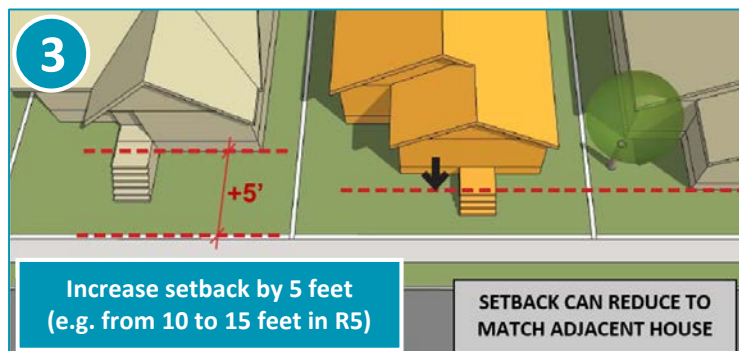
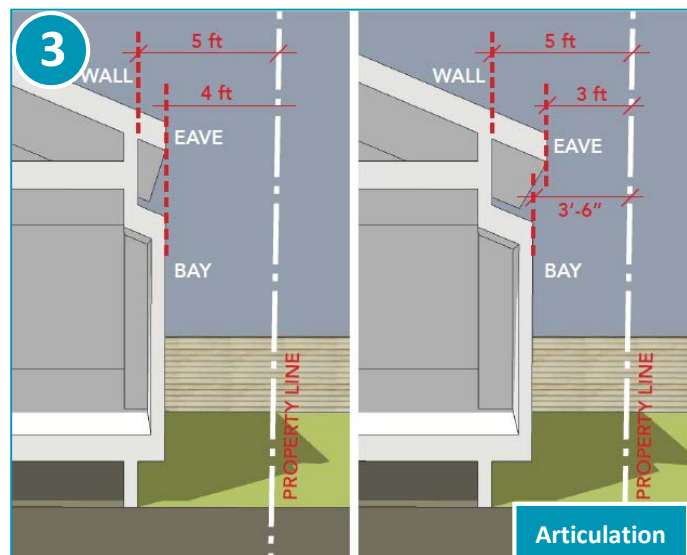
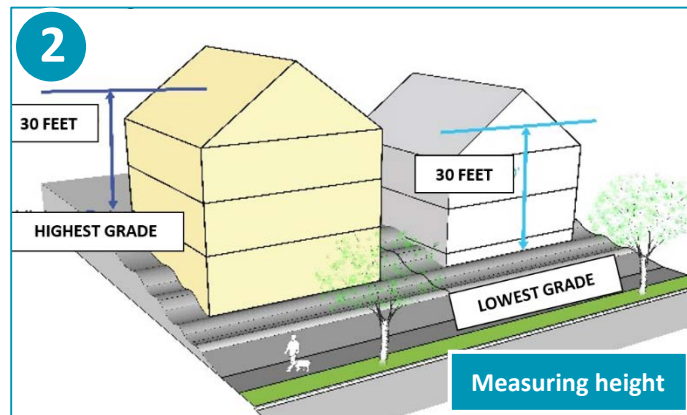
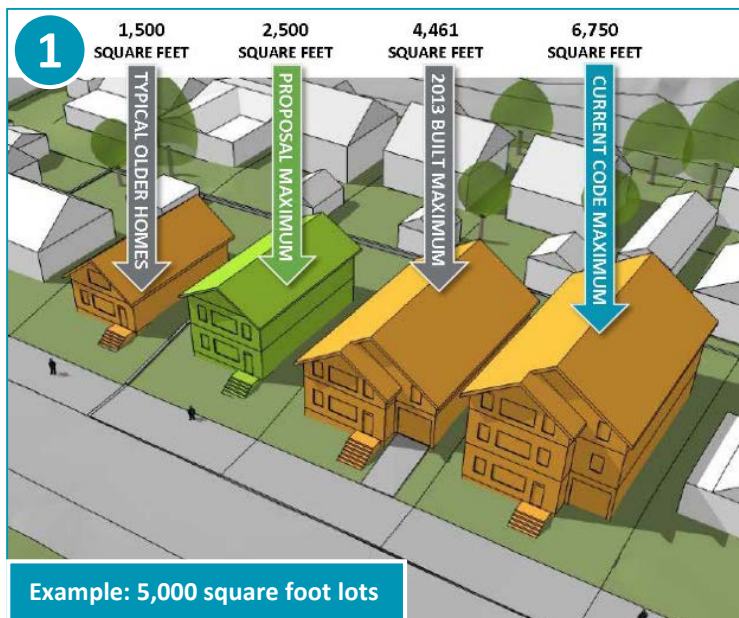


# Concept Recommendations

SCALE OF HOUSES

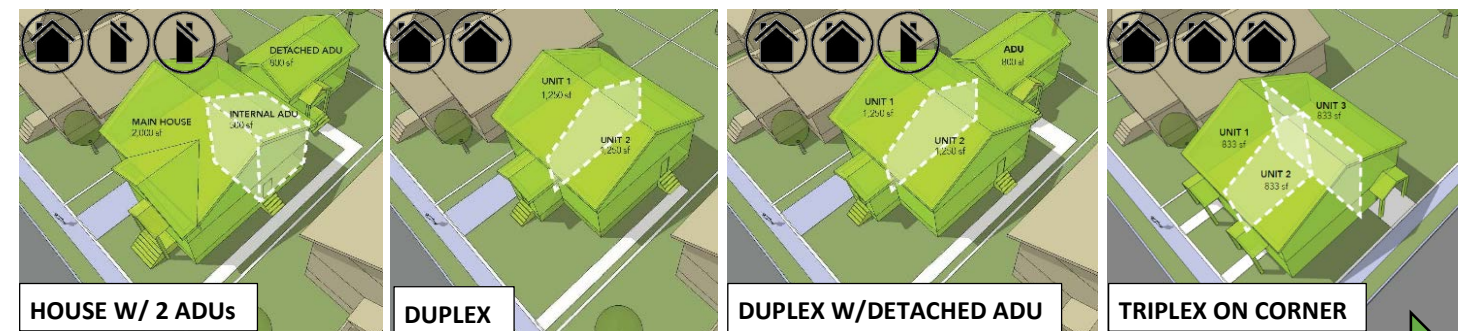
1. **Limit the size of houses while maintaining flexibility**
  - a) Establish a limit on house size that is proportional to lot size and zone using a floor area ratio (FAR).
  - b) Exclude basements and attics with low ceiling heights from house size limits.
  - c) Allow bonus square footage for detached accessory structures (0.15 bonus FAR).
  - d) Maintain current building coverage limits.
2. **Lower the house roofline**
  - a) Restrict height to 2½ stories on standard lots.
  - b) Measure the basepoint from the lowest point 5 feet from a house, not from the highest point.
  - c) For down-sloping lots, allow use of average street grade as a basepoint alternative.
  - d) Ensure that dormers are a secondary roof mass.
3. **Improve setbacks to better match adjacent houses**
  - a) Increase minimum front setback by 5 feet; provide an exception to reduce setback to match existing, immediately adjacent house.
  - b) Encourage building articulation by allowing eaves to project 2 feet into setbacks and bay windows to project 18 inches into setbacks.



For additional information, contact Bureau of Planning and Sustainability staff: Morgan Tracy, Project Manager 503-823-6879 Julia Gisler, Public Involvement 503-823-7624

HOUSING CHOICES

4. **Allow more housing types in select areas and limit their scale to the size of house allowed**
  - a) Within the Housing Opportunity Overlay Zone in R2.5, R5 and R7 zones, allow:
    - House with both an internal and detached accessory dwelling unit (ADU).
    - Duplex.
    - Duplex with detached ADU.
    - Triplex on corner lots.
  - b) Establish minimum qualifying lot sizes for each housing type and zone.
  - c) Require design controls for all proposed projects seeking additional units.
5. **Establish a Housing Opportunity Overlay Zone in select areas**
  - a) Apply a housing opportunity overlay zone to the following areas:
    - Within a ¼ mile (about five blocks) of centers, corridors with frequent bus service, and high capacity transit (MAX) stations.
    - Within the Inner Ring neighborhoods, and medium to high opportunity neighborhoods as designated in the new Comprehensive Plan.
  - b) Exclude areas within the David Douglas School District until school district capacity issues have been addressed.
  - c) Prior to adopting any specific zoning changes, refine the Housing Opportunity Overlay Zone to produce a boundary that considers property lines, physical barriers, natural features, topography and other practical considerations.
6. **Increase flexibility for cottage cluster developments on large lots citywide**
  - a) On single-dwelling zoned lots of at least 10,000 square feet in size, allow cottage clusters subject to Type Ix land use review.
  - b) Cap the total square footage on a cottage cluster site to the same FAR limit [see Recommendation 1] and limit each new cottage to 1,100 square feet.
  - c) Inside the Housing Opportunity Overlay Zone [see Recommendation 5], the number of cottages allowed equals the same number of units that would otherwise be permitted.
  - d) Outside the Housing Opportunity Overlay Zone, allow one ADU for each cottage.
  - e) Develop specific cottage cluster rules to ensure that development is integrated into the neighborhood.
  - f) Explore additional units when the units are affordable (i.e. at 80 percent or less Median Family Income)
7. **Provide flexibility for retaining existing houses**
  - a) Scale flexibility:
    - Allow modest additional floor area for remodels, additions and house conversions.
    - Allow modest additional height when an existing house's foundation is being replaced or basement is being converted.
  - b) Housing choice flexibility:
    - Inside the Housing Opportunity Overlay Zone [see Recommendation 5], allow an additional unit when an older house is converted into multiple units or retained with a new cottage cluster development.
    - Pursue additional flexibility for house conversions, such as parking exemptions, systems development charge (SDC) waivers or reductions, building code flexibility and City program resources that facilitate conversions.

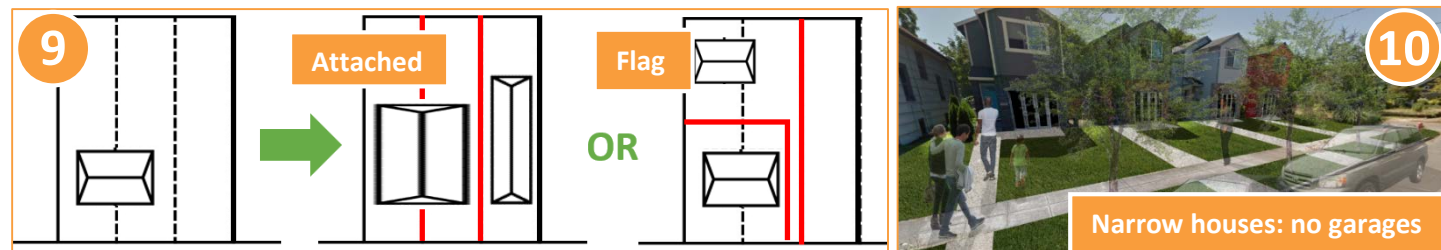
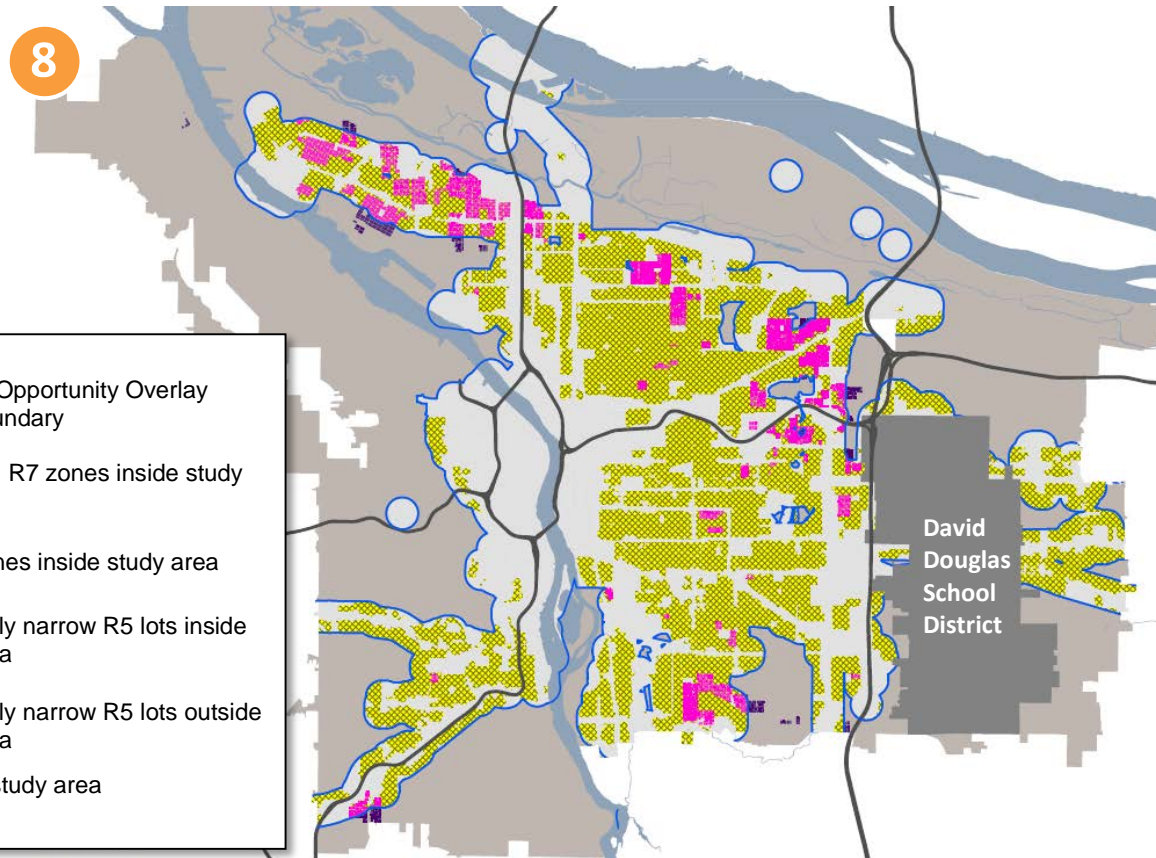


4 NUMBER OF UNITS ALLOWED WITHIN SAME HOUSE SIZE LIMIT

# Concept Recommendations

NARROW LOTS

- 8. Rezone historically narrow lots to R2.5 in select areas**
  - a) Allow historically narrow lots to be built on by rezoning them to R2.5 if located within the housing opportunity overlay zone [see Recommendation 5].
  - b) Remove provisions that allow substandard lots to be built on in the R5 zone.
- 9. Citywide improvements to the R2.5 zone**
  - a) On vacant R2.5 zoned lots of at least 5,000 square feet, require at least two units when new development is proposed. Allow a duplex or a house with an accessory dwelling unit (ADU) to meet the requirement.
  - b) Reduce minimum lot width from 36 feet to 25 feet for land divisions.
  - c) Allow a property line adjustment to form a flag lot when retaining an existing house.
  - d) Require attached houses when a house is demolished.
  - e) Allow 3-story attached homes and limit detached houses on narrow lots to 2 stories.
- 10. Revise parking rules for houses on narrow lots**
  - a) Allow, but don't require parking on narrow lots.
  - b) When a lot abuts an alley, parking access must be provided from the alley.
  - c) Allow front-loaded garages on attached houses on narrow lots if they are tucked under the first floor of the house and the driveways are combined.
  - d) Do not allow front-loaded garages for detached houses on narrow lots.



# Summary of the Residential Infill Project

## CONCEPT REPORT



### Portland is changing.

By 2035, the city will grow by approximately 123,000 households. About 20 percent of this growth is expected to be in single-dwelling residential zones. The composition and housing needs of the population also is changing. The city is becoming more diverse and older. The average household will be smaller with fewer children per household. The goal of the Residential Infill Project is to adapt Portland's single-dwelling zoning rules to meet the needs of current and future generations.

**Your input is needed on these concept recommendations in November 2016.**

**City Council will hold public hearings on these 10 concept recommendations on November 9<sup>th</sup> and 16<sup>th</sup>, 2016 at Portland City Hall.**

**Based on City Council's direction, specific code amendments will be developed for consideration through a separate legislative process in 2017, that will include required public notice, review and hearings.**

**Scale of Houses** Limit the size of houses while maintaining flexibility. Lower the house roofline. Improve setbacks to better match adjacent houses.

**Housing Choice** Allow more housing types in select overlay zone areas within the size allowed for a house. Increase flexibility for cottage clusters on large lot citywide. Provide flexibility for existing houses.

**Narrow Lots** Rezone historically narrow lots to R2.5 in select areas. Make citywide improvements to the R2.5 zone. Revise parking rules for narrow lots.



**The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings. If you need special accommodation, please call 503-823-7700, the City's TTY at 503-823-6868, or the Oregon Relay Service at 1-800-735-2900.**