

Better Housing by Design Project

Decisions and Follow-Up from November 27th PSC Work Session

Topic 1: Parking in front of buildings.

- **PSC direction is to disallow parking in front of buildings on small sites** (up to 10,000 SF), with an exception to allow accessory structures to be located behind parking. **For large sites, PSC's direction is to depend on the 40% frontage limitation to regulate parking location.**

Topic 2: Side setbacks along corridors.

- **PSC's direction is to allow for no side setbacks where multi-dwelling zoning** (RM2, RM3, RM4) **abuts commercial/mixed use zoning.** This will allow for zero setbacks in these locations for both the multi-dwelling and mixed use zones (which will require an amendment to the 10-foot setback that currently applies in the mixed use zones adjacent to residential zones).
- **PSC also provided direction to allow for no side setbacks between multi-dwelling zone properties along Civic and Neighborhood Corridors,** but requested that staff come back with a proposal that could limit this allowance to areas close to commercial hubs or in centers, rather than apply this to all corridors.

Topic 2b: Building height step downs.

- **PSC's direction is to:**
 1. **Eliminate requirements for height step downs in the CM3 zone in locations adjacent to the RM2 multi-dwelling zone** (rationale is that there is not a need to step down to a zone that allows 45-feet of building height). Staff assumption is the step down to the RM2 zone would also be eliminated for the CX, CM2 and CE zones (the latter two zones can exceed the 45' base height through bonus provisions).
 2. **Eliminate requirements for a height step down to 35-feet in the RM2 and CM2 zones across local streets from single-dwelling zoning.** The rationale is that the base height of 45 feet is not so great a contrast with single-dwelling zone allowed heights (35 or 30 feet) to require step downs across a street. Staff assumption is that this requirement would also be eliminated for the CE zone (which shares the 45-foot base height with CM2).
 3. **Keep the requirement for step downs across a local street from single-dwelling zones only for the larger scale zones** (CM3, and presumably also RM3, RM4, and CX). To provide a consistent approach, staff will amend the height step down to 45 feet, rather than the current 35 feet, given that PSC's direction was that the 45-foot base height of the RM2 and CM2 zones was appropriate in these locations.

Topic 3: Front setbacks.

- **PSC supports the staff proposal for 10-foot front setbacks in the RM2 and RM3 zones** (with the proposed options for reduced setbacks in specified situations).

Topic 4: Accessory structures.

- **PSC direction is to allow accessory structures to be located in required side and rear setbacks, regardless of site size.**
- PSC did not support the option to limit the height of all accessory structures to 20 feet in areas outside required setbacks.

Topics 5: Pedestrian standards.

- **PSC direction is to modify pedestrian standards to provide a gradient of pathway widths:**
 - 3 feet when serving up to 4 units
 - 4 feet when serving 5 to 20 units, and
 - 5 feet when serving more than 20 units.

Topic 6: Ground-floor window requirements for commercial uses.

- **PSC supports increasing the window coverage requirement for commercial uses to 40%,** when located closer than 5 feet to street lot lines.