



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

## Recommended Draft Zoning Code Amendments

### Urban Forestry Commission

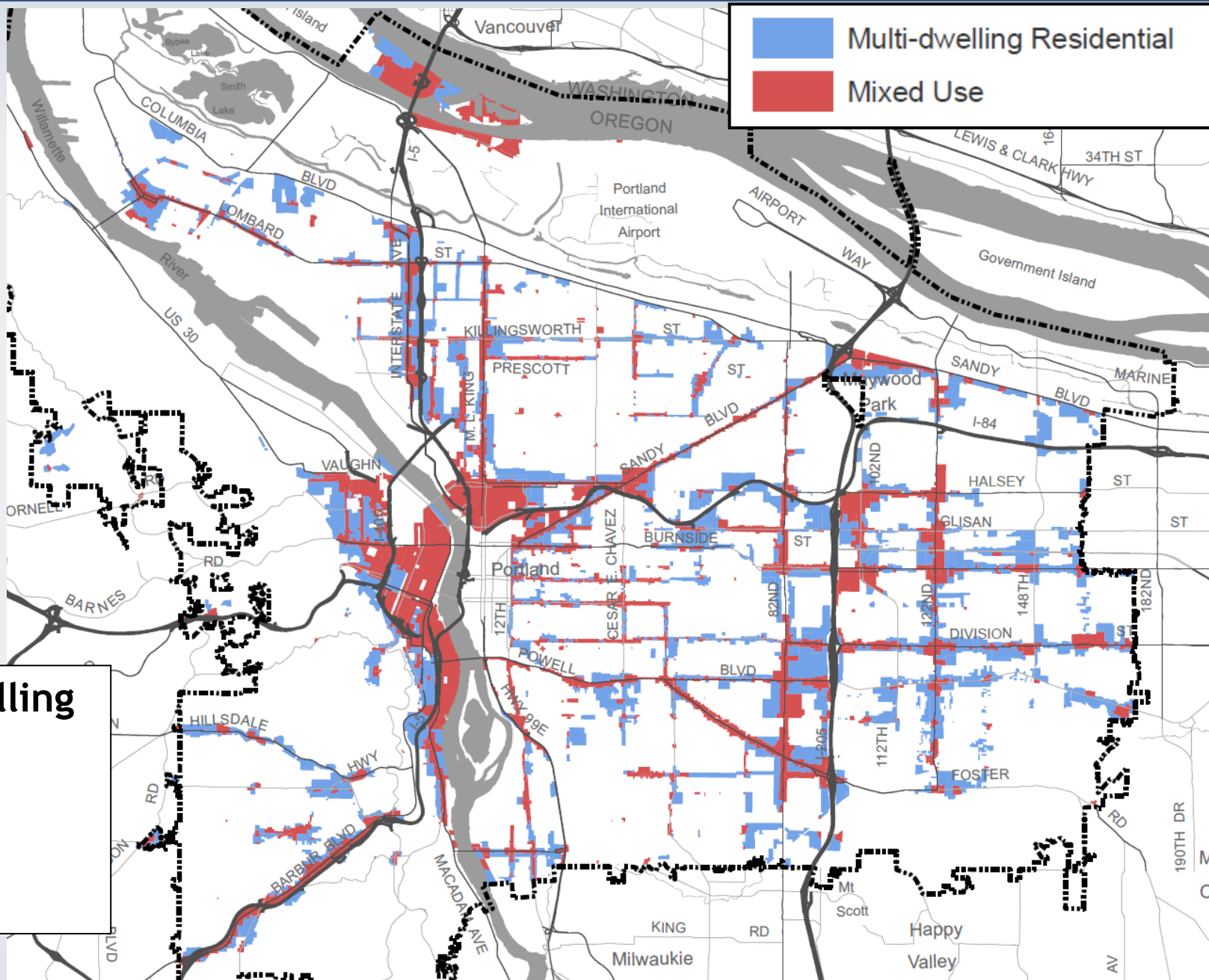
Briefing  
July 18, 2019



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



# Zoning



Multi-dwelling Residential  
Mixed Use

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

# Major Topics

**Diverse Housing Options  
and Affordability**



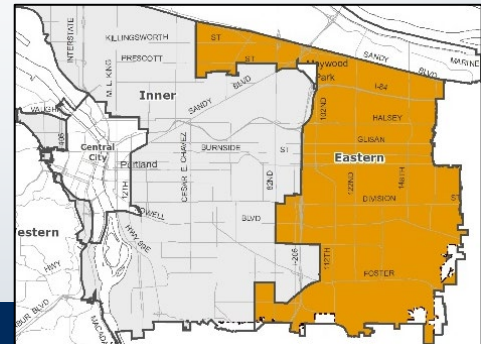
**Outdoor Spaces  
and Green Elements**



**Building Design and Scale**



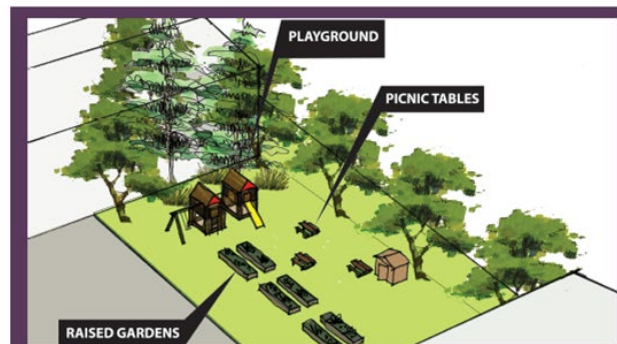
**East Portland Standards and  
Street Connections**



# Amendments Related to Trees

*No major changes from Proposed Draft*

- Tree preservation transfer of development rights
- Requirements for outdoor common areas
- Limitations on large parking lots
- Front setbacks and limits on driveways/curb cuts
- East Portland provisions for keeping centers of blocks greener and less built up.



Common open space areas



Space for large trees



# New Multi-Dwelling Zones

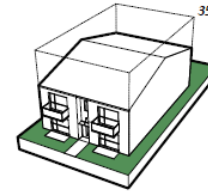
## New Zone: RM1

Current Zones: R2 and R3

Maximum Height: 35 feet

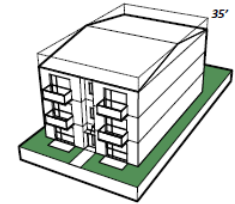
Max. Building Coverage: 50%

Base FAR



1 to 1

Bonus FAR



1.5 to 1

## New Zone: RM2

Current Zone: R1

Maximum Height: 45 feet

Max. Building Coverage: 60%  
(70% along major corridors)



1.5 to 1



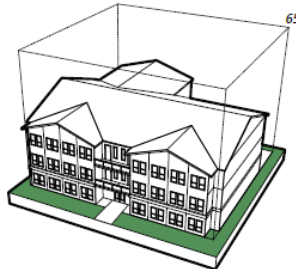
2.25 to 1

## New Zone: RM3

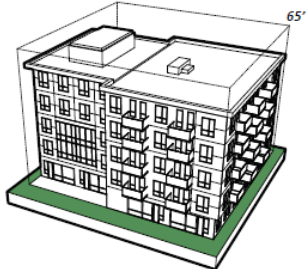
Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet

Max. Building Coverage: 85%



2 to 1



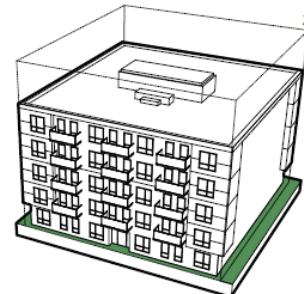
3 to 1

## New Zone: RM4

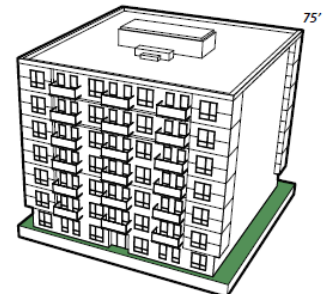
Current Zone: RH (4:1 FAR)

Maximum Height: 75 - 100 feet

Max. Building Coverage: 85%

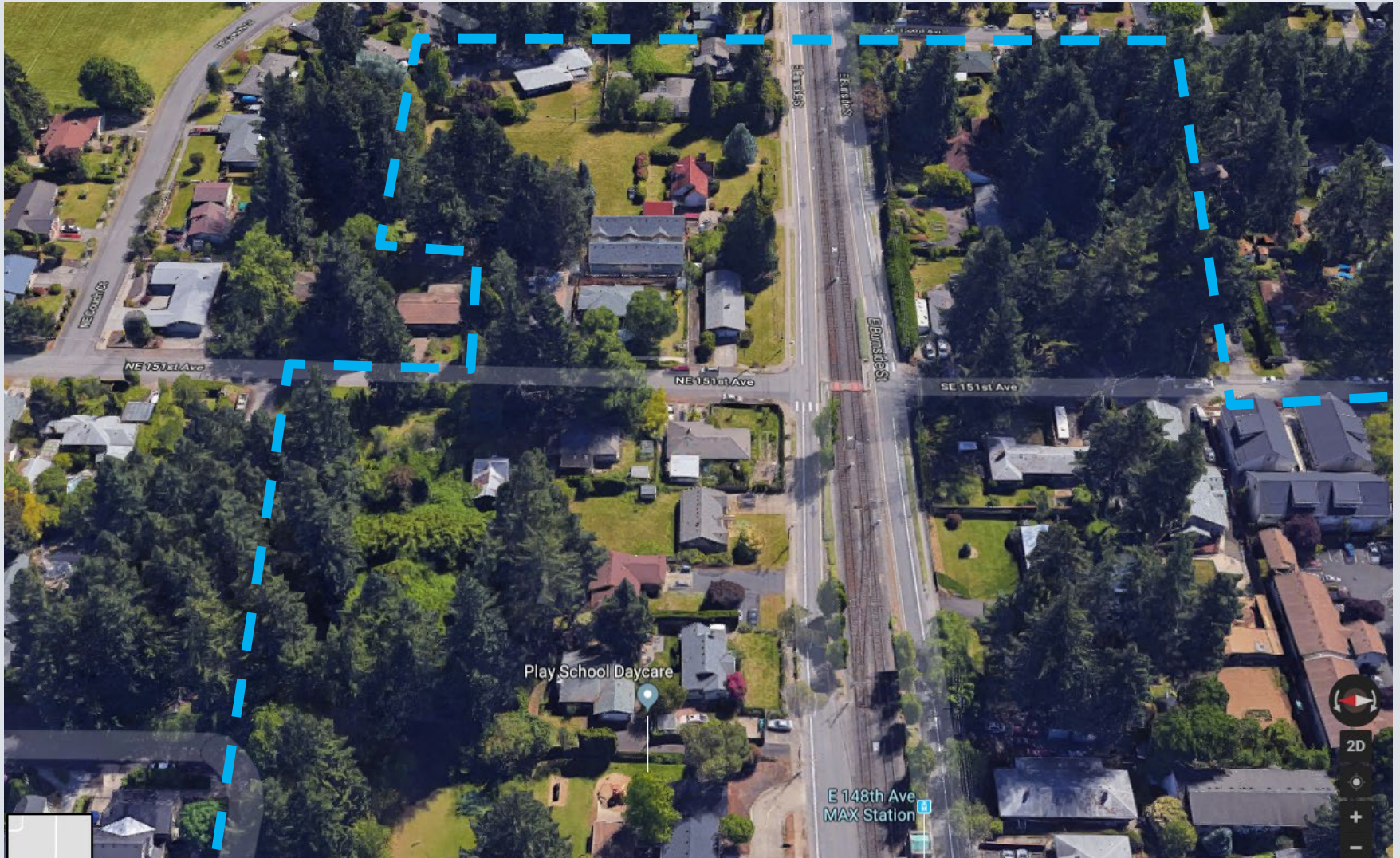


4 to 1



6 to 1

# Tree Preservation Transfer of Development Rights (TDR)





# Tree Preservation Transfer of Development Rights (TDR)

- Allow density to be transferred to another site, in exchange for tree preservation.
- Amount of TDR based on the size and number of preserved trees.
- Will require a covenant with the City:
  - Requiring tree preservation - Tree Review required for removal and diseased/dangerous trees must be replaced (within 12 months)
  - Limiting future development on the site
- Status/health of trees determined by City Forester in a non-development situation (certified arborist in conjunction with development).



# TOPIC

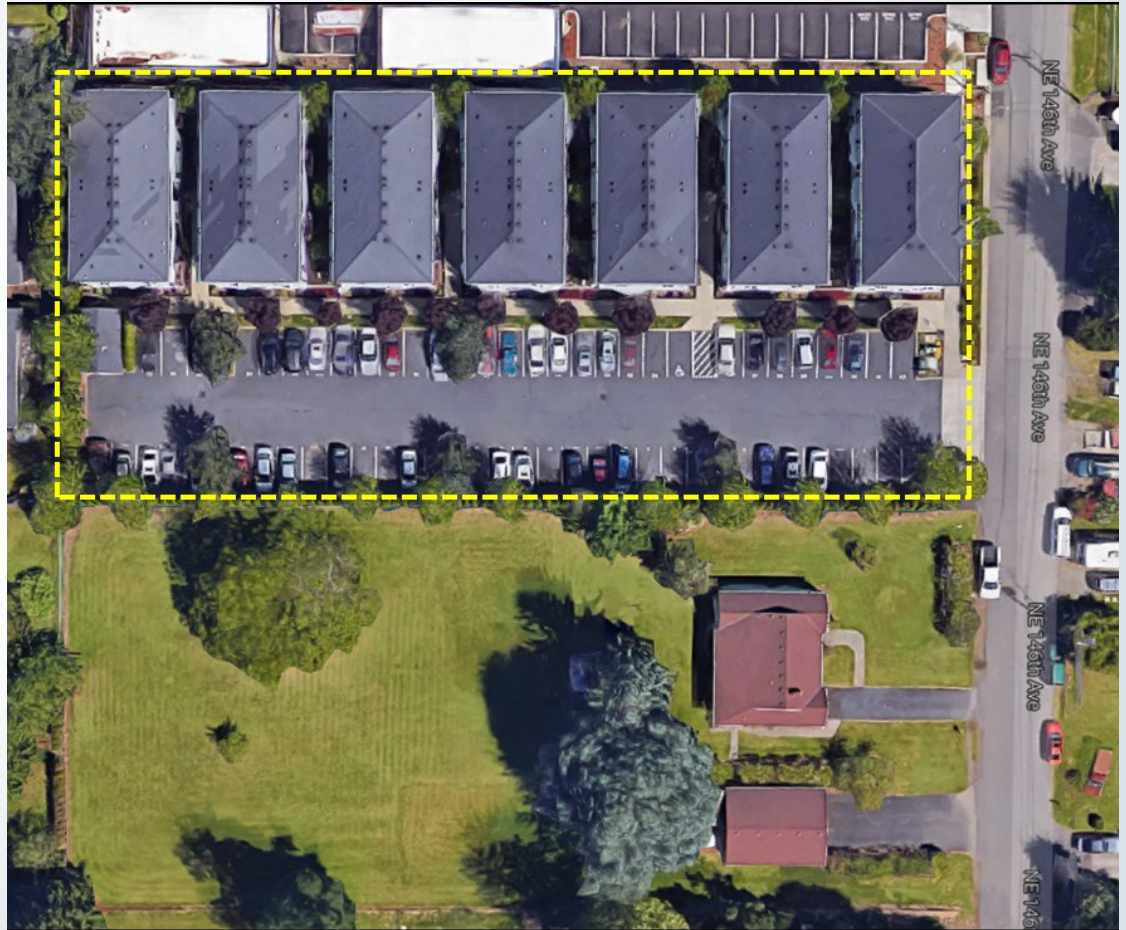
## Outdoor Spaces and Green Elements





# Issues - especially in East Portland:

- Large amounts of paved vehicle areas
- Little substantial outdoor space



# Outdoor Spaces and Green Elements

## 6. Require residential outdoor areas in high density zones



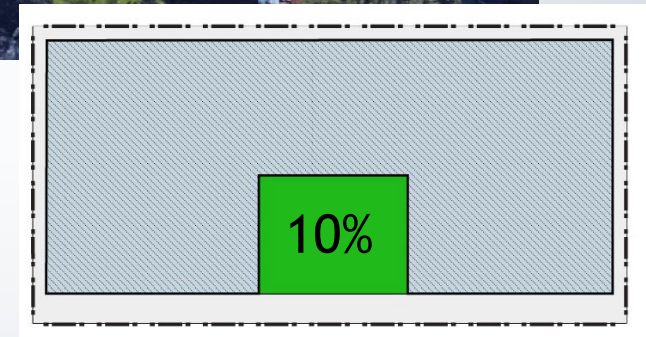
### High-Density Residential Zone (RH)

- 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.



# Outdoor Spaces and Green Elements

## 8. Allow alternatives to conventional landscaping



### Proposal:

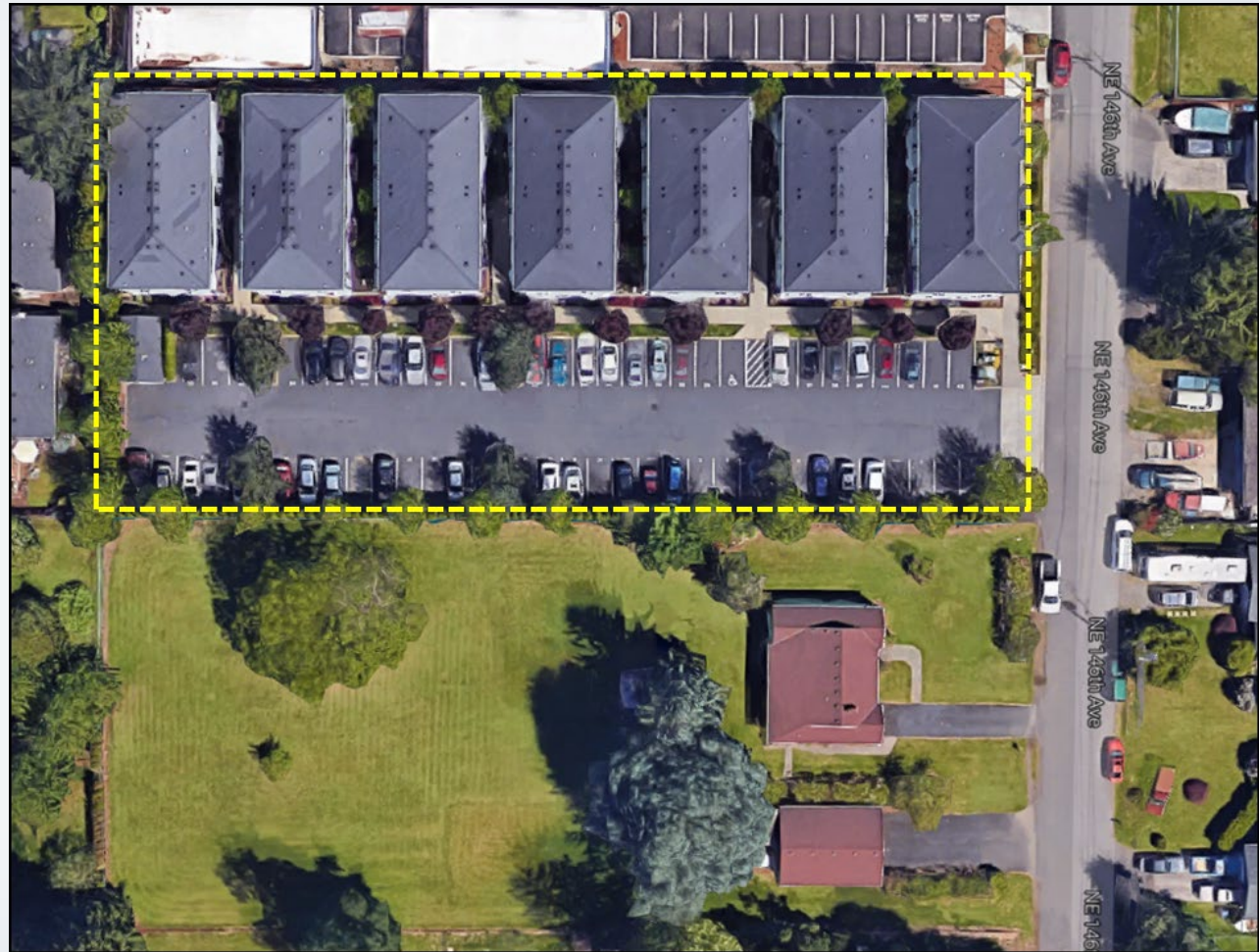
- Allow urban green options (ecoroofs, raised courtyards & stormwater planters) to meet portion of landscaping requirements.
- At least 50% of required landscaping must be in ground.
- Ecoroofs: 4 sq/ ft. = 1 sq. ft. of in-ground landscaping.



# Outdoor Spaces and Green Elements

## 9. Limit large surface parking lots and asphalt paving

*RH zone  
development with  
large surface  
parking lot*



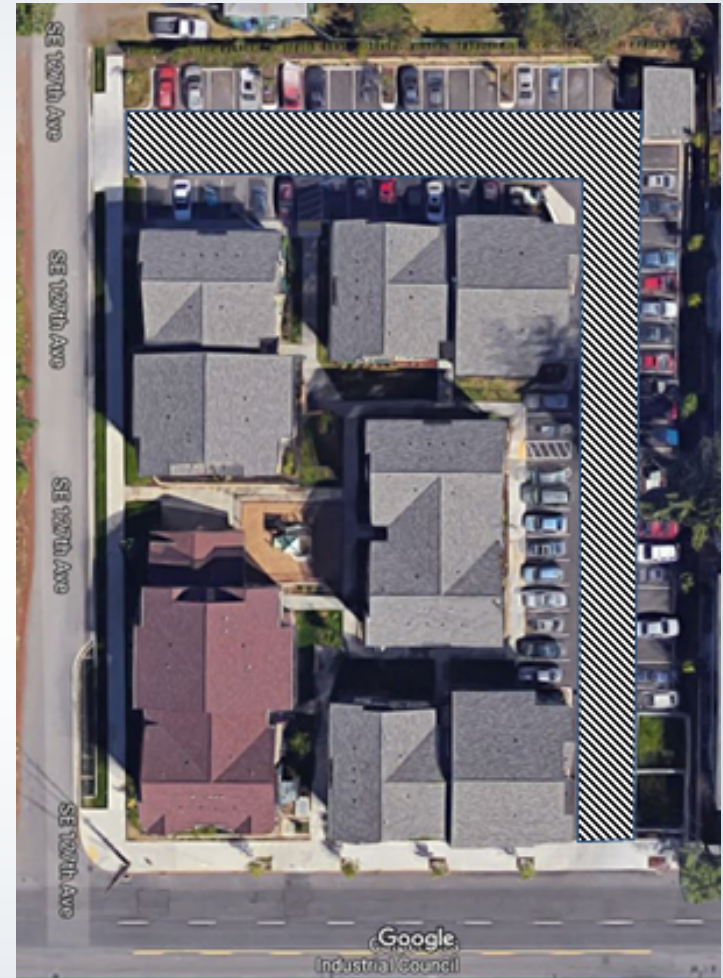
**Proposal:** Limit paved vehicle areas to 30% of site area.

# Outdoor Spaces and Green Elements

## 9. Limit large surface parking lots and asphalt paving



*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 (*when not close to transit*)

# 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

## 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.



# Front Setbacks - Examples from Vancouver, BC



**Vancouver, BC:**

Landscaped setbacks required for most multifamily zones.



# Building Design and Scale

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



**10' setbacks**  
- continuity with existing residential characteristics



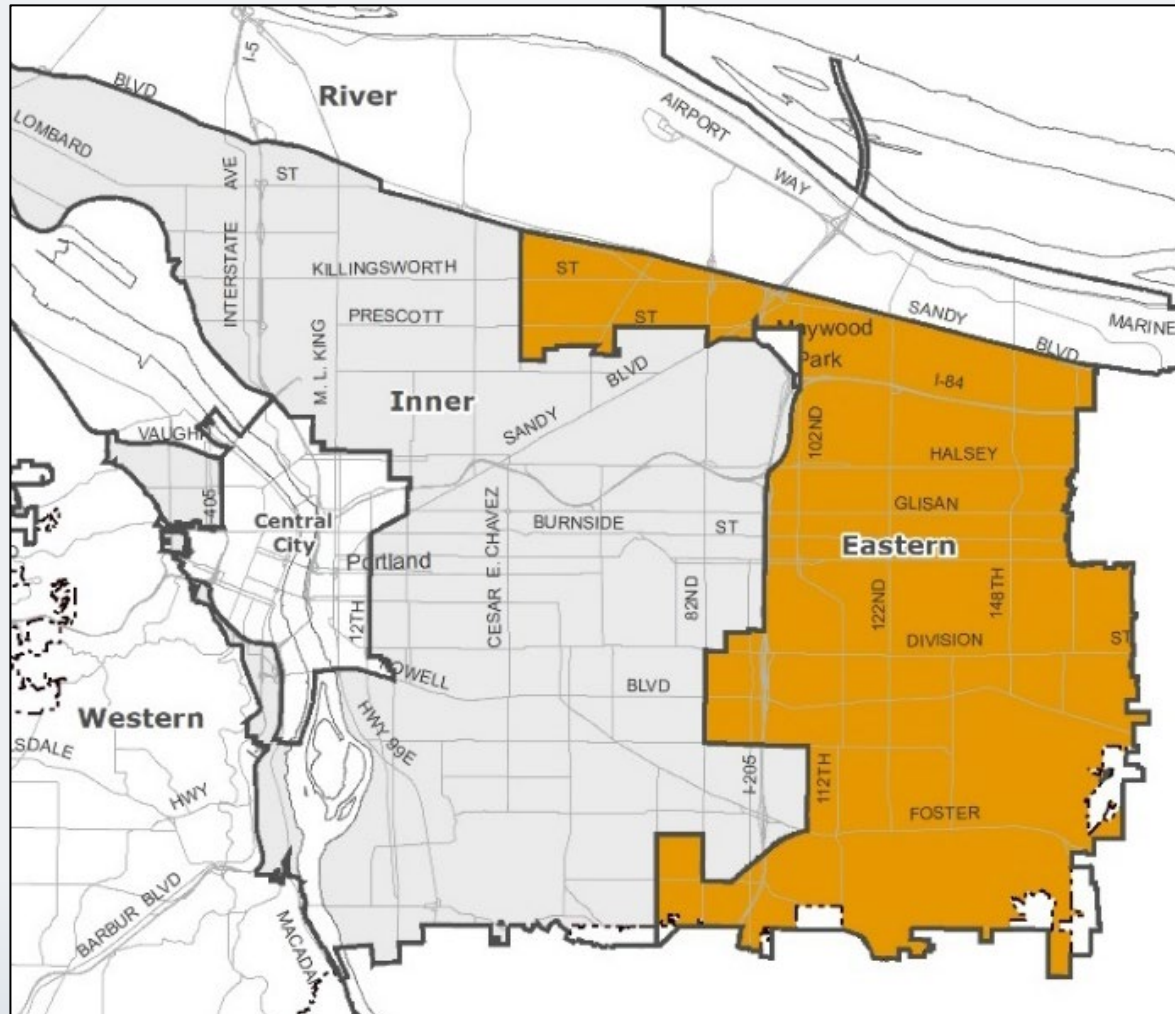
**Allowances for smaller setbacks for courtyard buildings.**



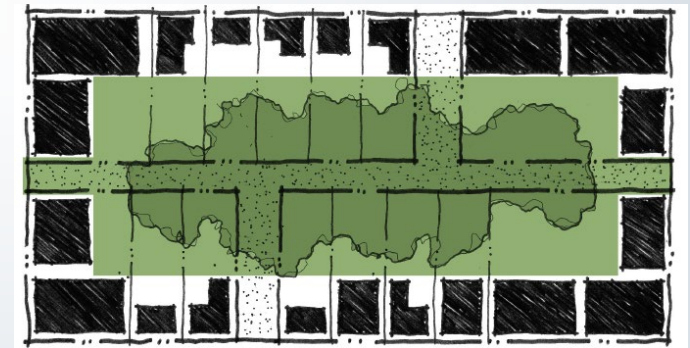
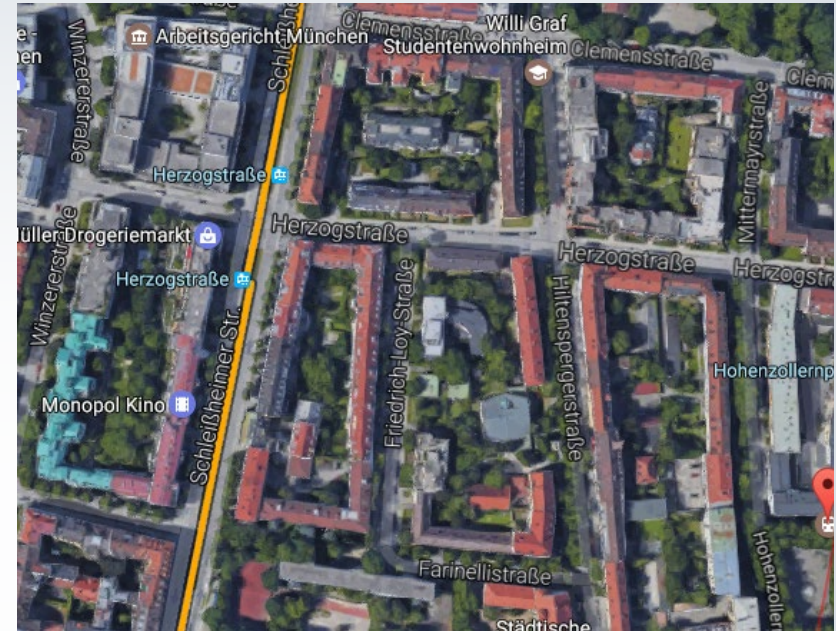


# TOPIC

## East Portland Standards and Street Connections



# East Portland Standards and Street Connections



## Background

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



# East Portland - Recent Development



Jade District infill  
development (R2 zone)



# East Portland - Recent Development





# East Portland Standards and Street Connections

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



*Example of recent development*



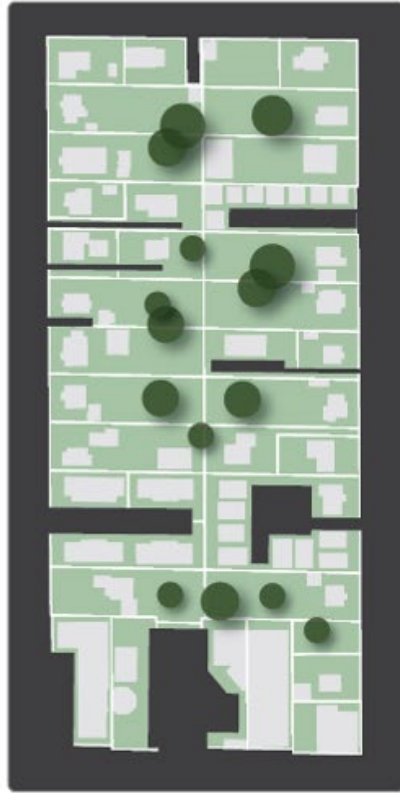
*Example of 25% depth-of-site setback*

### Proposal:

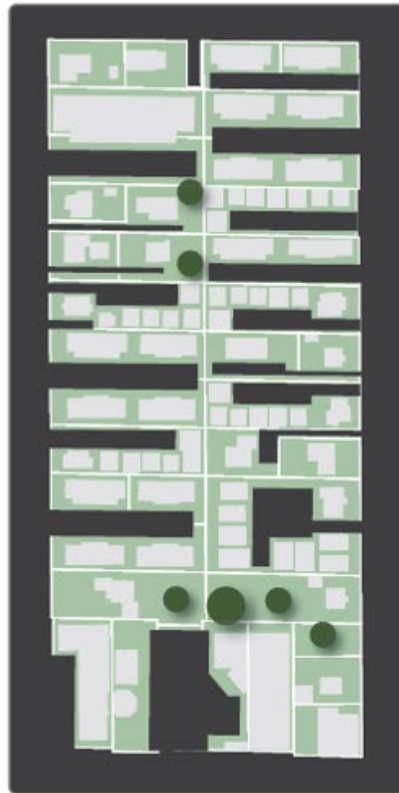
Require rear setbacks equivalent to 25% of site depth

# East Portland Standards and Street Connections

## 17. 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*



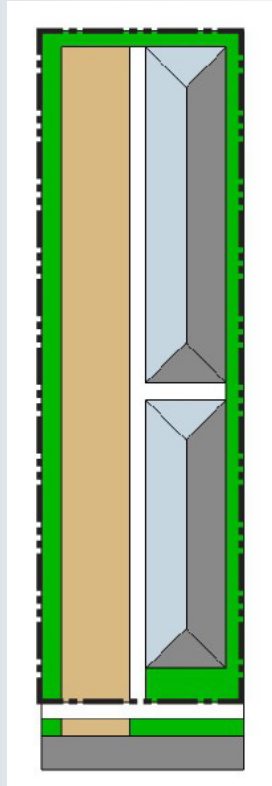
# East Portland Standards and Street Connections



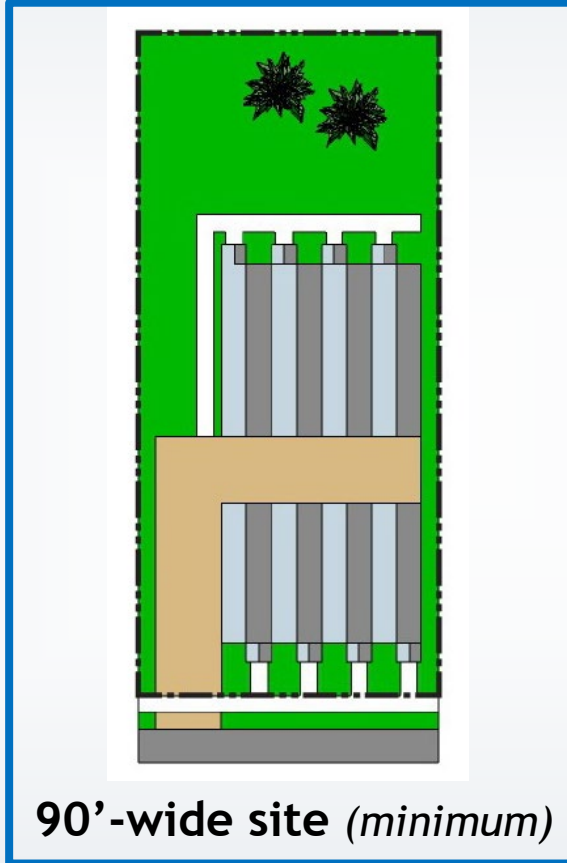
## Background East Portland narrow sites

# East Portland Standards and Street Connections

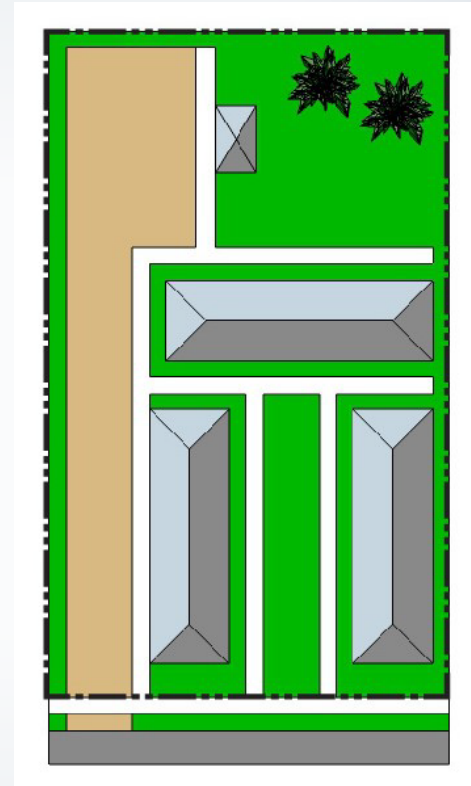
## 18. Require street frontages wide enough for quality site design and to provide space for street connections



60'-wide site



90'-wide site (*minimum*)



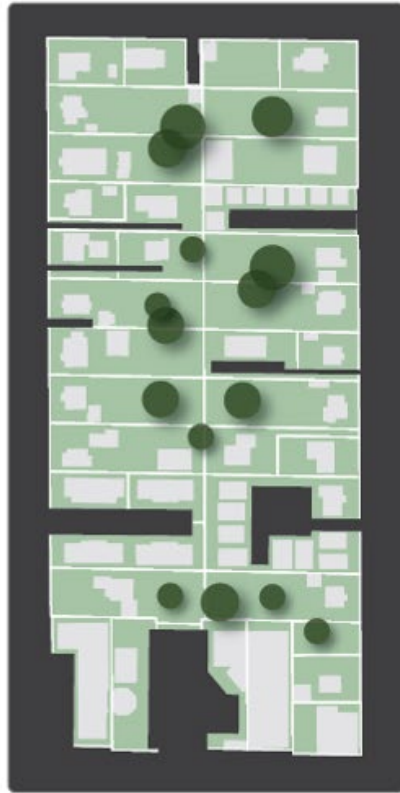
120'-wide site

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

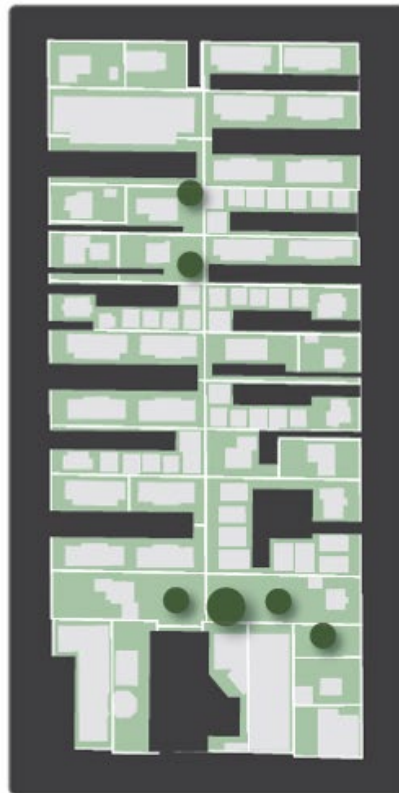


# East Portland Standards and Street Connections

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



Existing



Continuation of  
current trends



Mid-block  
open areas

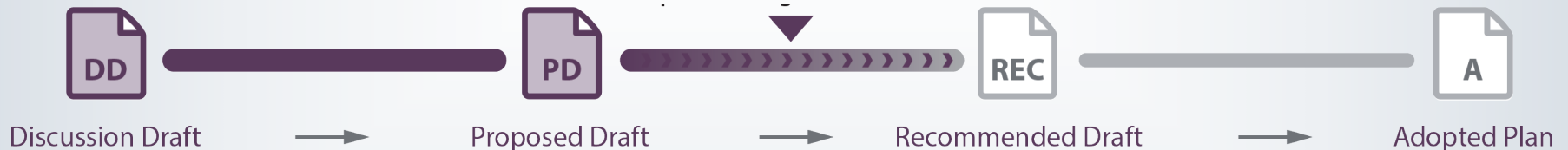


Mix of mid-block open  
areas and central  
courtyards

*Exemptions for projects providing large centralized outdoor space or streets*

# Schedule

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



Project website: [www.portlandoregon.gov/bps/betterhousing](http://www.portlandoregon.gov/bps/betterhousing)





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## Recommended Draft Zoning Code Amendments

### Urban Forestry Commission

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# CONNECTED CENTERS STREET PLAN

DRAFT

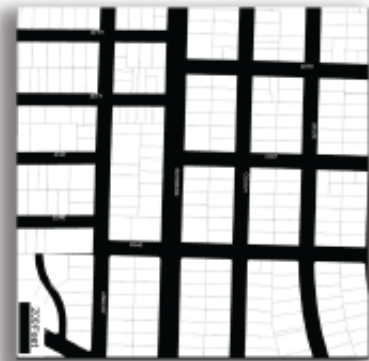
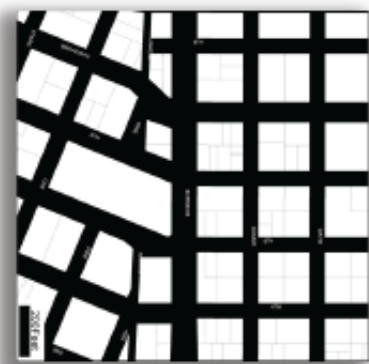
ROSEWOOD

JADE  
DISTRICT

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

I-205

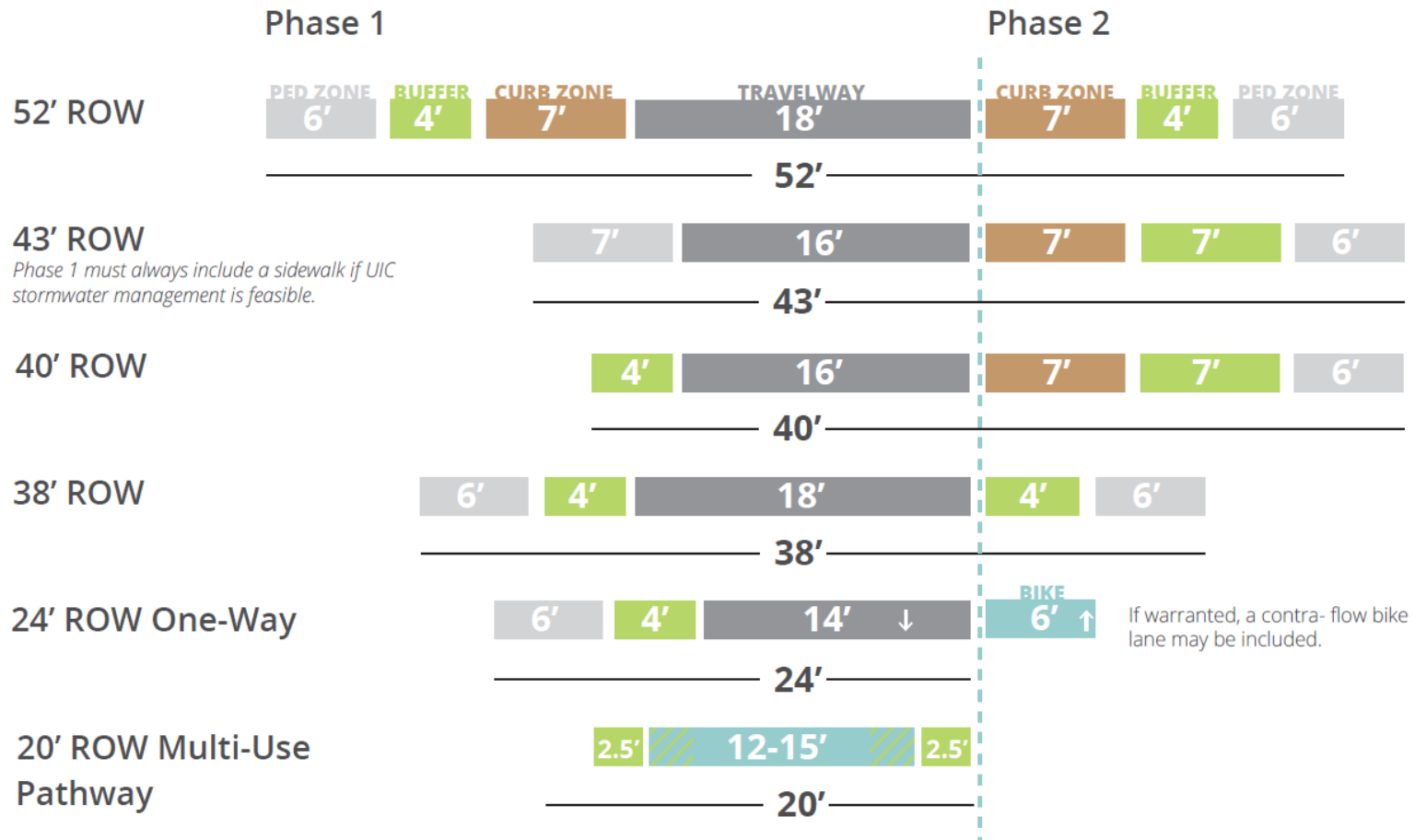
MAY, 2018  
PORTLAND BUREAU OF TRANSPORTATION



# PBOT

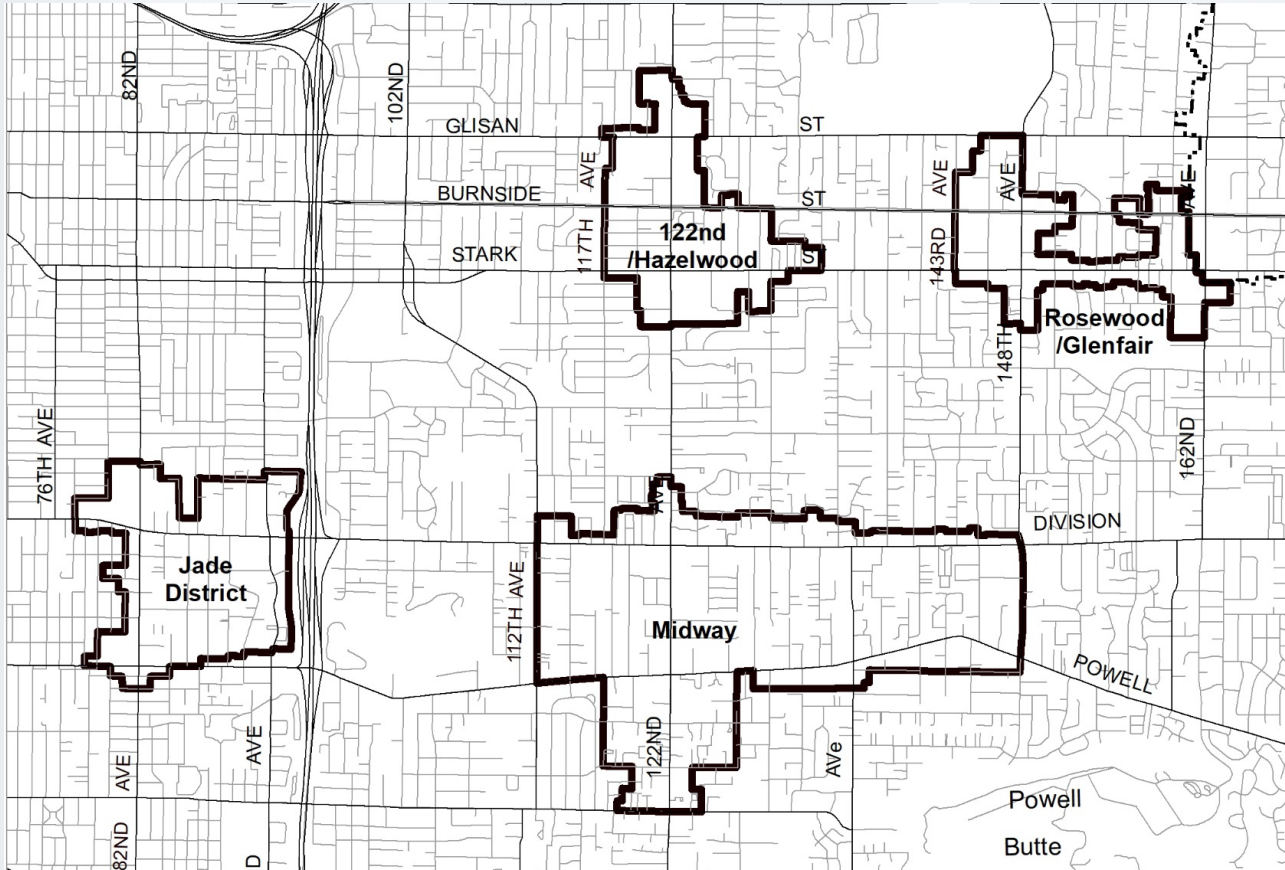


# Connection Options



# East Portland Standards and Street Connections

## 18. 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



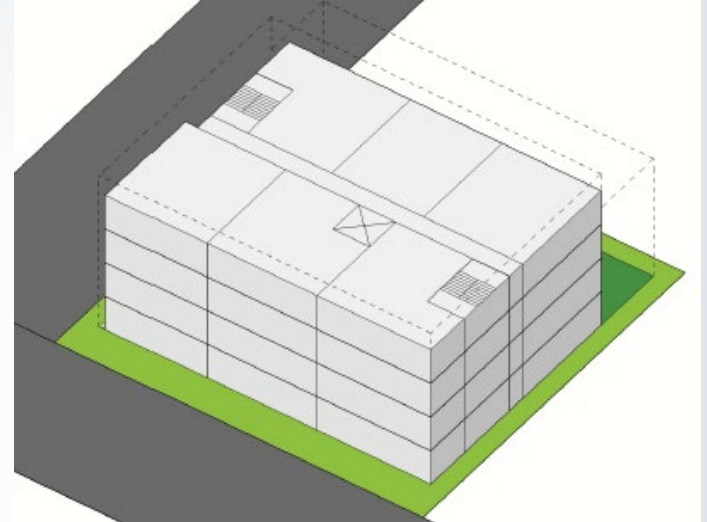
# Building Design and Scale

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

*Façade articulation*



*With*



*Without*

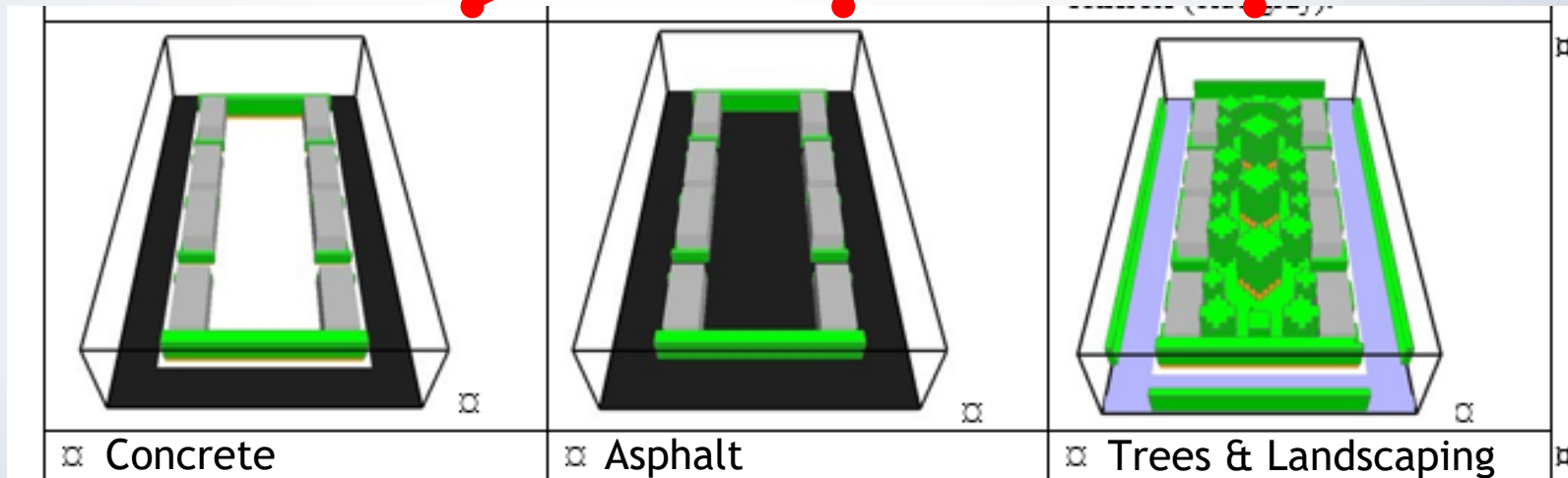
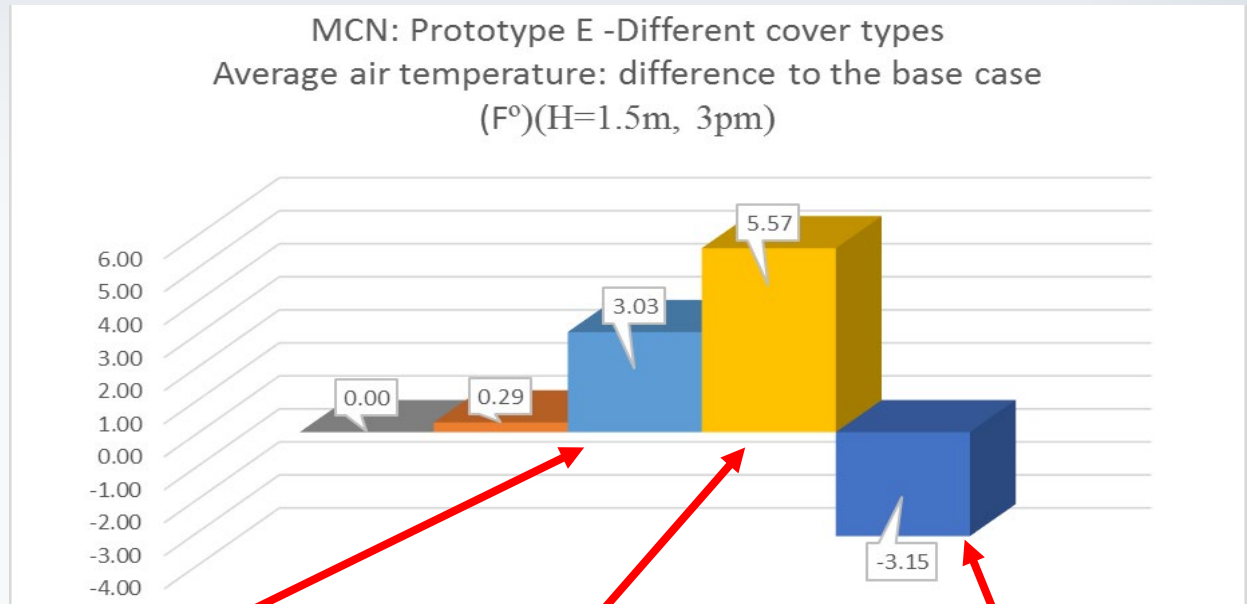
### Proposal:

- Require large facades to be divided into smaller components (25% of façade offset).
- Maximum building façade length of 100' in RM1 and RM2 zones.

# Limits on Paved Vehicle Areas and Asphalt

Implements policies related to limiting urban heat islands and paved areas

Different materials have different heat impacts. Asphalt results in greater heat.





# Title 11

## On-Site Tree Density Requirements

Table 50-2 Determining Required Tree Area		
Development Type	Option A	Option B
One and Two Family Residential	40 percent of site or development impact area	Site area minus building coverage of existing and proposed development
Multi Dwelling Residential	20 percent of site or development impact area	
Commercial/Office/Retail/Mixed Use	15 percent of site or development impact area	
Industrial	10 percent of site or development impact area	
Institutional	25 percent of site or development impact area	
Other	25 percent of site or development impact area	

# Questions from UFC Policy Committee

- 1) Does pervious pavement count towards fulfilling BHD's landscaping requirements?
- 2) Is there a potential for BHD's landscaping requirements (e.g., allowing green roofs to meet the required square footage) to result in insufficient space to meet Title 11 On Site Tree Density Standards?
- 3) Will BHD impact available space for street trees? What impact will it have on planting strip width?
  - Note that allowing flexible setbacks can help to both preserve existing trees and create space for future large trees.
  - Undulating building façades and sidewalks can create additional space for large street-facing trees on private property.
- 4) Given that current density amenity bonus for tree preservation has been little used, what is the basis for assuming the development transfer will be more effective at preserving large trees? Have other strategies for incentivizing large tree preservation been considered?
- 5) The draft references creating new street connections through East Portland's large blocks. This could conflict with goals for preserving existing Douglas fir groves. Would these be bike/pedestrian-only, or complete streets?