

Decrease Scale of Houses - 7/23/18

UNDERLINED TEXT = Changes to proposal based on direction from PSC (straw polls)

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

- a. Reduce the maximum allowable size of structures on a lot.
 - o Set a max floor FAR for the total development in all structures on a lot.
 - o Increase the max FAR as the number of units increases on the site.
(See item #6 for the proposed FAR limits)
- b. Exclude attics and basements from FAR.

2. Revise how height is measured (in all single-dwelling residential zones).

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

3. Improve front setbacks to better reflect those of adjacent houses.

- a. Keep the current minimum front setbacks (10 feet in the R5 zone).
- b. Allow setback to be reduced to align with the house next door in R7, R5 and R2.5 zones.

4. Improve building design.

Building features and articulation

- a. Limit how high the front door can be above the ground (exempt lots in floodplains).
- b. Allow eaves to project up to 2 feet into setbacks.
- c. Delete current requirement for corner lot duplex entries to face separate streets.
- d. Delete proposed requirement for covered entry over units.

ADUs and accessory structures

- e. Keep current rules for ADUs - size, height, and living area. Delete proposed requirements that limits the size of accessory structure to .15 FAR.
- f. Delete current requirement that limits the size of a basement ADU conversion
(See item #7)
- g. Delete current requirement that restricts the entry door for the primary house and an internal ADUs from being on the same facade.

Parking

- h. On a lot abutting an alley, require any on-site parking to be accessed from the alley.
- i. Delete current minimum parking requirements for residential uses in single dwelling zones.
- j. **NEW PROPOSAL from Parking Subcommittee:** Establish minimum driveway spacing to preserve on street parking

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5. Apply a new ‘a’ overlay zone in most areas.

- a. Apply the new ‘a’ overlay to all properties zoned R7, R5 and R2.5 but exclude the following:
 - i. Lots in medium/high NRI
 - ii. Lots with combination of stormwater/steep slope/landslide history
 - iii. Lots with sanitary sewer constraints
 - iv. Lots in 100-year floodplain
- b. Delete the current ‘a’ overlay and related zoning code provisions.

6. On lots in the new ‘a’ overlay, allow up to four units and allow the FAR to increase accordingly

- a. Provide additional FAR for one, two, or three units if one of the units is affordable to families earning up to 80% of the median family income (MFI)
- b. When there are at least three units, require that one be visitable with a no step entry, wider doorways, living space and bathroom on the ground floor. Provide an exception when the slope between the street and the front door is greater than 20%
- c. Lots on non-city maintained public streets are not eligible to use the additional housing options (lots on paved private streets are eligible)

Units	Type	R7		R5				R2.5	
		FAR		FAR		SF of BLDG (on 5K SF lot)		FAR	
		Base	W/ Bonus	Base	W/ Bonus	Base	W/ Bonus	Base	W/ Bonus
1	House	.4	.5	.5	.6	2,500	3,000	.7	.8
2	Duplex or House + ADU	.5	.6	.6	.7	3,000	3,500	.8	.9
3	Triplex, Duplex + ADU, or House + 2 ADUs	.6	.7	.7	.8	3,500	4,000	.9	1.0
4	Fourplex								

QUESTIONS FOR PSC:

- Q1. Is the PSC comfortable w/ the scale of development in this proposal? Are structures up to 4,000 SF consistent with the objective to limit the size of houses to increase compatibility?
- Q2. Does the PSC agree that we should retain the limitation of one primary structure on a lot with multiple primary structures only being allowed through a Planned Development?
- Q3. Should visitability be a bonus (FAR) or a requirement in one unit (as proposed) for all 3+ unit developments?

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- Q4. Should we give affordable units an FAR bonus (as shown) or only allow 4 units through the affordability bonus (also 4 for internal conversion – see Proposal 7)?
- Q5. Note: PSC was interested in a way to allow larger houses in some situations. The current proposal does not include a pay-in-lieu option. Having a fee in lieu precludes the ability to consider adjustment requests, which can factor in design, context, and scale mitigation. Does the PSC agree with this approach?
- Q6. Confirm the following minimum lot sizes:

	R7	R5	R2.5
Minimum lot size (3+ units)	6,300 sq. ft. 5,000 sq. ft.	4,500 sq. ft.	3,200 sq. ft.
Minimum lot size (1-2 units)	4,200 sq. ft.	3,000 sq. ft.	1,600 sq. ft.

7. Provide incentives to retain existing houses that are at least 10 years old (new 'a' overlay zone).

- a. Allow an additional .1 FAR on the site for conversions of existing houses into multiple units:
- i. Additional size can be used for addition or new detached structure (up to max site bldg. coverage)
 - ii. Alterations to street facing façade limited to 25 percent
 - iii. Addition of more than three/four units only allowed through design or historic resource review (level and type of review based on resource)
- b. Allow a single addition up to 250 square feet on the site without having to meet (or show compliance with) FAR limits. One such addition is allowed in each 5-year period.
- c. Allow basement ADU conversions to exceed 800s.f./75% size cap.

Q7. Depending on the outcome of the PSC direction from Q4 above (re: affordability), should the maximum number of conversion units on a site be capped at 4 or allow more?

OTHER RECOMMENDATIONS

Floodplain:

- a. Measure building height from 100-year floodplain (as opposed to lowest point)
- b. Exclude above-ground basement area in flood plains

Items to include in City Council correspondence (outside Zoning scope)

- a. Advocate for parking permit program support (restrict permits for sites with off street parking) *(see parking subcommittee recommendation)*
- b. Develop a curb cut fee/tax proposal *(see parking subcommittee recommendation)*
- c. Pursue a local exception to State building code to allow Portland to require visitability on all new single dwellings.
- d. Recommend that City Council apply a maximum limit on SDC waivers to 2 ADUs. *(see scale subcommittee recommendation)*