

Comparison of Residential Infill Proposals

City Staff Proposal	Portland for Everyone Proposal
<p><u>Scale of Houses</u></p> <ul style="list-style-type: none"> • Limit square footage of house based on lot size • Limit height by measuring from low point on lot • Increase front setback by 5 feet or match adjacent house 	<p><u>Scale of Houses</u></p> <ul style="list-style-type: none"> • Same as City proposal
<p><u>Housing Type</u> (within 0.25 miles of Centers & Corridors)</p> <ul style="list-style-type: none"> • Allow duplexes on all lots – same scale as one house • Allow triplexes on corner lots – same scale as one house • Allow two ADUS or one with a duplex • Develop cottage cluster code – everywhere 	<p><u>Housing Type</u> (within all single-dwelling zones)</p> <ul style="list-style-type: none"> • Allow up to 3 units within scale of one house • 2 ADUs • Density bonus for affordable or accessible • Use cottage cluster code
<p><u>Narrow Lots</u></p> <ul style="list-style-type: none"> • Allow development on historically narrow & remnant lots at least 25' wide within 0.25 miles of Centers & Corridors 	<p><u>Narrow Lots</u></p> <ul style="list-style-type: none"> • Allow development on <i>all</i> historically narrow and remnant lots at least 25' wide
<p><u>Preventing Demolition</u></p> <ul style="list-style-type: none"> • Allow one bonus unit for internal conversion of existing house within 0.25 miles of Centers & Corridors 	<p><u>Preventing Demolition & Saving Trees</u></p> <ul style="list-style-type: none"> • Allow internal conversions everywhere • Allow a 2nd house on same lot if the 1st is preserved • Allow flexible site plans to preserve houses & trees
	<p><u>Affordability</u></p> <ul style="list-style-type: none"> • Allow one bonus unit if it is affordable / accessible