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Shaping the future of our neighborhoods together

Portland’s neighborhoods have always been places of change. So it’s important to work together as a community to make sure that change is for the better and benefits all of us.

By 2035, Portland will grow by more than 100,000 households. The city’s popularity, changes in housing demand and other factors have resulted in a housing shortage that has driven up housing costs. Also, housing market changes have made it more attractive to construct large, expensive new houses in older residential neighborhoods — even as the number of people per household is getting smaller.

To address these issues around growth and change, the City of Portland is taking a look at the rules that determine the types of housing allowed in our neighborhoods.

This proposal would allow more housing units to be built in residential neighborhoods, but only if they follow new limits on the size of new buildings.

How this project is organized

This project addresses these concerns through the following topics:

- Housing Options and Scale
- Building Design
- Added ADU
- Duplex
- Triplex
- Fourplex

The proposals in this document would add more housing options for people’s changing needs.

Take a look inside and see how they have evolved based on public testimony and Planning and Sustainability Commission direction.

February 2019

www.portlandoregon.gov/bps/infill
1. Allow for more housing types (R7, R5 and R2.5 zones).
   a. Allow for duplexes, triplexes and fourplexes.
   b. Allow a house to have two accessory dwelling units (ADUs) or a duplex to have one ADU.
   c. Limit lots with the following constraints to a house plus one ADU or a corner lot duplex:
      - 100-year floodplain
      - Areas identified in the natural resource inventory (NRI)
      - Landslide hazard areas
      - Unpaved streets
   d. Set a minimum lot size for lots with 1 or 2 units and a larger lot size for lots with 3 or 4 units.

2. Limit the overall size of buildings (R7, R5 and R2.5 zones).
   a. Set a total maximum building size, measured by floor-to-area ratio (FAR), that is less than what is achievable today.
   b. Scale the FAR to increase as the number of units increases on the site.
   c. Exclude attics and basements from FAR.
   d. Allow a bonus increase in FAR on the site if:
      - At least one of the units is affordable (80% median family income); or
      - Units are added to a site with an existing house and the street-facing facade of the house remains substantially unaltered.

Current allowed FAR (based on setbacks, height, building coverage)

<table>
<thead>
<tr>
<th>Zone</th>
<th>R7</th>
<th>R5</th>
<th>R2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min. lot size</td>
<td>Min. lot size</td>
<td>Min. lot size</td>
</tr>
<tr>
<td></td>
<td>Base</td>
<td>With bonus</td>
<td>Base</td>
</tr>
<tr>
<td>1 House</td>
<td>4,200 sq ft</td>
<td>.4</td>
<td>n/a</td>
</tr>
<tr>
<td>2 Duplex or house + ADU</td>
<td>5,000 sq ft</td>
<td>.6</td>
<td>.7</td>
</tr>
<tr>
<td>3 Triplex or duplex + ADU or house + 2 ADUs</td>
<td>5,000 sq ft</td>
<td>.6</td>
<td>.7</td>
</tr>
</tbody>
</table>

Max. size house allowed on a 5,000 sq. ft. R5 lot

Smaller, shorter detached houses allowed on 26- to 32-foot-wide lots
8. Revise how height is measured (all zones).
   a. Measure height from the lowest point near the house, not the highest point.
   b. Exclude small dormers from the height measurement calculation.
   c. Continue to allow 2-½ story houses (30 feet high) on standard lots.

9. Address 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. Allow the front door of each corner lot duplex unit to face the same street.

10. Provide greater flexibility for Accessory Dwelling Unit (ADU) design.
    a. Maintain current ADU size allowances.
    b. Allow basement ADU conversions to exceed the 800 square feet/75%-size cap in an existing house.
    c. Allow the front door of an internal ADU to face the street.

11. Modify parking rules.
    a. Eliminate minimum parking requirements for residential uses in single-dwelling zones.
    b. If a lot abuts an alley, require parking access from the alley when parking is provided.
    c. For narrow lots, duplexes, triplexes and fourplexes, prohibit driveways and parking between the building and the street unless the driveway accesses a garage or parking space behind the front of the building. Limit garages to 50% of the building façade.

12. Improve building design on lots less than 32 feet wide.
    a. Limit the height of a detached house to 1-½ times its width.
    b. Require attached houses on lots 25 feet wide and narrower.
Lots with the proposed ‘z’ overlay are constrained by natural hazard or natural resources and are not eligible for the additional housing types shown in Proposal #1. The ‘z’ overlay does not reflect lots that do not meet minimum lot size requirements. Searchable parcel-specific information is available through the interactive Map App. [www.portlandoregon.gov/bps/infill/mapapp](http://www.portlandoregon.gov/bps/infill/mapapp)
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3. For 3 or 4 units, at least 1 unit must be visitable (R7, R5 and R2.5 zones). The visitable unit must have a no step entry, wider doorways, with a bathroom and living area on the ground floor.
4. Require at least 2 dwelling units when developing a vacant double-sized lot (R7, R5 and R2.5 zones).
5. Rezone half of the historically narrow lots from R5 to R2.5. Allow the remainder of the historically narrow lots in the R5 zone to be built with pairs of attached houses.
6. Allow small flag lots through property line adjustments (R5 and R2.5 zones).
   a. Require that the existing house be retained and exempt from FAR limits at the time of the property line adjustment review.
   b. In the R5 zone, limit the height of the house on the flag lot to 20 feet, limit its size to 1,000 square feet and require additional exterior design elements.
7. Continue to allow different building forms and site arrangements through a planned development review (R7, R5, and R2.5 zones). Align density allowances and review procedure thresholds between planned developments and land divisions.
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<th>Allowed Housing Type</th>
<th>R7</th>
<th>R5</th>
<th>R2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>FAR</td>
<td>Far</td>
<td>FAR</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Min. lot size Base</td>
<td>With bonus</td>
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</tr>
<tr>
<td>1</td>
<td>House</td>
<td>4,200 sq ft .4</td>
<td>n/a</td>
<td>3,000 sq ft .5</td>
</tr>
<tr>
<td>2</td>
<td>Duplex or house + ADU</td>
<td>5,000 sq ft .6</td>
<td>.7</td>
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</tr>
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<tr>
<td>4</td>
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Residential Infill Project | LEARN MORE

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Residential Infill Project Summary

REVISED PROPOSED DRAFT

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