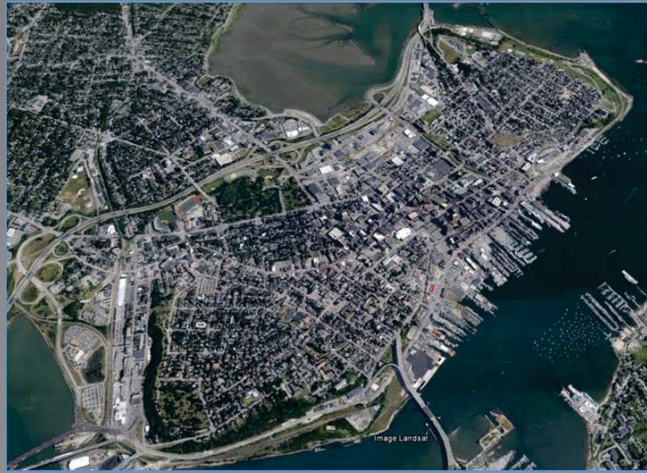


YIMBY: Yes in My Backyard on the Small Scale “Because I can also build in my backyard”

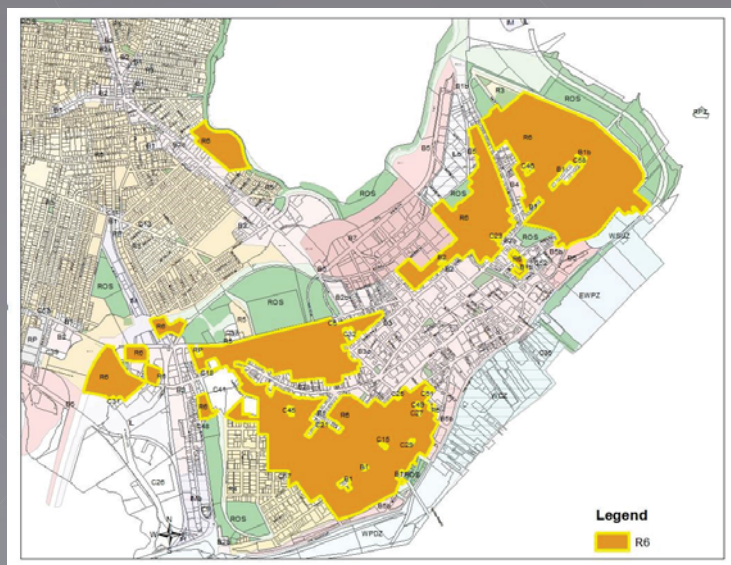
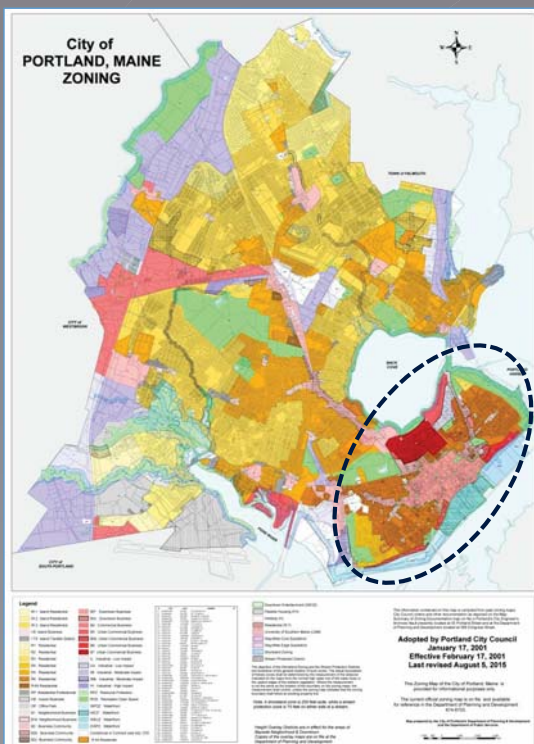


MEREDA 2017 Spring Conference
Portland, Maine

Jeff Levine, AICP, Director
Department of Planning & Urban Development



RIGHT-SIZING ZONING FOR PORTLAND'S PENINSULA NEIGHBORHOODS



R-6 Typology



Why Re-Zone? Because You Can't Build What's Great "Triple Decker By Right"

- Reduce non-conformities
- Enable incremental infill
- Enable existing patterns to continue
- Reduce frequent rezoning requests
- Increase flexibility for existing owners
- Housing Production
- Code streamlining & simplification



Re-enable the triple decker, and other local vernacular



Recent Bayside Project Required a Rezone Request

Why Re-Zone?

Documented Need for More Housing

Small Infill Development Builds Housing Organically

Portland's Plan Goals:
Housing for "A Livable City"

- Population growth to support services and enhance urban vitality
- Set a goal of population increase from 66,000 to 72,000 by 2027 to accommodate more of the 96,000 daytime residents
- 'Encourage additional contextually-appropriate housing'



A Non-Conforming City: Zoning Barriers to Housing Production

- ❖ Reduced minimum lot size
- ❖ Reduced & variable setbacks
- ❖ Reduced minimum frontage
- ❖ Increased maximum density
- ❖ Increased allowable lot coverage.
- ❖ Change to merger of non-conforming lot standards
- ❖ Reduction in parking, letting the market decide
- ❖ Design standards for development

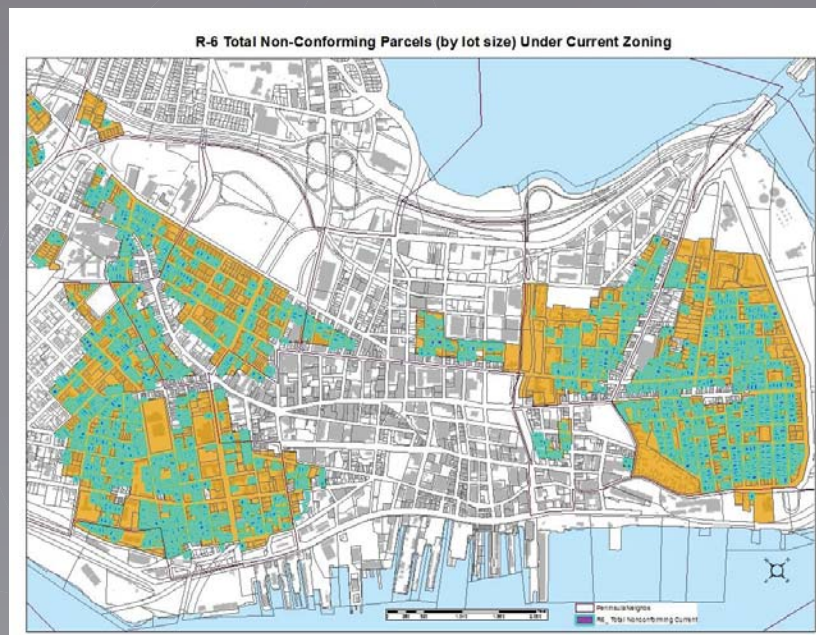


A Non-Conforming City: Zoning Barriers to Housing Production

| | Former R-6 Density (1,000-1200 sf/du) | Amended R-6 Density (725 sf/du) |
|--------------|--|------------------------------------|
| | 36 du/acre | 60 du/acre |
| 2,000 sf lot | 2 units | 2 units |
| 3,000 sf lot | 3 units | 4 units |
| 4,500 sf lot | 4 units | 6 units |

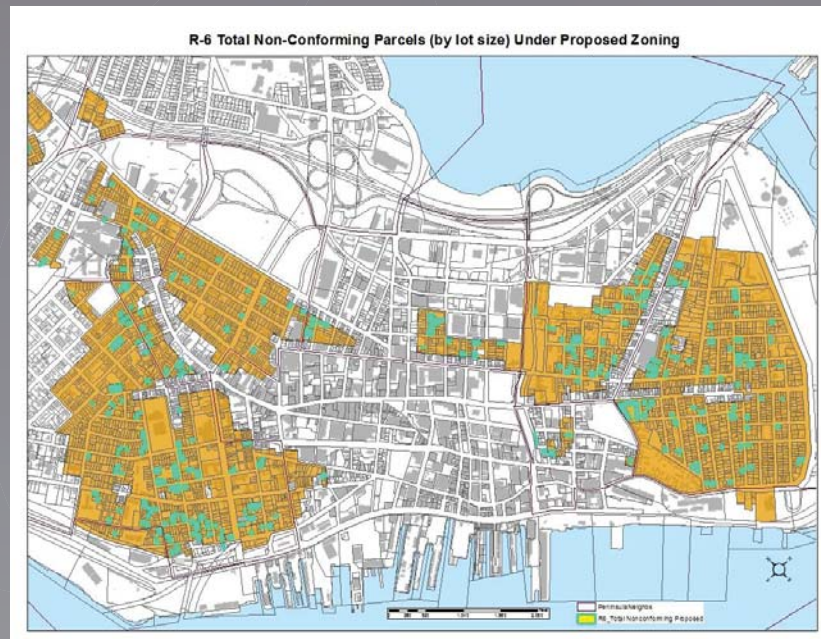
A Non-Conforming City: Zoning Barriers to Housing Production

77% of lot sizes in R-6 non-conforming under former R-6.



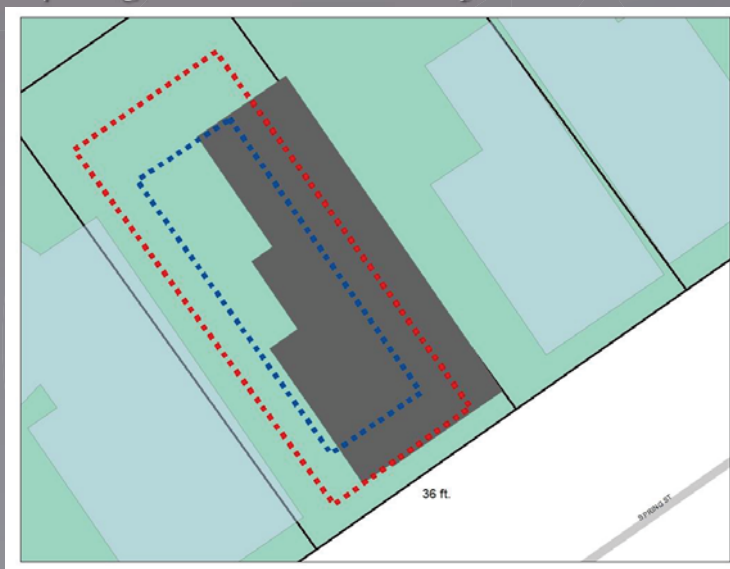
A Non-Conforming City: Zoning Barriers to Housing Production

77% of lot sizes in R-6 non-conforming under former R-6.



Visualizing Impacts of Improved Zoning

Spring Street near Emery



- Lot size approximately 2,800 sf
- Single Family
- Did not meet frontage, setback, or lot size requirements.



- Existing R-6 Setback Requirements
- Proposed R-6 Setback Requirements

Public Process: Getting Out Good Information

Outreach to Impacted Neighborhood Associations

- Changed proposal in response
- Amended side setbacks, retention of large existing units, stepbacks
- Used many visuals in many low tech, low budget, long conversations



GOT RESULTS?

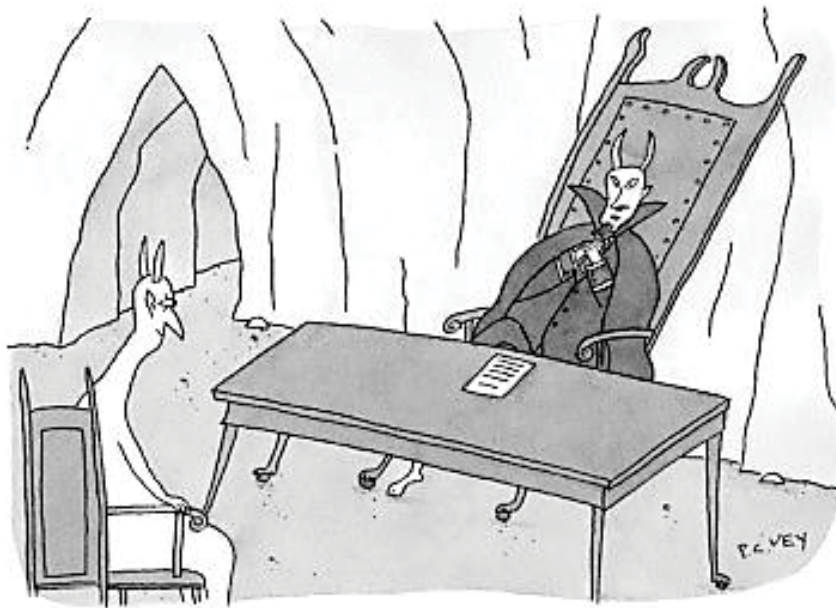
- 120 new housing units since 2015
- Allowed residents to add on space for growing families
- Follow up study may result in some tweaks
- Biggest issue for neighbors - parking

GOT RESULTS?



GOT RESULTS?





"Take away a few more parking spaces."

CN
COLLECTION