



Zoning & Subdivision Regulations Update

Module 1 | District Framework: Issue Discussion

August 14, 2008

Draft



Issues from 7-23 meeting

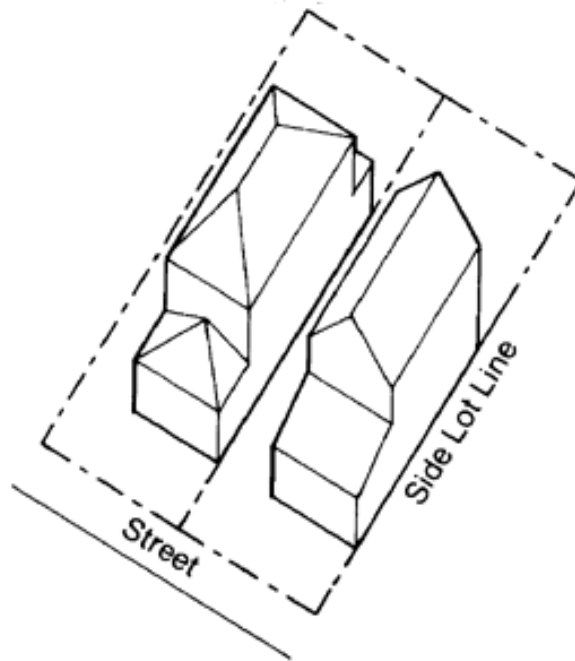
- ✓ Side-by-side district comparisons
- Lot line houses in R5.4
- Residential height (especially R5.4)
- Need for lot coverage regulations and additional "massing" controls
- Effect of regulations on housing cost/affordability
- Cluster & conservation (regulations & testing)
- Agriculture, preservation of and coordination with cluster & conservation

Issues from 7-23 meeting

- Controls on single-purpose residential buildings in B/C districts
- ✓ Split zoning (should be prohibited)
- Uses (where specific types allowed and how interpretations are made)
- Transition and "adjacency" issues (e.g., B/C/I next to R)

Lot line houses

- Detached house with one exterior side wall at or very near (interior) side lot line



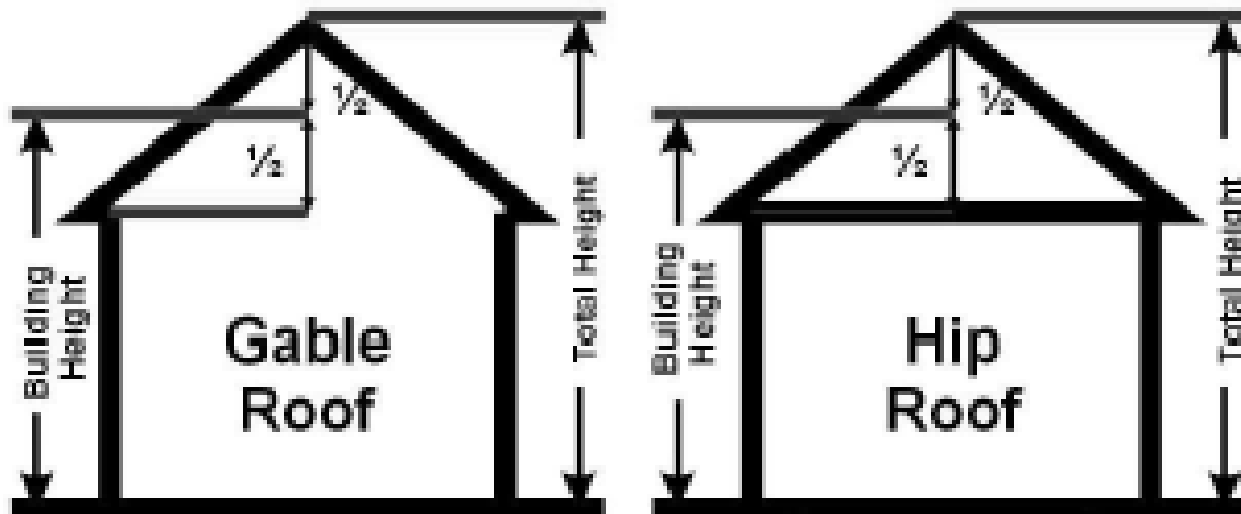
Lot line houses

- Sometimes referred to as “patio homes,” “garden homes,” “narrow-lot houses”
- Allows for useable side yard area
- View from street (character) is indistinguishable from conventional detached house

Residential building height

- Proposed height limits changed from 30 to 35 feet, except in “A” (R5.4)
- Change proposed in response to modern building trends as well as new thinking about the way building height will be measured

Residential building height



Lot coverage and "massing" controls?

- Lot coverage
- Impervious coverage
- Floor area ratio
- Bulk plane
- Wall plate height/length
- Design/articulation standards

Lot coverage and "massing" controls?

- Regulatory tolerance
- Administrative complexity
- Neighborhood-specific
- Not recommended at this time

Effect on housing cost/affordability

- Evaluate after draft is complete
- Await additional guidance from Mayor's Task Force
- Many positive steps taken in Module 1

Effect on housing cost/affordability

- Reduced minimum lot area by 16– 20% in R2.7, R2.7M, R1 and R0.5
- Simplified density measure: minimum lot area per unit (regardless of bedrooms)
- Increased allowable density in R2.7M, R1, and R0.5
- No absolute density limit for mixed-use buildings in B and C districts; controlled by physical building envelope

Minimum Lot Area

R-II	R-XII	R-III	R-IV	B	RH	R-VI
5,400 sq. ft.		3,500–3,600 sq. ft.				
R2.7	R2.7M	R1	R1	R1	R0.5	RMH
3,000 sq. ft.						

Minimum lot area per unit (square feet)

R-XII	R-III	R-IV	B	RH	RVI
2.7–3.6k	1–2.5k			0.75–1k	1–2.5k
R2.7M	R1	R1	R1	R0.5	RMH
2,700	1,000			500	1,000