


PLAN
re:code

SINGLE FAMILY RESIDENTIAL ZONES

ZAC: October 28, 2015

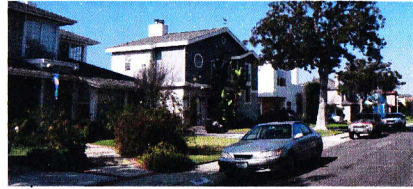


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INTRODUCTION

HERE THIS EVENING:

- Winter & Company
 - Nore' Winter
- Code Studio
 - Lee Einsweiler
 - Colin Scarff
- White & Smith
 - Mark White




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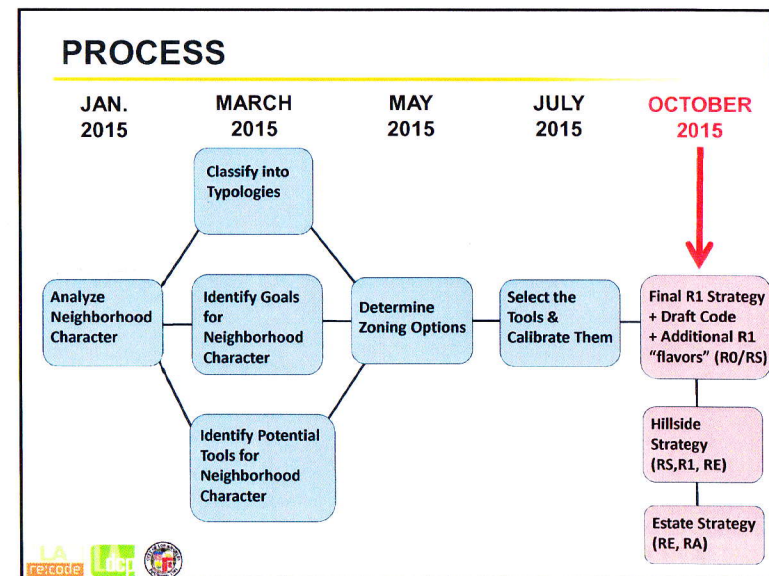
INTRODUCTION

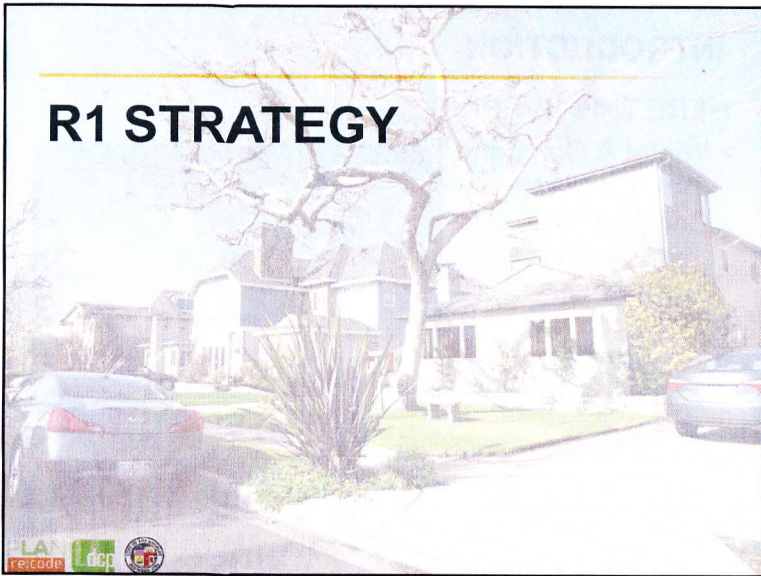
AGENDA:

1. R1 Strategy
 - Issues vs. Tools
 - Overall Strategy
 - Code
2. R0/RS Strategy
 - Small & Large Lot "R1" Equivalent
 - General Strategy
3. HILLSIDE ZONES
 - R1, RS, RE, RA (-H)
 - Issues vs. Tools
 - Amending BHO
 - Overall Strategy
4. ESTATE ZONES
 - Issues vs. Tools
 - General Strategy



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R1 STRATEGY – Combine Context & Policy

LESS RESTRICTIVE → MORE RESTRICTIVE

AC	MC	LC	CD
----	----	----	----

AC – Accommodate Change

- Modified BMO
- Basic standards for reducing perceived mass
- Minimizing visual impacts of cars in front

LC – Limited Change

- More restrictive in mass and scale
- More “character detail” standards

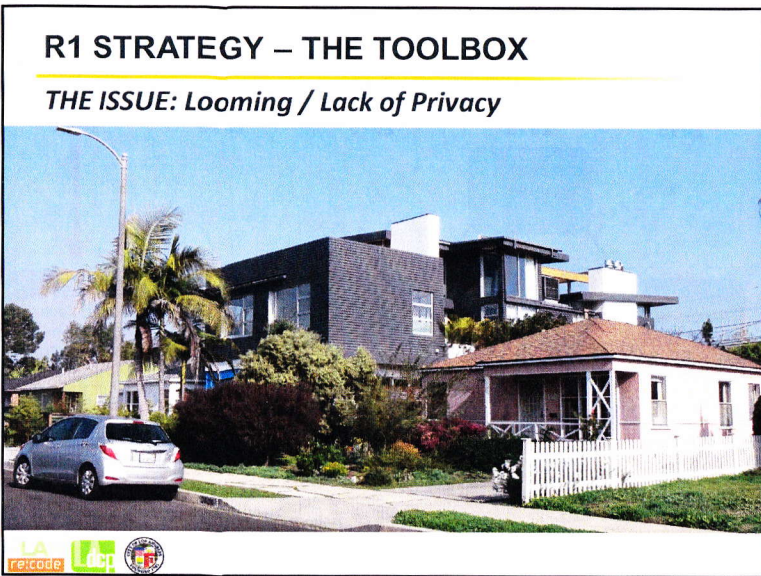
MC – Moderate Change

- Somewhat more restrictive in mass and scale

CD – Conservation District

- More tailored standards
- More “character detail” standards
- Conservation standards

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R1 STRATEGY – THE TOOLBOX

THE TOOL: Side Setbacks

Setbacks 20% of Lot Width (e.g. wider lots have more room in which to place a building so side setbacks are larger than small lots)

50' wide lot =
10' cumulative setbacks

100' wide lot =
20' cumulative setbacks

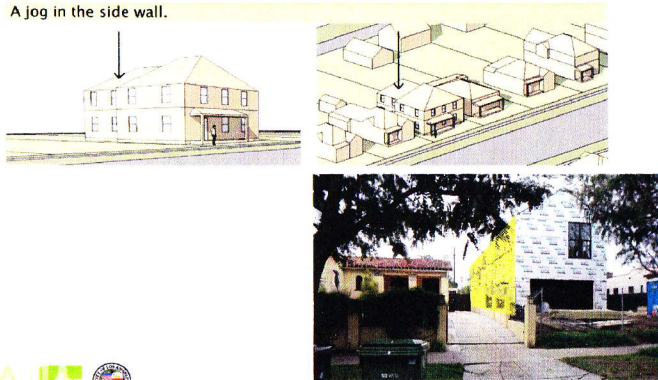
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R1 STRATEGY – THE TOOLBOX

THE TOOL: Maximum 2-story Wall Length

45' Maximum 2-story Wall Length before an offset is required

A jog in the side wall.



R1 STRATEGY – THE TOOLBOX

THE ISSUE: Overall Mass & Scale



R1 STRATEGY – THE TOOLBOX

THE ISSUE: Overall Mass & Scale

THE TOOL: Bulk Plane

- Relative to Policy:

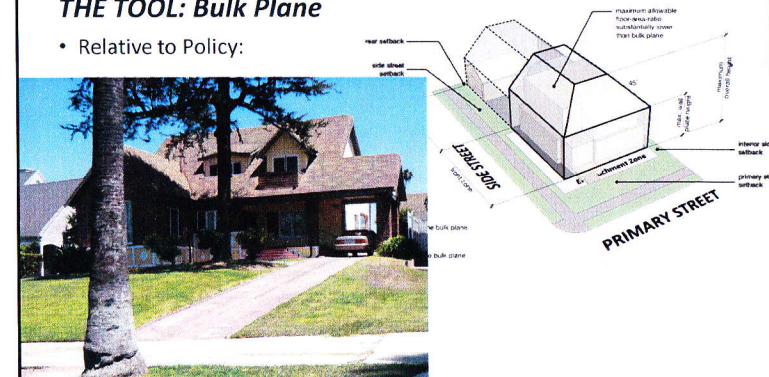


R1 STRATEGY – THE TOOLBOX

THE ISSUE: Overall Mass & Scale

THE TOOL: Bulk Plane

- Relative to Policy:



R1 STRATEGY – THE TOOLBOX

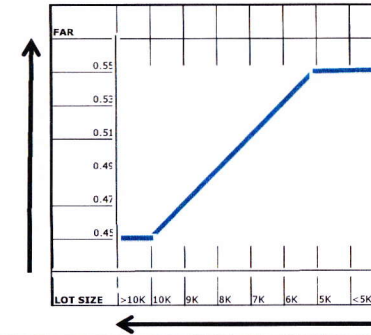
THE ISSUE: Overall Building Size



R1 STRATEGY – THE TOOLBOX

THE TOOL: Building Coverage & FAR

FAR % of Lot Size: small lots = higher; large lots = lower (e.g. smaller lots are more restricted and therefore may have a higher building coverage/FAR than larger lots)



R1 STRATEGY – THE TOOLBOX

THE ISSUE: Parking/Loss of Open Space



R1 STRATEGY – THE TOOLBOX

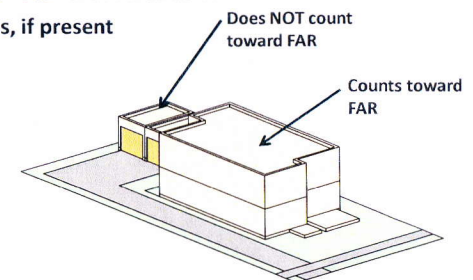
THE TOOL: Limit Parking Area in Front; Incentivize Rear Garages

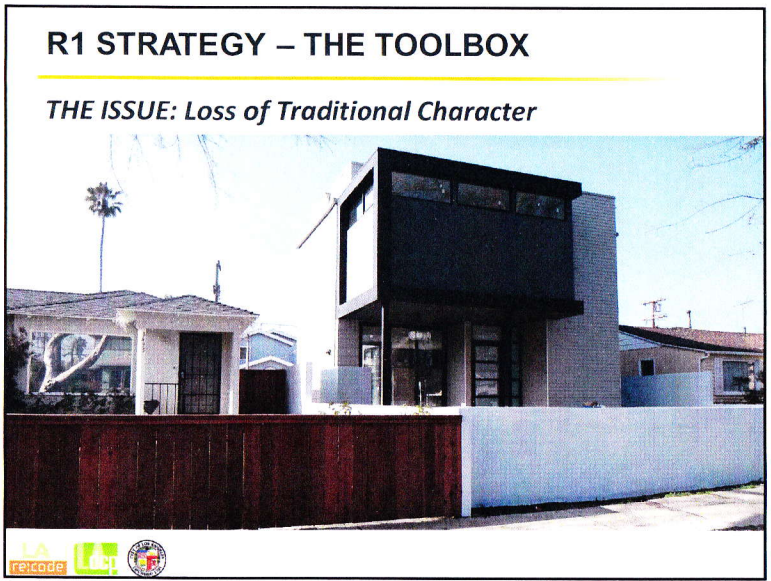
Maximum 10' Driveway/Curb Cut width

Minimum separation of curb cuts

The Only FAR "bonus:" First 400 SF of a DETACHED ACCESSORY STRUCTURE does not count toward FAR calculation

Must use Alley for access, if present





R1 ZONING STRATEGY

MINIMUM LOT SIZE = 5,000 SF

	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F
OVERVIEW	Current BMO + Bonus	BMO Amend + Bonus	BMO Amend	Limit Change	Reverse Bulk Plane	Single Story
SETBACKS	FRONT: 20' min. (or prevailing setback) SIDE: % lot width cumulative (not less than 5')					
FAR	HIGHEST	MODERATE	STANDARD	LOWER	STANDARD	LOWEST
BULK PLANE	TWO-STEP BULK PLANE					SINGLE
	Floating front; Fixed rear	Fixed front; Floating rear	Fixed front; Floating rear	Fixed front; Floating rear	Fixed front; Floating rear (mass in rear)	Single bulk plane
HEIGHT	3-story front; 2-story rear		2-story front; 1.5-story rear	1.5-story front; 2-story rear		

DRAFT CODE FORMAT (R1-A SAMPLE PAGE)

Sec. 1.1.2. R1-A Zone

A. Lot Criteria

Lot Dimensions:

- Lot area for new lots: 5,000 SF
- Lot width for new lots: 50'

Lot Requirements:

- Building coverage (max): 50% (up to 3,000 SF lot)
- 48% (8,000 to 7,000 SF lot)
- 46% (7,000 to 6,000 SF lot)
- 44% (6,000 to 5,000 SF lot)
- 42% (5,000 to 4,000 SF lot)
- 40% (over 4,000 SF lot)

B. Building Placement

Building/Structure Setbacks:

- Primary street (primary front): 20' or prevailing setback, use Sec. 1.0.1.18
- Primary street (secondary street): 5'
- Side cumulative: 20% of lot width
- Side street (corner lot street): 5'
- Side street (interior corner lot street): 5'
- Side interior (mass): 10'
- Rear street: 10'
- Rear (every other): 5'

Vehicle Access:

- Number of entrances (max): 1
- Driveway width in setback (max): 10'

C. Bulk and Mass

Front Envelope Bulk and Height:

- Front envelope depth, from primary street setback: 30'
- Side height (max): 30'
- Rear wall side wall height (max, at setback): 20'
- 4:1 gable pitch angle, starting above setback: 45'
- 3:1 or 2:1 gable pitch angle, starting above setback: 45'
- Max envelope depth, from rear setback: 25'
- Rear height (max): 24'
- Side wall height (max) at setback that gable pitch angle, starting above setback: 45'

Front Envelope (max):

- Up to 4,000 SF lot: 0.65
- 5,000 to 7,000 SF lot: 0.63
- 7,000 to 8,000 SF lot: 0.61
- 8,000 to 9,000 SF lot: 0.59
- 9,000 to 10,000 SF lot: 0.57
- Over 10,000 SF lot: 0.55

D. Activation

Frontage Type:

- Under development

1 | R1 Residential Zone | Zoning Advisory Committee
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R1 Residential Zone | Zoning Advisory Committee | 5

DRAFT CODE FORMAT (R1-A SAMPLE PAGE)

Sec. 11.4. R1-C Zone

A. Lot Criteria

Lot Dimensions

- Lot area for new lots (min)
- Lot width for new lots (min)

Lot Parameters

- Building coverage (max)
- Use to 6,000 SF lot
- 6,001 to 7,000 SF lot
- 7,001 to 8,000 SF lot
- 8,001 to 9,000 SF lot
- 9,001 to 10,000 SF lot
- Over 10,000 SF lot

B. Building Placement

Building/Structure Setbacks

- Primary street principal (min)
- Primary street accessory (max)
- Side cumulative
- Side street corner lot (min)
- Side setback (min)
- Row (min)
- Row alley (min)

Vehicle Access

- Number of curb cuts (max)
- Driveway width in setback (min)

C. Bulk and Mass

Front Envelope Building Height

- Front envelope depth from primary street setback
- Total height (max)
- Front and side wall height (max) at setback line
- Height plane angle, starting above setback line
- Side wall plane at 2 stories (max)

High Envelope Building Height

- Row envelope depth from rear setback
- Total height (max)
- Side wall height (max) at setback line
- Height plane angle, starting above setback line

Floor Area Ratio (max)

Up to 6,000 SF lot	0.95
6,001 to 7,000 SF lot	0.53
7,001 to 8,000 SF lot	0.51
8,001 to 9,000 SF lot	0.49
9,001 to 10,000 SF lot	0.47
Over 10,000 SF lot	0.45

D. Activation

Frontage Types

Under development

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Sec. 11.5. R1-D Zone

A. Lot Criteria

Lot Dimensions

- Lot area for new lots (min)
- Lot width for new lots (min)

Lot Parameters

- Building coverage (max)
- Use to 6,000 SF lot
- 6,001 to 7,000 SF lot
- 7,001 to 8,000 SF lot
- 8,001 to 9,000 SF lot
- 9,001 to 10,000 SF lot
- Over 10,000 SF lot

B. Building Placement

Building/Structure Setbacks

- Primary street principal (min)
- Primary street accessory (max)
- Side cumulative
- Side street corner lot (min)
- Side setback (min)
- Row (min)
- Row alley (min)

Vehicle Access

- Number of curb cuts (max)
- Driveway width in setback (min)

C. Bulk and Mass

Front Envelope Building Height

- Front envelope depth from primary street setback
- Total height (max)
- Front and side wall height (max) at setback line
- Height plane angle, starting above setback line
- Side wall plane at 2 stories (max)

High Envelope Building Height

- Row envelope depth from rear setback
- Total height (max)
- Side wall height (max) at setback line
- Height plane angle, starting above setback line

Floor Area Ratio (max)

Up to 6,000 SF lot	0.45
6,001 to 7,000 SF lot	0.43
7,001 to 8,000 SF lot	0.41
8,001 to 9,000 SF lot	0.39
9,001 to 10,000 SF lot	0.37
Over 10,000 SF lot	0.35

D. Activation

Frontage Types

Under development

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Sec. 11.6. R1-E Zone

A. Lot Criteria

Lot Dimensions

- Lot area for new lots (min)
- Lot width for new lots (min)

Lot Parameters

- Building coverage (max)
- Use to 6,000 SF lot
- 6,001 to 7,000 SF lot
- 7,001 to 8,000 SF lot
- 8,001 to 9,000 SF lot
- 9,001 to 10,000 SF lot
- Over 10,000 SF lot

B. Building Placement

Building/Structure Setbacks

- Primary street principal (min)
- Primary street accessory (max)
- Side cumulative
- Side street corner lot (min)
- Side setback (min)
- Row (min)
- Row alley (min)

Vehicle Access

- Number of curb cuts (max)
- Driveway width in setback (min)

C. Bulk and Mass

Front Envelope Building Height

- Front envelope depth from primary street setback
- Total height (max)
- Front and side wall height (max) at setback line
- Height plane angle, starting above setback line
- Side wall plane at 2 stories (max)

High Envelope Building Height

- Row envelope depth from rear setback
- Total height (max)
- Side wall height (max) at setback line
- Height plane angle, starting above setback line

Floor Area Ratio (max)

Up to 6,000 SF lot	0.40
6,001 to 7,000 SF lot	0.38
7,001 to 8,000 SF lot	0.36
8,001 to 9,000 SF lot	0.34
9,001 to 10,000 SF lot	0.32
Over 10,000 SF lot	0.30

D. Activation

Frontage Types

Under development

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DRAFT CODE FORMAT (R1-A SAMPLE PAGE)

Sec. 11.7. R1-F Zone

A. Lot Criteria

Lot Dimensions

- Lot area for new lots (min)
- Lot width for new lots (min)

Lot Parameters

- Building coverage (max)
- Use to 6,000 SF lot
- 6,001 to 7,000 SF lot
- 7,001 to 8,000 SF lot
- 8,001 to 9,000 SF lot
- 9,001 to 10,000 SF lot
- Over 10,000 SF lot

B. Building Placement

Building/Structure Setbacks

- Primary street principal (min)
- Primary street accessory (max)
- Side cumulative
- Side street corner lot (min)
- Side setback (min)
- Row (min)
- Row alley (min)

Vehicle Access

- Number of curb cuts (max)
- Driveway width in setback (min)

C. Bulk and Mass

Front Envelope Building Height

- Front envelope depth from primary street setback
- Total height (max)
- Front and side wall height (max) at setback line
- Height plane angle, starting above setback line
- Side wall plane at 2 stories (max)

High Envelope Building Height

- Row envelope depth from rear setback
- Total height (max)
- Side wall height (max) at setback line
- Height plane angle, starting above setback line

Floor Area Ratio (max)

Up to 6,000 SF lot	0.45
6,001 to 7,000 SF lot	0.43
7,001 to 8,000 SF lot	0.41
8,001 to 9,000 SF lot	0.39
9,001 to 10,000 SF lot	0.37
Over 10,000 SF lot	0.35

D. Activation

Frontage Types

Under development

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DRAFT CODE FORMAT (R1-A SAMPLE PAGE)

Sec. 1.17. R1-F Zone

A. Lot Criteria

Lot Size (Minimum)

- 1 Lot size for new lots only: 5,000 SF
- 1 Lot size for new lots only: 50'

Lot Size (Maximum)

- 5,000 to 7,000 SF lot: 30%
- 7,000 to 8,000 SF lot: 40%
- 8,000 to 9,000 SF lot: 44%
- 9,000 to 10,000 SF lot: 42%
- Over 10,000 SF lot: 40%

B. Building Placement

Minimum (Structure) Setbacks

- Primary street (principal street): 20' or prevailing setback, use Sec. 1.10.1.B.
- Secondary street (accessory street): 15'
- Side street (cumulative): 20% of lot width
- Side street (corner setback): 5'
- Side street (corner corner set back): Prevailing setback, use Sec. 1.10.1.B.
- Side street (rear): 5'
- Front yard: 10'
- Rear yard (rear): 5'

Number of Cars (Maximum)

- Number of cars (Maximum): 1
- Maximum width of setback (feet): 10'

C. Bulk and Mass

Maximum Height

- 10' to 5,000 SF lot: 0.36
- 5,000 to 7,000 SF lot: 0.32
- 7,000 to 8,000 SF lot: 0.38
- 8,000 to 9,000 SF lot: 0.29
- 9,000 to 10,000 SF lot: 0.27
- Over 10,000 SF lot: 0.25

Other Height Types

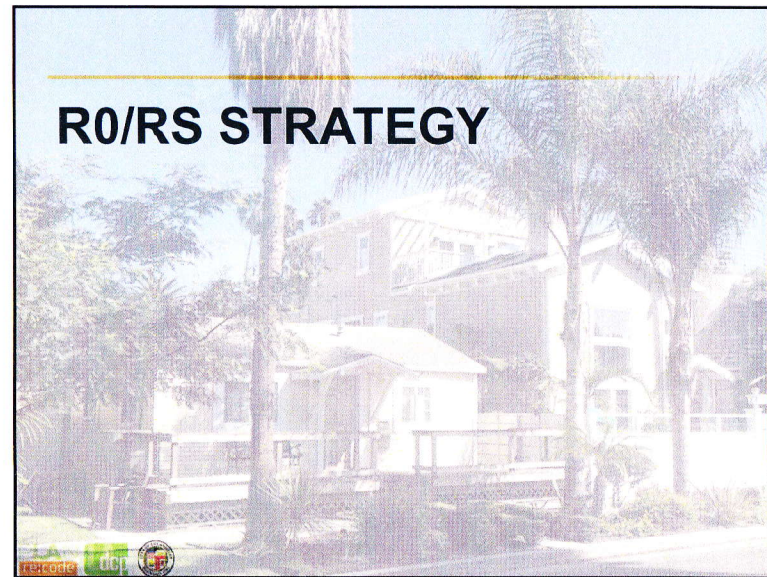
- 10' to 5,000 SF lot: 18'
- 5,000 to 7,000 SF lot: 20'

D. Activation

Other Height Types

- Under development

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R0 ZONING STRATEGY MINIMUM LOT SIZE = 2,500 SF

NOTES:

- This zone does not exist today
- It is being considered to respond to small lot single family development and existing conditions (East Venice 40' wide R1 lots)

HOW DOES IT DIFFER FROM R1?

- Minimum Lot Size
- Smaller Setbacks (due to smaller lots)
- More permissive FAR (due to smaller lots)
- Stricter parking requirements

	R0-A	R0-B	R0-C	R0-E	R0-F
OVERVIEW	Current BMO + Bonus	BMO Amend + Bonus	BMO Amend	Reverse Bulk Plane	Single Story
SETBACKS	FRONT: 15' min. (or prevailing setback) SIDE: % lot width cumulative (not less than 3')				
FAR	HIGHEST	MODERATE	STANDARD	STANDARD	LOWEST
BULK PLANE	TWO-STEP BULK PLANE				SINGLE
	Floating front; Fixed rear		Fixed front; Floating rear	Fixed front; Floating rear (mass in rear)	Single bulk plane
HEIGHT	3-story front; 2-story rear			1.5-story front; 2-story rear	1-story

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RS ZONING STRATEGY MINIMUM LOT SIZE = 7,500 SF

NOTES:

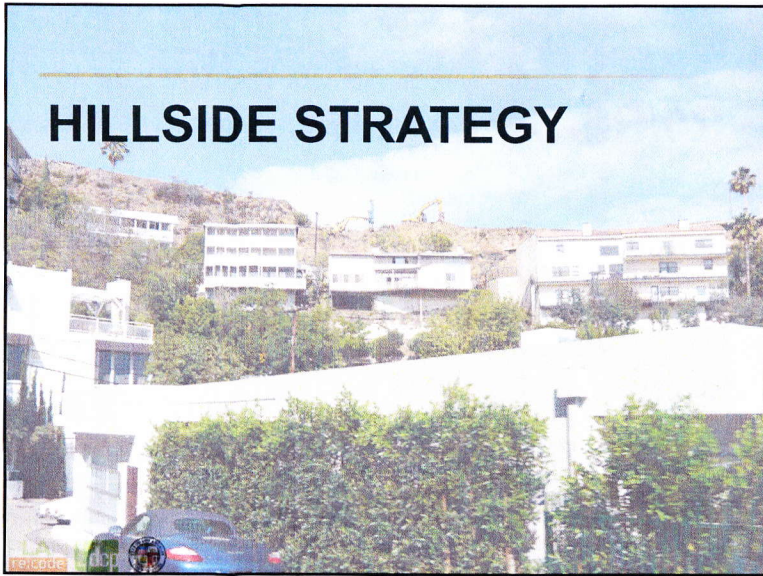
- This zone is for the more suburban contexts
- Preliminary concepts

HOW DOES IT DIFFER FROM R1?

- Minimum Lot Size
- Traditional Parking patterns are different

	RS-A	RS-B	RS-C
OVERVIEW	BMO Amend	Reverse Bulk Plane	Single Story
SETBACKS	FRONT: 20' min. (or prevailing setback) SIDE: % lot width cumulative (not less than 5')		
FAR	HIGHEST	STANDARD	LOWEST
BULK PLANE	TWO-STEP BULK PLANE		SINGLE
	Fixed front; Floating rear (mass in front)	Fixed front; Floating rear (mass in rear)	Single bulk plane
HEIGHT	3-story front; 2-story rear	1.5-story front; 2-story rear	1-story

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HILLSIDE STRATEGY – Location

- Designated/Mapped based on slope
- Current zones include R1, RS, RE
- Nonconforming in lot size:
 - 40,000 SF lots zoned RE9;
 - 9,000 SF lots zoned RE40
- Environmental issues as well as mass and scale issues

HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Grading

- Disturbs neighborhood
- Dangerous routes / streets not upgraded to handle large trucks
- Grading exempted under footprint.
- Multiple permits (pools, etc.) to get additional grading

THE TOOLS:

Limit Amount of Import/Export

- Substandard Hillside Limited Streets

Excavation Under Home Counts

- Any excavation required for placement/structure of home will count toward overall grading quantity.

HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Retaining Walls

RETAINING WALLS

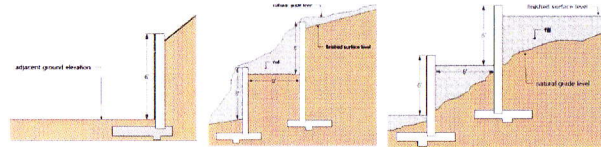
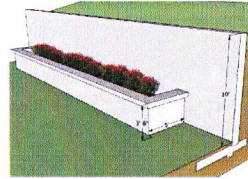
- Too long and tall
- Doubling as building “structure”

HILLSIDE STRATEGY – THE TOOLBOX

THE TOOLS:

Require terracing of retaining walls

- MAXIMUM heights
- AESTHETIC standards
- MAXIMUM lengths
- LANDSCAPING requirements



HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Substandard Streets



- Shared spaces (part of character)
- Address parking

THE TOOLS:

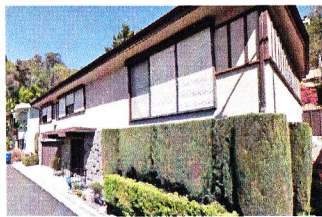
Map Substandard Hillside Limited Streets



- When development abuts SHLS, it must provide a MINIMUM setback of five feet.
- No street parking allowed?

HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Zero Setbacks



- Front and Side often Zero Setback



THE TOOLS:

Map Substandard Hillside Limited Streets

- When development abuts SHLS, it must provide a MINIMUM setback of five feet.

Remove prevailing setback rule on SHLS's

HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Loss of Open Space



- Open space defines the character of many hillside neighborhoods



THE TOOLS:

Parking Standards

- Only allow parking in front setback on SHLS's and no parking in front yard.
- MINIMUM dimension between curb cuts 40' (max. 2 per lot)
- Frontage options

HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Gates & Short Driveways

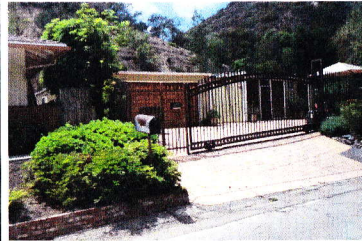


- Blocks sidewalks/streets
- Delays traffic to wait for gates

THE TOOLS:

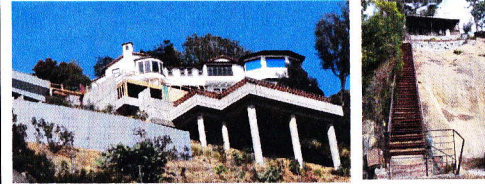
Driveway Standards

- Between 5' and 20' driveways not allowed on SHLS's
- MINIMUM setback for gates

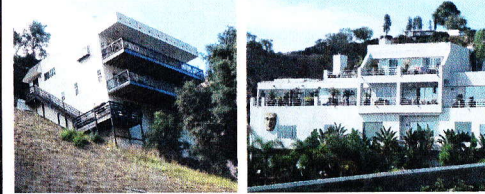


HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Steep Slopes Buildable "by right"



- Current "basement" rule misses some floor area that contributes to building mass.



HILLSIDE STRATEGY – THE TOOLBOX

THE TOOLS:

Limit Guaranteed Maximum

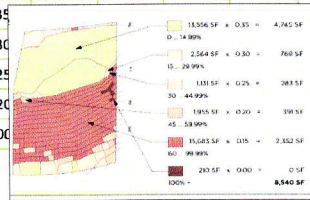
- Curve relative to lot size (25% for smallest lots; 10% for largest)

Continue to use Slope Band

- No FAR counted on 100% (45-degrees) and steeper grade

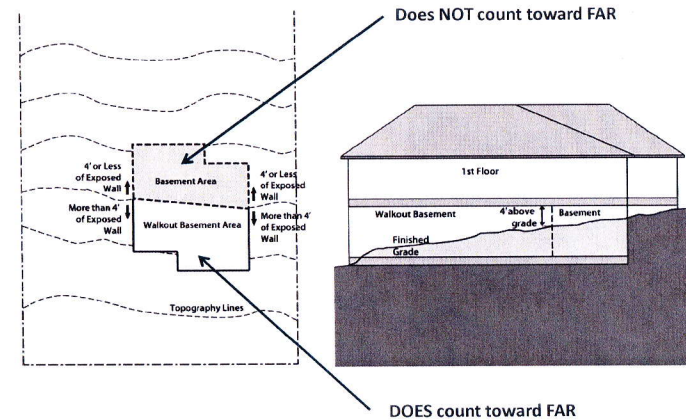
Table 2
Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 – 14.99	0.50	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 – 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20
30 – 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 – 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 – 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



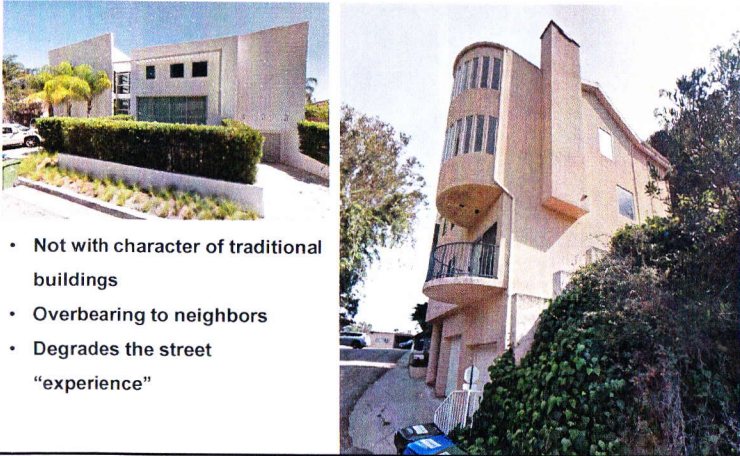
HILLSIDE STRATEGY – THE TOOLBOX

THE TOOL: Basement Measurement



HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Mass & Scale / “Towering”



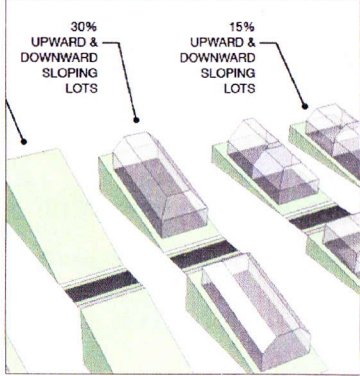

- Not with character of traditional buildings
- Overbearing to neighbors
- Degrades the street “experience”

HILLSIDE STRATEGY – THE TOOLBOX

THE TOOL: Bulk Plane

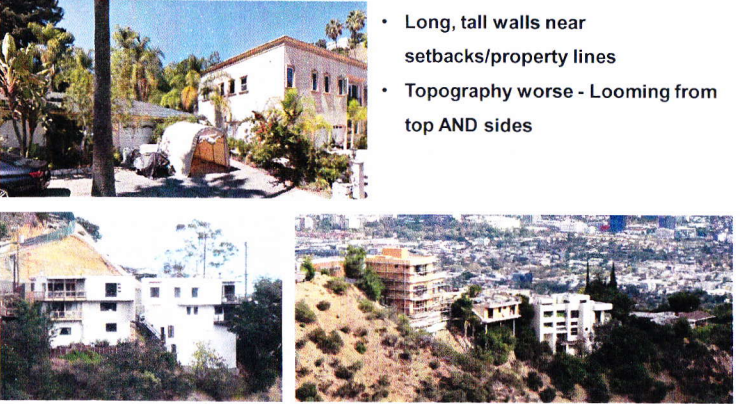
Front Bulk Plane

- Most important on SHLS’s and steeply sloping lots where buildings need to be sited close to the street.

HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Looming / Lack of Privacy



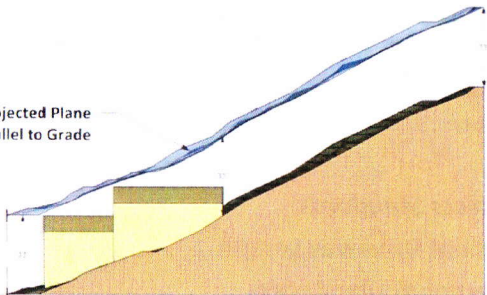

- Long, tall walls near setbacks/property lines
- Topography worse - Looming from top AND sides

HILLSIDE STRATEGY – THE TOOLBOX

THE TOOL: Bulk Plane, Continuous Height Measurement

Side Bulk Plane

Continuous Height Envelope

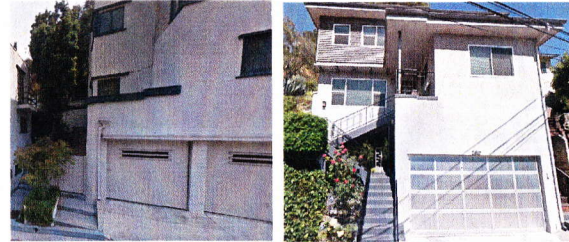
HILLSIDE STRATEGY – THE TOOLBOX

THE TOOL: RFA Measurement

WHAT COUNTS?	WHAT IS EXEMPT?
<ul style="list-style-type: none"> Above-grade primary and accessory structures 	<ul style="list-style-type: none"> 400 SF of accessory structure if in "preferred" location Detached accessory structures not exceeding 200 SF (up to 400 SF total)
<ul style="list-style-type: none"> "Walk-Out" Basements 	<ul style="list-style-type: none"> Basements (new definition)
<ul style="list-style-type: none"> Rooms with ceiling heights > 14' (x2) 	<ul style="list-style-type: none"> Covered porches, patios, breezeways (up to 5% RFA)
<ul style="list-style-type: none"> Attic floor area w/ ceiling height > 7' 	<ul style="list-style-type: none"> Attic floor area w/ ceiling height < 7'

HILLSIDE STRATEGY – THE TOOLBOX

THE ISSUE: Placement of Garages at street



- In front of primary structure actually is preferred
- Causes traffic backups on streets, especially SHLS's

HILLSIDE STRATEGY – THE TOOLBOX



Preferred alternatives

THE TOOL: Access Standards

- Require sufficient Driveway Length
- Incentivize Perpendicular Access

HILLSIDE STRATEGY

THE ISSUES ON SMALLER/NARROWER LOTS:

- Street Presence (SHLS's)
- Overall Massing and Scale
- Looming
- Parking Placement
- Substandard Streets
- Retaining Walls Doubling as Structure / Slot Lots

	R0-H	R1-H	RS-H
LOT SIZE	2,500 SF	5,000 SF	7,500 SF
FRONT SETBACKS	20'; 5' min. on SHLS's and lots that slope more than X%		
SIDE SETBACKS	20% lot width cumulative; not less than 5'		
COVERAGE	40-50% (curve relative to lot size)		
FAR (max.)	0.46	0.44	0.42
BULK PLANE	SINGLE (20' wall height, front and side bulk plane at 45-degree; max. 33' height)		



HILLSIDE STRATEGY

THE ISSUES ON RE-9-H TO RE-15-H:

- Street Presence (SHLS's)
- Overall Massing and Scale
- Looming
- Parking
- Grading
- Retaining Walls

THE ISSUES ON RE-20-H TO RE-40-H:

- Looming
- Grading
- Retaining Walls

	RE-9	RE-11	RE-15	RE-20	RE-40
LOT SIZE	9,000 SF	11,000 SF	15,000 SF	20,000 SF	40,000 SF
FRONT SETBACKS	20'; 5' min. on SHLS's and lots that slope more than X%			20'	20'
SIDE SETBACKS	20% lot width cumulative; not less than 5'			20% lot width cumulative; not less than 10'	
COVERAGE	30-40%	30-40%	20-30%	20-30%	15-25%
FAR (max.)	0.40	0.38	0.36	0.34	0.32
BULK PLANE	SINGLE (20' wall height, front and side bulk plane at 45-degree; max. 33' height)			NO BULK PLANE (min. setbacks; max. height)	

DRAFT CODE FORMAT (Hillside)

Div. 1.2. Hillside Residential Zones
Sec. 1.2.1. R1 Hillside Zone

A. Lot Criteria

Lot Dimensions:

- Lot area for new lots min: 9,000 SF
- Lot width for new lots min: 50'

Lot Frontages:

- Building coverage limit:
 - Up to 5,000 SF lot: 45%
 - 5,000 to 10,000 SF lot: 43%
 - 10,000 to 15,000 SF lot: 41%
 - 15,000 to 20,000 SF lot: 39%
 - 20,000 to 30,000 SF lot: 37%
 - 30,000 to 40,000 SF lot: 35%
 - Over 40,000 SF lot: 33%

B. Building Placement

Building/Structure Setbacks:

- Standard Hillside Limited Street Street: 25' or prevailing setback, whichever is greater
- Substandard Hillside Limited Street Street: 15'
- Side, Cornerwise: 15% of lot width
- Side (interior street): 5'
- Rear: 10'

Vehicle Access:

- Number of car/bike stalls: 1
- Distance to car/bike stalls: 10'
- Standard Hillside Limited Street Street: 20'

C. Height and Mass

Building Height:

- Total height limit: 33'
- Front and side wall height limit at setbacks: 20'
- Height to one single-story above setbacks: 45'
- Side wall above at 2 stories limit: 45'

Form and Massing:

- On to 45% slope: 0.30
- 1% to 29.99% slope: 0.40
- 30% to 44.99% slope: 0.40
- 45% to 59.99% slope: 0.35
- 60% to 79.99% slope: 0.30
- 80% to 99.99% slope: 0.30
- 100% or more slope: 0.00

Form and Massing Requirements Table:

Slope	Percentage of lot size
On to 45% slope	0.30
1% to 29.99% slope	0.40
30% to 44.99% slope	0.40
45% to 59.99% slope	0.35
60% to 79.99% slope	0.30
80% to 99.99% slope	0.30
100% or more slope	0.00

D. Activation

Underdevelopment:

- Underdevelopment: 25%

DRAFT CODE FORMAT (Hillside)

Sec. 1.2.2. RE9 Hillside Zone

A. Lot Criteria

Lot Dimensions:

- Lot area for new lots min: 9,000 SF
- Lot width for new lots min: 65'

Lot Frontages:

- Building coverage limit:
 - Up to 5,000 SF lot: 45%
 - 5,000 to 10,000 SF lot: 43%
 - 10,000 to 15,000 SF lot: 41%
 - 15,000 to 20,000 SF lot: 39%
 - 20,000 to 30,000 SF lot: 37%
 - 30,000 to 40,000 SF lot: 35%
 - Over 40,000 SF lot: 33%

B. Building Placement

Building/Structure Setbacks:

- Standard Hillside Limited Street Street: 25' or prevailing setback, whichever is greater
- Substandard Hillside Limited Street Street: 15'
- Side, Cornerwise: 15% of lot width
- Side (interior street): 5'
- Rear: 10'

Vehicle Access:

- Number of car/bike stalls: 1
- Distance to car/bike stalls: 10'
- Standard Hillside Limited Street Street: 20'

C. Height and Mass

Building Height:

- Total height limit: 33'
- Front and side wall height limit at setbacks: 20'
- Height to one single-story above setbacks: 45'
- Side wall above at 2 stories limit: 45'

Form and Massing:

- On to 45% slope: 0.40
- 1% to 29.99% slope: 0.30
- 30% to 44.99% slope: 0.30
- 45% to 59.99% slope: 0.25
- 60% to 79.99% slope: 0.20
- 80% to 99.99% slope: 0.00
- 100% or more slope: 0.00

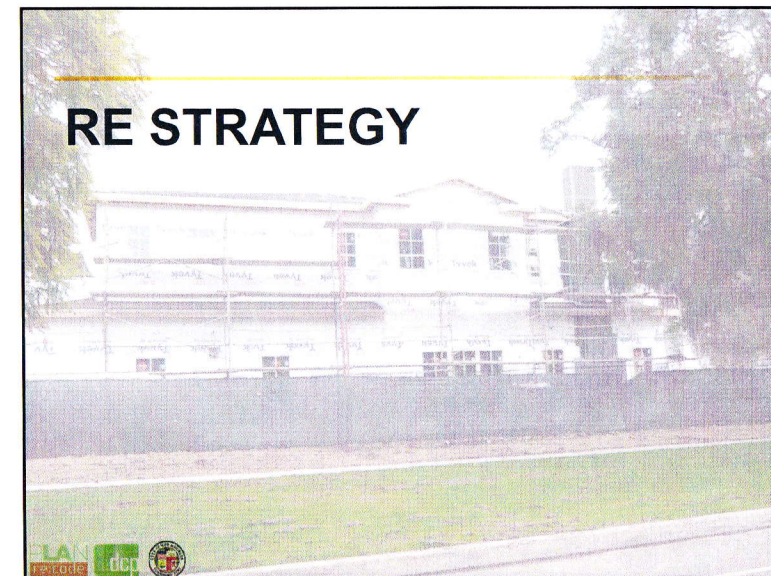
Form and Massing Requirements Table:

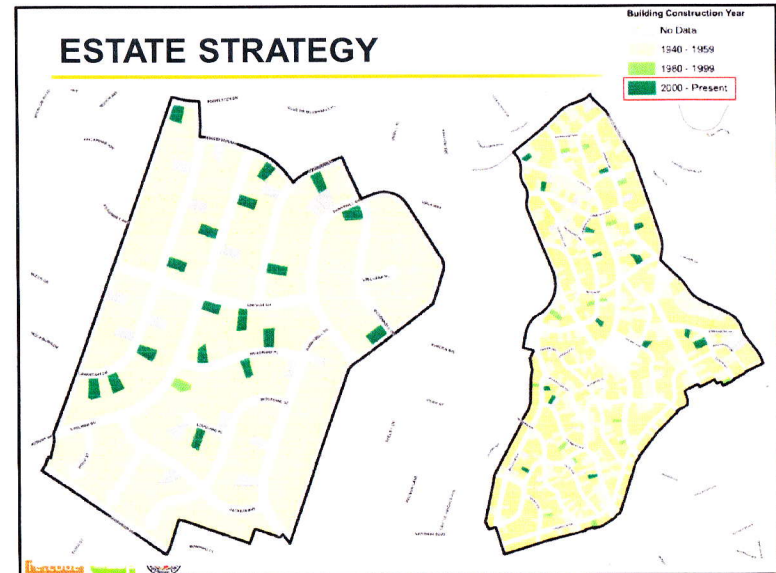
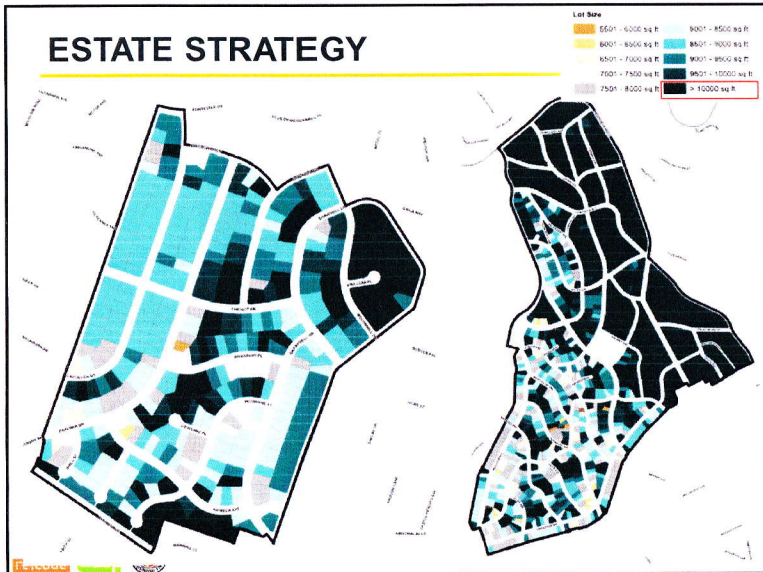
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On to 45% slope	0.40
1% to 29.99% slope	0.30
30% to 44.99% slope	0.30
45% to 59.99% slope	0.25
60% to 79.99% slope	0.20
80% to 99.99% slope	0.00
100% or more slope	0.00

D. Activation

Underdevelopment:

- Underdevelopment: 25%





RE STRATEGY – THE TOOLBOX

THE ISSUE: Parking/Driveway Placement on Sloping Sites

THIS...OR THIS...OR THIS?

RE STRATEGY – THE TOOLBOX

THE TOOL: Slope Sensitive Parking Rules

IF, THEN scenario: IF slope within first 30 feet of lot is 40% or more, THEN parking may be located in front

- Maximum driveway length/width?
- Minimum “yard” requirement (% of lot width)?
- Maximum driveway slope (both up and down)

NOT THIS!

RE STRATEGY – THE TOOLBOX

THE TOOL: Placement standards, Frontage Package?



Detached Accessory Structures must be behind the primary structure

- Unless slope sensitive rule applies?
- Address through lots (pick a primary street)
- Or, establish minimum dimension from rear of primary structure and front of accessory structure.



RE STRATEGY – THE TOOLBOX

THE ISSUE: Looming / Lack of Privacy

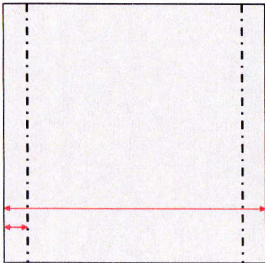



RE STRATEGY – THE TOOLBOX

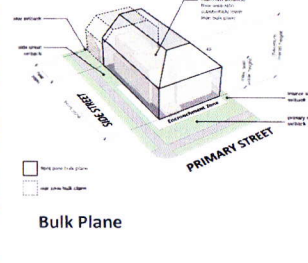

THE TOOL: Side Setbacks, Bulk Plane

Setbacks 20% of Lot Width (e.g. wider lots have more room in which to place a building so side setbacks are larger than small lots)

Bulk Plane – more simple than R1 (one envelope)



100' wide lot = 20' cumulative setbacks

RE STRATEGY – THE TOOLBOX

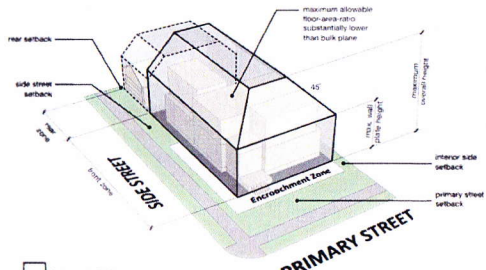

THE TOOL: Bulk Plane, FAR, Frontage Packages

Maximum 2-story wall length: only applicable in RE9, RE11, maybe RE15

Bulk Plane: only sides? Only applicable in RE9, RE11, RE15?

- FRONT Bulk Plane important in more “urban” neighborhoods

LOWER F.A.R. than bulk plane envelope would allow

RE STRATEGY – THE TOOLBOX

THE ISSUE: Tall Gates and Hedges



THE TOOL: Frontage Packages

Maximum Wall/Fence/Hedge Heights

Minimum dimension from lot line for Gates



RE STRATEGY – ZONE OPTIONS

THE ISSUES ON RE-9 TO RE-15:

- Parking Placement
- Driveways
- Setbacks
- Looming
- Overall Massing
- Neighborhood Character

THE ISSUES ON RE-20 TO RE-40:

- Parking Placement
- Driveways
- Setbacks
- Gates/Hedges
- Accessory Structures

	RE-9	RE-11	RE-15	RE-20	RE-40	RA
LOT SIZE	9,000 SF	11,000 SF	15,000 SF	20,000 SF	40,000 SF	17,500 SF
FRONT SETBACKS	20' min.; 5' min. on SHLS's and lots that slope > 40%			20'	20'	20'
SIDE SETBACKS	10% lot width (not less than 5' for lots < 50')			15% lot width		15% lot width
COVERAGE	20-40% (curve relative to lot size)			15-30% (curve relative to lot size)		30%
FAR (max.)	0.40	0.38	0.36	0.34	0.32	0.30
BULK PLANE	SINGLE (20' wall height, front and side bulk plane at 45-degree; max. 33' height)			NO BULK PLANE (min. setbacks; max. height)		



Discussion...

