

Concept Recommendations

SCALE OF HOUSES

1. Limit the size of houses while maintaining flexibility

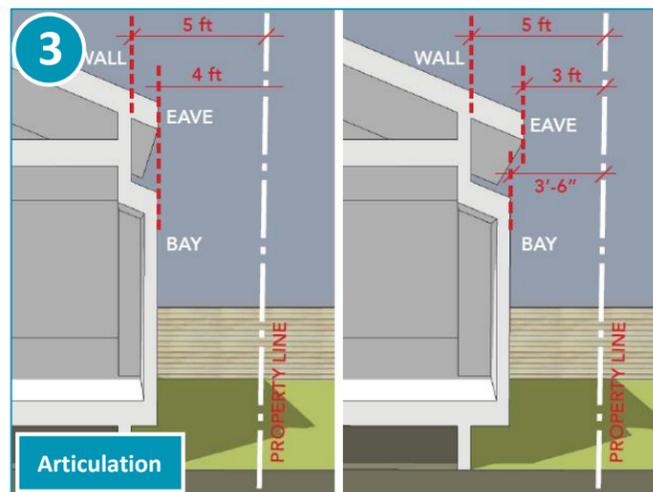
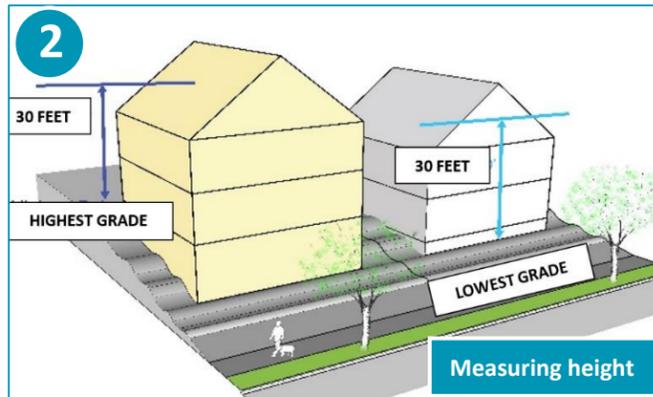
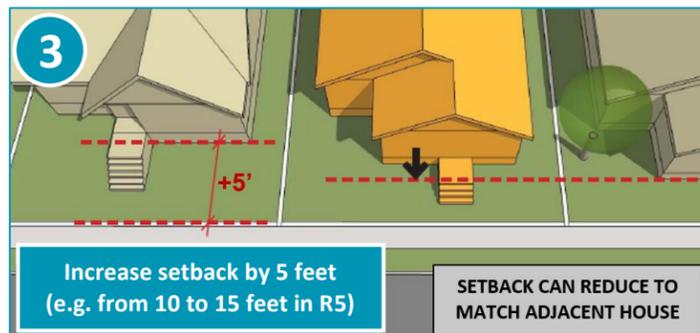
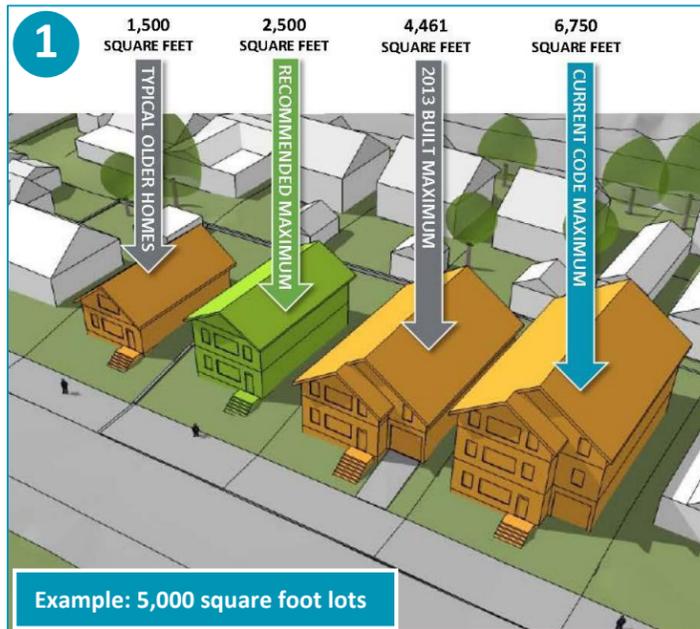
- Establish a limit on house size that is proportional to lot size and zone.
 - Outside the Housing Opportunity Overlay Zone, apply a maximum size limit to houses in R2.5, R5, and R7 zones.
 - Inside the Housing Opportunity Overlay Zone, apply a smaller maximum size for houses in R2.5, R5 and R7 zones, and allow duplexes and triplexes to be as large as houses outside the overlay.
- Exclude basements and attics with low ceiling heights from house size limits.
- Allow bonus square footage for detached accessory structures (0.15 bonus FAR).
- Explore options for decreasing building coverage and providing adequate private area and pervious surfaces outside of the house, such as larger side or rear yards.

2. Lower the roofline of houses

- Restrict height to 2½ stories on standard lots.
- Measure the basepoint from the lowest point 5 feet from a house, not from the highest point.
- For down-sloping lots, allow use of the average street grade as a bottom basepoint alternative.
- Ensure that dormers are a secondary roof mass.

3. Improve setbacks to better match adjacent houses

- Increase minimum front setback by 5 feet; provide an exception to reduce setback to match existing, immediately adjacent house. Allow flexibility if tree retention is a consideration.
- 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
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AN UPDATE TO PORTLAND'S SINGLE-DWELLING ZONING RULES

HOUSING CHOICE

4. Allow more housing types in select areas and limit their scale

Within the Housing Opportunity Overlay Zone in R2.5, R5 and R7 zones:

- Also allow a:
 - House with both an internal and detached accessory dwelling unit (ADU)
 - Duplex
 - Duplex with detached ADU
 - Triplex on corner lot
- Establish minimum qualifying lot sizes for each housing type and zone.
- Require design controls for all proposed housing projects seeking additional units.
- Explore requirements and bonus units for age-friendliness, affordability and tree preservation (beyond what is minimally required by Title 11, Tree Code).

5. Establish a Housing Opportunity Overlay Zone in select areas

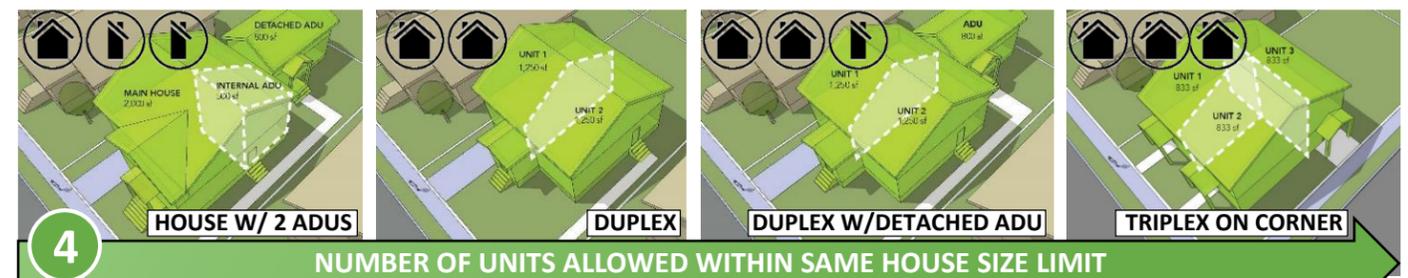
- Provide options for a Housing Opportunity Overlay Zone map.
- Potentially exclude areas within the David Douglas School District until school district capacity issues have been sufficiently addressed.
- Prior to adopting any specific zoning changes, refine the Housing Opportunity Overlay Zone to produce a more detailed boundary that considers property lines, physical barriers, natural features, topography and transportation infrastructure constraints, as well as other practical considerations.

6. Increase flexibility for cottage cluster developments on large lots citywide

- On single-dwelling zoned lots of at least 10,000 square feet in size, allow cottage clusters subject to Type Iix land use review.
- Cap the total square footage cottage cluster sites to the same FAR limit [see Recommendation 1] and limit each new cottage to 1,100 square feet.
- 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.
- Outside the Housing Opportunity Overlay Zone, allow one ADU for each cottage.
- Develop specific cottage cluster rules to ensure that development is integrated with its surrounding neighborhood.
- Explore opportunities for additional units when the units are affordable and/or accessible.

7. Provide flexibility for retaining existing houses

- Scale flexibility:
 - Allow modest additional floor area for remodels, additions and house conversions.
 - Allow modest additional height when an existing house foundation is being replaced or basement is being converted.
- Housing choice flexibility:
 - Allow one additional unit when an older house is converted into multiple units or is retained as part of a new cottage cluster development.
 - Pursue additional flexibility for house conversions, such as parking exemptions, system development charge (SDC) waivers or reductions, building code flexibility and City program resources that facilitate conversions.
 - Clearly define internal conversions, including explicitly distinguishing between demolition and remodeling, and promote preservation of the exteriors when converting houses to ownership, condominium or rental units.



Concept Recommendations

NARROW LOTS

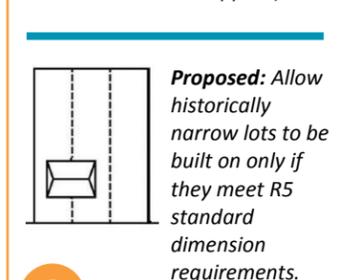
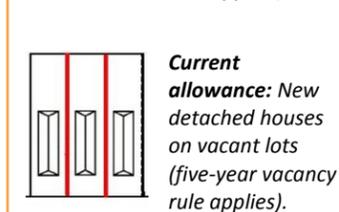
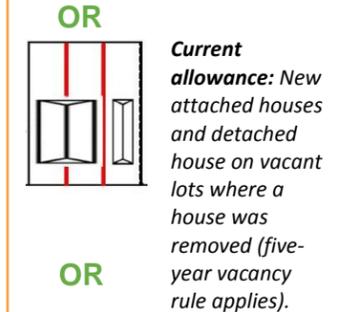
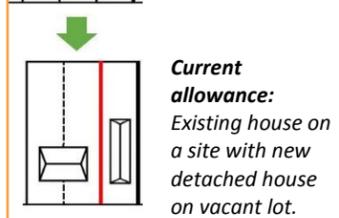
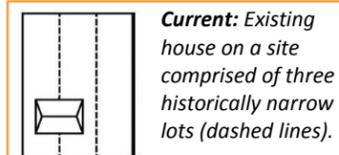
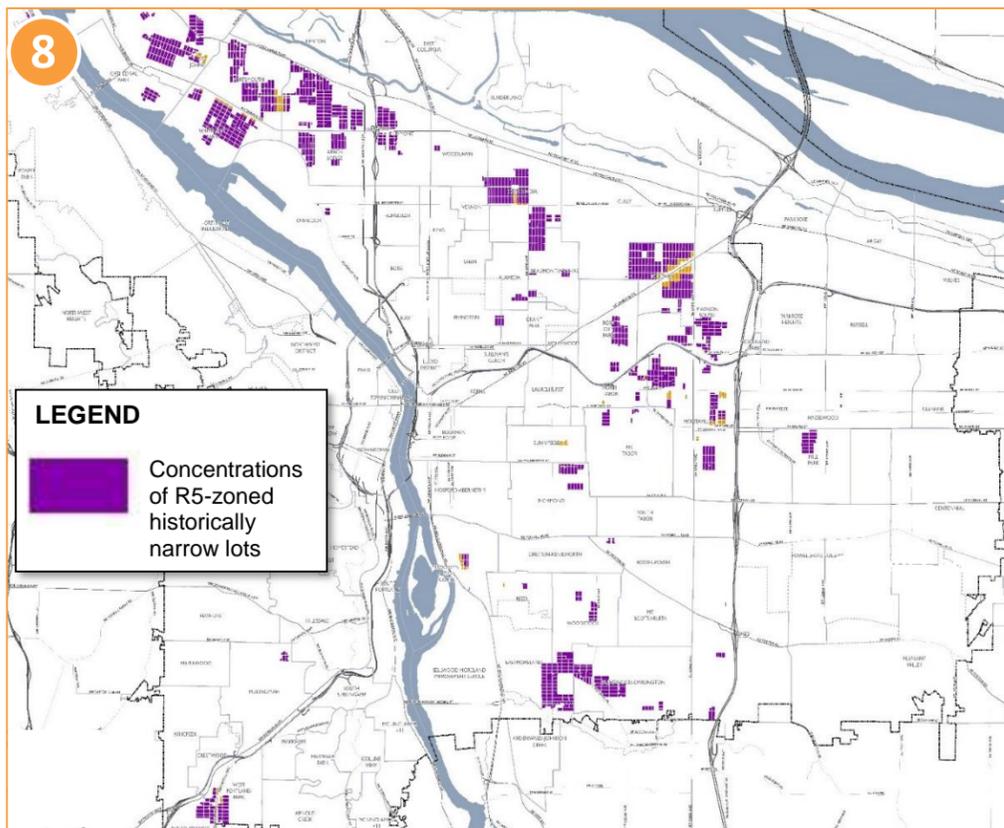
8. Do not allow historically narrow lots to be built on

9. Make citywide improvements to the R2.5 zone

- On vacant R2.5 zoned lots 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 this requirement.
- Reduce the minimum lot width from 36 feet to 25 feet for land divisions.
- Allow a property line adjustment to form a flag lot when retaining an existing house.
- Require attached houses when a house is demolished.
- Allow 3-story attached homes and limit detached houses on narrow lots to 2 stories.

10. Revise parking rules for houses on narrow lots citywide

- Allow, but don't require parking on narrow lots.
- When a lot abuts an alley, parking access must be provided from the alley.
- Allow front-loaded garages on attached houses on narrow lots if they are tucked under the first floor of houses and the driveways for each house are combined.



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Summary of the Residential Infill Project

CITY COUNCIL FINAL 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 are also 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.

NEXT STEPS

The acceptance of this City Council-amended Concept Report sets the stage for the next phase of the Residential Infill Project: zoning code and map amendment proposals. City Council's vote directs City staff to develop the code language and map amendments needed to implement the concepts in the report. Beginning early 2017, a discussion draft of potential changes will be completed, followed by public hearings at the Planning and Sustainability Commission and City Council before final adoption by City Council.

Scale of Houses Limit the size of houses while maintaining flexibility. Lower the roofline of houses. Improve setbacks to better match adjacent houses and promote tree retention.

Housing Choice Allow more housing types in select areas and limit their scale to the size of house allowed. Establish a Housing Opportunity Overlay Zone in select areas. Increase flexibility for cottage clusters on large lots citywide. Provide added flexibility for retaining existing houses.

Narrow Lots Do not allow historically narrow lots to be built on. Make citywide improvements to the R2.5 zone. Revise parking rules for houses on narrow lots citywide.

