



**Bureau of  
Development  
Services** FROM CONCEPT  
TO CONSTRUCTION

## SUMMARY OF UPCOMING REGULATORY CHANGES

UPDATED: June 9, 2017

EFFECTIVE DATE	CHANGE	WHO MAY BE IMPACTED	DESCRIPTION OF CHANGES	LINK TO DRAFT OR MORE INFO	STATUS & NEXT STEPS * <i>Dates are subject to change. Please confirm with contact person</i>	LEAD AGENCY	CONTACT FOR MORE INFO
Summer 2017	<b>Affordable Housing and Housing Mix Updates (House Bill 2007)</b>	Developers of affordable housing, duplexes and ADUs	A bill in the Oregon State legislature to increase housing across Oregon by fast tracking affordable housing projects, allowing duplexes and ADUs in single-dwelling neighborhoods and allowing religious institutions to develop on-site affordable housing.	<a href="https://olis.leg.state.or.us/liz/2017R1/Measure/Overview/HB2007">https://olis.leg.state.or.us/liz/2017R1/Measure/Overview/HB2007</a>	Currently in the Joint Committee on Ways and Means	Oregon State legislature	Tina Kotek (bill sponsor) 503-286-0558
Winter 2018	<b>Bicycle Parking Code Update</b>	Commercial and residential property owners and developers	An update to short and long-term bicycle parking requirements to ensure adequate, comfortable, accessible and secure bicycle parking throughout Portland.	<a href="https://www.portlandoregon.gov/transportation/70439">https://www.portlandoregon.gov/transportation/70439</a>	Advisory committee currently meeting through May 2017	Portland Bureau of Transportation	Sarah Figliozzi 503-823-0805
Spring 2018	<b>Updates to the Zoning Map (Zoning Map Refinement Project)</b>	Owners of nonconforming commercial property, split zoned sites and sites with the Buffer Overlay	A project to evaluate potential map amendments based on consistency with the Comprehensive Plan Update. The project will review map changes for sites where further evaluation was necessary following the Comprehensive Plan Update as well as sites fitting other defined criteria.	<a href="https://www.portlandoregon.gov/bps/73388">https://www.portlandoregon.gov/bps/73388</a>	Discussion draft expected in Summer 2017	Bureau of Sustainability	Marty Stockton 503-823-2041
Early 2018	<b>Zoning Code Reconciliation Project</b>	Commercial property owners and developers	A project to reconcile zoning changes made through the Comprehensive Plan Update with all sections of the Portland Zoning Code. Project includes updates to the neighborhood contact requirements.	<a href="https://www.portlandoregon.gov/bps/72600">https://www.portlandoregon.gov/bps/72600</a>	Discussion draft expected in Summer 2017	Bureau of Planning and Sustainability	Barry Manning 503-823-7965
After January 1, 2018	<b>Mixed Use Zones Project</b>	Commercial property owners and developers	Revise Portland commercial zones outside of the Central City. Create new commercial/mixed use zones addressing issues related to size, scale and mass of new mixed use development.	<a href="http://www.portlandoregon.gov/bps/63621">http://www.portlandoregon.gov/bps/63621</a>	Adopted by City Council on December 14, 2016 <a href="http://www.portlandoregon.gov/bps/article/588563">http://www.portlandoregon.gov/bps/article/588563</a>	Bureau of Planning and Sustainability	Comprehensive Plan helpline 503-823-0195
After January 1, 2018	<b>Central City 2035</b>	Property owners in Central City Plan area.	Update of the Central City Plan and policies for downtown and central areas including an update to the Willamette Greenway Plan for the Central Reach	<a href="http://www.portlandoregon.gov/bps/47907">http://www.portlandoregon.gov/bps/47907</a>	Proposed draft published on June 20, 2016 <a href="https://www.portlandoregon.gov/bps/71070">https://www.portlandoregon.gov/bps/71070</a> Planning and Sustainability voted to recommend the Plan to City Council on May 23, 2017	Bureau of Planning and Sustainability	Central City Team 503-823-4286 <a href="mailto:cc2035@portlandoregon.gov">cc2035@portlandoregon.gov</a>
After January 1, 2018	<b>Campus Institutional Zoning Project</b>	Institutions such as Reed College, University of Portland and Providence Hospital	Update of the development review process and zoning standards for campus institutions	<a href="http://www.portlandoregon.gov/bps/63692">http://www.portlandoregon.gov/bps/63692</a>	Adopted by City Council on December 14, 2016 <a href="http://www.portlandoregon.gov/bps/article/588574">http://www.portlandoregon.gov/bps/article/588574</a>	Bureau of Planning and Sustainability	Comprehensive Plan helpline 503-823-0195
Spring 2018	<b>Residential Infill Project</b>	Residential property owners	Project examining the size of new houses, housing choices, number of units on a lot, etc. in single-	<a href="http://www.portlandoregon.gov/bps/67728">http://www.portlandoregon.gov/bps/67728</a>	City Council Final Concept Report, January 2017 <a href="https://www.portlandoregon.gov/bps/article/623488">https://www.portlandoregon.gov/bps/article/623488</a>	Bureau of Planning and Sustainability	Morgan Tracy 503-823-6879

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		and developers	dwelling zones.		A discussion draft of potential zoning code changes will be completed in early 2018.		<a href="mailto:morgan.tracy@portlandoregon.gov">morgan.tracy@portlandoregon.gov</a>
Spring 2018	<b>Updates to Design Process and Design Standards (Design Overlay Zone Assessment)</b>	Developers, architects and property owners in Design Overlay Zones	A comprehensive review of the City's design overlay zones, including the design review process, tools and results.	<a href="http://www.portlandoregon.gov/bps/70324">http://www.portlandoregon.gov/bps/70324</a>	Final Report published in April 2017 <a href="https://www.portlandoregon.gov/bps/article/634989">https://www.portlandoregon.gov/bps/article/634989</a>	Bureau of Planning and Sustainability	Lora Lillard 503-823-7721
Winter 2018	<b>Updates to Multi-Dwelling Zones (Better Housing by Design)</b>	Residential property owners and developers	Project to improve multi-family housing design and increase street, bike and pedestrian connections in higher density areas with a focus on East Portland	<a href="https://www.portlandoregon.gov/bps/71903">https://www.portlandoregon.gov/bps/71903</a>	Assessment Report, December 2016 <a href="https://www.portlandoregon.gov/bps/article/622969">https://www.portlandoregon.gov/bps/article/622969</a> Stakeholder Working Group meetings under way: <a href="https://www.portlandoregon.gov/bps/72047">https://www.portlandoregon.gov/bps/72047</a>	Bureau of Planning and Sustainability	Bill Cunningham 503-823-4203 bill.cunningham@portlandoregon.gov Sara Wright 503-823-7728 (Public Involvement) sara.wright@portlandoregon.gov
Interim changes are expected in 2018. Permanent changes are expected in 2020.	<b>FEMA Biological Opinion –</b> Regulatory changes for properties in and near the existing 100-year flood plain	Property owners and developers of properties in and near the existing 100-year flood plain	Development currently allowed in the 100-year flood plain jeopardizes the continued existence of 18 threatened or endangered species. New regulations are likely to be developed. Flood plain designations may also be expanded.	National Oceanic and Atmospheric Administration (NOAA) fisheries: <a href="http://www.westcoast.fisheries.noaa.gov/habitat/conservation/index.html">www.westcoast.fisheries.noaa.gov/habitat/conservation/index.html</a>  Federal Emergency Management Agency (FEMA): <a href="http://www.fema.gov/national-flood-insurance-program-endangered-species-act">www.fema.gov/national-flood-insurance-program-endangered-species-act</a>	Notice has been sent to property owners.  No current action by the City until FEMA announces changes.	NOAA & FEMA	Contacts within the City of Portland:  <b>BES:</b> Kaitlin Lovell 503-823-7032 <a href="mailto:Kaitlin.Lovell@portlandoregon.gov">Kaitlin.Lovell@portlandoregon.gov</a>  <b>BDS:</b> Doug Morgan 503-823-5824 <a href="mailto:Douglas.Morgan@portlandoregon.gov">Douglas.Morgan@portlandoregon.gov</a>
<b>ALREADY IN EFFECT</b>							
March 31, 2017 (Title 33 portion); April 14, 2017 (Title 11 portion)	<b>Zoning Code Amendments (RICAP 8)</b>	Many property owners and developers	Improvement of code language related to Land Divisions, Property Line Adjustments, Lot Confirmations, and Tree regulations.	<a href="http://www.portlandoregon.gov/bps/67298">http://www.portlandoregon.gov/bps/67298</a>	Adopted by City Council on February 22, 2017. Adopted version ready on March 22, 2017. Recommended draft published in January 2017 <a href="https://www.portlandoregon.gov/bps/article/624030">https://www.portlandoregon.gov/bps/article/624030</a> Mayor Wheeler amendments: <a href="https://www.portlandoregon.gov/bps/article/628361">https://www.portlandoregon.gov/bps/article/628361</a> Commissioners' amendments: <a href="https://www.portlandoregon.gov/bps/article/628544">https://www.portlandoregon.gov/bps/article/628544</a>	Bureau of Planning and Sustainability	Kathryn Hartinger 503-823-9714 <a href="mailto:Kathryn.hartinger@portlandoregon.gov">Kathryn.hartinger@portlandoregon.gov</a>
Feb. 1, 2017	<b>New Requirements for Affordable Housing (Inclusionary Housing)</b>	Property owners planning projects proposing 20 or more dwelling units	Implement new State of Oregon rules that allow cities to require affordable housing units or in-lieu of fees for larger multi-dwelling projects. Add affordable housing requirements to the Zoning Code.	<a href="http://www.portlandoregon.gov/bps/71274">http://www.portlandoregon.gov/bps/71274</a>	Adopted by City Council on December 21, 2016 <a href="http://www.portlandoregon.gov/bps/article/621866">http://www.portlandoregon.gov/bps/article/621866</a>	Bureau of Planning & Sustainability	Tyler Bump 503-823-7713 <a href="mailto:Tyler.Bump@portlandoregon.gov">Tyler.Bump@portlandoregon.gov</a>
January 8, 2017	<b>Fossil Fuels Terminals</b>	Businesses specializing in the storage of fossil fuels	New policy and zoning amendments for fossil fuel distribution and storage restricting the development and expansion of bulk fossil fuel terminals.	<a href="http://www.portlandoregon.gov/bps/71118">http://www.portlandoregon.gov/bps/71118</a>	City Council second reading on December 8, 2016 at 2:00 PM (no testimony taken)	Bureau of Planning & Sustainability	Tom Armstrong 503-823-3527 <a href="mailto:Tom.Armstrong@portlandoregon.gov">Tom.Armstrong@portlandoregon.gov</a>
December 9, 2016	<b>Mass Shelters</b>	Those without homes or concerned about	Zoning Code amendments to reduce barriers to the establishment of mass shelters and short-term housing.	<a href="http://www.portlandoregon.gov/bps/71246">http://www.portlandoregon.gov/bps/71246</a>	In effect	Bureau of Planning & Sustainability	Phil Nameny 503-823-7709 <a href="mailto:Phil.Nameny@portlandoregon.gov">Phil.Nameny@portlandoregon.gov</a>

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		homelessness					
Oct. 31, 2016	<b>New Deconstruction Requirements</b>	Property owners and developers planning to demolish houses	Houses and duplexes built in 1916 or earlier and designated historic resources must be deconstructed.	<a href="https://www.portlandoregon.gov/bds/article/595274">https://www.portlandoregon.gov/bds/article/595274</a>  <a href="http://www.portlandoregon.gov/bps/70643">http://www.portlandoregon.gov/bps/70643</a>	Earth Advantage and Building Materials Reuse Association will offer training and certification. <a href="http://www.earthadvantage.org/education/2290-352">http://www.earthadvantage.org/education/2290-352</a>	Bureau of Planning & Sustainability	Shawn Wood 503-823-5468 <a href="mailto:Shawn.Wood@portlandoregon.gov">Shawn.Wood@portlandoregon.gov</a>
September 1, 2016	<b>Demolition Delay of Unranked HRI Properties</b>	Owners of "unranked" properties listed on the Historic Resource Inventory	Ranked properties listed on the Historic Resource Inventory (HRI) are no longer exempt from the residential demolition day provisions of the City Code	<a href="http://www.portlandoregon.gov/bds/article/576074">http://www.portlandoregon.gov/bds/article/576074</a>	In effect	Bureau of Development Services	Planning and Zoning hotline 503-823-7526
August 1, 2016	<b>Construction Excise Tax for Affordable Housing</b>	Applicants for new construction and additions, for RS and CO Permits	Tax on commercial and residential improvements valued at \$100,000 or more to provide funding for affordable housing.	<a href="http://www.portlandoregon.gov/bds/71270">http://www.portlandoregon.gov/bds/71270</a>	In effect	Portland Housing Bureau	Matthew Tschabold 503-823-3607 <a href="mailto:Matthew.Tschabold@portlandoregon.gov">Matthew.Tschabold@portlandoregon.gov</a>