

Revised Summary – DRAFT 9/5/18

Housing Options and Scale

1. **Allow for more housing types (R7, R5, and R2.5 zones)**
 - a. Allow for houses, duplexes, triplexes and fourplexes
 - b. Allow a house to have two accessory dwelling units (ADU’s) or a duplex to have one ADU
 - c. Limit lots with the following constraints to a house plus one ADU, or a corner lot duplex:
 - I. Medium or high value natural resource inventory (NRI)
 - II. Combination of stormwater/steep slope/landslide history
 - III. Sewer service constraints
 - IV. 100-year floodplain
 - V. Unpaved streets
 - d. Set a minimum lot size for lots with 1-2 units and a larger lot size for lots with 3-4 units.
2. **Limit the overall size of structures on a lot (R7, R5, and R2.5 zones)**
 - a. Set a total maximum floor to area ratio (FAR) that is less than what is achievable today.
 - b. Scale the FAR to increase as the number of units increases on the site.
 - c. Exclude attics and basements from FAR.
 - d. Allow an additional increase in FAR for the site if:
 - i. At least one of the units is affordable (80% MFI), or
 - ii. An existing house is converted to multiple units and the street-facing facade of the house remains substantially unaltered.
 - e. Allow existing houses to expand by up to 250 square feet without having to meet (or show compliance with) FAR limits. One such addition is allowed every 5 years.

Table 1 – Maximum FAR, allowed housing types and minimum lot size							
		R7		R5		R2.5	
# of Units	Allowed Housing Type	FAR		FAR		FAR	
		Base	W/Bonus	Base	W/Bonus	Base	W/Bonus
Minimum lot size (1-2 units)		4,200 sq. ft.		3,000 sq. ft.		1,600 sq. ft.	
1	House	.4	NA	.5	NA	.7	NA
2	Duplex or House + ADU	.5	.6	.6	.7	.8	.9
Minimum lot size (3+ units)		5,000 sq. ft.		4,500 sq. ft.		3,200 sq. ft.	
3	Triplex, Duplex + ADU, or House + 2 ADUs	.6	.7	.7	.8	.9	1.0
4	Fourplex						
Current allowed FAR (based on setbacks, height and building coverage)		1.1 FAR		1.35 FAR		1.75 FAR	

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- 3. Require at least two dwelling units when new development is proposed on a double sized lot (R7, R5, and R2.5 zones).**
- 4. For 3 or 4 units, require at least one unit be visitable. Visitable includes:**
 - a. No step entry
 - b. Wider doorway
 - c. Living space and bathroom on the ground floor
 - d. Provide exceptions for existing buildings or when the slope between the street and the front door is greater than 20%
- 5. Rezone roughly half of the historically narrow lots that have the highest access to amenities from R5 to R2.5. Allow the remainder of the historically narrow lots in the R5 zone to be confirmed for attached houses.**
- 6. Allow small flag lots through property line adjustments (R5 and R2.5 zones).**
 - a. Require that the existing house be retained.
 - b. Limit the size of the house on the small flag lot to 1,000 sq. ft. and require additional exterior design elements.
 - c. In the R5 zone, limit the height of the house on the flag lot to 20 feet.
- 7. Continue to allow added flexibility in building form and site arrangements through a discretionary planned development review. Set allowances to match new rules**

Building Design

- 8. Revise how height is measured (all zones).**
 - a. Measure height from the lowest point near the house, not the highest point.
 - b. Clarify that small dormers are excluded from the height measurement.
 - c. Continue to allow 2½ story houses (30 feet high) on standard lots.
- 9. Building features and articulation**
 - a. Limit how high the front door can be above the ground (exempt lots in floodplains).
 - b. Allow eaves to project up to 2 feet into setbacks.
 - c. Allow a front setback reduction to align with the house next door in R7, R5 and R2.5 zones.
 - d. Do not require the front door of each corner lot duplex unit to face separate streets.
- 10. Keep current rules for ADU's (size, height, and living area) except:**
 - a. Allow basement ADU conversions to exceed the 800s.f./75% size cap in an existing house.
 - b. Allow the front door of an internal ADU to face the street.
- 11. Parking**
 - a. Delete minimum parking requirements for residential uses in single dwelling zones.
 - b. If a lot abuts an alley, require parking access to be from the alley when parking is provided.
 - c. Prohibit driveways and parking between the building and a street when the building façade is less than 22 feet wide. Continue to allow parking behind the building.
- 12. Improve building design on lots less than 32 feet wide.**
 - a. Limit the height of a detached house to 1½ times its width.
 - b. Require attached houses on lots 25 feet wide and narrower.