2014 ANNUAL AMENDMENTS: AFFORDABLE HOUSING CODE (PHASE 2)

Application #2014-06
January 22, 2014
Revised 2014 scope

INCENTIVES

• Affordable Housing Incentives policies
  • Continue code/bonuses discussion on separate schedule

REMOVE BARRIERS / PROMOTE AFFORDABILITY

• Promote small, affordable housing types (including “mini-flats”) through parking exemption
• ADU standards and requirements
• Update parking for Group Housing and multi-family housing
• Refine small lot standards
Proposed ADU updates

CHANGES SINCE LAST TIME:

• No additional parking for ADUs
Residential Small Lots – changes to promote infill

Update existing Small Lot Code to...

• Add flexibility and enhance design standards

• No change to permitted densities

• Promote infill in keeping with neighborhood
Single-family small lots changes

- Current small lot code:
  - 4,500 sf + 45 ft width

- Proposed:
  - R-2 Districts:
    - 4,500 + 35 ft width
  - R-3 to R-5:
    - down to 2,500 + 25 ft width
Promote neighborhood pattern...
Single-family small lot design standards

- Existing standards (to go below 5000 sf or 50 ft width):
  - Clear building entrances
  - Garages from rear or size limited
  - 15% of front façade transparent
  - Rooflines oriented to street
  - Driveway size limited
  - Functional yard space
  - Housing style variety
  - Some materials prohibited

- Take-home: Overall, standards seem to be doing their job
Proposed additional standards

• Small lot standards not available for pipe stem lots
• Height limits:
  • 40-50 ft lots – 30 ft maximum height
  • Less than 40 ft lots – 25 ft maximum height

Changes since last time:
• Small lot houses must be oriented to the street
  • Replaced “Infill must follow existing neighborhood pattern”
• One street tree required
• Additional (minor) clarifications
Additional standards needed?

Potential approaches could address:

- Overall bulk/scale
  - Floor Area Ratio

- Modulation
  - Standards for side of infill house

Continue discussion in association with pipe-stem lots
Recent small lot projects
Transparency example
Requesting Commission direction…

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