

Public Benefits Required or Incentivized by the Zoning Code:

This is a list of good things we incentivize or require in the zoning code and a partial list of good things we incentivize by waiving fees or taxes.

An incentive in this context is something given in order to encourage a good thing. For example, we often “give” additional development potential, in the form of increased FAR, in order to entice someone to develop in a way we desire. Providing an exception to a particular development standard (e.g. a chimney can project above the height limit) is not an incentive—we are not incentivizing chimneys, we are just being flexible with our development standards.

The zoning code incentives listed include incentives proposed in the RIP and BHD projects. The list does not include the existing multi-dwelling zone amenity bonuses, which are proposed to be deleted and replaced with the multi-dwelling zone bonuses listed below.

Zoning Code Incentives/Offsets

	Good Thing	Incentive/Offset	Zone
HOUSING	Build more housing	FAR bonus	SD zones
	Build affordable housing	FAR and height bonus	MD, C/MU, E, CI zones
	Preserve existing affordable housing (required)	<ul style="list-style-type: none"> Allow unused FAR to be transferred from sites with existing affordable units. FAR bonus for mobile home parks; allow unused plus bonus FAR to be transferred from an RMP site. 	MD zones
	Build 3 bedrooms units	FAR bonus	MD zones
	Build accessible units	FAR bonus	MD zones
HISTORIC RESOURCES	Preserve historic resources (required)	<ul style="list-style-type: none"> Allow unused FAR to be transferred from historic landmarks. Allow additional dwelling units and additional uses in historic landmarks and districts. 	MD, C/MU, E/I zones
	Seismically upgrade historic landmarks	FAR bonus for seismic upgrading; allow bonus FAR to be transferred	MD zones; Central City
OPEN SPACE/ENV -RELATED	Build energy efficient buildings	FAR and height bonus	C/MU zones
	Provide publicly accessible park or plaza	FAR and height bonus	C/MU zones
	Build away from environmental resources	Automatically reduce front setback	Env zones
	Preserve trees	<ul style="list-style-type: none"> Allow FAR to be transferred per tree preserved. Reduce min parking requirement. 	MD zones and all zones
	Preserve open space (3 different versions)	FAR bonus and height bonus	Central City

MISC	Affordable commercial space	FAR and height bonus	C/MU zones
	Bike parking	Reduce min parking requirement	all zones
	Transit supportive plaza	Reduce min parking requirement	all zones
	Car-sharing	Reduce min parking requirement	all zones

Waive Fees or Taxes

Good Thing	Incentive	Zone
Accessory dwelling units	Waive SDC fees	all zones
Affordable housing	Waive SDCs (when renting @60% MFI for 60 years or selling @100% MFI at time of sale)	
	Waive Local Transportation Improvement Charge (LTIC) when renting @60% MFI for 60 years or selling @100% MFI at time of sale	SD zones
	Waive school excise tax when renting or selling @ 80% MFI for 60 years	
	Waive Metro excise tax when renting or owning @ 80% MFI for 30 years	
	Waive affordable housing excise tax when renting or selling @ 80% MFI for 60 years	
	Multiple unit local tax exemption (10-year property tax exemption when renting @60% MFI for 99 years)	
	Homeownership local tax exemption (HOLTE) (lottery system for properties to get a 10-year property tax exemption when selling @100% MFI at time of sale)	

Incentives that have been deleted or will be deleted (CC and multi-dwelling amenity bonuses)

Deleted or Evolved CC FAR Bonuses:

- Residential floor area bonus (replaced with affordable housing requirements)
- Day care bonus
- Retail use bonus
- Rooftop garden bonus
- Theaters on Broadway bonus
- Percent for Art bonus
- Water feature or public fountain bonus
- Locker room bonus
- Eco-roof bonus (replaced with ecoroof requirement in CC)
- Large dwelling unit bonus (large unit = more than 750 sf)
- Large household dwelling unit bonus (large household unit = more than 2 bedrooms)
- Middle income housing bonus (units affordable to those earning no more than 150% of MFI)
- Small development bonus
- Below-grade parking bonus
- Efficient family size unit bonus (units with at least 2-3 bedrooms and at least 1,000-1,200 sf)

Soon to be Deleted MD Zone Amenity Bonuses:

- Outdoor recreation facility
- Children's play area
- Storage area
- Sound insulation
- Crime prevention (connected to nonexistent Portland Police bureau crime prevention division)
- Solar water heating
- Larger required outdoor area