21st north of Glisan/Hoyt

2. In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



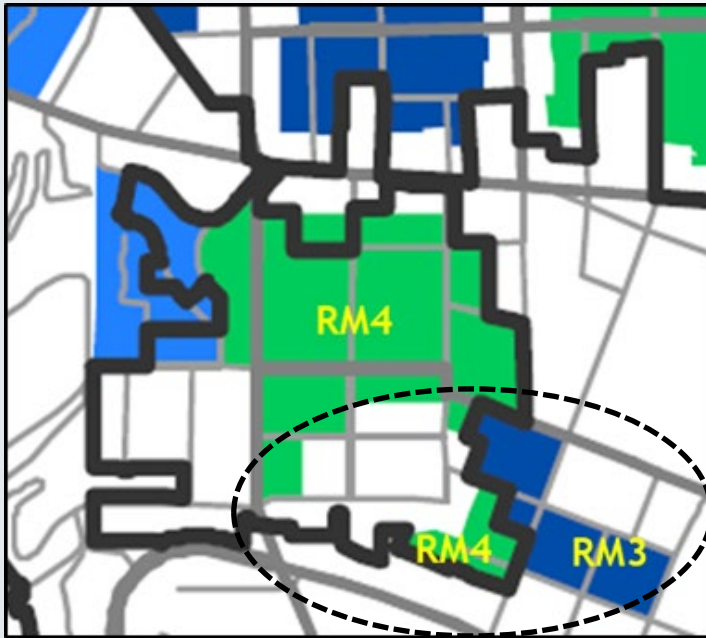
Original Proposal
(based on existing zoning)



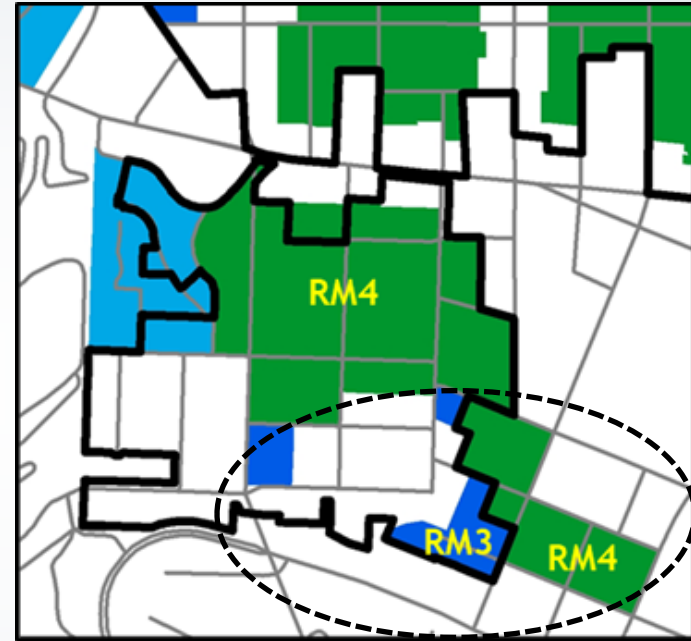
Recommended Changes
(based on historic patterns)

- (1) Apply RM4 zoning between NW 21st & NW 23rd south of Glisan/Hoyt
- (2) Apply RM3 zoning east of NW 21st north of Glisan/Hoyt

3. For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns

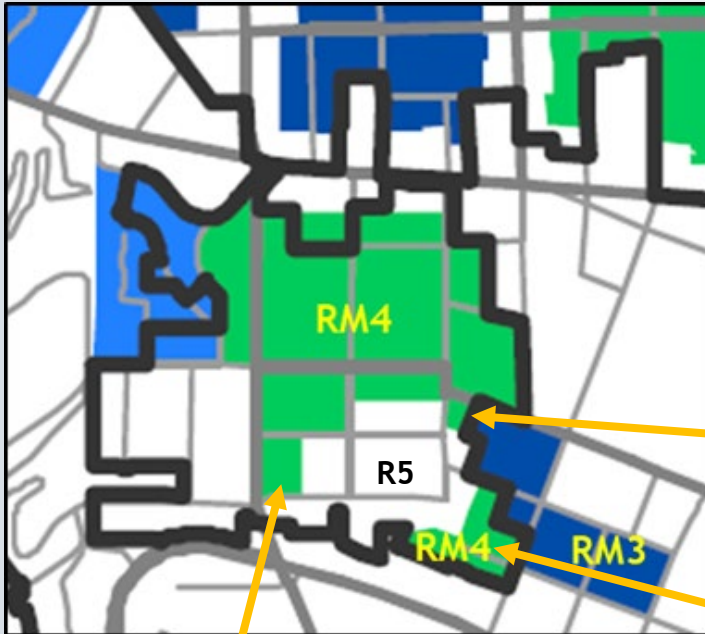


Original Proposal
(based on existing zoning)

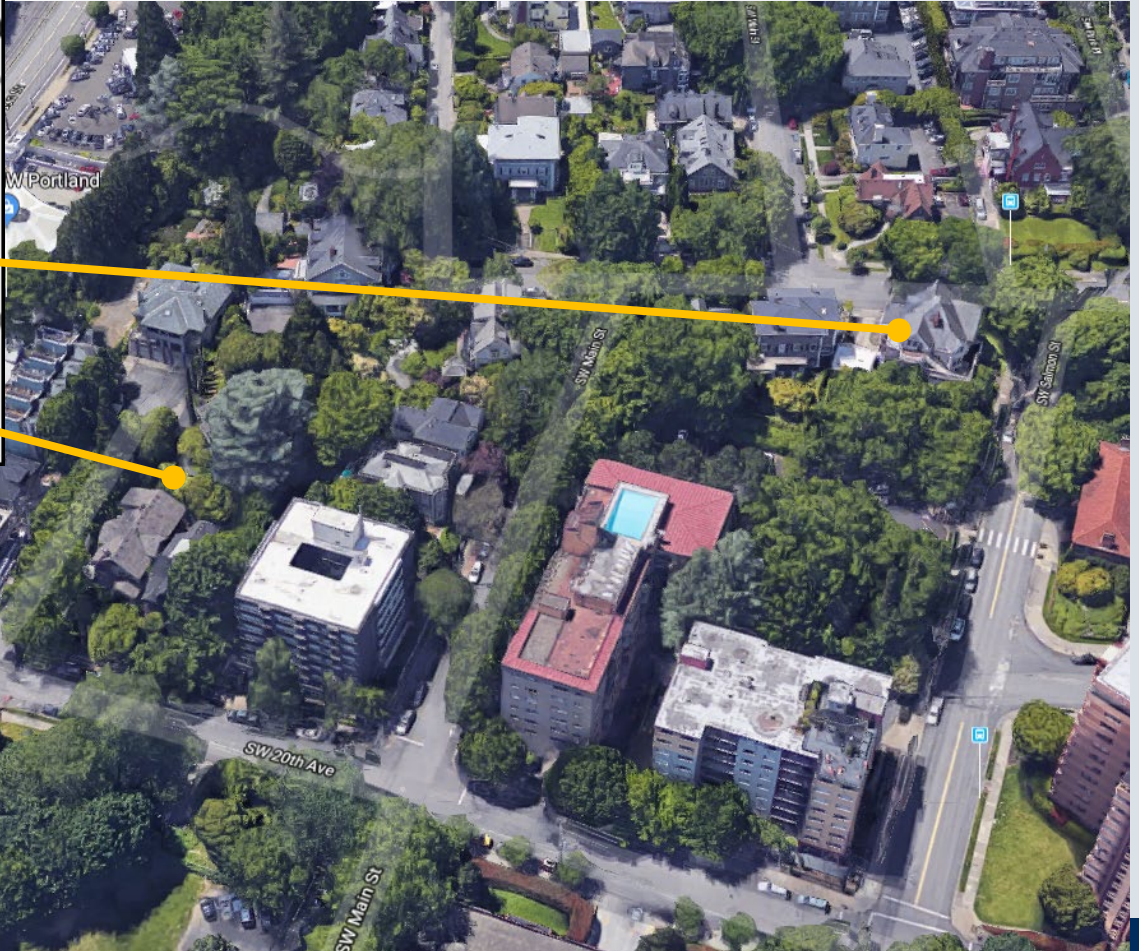


Recommended Changes
(based on existing patterns)

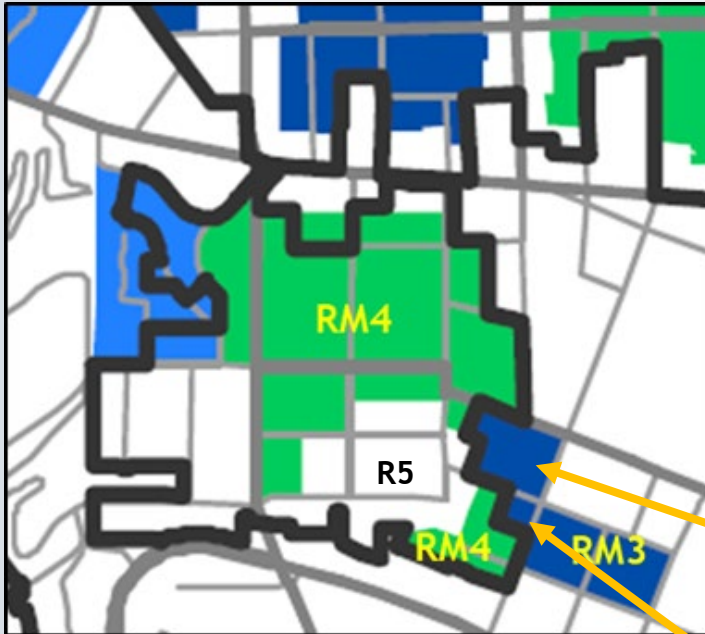
3. For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns



*Original Proposal
(based on existing zoning)*

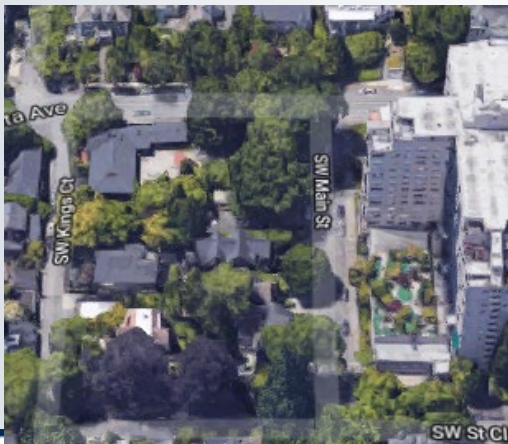
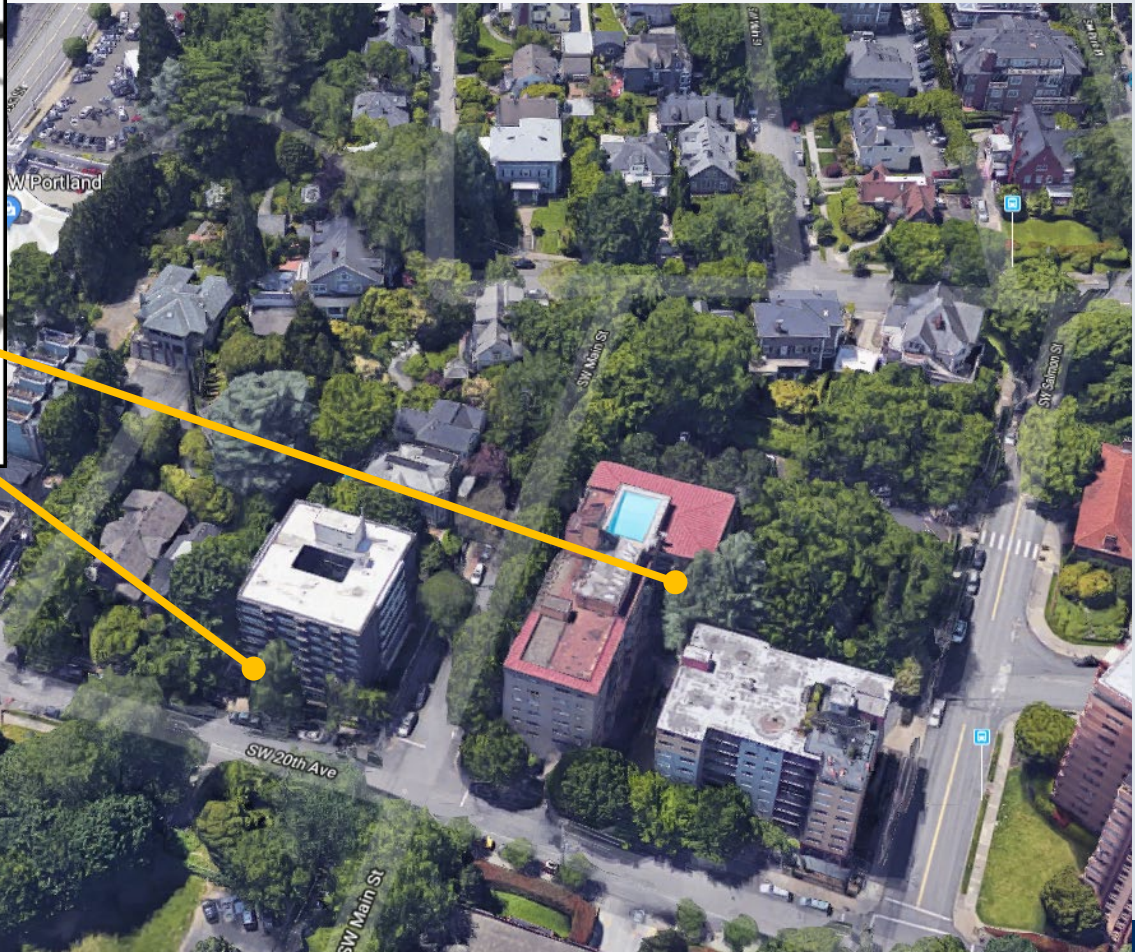


3. For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns

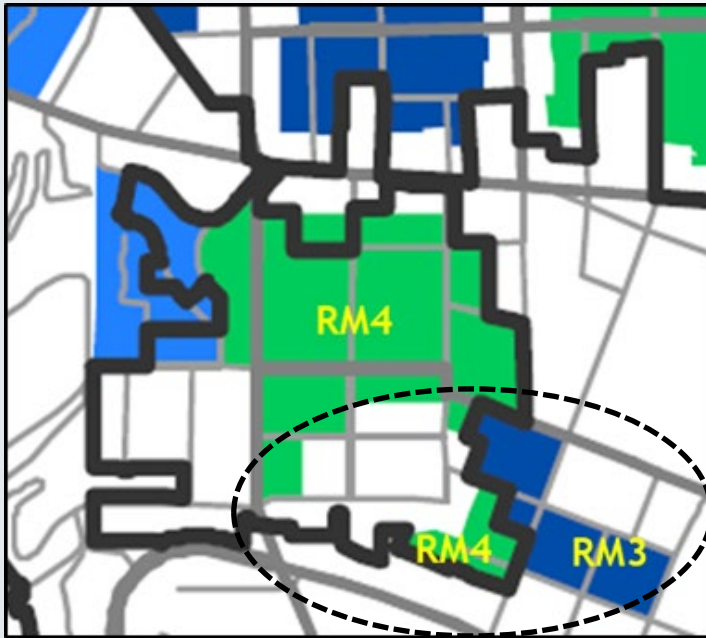


Three-block area east of historic district:

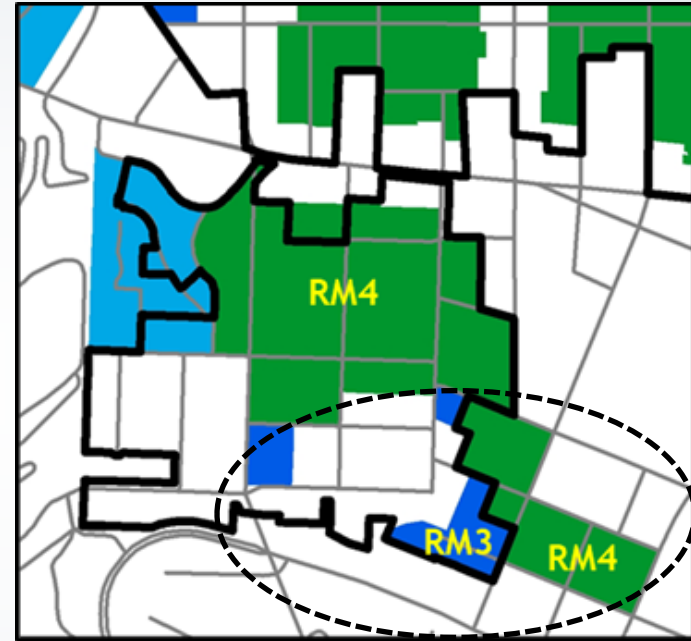
- Currently RH zoning
- Central City Plan District 4:1 FAR
- Two eastern-most blocks currently allow 100' height



3. For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns



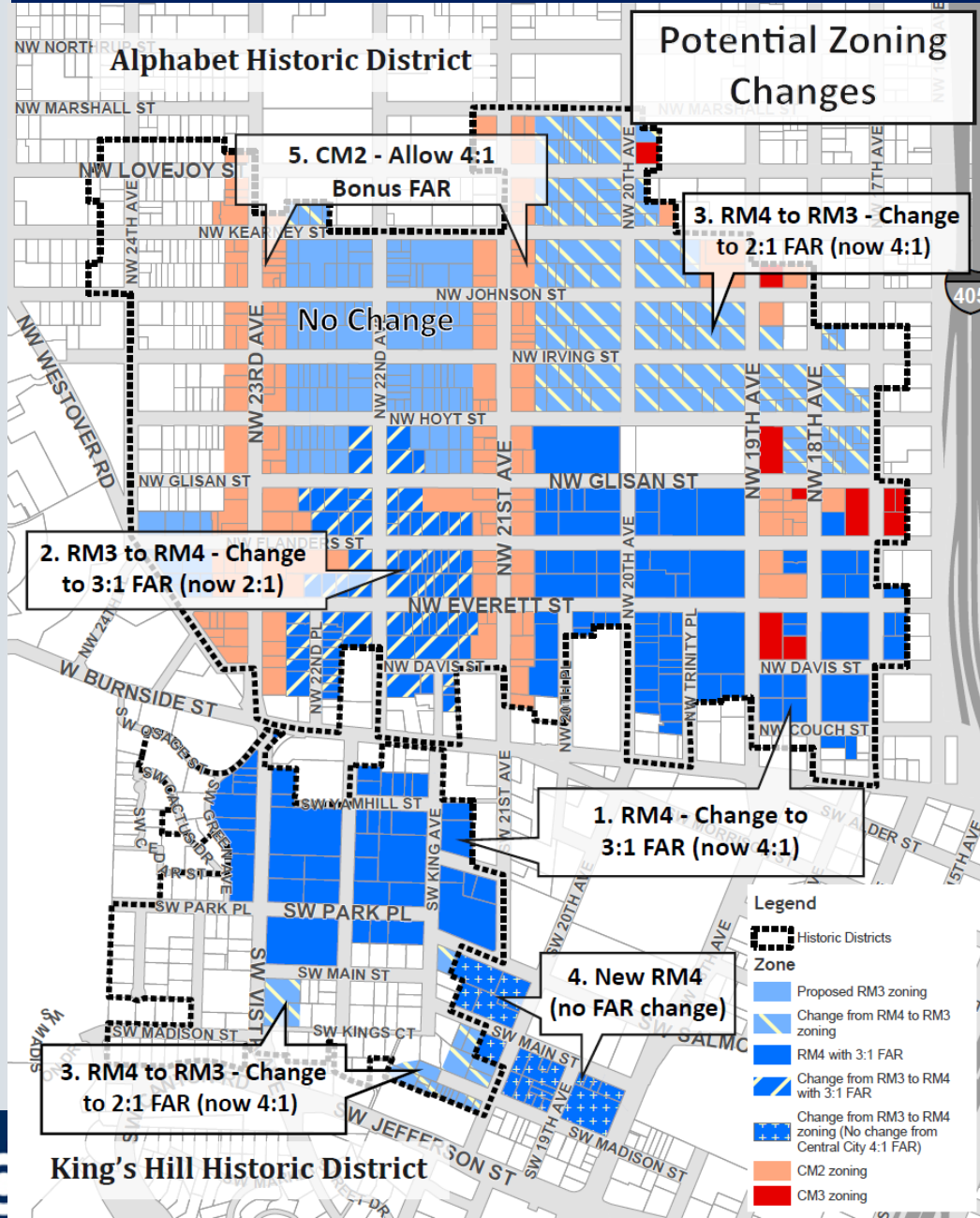
Original Proposal
(based on existing zoning)



Recommended Changes
(based on existing patterns)

- (1) Apply RM3 zoning to properties in the historic district with small historic structures at southern edge
- (2) Apply RM4 zoning to 3-block area east of the historic district

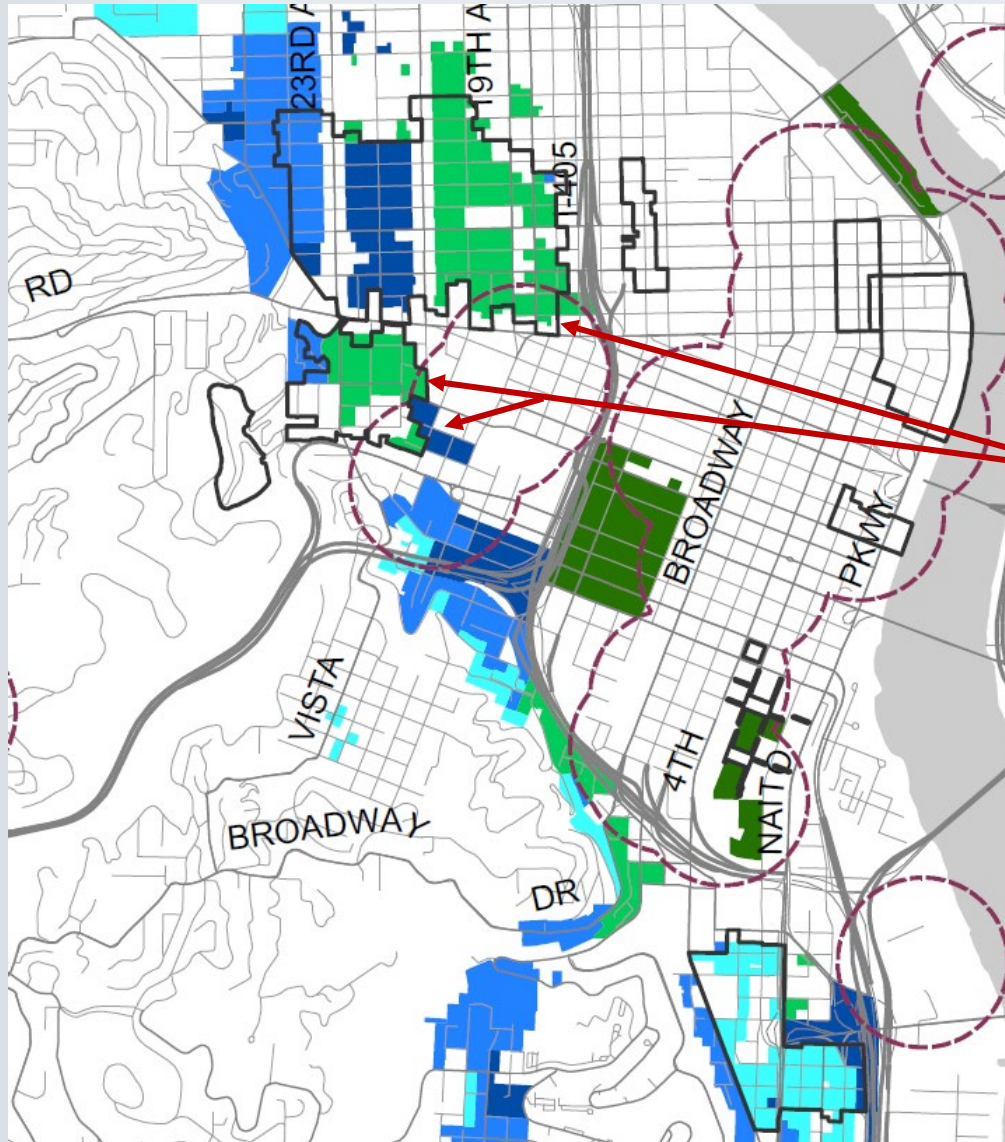
Historic District Zoning



Combined Proposals

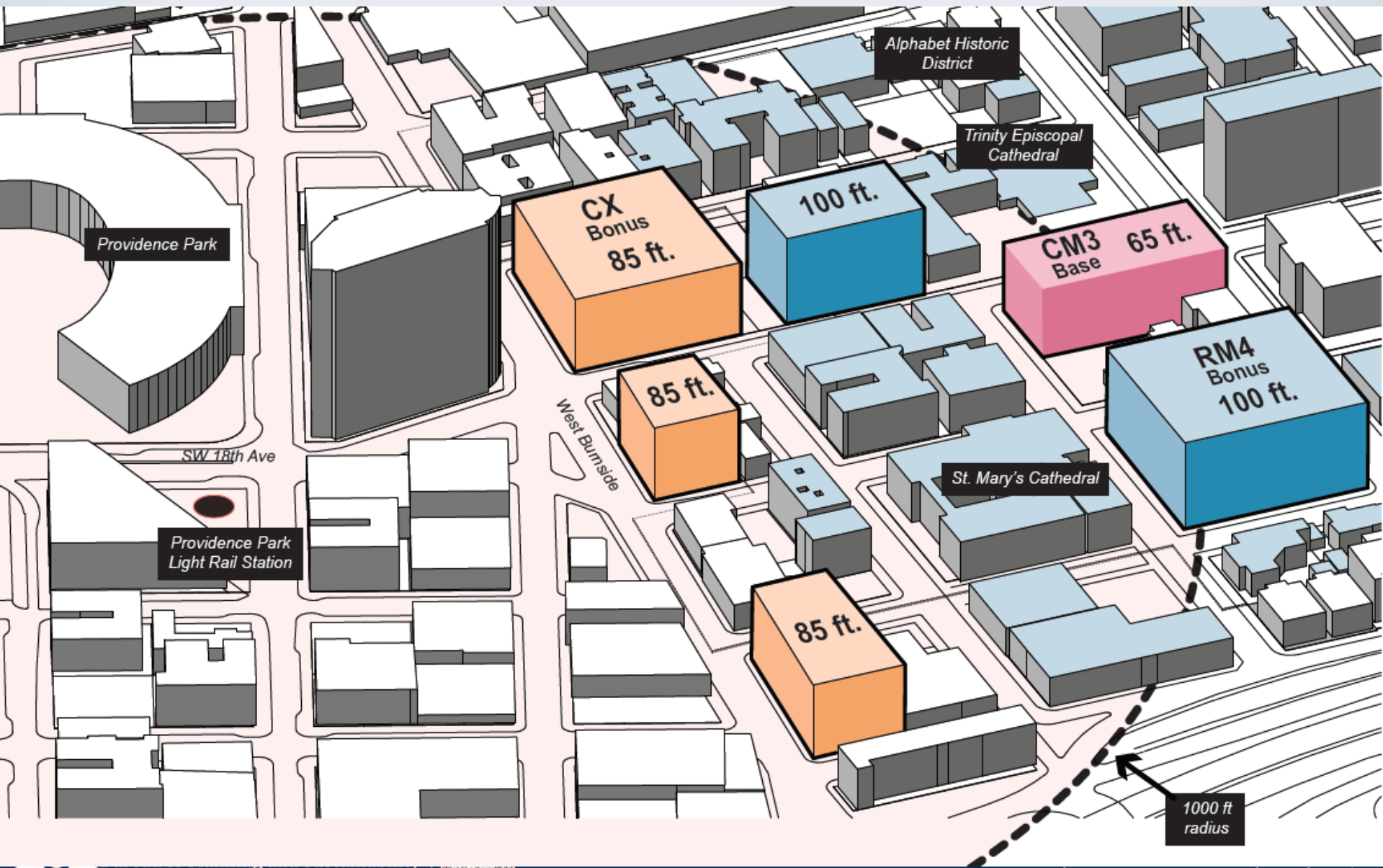
1. In the RM4 zone in historic districts, provide a base and bonus FARs of 3:1 and 4.5:1 (instead of 4:1 and 6:1).
2. In the Alphet Historic District, apply RM4 zoning south of Glisan/Hoyt and apply RM3 zoning to the north.
3. In the King's Hill Historic District, apply RM3 zoning at its southern edges and apply RM4 zoning to the east of the district.

RM4 Zone 100' Height



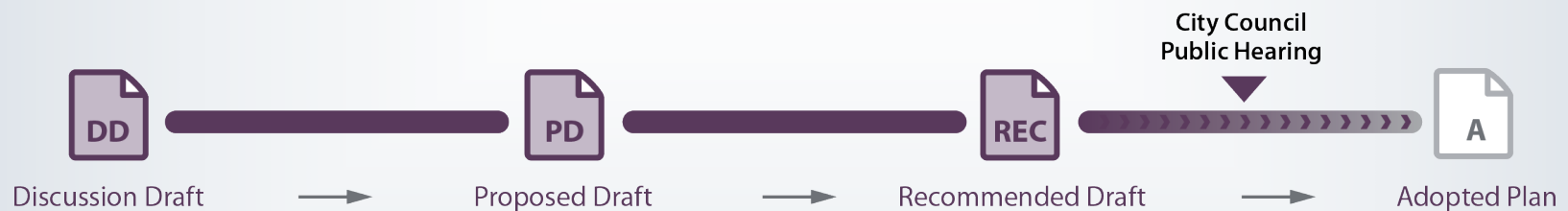
Areas where **current RH zoning** allows 100' height in historic districts. **Proposed to be continued in RM4 zone.** (10 acres)

RM4 Zone 100' Height



Schedule

- Publish Recommended Draft: **August 2019**
- City Council Public Hearing: **October 2, 2019**
- City Council Deliberations/Decision: **Oct/Nov 2019**
- Effective Date: ***TBD – typically 30 days after adoption***



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



Questions?

Better Housing by Design project:

www.portlandoregon.gov/bps/betterhousing

Bill Cunningham, Project Manager:

503-823-4203



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