1 – NEW DEVELOPMENT STANDARDS

Direction from City Council: Review the Fixed Percentage/Sliding Scale options to determine a formula that works. A step function is not desirable. Exempting parcels under 3,000 square feet should be considered.

Fixed Percentage

The fixed percentage option modifies the development standards to cap the size of any single unit on a multifamily parcel to the size allowed for a single family dwelling in the R-1-6 Zoning District (with the exception of impervious surfaces). The remaining development potential would be held "in reserve" for future units on the parcel.

Affected	Modification to Development	Today's Standard			
Development	Standards in R-2-2.5 and R-3	in R-2-2.5 and R-			
Standard	Zoning Districts	3 Zoning Districts			
	No single unit may exceed the	0.65 or 0.80 FAR			
	maximum floor area ratio of	total (can be split			
	0.45 of the parcel (the R-1-6	however the			
Floor Area	standard). The total maximum	property owner			
	0.65 FAR for the parcel as a	wants among one			
	whole still applies.	unit or multiple			
		units)			
	No single unit may exceed the	50% Building			
	maximum building coverage	Coverage total			
	percentage of 35% of the	(can be split			
Building	parcel (the R-1-6 standard).	however the			
Coverage	The total maximum 50%	property owner			
	building coverage for the parcel	wants among one			
	as a whole still applies.	unit or multiple			
		units)			
	No single unit may exceed the	75% Impervious			
	maximum impervious surface	Surface total (can			
	percentage of 52% of the	be split however			
	parcel for the R-2-2.5 Zoning	the property owner			
Impervious	District and 42% in the R-3	wants among one			
Surface	Zoning District (the	unit or multiple			
	"adjusted" R-1-6 standard).	units)			
	The total maximum 75%				
	impervious surface for the				
	parcel as a whole still applies.				

Sliding Scale (Irwin/Mark)

The sliding scale is ratio option where the Floor Area Ratio, building coverage and impervious surface percentages for single units on parcels under 3,000 sf would be fixed, parcels between 3,000 to 6,000 sf would be adjusted using a ratio and parcels 6,000 sf and greater would be fixed.

Affected Development Standard	Irwin/Mark Suggested Modification to Development Standards in R-2-2.5 and R-3 Zoning Districts							
	No single unit may exceed the maximum floor area ratio of the follow							
	Parcel Size	FAR						
Floor Area	6,000 sf and greater	0.45						
Floor Area	3,000-<6,000 sf	0.55-(((Total Parcel Size -3,000)/3,000)*0.10)						
	Less than 3,000 sf	0.55						
	The total maximum 0.6	5 or 0.80 FAR for the parcel as a whole still applies.						
	No single unit may exc	eed the maximum building coverage of the following:						
	Parcel Size	Building Coverage Percentage						
Building	6,000 sf and greater	35%						
Coverage	3,000-<6,000 sf	0.425-(((Total Parcel Size-3,000)/3,000)*(0.425-0.35))						
	Less than 3,000 sf	42.5%						
	The total maximum 50% building coverage for the parcel as a whole still applies.							
Impervious	No single unit may e	exceed the maximum impervious surface percentage of the						
Surface	following:							
	Parcel Size Impervious Surface Percentage							
	6,000 sf and greater 67.5%							
	3,000-<6,000 sf	0.675-(((Total Parcel Size-3,000)/3,000)*(0.713-0.675))						
	Less than 3,000 sf 71.3%							
	The total maximum 750	% impervious surfaces for the parcel as a whole still applies.						

1 - NEW DEVELOPMENT STANDARDS

Comparing Fixed Percentage Option vs. Ratio Option: Floor Area

*Note: This Table is provided as an example only of how the proposed options would affect parcels. The percentage/ratio in the revised draft ordinance (Option 1 or Option 2) would be applied to a particular parcel.

Parcel Parcel Percentage Option	perce	Maximum F		Maximum Floor Area Al		would be applied to a particular parcel.				
Parcel Size Percentage Option Ratio Option Fixed Percentage Option Ratio Option R-2-2.5 R-3 R-2-2.5 R-3 1,500 0.65 0.550000 975 825 0 0 150 2,000 0.65 0.550000 1,138 963 0 0 175 2,000 0.65 0.550000 1,300 1,100 0 0 200 2,250 0.65 0.550000 1,463 1,238 0 0 225 2,500 0.65 0.550000 1,625 1,375 0 0 250 2,750 0.65 0.550000 1,788 1,513 0 0 275 1 3,000 0.45 0.550000 1,350 1,650 600 1,200 300 3,250 0.45 0.5541667 1,463 1,760 650 1,300 352 . 3,500 0.45 0.525500 1,688 1,969 750 1,40					Floor Area Reminaing for Add'l Units					
Size Option Option Option Fixed Percentage Option Ratio Option R-2-2.5 R-3 R-2-2.5 R 1,500 0.65 0.550000 975 825 0 0 150 1,750 0.65 0.550000 1,138 963 0 0 175 2,000 0.65 0.550000 1,300 1,100 0 0 200 2,250 0.65 0.550000 1,463 1,238 0 0 225 2,500 0.65 0.550000 1,625 1,375 0 0 250 2,750 0.65 0.550000 1,788 1,513 0 0 275 3,000 0.45 0.550000 1,788 1,513 0 0 275 3,500 0.45 0.533333 1,575 1,867 700 1,400 408 3,750 0.45 0.525000 1,688 1,969 750 1,500 469 1, 4,		Fixed				Fixed Percentage				
1,500 0.65 0.550000 975 825 0 0 150 1,750 0.65 0.550000 1,138 963 0 0 175 2,000 0.65 0.550000 1,300 1,100 0 0 200 2,250 0.65 0.550000 1,463 1,238 0 0 225 . 2,500 0.65 0.550000 1,625 1,375 0 0 250 . 2,750 0.65 0.550000 1,788 1,513 0 0 275 . 3,000 0.45 0.550000 1,350 1,650 600 1,200 300 . 3,250 0.45 0.541667 1,463 1,760 650 1,300 352 . 3,500 0.45 0.525000 1,688 1,969 750 1,500 409 1, 4,000 0.45 0.526000 1,688 1,969 750 1,5	Parcel	Percentage	Ratio			Opt	ion	Ratio C	Ratio Option	
1,750 0.65 0.550000 1,138 963 0 0 175 2,000 0.65 0.550000 1,300 1,100 0 0 200 1,200 1,200 0 0 200 1,20	Size	Option	Option	Fixed Percentage Option	Ratio Option	R-2-2.5	R-3	R-2-2.5	R-3	
2,000 0.65 0.550000 1,300 1,100 0 0 200 2,250 0.65 0.550000 1,463 1,238 0 0 225 2,500 0.65 0.550000 1,625 1,375 0 0 250 2,750 0.65 0.550000 1,788 1,513 0 0 275 3,000 0.45 0.550000 1,350 1,650 600 1,200 300 3,250 0.45 0.541667 1,463 1,760 650 1,300 352 3,500 0.45 0.53333 1,575 1,867 700 1,400 408 3,750 0.45 0.525000 1,688 1,969 750 1,500 469 1, 4,000 0.45 0.525000 1,688 1,969 750 1,500 469 1, 4,250 0.45 0.508333 1,913 2,160 850 1,700 602 1, 4,500	1,500	0.65	0.550000	975	825	0	0	150	<i>37</i> 5	
2,250 0.65 0.550000 1,463 1,238 0 0 225 2,500 0.65 0.550000 1,625 1,375 0 0 250 2,750 0.65 0.550000 1,788 1,513 0 0 275 3,000 0.45 0.550000 1,350 1,650 600 1,200 300 3,250 0.45 0.541667 1,463 1,760 650 1,300 352 , 3,500 0.45 0.533333 1,575 1,867 700 1,400 408 , 3,750 0.45 0.525000 1,688 1,969 750 1,500 469 1, 4,000 0.45 0.516667 1,800 2,067 800 1,600 533 1, 4,250 0.45 0.508333 1,913 2,160 850 1,700 602 1, 4,500 0.45 0.491667 2,138 2,335 950	1,750	0.65	0.550000	1,138	963	0	0	<i>17</i> 5	438	
2,500 0.65 0.550000 1,625 1,375 0 0 250 2,750 0.65 0.550000 1,788 1,513 0 0 275 3,000 0.45 0.550000 1,350 1,650 600 1,200 300 3,250 0.45 0.541667 1,463 1,760 650 1,300 352 3,500 0.45 0.533333 1,575 1,867 700 1,400 408 3,750 0.45 0.525000 1,688 1,969 750 1,500 469 1, 4,000 0.45 0.525000 1,688 1,969 750 1,500 469 1, 4,000 0.45 0.516667 1,800 2,067 800 1,600 533 1, 4,250 0.45 0.50833 1,913 2,160 850 1,700 602 1, 4,750 0.45 0.491667 2,138 2,335 950 1,900 <td>2,000</td> <td>0.65</td> <td>0.550000</td> <td>1,300</td> <td>1,100</td> <td>0</td> <td>0</td> <td>200</td> <td>500</td>	2,000	0.65	0.550000	1,300	1,100	0	0	200	500	
2,750 0.65 0.550000 1,788 1,513 0 0 275 3,000 0.45 0.550000 1,350 1,650 600 1,200 300 300 3,250 0.45 0.541667 1,463 1,760 650 1,300 352 3,500 0.45 0.533333 1,575 1,867 700 1,400 408 3,750 0.45 0.525000 1,688 1,969 750 1,500 469 1,400 4,000 0.45 0.525000 1,688 1,969 750 1,500 469 1,400 4,000 0.45 0.516667 1,800 2,067 800 1,600 533 1,4250 0.45 0.508333 1,913 2,160 850 1,700 602 1,450 4,500 0.45 0.500000 2,025 2,250 900 1,800 675 1,470 602 1,475 4,750 0.45 0.491667 2,138 2,335 950 1,900 752 1,550 2,000 4,833	2,250	0.65	0.550000	1,463	1,238	0	0	225	563	
3,000 0.45 0.550000 1,350 1,650 600 1,200 300 3,250 0.45 0.541667 1,463 1,760 650 1,300 352 350 3,500 0.45 0.533333 1,575 1,867 700 1,400 408 3750 1,500 469 1,400 408 3,750 1,500 469 1,500 469 750 1,500 469 1,400 4,000 0.45 0.516667 1,800 2,067 800 1,600 533 1,4250 0.45 0.508333 1,913 2,160 850 1,700 602 1,4500 4,500 0.45 0.500000 2,025 2,250 900 1,800 675 1,4750 0.45 0.500000 2,025 2,250 900 1,800 675 1,4750 0.44 0.491667 2,138 2,335 950 1,900 752 1,475 1,4750 0.44 0.483333 2,250 2,417 1,000 2,000 <td>2,500</td> <td>0.65</td> <td>0.550000</td> <td>1,625</td> <td>1,375</td> <td>0</td> <td>0</td> <td>250</td> <td>625</td>	2,500	0.65	0.550000	1,625	1,375	0	0	250	625	
3,250 0.45 0.541667 1,463 1,760 650 1,300 352 3,500 0.45 0.533333 1,575 1,867 700 1,400 408 3,750 0.45 0.525000 1,688 1,969 750 1,500 469 1,400 4,000 0.45 0.516667 1,800 2,067 800 1,600 533 1,530 1,500 4,250 0.45 0.508333 1,913 2,160 850 1,700 602 1,500 4,250 0.45 0.500000 2,025 2,250 900 1,800 675 1,500 4,750 0.45 0.500000 2,025 2,250 900 1,800 675 1,500 4,750 0.45 0.491667 2,138 2,335 950 1,900 752 1,500 752 1,500 752 1,500 752 1,500 752 1,500 750 1,500 752 1,500 752 1,500 752 1,500 752 1,500 7,500	2,750	0.65	0.550000	1,788	1,513	0	0	<i>27</i> 5	688	
3,500 0.45 0.533333 1,575 1,867 700 1,400 408 3,750 0.45 0.525000 1,688 1,969 750 1,500 469 1,400 4,000 0.45 0.516667 1,800 2,067 800 1,600 533 1,4250 0.45 0.508333 1,913 2,160 850 1,700 602 1,4500 1,500 2,025 2,250 900 1,800 675 1,500 4,500 0.45 0.508333 1,913 2,160 850 1,700 602 1,500 4,500 0.45 0.500000 2,025 2,250 900 1,800 675 1,500 4,750 0.45 0.491667 2,138 2,335 950 1,900 752 1,500 1,000 2,000 833 1,500 2,417 1,000 2,000 833 1,500 2,417 1,000 2,000 833 1,500 2,100 919 1,500 2,100 919 1,500 2,100 9,	3,000	0.45	0.550000	1,350	1,650	600	1,200	300	<i>750</i>	
3,750 0.45 0.525000 1,688 1,969 750 1,500 469 1,000 1,4000 0.45 0.516667 1,800 2,067 800 1,600 533 1,000 1,000 533 1,000 1,000 533 1,000 1,000 533 1,000 <td>3,250</td> <td>0.45</td> <td>0.541667</td> <td>1,463</td> <td>1,760</td> <td>650</td> <td>1,300</td> <td>352</td> <td>840</td>	3,250	0.45	0.541667	1,463	1,760	650	1,300	352	840	
4,000 0.45 0.516667 1,800 2,067 800 1,600 533 1,400 4,250 0.45 0.508333 1,913 2,160 850 1,700 602 1,500 1,5	3,500	0.45	0.533333	1,575	1,867	700	1,400	408	933	
4,250 0.45 0.508333 1,913 2,160 850 1,700 602 1,4500 4,500 0.45 0.500000 2,025 2,250 900 1,800 675 1,560 4,750 0.45 0.491667 2,138 2,335 950 1,900 752 1,560 5,000 0.45 0.483333 2,250 2,417 1,000 2,000 833 1,550 5,250 0.45 0.475000 2,363 2,494 1,050 2,100 919 1,5500 0.45 0.456667 2,475 2,567 1,100 2,200 1,008 1,5500 0.45 0.458333 2,588 2,635 1,150 2,300 1,102 1,550 1,008 1,400 2,200 1,008 1,400 2,200 1,008 1,400 2,400 1,200 2,400 1,200 2,400 1,200 2,400 1,200 2,400 1,250 2,500 1,250 2,500 1,250 <td< td=""><td>3,750</td><td>0.45</td><td>0.525000</td><td>1,688</td><td>1,969</td><td>750</td><td>1,500</td><td>469</td><td>1,031</td></td<>	3,750	0.45	0.525000	1,688	1,969	750	1,500	469	1,031	
4,500 0.45 0.500000 2,025 2,250 900 1,800 675 1,500 4,750 0.45 0.491667 2,138 2,335 950 1,900 752 1,500 5,000 0.45 0.483333 2,250 2,417 1,000 2,000 833 1,550 5,250 0.45 0.475000 2,363 2,494 1,050 2,100 919 1,550 5,500 0.45 0.466667 2,475 2,567 1,100 2,200 1,008 1,550 5,750 0.45 0.458333 2,588 2,635 1,150 2,300 1,102 1,20 6,000 0.45 0.458333 2,588 2,635 1,150 2,300 1,102 1,20 6,000 0.45 0.450000 2,700 2,700 1,200 2,400 1,200 2,400 1,200 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,	4,000	0.45	0.516667	1,800	2,067	800	1,600	533	1,133	
4,750 0.45 0.491667 2,138 2,335 950 1,900 752 1,500 5,000 0.45 0.483333 2,250 2,417 1,000 2,000 833 1,500 5,250 0.45 0.475000 2,363 2,494 1,050 2,100 919 1,500 5,500 0.45 0.466667 2,475 2,567 1,100 2,200 1,008 1,000 5,750 0.45 0.458333 2,588 2,635 1,150 2,300 1,102 1,102 6,000 0.45 0.450000 2,700 2,700 1,200 2,400 1,200 2,400 1,200 2,400 1,200 2,200 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500	4,250	0.45	0.508333	1,913	2,160	850	1,700	602	1,240	
5,000 0.45 0.483333 2,250 2,417 1,000 2,000 833 1,000 5,250 0.45 0.475000 2,363 2,494 1,050 2,100 919 1,000 5,500 0.45 0.466667 2,475 2,567 1,100 2,200 1,008 1,000 5,750 0.45 0.458333 2,588 2,635 1,150 2,300 1,102 1,000 6,000 0.45 0.450000 2,700 2,700 1,200 2,400 1,200 2,000 1,200 2,400 1,200 2,000 1,200 2,400 1,200 2,200 1,200 2,400 1,200 2,200 1,200 2,400 1,200 2,400 1,200 2,400 1,200 2,400 1,200 2,400 1,200 2,400 1,200 2,400 1,200 2,400 1,200 2,400 1,200 2,400 1,250 2,500 1,250 2,500 1,250 2,500 1,250 2,500 <td>4,500</td> <td>0.45</td> <td>0.500000</td> <td>2,025</td> <td>2,250</td> <td>900</td> <td>1,800</td> <td>675</td> <td>1,350</td>	4,500	0.45	0.500000	2,025	2,250	900	1,800	675	1,350	
5,250 0.45 0.475000 2,363 2,494 1,050 2,100 919 1, 5,500 0.45 0.466667 2,475 2,567 1,100 2,200 1,008 1, 5,750 0.45 0.458333 2,588 2,635 1,150 2,300 1,102 1, 6,000 0.45 0.450000 2,700 2,700 1,200 2,400 1,200 2, 6,250 0.45 0.450000 2,813 2,813 1,250 2,500 1,250 2, 6,500 0.45 0.450000 2,925 2,925 1,300 2,600 1,300 2, 6,750 0.45 0.450000 3,038 3,038 1,350 2,700 1,350 2, 7,000 0.45 0.450000 3,150 3,150 1,400 2,800 1,400 2, 7,250 0.45 0.450000 3,263 3,263 1,450 2,900 1,450 2,	4,750	0.45	0.491667	2,138	2,335	950	1,900	<i>752</i>	1,465	
5,500 0.45 0.466667 2,475 2,567 1,100 2,200 1,008 2,000 2,000 2,008 2,009 1,200 2,009 1,200 2,009 1,200 2,009 1,250 2,009 1,250 2,009 1,250 2,009 1,250 2,009 1,250 2,009 1,250 2,009 1,250 2,009 1,250 2,009 1,250 2,009 2,009 2,009 2,009 2,009 <	5,000	0.45	0.483333	2,250	2,417	1,000	2,000	833	1,583	
5,750 0.45 0.458333 2,588 2,635 1,150 2,300 1,102 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 <	5,250	0.45	0.475000	2,363	2,494	1,050	2,100	919	1,706	
6,000 0.45 0.450000 2,700 1,200 2,400 1,200 2, 6,250 0.45 0.450000 2,813 2,813 1,250 2,500 1,250 2, 6,500 0.45 0.450000 2,925 2,925 1,300 2,600 1,300 2, 6,750 0.45 0.450000 3,038 3,038 1,350 2,700 1,350 2, 7,000 0.45 0.450000 3,150 3,150 1,400 2,800 1,400 2, 7,250 0.45 0.450000 3,263 3,263 1,450 2,900 1,450 2, 7,500 0.45 0.450000 3,375 3,375 1,500 3,000 1,500 2, 7,750 0.45 0.450000 3,488 3,488 1,550 3,100 1,550 2,	5,500	0.45	0.466667	2,475	2,567	1,100	2,200	1,008	1,833	
6,250 0.45 0.450000 2,813 2,813 1,250 2,500 1,250 2,600 1,250 2,600 1,300 2,600 1,300 2,600 1,300 2,600 1,300 2,600 1,300 2,600 1,300 2,600 1,300 2,600 1,300 2,600 1,350 2,700 1,350 2,700 1,350 2,700 1,350 2,700 1,350 2,700 1,350 2,700 1,450 2,800 1,400 2,800 1,400 2,700 1,450 2,900 1,450 2,900 1,450 2,900 1,450 2,900 1,500 2,900 1,500 2,900 1,500 2,900 1,500 2,900 1,500 2,900 1,500 2,900 1,500 2,900 1,500 2,900 1,500 2,900 1,500 3,300 1,500 2,900 1,500 2,000 1,500 3,488 1,550 3,100 1,550 2,000 1,550 2,000 1,550 2,000 1,550 <	5,750	0.45	0.458333	2,588	2,635	1,150	2,300	1,102	1,965	
6,500 0.45 0.450000 2,925 2,925 1,300 2,600 1,300 2,600 6,750 0.45 0.450000 3,038 3,038 1,350 2,700 1,350 2,700 7,000 0.45 0.450000 3,150 3,150 1,400 2,800 1,400 2,700 7,250 0.45 0.450000 3,263 3,263 1,450 2,900 1,450 2,700 7,500 0.45 0.450000 3,375 3,375 1,500 3,000 1,500 2,700 7,750 0.45 0.450000 3,488 3,488 1,550 3,100 1,550 2,700	6,000	0.45	0.450000	2,700	2,700	1,200	2,400	1,200	2,100	
6,750 0.45 0.450000 3,038 3,038 1,350 2,700 1,350 2,700 7,000 0.45 0.450000 3,150 3,150 1,400 2,800 1,400 2,700 7,250 0.45 0.450000 3,263 3,263 1,450 2,900 1,450 2,700 7,500 0.45 0.450000 3,375 3,375 1,500 3,000 1,500 2,700 7,750 0.45 0.450000 3,488 3,488 1,550 3,100 1,550 2,700	6,250	0.45	0.450000	2,813	2,813	1,250	2,500	1,250	2,188	
7,000 0.45 0.450000 3,150 3,150 1,400 2,800 1,400 2,700 7,250 0.45 0.450000 3,263 3,263 1,450 2,900 1,450 2,000 7,500 0.45 0.450000 3,375 3,375 1,500 3,000 1,500 2,000 7,750 0.45 0.450000 3,488 3,488 1,550 3,100 1,550 2,000	6,500	0.45	0.450000	2,925	2,925	1,300	2,600	1,300	2,275	
7,250 0.45 0.450000 3,263 3,263 1,450 2,900 1,450 2,500 7,500 0.45 0.450000 3,375 3,375 1,500 3,000 1,500 2,500 7,750 0.45 0.450000 3,488 3,488 1,550 3,100 1,550 2,500	6,750	0.45	0.450000	3,038	3,038	1,350	2,700	1,350	2,363	
7,500 0.45 0.450000 3,375 3,375 1,500 3,000 1,500 2,000 7,750 0.45 0.450000 3,488 3,488 1,550 3,100 1,550 2,000	7,000	0.45	0.450000	3,150	3,150	1,400	2,800	1,400	2,450	
7,750 0.45 0.450000 3,488 3,488 1,550 3,100 1,550 2,	7,250	0.45	0.450000	3,263	3,263	1,450	2,900	1,450	2,538	
	7,500	0.45	0.450000	3,375	3,375	1,500	3,000	1,500	2,625	
	7,750	0.45	0.450000	3,488	3,488	1,550	3,100	1,550	2,713	
8,000 0.45 0.450000 3,600 1,600 3,200 1,600 2,000 1,600 3,200 1,600 2,000 1,60	8,000	0.45	0.450000	3,600	3,600	1,600	3,200	1,600	2,800	

Prepared: 9/6/13

1 - NEW DEVELOPMENT STANDARDS

Comparing Fixed Percentage Option vs. Ratio Option: Building Coverage

*Note: This Table is provided as an example only of how the proposed options would affect parcels. The percentage/ratio in the revised draft ordinance (Option 1 or Option 2) would be applied to a particular parcel.

Maximum Building Maximum Building Coverage										
	Coverage Allo	wance	Allowance for Sing	gle Unit	Building Coverage Reminaing for Add'l Units					
Parcel	Fixed Percentage	Ratio	Fixed Percentage Ratio Fix			Fixed Percentage Option Ratio Option				
Size	Option	Option	Option	Option	R-2-2.5 R-3		R-2-2.5	R-3		
1,500	50%	42.5%	750	638	0	0	113	113		
1,750	50%	42.5%	875	744	0	0	131	131		
2,000	50%	42.5%	1,000	850	0	0	150	150		
2,250	50%	42.5%	1,125	956	0	0	169	169		
2,500	50%	42.5%	1,250	1,063	0	0	188	188		
2,750	50%	42.5%	1,375	1,169	0	0	206	206		
3,000	0.35	42.5%	1,050	1,275	900	1,500	225	225		
3,250	0.35	41.9%	1,138	1,361	975	1,625	264	264		
3,500	0.35	41.3%	1,225	1,444	1,050	1,750	306	306		
3,750	0.35	40.6%	1,313	1,523	1,125	1,875	352	352		
4,000	0.35	40.0%	1,400	1,600	1,200	2,000	400	400		
4,250	0.35	39.4%	1,488	1,673	1,275	2,125	452	452		
4,500	0.35	38.8%	1,575	1,744	1,350	2,250	506	506		
4,750	0.35	38.1%	1,663	1,811	1,425	2,375	564	564		
5,000	0.35	37.5%	1,750	1,875	1,500	2,500	625	625		
5,250	0.35	36.9%	1,838	1,936	1,575	2,625	689	689		
5,500	0.35	36.3%	1,925	1,994	1,650	2,750	<i>756</i>	<i>7</i> 56		
5,750	0.35	35.6%	2,013	2,048	1,725	2,875	827	827		
6,000	0.35	35%	2,100	2,100	1,800	3,000	900	900		
6,250	0.35	35%	2,188	2,188	1,875	3,125	938	938		
6,500	0.35	35%	2,275	2,275	1,950	3,250	975	975		
6,750	0.35	35%	2,363	2,363	2,025	3,375	1,013	1,013		
7,000	0.35	35%	2,450	2,450	2,100	3,500	1,050	1,050		
7,250	0.35	35%	2,538	2,538	2,175	3,625	1,088	1,088		
7,500	0.35	35%	2,625	2,625	2,250	3,750	1,125	1,125		
7,750	0.35	35%	2,713	2,713	2,325	3,875	1,163	1,163		
8,000	0.35	35%	2,800	2,800	2,400	4,000	1,200	1,200		
Prepared: 9/6/13										

1 - NEW DEVELOPMENT STANDARDS

Comparing Fixed Percentage Option vs. Ratio Option: Impervious Surfaces

*Note: This Table is provided as an example only of how the proposed options would affect parcels. The percentage/ratio in the revised draft ordinance (Option 1 or Option 2) would be applied to a particular parcel.

	Maximum Impervious Surface Coverage Allowance			Maximum Impervious Surface Allowance for Single Unit			Impervious SurfaceReminaing for Add'l Units			
Parcel	Fixed Percen	tage Option	Ratio	Fixed Percentage Option Ratio			Fixed Per	rcentage	Ratio Option	
Size	R-2-2.5	R-3	Option	R-2-2.5	R-3	Option	R-2-2.5	R-3	R-2-2.5	R-3
1,500	75%	75%	71.3%	1,125	1,125	1,070	0	0	56	56
1,750	75%	75%	71.3%	1,313	1,313	1,248	0	0	65	65
2,000	75%	75%	71.3%	1,500	1,500	1,426	0	0	74	74
2,250	75%	75%	71.3%	1,688	1,688	1,604	0	0	83	83
2,500	75%	75%	71.3%	1,875	1,875	1,783	0	0	93	93
2,750	75%	75%	71.3%	2,063	2,063	1,961	0	0	102	102
3,000	52%	42%	67.5%	1,560	1,260	2,025	690	990	225	225
3,250	52%	42%	67.2%	1,690	1,365	2,183	748	1,073	254	254
3,500	52%	42%	66.9%	1,820	1,470	2,340	805	1,155	285	285
3,750	52%	42%	66.6%	1,950	1,575	2,496	863	1,238	317	317
4,000	52%	42%	66.2%	2,080	1,680	2,649	920	1,320	351	351
4,250	52%	42%	65.9%	2,210	1,785	2,801	978	1,403	386	386
4,500	52%	42%	65.6%	2,340	1,890	2,952	1,035	1,485	423	423
4,750	52%	42%	65.3%	2,470	1,995	3,101	1,093	1,568	462	462
5,000	52%	42%	65.0%	2,600	2,100	3,248	1,150	1,650	502	502
5,250	52%	42%	64.7%	2,730	2,205	3,394	1,208	1,733	543	543
5,500	52%	42%	64.3%	2,860	2,310	3,538	1,265	1,815	587	587
5,750	52%	42%	64.0%	2,990	2,415	3,681	1,323	1,898	632	632
6,000	52%	42%	67.5%	3,120	2,520	4,050	1,380	1,980	450	450
6,250	52%	42%	67.5%	3,250	2,625	4,219	1,438	2,063	469	469
6,500	52%	42%	67.5%	3,380	2,730	4,388	1,495	2,145	488	488
6,750	52%	42%	67.5%	3,510	2,835	4,556	1,553	2,228	506	506
7,000	52%	42%	67.5%	3,640	2,940	4,725	1,610	2,310	525	525
7,250	52%	42%	67.5%	3,770	3,045	4,894	1,668	2,393	544	544
7,500	52%	42%	67.5%	3,900	3,150	5,063	1,725	2,475	563	563
7,750	52%	42%	67.5%	4,030	3,255	5,231	1,783	2,558	581	581
8,000 52% 42% 67.5% 4,160 3,360 5,400 1,840 2,640 600 600									600	
Prepared: 9/6/13										

2 - CONDITIONAL USE PERMIT EXCEPTION

DESCRIPTION (9/10/13 VERSION)

Conditional Use Permit Option. In order to recognize the fact that some parcels will not be able to comply with the new regulations due to parcel configuration, topography and other physical constraints, the proposed ordinance includes a process whereby the property owner can apply for a Conditional Use Permit to exempt their property from the new regulations (i.e., a single unit could be built out to "today's" standards). Findings Required: In addition to the 9 required Conditional Use Permit findings, one special finding will be required for this exception:

It has been adequately demonstrated that there are physical site constraints that preclude the property from being restricted to the development standards limitations for the R-2-2.5 and R-3 Zoning Districts. Examples of potential site constraints include, but are not limited to: irregular parcel shapes (e.g., triangular), very steep slopes (e.g., greater than 50%), presence of a naturally-occurring environmental factor (e.g., a creek running through the parcel) and/or the configuration of existing development (e.g., the location of an existing residence).

ANALYSIS / OPTIONS

Concern Identified at 7/9/13 Council Meeting:

This exception may be too broad. Completely waiving the new development standard could allow the Planning Commission to permit a single unit to be built at 100% of the allowable development standards (i.e., FAR of 0.65 for R-2-2.5 and 0.80 for R-3), which would defeat the purpose of ordinance.

Background on Exception:

This exception was included to mainly address smaller parcels that may be so constrained by physical site conditions that only one unit makes sense (e.g., there is no additional space for required parking) or expansion of smaller units on a parcel is not feasible (e.g., due to the location of the existing units).

Legislative Committee Direction (8/21/13):

Identify more stringent criteria for a parcel to qualify for this exception.

Options for Consideration (can choose one, several, all or none):

Option 3- Add stronger language:

Option 3a. Add additional finding: "The additional development allowed by the relaxed development standards maintains consistency with other conforming dwelling units in the neighborhood" [This provides the Planning Commission with a measuring stick to know how big is appropriate in the neighborhood context.]

Option 3b. Add to criteria of special finding: "the infeasibility of additional unit development including required on-site parking)" [This adds criteria which would allow a property owner to demonstrate that additional units are not feasible, and therefore additional development of the main unit could be considered.]

Option 3c. Add to language in "D": "A Conditional Use Permit should only be approved in extremely limited situations." [**This further limits the scope of the exception.**]

Option 3d. Add to language in "D": The amount of an appropriate exception is at the sole discretion of the Planning Commission and shall consider the context of the neighborhood." [**This reiterates that this exception is not a guarantee, but subject to discretion.**]

Option 4- Restrict the Conditional Use Permit option to parcels under 6,000 square feet. 6,000 square feet is the minimum parcel size for parcels in the R-1-6 Zoning District, so this is a logical cut-off point for not allowing an exception for single units in the R-2-2.5 and R-3 Districts.

3 – 200 SQUARE FOOT EXCEPTION

DESCRIPTION (9/10/13 VERSION)

One-Time 200 Square Foot Maximum Floor Area Exception. To account for existing single family dwelling property owners who may intend to add a modest addition but otherwise would be capped out on floor area under the new regulations, the proposed ordinance includes a small exception that would allow floor area to exceed the cap. The purpose of the exception would be to allow a 200 square foot allowance to expand an existing singlefamily 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. To receive the exception a Design Review Permit (and the required 11 Findings) would be required from the Planning Commission, and four special additional findings would be required:

- 1- The unit was built prior to the effective date of this ordinance;
- 2- The improvements are functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
- 3- The improvements are of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood; and
- 4- The project employs mass-reducing design such that the additional square footage over the maximum Floor Area is reasonably mitigated and does not result in overbuilding of the lot.

ANALYSIS / OPTIONS

Concern Identified at 7/9/13 Council Meeting:

Some discussion related to this exception was expressed at the Council meeting but no specific direction given.

Background on Exception:

This exception was included to address those property owners who have been informally planning modest additions to their homes (e.g., an extra bedroom for an additional child) and may be capped out on floor area due to the new regulations. 200 square feet (a 10'x20' room) is a small addition of living space that was not anticipated to appreciably alter the massing of the existing home. For example, a 3,500 square foot parcel in an R-2-2.5 Zoning District would be restricted to 1,575 square feet. An existing 1,400 square foot home on that parcel would be allowed to expand with a requirement for a Design Review Permit to 1,775 square feet (375 square feet greater than the existing home and 200 square feet above the new floor area maximum).

Legislative Committee Direction (8/21/13):

The Legislative Committee considered the concept of a "more equitable" percentage system for this exception. This was abandoned for the universal "200 square feet" as the percentage system would allow larger parcels a greater exception and smaller parcel a negligible exception.

The Legislative Committee discussed the concept of a sunset clause on this exception. The purpose of the sunset clause would be to allow for a period of time whereby property owners could utilize the exception, specifically with consideration of those who may be in the beginning stages of planning for an addition. Therefore, after the expiration of the sunset period the exception would not apply (and would not need to, because enough time had been given for those planning for an addition to move through the process).

Option for Consideration:

Option 5- Staff is recommending that the 200 square foot exception have a **ten year sunset clause**. This should give adequate time for property owners to firm up plans and submit appropriate applications to the City for remodels.

4 – HISTORIC EXCEPTION

DESCRIPTION (9/10/13 VERSION)

Local Historic Register. To recognize that being able to make improvements to a historic home is important, there is a provision which would exempt properties on the Local Historic Register from the new development standards requirements.

ANALYSIS / OPTIONS

Background on Exception:

This exception was added to recognize that older homes, which may exceed the new "cap" on the size of single family homes, may need extensive renovations. Extensive renovations may require "substantial demolition" which would require that the home now conform to the size limitations (i.e., the home's size would be required to be reduced). Removing portions of older homes that may be historic was not the intent of this ordinance, so an exception was given for homes on the Local Historic Register.

Concern Identified at 7/9/13 Council Meeting:

Concern was registered that this exception may allow these homes to expand, which was not the intent.

Legislative Committee Direction (8/21/13):

The Legislative Committee requested the list of properties currently on the local historic register along with some of the criteria for being included on the Local Historic Register. See **Attachment 10** for this information.

Options for Consideration (presented 9/10/13):

Option 6-Add language that would make it clear that the exemption applies only properties *where no increase in floor area, building coverage or impervious surfaces are proposed.*

Option 7- Expand the exception to those properties on the National Register and California Register.

5 – STRENGTHEN DESIGN REVIEW PERMIT FINDINGS: FEASIBILITY OF DEVELOPMENT

DESCRIPTION (9/10/13 VERSION)

As a part of this Ordinance, two new Design Review Permit Findings are proposed to be added for the approval of a Design Review Permit.

- A. Feasibility of Development. The first new finding would require that projects in the R-2 and R-3 residential zoning districts which result in a project site developed at less than the maximum density allowed on the respective site demonstrate feasibility of adding additional units on the parcel. For the purpose of this requirement, Accessory Dwelling Units would count toward fulfilling the density requirement. Demonstration of feasibility would include illustrating how the maximum number of units allowed on the project site including their possible location as well as required on-site parking and access would fit on the site or, alternatively, showing why the maximum number of units allowed is not practical for the project site.
- 13. The project demonstrates one of the following:
- a. The feasibility to construct the maximum number of units allowed on the project site in the future by illustrating their possible location as well as required on-site parking and access; or
- b. The maximum number of units allowed is not practical for the project site

This finding is applicable only to projects in the R-2 and R-3 residential zoning districts which result in a project site developed at less than the maximum density allowed on the respective site. For the purposes of this Section 10.54.050.D.13 Accessory Dwelling Units shall count towards fulfilling the density requirement.

ANALYSIS / OPTIONS

Background on Finding:

Housing Element Program 20 states: "encourage two-family and multi-family development on R-2-5, R-2-2.5 and R-3 residentially-zoned sites and discourage the development of single-family homes on such sites." This program was a part of the City's "infill strategy" during the Housing Element Update. This finding was developed to partially address Program 20. By requiring that property owners *consider* the siting of future units on their property during the design phase of their current project, this would open up the possibility of siting future units on the property at some later date. There would be no requirement to build the future units.

Concern Identified at 7/9/13 Council Meeting:

None noted

Legislative Committee Direction (8/21/13):

None noted

Options for Consideration (presented 9/10/13):

The public has suggested that the criteria in this finding be strengthened similar to the CUP exception criteria. The Irwin/Mark letter suggests using consistent language and staff supports modifying the language to reduce the ambiguity in language.

Option 8- Change the term "feasibility" in 13.a to "practicality".

Option 9- Add the following criteria to the finding in Section 4:

"Examples of potential site constraints that may inhibit practicality include, but are not limited to: irregular parcel shapes (e.g., triangular), very steep slopes (e.g., greater than 50%), presence of a naturally-occurring environmental factor (e.g., a creek running through the parcel), infeasibility in providing required on-site parking, and/or the configuration of existing development (e.g., the location of an existing residence)."

6 - SUBMITTAL REQUIREMENT FOR A SCHEMATIC DESIGN

DESCRIPTION (9/10/13 VERSION)

The ordinance requires a "conceptual site diagram" to be submitted as a part of an application for a Design Review Permit. The conceptual site diagram would need to demonstrate the feasibility to construct the maximum number of dwelling units allowed on the project site by illustrating their possible location on the parcel as well as required on-site parking and access. The conceptual site diagram may help to illustrate why the maximum number of units on the site cannot be practically accommodated in the future. This submittal would be applicable only to Planning Commission Design Review Permit projects which result in a project site developed at less than the maximum density allowed on the respective site. For the purposes of this requirement, Accessory Dwelling Units would count towards fulfilling the density requirement.

ANALYSIS / OPTIONS

Concern Identified at 7/9/13 Council Meeting:

The public expressed concern that this would be onerous on property owners.

Background on Finding:

The conceptual site diagram would be conceptual in nature and require thought of where additional units could be accommodated in the future, so that the unit which is being worked on at the time is designed in such a way that may not preclude additional future units. The diagram could also be used to show that there is no room for additional units on the parcel. This would only be applicable to Planning Commission projects, and therefore, there is a presumption that the property owner has retained an architect or design professional for that purpose who would be able to provide the diagram. The conceptual diagram would not serve as a promise for any additional units on the parcel.

Legislative Committee Direction (8/21/13):

None noted