

Better Housing by Design

AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

Project Overview



What is multi-dwelling zoning?

Multi-dwelling zoning is a residential zone that allows multiple housing units in a single building or on a single property. Often thought of as apartment zoning, this zoning also allows for a variety of housing types, such as townhouses, triplexes, groups of detached houses and even individual houses on small lots.

What problem is this project intended to solve?

While the multi-dwelling zones provide opportunities for higher density development, the design of this development does not always meet the City's goals for quality housing, which has generated community concerns. Some issues identified include:

The design of development is often not responsive to the surrounding context or to distinctive characteristics of different areas of Portland.



Current rules don't prevent large areas of paved surfaces (e.g., asphalt or cement) or ensure that development is designed to minimize urban heat island effects.



The street-facing side of housing (e.g. row houses with front garages) does not always contribute to pedestrian-friendly environments.



Development does not always improve street or pedestrian connections in areas that lack them such as East Portland. This makes it difficult for people to easily and safely get to places, for shopping, transit, schools and parks.



There are no Zoning Code incentives or requirements that encourage the development of physically accessible housing for people with disabilities.



Zoning Code requirements for healthy living features, such as spaces for outdoor recreation or growing food, are **limited** and do not apply in higher density zones.



Regulations do not allow for many urban green infrastructure approaches, such as ecoroofs or plantings in raised courtyards, to count toward meeting landscaping requirements.

Project Timeline / Next Steps

FALL 2016

Phase 1:
Research and Assessment

WINTER – SPRING 2017

★ Phase 2:
Concept Development

SUMMER 2017

Phase 3:
Code Development

FALL 2017 – WINTER 2018

Phase 4:
Public Hearings / Adoption