## Lot Remnants

## Residential Infill Project <br> Stakeholder Advisory Committee <br> May 3, 2016

## 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.



## STREET

## 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



## Less Predictable - 25' wide Remnants



## More Predictable - Platted Lots



R5 and R2.5 Tax Parcels with $25 \times 100$ or $33 \times 100$ Underlying Plats


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## Most Predictable - Zoning



## Scale of Houses

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## Presentation Overview

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


## Range of Alternatives

|  | More Restrictive |  |  |  | ore Flexible |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Alternative Housing Options | Previous Meeting |  | Existing Code | BPS Proposal | Previous Meeting |
| Skinny Lots | Previous Meeting | BPS <br> Proposal -Far from centers | Existing Code | BPS Proposal <br> -Near centers | Previous Meeting |
| Scale of Houses |  |  | BPS Proposal | Existing Code |  |

## Key Changes

| BPS Proposal V.2 | Standard width <br> $50 \times 100^{\prime}$ lot | Narrow house <br> $\mathbf{2 5 \times 1 0 0}$ | Attached house <br> Pair of 25x100' lots |
| :--- | :--- | :--- | :--- |
| Height | $25^{\prime}$ flat roof <br> $30^{\prime}$ pitch roof | $20^{\prime}$ flat roof <br> $23^{\prime}$ pitch roof | $25^{\prime}$ flat roof <br> $30^{\prime}$ pitch roof |
| Setbacks | Match front | Match front | Match front |
| Bulk <br> (in addition to <br> current building <br> 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 <br> Garages | No change (allowed) | Not allowed | Allowed if: <br> - pavers |

## 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


## Measuring Height



## Measuring Height

## - Addressing - Base point



## Measuring Height



## Measuring Height

## - Addressing - Dormers



## Standard Lot Height

## Reduced:

- R2. 5 zone
- $35^{\prime} \rightarrow 30^{\prime}$
- Flat roofs
- $30^{\prime} \rightarrow 25^{\prime}$



## Narrow Lot Height

## Adjust height and consolidate requirements: <br> - $23^{\prime}$ - pitch roof <br> - 20' - flat roofs



## Attached House Height

## Reduced:

- R2. 5 zone - $35^{\prime} \rightarrow 30^{\prime}$
- Flat roofs
- $30^{\prime} \rightarrow 25^{\prime}$



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



## Bulk




## Floor to Area Ratio (FAR)



## 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 - 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



## FAR vs. Building Coverage



## 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



## Narrow Houses no garages



## 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



## 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


| R2.5 |  |
| :---: | :---: |
|  | 0-2,999 |
|  | 3,000-4,999 |
|  | 5,000-11,999 |
|  | 12,000-19,999 |
|  | 20,000+ |
| R5 |  |
|  | 0-2,999 |
|  | 3,000-4,999 |
|  | 5,000-11,999 |
|  | 12,000-19,999 |
|  | 20,000+ |
| R7 |  |
|  | 0-2,999 |
|  | 3,000-4,999 |
|  | 5,000-11,999 |
|  | 12,000-19,999 |
|  | 20,000+ |
| " | City Boundary |

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

|  | Existing Code | BPS v.2 Proposal |
| :--- | :--- | :--- |
| 1. Height | $30^{\prime}$ from high point | 25' to top of flat roof <br> $30^{\prime}$ to midpoint of pitched roof <br> Measured from lowest point <br> Dormer projections allowed but limited |
| 2. Setbacks | Front: static (10') | Front: match adjacent lot |

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

|  | Existing Code | BPS v. 2 Proposal |
| :--- | :--- | :--- |
| 1. Height | $1.2 \times$ width (narrow) <br> $1.5 \times$ width (skinny) <br> from high point | 20' to top of flat roof <br> $23^{\prime}$ to midpoint of pitched roof <br> Measured from lowest point <br> Dormer projections allowed but limited |
| 2. Setbacks | Front: static (10') | Front: match adjacent lot |

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

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

