

# Better Housing by Design

AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

## Outdoor Space Requirements | Background

### 2035 Comprehensive Plan Direction: Provide housing that is supportive of healthy living.

The current Zoning Code requires 48 square feet of outdoor space per unit in most of the multi-dwelling zones. This can be private areas or combined into larger shared spaces.

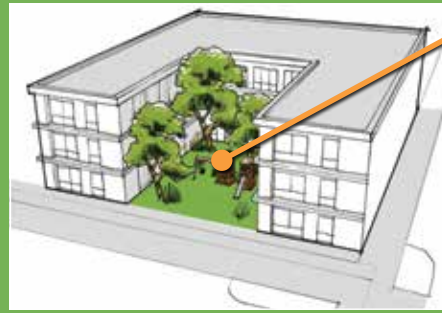
### Types of residential outdoor spaces

Individual/private spaces, such as patios, balconies or small yards

Balconies can satisfy the 48-square foot per unit requirement.



Larger shared spaces, like courtyards, play areas or shared recreation space



By combining the individual open space requirements, a developer can create one large shared space.

### Issues

There are some unintended consequences in the current Zoning Code, including:

**RH zone does not require any outdoor space.**

- ▶ This often results in little usable outdoor space, with few places for children to play and other activities.



**Shared outdoor space is not required and often not provided.**

- ▶ People living in multi-dwelling buildings want convenient outdoor spaces for play and/or growing food.



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## Outdoor Space Requirements | Concepts

**Objective:** Provide usable outdoor space for residents, healthy eating/active living amenities, and opportunities for innovative approaches to green site design.

### Concept 1: Require residential outdoor spaces in the RH zone

RH is a high density, multi-dwelling zone located close to the Central City, or along light rail corridors. It is the only multi-dwelling zone that does not require an open space.

- ▶ Require 48 square feet per unit of shared or private outdoor space.
- ▶ Allow indoor community spaces to meet outdoor space requirements in all of the multi-dwelling zones.



### Concept 2: Require shared outdoor spaces for larger sites

- ▶ Larger sites would be 20,000 square feet or larger.
- ▶ Examples include courtyards, gathering spaces and play areas.



### Concept 3: Allow alternative kinds of landscaping and limit large surface parking lots

- ▶ Allow raised courtyards, stormwater planters and eco-roofs to meet landscaping requirements.
- ▶ Limit surface parking to 30 percent of the site's area.

