

SCALE OF HOUSES

CONCEPT	AMENDMENT
<p>1. Limit the size of houses while maintaining flexibility</p>	
<p>a) <i>Establish a limit on house size that is proportional to lot size and zone using a floor area ratio (FAR).</i></p>	<p>1st Amendment (Mayor Hales) Create more deterrents to demolition, and 1:1 replacements inside the overlay zone REPLACE WITH:</p> <p>a) Establish a limit on house size that is proportional to lot size and zone.</p> <ul style="list-style-type: none"> • Outside the Housing Opportunity Overlay – no change (i.e. 2500 sf house on a 5000 lot in R5). • Inside the Housing Opportunity Overlay zone: <ul style="list-style-type: none"> - Smaller scale for a single-family house, (i.e. 2000 sf house on a 5000 sf lot in R5). - No change (i.e. 2500 sf duplex on a 5000 sf lot in R5) for duplex, duplex with ADU, and triplex on corner. <p>Commentary: Commissioner Novick expressed that additional refinement look at resulting unit sizes for duplex and triplex units, and that the size limit continue to be studied.</p>
<p>b) <i>Exclude basements and attics with low ceiling heights from house size limits.</i></p>	
<p>c) <i>Allow bonus square footage for detached accessory structures (0.15 bonus FAR).</i></p>	
<p>d) <i>Maintain current building coverage limits.</i></p>	<p>2nd Amendment (Commissioner Fritz) REPLACE WITH:</p> <p>d) Direct Bureau of Planning and Sustainability staff to explore options for decreasing building coverage and providing adequate private areas and pervious surfaces outside the home, such as a larger rear or side yard.</p>

CONCEPT	AMENDMENT
2. Lower the house roofline	
a) Restrict height to 2½ stories on standard lots.	
b) Measure the basepoint from the lowest point 5 feet from a house, not from the highest point.	
c) For down-sloping lots, allow use of average street grade as a basepoint alternative.	
d) Ensure that dormers are a secondary roof mass.	
3. Improve setbacks to better match adjacent houses	
a) Increase minimum front setback by 5 feet; provide an exception to reduce setback to match existing, immediately adjacent house.	3rd Amendment (Commissioner Fritz) AMEND WITH: a) Increase minimum front setback by 5 feet; provide an exception to reduce setback to match existing, immediately adjacent house. <u>Allow flexibility</u> if tree retention is a consideration.
b) Encourage building articulation by allowing eaves to project 2 feet into setbacks and bay windows to project 18 inches into setbacks.	

CONCEPT	AMENDMENT
<p>4. Allow more housing types in select areas and limit their scale to the size of house allowed</p>	
<p>a) Within the Housing Opportunity Overlay Zone in R2.5, R5 and R7 zones, allow:</p> <ul style="list-style-type: none"> • House with both an internal and detached accessory dwelling unit (ADU) • Duplex • Duplex with detached ADU • Triplex on corner lots. 	
<p>b) Establish minimum qualifying lot sizes for each housing type and zone.</p>	
<p>c) Require design controls for all proposed projects seeking additional units.</p>	
	<p>4th Amendment (Commissioners Fritz, Fish, Saltzman) ADD:</p> <p>d) Direct Bureau of Planning and Sustainability staff to explore requirements and bonus units allowances for age-friendly, affordability, and tree preservation (beyond minimum required by Title 11) within the Housing Opportunity Overlay Zone in the R2.5, R5 and R7 zones.</p> <p>Note: this amendment incorporates a complimentary amendment to “pursue age-friendly requirements, such as visitability or accessibility standards for additional units.”</p>
<p>5. Establish a Housing Opportunity Overlay Zone in select areas</p>	
<p>a) Apply a housing opportunity overlay zone within the following areas:</p> <ul style="list-style-type: none"> • ¼ mile (about five blocks) of Centers • ¼ mile (about five blocks) of corridors with frequent bus service • ¼ mile (about five blocks) of high capacity transit (MAX) stations • within the Inner Ring neighborhoods, and • medium, medium-high and high opportunity housing neighborhoods. 	<p>5th Amendment (Commissioner Fish) REPLACE WITH:</p> <p>a) Provide options for a housing opportunity overlay zone map.</p>
<p>b) Exclude areas within the David Douglas School District until school district capacity issues have been addressed.</p>	<p>Note: Council expressed interest in revisiting this recommendation in conjunction with later map and code discussions</p>
<p>c) Prior to adopting any specific zoning changes, refine the Housing Opportunity Overlay Zone boundary to produce a boundary that considers property lines, physical barriers, natural features, topography and other practical considerations.</p>	<p>6th Amendment (Commissioner Novick) AMEND WITH: Add “transportation infrastructure constraints” to the list of mapping considerations.</p>

CONCEPT	AMENDMENT
<p>6. Increase flexibility for cottage cluster developments on large lots citywide</p>	
<p>a) On single-dwelling zoned lots of at least 10,000 square feet in size, allow cottage clusters subject to Type IIx land use review.</p>	
<p>b) Cap the total square footage on a cottage cluster site to the same FAR limit [see Recommendation 1] and limit each new cottage to 1,100 square feet.</p>	
<p>c) Inside the Housing Opportunity Overlay Zone [see Recommendation 5], the number of cottages allowed equals the same number of units that would otherwise be permitted.</p>	
<p>d) Outside the Housing Opportunity Overlay Zone, allow one ADU for each cottage.</p>	
<p>e) Develop specific cottage cluster rules to ensure that development is integrated into the neighborhood.</p>	
<p>f) Allow additional units, when the units are affordable or accessible</p>	
<p>7. Provide flexibility for retaining existing houses</p>	
<p>a) Scale flexibility:</p> <ul style="list-style-type: none"> • Allow modest additional floor area for remodels, additions and house conversions. • Allow modest additional height when an existing house’s foundation is being replaced or basement is being converted. 	
<p>b) Housing choice flexibility:</p> <ul style="list-style-type: none"> • Inside the Housing Opportunity Overlay Zone [see Recommendation 5], allow an additional unit when an older house is converted into multiple units or retained with a new cottage cluster development. • Pursue additional flexibility for house conversions, such as parking exemptions, systems development charge (SDC) waivers or reductions, building code flexibility and City program resources that facilitate conversions. 	<p>7th Amendment (Mayor Hales) REPLACE WITH:</p> <ul style="list-style-type: none"> • Inside the Housing Opportunity Overlay Zone [see Recommendation 5], Allow an additional unit when an older house is converted into multiple units or retained with a new cottage cluster development. <p>8th Amendment (Commissioner Fritz) ADD:</p> <ul style="list-style-type: none"> • Direct Bureau of Planning and Sustainability Staff to clearly define internal conversions, including distinguishing between demolition and remodeling, and promoting preservation of the exterior of a home if converting to ownership/condo or rental units.

CONCEPT	POTENTIAL AMENDMENT
<p>8. Rezone historically narrow lots to R2.5 in select areas</p>	<p>9th Amendment (Commissioner Fritz) REPLACE WITH: 8. Do not allow historically narrow lots to be built on</p> <p>STAFF NOTE: This amendment means that historically platted R5 lots that are less than 36 feet wide or 3000 s.f. could not be built on either inside or outside the Overlay Zone, regardless of whether they are vacant.</p>
<p>a) Allow historically narrow lots to be built on by rezoning them to R2.5 if located within the Housing Opportunity Overlay Zone (see Recommendation 5).</p>	
<p>b) Remove provisions that allow substandard lots to be built on in the R5 zone.</p>	
<p>9. Citywide improvements to the R2.5 zone</p>	
<p>a) On vacant R2.5 zoned lots of at least 5,000 square feet, require at least two units when new development is proposed. Allow a duplex or a house with an accessory dwelling unit (ADU) to meet the requirement.</p>	
<p>b) Reduce minimum lot width from 36 feet to 25 feet for land divisions.</p>	
<p>c) Allow a property line adjustment to form a flag lot when retaining an existing house.</p>	
<p>d) Require attached houses when a house is demolished.</p>	
<p>e) Allow 3-story attached homes and limit detached houses on narrow lots to 2 stories.</p>	
<p>10. revise parking rules for houses on narrow lots</p>	
<p>a) Allow, but don't require parking on narrow lots.</p>	
<p>b) When a lot abuts an alley, parking access must be provided from the alley.</p>	
<p>c) Allow front-loaded garages on attached houses on narrow lots if they are tucked under the first floor of the house and the driveways are combined.</p>	
<p>d) Do not allow front-loaded garages for detached houses on narrow lots.</p>	<p>10th Amendment (Commissioner Fritz) DELETE d)</p>

Concept Report accepted, as amended.

Aye: 5

Nay: 0