

Process

Existing Code

- Project meets all standards: Staff review with no public notice (proposed to remain)
- Project *cannot* meet all standards: Public hearing with public notice (project subject to design review guidelines)

Proposal

- Project *cannot* meet all standards:
 - Apply for an adjustment to specific standards (public notice/comment and staff review)
 - Adjustment decisions can be appealed to the hearing officer
 - City Council can call up decisions that have been appealed (Class 2 adjustments)
- Remove design review guidelines



Parking

Existing Code

- 3 units: 2 spaces per unit
- 4+ units: 1.5 spaces per unit

Proposal

- 3-12 units: 1 space per unit
- 13+ units: Based on number of bedrooms in a unit
 - Studio/1-bd: 1 space/unit
 - 2+ bd: 1.5 spaces/unit
- Allow for a total of up to 25% parking credit for:
 - On-street parking
 - Proximity to core transit network
 - On-site car share or shuttle service
 - Additional covered bicycle parking
 - Affordable housing



3 and 4 Unit Projects

Existing Code

- Considered “multiple family development”
- Must meet the same 60+ design standards as very large multifamily developments

Proposal

- Excluded from the definition of “multiple family development”
- Must meet the same standards as single-family homes
 - Maximum height of 35 ft
 - Rear setback of 14 ft or 20 ft (based on building height)
- Must meet minimal design standards
 - Building faces a street or common open space
 - Pitched roof
 - Articulated (i.e. distinctly designed) primary entrances
 - Parking may not exceed 50% of the lot width along a public street



5 to 12 Unit Projects

Existing Code

- Considered “multiple family development”
- Must meet the same 60+ design standards as very large multifamily developments

Proposal

- Must meet limited design standards such as:
 - At least one primary entrance faces the street or common open space
 - Articulated (i.e. distinctly designed) primary entrances
 - No parking between buildings and streets
 - 20% of site is common open space
 - Pedestrian connections to sidewalks, common open spaces, and parking
 - Reduced setbacks for smaller building (additional 5-ft reduction allowed if 8-ft tall fence provided)



13+ Unit Projects

Open Space

Existing

- 30% of the site must be common open space
- Private open space (e.g. balconies and patios) must be provided for every unit
- Projects with 20+ units must provide a play or recreation area

Proposed

- 30% of the site must be a mix of common or private open space
 - Optional play/rec areas count double towards this requirement
- Projects with 20+ units must provide 20% of units with private open space

Setbacks and Compatibility

Existing

- Buildings next to single-family zones must be set back 1 ft for every 1 ft of building height with minimums:
 - 1-story: 14 ft setback
 - 2 or more-story: 20 ft setback
- Setbacks must be landscaped and have a 6-ft fence or wall

Proposed

- Existing setback standards will remain
- 5-ft reduction in setback allowed if an 8-ft fence is provided
- No balconies overlooking adjacent single-family properties



13+ Dwelling Unit Project

Building Mass and Articulation

Existing

- Every two attached units must be offset from the next unit by at least 4 feet
- Buildings cannot be more than 150 ft long (proposed to remain)
- Common entrances can serve up to 4 units
- Rooflines cannot exceed 100 ft without a 4-ft change in elevation

Proposed

- For every two attached units, the vertical face of a building must incorporate design elements (e.g. *covered decks, offsets, or bay windows*)
- Base of multi-story buildings must be distinguished through color, material, or molding
- Rooflines cannot exceed 100 ft without a 4-ft change in elevation or *cross gable*

