

D14 & D15 Residential Standards 2020 Draft Zoning Code Amendments

*Planning Commission
May 1, 2020*

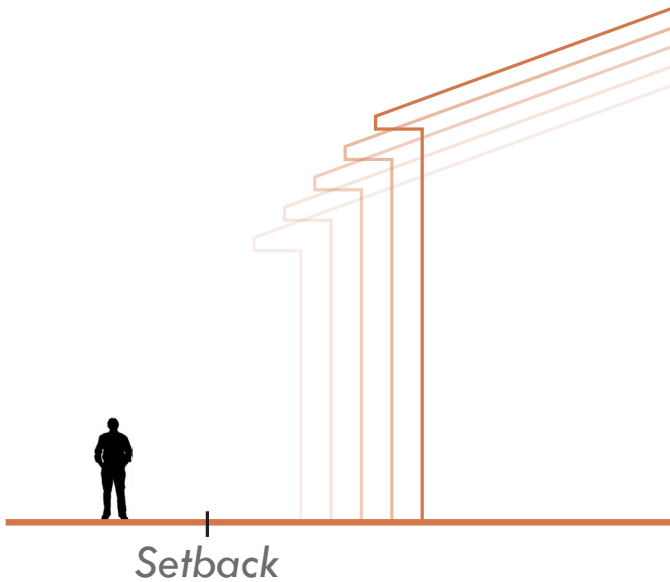
Purpose of Study

To revise zoning code language adopted in 2015 to address the high number of granted variance requests for height and sidewall articulation, while maintaining the intent of the 2015 amendments.

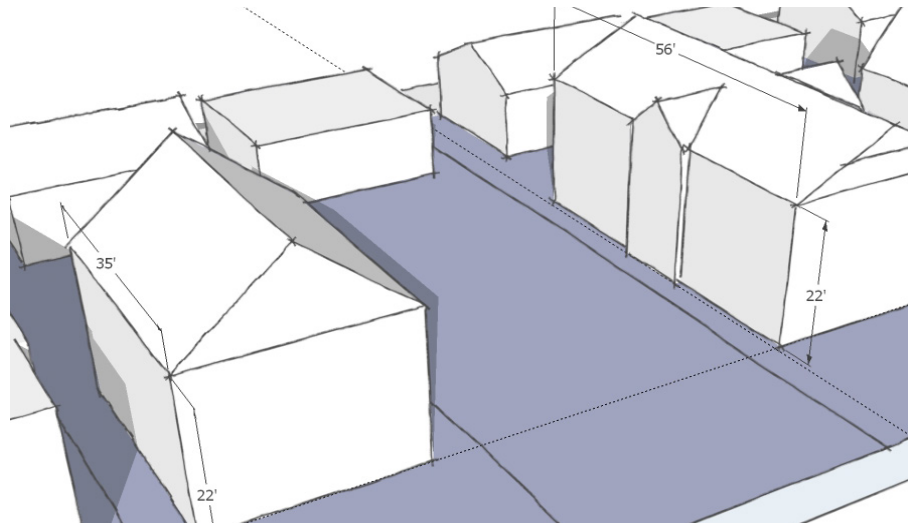


Purpose of Study

Height: greater height allowed as distance from setback line increases



Articulation: long walls need to be physically broken up



Approach

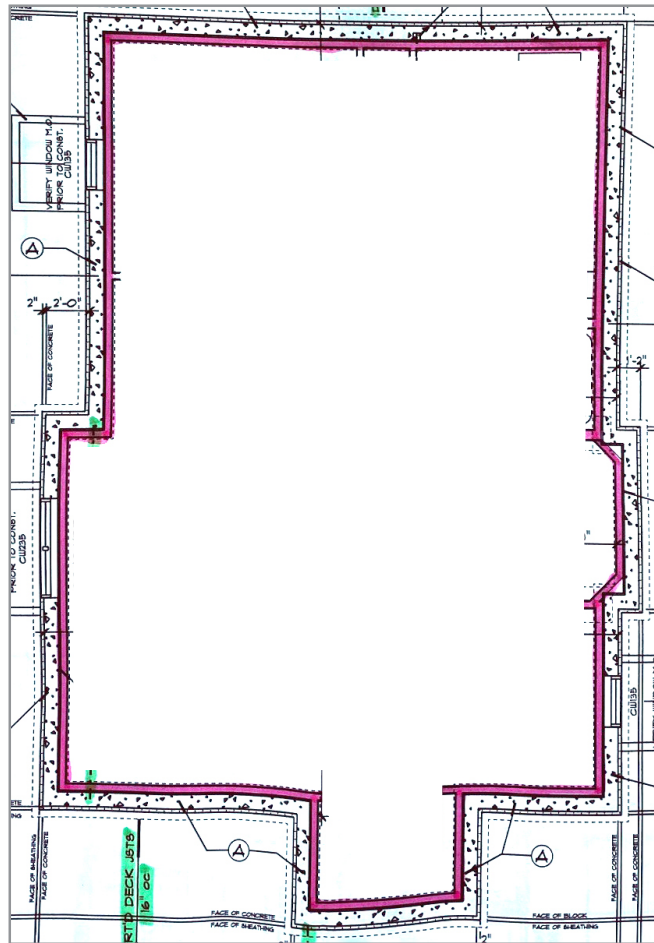
- Had information on projects that required a variance
- Wanted a sense of building activity that was done “by right”
- Acquired building permit data for relevant projects in D14 and D15 for September 2015 - End of 2019
- Approximately 208 individual projects (162 additions, 46 new)
 - Average Value: \$153,941
 - Median Value: \$99,759
- Generated list of projects that can be referenced for the amendment process, including most that required variances

Variations in Context



Note: This graphic is intended to give a sense of overall activity and the precise counts may vary.

Proposed Amendments



Apply some requirements only to new residential construction and large additions

Exempt from D14 & D15 height and articulation requirements:

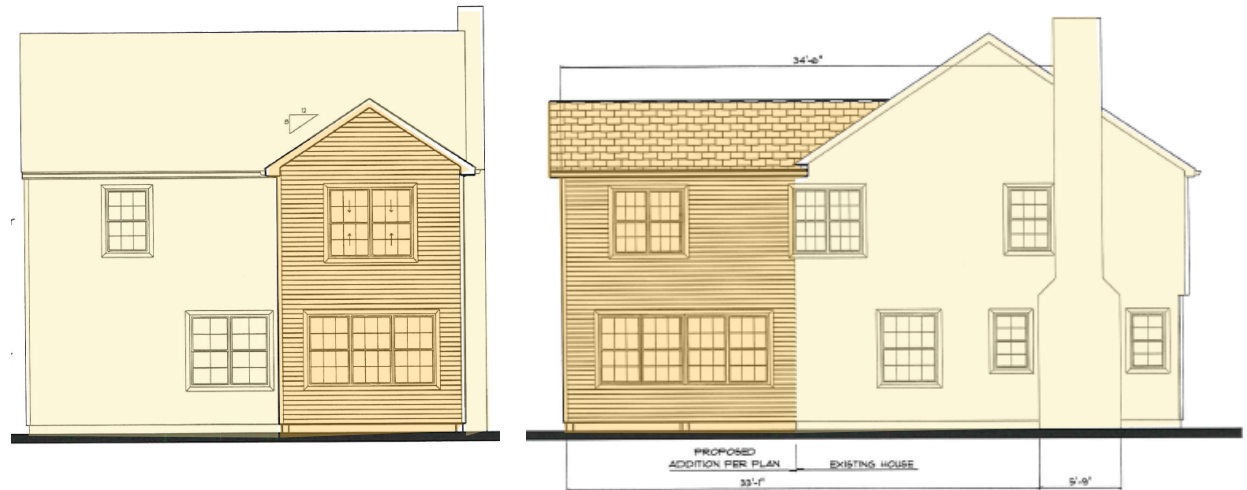
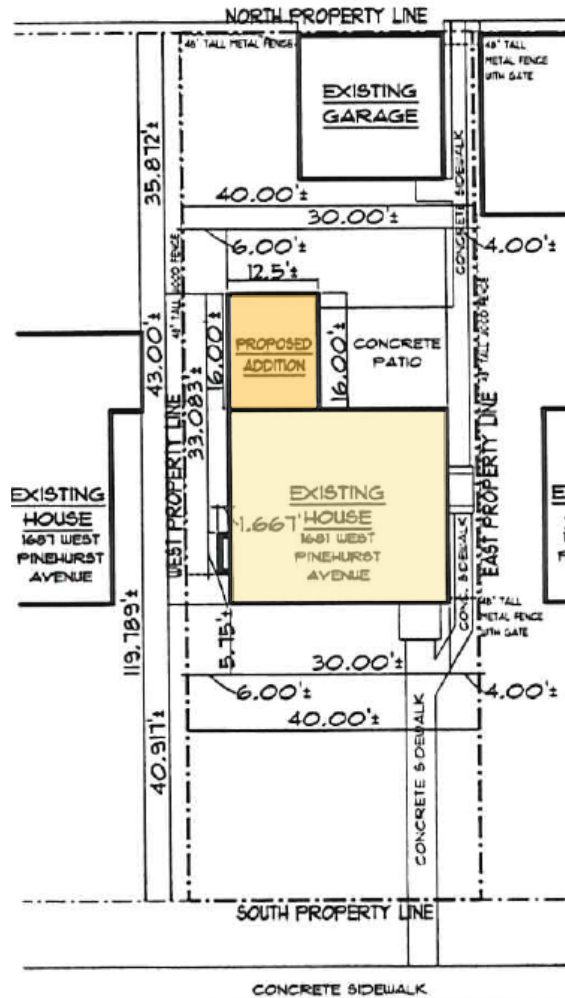
- *Projects with historic designation (same)*
- *Projects that expand by less than 50% of current footprint area. (D15 comment...)*

Exempt from D14 & D15 articulation requirements:

- *Projects that maintain the same footprint (regardless of how much they expand), would still need to meet reduced height requirements.*

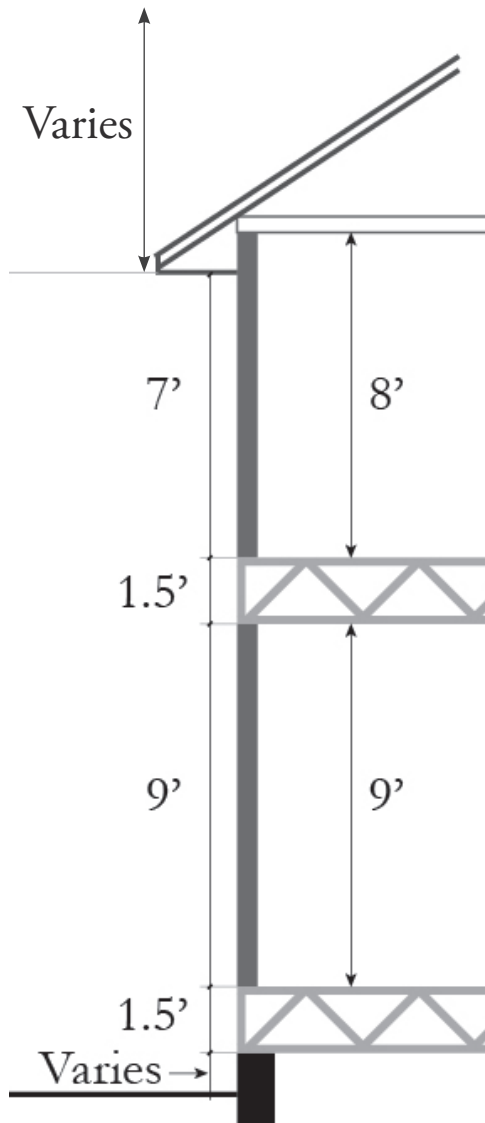
Proposed Amendments

Apply some requirements only to new residential construction and large additions



One example of the largest addition allowed without triggering articulation and reduced height requirements.

Proposed Amendments



Dimensioned example

Adjust height minimum for R4 zoning district with new construction or large additions

*Accounts for truss height by adding 2' to minimum
Still a reduction from the base height (24' vs 30')*

Reduce maximum height to match that of the base in the zoning district

*Since regulation would be restricted to residential uses,
makes upper limit consistent.*

Proposed Amendments



Redefine what counts toward articulation requirement

Change height requirement of articulation from “grade to eave” to “at least one story tall starting at or below the first floor elevation”:

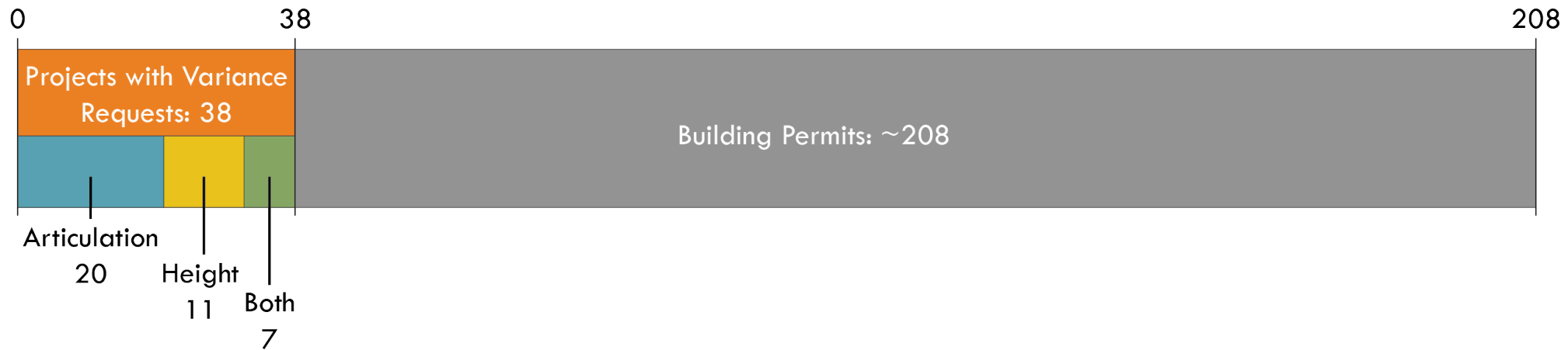
- *Addresses issues with existing foundations restricting what can be done.*
- *Creates clear guidance for “by right” approval*

Allow the zoning administrator to determine whether a similarly-scaled element or elements could meet the requirement

- *Would likely need guidelines*
- *Creates consistency for approvals*
- *Introduces some subjectivity*



Variations in Context



If draft amendments were in place (estimated)...



Note: This graphic is intended to give a sense of overall activity and the precise counts may vary.

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CNPC Recommendation

- **Initiate a zoning study**
- **release the memo for public review**
- **set a date for a public hearing of *May 29, 2020***

Thank you! Questions?