

# Residential Infill Project

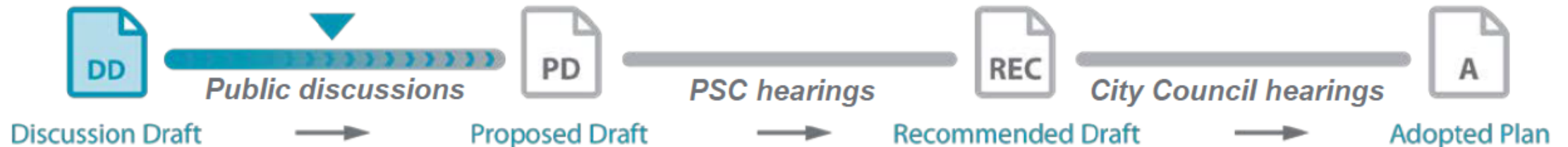
## -The Search for Middle Housing-

City of Portland Discussion Draft

Impact on Rose City Park- *Abbreviated*

Oct. 24, 2017





### Timeline

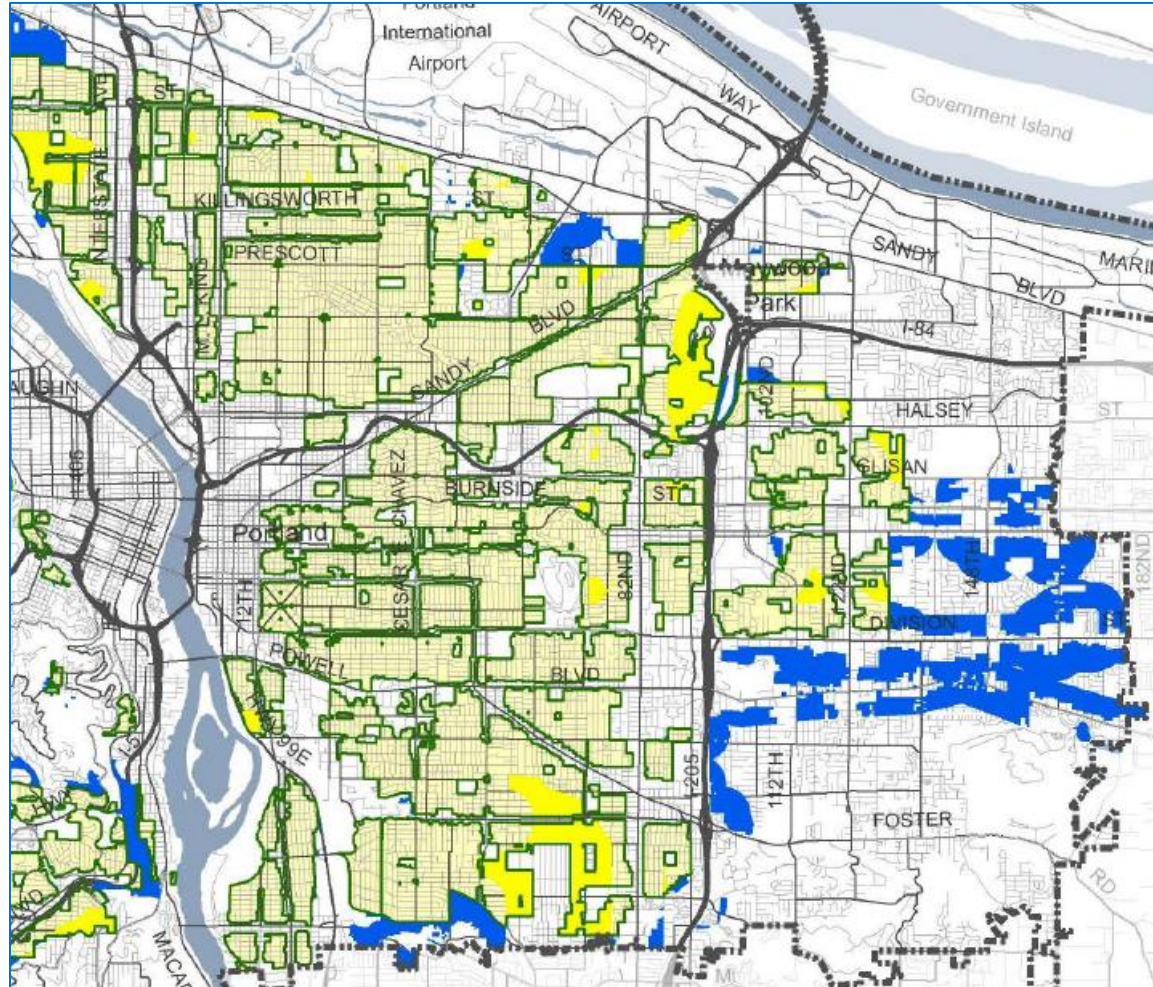


Comments on the Discussion Draft are due by 5 p.m., Monday, November 20, 2017.

# New “a” Overlay Impacts All Inner East Residential Neighborhoods

## Legend

-  Proposed new 'a' overlay zone (Additional Housing Opportunity overlay zone)
-  R2.5, R5, R7 zoned properties subtracted from the 'a' overlay (originally in Concept Boundary)
-  R2.5, R5, R7 zoned properties added to the 'a' overlay (not originally in Concept Boundary)
-  City Boundary

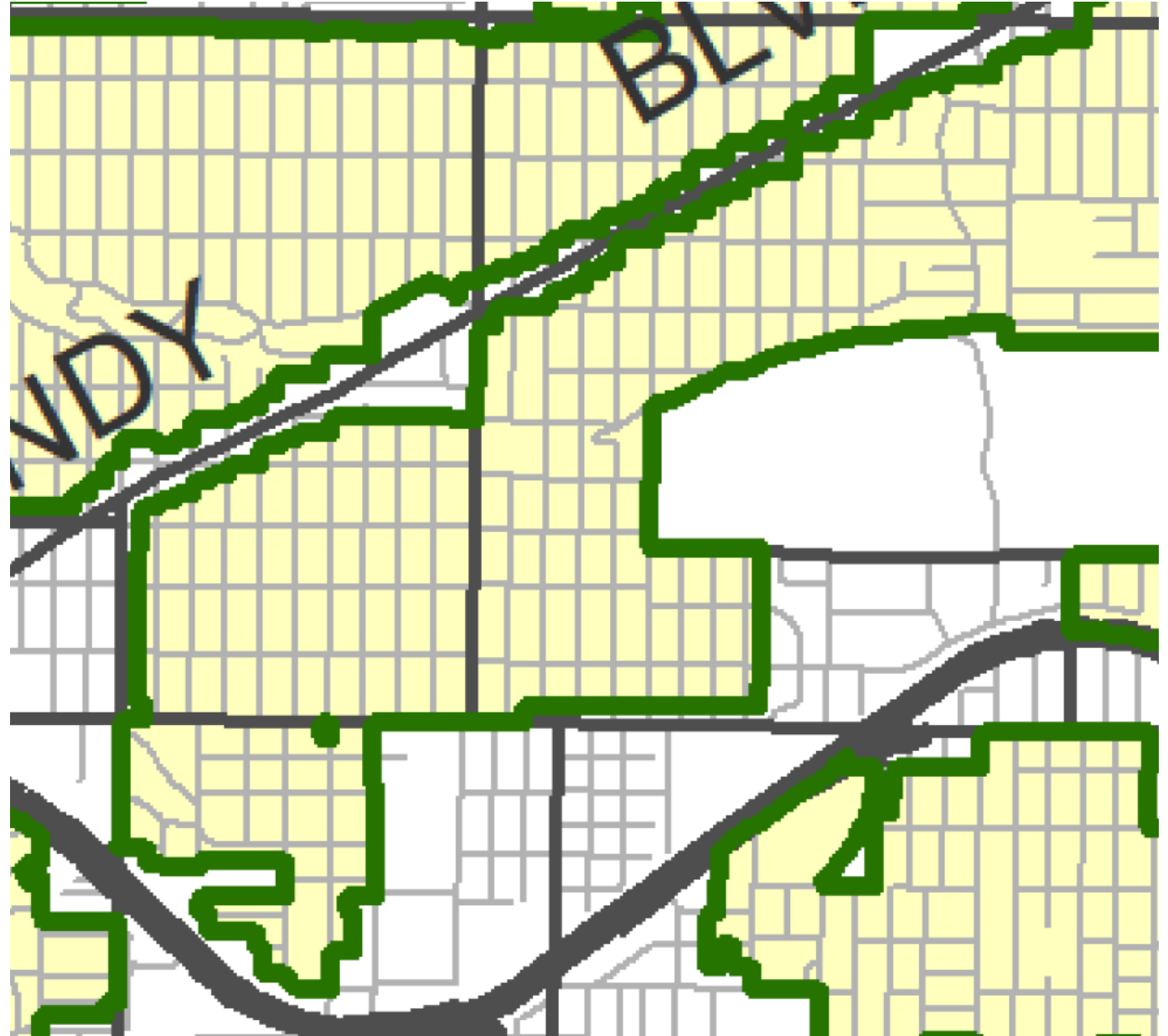


# R5 Zones with an “a” Overlay

**All Low Density Properties  
(R5 & R2.5 zones) allow up  
to 4-units per property:**





- **Duplexes with 2  
Accessory Dwelling Units\***
- **Triplexes on corner lots  
With detached ADU\***

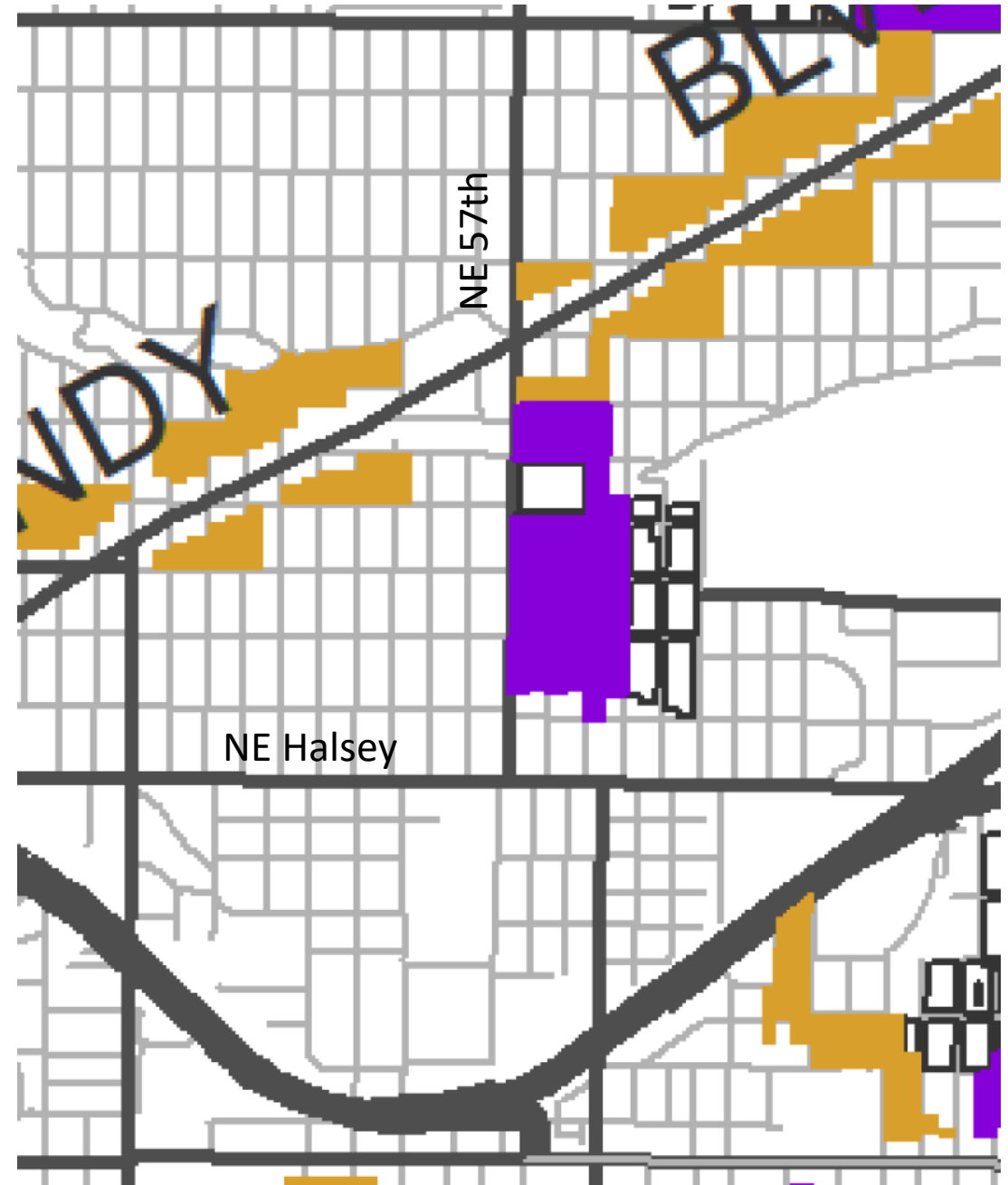
**\*If all units priced at or below 80%  
of Median Family Income**



# Rezone R5 to R2.5

## Legend

-  Existing R2.5 zoning
-  Proposed R2.5  
Comprehensive Plan Map and  
Zoning Map
-  Concentrations of R5  
Historically Narrow Lots
-  City Boundary

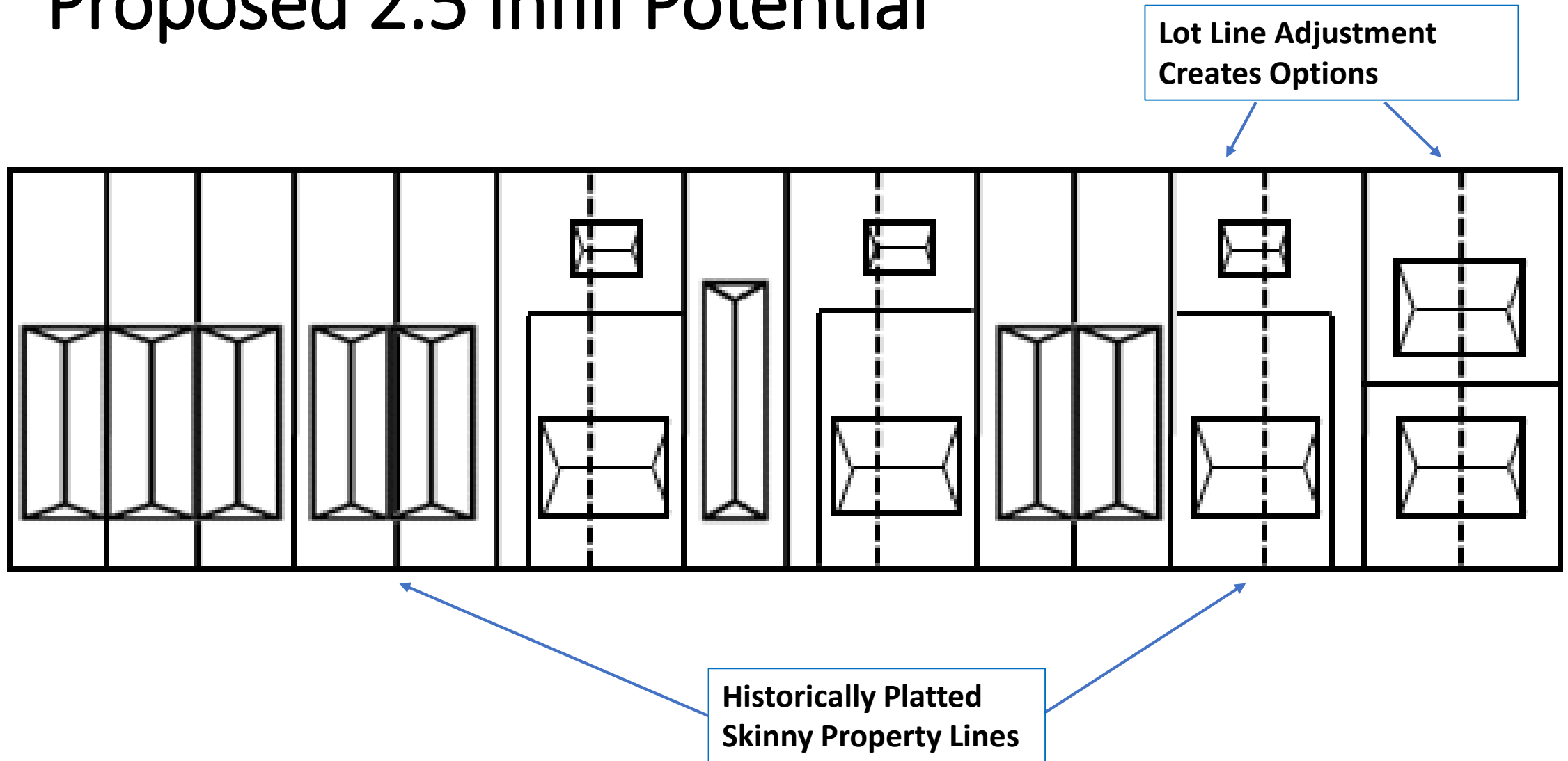


# Rezone of Existing Historically Narrow Lots

## **R2.5 - Proposed infill potential (Rezone from R5)**

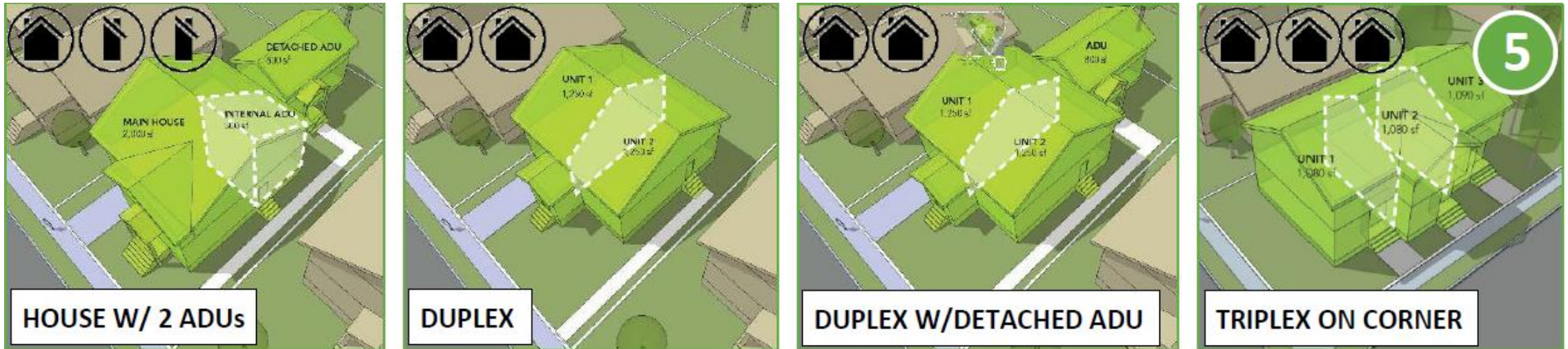
- **Areas rezoned to R2.5 will have more infill opportunities:**
  - **Attached houses will be required**
  - **Flag lots will be allowed through property line adjustments**
  - **Stand-alone lots can be built**
  - **Corner lots can rotate property lines for detached houses on wider lots**
- **Focused analysis used to identify lots very close to centers, parks, schools and other community amenities; identify infrastructure and environmental constraints; and create consistent zoning extensions and patterns of development.**

# Proposed 2.5 Infill Potential





# Proposed R5 Infill Potential = 'a' Overlay



*Lots in the new 'a' overlay would be allowed these additional housing types, provided they meet minimum lot size requirements.*

**+ 1 Bonus Unit allowed if all units are affordable (up to 80% Median Family Income)**

# Limit House Sizes while Maintaining Flexibility

- Establish a limit on house size by zone that is proportional to lot size
- Exclude attics with low ceilings and basements from house limits
- Allow an additional 0.15 floor area ratio(FAR) for detached accessory structures

<u>Code</u>	R5 – 5,000 square foot lot	R2.5 – 2,500 square foot lot
Current	6,750 sf (1.35 to 1 FAR)	4,375 (1.75 to 1 FAR)
Proposed	2,500 (0.5 to 1 FAR) + 750 sf detached structure	1,750 (0.7 to 1 FAR) + 375 sf detached structure



# Your Voice Needs to be Heard

**November 20<sup>th</sup> at 5:00 pm is the deadline to Comment** on the Discussion Draft that is headed to the Planning and Sustainability Commission.

- 1. Inform yourself** at the City's Residential Infill Project website:  
[www.portlandoregon.gov/bps/infill](http://www.portlandoregon.gov/bps/infill)
- 2. Send your comments to:**
  - Email: [Residential.infill@portlandoregon.gov](mailto:Residential.infill@portlandoregon.gov)
  - Mail: City of Portland BPS  
Attn. Residential Infill Project  
1900 SW 4<sup>th</sup> Ave. Ste. 7100  
Portland, OR 97201
- 3. Participate in RCPNA Survey and Nov. 16<sup>th</sup> LU & TC meeting, 7-9 pm at Head Start School, 909 NE 52<sup>nd</sup> Ave. To be posted at RCPNA.org**

*-Developed and presented by Tamara DeRidder, AICP, Chairwoman RCPNA-*