

RDC PEG Topic and Working Draft Policy Review

February 14, 2013

Topic: Single and multi-dwelling design and compatibility.
Issue 1: Height, bulk, scale, and features of new infill single and multi-dwelling development

Working Draft (January 2013)	First Draft Proposal (Oct 2012)	Early Policy Ideas (July – Oct 2012)
<p>GOAL 5.B. Context-sensitive design and development New development and public infrastructure in Portland respects and enhances the distinctive physical, historic, and cultural qualities of its location while accommodating growth and change. Development standards reflect geographic context and strengthen the identity and positive design features of Portland’s distinct districts and neighborhoods.</p> <p>GOAL 5.F. Human and environmental health Portland’s neighborhoods and developments enhance human and environmental health by protecting safety and livability, encouraging sustainable and active design, and integrating nature into the built environment.</p>	<p><i>GOAL: Development in Portland’s residential areas reflects care and attention for established architectural and spatial contexts.</i></p>	
<p>Policy 5.10 Neighborhood characteristics. Enhance the positive characteristics of Portland’s neighborhoods and districts as they continue to evolve.</p> <p>5.10.a. Encourage new development that respects the unique built and natural characteristics of Portland’s five primary pattern areas and smaller areas of distinct identity.</p> <p>5.10.b. Encourage the development of character-giving design features, that are responsive to place and the cultures of communities, in areas of emerging identity.</p> <p>5.10.c. Encourage context-sensitive development designed to respond to and enhance the positive qualities of site and context.</p> <p>Policy 5.11 Residential areas. Maintain residential areas outside of centers and corridors as places of relative stability, encouraging new development designed to integrate into the urban fabric of neighborhoods.</p>	<p><i>Encourage new residential development that respects the architectural context and natural landscape of Portland’s distinctive areas and neighborhoods. (12.2.B - revised)</i></p> <p><i>Establish approaches to ensure that new development builds on the positive qualities that distinguish different areas. Add new buildings to established areas with care and respect for the existing architectural and spatial context. (12.6.C – revised)</i></p> <p><i>Establish approaches to ensure that new development builds on the positive qualities that distinguish different areas. Add new buildings to established areas with care and respect for the existing architectural and spatial context. (12.6.C – revised)</i></p> <p><i>Establish development tools that differentiate among building types and recognize the character-giving elements of different areas, including trees, terrain, setbacks, height, lot coverage, building wall length and façade articulation.</i></p>	<p><i>12.2 Objective B, Enhancing Variety: Enhance the residential scale of Portland’s neighborhoods while accommodating the growth allowed by the City’s Comprehensive Plan. Encourage the development of a distinct and attractive urban identity in each of Portland’s neighborhoods. As each new community plan is created, give consideration to how it links to and coordinates with urban design elements of adjacent areas.</i></p> <p><i>12.6 Objective C, Preserve Neighborhoods: While accommodating increased density build on the attractive qualities that distinguish the area. Add new building types to established area with care and respect for the context that past generations of builders have provided</i></p> <p><i>12.7 Objective F, Design Quality: Establish development standards that foster compatible design solutions in areas not subject to design review. Identify and establish standards aimed at improving how development projects fit into the community.</i></p>

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<p>5.11.a. Prioritize design approaches in residential areas that respect the general scale and character of the area, encouraging continuity with patterns such as building forms, street frontage relationships, mid-block open space patterns, and architectural and landscape features.</p> <p>5.11.b. Encourage small-scale compatible infill in residential areas, especially infill that helps expand affordable housing options, accommodates a more diverse range of household types, and contributes to achieving a more sustainable built environment.</p> <p>Policy 5.13 Inner Neighborhoods. Within Portland's Inner Neighborhoods, guide development in ways that enhance the fine-grain, pedestrian-scaled built environment of the neighborhoods' main streets, mixed-use districts, and residential areas.</p> <p>5.13.b. Continue development patterns in residential areas and their green-edged, tree-lined streets.</p> <p>5.13.c. Preserve the area's urban fabric of compact blocks and its highly interconnected grid of streets.</p> <p>Policy 5.14 Western Neighborhoods. In the Western Neighborhoods, encourage development to respond to and integrate the area's prominent characteristics, such as its hilly topography, streams, ravines, and forested slopes, while cultivating a built environment that is accessible to all people.</p> <p>5.14.b. Preserve and enhance the area's network of green spaces, parks, and tree canopy.</p> <p>5.14.e. Encourage larger developments to integrate, restore, and extend the area's systems of green connections, such as streams, ravines, and trails.</p> <p>Policy 5.15 Eastern Neighborhoods. In the Eastern Neighborhoods, guide development in ways that respond to and enhance the area's distinctive mix of urban patterns, streets, and natural features, such as buttes, streams, and large native trees.</p>	<p><i>Improve ways to address the design, urban form and building massing in areas that are transitioning over time from predominantly single family development to multi-family development.</i></p>	<p>12.8 Objective E, Community Planning: Use the creation of new design districts and zoning standards to reduce the likelihood of conflicts between new and existing developments. Address problems that emerge when new infill development is at greater density than existing development.</p> <p>New Policy: Encourage new residential development that is compatible with the existing character and scale of Portland's neighborhoods by tailoring regulations for height, setbacks, and lot coverage based on a "5 Portlands" development characteristics approach.</p>
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<p>5.15.a. Strive to guide the area’s evolving street and block system in ways that build on positive aspects of the area’s large blocks, such as opportunities to continue mid-block open space patterns and create new connections through blocks that make it easier to access community destinations.</p> <p>5.15.c. Encourage development and right-of-way design that preserves and incorporates Douglas fir trees and groves.</p> <p>5.15.d. Encourage development suited to the area’s lot and block structure.</p> <p>5.15.e. Encourage landscaped edges along residential corridors on major streets, continuing the area’s green character and providing a more livable environment.</p> <p>5.32.b. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents.</p>		
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Topic: Design quality and compatibility in design and conservation districts
Issue 2: Better development results in Design and Conservation Districts for projects reviewed outside of the Design Review process.

Working Draft (January 2013)	<i>First Draft Proposal (Oct 2012)</i>	<i>Early Policy Ideas (July – Oct 2012)</i>
<p>GOAL 5.B. Context-sensitive design and development New development and public infrastructure in Portland respects and enhances the distinctive physical, historic, and cultural qualities of its location while accommodating growth and change. Development standards reflect geographic context and strengthen the identity and positive design features of Portland’s distinct districts and neighborhoods.</p> <p>GOAL 5.E. Historic and cultural resources Portland’s historic and cultural resources are preserved and retained as integral parts of an urban environment that continues to evolve.</p>		

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<p>Policy 5.35 Historic and cultural resource protection. Protect and restore old and historic buildings and places that contribute to the distinctive character and history of Portland's evolving urban environment.</p> <p>5.35.a. Consider the distinctive characteristics and history of Portland's neighborhoods when making decisions regarding growth, urban design, and the design of public improvements.</p> <p>5.35.b. Encourage development that fills in vacant and underutilized gaps while preserving and complementing historic resources.</p> <p>5.35.d. Protect potentially significant historic structures from demolition until the City can determine the significance of the structure and explore alternatives to demolition.</p> <p>5.35.f. Encourage historic preservation in areas that are underrepresented by historic preservation efforts and programs.</p> <p>Policy 8.9 Overlay zones. Overlay zones are applied where a situation exists in multiple locations and several base zones, such as the need to protect natural or historic resources.</p> <p>8.9.a Establish design review or historic design review in areas that are important to Portland's identity, setting, or history, and to the enhancement of its character.</p> <p>Also see Issue 1 Policies</p>	<p><i>Preserve and support the qualities of residential areas of special identity, historic or unique character using enhanced development and design tools. (Revised 12.2)</i></p>	<p><i>12.7, Objective A, Design Quality: Establish design districts and historic design districts for areas of attractive character within the City. Use design zones to enhance the character of the area. Establish guidelines of design acceptability that ensure continuation of each design district's desired character. Design guidelines should make the public's objectives for the design review process clear to those developing property.</i></p> <p><i>12.2, Enhancing Variety: Promote the development of areas of special identity and urban character. Portland is a city built from the aggregation of formerly independent settlements. The City's residential, commercial and industrial areas should have attractive identities that enhance the urbanity of the City.</i></p> <p><i>12.6, Preserve Neighborhoods: Preserve and support the qualities of individual neighborhoods that help to make them attractive places. Encourage neighborhoods to express their design values in neighborhood and community planning projects. Seek ways to respect and strengthen neighborhood values in new development projects that implement this Comprehensive Plan.</i></p> <p><i>New Policy: Examine and develop desired character statements and standards to enhance the non-discretionary design review process, promote community objectives and provide developers with clear guidance. Base character statements and standards on the "5 Portlands" approach.</i></p>
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Topic: Development transitions
Issue 3: The height and massing of new urban scale residential and mixed-use development can affect the light, air and livability of residences in abutting single-dwelling zoned areas.

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<p>GOAL 5.B. Context-sensitive design and development New development and public infrastructure in Portland respects and enhances the distinctive physical, historic, and cultural qualities of its location while accommodating growth and change. Development standards reflect geographic context and strengthen the identity and positive design features of Portland’s distinct districts and neighborhoods.</p>	<p><i>GOAL: Good design enables new development to make sensitive transitions to existing development where established residential neighborhoods abut commercial, high-density residential, and mixed use areas.</i></p>	
<p>Policy 5.32 Scale and form transitions. Improve transitions in scale that address differences in urban form where lower intensity areas abut higher intensity centers.</p> <p>5.32.a. Create transitions in building scale in locations where higher-density development is adjacent to single-dwelling zoning.</p> <p>5.32.b. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents.</p>	<p><i>Require new high density and larger scale infill development adjacent to single dwelling zones to incorporate design elements that soften the transition in scale and strive to protect light and privacy for adjacent residents.</i></p> <p><i>Improve transitions between areas by applying Comprehensive Plan and zoning map designations in a manner such that building heights “step down” from high intensity and large scale to low intensity and small scale single dwelling residential designations.</i></p>	<p><i>Preserve and reinforce the stability and diversity of the City’s neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City’s residential quality and economic vitality (Goal 3, Neighborhoods).</i></p> <p><i>12.6.C, Preserve Neighborhoods: while accommodating increased density build on the attractive qualities that distinguish the area. Add new building types to established area with care and respect for the context that past generations of builders have provided.</i></p> <p><i>12.7.F, Design Quality: Establish development standards that foster compatible design solutions in areas not subject to design review. Identify and establish standards aimed at improving how development projects fit into the community.</i></p> <p><i>New Policy: Establish development standards to address the differences in urban and building form where single-dwelling residential zones abut higher intensity designations, and provide for a sensitive and intentional transition of height and scale.</i></p> <p><i>New Policy: Improve the building scale and massing interface between different development areas by applying Comprehensive Plan and zoning map</i></p>

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		<p><i>designations to transition height limits and by applying development codes that address scale relationships.</i></p> <p><i>New Policy: Establish development standards that provide a context-sensitive transition between taller, massive buildings in urban map designated areas and single-dwelling mapped areas.</i></p> <p><i>New Policy: Apply Comprehensive Plan and zoning map designations that transition allowed building heights in a “step down” approach from urban and large scale to single dwelling designations.</i></p>
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Topic: Development transitions
Issue 4: Development impacts and buffering between residential and commercial and employment zones.

Working Draft (January 2013)	First Draft Proposal (Oct 2012)	Early Policy Ideas (July – Oct 2012)
<p>GOAL 5.A. A city designed for people The design of Portland’s built environment serves the needs and aspirations of all its people, promoting health, resilience, and equity. New development and public investments across the city are enduring and inclusive, reducing disparities, encouraging social interaction, and improving Portland’s livability as a healthy, connected city.</p>		
<p>Policy 3.43 Neighborhood buffers. Maintain and enhance major natural areas, open spaces, or constructed features as boundaries and buffers for the Portland Harbor and Columbia Corridor industrial areas.</p> <p>Policy 3.46 Development impacts. Protect the livability of surrounding neighborhoods through campus development standards that foster suitable density, attractive campus design, and adequate infrastructure. Encourage campus development that can provide amenities and services to surrounding neighborhoods, emphasizing the role of campuses as centers of community activity.</p>	<p><i>Protect non-industrial lands from the potential adverse impacts of industrial activities and development. (Revised 5.9)</i></p> <p><i>Minimize the impacts of auto-oriented uses, vehicle areas, drive-throughs, and exterior display and storage areas on residential areas through buffering, design, landscaping and access limitations. (Revised 2.23)</i></p> <p><i>Limit the use of auto-accommodating commercial, employment and industrial uses and zones adjacent to residential zones.</i></p>	<p><i>2.11, Commercial Centers: Expand the role of major established commercial centers which are well served by transit. Strengthen these centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area. Encourage the retention of existing medium and high density apartment zoning adjacent to these centers.</i></p> <p><i>2.15, Living Closer to Work: Locate greater residential densities near major employment centers, including Metro-designated regional and town centers, to reduce vehicle miles traveled per capita and maintain air quality.</i></p>

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<p>Policy 3.47 Campus edges. Provide for context-sensitive, transitional development at the edges of campus institutions to enhance their integration into surrounding neighborhoods, including mixed-use and neighborhood-serving commercial uses where appropriate</p> <p>Policy 5.33 Use transitions. Improve the interface between non-residential activities and residential areas in areas where commercial or employment areas are adjacent to residential zoned land.</p> <p>5.33.a. Strive to buffer low-density areas from the uses and activities of adjacent higher density areas.</p> <p>5.33.b. Strive to minimize the impacts of auto-oriented uses, vehicle areas, drive-throughs, signage, and exterior display and storage areas on residential areas.</p> <p>5.33.c. Protect non-industrial lands from the potential adverse impacts of industrial activities and development.</p> <p>5.33.d. Ensure that new residential and high-density development adjacent to industrial sanctuaries incorporates design elements that soften the transition in land use and protects the viability of long-term industrial operations.</p> <p>Policy 5.51 Off-site impacts. Limit and mitigate odor, noise, glare, air pollutant, and vibration impacts on residential areas.</p> <p>5.51.a. Require compatible land use designations and development within the noise-affected area of Portland International Airport while providing public notice of the level of aircraft noise and mitigating the potential impact of that noise within the area.</p> <p>5.51.b.. Reduce the visual impact of telecommunications and broadcast facilities near residential areas.</p>	<p><i>Limit and mitigate the odor, noise, glare, air pollutants and vibration impacts of non-residential development on adjacent residential areas.</i></p>	<p><i>Locate affordable housing close to employment centers. Encourage home-based work where the nature of the work is not disruptive to the neighborhood.</i></p> <p><i>2.22, Mixed Use: Continue a mechanism that will allow for the continuation and enhancement of areas of mixed use character where such areas act as buffers and where opportunities exist for creation of nodes or centers of mixed commercial, light industrial and apartment development.</i></p> <p><i>2.23, Buffering: When residential zoned lands are changed to commercial, employment, or industrial zones, ensure that impacts from nonresidential uses on residential areas are mitigated through the use of buffering and access limitations. Where R-zoned lands have a C, E, or I designation, and the designation includes a future Buffer overlay zone, zone changes will be granted only for the purpose of expanding the site of an abutting nonresidential use.</i></p> <p><i>5.9, Protection of Non-industrial Lands: Protect non-industrial lands from the potential adverse impacts of industrial activities and development.</i></p> <p><i>New Policy, Transitions: Enhance compatibility between residential and non-residential zones by requiring good-neighbor agreements and employing enhanced landscaping and screening for uses in auto-accommodating zones.</i></p> <p><i>New Policy, Transitions: Minimize the impacts of vehicle areas and exterior display and storage areas on abutting residential zoned property by employing enhanced landscaping and buffer zones adjacent to residential zones.</i></p> <p><i>New Policy, Transitions: Limit the use of auto-accommodating commercial, employment and industrial zones adjacent to residential zones.</i></p> <p><i>New Policy, Transitions: Improve information about,</i></p>
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		compliance with, and enforcement of off-site impacts development standards.
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Topic: Development in R1, R2, and R3 multi-dwelling zones
Issue 5: Outdoor/open area, on-site building relationships, orientation to the public realm, connections to transportation network

Working Draft (January 2013)	First Draft Proposal (Oct 2012)	Early Policy Ideas (July – Oct 2012)
<p>GOAL 5.F. Human and environmental health Portland’s neighborhoods and developments enhance human and environmental health by protecting safety and livability, encouraging sustainable and active design, and integrating nature into the built environment.</p>	<p><i>GOAL: Promote context-sensitive multi-dwelling housing with features that serve the needs of the community.</i></p>	
<p>Policy 2.13 Healthful housing. Encourage development and maintenance of housing, especially multi-dwelling housing, that protects the health and safety of residents and encourages healthy lifestyles and active living.</p> <p>2.13.a. Encourage housing that provides high indoor air quality, access to sunlight and outdoor spaces, and is protected from noise and weather.</p> <p>2.13.f. Encourage housing that provides features supportive of health, such as useable open areas, recreation areas, community gardens, crime-preventive design, and communal kitchens.</p> <p>2.13.g. Encourage active transportation in residential areas through the development of pathways, sidewalks, and high-quality onsite amenities, such as secure bicycle parking facilities.</p> <p>Policy 5.29 Pedestrians and accessibility. Enhance Portland as a place that is experienced most intimately by pedestrians, including all those who walk, use wheelchairs, or otherwise experience the city from its sidewalks.</p>	<p><i>Encourage well designed multi-dwelling housing that protects the health and safety of residents, encourages active living, and remains affordable. Use the tenets of Healthy Eating Active Living and Crime Prevention Through Environmental Design in new housing development.</i></p> <p><i>Optimize opportunities for creating usable open area and residential design quality through improved site design, especially on large lots in low-and medium density zones.</i></p> <p><i>Improve the relationship between the public and private realms in multi-dwelling zones.</i></p> <p><i>Ensure that family-oriented low-density multi-dwelling development provides adequate outdoor space for play areas, gardening, social gathering and general relaxation, and ample bike parking facilities that are well-lit, and secure for residents.</i></p>	<p><i>New Policy: Establish development standards that address site design on low- and medium-density multi-dwelling lots that are over one-half acre in size. Include Healthy Eating Active Living and Crime Prevention Through Environmental Design tenets as guidelines.</i></p> <p><i>New Policy: Encourage a safe and healthy built environment by promoting the tenets of Healthy Eating Active Living and Crime Prevention Through Environmental Design in new housing development. Include specific consideration for outdoor areas that allow for a range of activities while also providing for the safety of small children.</i></p> <p><i>New Policy: Encourage development of high quality, well designed housing that protects the health and safety of residents, encourages active living, and remains affordable.</i></p> <p><i>New Policy: Improve the relationship between the public and private realms, and the relationship between structures and private streets, in the low- and medium-density multi-dwelling zones.</i></p>

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<p>5.29.b. Encourage development to be designed to enhance the pedestrian experience, with windows, entrances, pathways, and other features that provide connections to the street environment.</p> <p>Policy 5.49 Design for public safety. Encourage design and development that protects and improves public safety.</p> <p>5.49.a. Encourage development to use design approaches that help prevent crime.</p> <p>Policy 5.50 Design for livability. Encourage well-designed development that protects the health and livability of building users, encourages active living, and remains affordable.</p> <p>5.50.a. Maintain public access to light and air by managing and shaping the mass, height, and bulk of new development.</p> <p>5.50.b. Encourage development to be designed to consider the privacy and solar access of residents and neighbors.</p>		<p><i>New Policy: Ensure that development in low- and medium-density multi-dwelling zones includes adequately-sized, well-lit and secure outdoor spaces for residents that can be used for play areas, gardening, respite, and social gathering.</i></p>
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Topic: Building form in multi-dwelling zones
Issue 6: All residential development types are allowed in the multi-dwelling zone.

Working Draft (January 2013)	First Draft Proposal (Oct 2012)	Early Policy Ideas (July – Oct 2012)
<p>Policy 5.20 Design of Centers. Encourage the development of centers as compact, livable urban places that reflect the character and cultures of the communities of which they are a part.</p> <p>5.20.c. Encourage a scale of development in centers and Civic Corridors that is responsive to street width, allowing taller buildings on wider streets to realize opportunities for achieving a human scale of street enclosure and solar access.</p>	<p><i>Limit single-dwelling detached development in low- and medium-density multi-dwelling zones and encourage multi-dwelling structures on transit streets.</i></p> <p><i>Establish appropriate multi-dwelling development standards for residential development in non-residential base zones.</i></p>	<p><i>New Policy: Promote the development of multi-dwelling structures and limit single-dwelling detached structures in the low- and medium density multi-dwelling zones on streets that are well-served by transit.</i></p>

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Policy 5.24 Civic Corridors. Enhance the city's most prominent and widest streets as distinctive civic places of community pride that connect centers, help unify the city and region, and are models of ecological design.

5.24.a. Encourage transit-supportive densities of housing and/or employment along Civic Corridors.

Section IV: Comprehensive Plan Map

Comprehensive Plan designations: The Comprehensive Plan Map uses the designations listed below. The designations state the type of area each is intended for, general uses and development types desired, and the corresponding zone or zones that implement the designation. Comprehensive Plan Map designations are shown on the official Zoning Maps.

9. Low-Density Multi-Dwelling

This designation continues a common development pattern for low-density multi-dwelling mixed with single-dwelling housing types. It is intended for areas with good public services and no development constraints. It may be used on large development sites, or on smaller sites near arterials, transit service, or commercial areas. The maximum density is generally 21.8 units per acre but may go up to 32 units per acre in some situations. The allowed scale of the development is greater than for single-dwelling housing. The corresponding zone is R2.

10. Medium-Density Multi-Dwelling

This designation continues a common development pattern for medium-density apartments. It is intended for areas with good public services, including being well served by transit, and no development constraints. It may be used for lands near arterials, transit streets, or commercial areas. The maximum density is generally 43 units per acre but may go up to 65 units per acre in some situations. The scale of the development is intended to reflect the allowed densities while being compatible with nearby single-dwelling areas. The corresponding zone is R1.

11. High-Density Multi-Dwelling

This designation allows high-density multi-dwelling structures and structures of an intense scale. It is intended for areas with good public services, including transit, no development

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<p>constraints, and a proximity to commercial areas. Maximum density is based on a floor area ratio, not on a units-per-square-foot basis. Densities range from 80 to 125 units per acre. The corresponding zone is RH.</p>		
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Topic: Single Dwelling Allowances and Density
Issue 7: Residential density allowances on lots in some single-dwelling residential areas and zones exceed the density anticipated by the Comprehensive Plan and base zoning provisions.

Working Draft (January 2013)	First Draft Proposal (Oct 2012)	Early Policy Ideas (July – Oct 2012)
<p>Section IV: Comprehensive Plan Map The Comprehensive Plan Land Use Map shows the intensity and types of development allowed and desired (mixed-use commercial, industrial, residential, and so forth) on each parcel of land. These are expressed as written designations which correspond to specific zones on the City’s official zoning map. The map also shows the location of open space and protected areas and may show the location of some future public infrastructure.</p>	<p><i>GOAL: The City accommodates anticipated population growth through a residential land development pattern that communicates clear expectations regarding change and stability to the development community, policy makers, neighbors, and the public at large.</i></p>	
<p>Section IV, Comprehensive Plan designations: The Comprehensive Plan Map uses the designations listed below. The designations state the type of area each is intended for, general uses and development types desired, and the corresponding zone or zones that implement the designation. Comprehensive Plan Map designations are shown on the official Zoning Maps.</p> <p>4. Low-Density Single-Dwelling This designation is intended for areas with public services but that are subject to significant development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 4.4 units per acre. The corresponding zone is R10.</p> <p>5. Medium-Density Single-Dwelling This designation is intended for areas with adequate public services but minor development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 6.2 units per acre. The corresponding zone is R7.</p>	<p><i>Provide development clarity and certainty in residential areas by limiting instances where single-dwelling residential zoning density allowances exceed the Comprehensive Plan density allowances.</i></p> <p><i>Improve transitions between areas by applying Comprehensive Plan and zoning map designations in a manner such that building heights “step down” from high intensity and large scale to low intensity and small scale single dwelling residential designations.</i></p>	<p><i>New Policy: Limit instances where residential zoning density allowances exceeds Comprehensive Plan allowances.</i></p>

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<p>6. High-Density Single-Dwelling This designation continues Portland’s most common pattern of single-dwelling development. It is intended for areas with good public services and no development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 8.7 units per acre. The corresponding zone is R5.</p> <p>7. Attached Residential This designation is intended for areas with complete public services and without development constraints. It allows a mixture of housing types of a single-dwelling character, including attached houses. Allowed densities for attached houses are higher than for detached housing. The maximum density is generally 17.4 units per acre for attached housing. To allow the fulfillment of these densities, the allowed scale of these projects should be allowed to be greater than for other single-dwelling housing structure types. The corresponding zone is R2.5.</p> <p>Also See Policies for Issue 1</p>		
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Topic: Multi Dwelling Allowances and Density
Issue 8: Appropriate locations for multi-dwelling residential development at low (20 units/acre) to medium (40 units/acre) densities.

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<p>Policy 5.18 Focused growth. Direct the majority of neighborhood growth and change to centers, Civic Corridors, and station communities, allowing the continuation of the residential scale and characteristics of Portland’s neighborhoods in other areas.</p> <p>Section IV, Comprehensive Plan designations: The Comprehensive Plan Map uses the designations listed below. The designations state the type of area each is intended for, general uses and development types desired, and the corresponding zone or zones that implement the designation. Comprehensive Plan Map designations are shown on the official Zoning Maps.</p>	<p><i>Limit the application of multi-dwelling residential plan designations and zones in areas beyond 1000 feet of transit streets or in places where infrastructure is severely lacking.</i></p>	<p><i>New Policy: Limit the use of multi-dwelling residential plan designations and zones in areas that are not within 1000 feet of transit service.</i></p>

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<p>9. Low-Density Multi-Dwelling This designation continues a common development pattern for low-density multi-dwelling mixed with single-dwelling housing types. It is intended for areas with good public services and no development constraints. It may be used on large development sites, or on smaller sites near arterials, transit service, or commercial areas. The maximum density is generally 21.8 units per acre but may go up to 32 units per acre in some situations. The allowed scale of the development is greater than for single-dwelling housing. The corresponding zone is R2.</p> <p>10. Medium-Density Multi-Dwelling This designation continues a common development pattern for medium-density apartments. It is intended for areas with good public services, including being well served by transit, and no development constraints. It may be used for lands near arterials, transit streets, or commercial areas. The maximum density is generally 43 units per acre but may go up to 65 units per acre in some situations. The scale of the development is intended to reflect the allowed densities while being compatible with nearby single-dwelling areas. The corresponding zone is R1.</p> <p>11. High-Density Multi-Dwelling This designation allows high-density multi-dwelling structures and structures of an intense scale. It is intended for areas with good public services, including transit, no development constraints, and a proximity to commercial areas. Maximum density is based on a floor area ratio, not on a units-per-square-foot basis. Densities range from 80 to 125 units per acre. The corresponding zone is RH.</p>		
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