

Residential Infill Project Discussion Draft Comment Form

Thank you for using this comment form to provide your feedback on the Discussion Draft of the Residential Infill Project. Beneath each proposal, you will find space to provide your comments to staff. You do not need to fill out the form completely -- you can comment only on the proposals that interest you. You may attach additional sheets if the boxes don't provide enough space.

The proposals in this draft will update Portland's single-dwelling zoning rules to **better meet the changing housing needs of current and future residents**. During the Discussion Draft phase, comments on Zoning Code and map amendments will be taken by staff, who will bring a Proposed Draft to the Planning and Sustainability Commission for public hearings in the winter.

The public comment period for the Discussion Draft runs from
October 2 to November 20, 2017.

Please send your comments to:

Portland Bureau of Planning and Sustainability
Attn: Residential Infill Project
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

First, please write your ZIP Code. _____

Scale of Houses

On this page, you'll see proposals relating to the scale of new houses. Please offer any feedback you have about each proposal.

1. Limit the size of houses while maintaining flexibility (R7, R5, and R2.5 zones).

- Establish a limit on house size by zone that is proportional to lot size using a floor area ratio (FAR) calculation.
- Exclude attics with low ceilings and basements from house size limits.
- Allow an additional .15 FAR for detached accessory structures (such as garages, sheds and accessory dwelling units).

2. Revise how height is measured (all zones).

- Continue to allow 2½ story houses on standard lots (30 feet high).
- Measure height from the *lowest* point near the house, not the *highest* point.
- Clarify that small dormers are excluded from the height measurement.

3. Improve front setbacks to better reflect those of adjacent houses (R7, R5 and R2.5 zones).

- Increase front setbacks in R5 and R2.5 from 10 feet to 15 feet.
- Allow a front setback reduction to align with the house next door.

4. Improve building design (R10, R7, R5 and R2.5 zones).

- Limit the number of exterior, above-grade stairs that lead to the main entrance.
- Allow eaves to project up to 2 feet into setbacks.
- Require large, street-facing facades to be divided into smaller planes.

Housing Opportunity

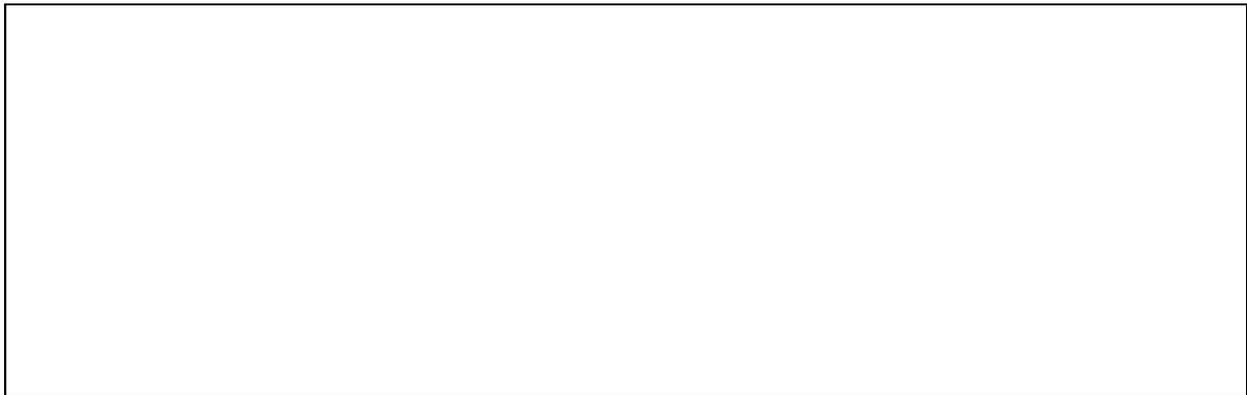
On this page, you'll see proposals relating to opportunities for additional housing. Please offer any feedback you have about each proposal.

5. Create a new Additional Housing Opportunity overlay zone – the new ‘a’ overlay zone.

- Allow the following housing types in the new ‘a’ overlay if one of the units is “visitable”:
 - House with two accessory dwelling units (ADUs), one attached and one detached
 - Duplex
 - Duplex with one detached ADU
 - Triplex on corner lots
- Require the following visitability features for one unit: a low- or no-step entry, wider halls and doors, and living space and bathroom on the ground floor.
- Allow an additional 0.15 FAR for triplexes on corner lots.

6. Apply the new 'a' overlay zone in select areas.

- Apply the new 'a' overlay to properties zoned R7, R5 and R2.5 within:
 - ¼ mile of centers;
 - ¼ mile of corridors with 15-minute bus service;
 - ¼ mile of MAX stations;
 - Inner ring districts; and/or
 - Higher opportunity housing areas (with services, amenities, jobs, schools, parks).
- Reduce the new 'a' overlay based on infrastructure and environmental constraints and in areas with vulnerable populations at risk of displacement.
- Expand the new 'a' overlay based on proximity to amenities, such as community centers, parks, schools and multiple bus lines.
- Remove the *existing* 'a' overlay (Alternative Design Density overlay zone) from all properties. Delete the current 'a' overlay zoning code provisions.



7. Provide incentives for affordable housing and historic preservation (new 'a' overlay zone).

- Allow one bonus unit if all units are affordable (up to 80 percent of median family income).
- Promote preservation of historic resources when adding units through incentives such as waived parking requirements, additional FAR and flexibility in housing types.



8. Encourage more cottage cluster development (all single-dwelling zones).

- Continue allowing multiple houses to be built on a site through a Planned Development Review, but allow an ADU to be built with each house.
- Require at least half of the units in a cottage cluster development to be oriented around a common open space.
- Reduce the procedure type for some Planned Developments from Type III to Type IIx.

Narrow Lots

On this page, you'll see proposals relating to narrow lot development. Please offer any feedback you have about each proposal.

9. Rezone some historically narrow lots from R5 to R2.5.

- In the 'a' overlay, rezone historically narrow lots that have the highest access to amenities from R5 to R2.5.
- For the remaining historically narrow lots zoned R5 citywide, do not allow development unless the lot meets the minimum dimension standards for the R5 zone – 3,000 square feet and 36 feet wide.

10. Revise rules for all narrow lots (less than 36 feet wide).

- Require attached houses on lots 25 feet wide or narrower.
- Allow attached and detached houses on lots wider than 25 feet.
- Limit height of a detached house to 1½ times its width.

11. Revise rules for parking and garages on all narrow lots (less than 36 feet wide).

- Allow, but don't require, parking on narrow lots.
- Continue disallowing at-grade garages on attached and detached houses less than 22 feet wide, but allow tuck-under garages on all attached houses.
- On a lot abutting an alley, require access from the alley when parking is proposed.

12. Make improvements to the R2.5 zone.

- Require at least two units when new development is proposed on a 5,000-square-foot lot or larger.
- For land divisions, reduce the minimum lot width from 36 to 25 feet.
- Allow property lines to be adjusted to create a small flag lot (less than 3,000 square feet) when a house is retained.
- Create rules for small flag lots that restrict the size of the new house to 1,000 square feet and the height to 20 feet, and require exterior design elements.