



Residential Infill Project

Planning and Sustainability Commission Work Session

TOPIC: SCALE

June 7, 2018



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Looking ahead

- Today: SCALE (+ADUs and Parking)
 - June 15 - PSC deadline for housing choice
work session potential amendments/comments
- June 26: HOUSING CHOICE (+internal conv)
- July 10: NARROW LOTS (+simplification)
- July 24: spill over/extra issues/vote

PSC Goals

Generalized Project Goal	Commissioners Mentioned	
Equitable benefits and costs	7	13
Lower displacement	2	
Increased home ownership	4	
More housing options	6	24
Increased range of types	6	
More locations	5	
Internal conversions	5	
Age friendly options	2	
Less expensive options	5	10
Smaller units	2	
More supply	2	
Lower SDCs/costs	1	
Also mentioned:		14
Urban canopy/open space	2	
Flood/hazards protection	1	
Context	2	
Reduce 1:1 demolitions	3	
Infrastructure adequacy	1	
Public involvement/process	1	
Code simplicity	3	
Energy efficiency/climate goals	1	

Project Proposals



SCALE OF HOUSES

1. Reduce size
2. Revise height
3. Increase setbacks
4. Improve design



HOUSING OPTIONS

5. ADU's Duplexes, Triplexes
6. New 'a' overlay
7. Incent affordable units
Historic resource flexibility
8. Cottage clusters



NARROW LOTS

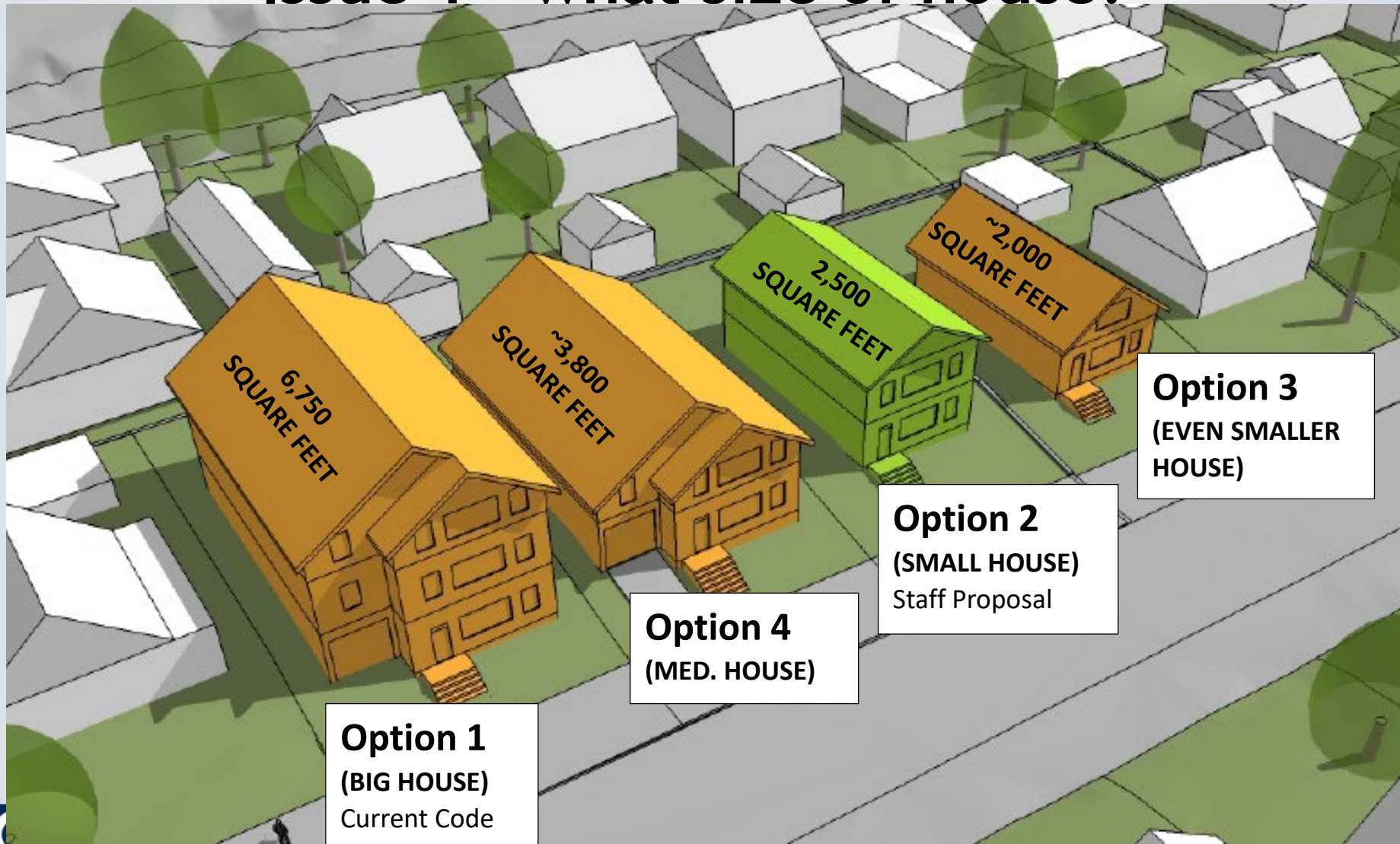
9. Rezone lots
10. Improve building design
11. Revise R2.5 rules

Today's Agenda

- Size of house - 30 + 30 + 20 + 20 min
- Height - 10 min
- Front setbacks - 5 min
- Building design - 15 min
- ADUs - 30 min
- Parking - 30 min

1. Limit House Size

Issue 1 - what size of house?



1. Limit House Size

Issue 1 - what size of house?

	Structure size	Bed room	Bath room
	800 sf	1	1
	1200 sf	2	1
Option 3 (EVEN SMALLER HOUSE)	1600 sf	2	2
	2000 sf	3	2
Option 2 (SMALL HOUSE)	2500 sf	4	3
	3800 sf	5	4
Option 4 (MED. HOUSE)	4200 sf	5	5
	6750 sf	8+	8+
Option 1 (BIG HOUSE)			

1. Limit House Size

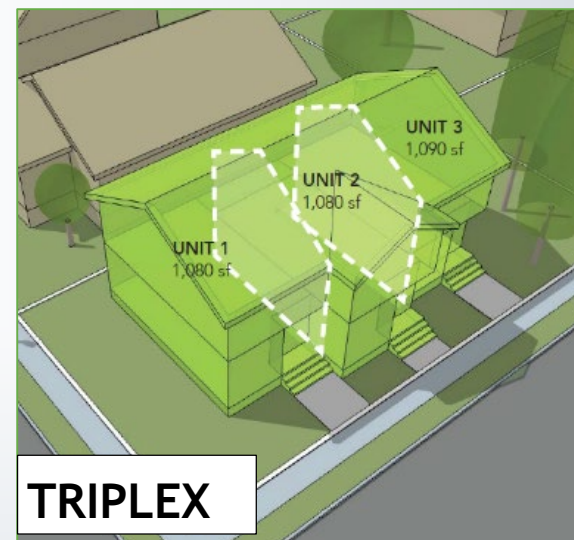
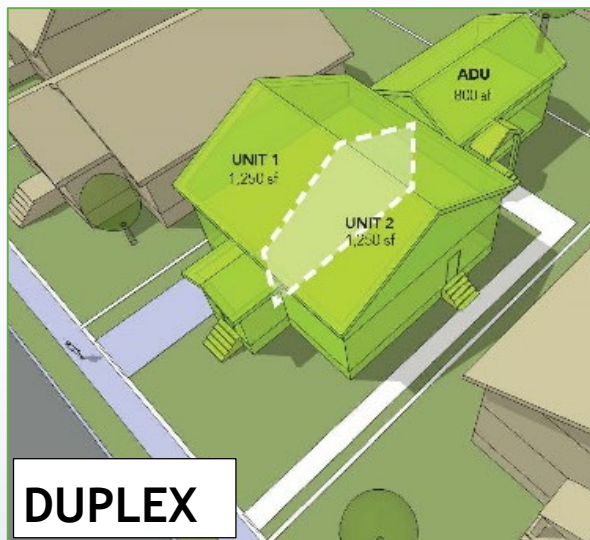
Issue 1 - what size of house?

- Option 1 – Retain existing code (BIG HOUSE)
- Option 2 – Staff proposal (SMALL HOUSE)
- Option 3 – Reduce even more (EVEN SMALLER HOUSE)
- Option 4 – Reduce house size, but not as much as proposed (MED. HOUSE)
- Option 5 – Vary size by neighborhood

1. Limit House Size

Issue 2 - what size if more units?

Proposal: Establish one size, allow for more units



2,500 sf + 750 sf

3,250 sf

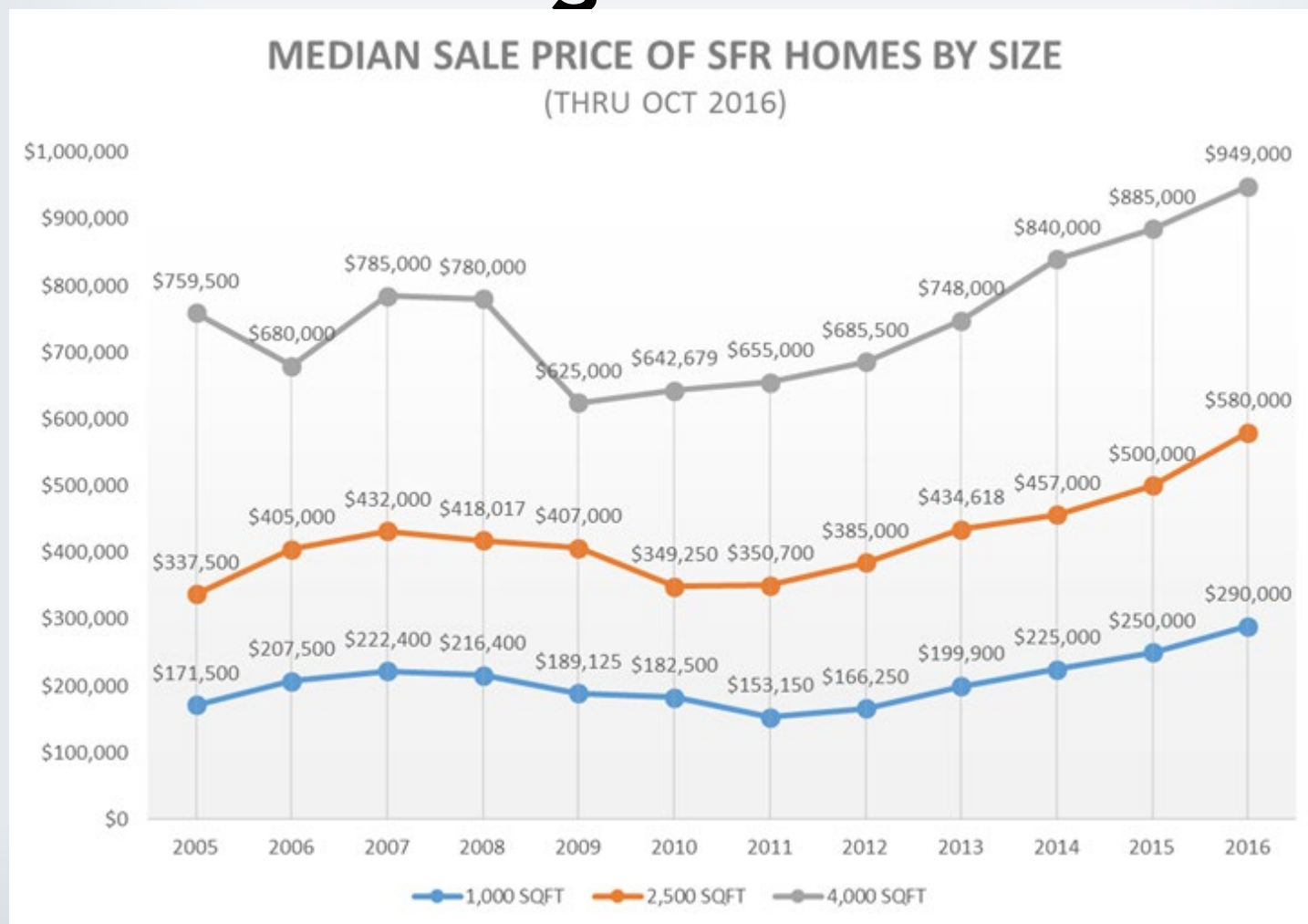
1. Limit House Size

Issue 2 - what size if more units?

Potential Amendment: Increase size with each additional unit



How does scale and housing cost relate?



1. Limit House Size

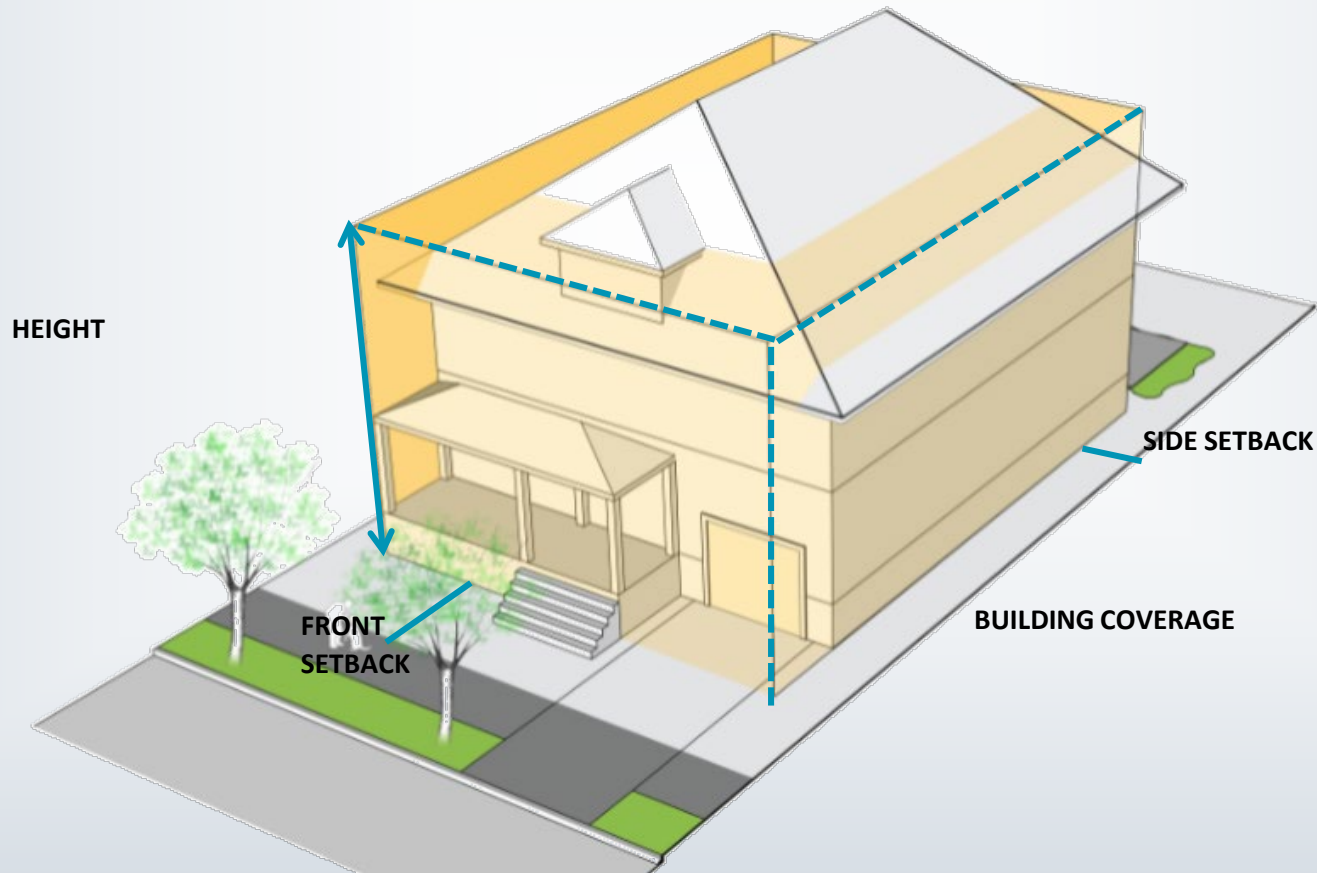
Issue 2 - what size if more units?

- Option 5 – Staff proposal (same size regardless of units)
- Option 6 – Increase size based on number of units

1. Limit House Size

Issue 3 - HOW to measure

- Current envelope: Height X Building Coverage



1. Limit House Size

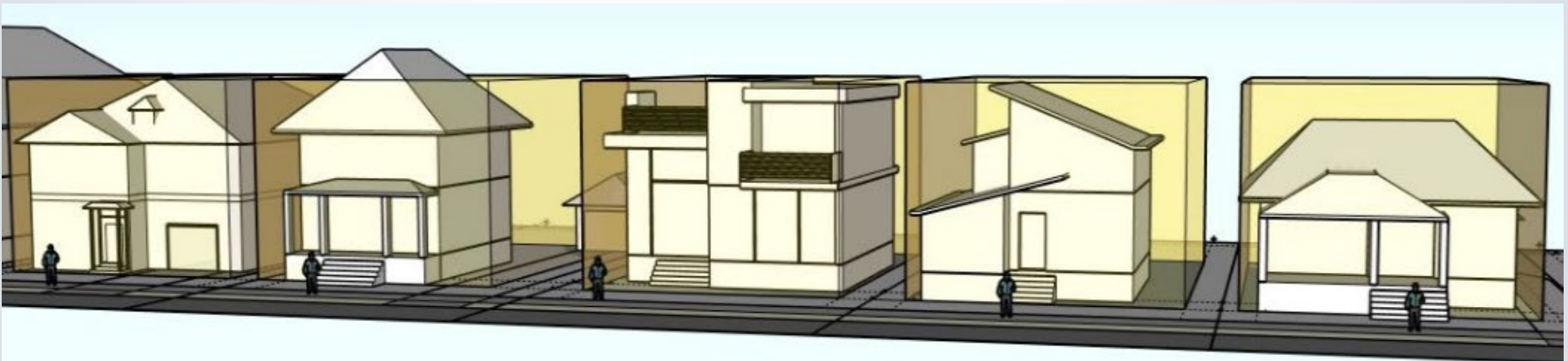
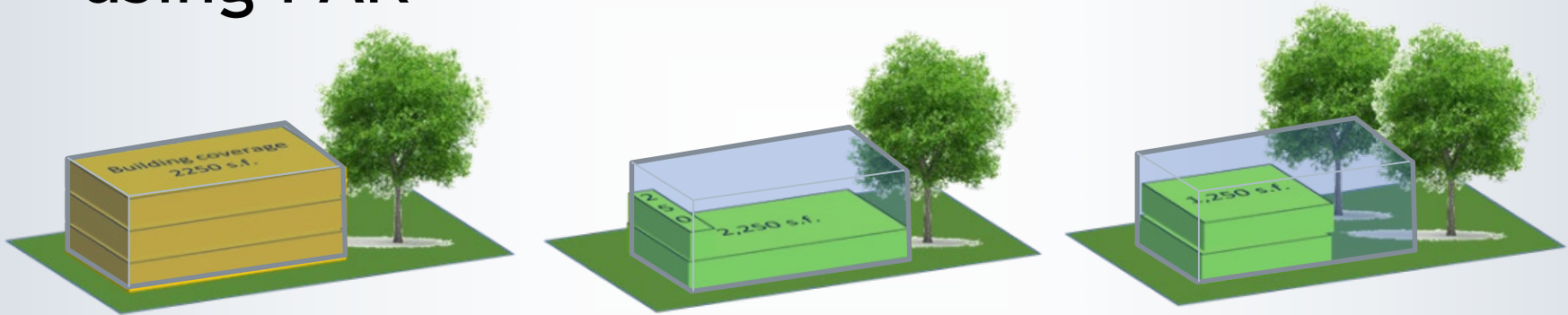
Maxing out the envelope



1. Limit House Size

Issue 3 - HOW to measure

- Proposal: Keep envelope, but limit scale by using FAR



1. Limit House Size

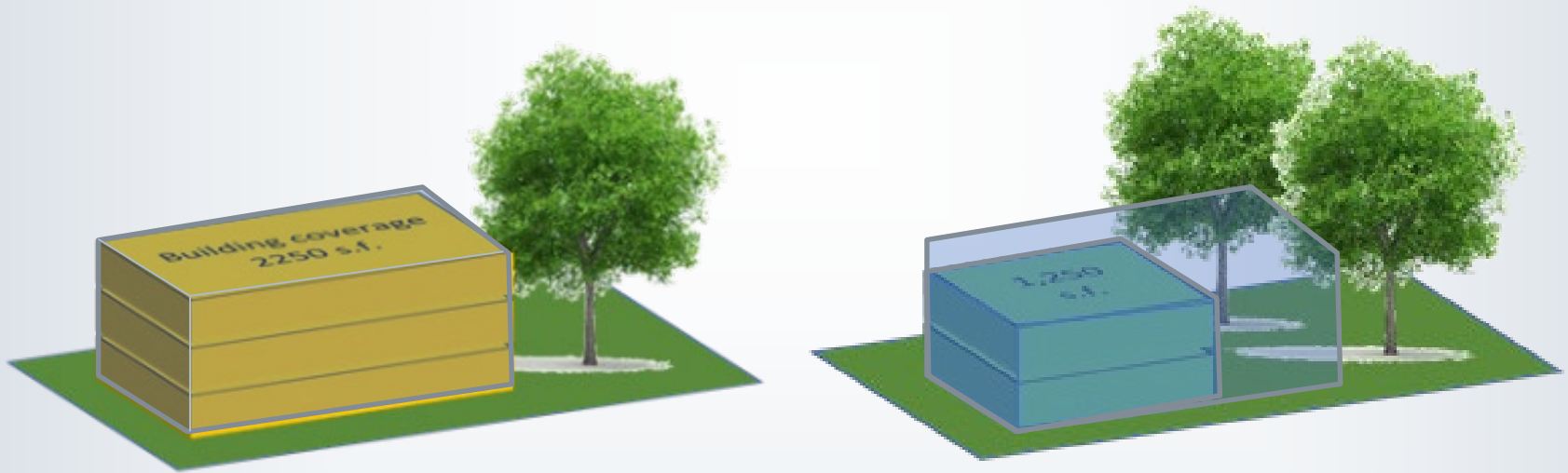
Issue 3 - HOW to measure

FAR Opportunities	FAR Challenges
Greater flexibility	Foreign concept for many homeowners
Proportional building size relationship to lot size	Building typology more complicated to measure than larger commercial structures
Can leverage for bonuses (e.g. affordability)	Not adjustable (as proposed)
Can promote or deter certain development (e.g. basements/garages)	Requires more plan analysis for small building additions
Known quantity	

1. Limit House Size

Issue 3 - how to measure

- Option 8 - Reduce building coverage and height

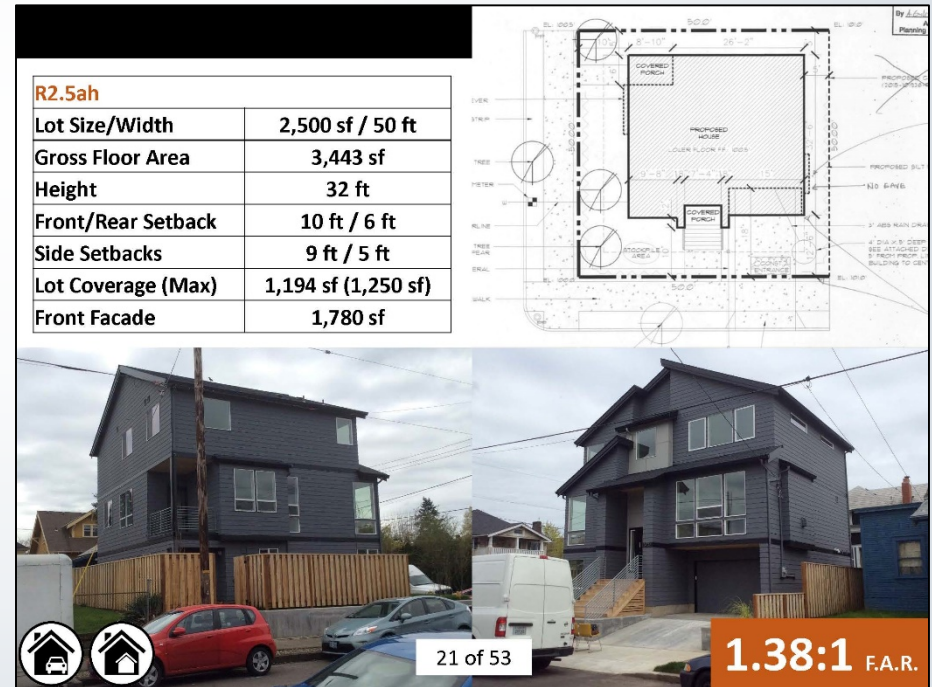


1. Limit House Size

Issue 3 - how to measure

- Option 9 - Use combination of other tools

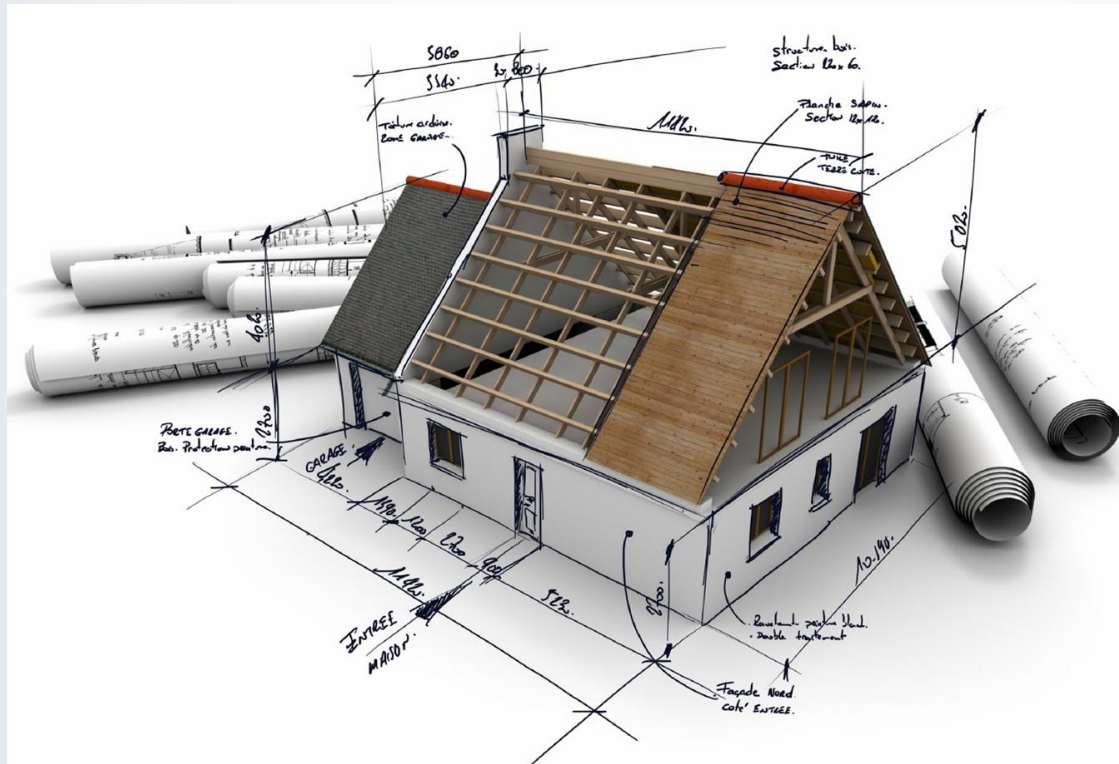
Height, Building Coverage, Size of front façade, Setbacks, Building Depth...



1. Limit House Size

Issue 3 - how to measure

- Option 10 - Apply FAR to new construction only



1. Limit House Size

Issue 3 - how to measure

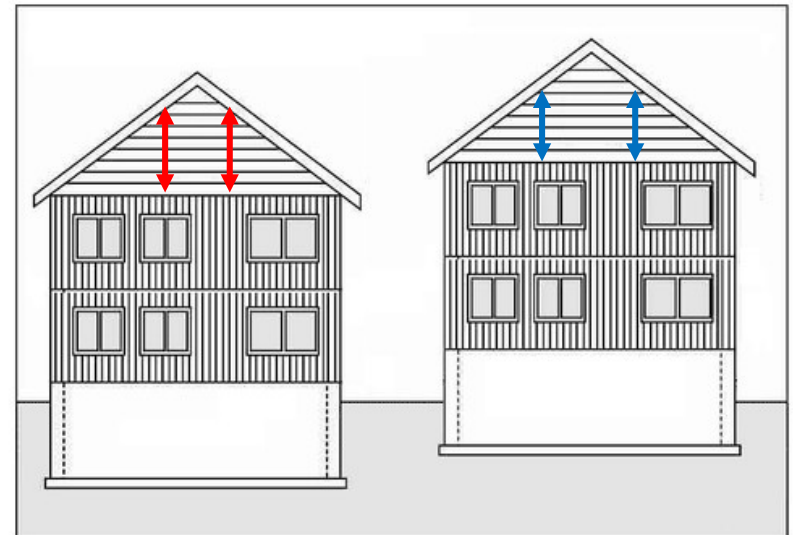
- Option 7 – Staff proposal (FAR + height, building coverage)
- Option 8 – Use reduced height and building coverage
- Option 9 – Use combination of other tools (Height, Building Coverage, Size of front façade, Setbacks, Building Depth...)
- Option 10 – Apply FAR to new construction only

1. Limit House Size

■ 1.2 Exclude attics and basements from FAR

Potential amendments:

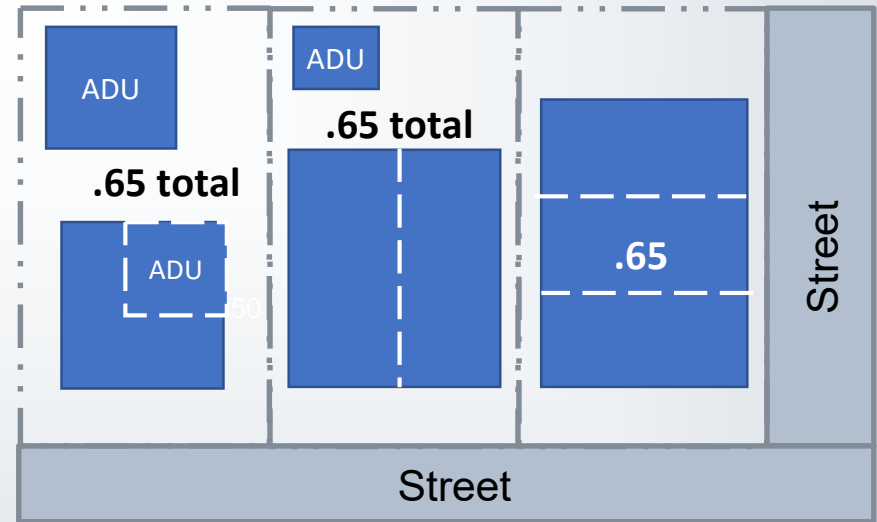
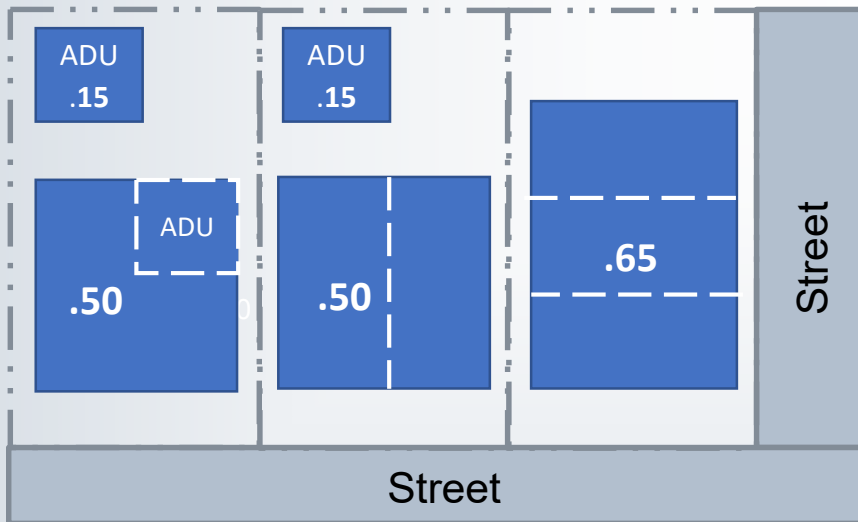
- Exclude wall thickness beyond 6"
- Exclude sloped attic less than 8' tall
- Exclude basements up to 2'-6" above average grade



1. Limit House Size

- 1.3 Allow an additional .15 FAR for accessory structures

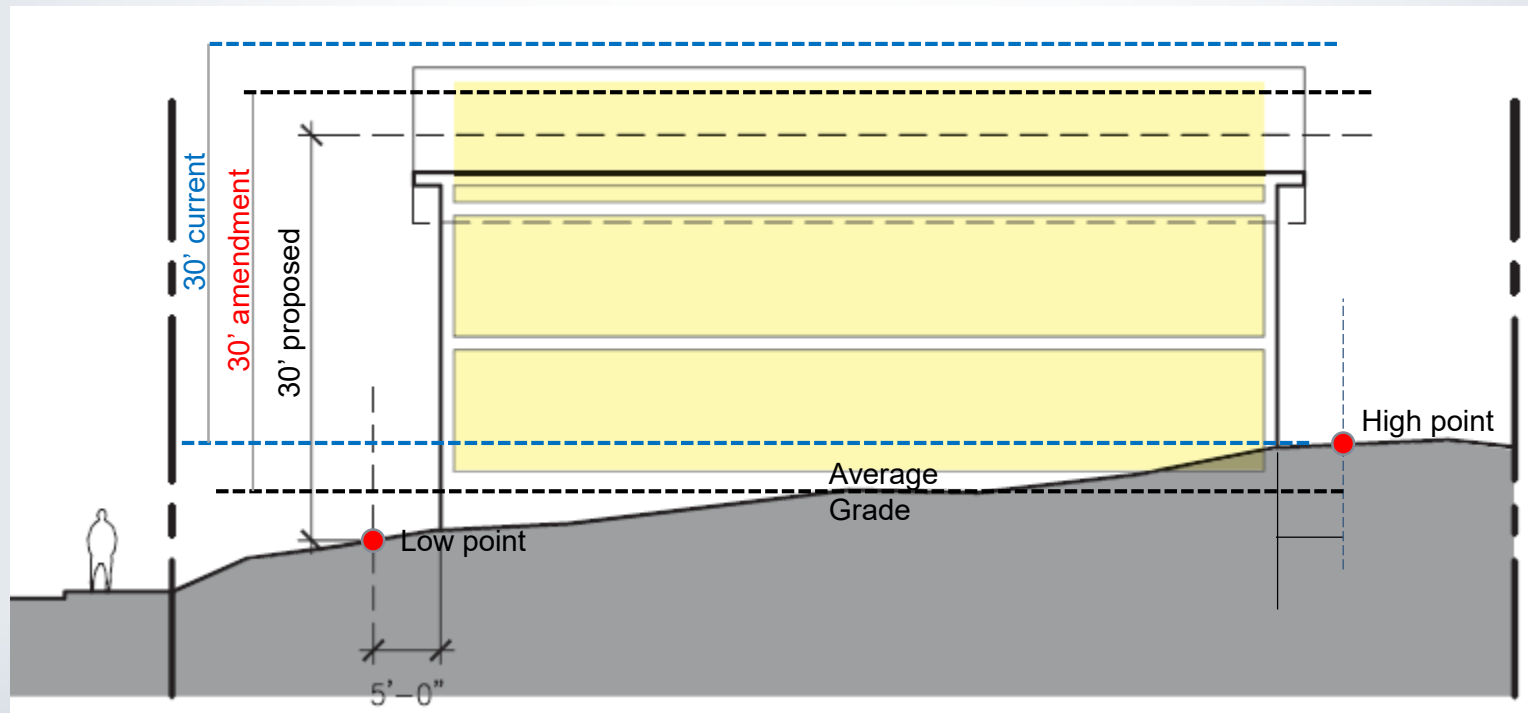
Potential amendment: Allow the FAR to be floated between the primary and accessory structure.



2. Revise Height

■ 2.1 Measure from lowest point

Potential amendment: Use average of high and low point



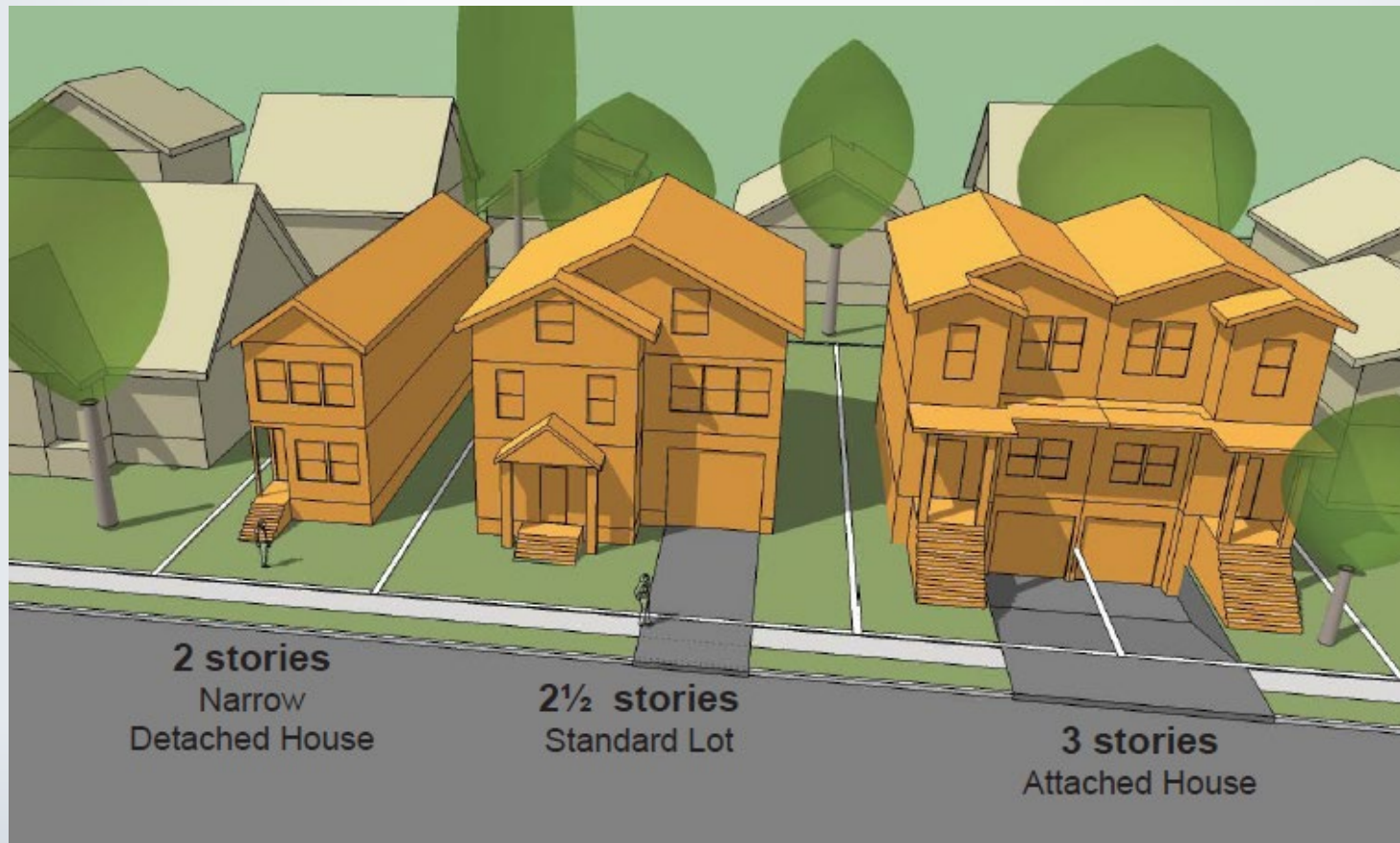
2. Revise Height

■ 2.2 Dormer Projections



2. Revise Height

- 2.3 Continue to allow 2 ½ stories

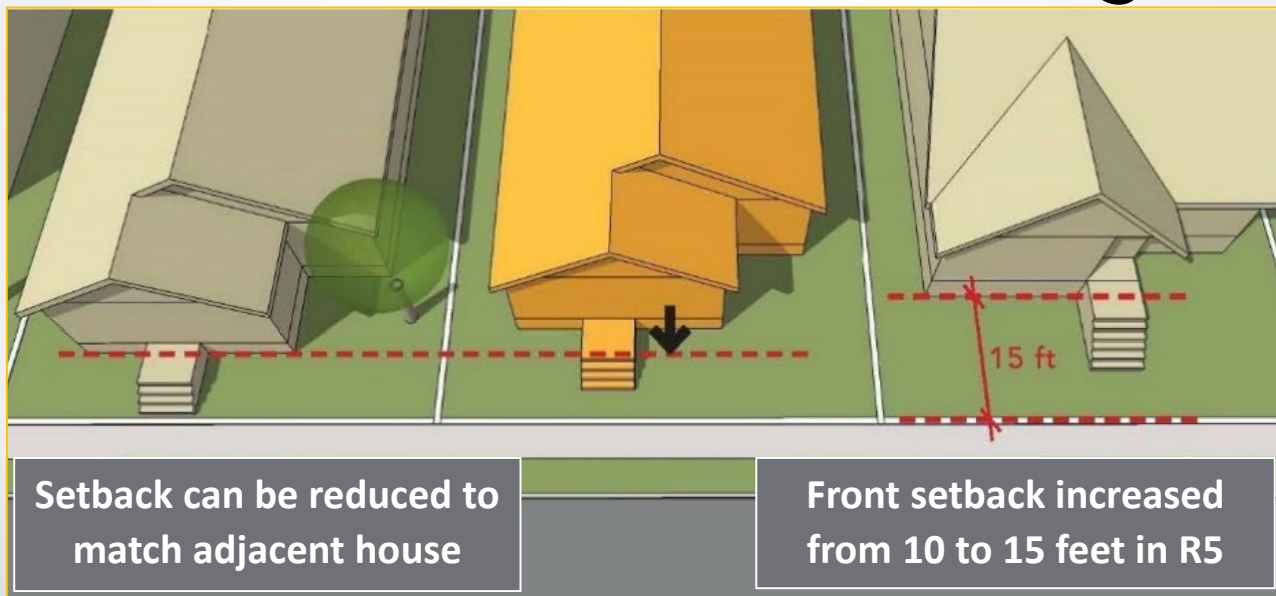


3. Setbacks

- 3.1 Increase R5 front setback to 15'

Potential amendment: Do not increase front setback

- 3.2 Allow reduction to match neighbor



4. Building Design

Potential amendment:

Do not require covered entry for duplexes, triplexes, or internal ADUs



4. Building Design

Potential amendment:

Do not require separate street facing entries for duplexes

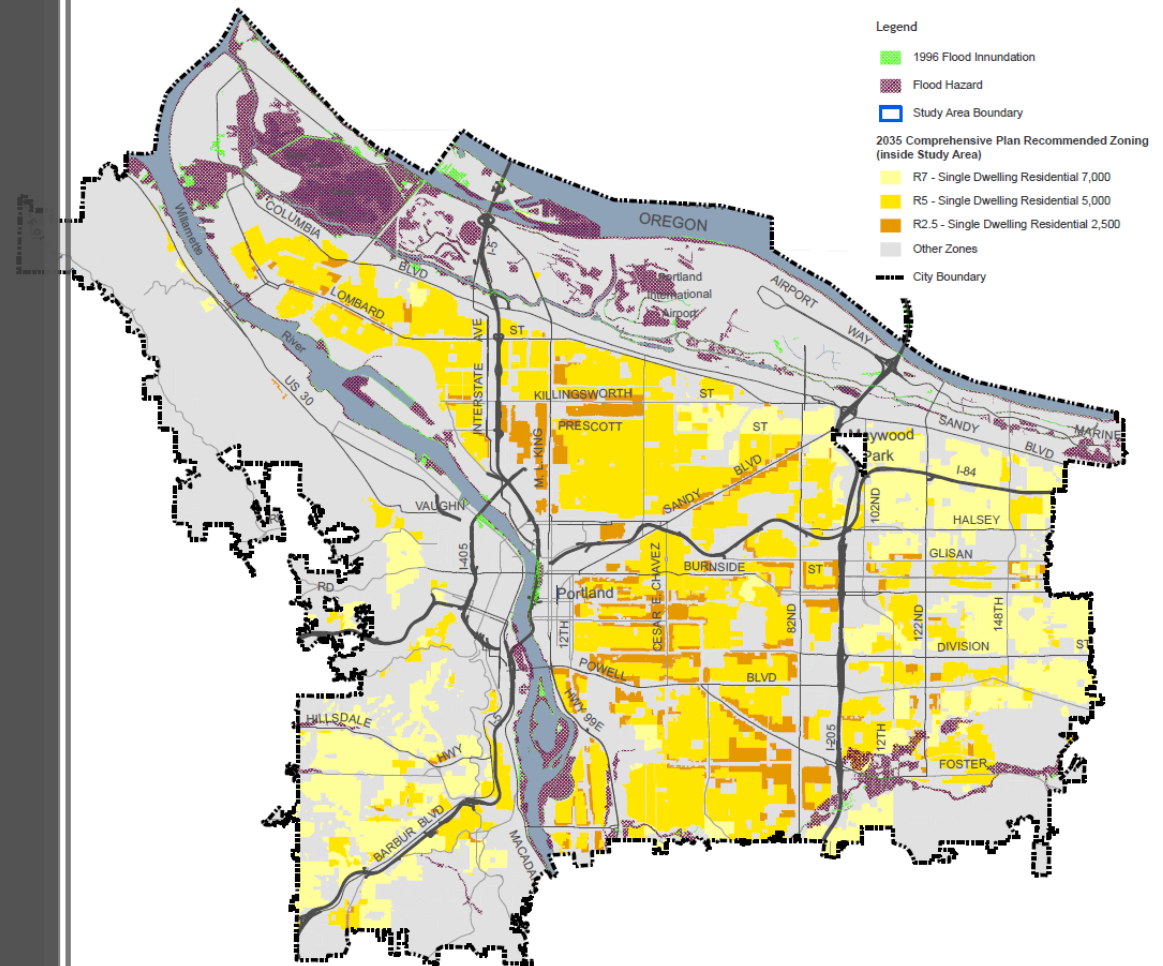


4. Building Design

■ 4.2 Eave projections

EXTERIOR WALL ELEMENT		MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	< 3 feet
	Not fire-resistance rated	≥ 3 feet
Projections	Not allowed	< 2 feet
	Fire-resistance rated	≥ 2 feet to < 3 feet
	Not fire-resistance rated	≥ 3 feet
Openings in walls	Not allowed	< 3 feet
	Unlimited	≥ 3 feet

Flood hazard areas



4. Building Design

■ 4.1 Limit height of front door

Potential amendment:
Exempt flood plain lots



Accessory Dwelling Units

Proposals:

- Apply FAR limit to detached ADUs
- Apply 4' height limit over primary house
- Allow basement ADU conversions of any size
- Require covered entry

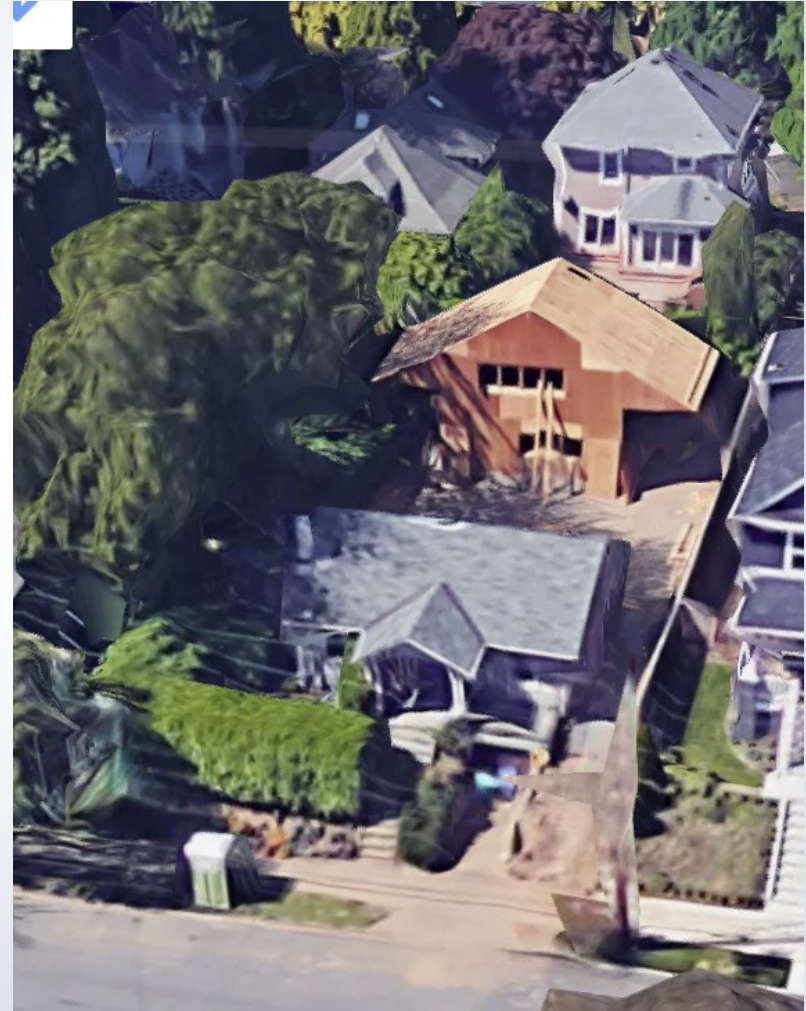
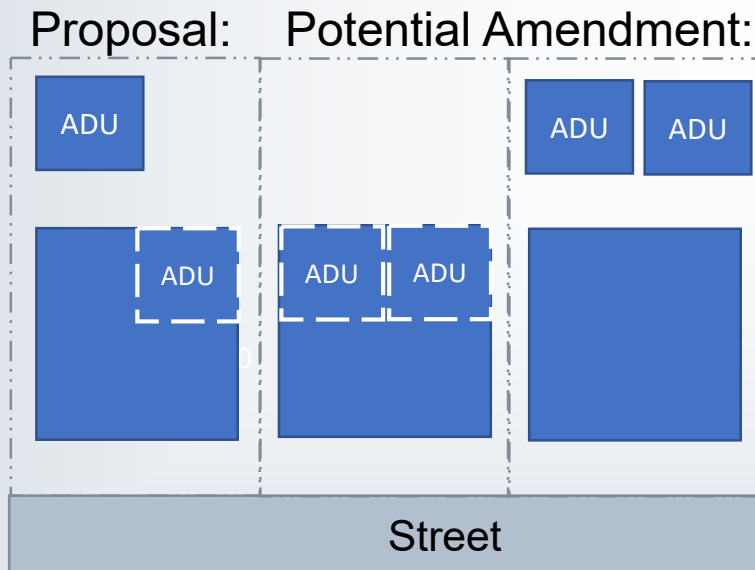
[Housing opportunity - next work session]:

- Allow with more housing types (in 'a')
- Allow 2 with a house (in 'a')

Accessory Dwelling Units

Potential amendments:

- Do not limit height based on height of primary structure
- Allow any combination of internal or external ADUs



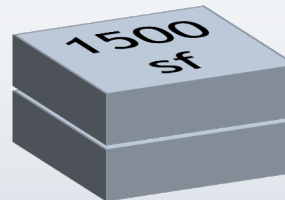
Accessory Dwelling Units

Potential amendments:

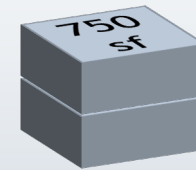
- Delete restriction on street facing ADU door
- Revise definition of ADU for accuracy (basement ADUs - not always smaller)
- Do not restrict detached ADU by FAR, allow 800 sf.



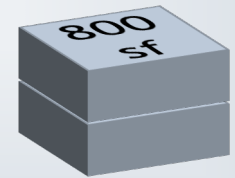
Current code:



Proposal:



Potential
Amendment:



Accessory Dwelling Units

	ADU	Duplex
Defined	Secondary and smaller unit on lot with primary unit	A building containing 2 primary units, sharing common wall or ceiling
Density	Not counted toward max density	Counts as 2 units
Where?	Anywhere with a house	On corner lots and R2.5 zones
Addressing	Unit A/B	Separate #'s
SDCs	Most waived	Assessed per unit
Size	75% of primary unit or 800 sf	No special restriction, units not related in size
Design standards	One front door on house; detached ADUs limited in height & materials	Corner duplex - doors face separate streets; height and materials of both units match.
Setbacks	In house, behind house or 40 feet from front lot line	Regular setbacks apply

Parking

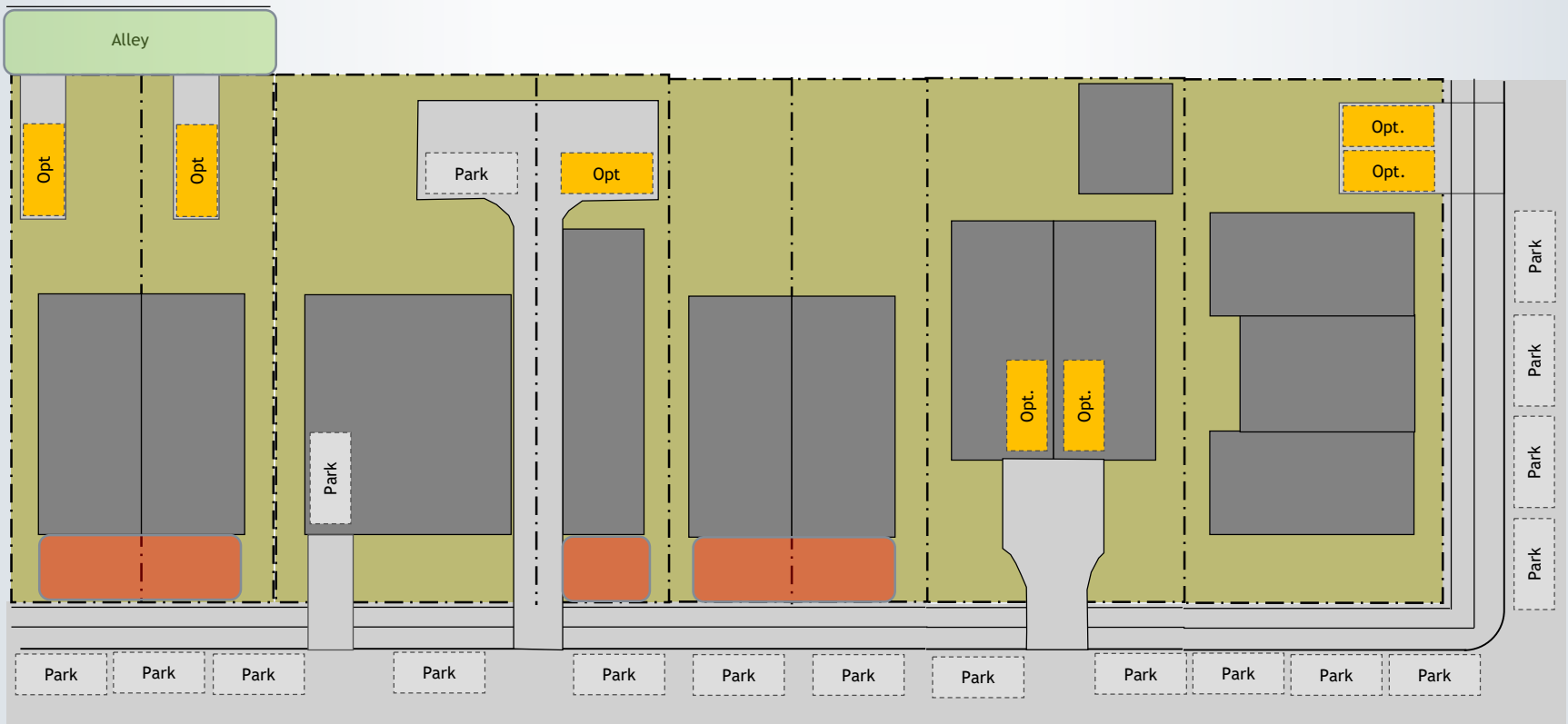
Minimum 1 space per unit, except:

- Within 500' of “peak service”
- ADU
- Historically narrow lots

Proposal:

- Lots on alleys (if provided, must use alley)
- ‘a’ overlay housing types
- Narrow lots - parking prohibited between the building and the street

Parking



Parking

Potential amendment:

- No minimum parking for household living uses in single dwelling zones (parking for churches, schools, other institutions continue to apply)

Potential amendments: (separate or in combination)

When parking is provided...

- Require one unit be affordable
- Require one unit be visitable
- Restrict curb cut width and require at least 2 parking spaces
- Restrict site from parking permit eligibility (where permits are in use)

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