

Residential Infill Project Summary

DISCUSSION DRAFT

Portland is changing

By 2035, Portland will grow by approximately 123,000 households – or 260,000 people. About 20 percent of this growth is expected to be in single-dwelling residential zones. The composition and housing needs of Portland’s population are also changing. The city is becoming more diverse, the overall population is aging and the number of people per household is getting smaller. In the future, the average Portland household will be smaller with fewer children per household.

Overlapping concerns

The Residential Infill Project examines several overlapping concerns. Some concerns relate to increasing demolitions, the size of new infill houses and impacts of narrow lot development on neighborhoods. Other concerns are about the rising cost of housing, the lack of housing choice and the fear that Portland is becoming a city that is only accessible to the wealthy.

The goal of the Residential Infill Project is to update Portland's single-dwelling zoning rules to better meet the changing housing needs of current and future residents.

Topics

This project addresses these concerns through the following topics:



1. SCALE OF HOUSES

Smaller houses that better fit existing neighborhoods.



2. HOUSING OPPORTUNITY

More housing choices for people’s changing needs.



3. NARROW LOTS

Clear and fair rules for narrow lot development.

Timeline



Comments on the Discussion Draft are due by 5 p.m., Monday, November 20, 2017.

October 2017

www.portlandonline.gov/bps/infill



Bureau of Planning and Sustainability

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City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director



SCALE OF HOUSES

SCALE OF HOUSES

1. Limit the size of houses while maintaining flexibility (R7, R5, and R2.5 zones).

- Establish a limit on house size by zone that is proportional to lot size using a floor area ratio (FAR) calculation.
- Exclude attics with low ceilings and basements from house size limits.
- Allow an additional 0.15 FAR for detached accessory structures (such as garages, sheds and accessory dwelling units).

	R7 – 7,000 square foot lot	R5 – 5,000 square foot lot	R2.5 – 2,500 square foot lot
Current code	7,650 sf (1.1 to 1 FAR)	6,750 sf (1.35 to 1 FAR)	4,375 (1.75 to 1 FAR)
Proposed code	2,800 (0.4 to 1 FAR) + 1,050 sf detached structure	2,500 (0.5 to 1 FAR) + 750 sf detached structure	1,750 (0.7 to 1 FAR) + 375 sf detached structure

2. Revise how height is measured (all zones).

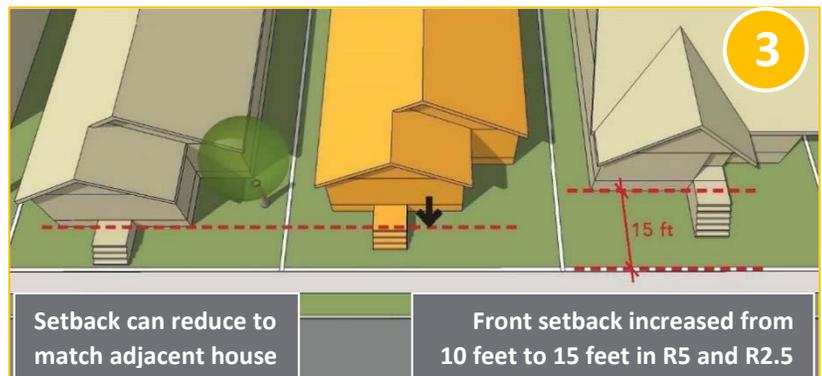
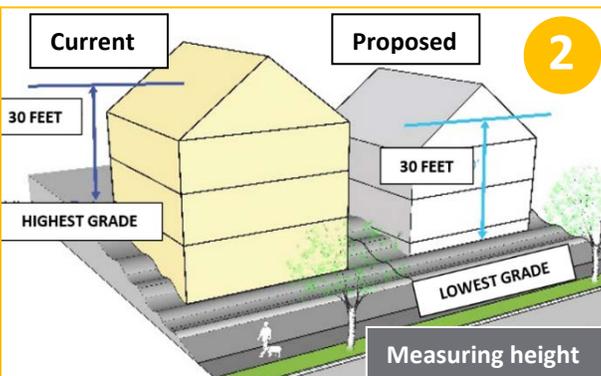
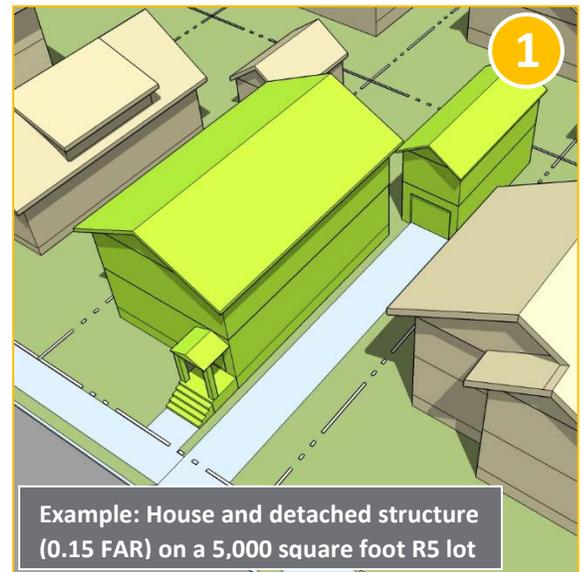
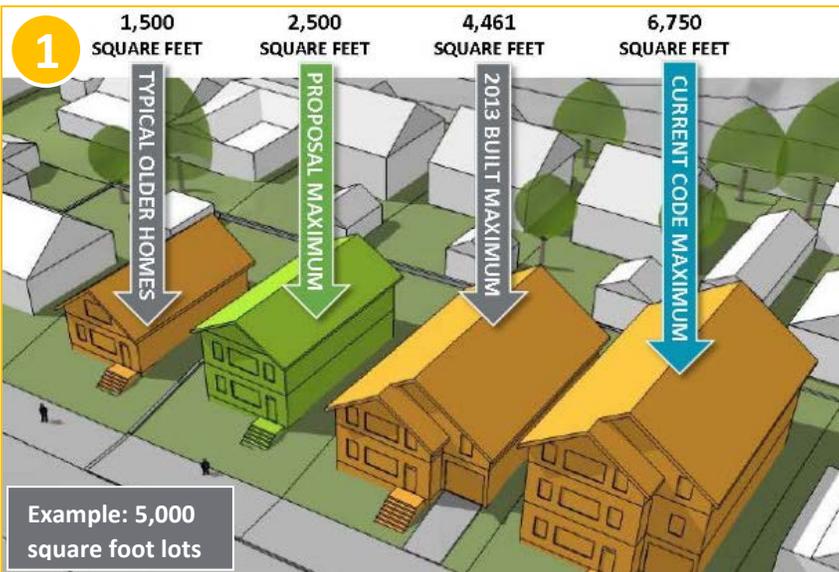
- Continue to allow 2½ story houses on standard lots (30 feet high).
- Measure height from the *lowest* point near the house, not the *highest* point.
- Clarify that small dormers are excluded from the height measurement.

3. Improve front setbacks to better reflect those of adjacent houses (R7, R5 and R2.5 zones).

- Increase front setbacks in R5 and R2.5 from 10 feet to 15 feet.
- Allow a front setback reduction to align with the house next door.

4. Improve building design (R10, R7, R5 and R2.5 zones).

- Limit the number of exterior, above-grade stairs that lead to the main entrance.
- Allow eaves to project up to 2 feet into setbacks.
- Require large, street-facing facades to be divided into smaller planes.



5. Create a new Additional Housing Opportunity overlay zone – the new ‘a’ overlay zone.

- Allow the following additional housing types in the new ‘a’ overlay if one of the units is “visitable”:
 - House with two accessory dwelling units (ADUs), one attached and one detached
 - Duplex
 - Duplex with one detached ADU
 - Triplex on corner lots
- Require the following visitability features for one unit: a low- or no-step entry, wider halls and doors, and living space and bathroom on the ground floor.
- Allow an additional 0.15 FAR for triplexes on corner lots.

6. Apply the new ‘a’ overlay zone in select areas.

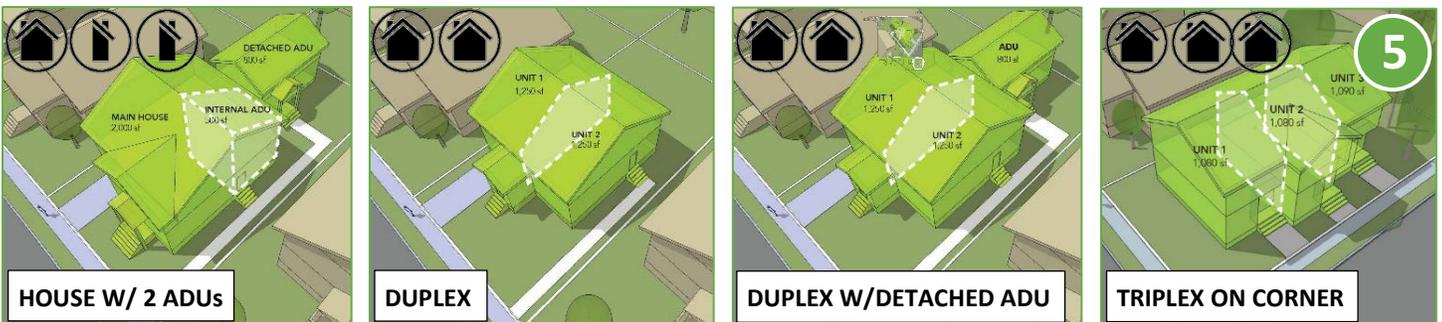
- Apply the new ‘a’ overlay to properties zoned R7, R5 and R2.5 within:
 - ¼ mile of centers;
 - ¼ mile of corridors with 15-minute bus service;
 - ¼ mile of MAX stations;
 - Inner ring districts; and/or
 - Higher opportunity housing areas (with services, amenities, jobs, schools, parks).
- Reduce the new ‘a’ overlay based on infrastructure and environmental constraints and in areas with vulnerable populations at risk of displacement.
- Expand the new ‘a’ overlay based on proximity to amenities, such as community centers, parks, schools and multiple bus lines.
- Remove the *existing* ‘a’ overlay (Alternative Design Density overlay zone) from all properties. Delete the current ‘a’ overlay zoning code provisions.

7. Provide incentives for affordable housing and historic preservation (new ‘a’ overlay zone).

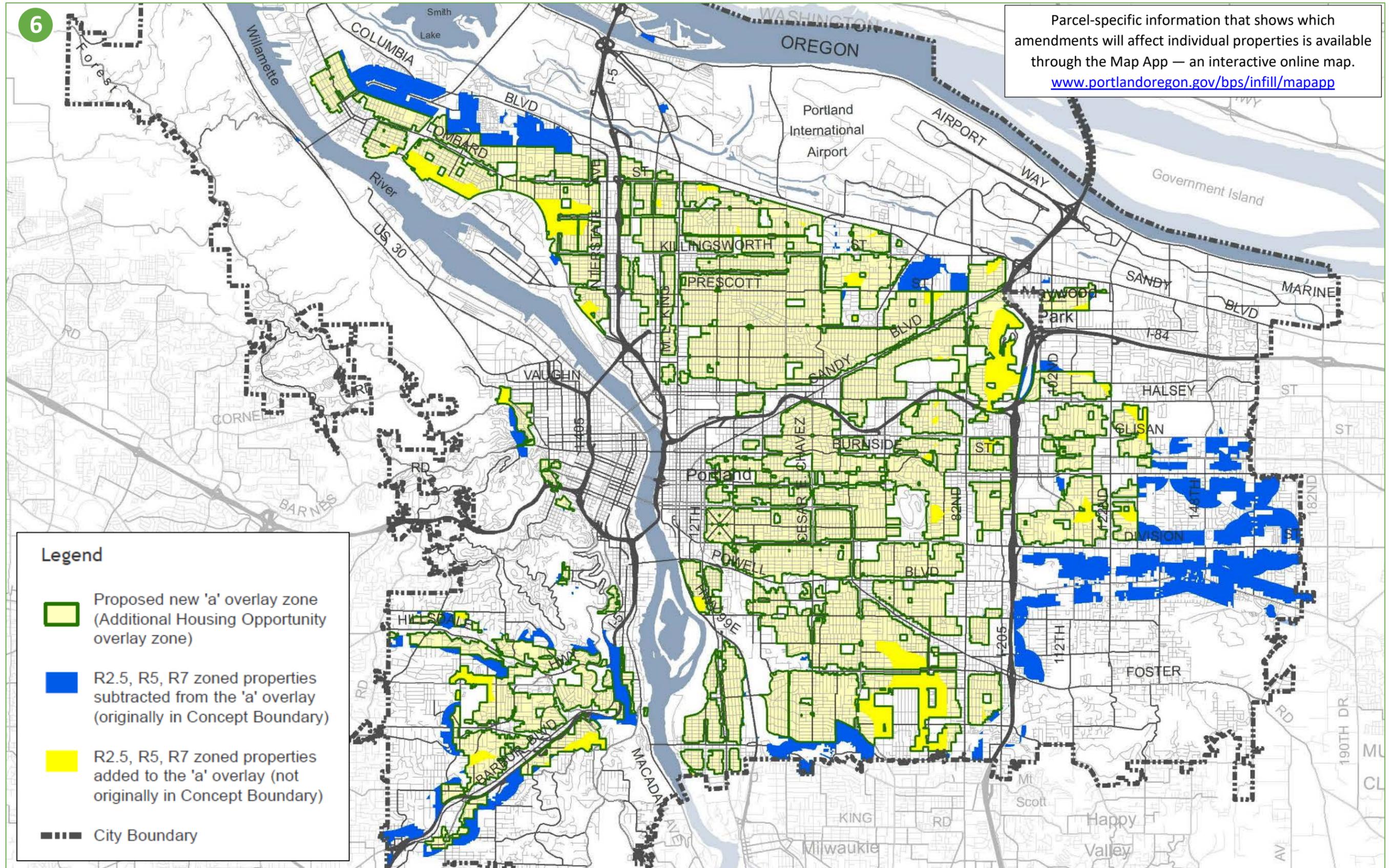
- Allow one bonus unit if all units are affordable (up to 80 percent of median family income).
- Promote preservation of historic resources when adding units through incentives such as waived parking requirements, additional FAR and flexibility in housing types.

8. Encourage more cottage cluster development (all single-dwelling zones).

- Continue allowing multiple houses to be built on a site through a Planned Development Review, but allow an ADU to be built with each house.
- Require at least half of the units in a cottage cluster development to be oriented around a common open space.
- Reduce the procedure type for some Planned Developments from Type III to Type IIx.



Lots in the new ‘a’ overlay would be allowed these additional housing types, provided they meet minimum lot size requirements.



NARROW LOTS

NARROW LOTS

9. Rezone some historically narrow lots from R5 to R2.5.

- In the 'a' overlay, rezone historically narrow lots that have the highest access to amenities from R5 to R2.5.
- For the remaining historically narrow lots zoned R5 citywide, do not allow development unless the lot meets the minimum dimension standards for the R5 zone – 3,000 square feet and 36 feet wide.

10. Revise rules for all narrow lots (less than 36 feet wide).

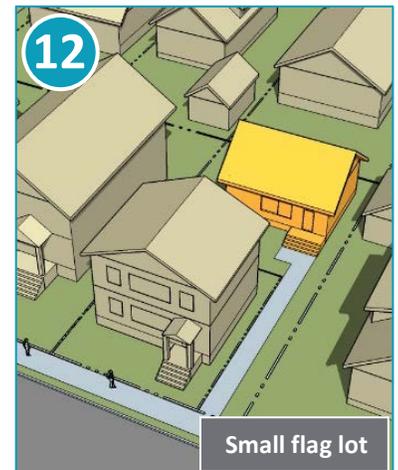
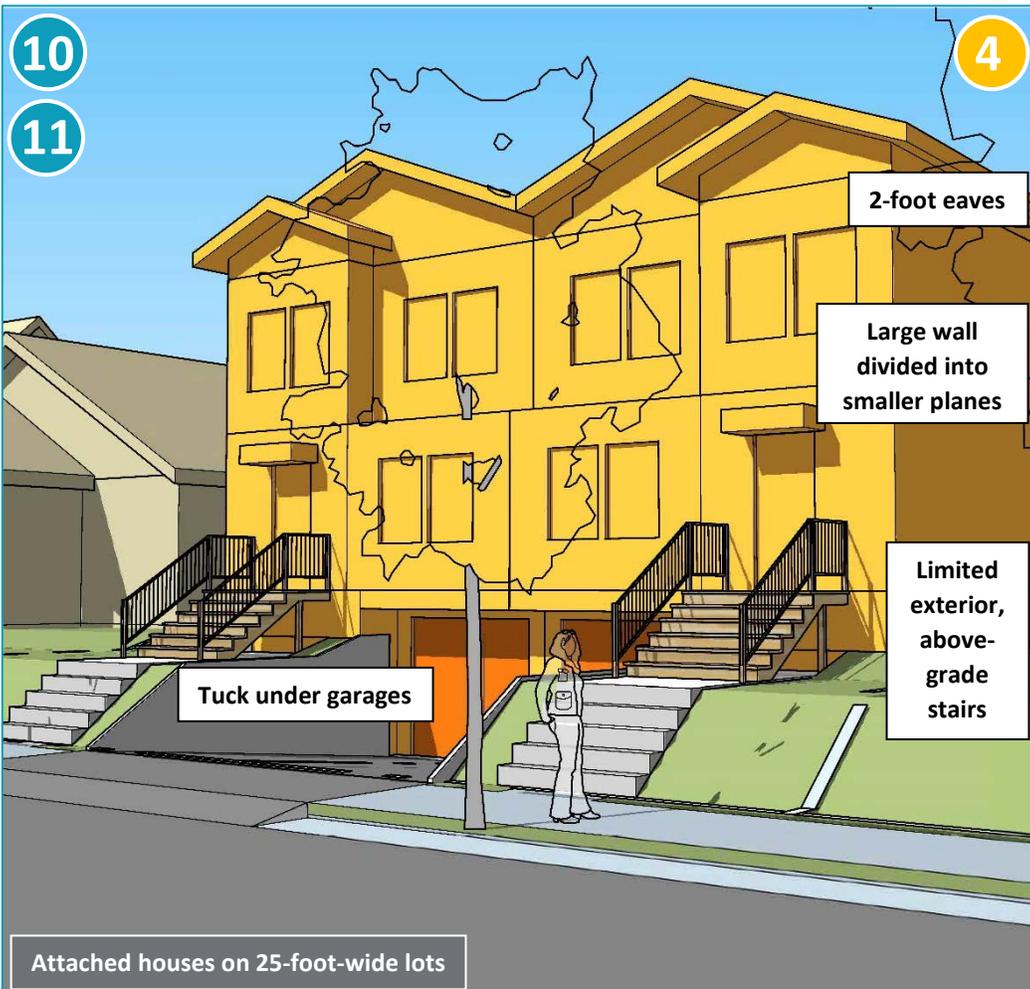
- Require attached houses on lots 25 feet wide or narrower.
- Allow attached and detached houses on lots wider than 25 feet.
- Limit height of a detached house to 1½ times its width.

11. Revise rules for parking and garages on all narrow lots (less than 36 feet wide).

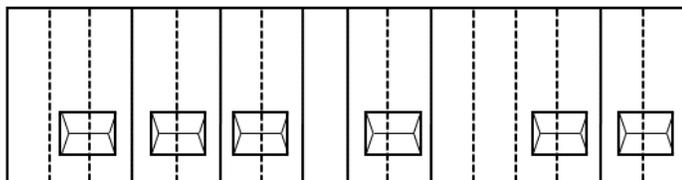
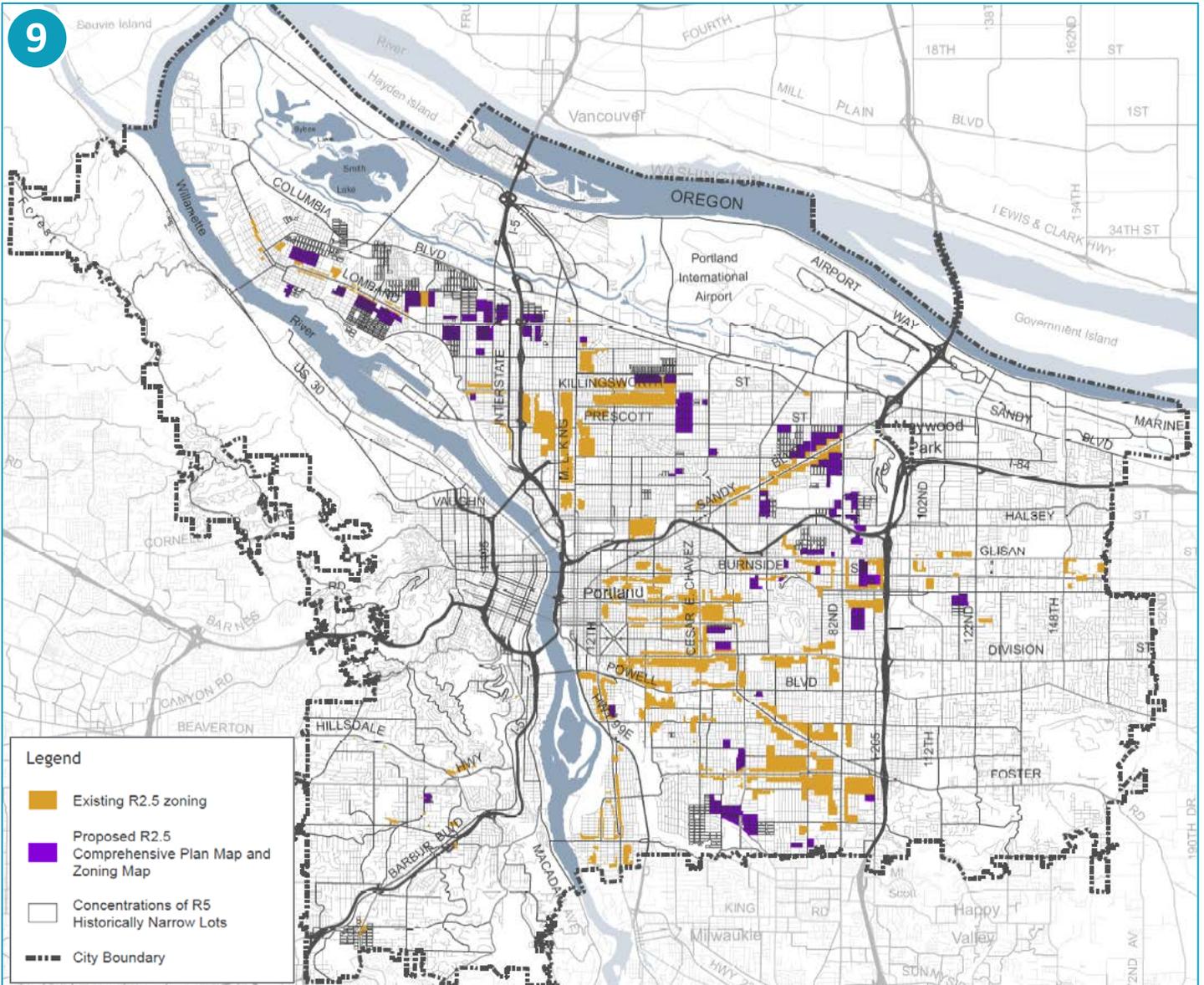
- Allow, but don't require, parking on narrow lots.
- Continue disallowing at-grade garages on attached and detached houses less than 22 feet wide, but allow tuck-under garages on all attached houses.
- On a lot abutting an alley, require access from the alley when parking is proposed.

12. Make improvements to the R2.5 zone.

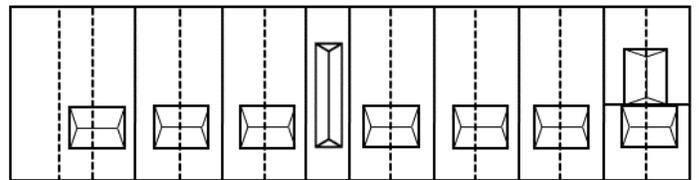
- Require at least two units when new development is proposed on a 5,000-square-foot lot or larger.
- For land divisions, reduce the minimum lot width from 36 to 25 feet.
- Allow property lines to be adjusted to create a small flag lot (less than 3,000 square feet) when a house is retained.
- Create rules for small flag lots that restrict the size of the new house to 1,000 square feet and the height to 20 feet, and require exterior design elements.



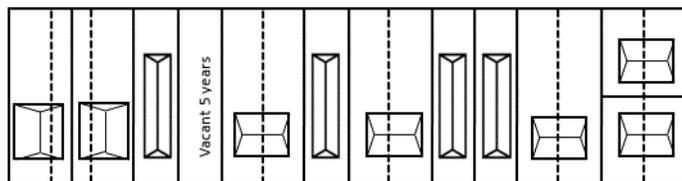
Proposed Base Zone Map Changes (R5 to R2.5)



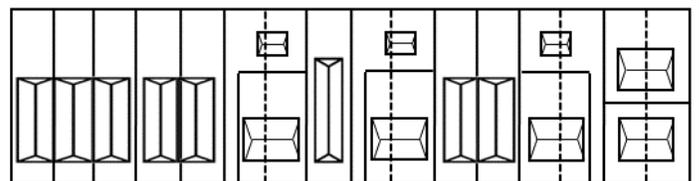
Existing historically narrow lots



R5 - Proposed infill potential



R5 - Current infill potential



R2.5 - Proposed infill potential

Residential Infill Project | LEARN MORE AND PARTICIPATE!

Phase I: Concept development

The concepts for the proposals were developed in Phase I, which took place in 2015 and 2016. In addition to the engagement of the 26-member Stakeholder Advisory Committee, over 10,000 people participated in Phase I. After hearing public testimony, City Council unanimously accepted the Residential Infill Project Concept Report with amendments in 2016.

Phase II: Code and map amendments

The proposals in the Residential Infill Project *Discussion Draft* are part of Phase II and include the Zoning Code and Zoning Map amendments needed to implement the concepts from Phase I. This 8-page document summarizes the draft proposals.

Staff is now sharing the draft amendments with the public and taking comments to develop a *Proposed Draft* for the Planning and Sustainability Commission’s consideration. You’re invited to participate in the following ways:

Kickoff meeting: Tuesday, October 10, 2017, 5 – 7:30 p.m.*

1900 Building, 1900 SW 4th Avenue, 2nd floor | *Presentation starts at 6:30 p.m.

Drop-in office hours

EAST	Wednesday, October 11, 2017 5 – 6 p.m. East Portland Neighborhood Office (EPNO) – 1017 NE 117 th Ave	NE	Monday, October 23, 2017 5 – 7 p.m. Central Northeast Neighborhoods (CNN) – 4415 NE 87 th Ave	NORTH	Thursday, Nov 2, 2017 5 – 7:30 p.m. Kenton Firehouse 8105 N Brandon St
NE	Thursday, October 19, 2017 5 – 7 p.m. Northeast Coalition of Neighborhoods (NECN) – 4815 NE 7 th Ave	SW	Monday, October 30, 2017 5 – 7:30 p.m. Multnomah Arts Center 7688 SW Capitol Hwy	SE	Tuesday, November 7, 2017 5 – 7:30 p.m. Southeast Uplift (SEUL) 3534 SE Main St

Submit Comments by Monday, November 20, 2017 at 5 p.m.

With an online comment form: www.surveymonkey.com/r/residentialinfill

By U.S. Mail: City of Portland Bureau of Planning and Sustainability;
Attn: Residential Infill Project
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201

By email: residential.infill@portlandoregon.gov

Morgan Tracy, Project Manager | 503-823-6879

Julia Gisler, Public Involvement | 503-823-7624

Next Steps

After considering public comments on the *Discussion Draft*, staff will prepare a *Proposed Draft* for the Planning and Sustainability Commission’s consideration. At that time, the public will be invited to submit formal public testimony to the PSC, at a public hearing in the winter of 2018. The Commission may amend the proposal and will subsequently vote to recommend changes to Portland City Council.

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