

Better Housing by Design

AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

Building Design and Transitions | Background

2035 Comprehensive Plan Direction: Development should respond to context, contribute to pedestrian-friendly street frontages and provide transitions in scale to lower density zones.

Issues

- ▶ Buildings are sometimes not oriented to the street and sidewalk.



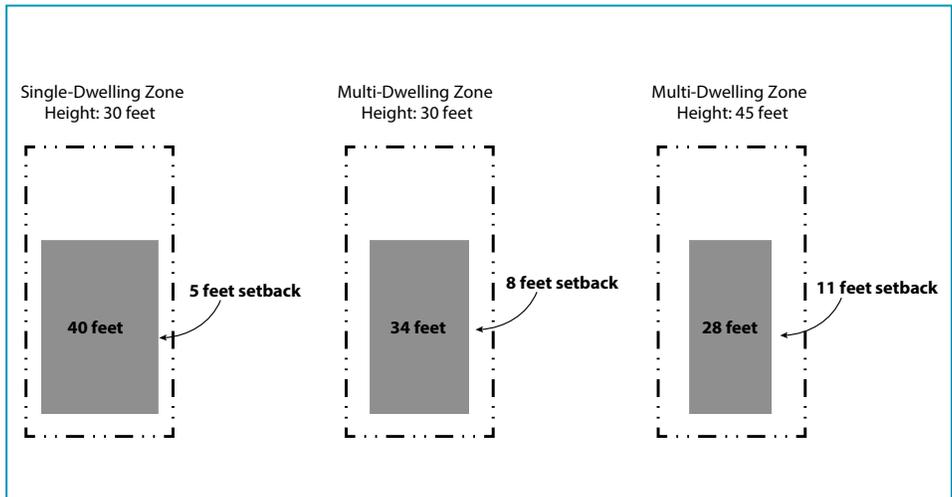
- ▶ Front garages are not limited in multi-dwelling zones. This can affect the neighborhood context and could make sidewalk use difficult because cars in the driveway often block the sidewalk. This is especially problematic for people using wheelchairs, walkers and strollers.



- ▶ Transitions from the street and between neighboring buildings can be very abrupt or may compromise residents' privacy.



- ▶ Multi-dwelling zones require more space around buildings (setbacks) than for similar buildings in single-family zones, making it difficult to build compact development on small sites that can fit into neighborhood patterns.



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Building Design and Transitions | Concepts

Objective: Foster design to encourage pedestrian-friendly streets by orienting buildings to streets, and minimizing blank walls and other features that don't create an inviting street environment.

Concept 7: Limit garages to 50 percent of the building street frontage.



Rear parking or no off-street parking (garage or carports) in areas close to transit



Front parking that takes up no more than 50 percent of street frontage



Exceptions for tuck-under garages set below entry porches



This limitation would also apply to parking garages with multiple parking spaces



Concept 8: Require building entrances to be oriented to public streets and pathways or courtyards connected to public streets.



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Objective: Integrate larger scale buildings into residential neighborhoods. Require similar front setbacks, and provide transitions in scale next to single-dwelling zones.

Concept 9: Require 10-foot front setbacks in R1 and RH zones.



Smaller setbacks allowed based on adjacent properties.

Concept 10: Height transitions to single-dwelling zones

- ▶ Require a step-down to three stories on buildings that have four or more stories.



Concept 11: Simplify side setback regulations

- ▶ Simplify side setback requirements by making them consistent with requirements in single-dwelling zones.

