



Residential Infill Project Proposed Draft

*Planning and Sustainability Commission
Public Hearing
May 8, 2018*



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



Three Project Topics



Smaller houses that better fit existing neighborhoods



More housing options for people's changing needs

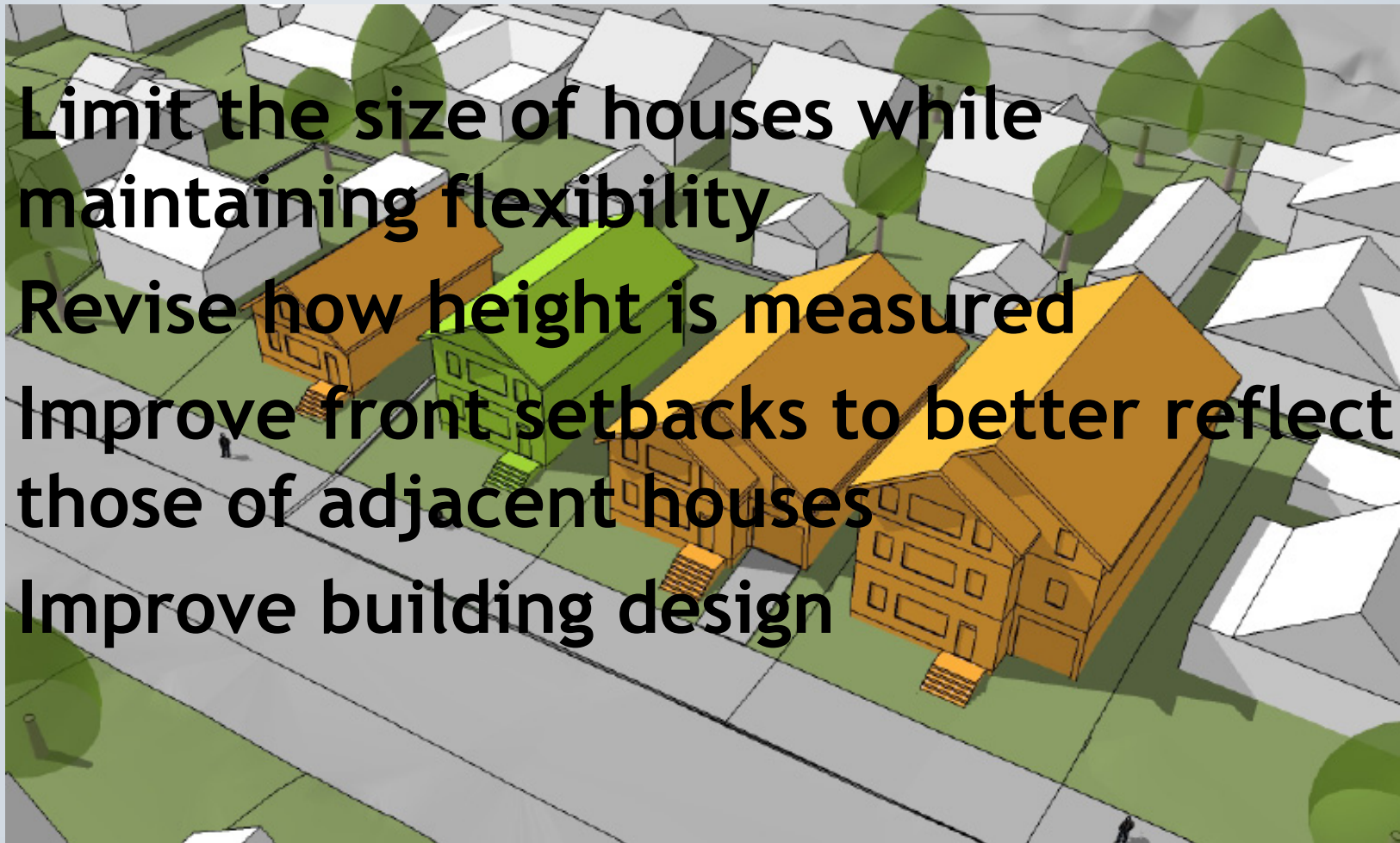


Clear and fair rules for narrow lot development



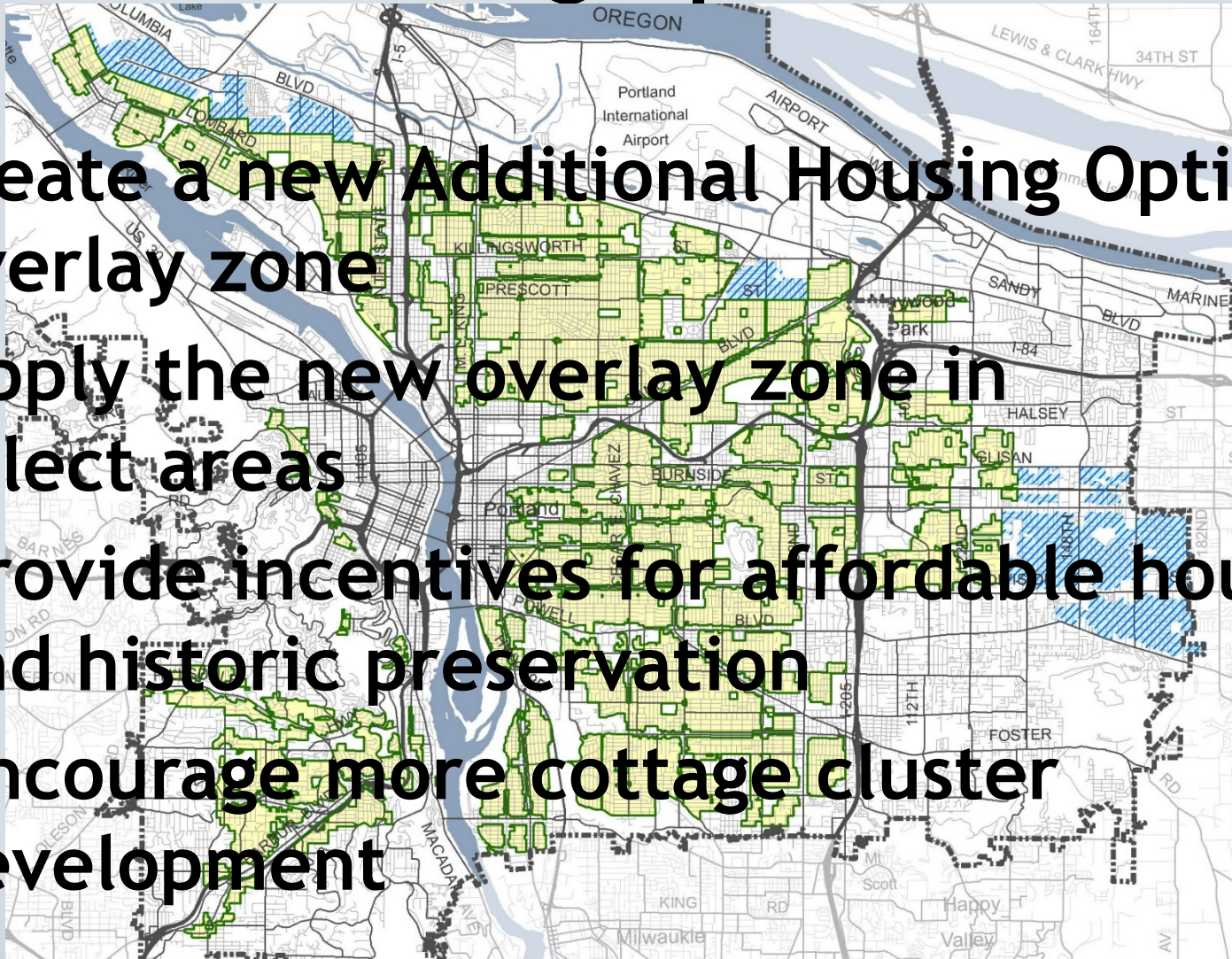
Scale of Houses

1. Limit the size of houses while maintaining flexibility
2. Revise how height is measured
3. Improve front setbacks to better reflect those of adjacent houses
4. Improve building design



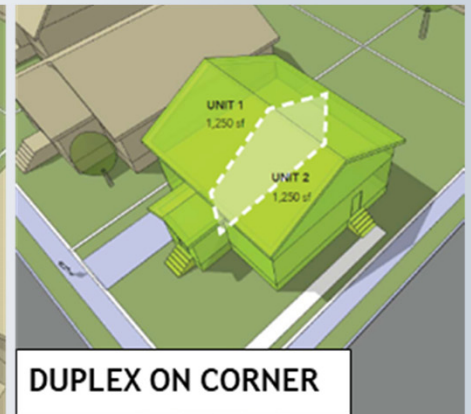
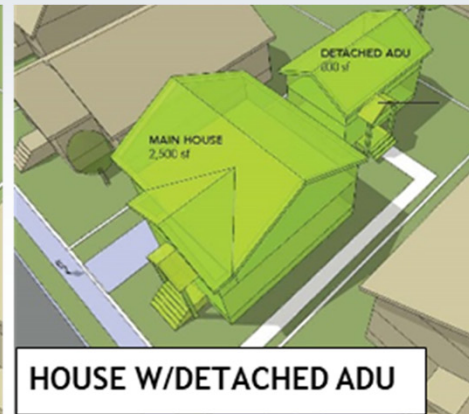
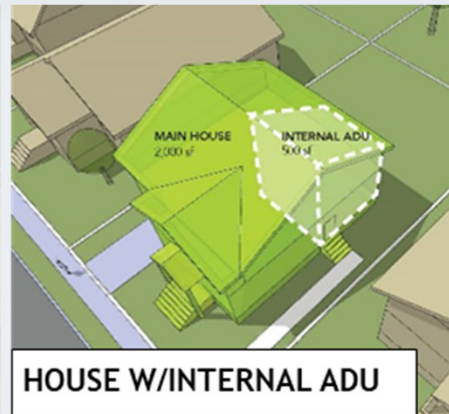
Housing Options

5. Create a new Additional Housing Options overlay zone
6. Apply the new overlay zone in select areas
7. Provide incentives for affordable housing and historic preservation
8. Encourage more cottage cluster development

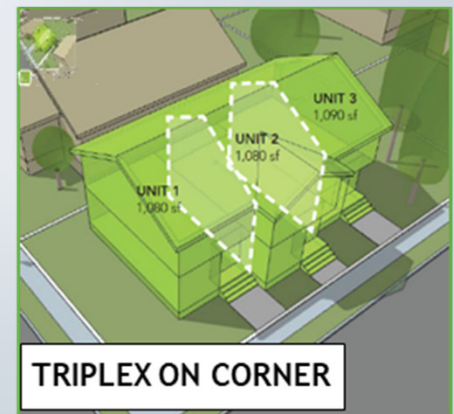
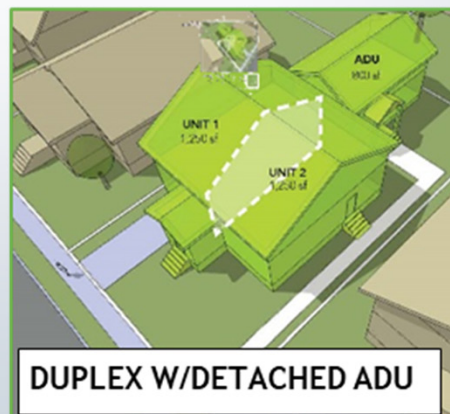
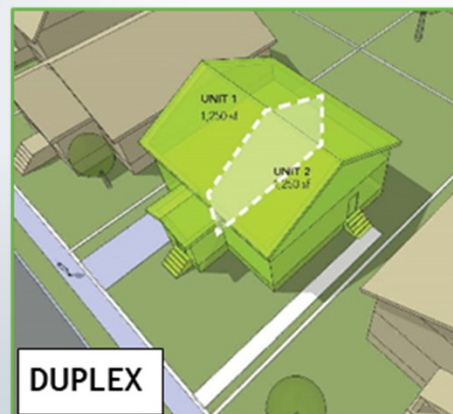
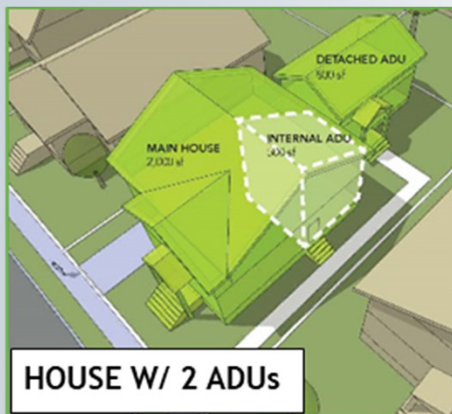


Housing Options

- Currently allowed housing types:

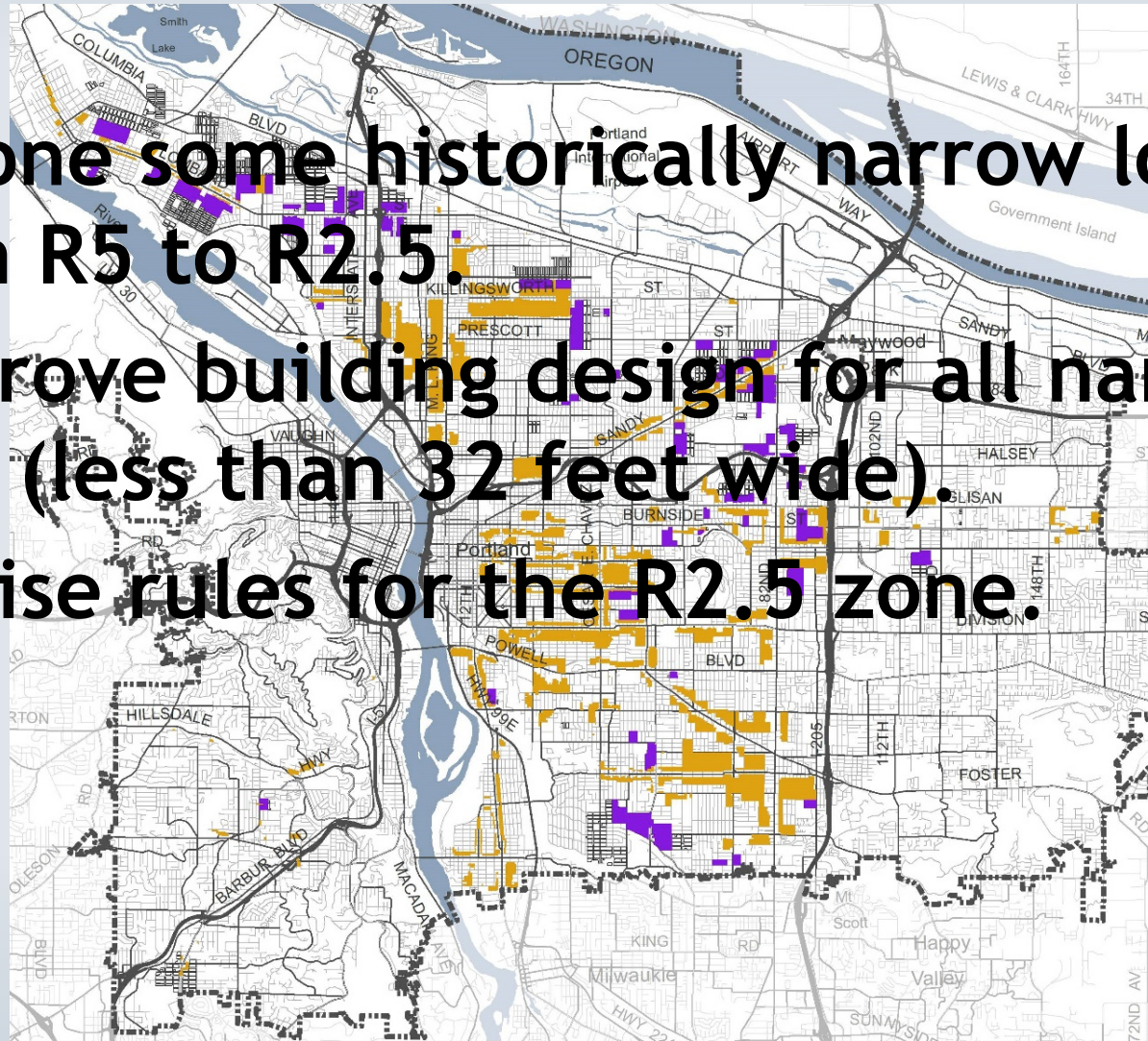


- Additional allowed housing types:



Narrow Lots

9. Rezone some historically narrow lots from R5 to R2.5.
10. Improve building design for all narrow lots (less than 32 feet wide).
11. Revise rules for the R2.5 zone.



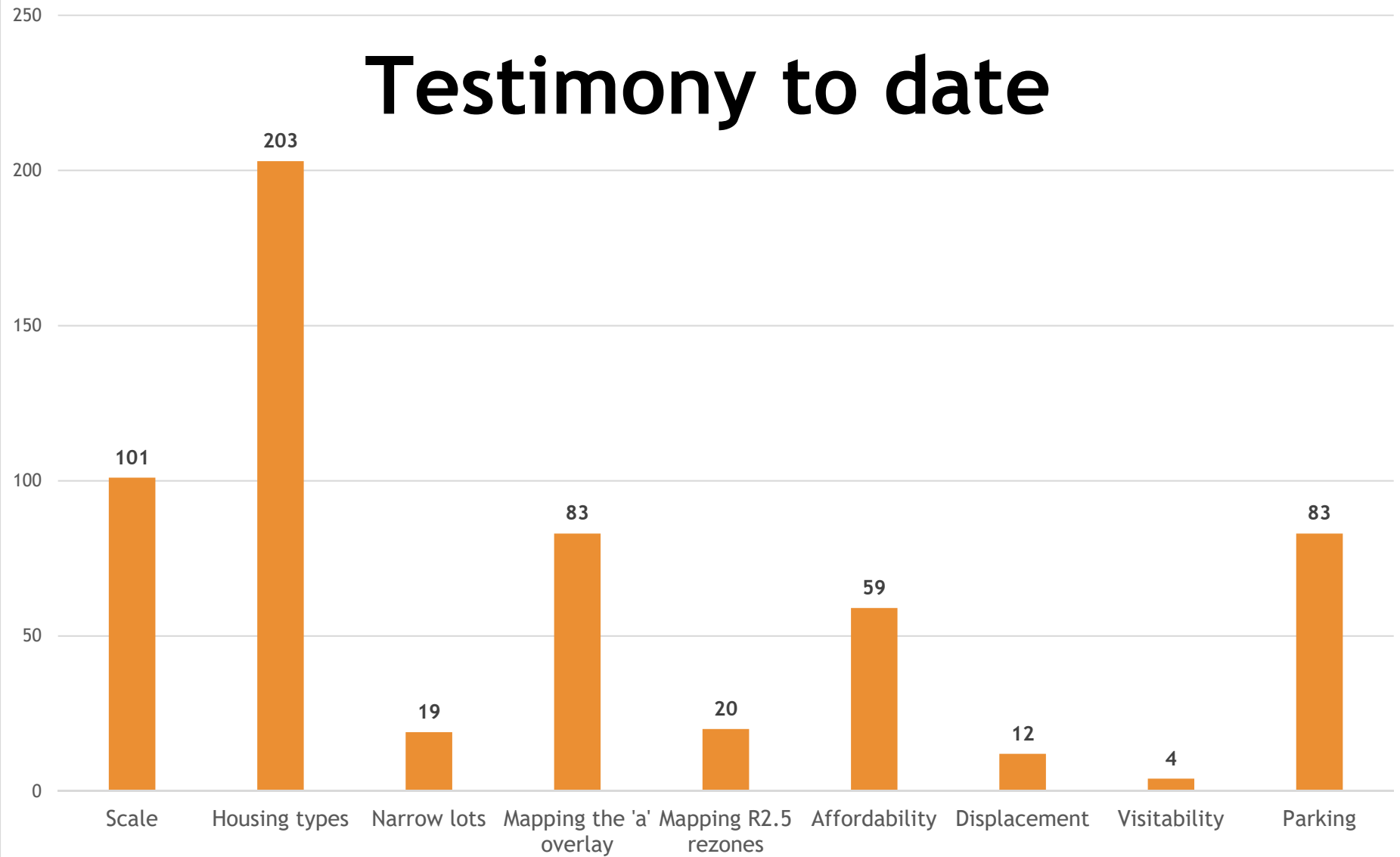
Parking Summary

1 space per unit, except:

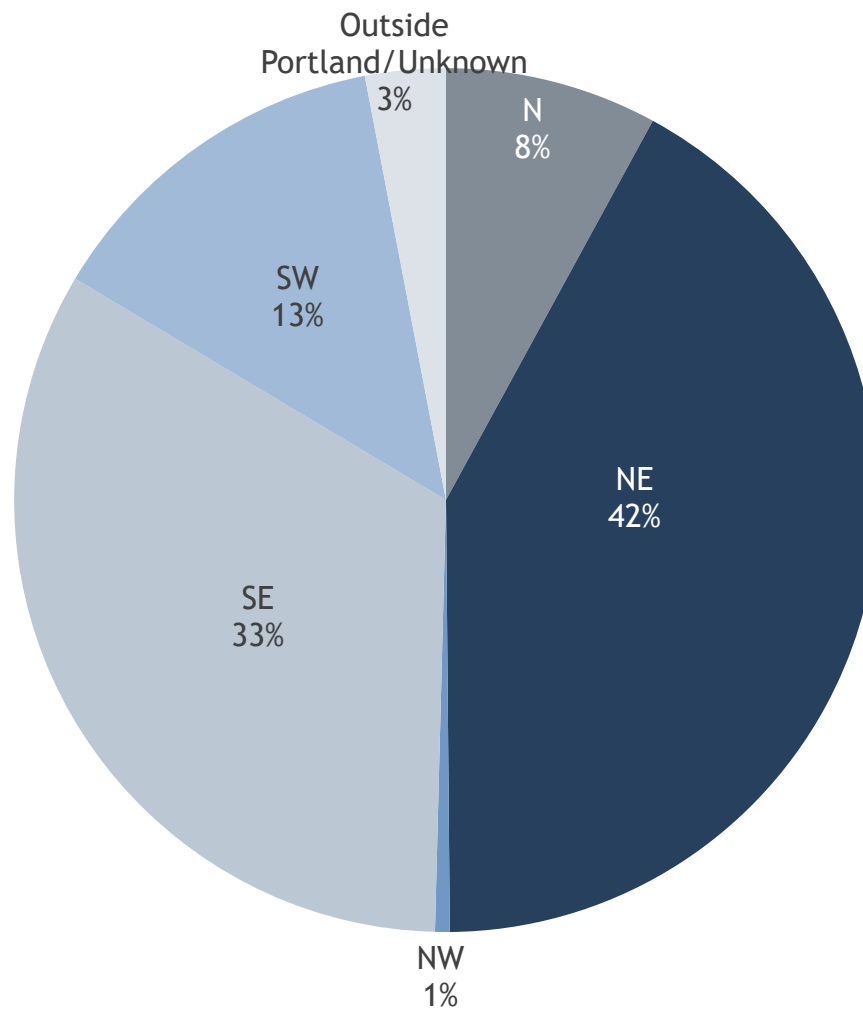
- Within 500' of “peak service”
- ADU
- Historically narrow lots (if provided, prohibited between the building and the street)
- ‘a’ overlay housing types
- Lots on alleys (if provided, must use alley)



Testimony to date



Testimony to date



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
 8. Cottage clusters
- Historic resource flexibility



NARROW LOTS

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