

### Lot Remnants

#### Residential Infill Project Stakeholder Advisory Committee May 3, 2016



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



### Adjusted Lot vs. Lot Remnant

- An Adjusted Lot is a lot that has a lot area that is 50% or more than the original lot area.
- A Lot Remnant is a portion of a lot with 50% or less of the original lot area.





### Lot Remnant History

- 1959–1983: Lot size min 4,000 s.f. (40x80)
- 1983-1991: Lot size min 3,750 s.f. (35x80)
- 1991-2002: Whole lots could be confirmed regardless of size.
- 2006: LUBA says portions of lots are confirmable per City code.
- 2006-2010: All lot remnants were developable.
- 2010: Lot remnants are buildable if they are big enough (3000 sf/36' wide).
- 2016: Staff proposal: No changes proposed. Incorporate 25' wide lot remnants into a "more flexible" alternative.





### 25' wide Remnants

Lot 13 is equally divided between lots 12 and 14







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

0

C

#### Residential Infill Project | 5

### Less Predictable - 25' wide Remnants



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

0



### **More Predictable - Platted Lots**



יס

0





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



### Most Predictable - Zoning



0





### Scale of Houses

#### Residential Infill Project Stakeholder Advisory Committee May 3, 2016



### **Presentation Overview**

- Scale of Houses(v.2)
  - Key changes
  - Some choices
- SAC Discussion





### Range of Alternatives

	More Res	strictive	←		More Flexible
Alternative Housing Options	Prev Meet	ious ting	Existing Code	BPS Proposal	Previous Meeting
Skinny Lots	Previous Meeting	BPS Proposal -Far from centers	Existing Code	BPS Proposal -Near centers	Previous Meeting
Scale of Houses			BPS Proposal	Existing Code	





## Key Changes

BPS Proposal V.2	Standard width 50x100' lot	Narrow house 25x100' lot	Attached house Pair of 25x100' lots
Height	25' flat roof 30' pitch roof	20' flat roof 23' pitch roof	25' flat roof 30' pitch roof
Setbacks	Match front	Match front	Match front
Bulk (in addition to current building coverage limit)	FAR 0.5 (2,500 s.f.)	FAR 0.6 (1,500 s.f.)	FAR 0.8 (2,000 s.f.)
Street Facing Garages	No change (allowed)	Not allowed	Allowed if: -pavers -combined driveway -min 3' below street





# Height

- Revise method to address base point
- Revise method to address dormers
- Standardize narrow/skinny house height
- Reduce height in R2.5 zones
- Reduce height for flat roofs









#### Addressing – Base point





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





0



#### Addressing - Dormers







### Standard Lot Height

Reduced:
R2.5 zone
35' → 30'
Flat roofs
30' → 25'







### Narrow Lot Height

Adjust height and consolidate requirements:

23' - pitch roof
20' - flat roofs





### **Attached House Height**

Reduced:
R2.5 zone
35' → 30'
Flat roofs
30' → 25'







#### Match Front Setbacks Standard, Narrow, and Attached Houses







### Bulk

#### 2013 house FARs by lot size





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

Ο



FAR

### Floor to Area Ratio (FAR)



יס

0



### FAR details

- Works in conjunction with building coverage limit
- Basements and low attics don't count
- Detached accessory structures don't count:
  - up to 400 s.f. on lots <5,000 s.f</p>
  - up to 800 s.f. lots 5,000 s.f+
- Attached houses get 0.2 FAR bonus





### "Bent line" FAR

As lots get larger, FAR decreases



R5 Zone - Lot size (s.f.)





### FAR vs. Building Coverage



יס

0



## Garages

- Standard Lots
  - No changes (base zone design standards still apply)
- Narrow Houses
  - Parking not required
  - Street facing garages not allowed
  - Shared drive or alley loaded garages okay
- Attached Houses
  - Garages okay w/o PD if standards are met
- Detached garages not counted in FAR max





### Narrow Houses with garages





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



#### Narrow Houses no garages





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



### Narrow Houses with garages







#### Narrow Houses no garages







### **Attached House Garages**

- Combined driveways
- Pavers
- Tuck-under garages









## Parking in the front setback

- Why it is not part of the BPS proposal
  - Places cars in prominent location in yard
  - Leaves reduced area for yard
  - Would enable a number of homes without driveways (and curb cuts) to add them impacting:
    - on-street parking supply
    - Landscaping and stormwater management
    - pedestrian and vehicle traffic safety





### No parking in the front setback





### Parking in the front setback



O



### Some Choices

- Review the standards for house scale (standard, narrow, attached homes)
- Variations in the standards?
  - Neighborhood
  - Pattern Area
  - Center/Inner Ring

- Bonus Bulk (FAR or Building Coverage):
  - More units
  - Attached houses
  - Existing houses







Innovation. Collaboration. Practical Solutions.

#### Residential Infill Project | 39

### Scale of Houses Standard Lots (36+ feet wide)

	Existing Code	BPS v.2 Proposal
1. Height	30' from high point	<ul><li>25' to top of flat roof</li><li>30' to midpoint of pitched roof</li><li>Measured from <i>lowest</i> point</li><li>Dormer projections allowed but limited</li></ul>
2. Setbacks	Front: static (10')	Front: match adjacent lot
3. Building coverage	Varies on lot size (typ 45-50%)	<u>Add</u> floor to area ratio (FAR) limit (typ 2,500 s.f. house on 5,000 s.f. lot)
4. Extras	Base Zone Design Stds	Base Zone Design Stds plus: 2' eave projections 1.5' bay projections
5. Exceptions	Adjustments	Adjustments





### Scale of Houses Narrow Lots (<36 feet wide) - Detached

	Existing Code	BPS v.2 Proposal
1. Height	1.2 x width (narrow) 1.5 x width (skinny) from high point	20' to top of flat roof 23' to midpoint of pitched roof Measured from <i>lowest</i> point Dormer projections allowed but limited
2. Setbacks	Front: static (10')	Front: match adjacent lot
3. Building coverage	50%(narrow) 40% (skinny)	<u>Add</u> floor to area ratio (FAR) limit Example: on a 2,500 sf lot- 1,500 sf house in R5 / 1,750 sf in R2.5
4. Parking	1 (narrow) 0 (skinny)	None required Max curb cut 9' (plus wings)
5. Garage	Not allowed (narrow) 12' allowed (skinny)	No street facing garage allowed
6. Exceptions	PD (narrow) Design review (skinny)	Adjustments



### Scale of Houses Narrow Lots (<36 feet wide) - Attached

	Existing Code	BPS v.2 Proposal
1. Height	30' from high point	<ul><li>25' to top of flat roof</li><li>30' to midpoint of pitched roof</li><li>Measured from <i>lowest</i> point</li><li>Dormer projections allowed but limited</li></ul>
2. Setbacks	Front: static (10')	Front: match adjacent lot
3. Building coverage	Varies on lot size (typ 50%)	<u>Add</u> floor to area ratio (FAR) limit (with 0.2 FAR bonus for attached units) Example: On a pair of 2,500 sf lots - 2,000 sf house in R5 / 2,250 sf in R2.5
4. Garage	Not allowed	Street facing garage allowed if Driveway combined, uses pavers, and floor is 3' min below street grade.
5. Exceptions	PD	Adjustments



