



HOUSING REGULATORY RELIEF PROJECT

Presentation – Southeast Uplift
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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Proposal

Temporarily suspend for 5 years, and permanently change several Zoning Code rules to provide regulatory relief in the building of housing projects.



Input from many sources

- Housing Production Survey (early 2023)
- Inclusionary Housing Calibration Study External Stakeholder Work Group memo (July 27, 2023)
- Inclusionary Housing Study by BAE – preliminary findings (July 2023)

In the meantime, this work is taking place:

- Governor’s Housing Production Advisory Committee (HPAC)
- Housing Needs Analysis and Housing Production Strategy





Housing Production Survey: Top Zoning Code-related responses

- Bicycle Parking
- Ground Floor Active Use and Height
- Parking Impacts Analysis
- Bird-safe Glazing / Ecoroofs

- Maximum Height Limit
- Floor Area Ratio Limits
- Demolition Delay
- Middle Housing Land Division Issues



Housing Regulatory Relief Project

16 Issues Addressed

| Development/Design standards | Central City Focused | Process Improvement |
|-------------------------------|-------------------------------|------------------------------------------|
| 1. Bicycle parking | 8. Major remodel projects | 12. On-street parking impacts |
| 2. Ground floor active uses | 9. Ecoroofs | 13. Neighborhood contact |
| 3. Nonconforming upgrades | 10. Bird-safe glazing | 14. Design review procedures for housing |
| 4. Loading standards | 11. Central City master plans | 15. Land use expiration dates |
| 5. Façade articulation | | 16. Land divisions for attached housing |
| 6. Ground floor height/window | | |
| 7. Security gates & lighting | | |

Housing Regulatory Reform Project Highlights include:

- Bicycle Parking
- Ground Floor Active Use and Height
- Non-conforming Upgrades
- Security Gates and Lighting
- Ecoroofs & Bird-safe Glazing
- Neighborhood Contact
- Design Review Procedures



Item 1: Bicycle Parking Changes

- Temporarily reduce residential long-term bike parking for residential uses
 - 1.0/unit Close-in
 - 0.7/unit Further out
- Temporarily remove cargo bike requirement
- Remove in-unit standards for alcove & entrance proximity



Items 2&6: Ground Floor Active Use and Height



- Use requirements
 - Temporarily suspend use limitations for projects with residential uses, including dwelling unit prohibition in Central City
- Height requirements
 - Temporarily suspend ground floor height requirements outside Central City for projects with residential uses
- Window requirements
 - Temporarily suspend higher ground floor window requirements for buildings with residential



ZONING CODE

INFORMATION GUIDE

Nonconforming Upgrades Overview

Zoning regulations are updated and modified over time to reflect changing policies and priorities. When this happens, existing development that met all regulations at the time it was approved, may no longer meet the new regulations, resulting in “nonconforming development”. For example, many parking lots were built before Portland required parking lot landscaping, resulting in development that is “grandfathered” but that no longer meets current requirements.

When improvements are made to a site, certain nonconforming development may be required to be upgraded or improved. These upgrades are required when proposed improvements exceed a certain dollar threshold. Nonconforming development that is required to be improved includes:

- Perimeter landscaping for parking lots and exterior development areas;
- Pedestrian circulation;
- Bicycle parking;
- Interior parking lot landscaping;
- Landscaping in existing building setbacks;
- Minimum landscaped areas;
- Screening; and
- Paving of parking lots as well as exterior storage and display areas.

Item 3: Non-conforming Upgrades

- Temporarily remove upgrade requirement for projects with residential uses
- Technical clarifications and removal of expired sunset dates

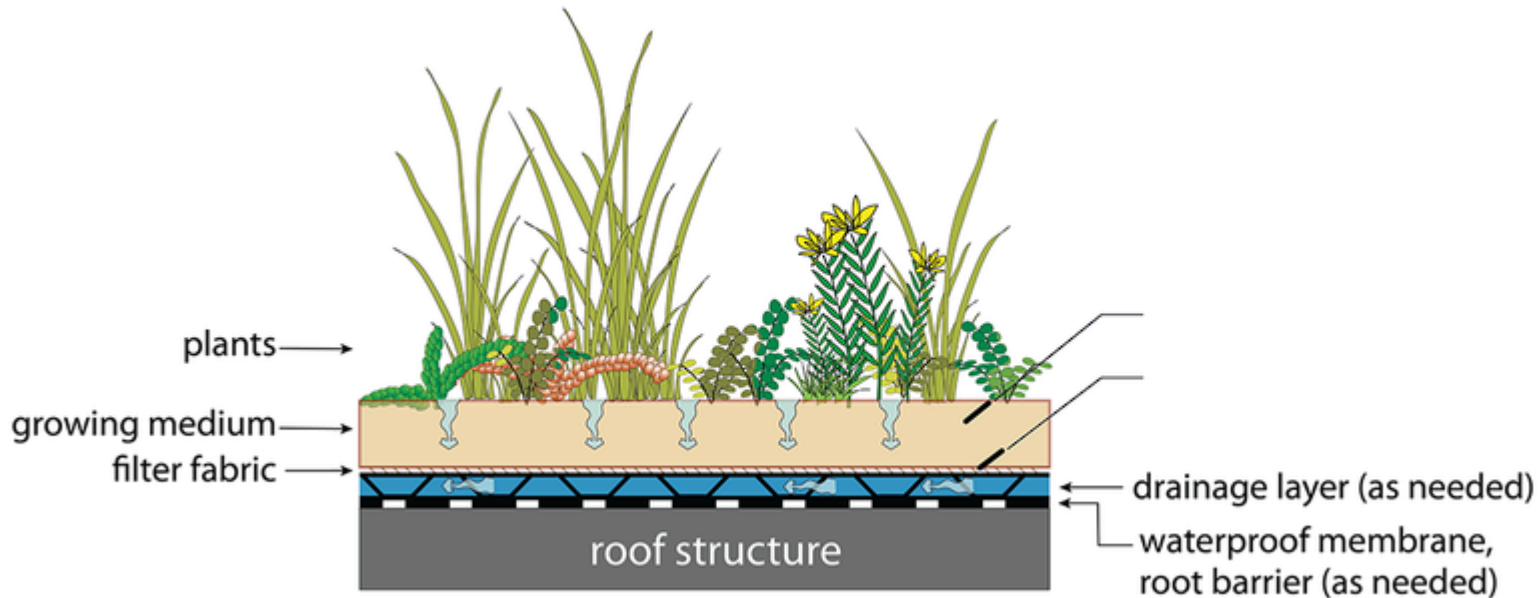




Item 7: Security Gates & Lighting

- Temporarily exempt security gates and lighting with a minimal amount of criteria for the next 5 years to acknowledge installations that are going in without permit.



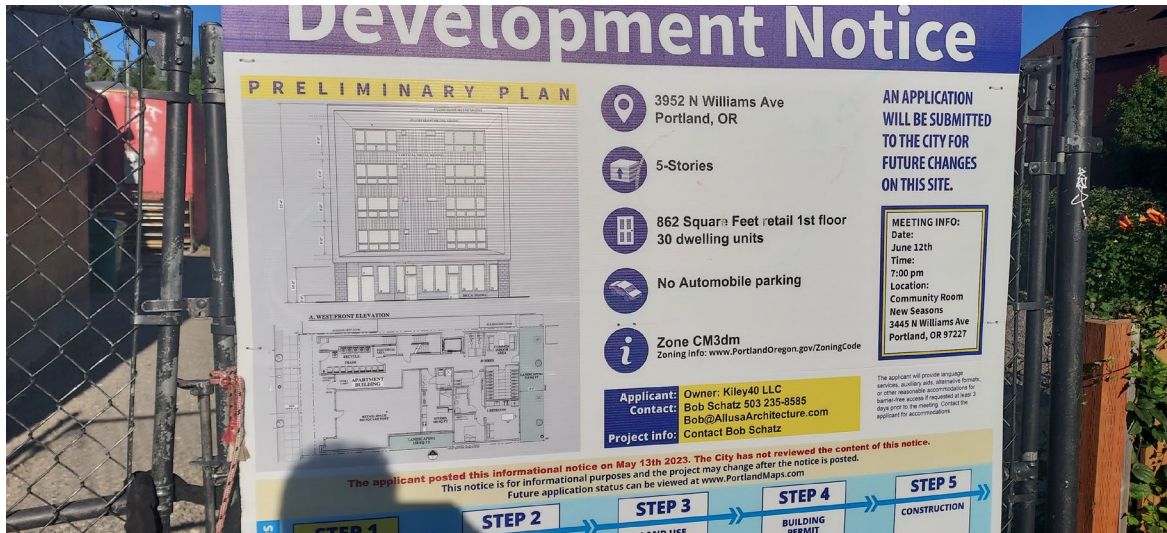


Items 9 & 10

Ecoroofs and Bird-safe Glazing

- Temporarily suspend ecoroof standards in Central City and bird-safe glazing in Central City and River overlay zones
- Permanently clarify that spandrel glass counts as glazing for bird-safe requirement calculations.





Item 13: Neighborhood Contact

- Temporarily suspend neighborhood contact requirements for projects with residential uses
- Permanently simplify neighborhood contact options from 3 to 2



Item 14: Design Review Procedures



- Temporarily allow projects with residential uses normally subject to Type III Design Review process w/hearing to a Type II staff process with Design Advice Request (DAR)
- Temporarily allow projects with residential uses normally subject to Type II Design Review process to a Type Ix process

Project Timeline



Updates at:
portland.gov/bps/planning/housing-regulatory-relief



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