

Residential Infill Project

AN UPDATE TO PORTLAND'S SINGLE-DWELLING ZONING RULES



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.

Why is this project important?

Portland is changing and growing. By 2035, the number of households will increase by approximately 123,000. The recently adopted Comprehensive Plan anticipates that about 20 percent of this growth will occur in single-dwelling residential zones. To prepare for this growth, the City is taking a fresh look at the rules affecting development in these neighborhoods to ensure that housing is available in a variety of sizes and prices for future Portlanders.

The composition of our neighborhoods will be different in the future. The city is becoming more diverse, our population is aging, and the number of people per household is getting smaller. Despite shrinking households, there are few options for smaller housing units in single-dwelling neighborhoods, where increasing land costs and market trends have produced mostly larger houses.

The rising cost of housing is a top concern across the city. As Portland's housing prices continue to rise, more people are finding it difficult to afford housing — whether they are buying or renting. There are also concerns about the increase in home demolitions and replacement homes being

larger, more expensive and sited differently than surrounding older homes.

The Residential Infill Project is exploring ways to allow additional units that complement the scale of single-dwelling neighborhoods. By applying better controls on house size and improving how houses relate to each other, additional units in the form of accessory dwelling units (ADUs), duplexes and triplexes can be carefully introduced into single-dwelling neighborhoods while maintaining their distinct character.

FOR MORE INFORMATION

Visit www.portlandoregon.gov/bps/infill
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Project Timeline

In December 2016, City Council directed staff to draft code and map amendments necessary to implement approved concepts.

PHASE I: CONCEPT DEVELOPMENT			PHASE II: CODE AND MAP AMENDMENTS	
JULY 2015–JAN 2016	FEB–SEPT 2016	OCT–DEC 2016	★ JAN–DEC 2017	WINTER 2018
Project Startup/ Explore Options SAC Meetings and Online Survey	Develop Concepts Public Review (Summer)	City Council Review/Approval Public Hearings	Develop Code/Map Amendments Public Review (Fall)	Planning and Sustainability Commission/City Council Public Hearings

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Residential Infill Project Topic Areas

In single-dwelling neighborhoods, the project will address the placement and **scale of houses** and home additions. The project will also provide opportunities for more **housing choices** that could help keep costs down by diversifying the city's housing stock and increasing the variety of housing options for Portlanders. Additionally, the project will look at improving **narrow lot development** and make recommendations about where these lots may be appropriate.

1. Scale of houses

The existing single-dwelling zoning rules establish building envelopes (or maximum size) through measurable standards such as:

- Maximum height limits.
- Maximum lot coverage.
- Minimum setbacks and yard area.

This project will explore whether these standards should change, to what extent, and where.



2. Housing choice

To increase the variety of sizes and prices of housing with access to neighborhood amenities, this project will explore the feasibility and appropriate locations for the following alternative housing options:

- Triplexes and duplexes.
- Internal house conversions (creating multiple units inside an existing house).
- Secondary accessory dwelling units (one inside the house and one detached).
- Cottage cluster development (multiple smaller houses on a single, large lot).



3. Narrow lots

Infill development often occurs on lots that are narrower than the traditional development pattern, either because of existing platting or new partitions. This project will explore:

- Minimum lot dimensions for new development.
- Allowing detached vs. attached houses.
- Height, lot coverage, setbacks and garages.
- Appropriate locations for narrow lot development.



In December 2016 City Council provided conceptual guidance on the above topic areas. The Council's Final Concept Report is available at www.portlandoregon.gov/bps/infill.

