

Residential Infill Project

DRAFT Project Parameters

Updated: October 6, 2015

	Inside the Project Scope	Outside the Project Scope
1	Single-dwelling residential development (mostly houses) in single-dwelling zones	Multi-dwelling residential development (<i>Multi-Dwelling Project</i>) Commercial development standards (<i>Mixed Use Project</i>) Single-dwelling development in Multi-dwelling or Commercial zones
2	Zoning Code	Building Code Tree Code (<i>Tree Oversight Committee</i>) Stormwater Management Manual Street Improvements (<i>PBOT Task Force</i>) System Development Charges (SDCs) Development Fees
3	Rules for new construction, remodels, additions, etc.	Demolition rules/cost/tax Deconstruction requirement (<i>Deconstruction Advisory Group</i>) Construction rules re: hours, noise, hazardous materials, etc.
4	Development standards for scale of structures, like: <ul style="list-style-type: none"> • Setbacks • Height (and how it's measured) • Building coverage (bulk) • Outdoor area requirement (green space, open space) 	Land Use Review procedures, notice and criteria
5	Additional Development Standards for specific proposals, like: <ul style="list-style-type: none"> • New houses on "skinny" lot confirmation lots (33.110.213) • New houses on "new narrow lots" (eg. location of main entrance and garage limitation) • Duplexes and attached houses on corners • Accessory Dwelling Unit (ADU) standards • Parking, driveway and garage standards 	Community Design Standards (<i>future project</i>) Expanding the design review overlay Architectural style Creation of Historic or Conservation Districts

	Inside the Project Scope	Outside the Project Scope
6	<p>Housing Types Allowed</p> <ul style="list-style-type: none"> • Duplex on corners or interior lots • Detached and internal ADUs • Stacked Flats or conversion of existing living area to more units • Multiple detached units on a lot • Attached vs. detached units 	<ul style="list-style-type: none"> • Tiny houses on wheels • Micro-apartments • Manufactured homes • Houseboats
7	<p>Lot “splitting” rules (land divisions and lot confirmations)</p> <ul style="list-style-type: none"> • Minimum lot size for existing lots • Vacant lot provision (a.k.a. “5-year moratorium”) • Lot remnants and adjusted lots • Approvability of “new narrow lots” • Process and public notice for lot confirmations 	<p>Land Division Rules</p> <ul style="list-style-type: none"> • Density (R5 means 1 house per 5000 sf) • Revisiting the decision to decouple density from lot size (R5 means 1 house per 5000 sf, but the minimum lot size is 3000 sf) • Rounding rules
8	<p>Consideration of regulation based on established pattern areas and proximity to centers and corridors</p>	<p>Standards written at block or neighborhood level.</p> <p>Changing overall structure or approach of Zoning Code.</p> <p>Changing the Zoning Map (although this project could recommend a <u>rezoning</u> strategy, it wouldn’t carry it out).</p>

- Effective by July 2017.
- Resources: 1 City Planner II, 1 Associate Planner, 1 part-time intern + consultants

Potential Evaluation Criteria (a starting point for SAC’s January meeting):

- Cost of new houses
- Cost of building new houses
- Solar access
- Accessibility
- Consistency
- Predictability