

Residential Infill Project Summary

RECOMMENDED DRAFT

Shaping the future of our neighborhoods together

Portland's neighborhoods have always been places of change. So it's important to work together as a community to make sure that change is for the better and benefits all of us.

By 2035, Portland will grow by more than 100,000 households. The city's popularity, changes in housing demand and other factors have resulted in a housing shortage that has driven up housing costs. Also, housing market changes have made it more attractive to construct large, expensive new houses in older residential neighborhoods — even as the number of people per household is getting smaller.

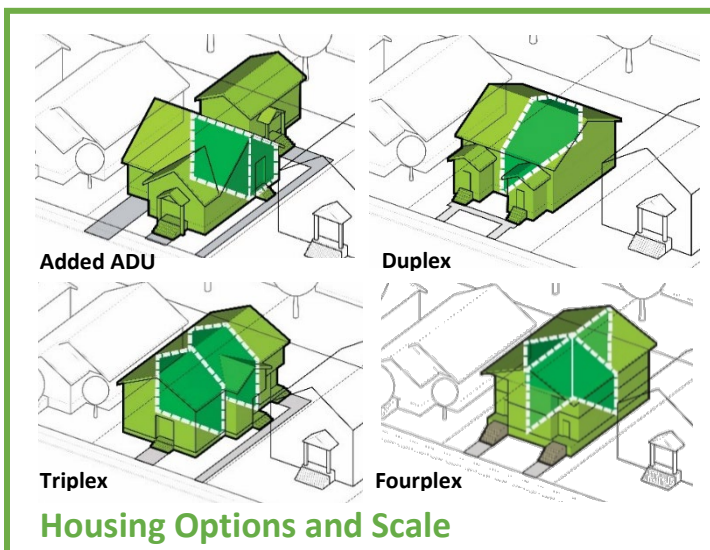
To address these issues around growth and change, the City of Portland is taking a look at the rules that determine the types of housing allowed in our neighborhoods.

This proposal would allow more housing units to be built in residential neighborhoods, *but only if they follow new limits on the size of new buildings.*

As Portlanders, we have an opportunity to update the rules that shape our residential neighborhoods so that more people can live in them, while limiting the construction of very large new houses.

How this project is organized

This project addresses these concerns through the following topics:



These proposals would **add more housing options to meet people's changing needs.**

This provides a summary of the key elements in the Planning and Sustainability Commission's recommendation but is not intended to reflect all the recommended changes. For more detail, please review the full Recommended Draft.

August 2019

www.portlandoregon.gov/bps/infill



Bureau of Planning and Sustainability

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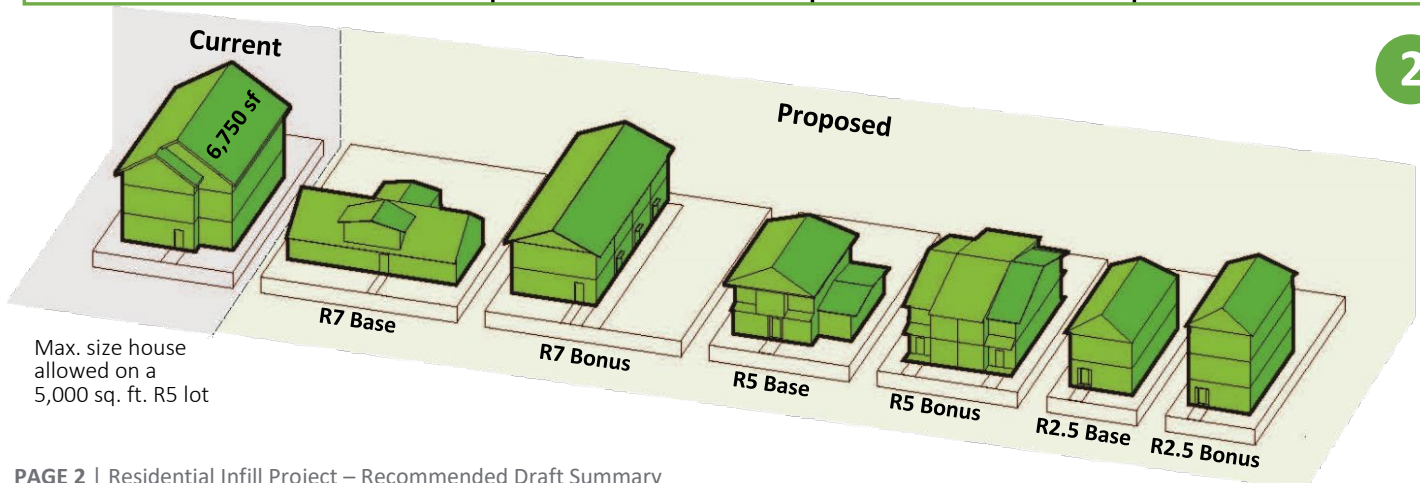


HOUSING OPTIONS AND SCALE

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1. **Allow for more housing types (R7, R5 and R2.5 zones).**
 - a. Allow for duplexes, triplexes and fourplexes.
 - b. Allow a house to have two accessory dwelling units (ADUs) or a duplex to have one ADU.
 - c. Limit lots with the following constraints to a house plus one ADU or a corner lot duplex:
 - 100-year floodplain
 - Areas identified in the natural resource inventory (NRI)
 - Landslide hazard areas
 - Unpaved streets
 - d. Set a minimum lot size for lots with 1 or 2 units and a larger lot size for lots with 3 or 4 units.
2. **Limit the overall size of buildings (R7, R5 and R2.5 zones).**
 - a. Set a total maximum building size, measured by floor-to-area ratio (FAR), that is less than what is achievable today.
 - b. Scale the FAR to increase as the number of units increases on the site.
 - c. Exclude attics and basements from FAR.
 - d. Allow a bonus increase in FAR on the site if:
 - At least one of the units is affordable (80% median family income); or
 - Units are added to a site with an existing house and the street-facing facade of the house remains substantially unaltered.
 - e. Allow existing houses to add up to 250 sq ft every 5 years, regardless of building size limit.

		Zone								
		R7			R5			R2.5		
		Min. lot size	FAR		Min. lot size	FAR		Min. lot size	FAR	
Base	With bonus		Base	With bonus		Base	With bonus			
# of Units	Allowed Housing Type									
1	House	4,200 sq ft	.4	n/a	3,000 sq ft	.5	n/a	1,600 sq ft	.7	n/a
2	Duplex <i>or</i> house + ADU		.5	.6		.6	.7		.8	.9
3	Triplex <i>or</i> duplex + ADU <i>or</i> house + 2 ADUs	5,000 sq ft	.6	.7	4,500 sq ft	.7	.8	3,200 sq ft	.9	1.0
4	Fourplex									
Current allowed FAR (based on setbacks, height, building coverage)		1.1 FAR			1.35 FAR			1.75 FAR		

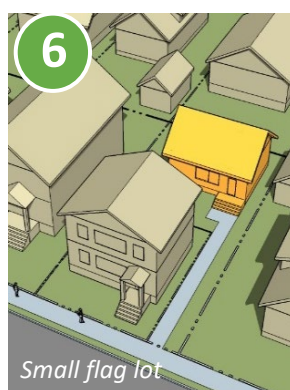
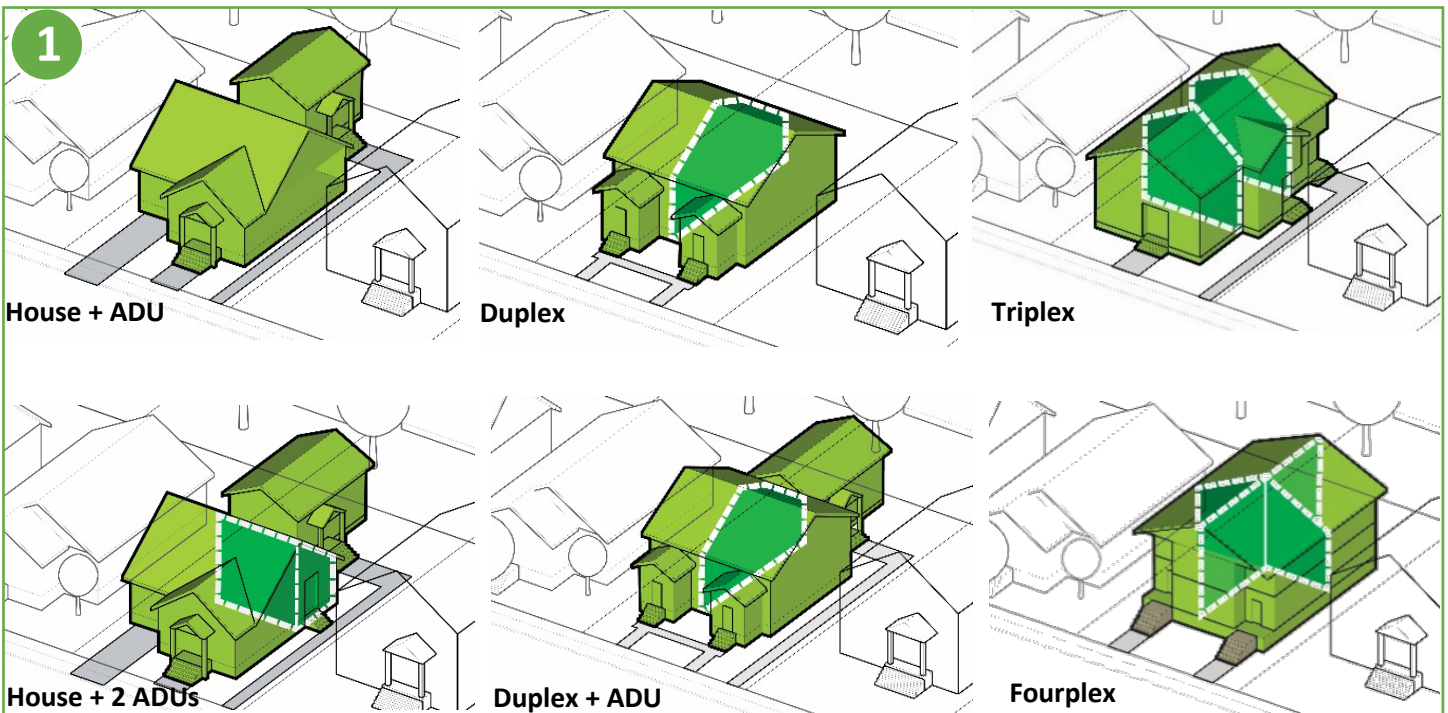


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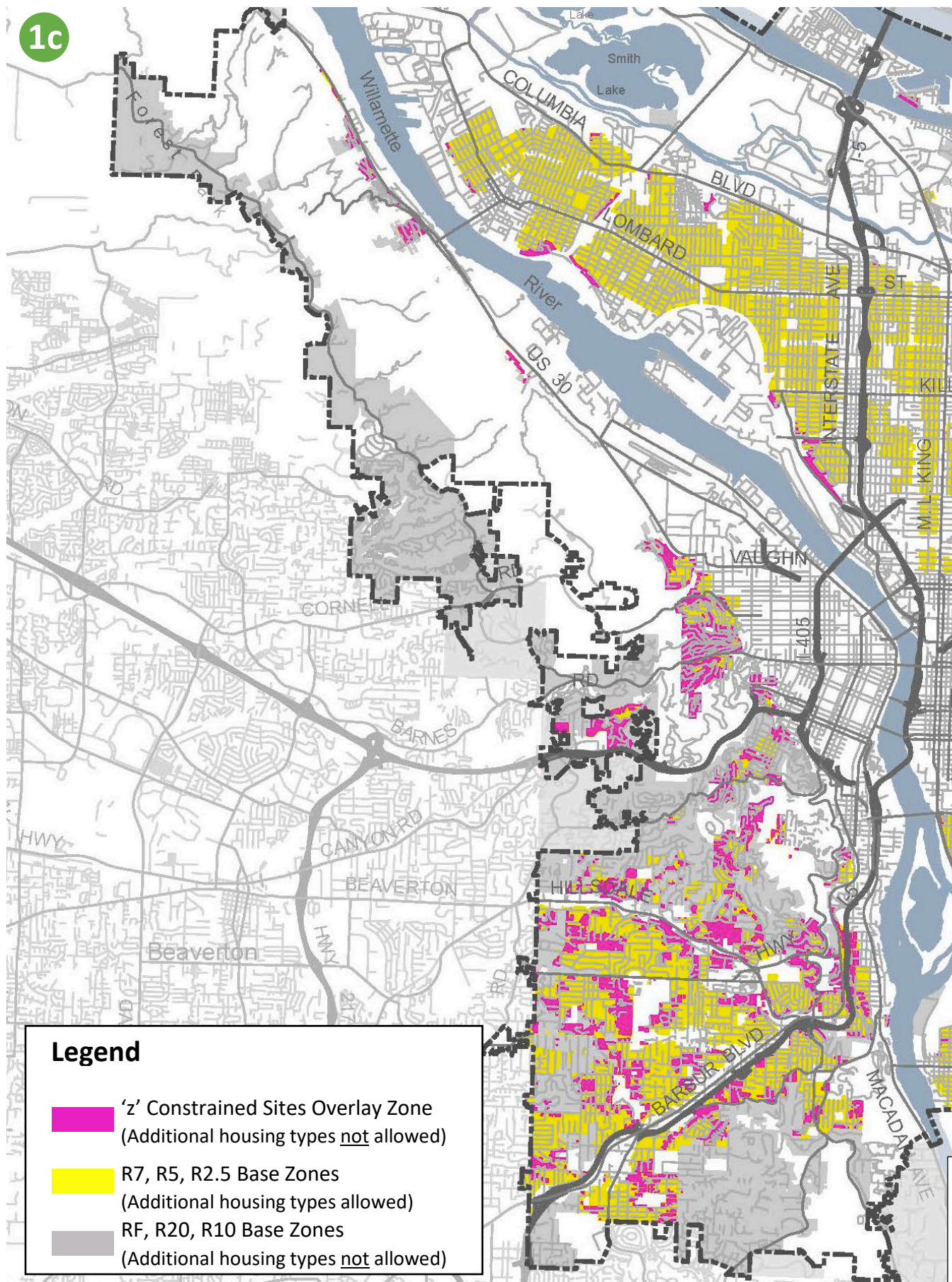
HOUSING OPTIONS AND SCALE

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3. For 3 or 4 units, at least 1 unit must be visitable (R7, R5 and R2.5 zones). The visitable unit must have a no step entry, wider doorways, with a bathroom and living area on the ground floor.
4. Require at least 2 dwelling units when developing a vacant double-sized lot (R7, R5 and R2.5 zones).
5. Rezone half of the historically narrow lots from R5 to R2.5. Allow the remainder of the historically narrow lots in the R5 zone to be built with pairs of attached houses.
6. Allow small flag lots through property line adjustments (R5 and R2.5 zones).
 - a. Require that the existing house be retained and exempt from FAR limits at the time of the property line adjustment review.
 - b. In the R5 zone, limit the height of the house on the flag lot to 20 feet, limit its size to 1,000 square feet and require additional exterior design elements.
7. Continue to allow different building forms and site arrangements through a planned development review (R7, R5, and R2.5 zones). Align density allowances and review procedure thresholds between planned developments and land divisions.

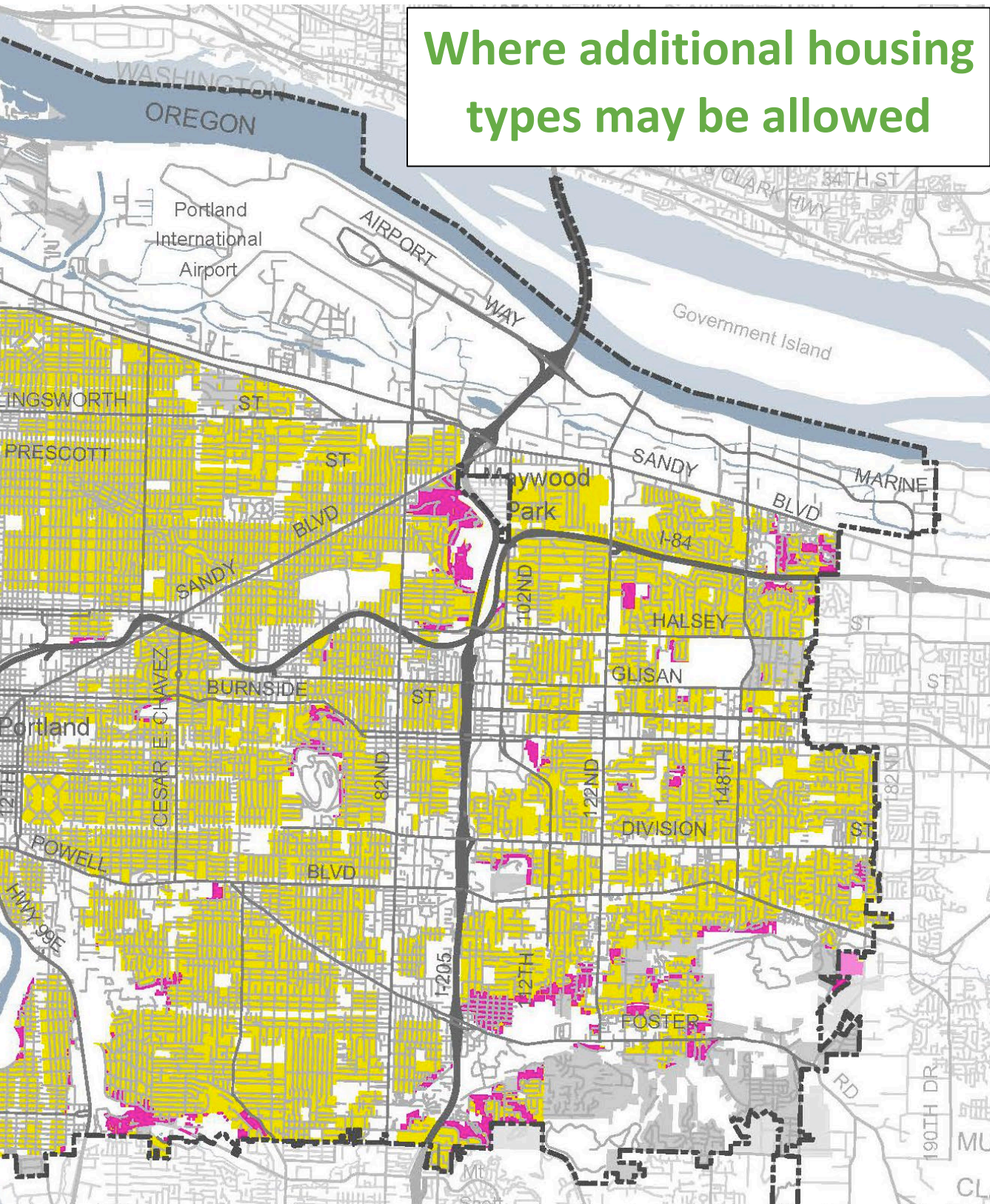


The Residential Infill Project



Proposed New 'z' Overlay Zone

Where additional housing types may be allowed



Lots with the proposed 'z' overlay are constrained by natural hazards or natural resources and are not eligible for the additional housing types shown in Proposal #1. The 'z' overlay does not reflect lots that do not meet minimum lot size requirements or lots on unmaintained streets. Searchable parcel-specific information is available through the interactive Map App. www.portlandoregon.gov/bps/infill/mapapp

BUILDING DESIGN

BUILDING DESIGN

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

- Measure height from the lowest point near the house, not the highest point.
- Exclude small dormers from the height measurement calculation.
- Continue to allow 2-½ story houses (30 feet high) on standard lots.

9. Address building features and articulation.

- Limit how high the front door can be above the ground (exempt lots in floodplains).
- Allow eaves to project up to 2 feet into setbacks.
- Allow the front door of each corner lot duplex unit to face the same street.

10. Provide greater flexibility for Accessory Dwelling Unit (ADU) design.

- Maintain current ADU size allowances.
- Allow basement ADU conversions to exceed the 800 square feet/75%-size cap in an existing house.
- Allow the front door of an internal ADU to face the street.

11. Modify parking rules.

- Eliminate minimum parking requirements for residential uses in single-dwelling zones.
- Require that lots on alleys use alleys for parking access.
- Limit the width of street-facing garages to 50% or less of the building façade.
- Incorporate changes from the Better Housing by Design project by prohibiting parking between the front of the building and the street.

12. Improve building design on lots less than 32 feet wide.

- Limit the height of a detached house to 1-½ times its width.
- Require attached houses on lots 25 feet wide and narrower.



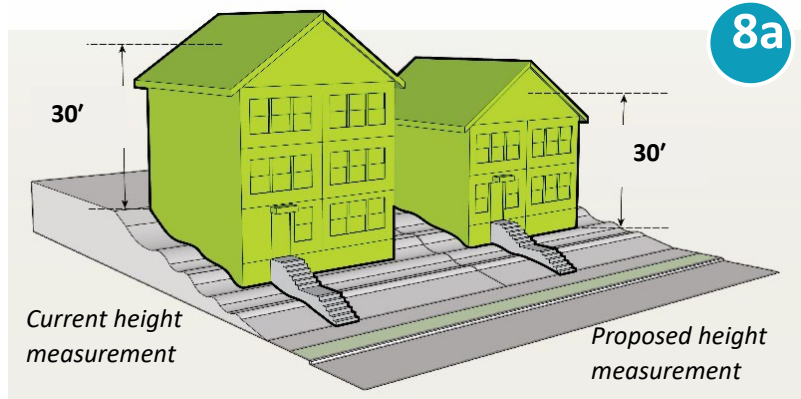
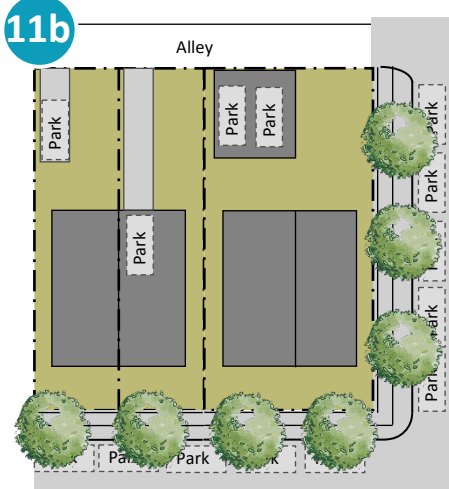
Larger eave projections would be allowed



Tall flights of stairs to the front door would no longer be allowed

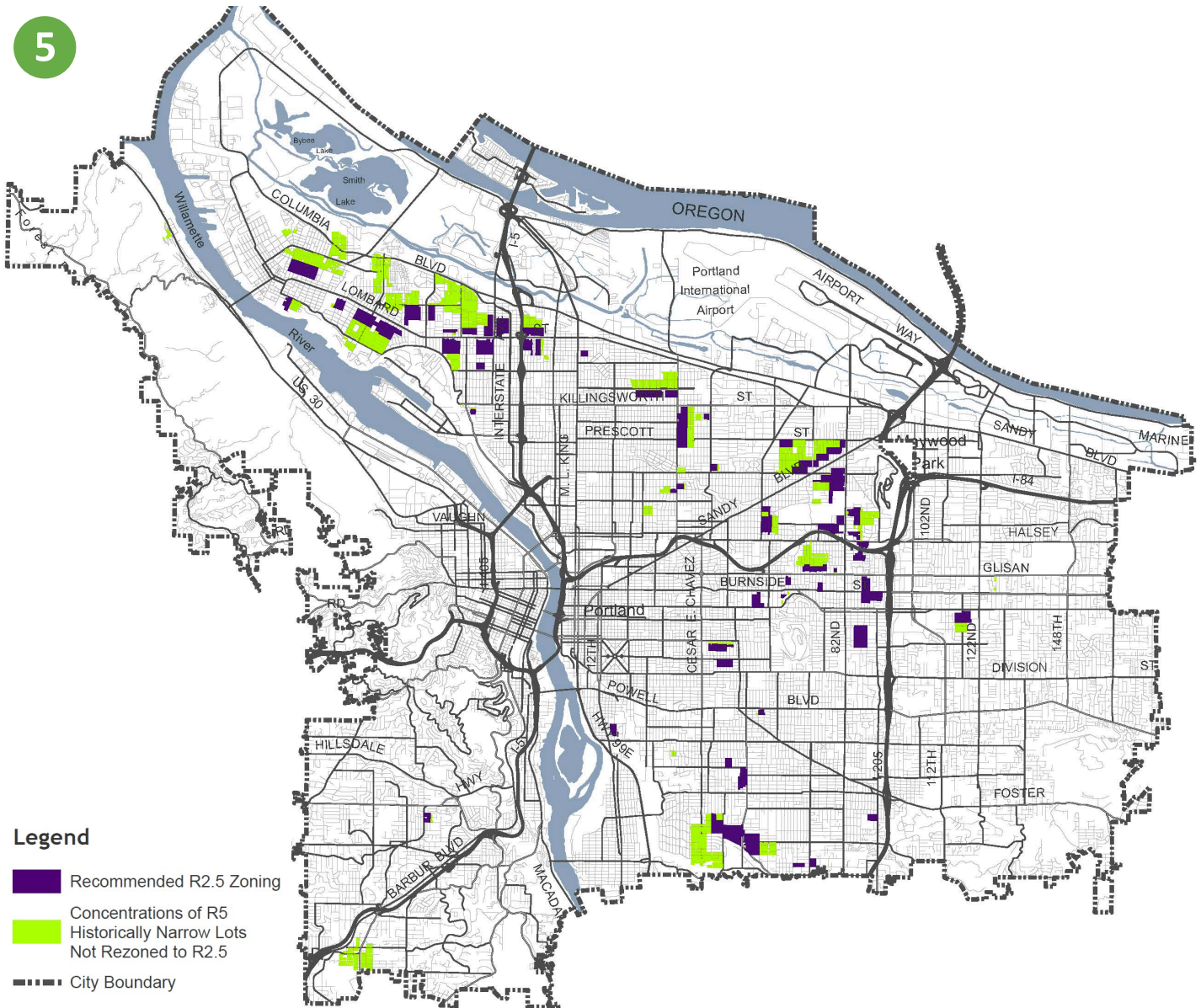


Example of a pair of attached houses on 25-foot-wide lots



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

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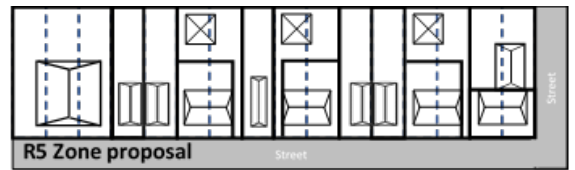
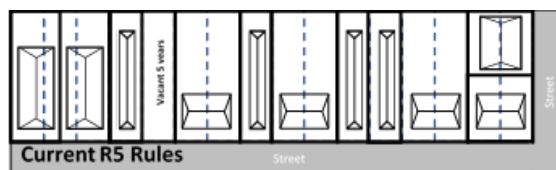
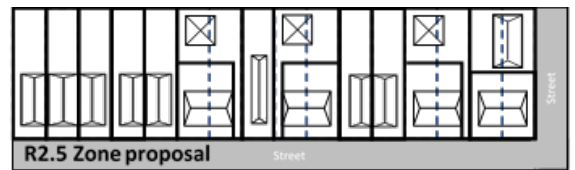
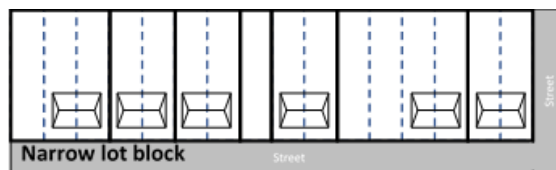


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Smaller, shorter detached houses allowed on 26- to 32-foot-wide lots



Residential Infill Project | [LEARN MORE](#)

Phase I: Concept Development

The concepts for these 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, more than 7,000 people participated in an online questionnaire during 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

Staff received more than 3,700 comments on the *Discussion Draft*, which helped refine the *Proposed Draft*. The *Proposed Draft* includes the Zoning Code and Zoning Map amendments to implement the concepts from Phase I. A *Revised Proposed Draft* was developed as a result of changes that the Planning and Sustainability Commission directed in response to testimony and to further advance the goals and policies in the Comprehensive Plan.

The Recommended Draft

During two public hearings in May 2018, the Planning and Sustainability Commission heard from more than 130 people and received more than 1,200 written pieces of testimony. In response to this public testimony, the Commission held eight work sessions with staff between June and September, resulting in several key changes from the original *Proposed Draft* that were incorporated into a *Revised Proposed Draft*. On March 12, 2019 the Commission voted to recommend City Council adopt the amendments in the *Recommended Draft*, summarized here and available on the project website.

Learn more

Visit our project website and the interactive Map App on any computer, tablet or smart phone.

1. Project website: www.portlandoregon.gov/bps/infill

Get the latest news, view documents and more.

2. Map App: www.portlandoregon.gov/bps/infill/mapapp

Learn how the proposals may affect individual properties across Portland. Type in the property address to see proposed changes that may affect your property.

3. Ask staff a question. Call 503-823-6879 or email us at residential.infill@portlandoregon.gov.

Next steps

The *Recommended Draft* will be forwarded to City Council for additional public testimony and hearings, deliberations, possible amendments and a vote.

The *Recommended Draft* is tentatively scheduled to be heard by City Council in December 2019. Check the project website for the latest information, or sign up to stay informed through monthly e-updates:

www.portlandoregon.gov/bps/article/555758

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Chuyển Ngữ hoặc Phiên Dịch

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