



MEMORANDUM

DATE: March 25, 2013

TO: Standards for Single Family Residences in Multifamily Zoning Districts Subcommittee

FROM: Lilly Schinsing, Administrative Analyst

SUBJECT: Follow-up from February 11, 2013 Subcommittee Meeting

At the February 11, 2013 Planning Commission Subcommittee of the Standards for Single Family Residences in Multifamily Zoning Districts meeting the Subcommittee directed staff to provide additional information regarding specific parcels in various City neighborhoods. This memo outlines each subcommittee question followed by a staff response. The memo also details concerns staff continues to have with the draft regulations.

1- Subcommittee Question: *How many parcels over 3,000 square feet are there in R-2-2.5 and R-3 Zoning Districts that contain only single family residences?*

Staff Response: The table below summarizes the number of parcels over 3,000 square feet in the R-2-2.5 and R-3 Zoning Districts.

Zoning District	Parcels under 3,000 square feet with a Single Family Residence only	Parcels 3,000+ square feet with a Single Family Residence only	Total
R-2-2.5	92	273	365
R-3	47	102	149
Total	139	375	514

2- Subcommittee Question: *How many single family residences are there on R-2-2.5 and R-3 parcels in Old Town/New Town vs. other neighborhoods?*

Staff Response: The table below summarizes the number of single-family residence only parcels by City neighborhood and Zoning District (R-2-2.5 and R-3).

Number of "Single Family Residence only" Parcels	Old Town/Hurricane Gulch	New Town	The Hill	Spring Street Valley	Nevada Street Valley	Total
R-2-2.5	216 (52%*)	73 (41%)	n/a	60 (39%)	16 (7%)	365
R-3	54 (46%)	51 (36%)	44 (18%)	0 (0%)	0 (0%)	149
Total	270 (51%)	124 (39%)	44 (18%)	60 (39%)	0 (0%)	514

* of total parcels in Zoning District

See **Attachment 1** for a neighborhood map with these statistics and **Attachment 2** for a more detailed table.

3- Subcommittee Question: *What does it mean for a structure to be non-conforming?*

Staff Response: Non-conforming structures, as defined in Zoning Ordinance §10.62.020, are those structures legally existing at the time of the adoption of the Zoning Ordinance which are not in compliance with the Zoning Ordinance regulations. Chapter 10.62 of the Zoning Ordinance lays out a procedure for demolition of and additions to non-conforming structures and §10.62.050 provides specific regulations and permitting processes for non-conforming structures. The non-conformity regulations of the Zoning Ordinance are unclear in some cases regarding redevelopment of non-conforming structures. In 2011 the Planning Commission and City Council reviewed an interpretation with regard to a specific section of the chapter regarding non-conforming structures; however, the entire chapter has not been modified to address other inconsistencies. See **Attachment 3** for a table that addresses the non-conformity permit process and issues associated with it which was presented to the Planning Commission in 2011.

4- Subcommittee Question: *How will the regulations work with the new Accessory Dwelling Unit Regulations?*

Staff Response: The draft regulations (dated September 1, 2011, see **Attachment 4**) have been reviewed in light of the recently adopted Accessory Dwelling Unit regulations (available online: <http://www.ci.sausalito.ca.us/Index.aspx?page=578>). Staff has identified the following issues:

- The draft regulations provide incentives for providing the maximum number of units allowed per density requirements on the parcel. The subcommittee should be aware that an ADU would not count towards satisfying the requirement for providing a “density” unit as ADUs by law do not count towards density. **This could be discussed by the subcommittee.**
- The draft regulations specify that parcels that can only support two units would require units between 750-1,200 square feet to provide 2 spaces for the first unit and 1 space for the additional unit (see item 4). The ADU regulations require ADUs over 700 square feet (to a maximum of 1,000 square feet) to provide 2 parking spaces. Therefore the draft regulations are more relaxed for primary units than the ADU regulations for ADUs. **This should be discussed by the subcommittee.**
- The list of preferred sizes (see item 5) identifies “Accessory Dwelling Unit-1 bedroom” as a preferred unit type. Staff suggests removing the reference to Accessory Dwelling Unit to eliminate confusion, and perhaps use the terms “Small Dwelling Unit-1 bedroom” and “Small Dwelling Unit-2 bedrooms.”

Additional Staff Concerns

5- Inconsistencies in Regulations.

In reviewing the draft amendments to the development standards staff has identified that there are *inconsistencies* with regard to the proposed sliding scale. The intent of the sliding scale is to provide slightly greater FAR allowances for smaller parcels, recognizing that it is more difficult to accommodate multiple units on smaller parcels. As parcels become larger in size the FAR allowances become more restrictive.

Background on the sliding scale aspect of the proposed amendments:

- For parcels between 3,000-<3,500 square feet: FAR (floor area ratio) is limited to 0.50.
- For parcels between 3,500-<4,500 square feet: FAR is limited to 80% of the permitted maximum FAR. For R-2-2.5 and R-3 Zoning Districts the permitted FAR is 0.65 and 0.80 respectively, and therefore 80% of the permitted FAR would be 0.52 and 0.64 respectively.
- For parcels between 4,500-<5,000 square feet: FAR is limited to 0.45.
- For parcels 5,000 square feet and greater: FAR is limited to 0.45 until parcels grow to 9,000 square feet (R-2-2.5 Zoning District) or 7,000 square feet (R-3) Zoning District, at which point FAR is limited to 0.40.

See below for a table that illustrates the information above.

Table 1: Proposed Amendments to Floor Area Development Standards

Parcel Size	R-2-2.25 Zoning District Maximum FAR	R-3 Zoning District Maximum FAR
3,000-<3,500	0.5	0.5
3,500-<4,500	0.52	0.64
4,500-<5,000	0.45	0.45
5,000- <7,000	0.45	0.45
7,000- <9,000	0.45	0.40
9,000+	0.40	0.40

Staff is concerned with the following inconsistencies:

- The FAR allowance for parcels in categories 3,500 square feet to >4,500 square feet and 4,500-<5,000 square feet do not consistently increase (the FAR drops slightly between categories and then rises again. This was not the intent of the regulations. See **Table 2** and **Table 3** below which illustrate this inconsistency.

Table 2: Current Draft Regulations: R-2-2.5 Zoning District

Lot Size Range		Maximum FAR	Floor Area for First Unit	
Min	Min		Min	Max
3,000	3,999	0.50	1,500	1,750
3,500	3,999	0.52	1,820	2,079
4,000	4,499	0.52	2,080	2,339
4,500	4,999	0.52	2,025	2,250
5,000	5,499	0.45	2,250	2,475

Floor area is to increase slightly as parcel size gets larger

FAR is to decrease as parcel size gets larger

Table 3: Current Draft Regulations: R-3 Zoning District

Lot Size Range		Maximum FAR	Floor Area for First Unit	
Min	Min		Min	Max
3,000	3,999	0.50	1,500	1,750
3,500	3,999	0.64	2,240	2,559
4,000	4,499	0.64	2,560	2,879
4,500	4,999	0.64	2,025	2,250
5,000	5,499	0.45	2,250	2,475

FAR is to decrease as parcel size gets larger

Floor area is to increase slightly as parcel size gets larger

To resolve this inconsistency, there is a possibility of “splitting the difference” between the 3,000-<3,500 square feet and 4,500-<5,000 square feet allowances (0.50 and 0.45 respectively) for a maximum FAR of 0.475 for parcels between 3,500 square feet to >4,500 square feet (instead of 80% of the permitted FAR). This would resolve the inconsistency. See **Table 4** below. **The subcommittee should discuss this potential change or an alternative modification which would address this inconsistency.**

Table 4: Change to 0.475 FAR for Parcels 3,500 sf to >4,500 sf R-2-2.5 and R-3 Zoning Districts

Lot Size Range		Maximum FAR	Floor Area for First Unit	
Min	Min		Min	Max
3,000	3,999	0.50	1,500	1,750
3,500	3,999	0.475	1,663	1,900
4,000	4,499	0.475	1,900	2,137
4,500	4,999	0.475	2,138	2,375
5,000	5,499	0.45	2,250	2,475

- b. When the FAR allowance for parcels R-2-2.5 and R-3 Zoning Districts splits from 0.45 to 0.40 (between categories 8,500-<9,000 and 9,000-<9,500 square feet in the R-2-2.5 Zoning District and 6,500-<7,000 and 7,000-7,499 square feet the FAR drops slightly between categories and then rises again. This was not the intent of the regulations. See **Table 5** and **Table 6** below which illustrate this inconsistency.

Table 5: Current Draft Regulations: R-2-2.5 Zoning District

Lot Size Range		Maximum FAR	Floor Area for First Unit	
Min	Min		Min	Max
8,000	8,499	0.45	3,600	3,825
8,500	8,999	0.45	3,825	4,050
9,000	9,499	0.40	3,600	3,800
9,500	9,999	0.40	3,800	4,000

FAR is to decrease as parcel size gets larger

Floor area is to increase slightly as parcel size gets larger

Table 6: Current Draft Regulations: R-3 Zoning District

Lot Size Range		Maximum FAR	Floor Area for First Unit	
Min	Min		Min	Max
6,000	6,499	0.45	2,700	2,925
6,500	6,999	0.45	2,925	3,150
7,000	7,499	0.40	2,800	3,000
7,500	7,999	0.40	3,000	3,200

FAR is to decrease as parcel size gets larger

Floor area is to increase slightly as parcel size gets larger

To resolve this inconsistency, the subcommittee should consider increasing the FAR allowance for parcels 9,000 square feet and greater in the R-2-2.5 Zoning District and 7,000 square feet and greater in the R-3 Zoning District. A 0.42 FAR or greater would resolve the inconsistency.

6- Broad Concerns.

Staff continues to have a number of concerns with the draft regulations, as identified at the February 11, 2013 subcommittee meeting, including:

- Usability of the draft regulations;
- Creation of 80 non-conforming parcels (floor area only) with the uncertainty of the non-conformity regulations of the Zoning Ordinance; and
- Unintended consequence of the potential to encourage demolition in some of the older neighborhoods in the City.

To address the above concerns Staff suggests a less aggressive change to the development standards—to not allow single family residences in multi-family zoning districts to exceed 80% of the maximum development standards in the R-2-2.5 and R-3 Zoning Districts. The Zoning Ordinance currently requires Heightened Design Review when a project exceeds 80% of the permitted floor area or building coverage on a parcel. **The change would not allow Heightened Design Review for single family residences in multi-family Zoning Districts (single family residences would be limited to 0.52 FAR in R-2-2.5 and 0.64 FAR in R-3 Zoning Districts.** See **Table 7** below for an illustration of how the current regulations, subcommittee draft regulations and staff recommended draft regulations compare. See **Attachment 5** for tables which illustrate how the recommended draft regulations affect different parcel sizes.

Table 7: Draft Regulations Effecting Single Family Residences on Two/Multi-family Parcels

Parcel Size	Current Regulations		Subcommittee Draft Regulations (Sliding Scale)		Staff Recommended Draft Regulations (Heightened Design Review)	
	R-2-2.25 Maximum FAR	R-3 Maximum FAR	R-2-2.25 Maximum FAR	R-3 Maximum FAR	R-2-2.25 Maximum FAR	R-3 Maximum FAR
3,000- <3,500	0.65	0.80	0.50	0.50	0.52	0.64
3,500- <4,500	0.65	0.80	0.52	0.64	0.52	0.64
4,500- <5,000	0.65	0.80	0.45	0.45	0.52	0.64
5,000- <7,000	0.65	0.80	0.45	0.45	0.52	0.64
7,000- <9,000	0.65	0.80	0.45	0.40	0.52	0.64
9,000+	0.65	0.80	0.40	0.40	0.52	0.64

This change would address staff’s concerns as outlined below:

- 1- The regulations would be more user-friendly— the concept is simple and applies to all parcels uniformly regardless of size.
- 2- The unintended consequence of the potential to encourage demolition in older neighborhoods may not be realized— with a little more “wiggle room” a property owner could thoughtfully add on to an older home within the regulations and may not be encouraged to completely remove an older structure to max out the development potential.
- 3- Fewer non-conforming structures will be created. Approximately 31 residences would become non-conforming with regards to floor area with the Heightened Design Review limits option whereas approximately 80 residences would become non-conforming with the current draft regulations.

Staff recommends that the subcommittee explore this modification.

Attachment 2

Parcel Characteristics By Neighborhood –with development standards changes as currently drafted (Attachment 4)												
Neighborhood		Old Town/Hurricane Gulch		New Town		The Hill		Spring Street Valley		Nevada Street Valley		
Zoning District		R-2-2.5	R-3	R-2-2.5	R-3	R-2-2.5	R-3	R-2-2.5	R-3	R-2-2.5	R-3	
Parcels	Total No. Parcels with 0 units	27	6	3	4	n/a	15	8	0	3	0	
	Total No. Parcels with 1 unit	216	54	73	51	n/a	44	60	0	16	0	
	Total No. Parcels with 2 units	147	20	92	36	n/a	22	76	0	151	0	
	Total No. Parcels with 3+ units	22	37	10	51	n/a	63	11	1	47	5	
	Total No. Parcels	412	117	178	142	n/a	244	155	1	215	5	
1 unit-only Parcels	Under 3,000 square feet	Total No. Parcels	67	25	17	14	n/a	8	8	0	0	0
		Total Made Non-Conforming	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	3000-3,499 square feet	Total No. Parcels	42	17	10	11	n/a	2	8	0	0	0
		Total Made Non-Conforming	10	0	3	3	n/a	0	1	0	0	0
	3,500-4,499 square feet	Total No. Parcels	32	6	18	10	n/a	4	7	0	0	0
		Total Made Non-Conforming	8	0	3	0	n/a	1	0	0	0	0
	4500-4999 square feet	Total No. Parcels	13	3	3	2	n/a	2	3	0	0	0
		Total Made Non-Conforming	3	0	1	1	n/a	2	1	0	0	0
	5,000 and greater square feet	Total No. Parcels	62	3	25	14	n/a	28	34	0	16	0
		Total Made Non-Conforming	15	0	2	1	n/a	16	2	0	1	0
	Average Age of Home		1949	1933	1934	1926	n/a	1948	1945	n/a	1939	n/a
	Average Parcel Size		3,987	3,001	4,825	4,192	n/a	6,457	5,450	n/a	6,497	n/a

Attachment 3

Demolition on a Non-Conforming Structure- Subsections 10.62.050.A.2-7 apply							
Option	Type of Demolition	Type of Reconstruction	Amount of Demolition	Current Regulations		Issues Identified	
				Section (10.62.050)	Permit Required to Retain Non-conformity		
A	Voluntary	Replication	Substantial	A.2	Nonconformity Permit	The permit process is the same for Options A and B—should they be the same? Note that Option D (voluntary partial remodel) only requires a building permit	
B			Partial	A.2	Nonconformity Permit		
C		Remodel	Substantial	A.6b	Variance		Staff Interpretation
D			Partial	A.6a	Building Permit, as long as new elements comply with code and nonconforming portion not demolished		Does not address case of a partial remodel where the non-conforming portion of building is removed
E	Involuntary	Replication	Substantial	A.2	Building Permit, if issued within one year	Does not address type of permit required if building permit is issued after one year	
F			Partial	A.2	Building Permit, if issued within one year	Does not address type of permit required if building permit is issued after one year	
G		Remodel	Substantial	A.4	Non-conformity Permit and Design Review		
H			Partial	A.6a	Building Permit, as long as new elements comply with code and nonconforming portion not demolished	Does not address case of a partial remodel where the non-conforming portion of building is removed	

Addition Or Remodel on a Non-Conforming Structure that Does Not Increase/ Exacerbate the Specific Nonconformity- Subsection 10.62.050.A1 applies						
Option	Type of Demolition	Type of Reconstruction	Amount of Demolition	Current Regulations		Issues Identified
				Section (10.62.050)	Permit Required to Retain Non-conformity	
I	Voluntary	Remodel	?	A1	Non-conformity Permit	Does not address amount of demolition— is there a threshold that triggers Section 10.62.050.A2-6?

1 Planning Commission Resolution No. 2011-07 determined that §10.62.050.A.5 and §10.62.050.A.6.(b) of the Zoning Ordinance are in conflict, and that §10.62.050.A.6.(b) prevails over §10.62.050.A.5 2011-07 which determined that §10.62.050.A.5 and §10.62.050.A.6.(b) of the Zoning Ordinance are in conflict, and that §10.62.050.A.6.(b) prevails over §10.62.050.A.5

Attachment 4

Draft Standards for Single Family Residence in Multi-Family Zoning Districts:

Proposed Amendments

September 1, 2011

1. Amendment to Development Standards (Table 10.22-1) and addition of a new Section in Chapter 10.44 for Multi-Family Parcels (R-2-2.5 and R-3) Which Provide Less than the Maximum Density Allowed by the Applicable Zoning District

→see Attached tables for effects to parcels

- A. Parcels under 3,000 sq.ft in the R-2.2.5 and R-3 Zoning Districts:
Exempt from Zoning Amendment
- B. Parcels with one unit between 3,000 and < 3,500 sq.ft. in the R-2.2.5 and R-3 Zoning Districts:
- FAR limited to 0.50
 - Building Coverage limited to 40% (the adjusted building coverage)
 - Impervious Surface limited to 75% (the adjusted impervious surface)
 - CUP available if the applicant can demonstrate that two units are not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.
- C. Parcels with one unit between 3,500 and < 4,500 sq.ft in the R-2.2.5 and R-3 Zoning Districts:
- FAR limited to 80% of the permitted maximum FAR for the Zoning District
 - Building Coverage limited to 80% of the permitted maximum building coverage for the Zoning District
 - Impervious Surface to 80% of the permitted maximum building coverage for the Zoning District
 - CUP available if the applicant can demonstrate that two units are not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.
- D. Parcels with one unit between 4,500 and < 5,000 sq.ft. in the R-2.2.5 and R-3 Zoning Districts:
- FAR limited to 0.45 (R-1-6 Standard)
 - Building Coverage limited to 35% (R-1-6 Standard)
 - Impervious Surface limited to 67.5% (R-1-6 standard)
 - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.

- E. Parcels with one unit in the R-2-2.5 Zoning District:
- i. Parcel Size 5,000 to < 9,000 sq.ft. limit:
 - FAR to 0.45 (existing R-1-6 standard)
 - Building Coverage to 35% (R-1-6 standard)
 - Impervious Surface to 67.5% (R-1-6 standard)
 - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.
 - ii. Parcel Size 9,000 sq.ft. & greater limit:
 - FAR to 0.40 (existing R-1-8 standard)
 - Building Coverage to 40 30% (R-1-8 standard)
 - Impervious Surface to 65% (R-1-8 standard)
 - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.
- F. Parcels with one unit in the R-3 Zoning District:
- i. Parcel Size 5,000 to < 7,000 sq.ft. limit:
 - FAR to 0.45 (existing R-1-6 standard)
 - Building Coverage to 35% (R-1-6 standard)
 - Impervious Surface to 67.5% (R-1-6 standard)
 - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.
 - ii. 7,000 sq.ft. & greater limit:
 - FAR to 0.40 (existing R-1-8 standard)
 - Building Coverage to 30% (R-1-8 standard)
 - Impervious Surface to 65% (R-1-8 standard)
 - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.

2. Amendment to Design Review Chapter to Strengthen Existing Findings (add Findings to 10.54.050.D):

- A. "The project demonstrates feasibility to construct the maximum number allowed on the project site or the maximum number of units the site can practically accommodate in the future by illustrating their possible location as well as required on-site parking and access. [This finding is applicable only to projects in the R-2, R-3, and PR residential

Comment [L1]: Staff suggests that this be revised to the following:
 "The project demonstrates one of the following:
 (a) The feasibility to construct the maximum number allowed on the project site in the future by illustrating their possible location as well as required on-site parking and access;
 or
 (b) Why the maximum number of units allowed is not practical for the project site?"

zoning districts which result in a project site developed at less than the maximum density allowed on the respective site.]”

- B. “The project has been designed to ensure the on-site structures do not crowd or overwhelm neighboring properties or loom over the street.”

3. Amendment to Design Review Chapter to Add Submittal Requirement for Schematic Design (add requirement to Section 10.54.060):

- A. A schematic design that demonstrates the feasibility to construct the maximum number allowed on the project site or the maximum number of units the site can practically accommodate in the future by illustrating their possible location on the parcel as well as required on-site parking and access. [This submittal is applicable only to Administrative and Planning Commission Design Review Permit projects in the R-2, R-3, and PR residential zoning districts which result in a project site developed at less than the maximum density allowed on the respective site.]

Comment [L2]: Staff suggests that this be revised to the following:
 “A schematic design that demonstrates the feasibility to construct the maximum number allowed on the project site why the maximum number of units the site cannot be practically accommodated in the future by illustrating their possible location on the parcel as well as required on-site parking and access.”

4. Amendments to Various Zoning Ordinance Chapters to Provide Incentives to Provide Multiple Units:

- A. When a project proposes the maximum number of units allowed for a parcel in the R-2, R-3, or PR residential zoning districts, the project shall be exempt from Heightened Design Review [add language to Section 10.54.050.E]
- B. When a project proposes the maximum number of units allowed for a parcel in the R-2, R-3, or PR residential zoning districts the normal 30-day application completeness period will be shortened and multiple unit projects will be given priority, moving to the top of the submittal stack. [add language to Section 10.50.060]
- C. When a project proposes the maximum number of units allowed for a parcel in the R-2, R-3, or PR residential zoning districts Plan Check will be expedited without an additional fee [amend Building Division fee schedule]
- D. Parking will be in accordance with a new parking standard adopted specifically for projects which propose the maximum number of units allowed for parcels in the R-2, R-3, or PR residential zoning districts [revisions to Table 10.40-1]:

Comment [LS3]: This would result in a financial subsidy by the City. Plans are not checked in-house, but sent to an outside service. Staff does not support this.

No. of Units	Size of Unit	Current Parking Standard	New Parking Standard
1	All	2 spaces	No change. 2 spaces, both must be on-site.
2	750 s.f. of less	4 spaces	3 spaces (2 for first unit and 1 space per additional unit). Parking can be on site, or off site if street parking is available nearby.
	>750-1,200 s.f.	4 spaces	3 spaces (2 for first unit and 1 space per additional unit). Parking must be on-site.
	>1,200 s.f.	4 spaces	4 spaces (2 per unit). Both must be on-site.

No. of Units	Size of Unit	Current Parking Standard	New Parking Standard
3	All	2 per unit for 2 bedroom+ 1.5 for 1 bedroom and less	5 spaces (1.5 spaces per unit)

Additional Parking Suggestions:

- E. Tandem parking will be a permitted use without a CUP for projects which propose the maximum number of units allowed for parcels in the R-2, R-3, or PR residential zoning districts (revise Section 10.40.120.B.1).
- F. Parking serving additional units beyond the parking required for a single unit will not be counted as a building coverage or impervious surface: "The minimum area for parking and circulation required by Section 10.40.110 and 10.40.120 for additional units beyond the parking required for a single unit shall not be counted as building coverage or impervious surface" (add to Section 10.40.040.B and C and Section 10.40.50.B and C).

5. Amendment to Design Review Chapter—Guiding Principles of Design—to Provide Guidelines for Preferred Sizes for Various Unit Types (Amend Section 10.54.030 to add language about preferred unit sizes):

- A. Efficiency Units - Studios (As defined by existing State standards) 390-500 sq.ft.
- B. Accessory Dwelling Units (ADU) – 1 Bedroom 501-800 sq.ft.
- C. Small Dwelling Unit – 2 Bedrooms 801-1,200 sq.ft.
- D. Standard size Unit – 3 or more Bedrooms 1,200-2,700 sq.ft.

6. Other Suggestions:

- A. Minor Exception After Zoning Amendment is Adopted (add to new Section in 10.44 for required findings; add a new trigger to 10.54 for Planning Commission Design Review Permit)

Maximum Floor Area Exception for Existing Single Family Residences in R-2-2.5 and R-3 Districts

- 1. A one-time 200 square foot maximum Floor Area exception to expand an existing single-family residence in R-2-.2.5 and R-3 Zoning Districts, not to exceed the maximum Floor Area Ratio allowed in the respective Zoning District, may be allowed subject to the Planning Commission finding that the subject dwelling and/or improvements:
 - a. Were built prior to the effective date of this Section;
 - b. Are functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
 - c. Are of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood; and

d. Employ mass-reducing techniques such that the additional square footage over the maximum Floor Area is reasonably mitigated and does not result in overbuilding of the lot.

B. Review Zoning Amendment Annually for First Three Years

Annually, for three years following the adoption of the Zoning Amendment, the Planning Commission shall hold a public hearing to learn what is working and what needs fine tuning.

Exhibit: Tables

I:\CDD\PROJECTS - NON-ADDRESS\ZOA\2010\10-355 - SFRs in R2 and R3\2-11-13 Subcommittee Meeting\Proposed Amendments September 2011.docx

Exhibit: Table of Effects to Parcels- Current Draft Regulations

R-2-2.5 Zoning District																				
Lot Size Range		Maximum Number of Units Based on Allowed Density	Number of Lots In Range	Current Regulations								Proposed Regulations								
				Without Hightened Design Review				With Hightened Design Review				Floor Area for First Unit		Amount of Floor Area Remaining for Additional Units		Building Coverage for First Unit		Amount of Building Coverage Remaining for Additional Units		Number of Lots with Single-Family Homes Made Non-Conforming (Floor Area Only)
				Floor Area		Building Coverage		Floor Area		Building Coverage										
Min	Max			Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max			
0	2,999	1	92	-	1,559	-	1,200	-	1,949	-	1,500	exempt from new regulations								
3,000	3,499	2	67	1,560	1,819	1,200	1,400	1,950	2,274	1,500	1,750	1,500	1,750	450	525	1,200	1,400	300	350	18
3,500	3,999	2	26	1,820	2,079	1,400	1,600	2,275	2,599	1,750	2,000	1,820	2,079	455	520	1,400	1,600	350	400	5
4,000	4,499	2	24	2,080	2,339	1,600	1,800	2,600	2,924	2,000	2,250	2,080	2,339	520	585	1,600	1,800	400	450	4
4,500	4,999	3	15	2,340	2,599	1,800	2,000	2,925	3,249	2,250	2,500	2,340	2,599	585	650	1,575	1,750	675	750	4
5,000	5,499	2	27	2,600	2,859	2,000	2,200	3,250	3,574	2,500	2,750	2,600	2,859	1,000	1,100	1,750	1,925	750	825	9
5,500	5,999	2	14	2,860	3,119	2,200	2,400	3,575	3,899	2,750	3,000	2,860	3,119	1,100	1,200	1,925	2,100	825	900	3
6,000	6,499	2	31	3,120	3,379	2,400	2,600	3,900	4,224	3,000	3,250	3,120	3,379	1,200	1,300	2,100	2,275	900	975	2
6,500	6,999	2	15	3,380	3,639	2,600	2,800	4,225	4,549	3,250	3,500	3,380	3,639	1,300	1,400	2,275	2,450	975	1,050	4
7,000	7,499	2	11	3,640	3,899	2,800	3,000	4,550	4,874	3,500	3,750	3,640	3,899	1,400	1,500	2,450	2,625	1,050	1,125	2
7,500	7,999	3	4	3,900	4,159	3,000	3,200	4,875	5,199	3,750	4,000	3,900	4,159	1,500	1,600	2,625	2,800	1,125	1,200	0
8,000	8,499	3	5	4,160	4,419	3,200	3,400	5,200	5,524	4,000	4,250	4,160	4,419	1,600	1,700	2,800	2,975	1,200	1,275	0
8,500	8,999	3	4	4,420	4,679	3,400	3,600	5,525	5,849	4,250	4,500	4,420	4,679	1,700	1,800	2,975	3,150	1,275	1,350	0
9,000	9,499	3	4	4,680	4,939	3,600	3,800	5,850	6,174	4,500	4,750	4,680	4,939	2,250	2,375	2,700	2,850	1,800	1,900	0
9,500	9,999	3	2	4,940	5,199	3,800	4,000	6,175	6,499	4,750	5,000	4,940	5,199	3,375	3,500	2,850	3,000	1,900	2,000	0
10,000	10,499	4	2	5,200	5,459	4,000	4,200	6,500	6,824	5,000	5,250	5,200	5,459	4,000	4,200	3,000	3,150	2,000	2,100	0
10,500	10,999	4	0	5,460	5,719	4,200	4,400	6,825	7,149	5,250	5,500	5,460	5,719	4,200	4,400	3,150	3,300	2,100	2,200	0
11,000	11,499	4	0	5,720	5,979	4,400	4,600	7,150	7,474	5,500	5,750	5,720	5,979	4,400	4,600	3,300	3,450	2,200	2,300	0
11,500	11,999	4	1	5,980	6,239	4,600	4,800	7,475	7,799	5,750	6,000	5,980	6,239	4,600	4,800	3,450	3,600	2,300	2,400	0
12,000	12,499	4	0	6,240	6,499	4,800	5,000	7,800	8,124	6,000	6,250	6,240	6,499	4,800	5,000	3,600	3,750	2,400	2,500	0
12,500	12,999	5	1	6,500	6,759	5,000	5,200	8,125	8,449	6,250	6,500	6,500	6,759	5,000	5,200	3,750	3,900	2,500	2,600	0
13,000	+	5	1	6,760	-	5,200	-	8,450	-	6,500	-	6,760	-	3,250	-	3,900	-	2,600	-	0

R-3 Zoning District

Lot Size Range		Maximum Number of Units Based on Allowed Density	Number of Lots In Range	Current Regulations								Proposed Regulations								
				Without Hightened Design Review				With Hightened Design Review				Floor Area for First Unit		Amount of Floor Area Remaining for Additional Units		Building Coverage for First Unit		Amount of Building Coverage Remaining for Additional Units		Number of Lots with Single-Family Homes Made Non-Conforming (Floor Area Only)
				Floor Area		Building Coverage		Floor Area		Building Coverage										
Min	Max			Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max			
0	2,999	1	47	-	1,919	-	1,200	-	2,399	-	1,500	exempt from new regulations								
3,000	3,499	2	28	1,920	2,239	1,200	1,400	2,400	2,799	1,500	1,750	1,500	1,750	900	1,050	1,200	1,400	300	350	9
3,500	3,999	2	12	2,240	2,559	1,400	1,600	2,800	3,199	1,750	2,000	2,240	2,559	560	640	1,400	1,600	350	400	0
4,000	4,499	2	8	2,560	2,879	1,600	1,800	3,200	3,599	2,000	2,250	2,560	2,879	640	720	1,600	1,800	400	450	2
4,500	4,999	3	7	2,880	3,199	1,800	2,000	3,600	3,999	2,250	2,500	2,025	2,250	1,575	1,750	1,575	1,750	675	750	4
5,000	5,499	3	8	3,200	3,519	2,000	2,200	4,000	4,399	2,500	2,750	2,250	2,475	1,750	1,925	1,750	1,925	750	825	3
5,500	5,999	3	3	3,520	3,839	2,200	2,400	4,400	4,799	2,750	3,000	2,475	2,700	1,925	2,100	1,925	2,100	825	900	1
6,000	6,499	4	6	3,840	4,159	2,400	2,600	4,800	5,199	3,000	3,250	2,700	2,925	2,100	2,275	2,100	2,275	900	975	2
6,500	6,999	4	4	4,160	4,479	2,600	2,800	5,200	5,599	3,250	3,500	2,925	3,150	2,275	2,450	2,275	2,450	975	1,050	2
7,000	7,499	4	4	4,480	4,799	2,800	3,000	5,600	5,999	3,500	3,750	2,800	3,000	2,800	3,000	2,100	2,250	1,400	1,500	3
7,500	7,999	5	2	4,800	5,119	3,000	3,200	6,000	6,399	3,750	4,000	3,000	3,200	3,000	3,200	2,250	2,400	1,500	1,600	1
8,000	8,499	5	2	5,120	5,439	3,200	3,400	6,400	6,799	4,000	4,250	3,200	3,400	3,200	3,400	2,400	2,550	1,600	1,700	1
8,500	8,999	5	2	5,440	5,759	3,400	3,600	6,800	7,199	4,250	4,500	3,400	3,600	3,400	3,600	2,550	2,700	1,700	1,800	0
9,000	9,499	6	0	5,760	6,079	3,600	3,800	7,200	7,599	4,500	4,750	3,600	3,800	3,600	3,800	2,700	2,850	1,800	1,900	0
9,500	9,999	6	1	6,080	6,399	3,800	4,000	7,600	7,999	4,750	5,000	3,800	4,000	3,800	4,000	2,850	3,000	1,900	2,000	0
10,000	10,499	6	3	6,400	6,719	4,000	4,200	8,000	8,399	5,000	5,250	4,000	4,200	4,000	4,200	3,000	3,150	2,000	2,100	0
10,500	10,999	7	0	6,720	7,039	4,200	4,400	8,400	8,799	5,250	5,500	4,200	4,400	4,200	4,400	3,150	3,300	2,100	2,200	0
11,000	11,499	7	0	7,040	7,359	4,400	4,600	8,800	9,199	5,500	5,750	4,400	4,600	4,400	4,600	3,300	3,450	2,200	2,300	0
11,500	11,999	7	0	7,360	7,679	4,600	4,800	9,200	9,599	5,750	6,000	4,600	4,800	4,600	4,800	3,450	3,600	2,300	2,400	0
12,000	12,499	8	0	7,680	7,999	4,800	5,000	9,600	9,999	6,000	6,250	4,800	5,000	4,800	5,000	3,600	3,750	2,400	2,500	0
12,500	12,999	8	0	8,000	8,319	5,000	5,200	10,000	10,399	6,250	6,500	5,000	5,200	5,000	5,200	3,750	3,900	2,500	2,600	0
13,000	+	8	2	8,320		5,200		10,400		6,500		5,200		5,200	-	3,900		2,600	-	0

Attachment 5- Table of Effects to Parcels- Staff Recommended Modification (Heightened Design Review Option)

R-2-2.5 Zoning District											
Lot Size Range		Maximum Number of Units Based on Allowed Density	Number of Lots In Range	Current Regulations							
				Without Heightened Design				With Heightened Design Review			
				Floor Area		Building Coverage		Floor Area		Building Coverage	
Min	Max			Min	Max	Min	Max	Min	Max	Min	Max
0	2,999	1	92	-	1,559	-	1,200	-	1,949	-	1,500
3,000	3,499	2	67	1,560	1,819	1,200	1,400	1,950	2,274	1,500	1,750
3,500	3,999	2	26	1,820	2,079	1,400	1,600	2,275	2,599	1,750	2,000
4,000	4,499	2	24	2,080	2,339	1,600	1,800	2,600	2,924	2,000	2,250
4,500	4,999	3	15	2,340	2,599	1,800	2,000	2,925	3,249	2,250	2,500
5,000	5,499	2	27	2,600	2,859	2,000	2,200	3,250	3,574	2,500	2,750
5,500	5,999	2	14	2,860	3,119	2,200	2,400	3,575	3,899	2,750	3,000
6,000	6,499	2	31	3,120	3,379	2,400	2,600	3,900	4,224	3,000	3,250
6,500	6,999	2	15	3,380	3,639	2,600	2,800	4,225	4,549	3,250	3,500
7,000	7,499	2	11	3,640	3,899	2,800	3,000	4,550	4,874	3,500	3,750
7,500	7,999	3	4	3,900	4,159	3,000	3,200	4,875	5,199	3,750	4,000
8,000	8,499	3	5	4,160	4,419	3,200	3,400	5,200	5,524	4,000	4,250
8,500	8,999	3	4	4,420	4,679	3,400	3,600	5,525	5,849	4,250	4,500
9,000	9,499	3	4	4,680	4,939	3,600	3,800	5,850	6,174	4,500	4,750
9,500	9,999	3	2	4,940	5,199	3,800	4,000	6,175	6,499	4,750	5,000
10,000	10,499	4	2	5,200	5,459	4,000	4,200	6,500	6,824	5,000	5,250
10,500	10,999	4	0	5,460	5,719	4,200	4,400	6,825	7,149	5,250	5,500
11,000	11,499	4	0	5,720	5,979	4,400	4,600	7,150	7,474	5,500	5,750
11,500	11,999	4	1	5,980	6,239	4,600	4,800	7,475	7,799	5,750	6,000
12,000	12,499	4	0	6,240	6,499	4,800	5,000	7,800	8,124	6,000	6,250
12,500	12,999	5	1	6,500	6,759	5,000	5,200	8,125	8,449	6,250	6,500
13,000	+	5	1	6,760	-	5,200	-	8,450	-	6,500	-

Parcels with Single Family Residences held to "without heightened design review" standards (80% of permitted maximum)									
Floor Area for First Unit		Amount of Floor Area Remaining for Additional Units		Building Coverage for First Unit		Amount of Building Coverage Remaining for Additional Units		Number of Lots with Single-Family Homes Made Non-Conforming (Floor Area Only)	
Min	Max	Min	Max	Min	Max	Min	Max		
exempt from new regulations									
1,560	1,819	390	455	1,200	1,400	300	350		11
1,820	2,079	455	520	1,400	1,600	350	400		8
2,080	2,339	520	585	1,600	1,800	400	450		0
2,340	2,599	585	650	1,800	2,000	450	500		2
2,600	2,859	650	715	2,000	2,200	500	550		2
2,860	3,119	715	780	2,200	2,400	550	600		2
3,120	3,379	780	845	2,400	2,600	600	650		1
3,380	3,639	845	910	2,600	2,800	650	700		1
3,640	3,899	910	975	2,800	3,000	700	750		1
3,900	4,159	975	1,040	3,000	3,200	750	800		0
4,160	4,419	1,040	1,105	3,200	3,400	800	850		0
4,420	4,679	1,105	1,170	3,400	3,600	850	900		0
4,680	4,939	1,170	1,235	3,600	3,800	900	950		0
4,940	5,199	1,235	1,300	3,800	4,000	950	1,000		0
5,200	5,459	1,300	1,365	4,000	4,200	1,000	1,050		0
5,460	5,719	1,365	1,430	4,200	4,400	1,050	1,100		0
5,720	5,979	1,430	1,495	4,400	4,600	1,100	1,150		0
5,980	6,239	1,495	1,560	4,600	4,800	1,150	1,200		0
6,240	6,499	1,560	1,625	4,800	5,000	1,200	1,250		0
6,500	6,759	1,625	1,690	5,000	5,200	1,250	1,300		0
6,760	-	1,690	-	5,200	-	1,300	-		0

R-3 Zoning District

Lot Size Range		Maximum Number of Units Based on Allowed Density	Number of Lots In Range	Current Regulations							
				Without Hightened Design Review				With Hightened Design Review			
				Floor Area		Building Coverage		Floor Area		Building Coverage	
				Min	Max	Min	Max	Min	Max	Min	Max
0	2,999	1	47	-	1,919	-	1,200	-	2,399	-	1,500
3,000	3,499	2	28	1,920	2,239	1,200	1,400	2,400	2,799	1,500	1,750
3,500	3,999	2	12	2,240	2,559	1,400	1,600	2,800	3,199	1,750	2,000
4,000	4,499	2	8	2,560	2,879	1,600	1,800	3,200	3,599	2,000	2,250
4,500	4,999	3	7	2,880	3,199	1,800	2,000	3,600	3,999	2,250	2,500
5,000	5,499	3	8	3,200	3,519	2,000	2,200	4,000	4,399	2,500	2,750
5,500	5,999	3	3	3,520	3,839	2,200	2,400	4,400	4,799	2,750	3,000
6,000	6,499	4	6	3,840	4,159	2,400	2,600	4,800	5,199	3,000	3,250
6,500	6,999	4	4	4,160	4,479	2,600	2,800	5,200	5,599	3,250	3,500
7,000	7,499	4	4	4,480	4,799	2,800	3,000	5,600	5,999	3,500	3,750
7,500	7,999	5	2	4,800	5,119	3,000	3,200	6,000	6,399	3,750	4,000
8,000	8,499	5	2	5,120	5,439	3,200	3,400	6,400	6,799	4,000	4,250
8,500	8,999	5	2	5,440	5,759	3,400	3,600	6,800	7,199	4,250	4,500
9,000	9,499	6	0	5,760	6,079	3,600	3,800	7,200	7,599	4,500	4,750
9,500	9,999	6	1	6,080	6,399	3,800	4,000	7,600	7,999	4,750	5,000
10,000	10,499	6	3	6,400	6,719	4,000	4,200	8,000	8,399	5,000	5,250
10,500	10,999	7	0	6,720	7,039	4,200	4,400	8,400	8,799	5,250	5,500
11,000	11,499	7	0	7,040	7,359	4,400	4,600	8,800	9,199	5,500	5,750
11,500	11,999	7	0	7,360	7,679	4,600	4,800	9,200	9,599	5,750	6,000
12,000	12,499	8	0	7,680	7,999	4,800	5,000	9,600	9,999	6,000	6,250
12,500	12,999	8	0	8,000	8,319	5,000	5,200	10,000	10,399	6,250	6,500
13,000	+	8	2	8,320		5,200		10,400		6,500	

Parcels with Single Family Residences held to "without heightened design review" standards (80% of permitted maximum)

Floor Area for First Unit		Amount of Floor Area Remaining for Additional Units		Building Coverage for First Unit		Amount of Building Coverage Remaining for Additional Units		Number of Lots with Single-Family Homes Made Non-Conforming (Floor Area Only)				
									Min	Max	Min	Max
									Min	Max	Min	Max
exempt from new regulations												
1,920	2,239	480	560	1,200	1,400	300	350	1				
2,240	2,559	560	640	1,400	1,600	350	400	1				
2,560	2,879	640	720	1,600	1,800	400	450	1				
2,880	3,199	720	800	1,800	2,000	450	500	0				
3,200	3,519	800	880	2,000	2,200	500	550	0				
3,520	3,839	880	960	2,200	2,400	550	600	0				
3,840	4,159	960	1,040	2,400	2,600	600	650	0				
4,160	4,479	1,040	1,120	2,600	2,800	650	700	0				
4,480	4,799	1,120	1,200	2,800	3,000	700	750	0				
4,800	5,119	1,200	1,280	3,000	3,200	750	800	0				
5,120	5,439	1,280	1,360	3,200	3,400	800	850	0				
5,440	5,759	1,360	1,440	3,400	3,600	850	900	0				
5,760	6,079	1,440	1,520	3,600	3,800	900	950	0				
6,080	6,399	1,520	1,600	3,800	4,000	950	1,000	0				
6,400	6,719	1,600	1,680	4,000	4,200	1,000	1,050	0				
6,720	7,039	1,680	1,760	4,200	4,400	1,050	1,100	0				
7,040	7,359	1,760	1,840	4,400	4,600	1,100	1,150	0				
7,360	7,679	1,840	1,920	4,600	4,800	1,150	1,200	0				
7,680	7,999	1,920	2,000	4,800	5,000	1,200	1,250	0				
8,000	8,319	2,000	2,080	5,000	5,200	1,250	1,300	0				
8,320		2,080		5,200		1,300		0				