

Scale of Houses

(Reflects the PSC's tentative direction from 9/11/2018 work session)

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

- a. Establish a limit on house size by zone that is proportional to lot size using a floor area ratio (FAR) calculation.
- b. Allow an additional .15 FAR for detached accessory structures (e.g. garages, sheds and accessory dwelling units).
- a. Reduce the maximum allowable size of structures on a lot.
Set a max floor to area ratio (FAR) for the total development of all structures on the site
Increase the max FAR as the number of units increases on the site (See Housing Options)
- b. Exclude attics and basements from FAR house size limits.

2. Revise how height is measured (all 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.

- ~~Increase front setbacks from 10 feet to 15 feet in the R5 zone.~~
- a. *Keep the current minimum front setbacks (10 feet in the R5 zone)*
- b. Allow a front setback reduction to align with the house next door in R7, R5 and R2.5 zones.

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

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 requirement that limits the size of accessory structure to .15 FAR and height to be no taller than 4 feet above the primary structure.*
- f. *Allow for larger basement ADU conversion (See proposal 7)*
- g. *Do not restrict internal ADUs from having door on same façade as house entry door.*

Parking

- i. On a lot abutting an alley, require access from the alley when parking is provided.
- j. *Delete current minimum parking requirements for residential uses in single dwelling zones.*

Housing Options

(Reflects the PSC's tentative direction from 9/11/2018 work session)

5. Apply a new 'a' overlay zone in ~~select~~ most areas.

- a. Apply the new 'a' overlay to properties zoned R7, R5 and R2.5 ~~within:~~ but exclude the following:
 - ~~¼ mile of centers, corridors with 15-minute bus service or MAX stations; or~~
 - ~~Higher opportunity housing areas (with services, amenities, jobs, schools and parks).~~
 - I. Lots in medium/high NRI
 - II. Lots with combination of stormwater/steep slope/landslide history
 - III. Lots with sewer constraints
 - IV. Lots in 100-year floodplain
 - V. Lots in the Northwest Hills Plan District
- b. ~~infrastructure and environmental constraints.~~
- c. ~~Reduce the new 'a' overlay in areas with concentrations of vulnerable populations until programs are available to mitigate displacement risk.~~
- d. ~~Expand the new 'a' overlay based on proximity to amenities, such as community centers, parks, schools and multiple bus lines.~~
- b. ~~Remove the existing 'a' overlay (Alternative Design Density overlay zone) from single-dwelling zoned properties. Delete the current 'a' overlay zoning code provisions.~~

5. ~~Create a new Additional Housing Options overlay zone — the new 'a' overlay zone.~~

- ~~Allow the following additional 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 no-step entry, wider halls and doors, and living space and bathroom on the ground floor.~~
- ~~Do not require parking for additional housing types.~~
- ~~Allow the FAR for all structures to be combined for triplexes on corner lots.~~


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 two, three, or four 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).

Housing Options

(Reflects the PSC’s tentative direction from 9/11/2018 work session)

| Units | Allowed Housing 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 | NA | .5 | NA | 2,500 | NA | .7 | NA |
| 2 | Duplex or House + ADU | .5 | .6 | .6 | .7 | 3,000 | 3,500 | .8 | .9 |
| Minimum lot size (1-2 units) | | 4,200 sq. ft. | | 3,000 sq. ft. | | | | 1,600 sq. ft. | |
| 3 | Triplex, Duplex + ADU, or House + 2 ADUs | .6 | .7 | .7 | .8 | 3,500 | 4,000 | .9 | 1.0 |
| 4 | Fourplex | | | | | | | | |
| Minimum lot size (3+ units) | | 6,300 sq. ft. <u>5,000</u> sq. ft. | | 4,500 sq. ft. | | | | 3,200 sq. ft. | |

 = staff’s original proposed base FAR for all housing types.

7. Provide incentives to retain existing houses that are at least 10 years old for affordable housing and historic preservation (new ‘a’ overlay zone).

- ~~• Allow a bonus of 0.1 FAR when providing:

 - ~~▪ An affordable unit (up to 80 percent of Median Family Income) on site or~~
 - ~~▪ Payment in lieu of providing an affordable unit on site.~~~~
- ~~• Allow a triplex and an ADU on corner lots when one unit is affordable.~~
- ~~• Promote preservation of historic resources when adding units through incentives such as flexibility in housing types and the ability to combine FAR for all structures on the lot.~~
- a. Allow an additional .1 FAR on the site for conversion of existing houses to 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
- 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 the 800 square feet/75% size limit.

Housing Options

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8. Allow innovation and flexibility for larger sites through a planned development

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

- ~~• Allow for an ADU to be built with each house on a cottage cluster site.~~
- ~~• Require at least half of the units to be oriented around a common open space.~~
- ~~• Reduce the procedure type for some cottage cluster reviews from Type III to Type IIx~~

Density.

- In the R10, R20, and RF zones, allow 1 ADU for each detached primary unit.
- In the R2.5, R5 and R7 zones, allow an equivalent number of units that would be allowed through a land division.

Requirements for additional units

- When proposing more than 2 units per each equivalent land division lot, require than 1/3 of all the units be visitable.

Review process.

- Review PD as a Type IIx, when an equivalent number of units would be allowed through a Type IIx land division.
- A type III review would still be required when multi-dwelling structures (4 or more units in a single building) are proposed.

Building coverage.

- Allow building coverage limits that would be more consistent with typical subdivided lot sizes in the zone. Cap building coverage at the greater of Table 110-4 or 35% of site area.

| Lot size | Building Coverage Allowance (based on Table 110-4) | Proposed PD Coverage |
|--------------|---|----------------------|
| 2,500 sq ft | 50% | 50% |
| 5,000 sq ft | 45% | 45% |
| 7,000 sq ft | 35% | 35% |
| 10,000 sq ft | 25% | |
| 20,000 sq ft | 22% | |
| 1 acre | 15% | |

FAR.

- Allow FAR to match allowed FAR for an equivalent number of units on land division lots.
- Allow +0.1 bonus FAR when 25% of the units are affordable

| Zone | Number of units per each equivalent land division lot | FAR for site | FAR with affordability bonus |
|------|---|--------------|------------------------------|
| R7 | 1 | .4 | .5 |
| | 2 | .5 | .6 |
| | 3-4 | .6 | .7 |
| R5 | 1 | .5 | .6 |
| | 2 | .6 | .7 |
| | 3-4 | .7 | .8 |
| R2.5 | 1 | .7 | .8 |
| | 2 | .8 | .9 |
| | 3-4 | .9 | 1.0 |

Narrow Lots and Other Items

(Reflects the PSC's tentative direction from 9/11/2018 work session)

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

- In the new '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.~~ allow lots to be confirmed for attached houses.
- For attached house land divisions in R2.5, reduce the minimum lot width from 36 to ~~25~~ 21 feet for perimeter lots and 20 16 feet for interior lots.

10. Improve building design for all narrow lots (less than 32 feet wide).

- Limit height of a detached house to 1½ times its width.
- Prohibit parking and driveways between the building and a street. Continue to allow parking behind the building.
- Require attached houses on lots 25 feet wide or narrower.

11. Revise rules for property line adjustments in the R5 and R2.5 zone and minimum number of dwelling units on oversized lots in the R2.5, R5, and R7 zones.

- Require at least two units when new development is proposed on double sized lots in the R2.5, R5, or R7 zones. ~~a 5,000-square-foot lot or larger.~~
- Allow property lines to be adjusted to create a small flag lot (less than 3,000 square feet) in the R2.5 and R5 zones:
 - In the R2.5 zone, an existing house must be retained. On the flag lot, the size of the house is limited to 1,000 sq. ft. and meet exterior design requirements.
 - In the R5 zone, this applies only to historically narrow lots when an existing house is retained. Small flag lot only allowed through a property line adjustment. The size of the house on a small flag lot is limited to 1,000 square feet, 20 feet in height, and must meet exterior design requirements.
- ~~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.~~

OTHER RECOMMENDATIONS

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

- Advocate for parking permit program support (restrict permits for sites with off street parking)
- Develop a curb cut fee proposal
- Pursue a local exception to State building code to allow Portland to require visitability with all new single dwellings.
- Direct BPS to initiate a project to create a streamlined, less costly partition process.
- Evaluate additional changes to the Tree Code to better address small lot development.
- Consider SDC waivers as they apply to ADUs in light of the new housing options being proposed.