

Proposal Comparison Table

June 20th, 2016		Staff's Draft Proposal		Neighborhood Context Perspective ("Minority Position")		Portland For Everyone		Housing Diversity Perspective ("Majority Position")		Existing Code	
Eaves, allowed proj. into setbacks		2'		2'		2'		2'		2'	
Bays, allowed proj. into setbacks		1.5'		2'		1.5'		1.5'		2'	
Min. Outdoor Size		12'x12'		12'x12'	15'x15'	12'x12'		12'x12'		12'x12'	
Min. Outdoor Sqft		250	250	250	250	250	250	250	250	250	250
Housing Types	Location	Centers & Corridors	All Single-Family	Centers & Corridors	All Single-Family	Centers & Corridors	All Single-Family	Centers & Corridors	All Single-Family	R2.5	R5
# of units regulated by		Density Regulations		Density Regulations		Density Regulations		Form & Scale of Buildings		Density Regulations	
ADUs allowed per lot (single family)		2	1	1		2		No max		1	
ADUs allowed per lot (duplex)		1	0	0		1		No max		0	
Duplexes allowed		All lots	Corners, R2.5	R2.5: Yes	No	Yes		All single family zones		All lots	Corners, 'a' overlay
Triplexes allowed		Corners	R2.5'a' corners	No		Yes		All single family zones		'a' overlay corners	No
4-Plexes allowed		With bonuses only	No	No		Only if one or more is affordable		All single family zones		No	
Additional bonus unit/FAR allowed:		Affordability, accessibility, internal conversion	Cottage Cluster: Affordability, accessibility, retaining existing house	Higher FAR for attached housing in r2.5, 10% bonus for ADUs above base FAR for remodels		Accessible housing, attached townhomes in R2.5, affordability, cottage cluster, internal conversions		Size, Height and/or Density Bonus for: Preserve existing structures, attached housing, zero-step entries, affordable housing, proximity to centers & corridors		'a' overlay, adjacency to commercial zone	
Cottage Cluster		Lots >10k sqft		n/a		Everywhere		Everywhere		Planned Development Only	
Parking Required?		Yes, except within 400' of frequent transit?		Yes		No		No	Yes	Yes, except within 400' of frequent transit	