

# Residential Infill Project Project Parameters

Updated: December 2, 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> ) 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"> <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> ) 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"> <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