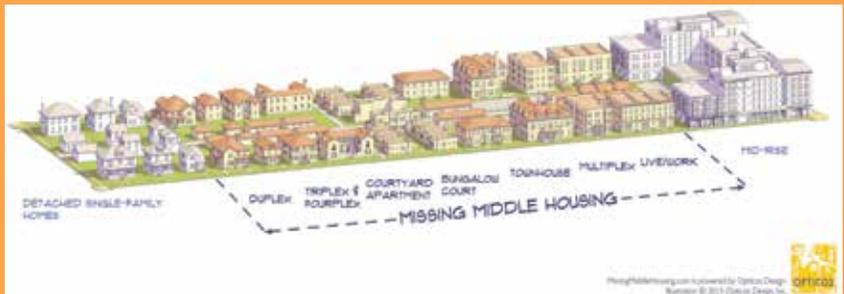


Better Housing by Design

AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

Scale-based Zoning | Background

2035 Comprehensive Plan Direction:
Provide diverse housing options,
with more intense development
in centers and corridors.



Issues

The current Zoning Code prevents the mix of mid-scale housing that was built between 1900 and 1960. These housing types — typically two to three stories tall — include duplexes, fourplexes, townhouses and courtyard apartments.

Middle housing developments tend to:

- ▶ Be more affordable than single-family development.
- ▶ Be more accessible to people with mobility limitations.
- ▶ Allow more households to live on a lot without increasing the size of the building.

By allowing this kind of development in R2 zones again, Portland can expand the city's variety of housing choices.

Historic multi-dwelling housing



Duplex



Duplex, small lot



Fourplex



Courtyard



Courtyard apartment



Apartment

Compare apartments built in the 1920s to more recently built townhouses along transit corridors (R1 zone). While they are similar in scale, the older apartments accommodate more households.



1920s – 34 units on a 10,000-square-foot site



2015 – 18 units on an 18,000-square-foot site



Better Housing by Design

AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

Scale-based Zoning | Concepts

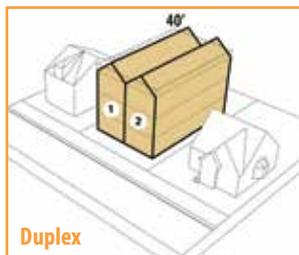
- Objectives:**
- ▶ Allow and encourage greater housing diversity (including physically accessible units).
 - ▶ Limit building scale in zones along neighborhood side streets.
 - ▶ Expand housing opportunities in zones along transit corridors.

Concept 6: Regulate by building scale/FAR instead of unit density.

R2 ZONE

Current approach:

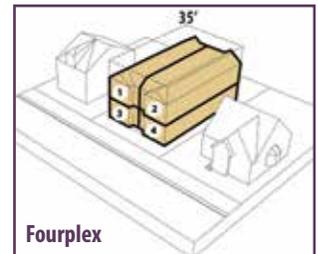
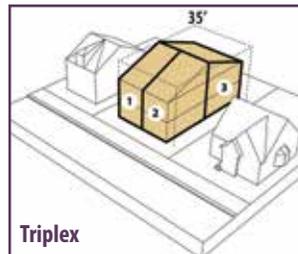
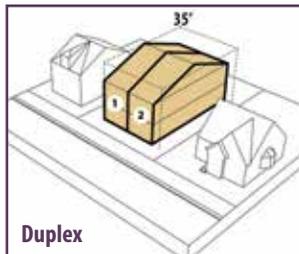
- ▶ 40-foot height limit.
- ▶ Density limited to one unit per 2,000 square feet of site area (two units on 5,000 square foot site).
- ▶ Often results in two large townhouse units.



The proposed concept for R2 zones would allow greater flexibility within a smaller building envelope. This would create incentives for more and different kinds of housing units.

Proposed new approach:

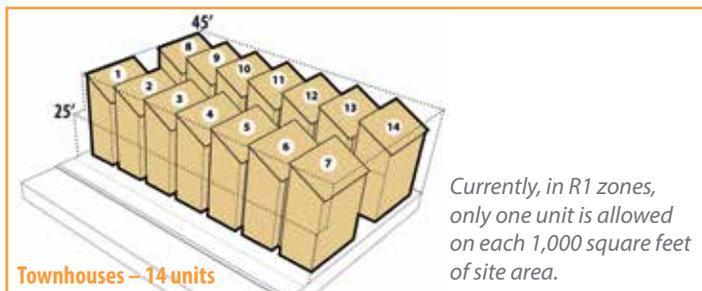
- ▶ Reduce allowed height to 35 feet.
- ▶ Provide flexibility for what happens inside a building (potentially a floor area ratio of 1 to 1).
- ▶ Require accessible units along with greater density.



R1 ZONE

Current approach:

- ▶ 45 foot height limit.
- ▶ Density limited to one unit per 1,000 square feet of site area.
- ▶ Often results in townhouses.



Proposed new approach:

- ▶ 45-foot height limit (same as corridor commercial zones).
- ▶ Provide flexibility for what happens inside a defined building scale (potentially a floor area ratio of 1.5 to 1).
- ▶ Require accessible units (25 percent).

