

# Residential Infill Project

## DRAFT Project Parameters

Updated: October 6, 2015

|   | <b>Inside the Project Scope</b>   | <b>Outside the Project Scope</b>   |
|---|---|--|
| 1 | Single-dwelling residential development (mostly houses) in single-dwelling zones  | Multi-dwelling residential development ( <i>Multi-Dwelling Project</i> )<br>Commercial development standards ( <i>Mixed Use Project</i> )<br>Single-dwelling development in Multi-dwelling or Commercial zones |
| 2 | Zoning Code   | Building Code<br>Tree Code ( <i>Tree Oversight Committee</i> )<br>Stormwater Management Manual<br>Street Improvements ( <i>PBOT Task Force</i> )<br>System Development Charges (SDCs)<br>Development Fees      |
| 3 | Rules for new construction, remodels, additions, etc.   | Demolition rules/cost/tax<br>Deconstruction requirement ( <i>Deconstruction Advisory Group</i> )<br>Construction rules re: hours, noise, hazardous materials, etc.   |
| 4 | Development standards for scale of structures, like: <ul style="list-style-type: none"> <li>• Setbacks</li> <li>• Height (and how it's measured)</li> <li>• Building coverage (bulk)</li> <li>• Outdoor area requirement (green space, open space)</li> </ul>   | Land Use Review procedures, notice and criteria  |
| 5 | Additional Development Standards for specific proposals, like: <ul style="list-style-type: none"> <li>• New houses on "skinny" lot confirmation lots (33.110.213)</li> <li>• New houses on "new narrow lots" (eg. location of main entrance and garage limitation)</li> <li>• Duplexes and attached houses on corners</li> <li>• Accessory Dwelling Unit (ADU) standards</li> <li>• Parking, driveway and garage standards</li> </ul> | Community Design Standards ( <i>future project</i> )<br>Expanding the design review overlay<br>Architectural style<br>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"> <li>• Duplex on corners or interior lots</li> <li>• Detached and internal ADUs</li> <li>• Stacked Flats or conversion of existing living area to more units</li> <li>• Multiple detached units on a lot</li> <li>• Attached vs. detached units</li> </ul>  | <ul style="list-style-type: none"> <li>• Tiny houses on wheels</li> <li>• Micro-apartments</li> <li>• Manufactured homes</li> <li>• Houseboats</li> </ul>  |
| 7 | <p>Lot “splitting” rules (land divisions and lot confirmations)</p> <ul style="list-style-type: none"> <li>• Minimum lot size for existing lots</li> <li>• Vacant lot provision (a.k.a. “5-year moratorium”)</li> <li>• Lot remnants and adjusted lots</li> <li>• Approvability of “new narrow lots”</li> <li>• Process and public notice for lot confirmations</li> </ul> | <p>Land Division Rules</p> <ul style="list-style-type: none"> <li>• Density (R5 means 1 house per 5000 sf)</li> <li>• Revisiting the decision to decouple density from lot size (R5 means 1 house per 5000 sf, but the minimum lot size is 3000 sf)</li> <li>• Rounding rules</li> </ul> |
| 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