

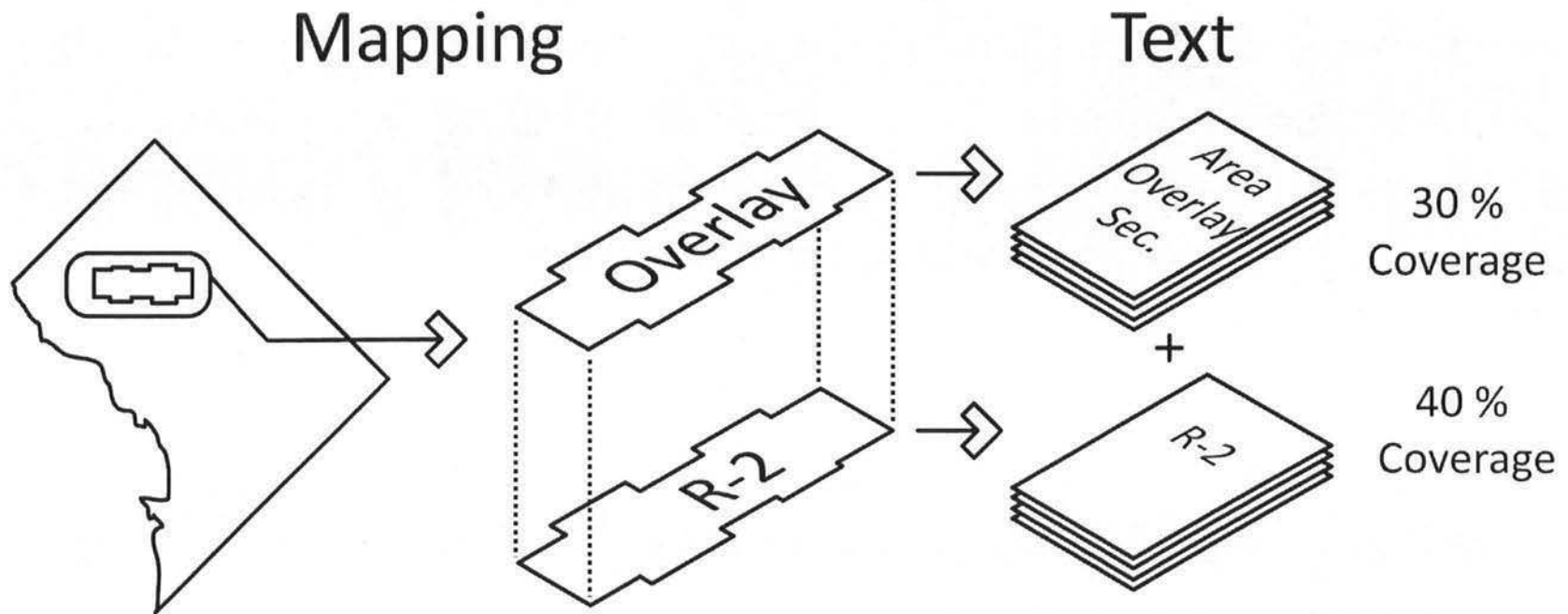
Zoning Review: Low-Moderate Density Residential Recommendations

**Presentation by
the Office of Planning**

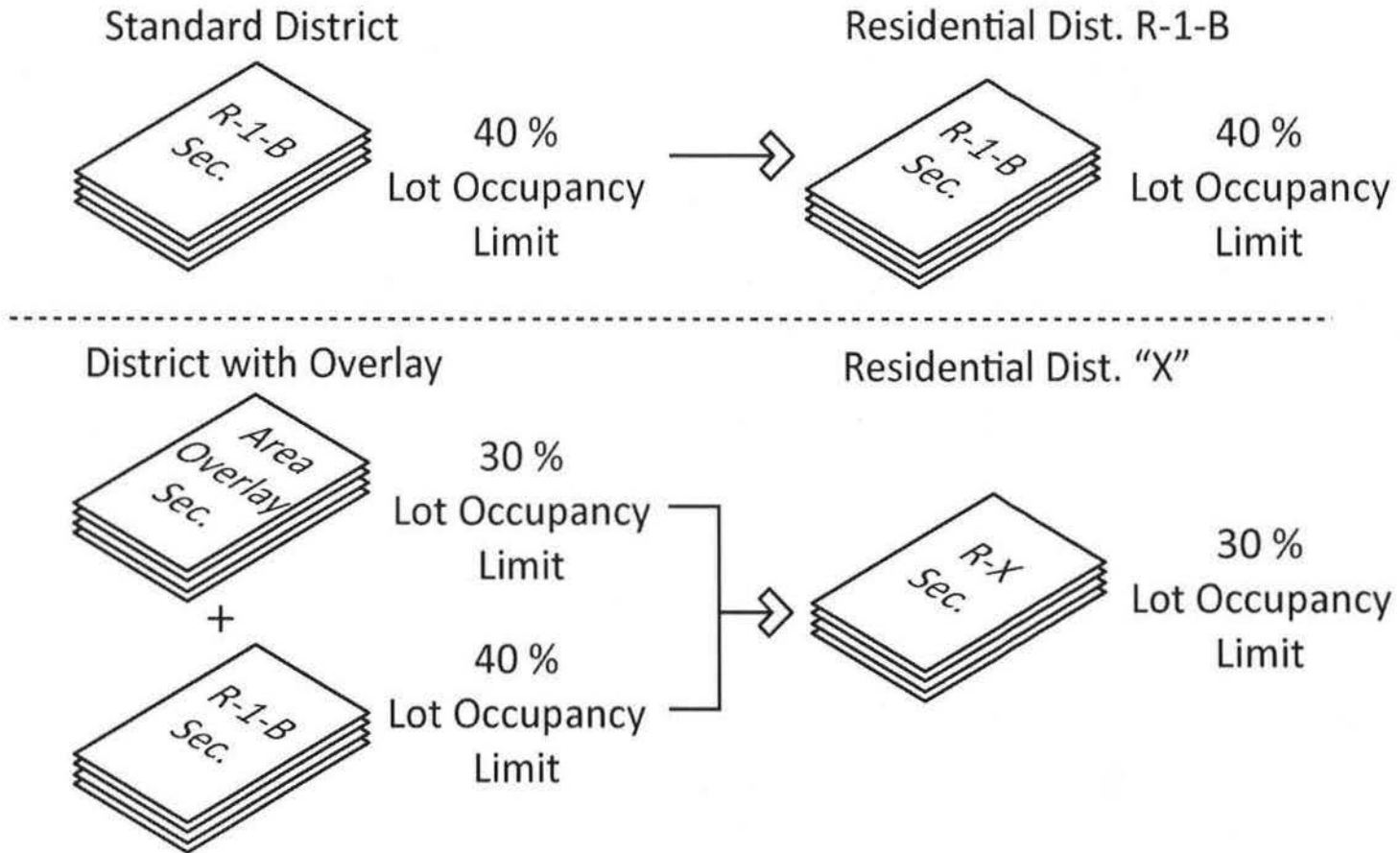
April 9, 2009

ZONING COMMISSION
CASE No. 08-06-8
EXHIBIT No. 10

Existing Practice

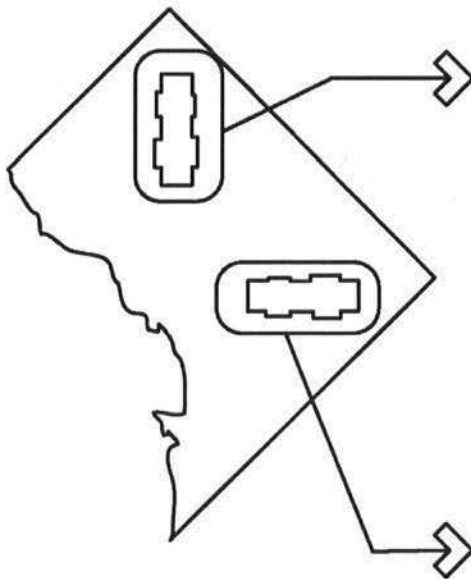


Text

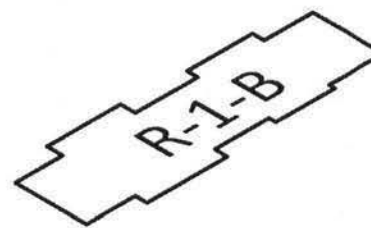


Mapping

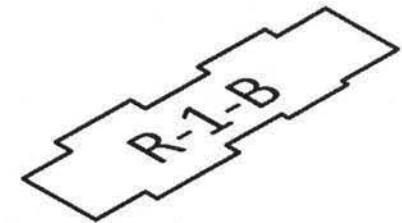
Same Zone District:
R-1-B



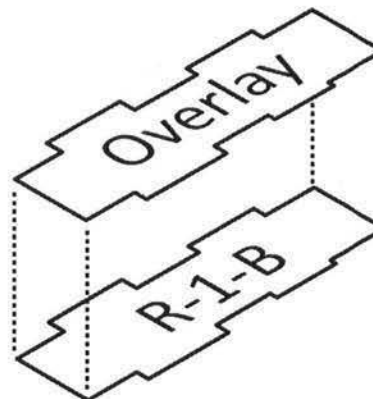
Standard District



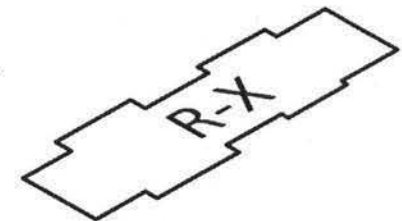
Residential Dist. R-1-B



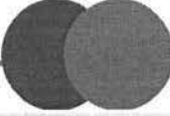
District with Overlay



Residential Dist. "X"



Existing Zoning Districts



C1	Arts/C2A	CG/C3C	D/R5B	D/SP1	DD/C5	HS/C2C	R1A	LO/CM1	WH/C1
C2A	Arts/C2B	CG/CR	D/DC/C2B	D/SP2	DD/R5B	HS/C3A	R1B	SEFC/CR	WP/C2A
C2B	Arts/C3A	CG/R5E	D/DC/R5B	DC/CR	DD/R5E	HS/C3B	R2	SEFC/R5D	WP/C2B
C2C	Arts/CR	CG/W1	D/NOPD/R1B	DC/R5B	ES/C3A	FHTSP/R1A	R3	SEFC/R5E	W1
C3A	CAP/C2A	CG/W2	D/NOPD/R5A	DC/R5D	FB/R-3	FHTSP/R1B	R4	SEFC/W0	W2
C3B	CAP/CHC/C2A	CG/W3	D/NOPD/TDP/R1A	DC/R5E	FT/C3A	FHTSP/R2	R5A	SHOP/C4	W3
C3C	CAP/CM1	CP/C2A	D/FHTSP/R1A	DC/SP1	FT/CM1	FHTSP/D/R1A	R5B	SSH/R1B	
C4	CAP/R4	D/R1A	DC/C2A	DC/SP2	FT/CR	MW/C1	R5C	TK/C2A	
CM1	CAP/R5B	D/R1B	DC/C2B	DD/C2A	FT/M	MW/R5B	R5D	TSP/R1A	
CM2	CAP/SP2	D/R2	DC/C2C	DD/C2C	HR/SP2	MW/R5D	R5E	TSP/R1B	
CM3	CBUT/R1A	D/R3	DC/C3B	DD/C3A	HR/C3C	NOPD/C2A	SP1	WH/R1A	
CR	CG/C2C	D/R4	DC/C3C	DD/C3C	HS/C2A	NOPD/R1B	SP2	WH/R1B	
M	CHC/C2A	D/R5A	DC/C4	DD/C4	HR/C2B	NOPD/TSP/R1A	W0	WH/GOV	

Rec. 1 Customized Zones – Tools & Templates



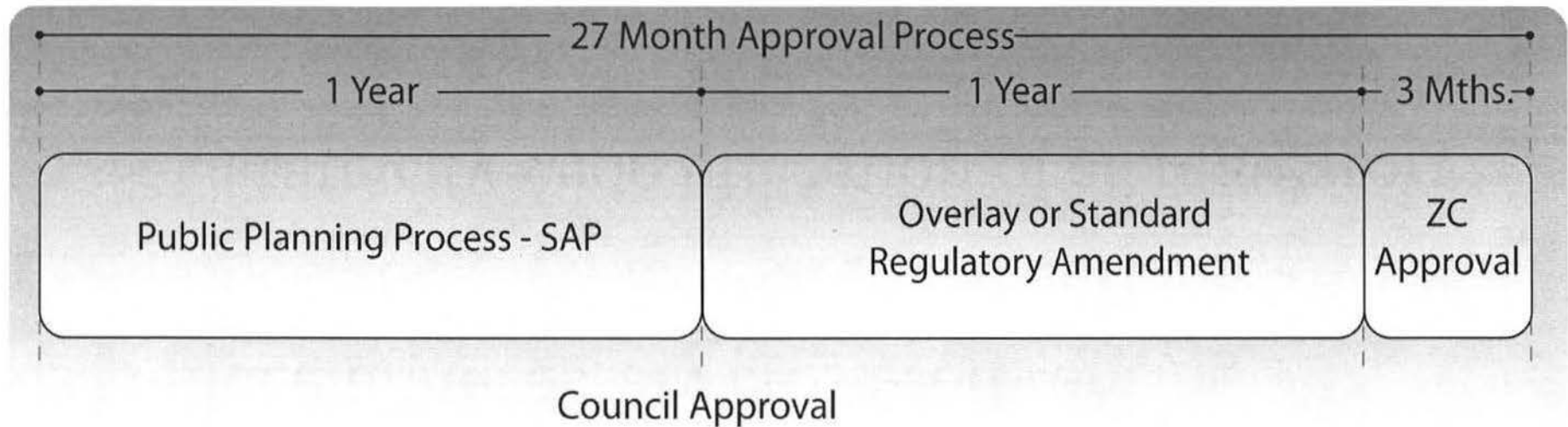
Allow customizable residential zones.

This means creating a standard template for Low Density (i.e. detached & semi-detached) and Moderate Density (i.e. rowhouse) zones that could be customized for local areas and would replace the use of local overlays to modify underlying zoning.

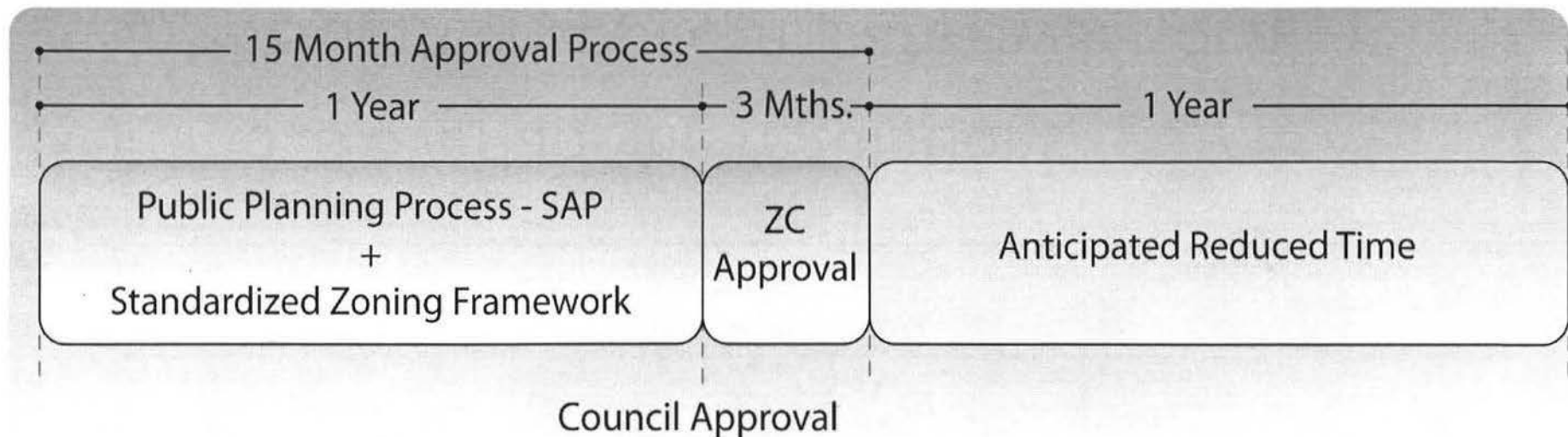
The planning process for neighborhoods to identify and customize neighborhood-specific zoning would remain the same as the current system (i.e., neighborhood guidance or pursuant to a Small Area Plan).

Timeline Comparison

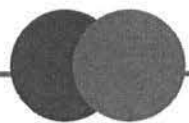
Existing Process:



Intended Process:



Goals



- Remove overlapping regulations
- Ensure staff & applicants are aware of all applicable regulations
- Reduce unnecessary cross-referencing
- Reduce geographic-related exceptions
- Facilitate city-wide utilization of all regulatory tools
- Reduce time-frame for revising regulations

Rec. 2 Height



EXISTING PRACTICE: Measured in ft. to ceiling of top story

ISSUES: allows for unlimited height above top ceiling & can lead to confusion about stories

Height maximums should continue to be measured in feet, however measurement should be to the top of a flat roof or the mid-point of a sloped roof. This system would remove the need for a separate measure of stories.

Rec. 2 Height



Rec. 3 Front Yards

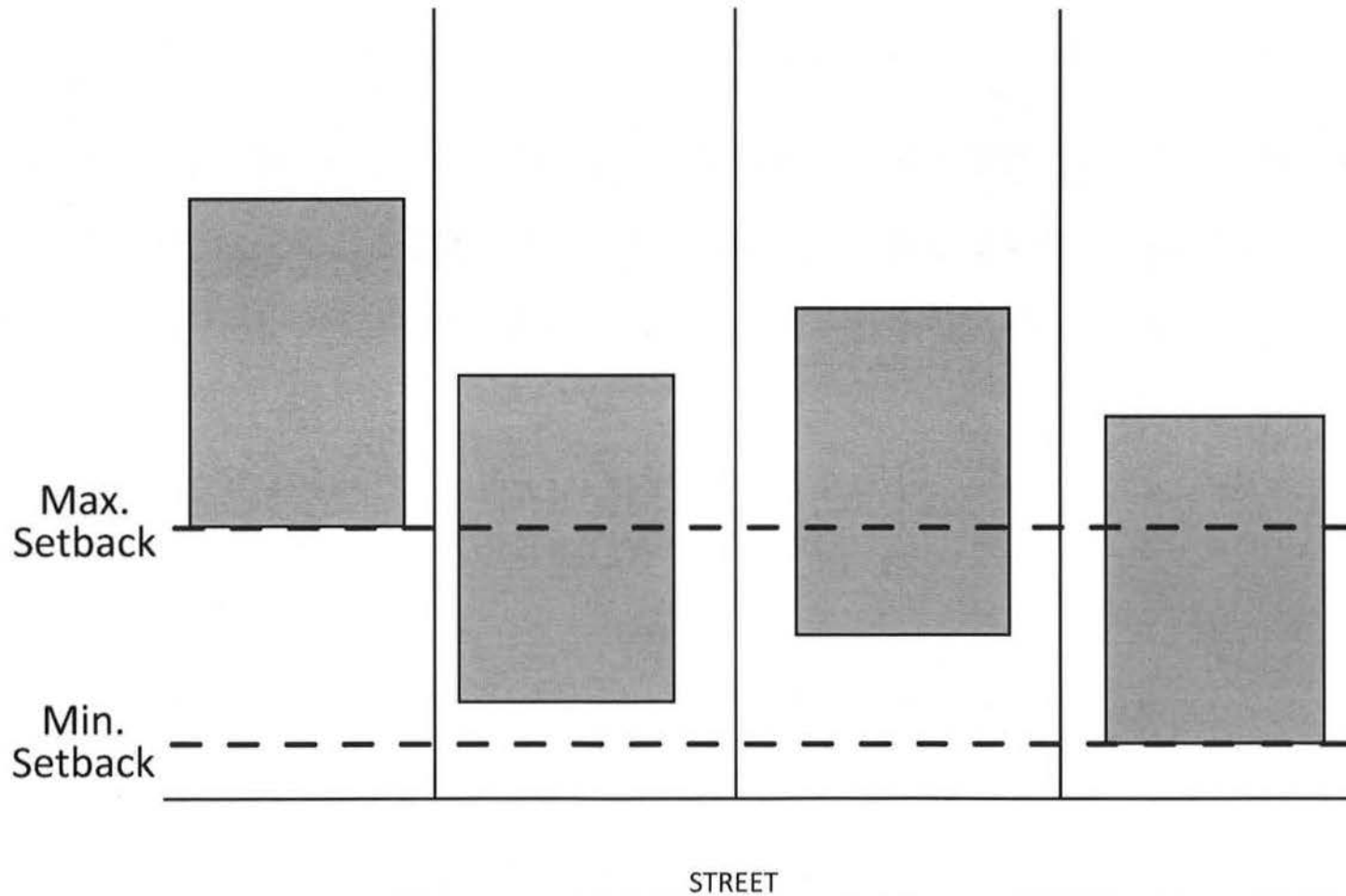


EXISTING PRACTICE: No front yard requirement

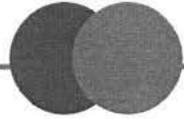
ISSUES: Many areas have front yards, current regs allow infill to extend further forward or back

Front yard setbacks should be available as tools for local neighborhood zones. Front yard setbacks should be based on the characteristics of existing buildings on the same block face.

Rec. 3 Front Yards



Rec. 4 Side Yards



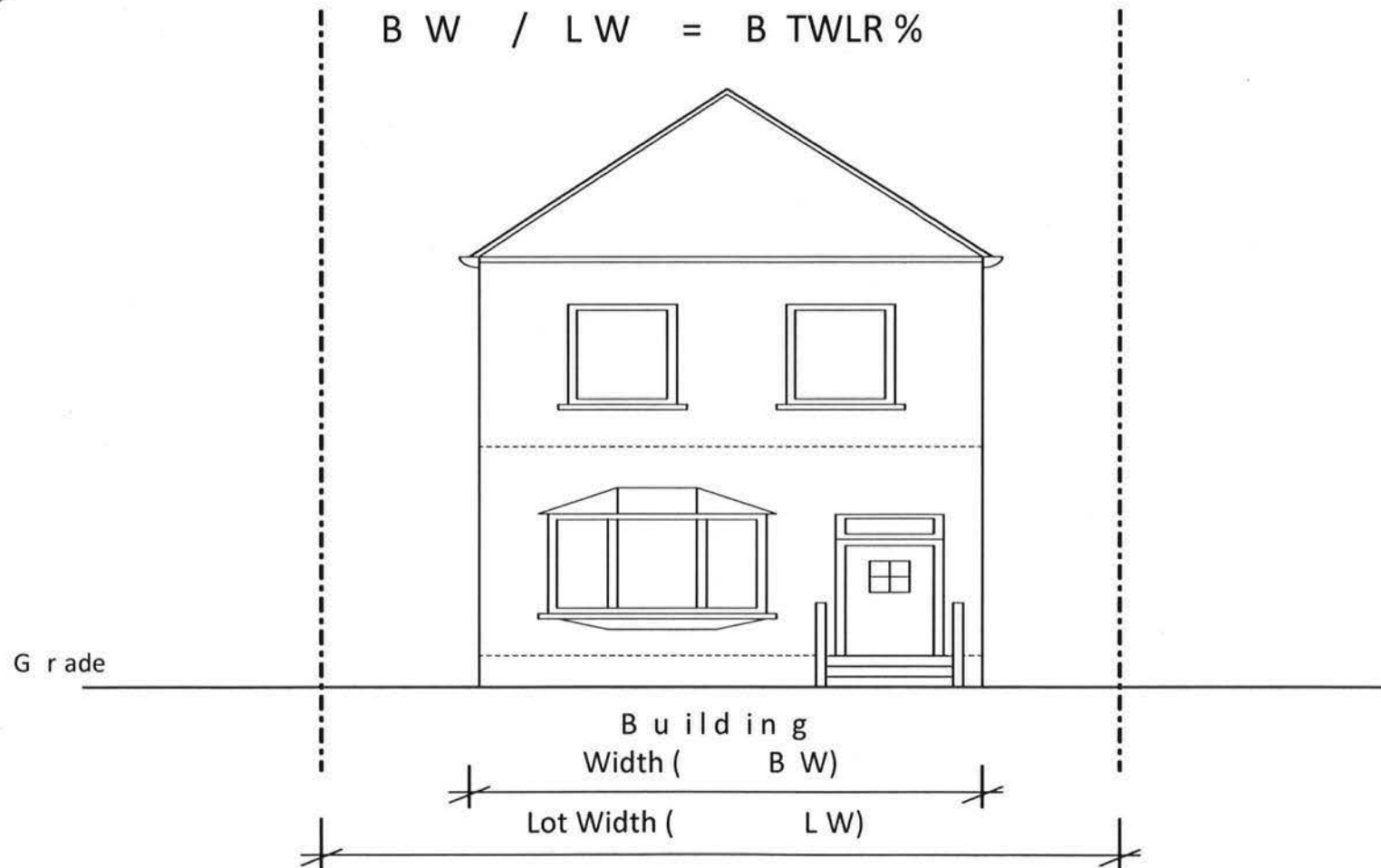
EXISTING PRACTICE: 8' standard requirement

ISSUES: Most existing neighborhoods don't have regular side yards.
Infill development cannot always match existing character.

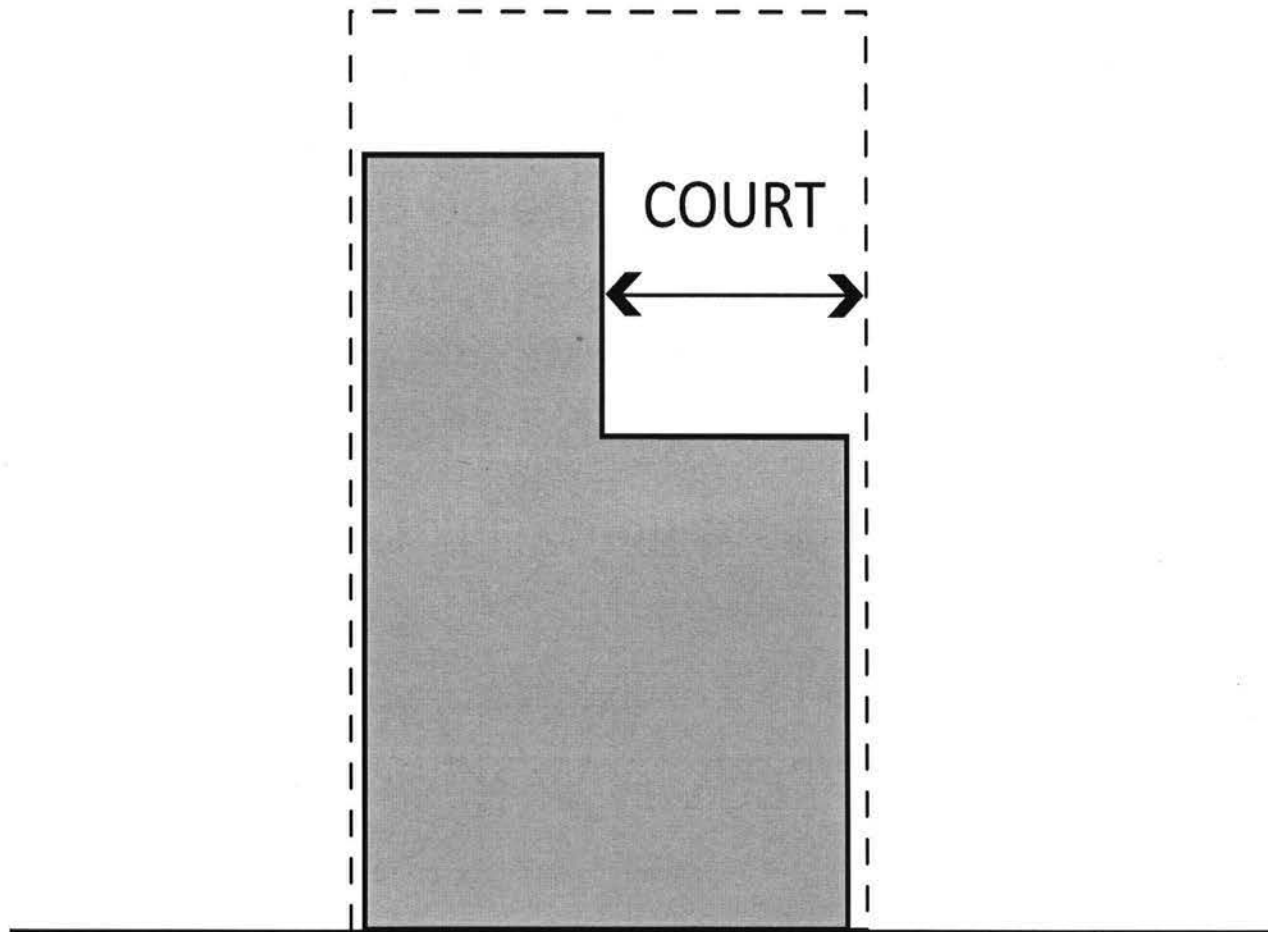
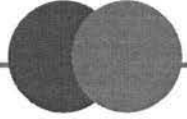
For detached homes, the standard should change from a side yard measure to a measure of the ratio of building width to lot width. It would still be appropriate to maintain an absolute minimum on each side.

Allow buildings to expand along the line of existing non-conforming side yards.

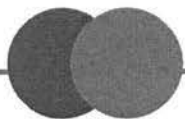
Rec. 4 Side Yards



Rec. 5 Courts



Rec. 5 Courts



EXISTING PRACTICE: Minimum width and area requirements for existing courts

ISSUES: Creates incentive to fill in non-conforming courts rather than get variances

**Remove current court width and area requirements.
Existing courts could be extended at their current width
without a variance.**

Rec. 6 Building Area (Lot Occupancy)



EXISTING PRACTICE: Building footprint controlled by lot occupancy

ISSUES: Widely varied lot sizes make this a poor standard for controlling infill development. 20% of variances are for LO

Each zone should have a matter-of-right building footprint regardless of lot size. Lot occupancy limits would continue to apply for buildings larger than the matter-of-right standard.

Exclude narrow courts and side yards from footprint and lot occupancy calculations.



LOW-MOD RESIDENTIAL

Rec. 7 Rear Yards/Building Depth



EXISTING PRACTICE: Required @ 25' in R-1, 20' in R-2 to R-4

ISSUES: Rear yard neighborhood character is more highly variable than the current standard. For rowhouses, same issues with character as lot occupancy

Rowhouses should have a matter-of-right depth regardless of lot depth. Rear yards would continue to be required beyond the matter-of-right depth.

Rec. 8 Residential Density



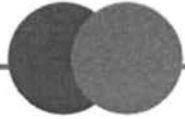
EXISTING PRACTICE: R-1 through R-4 have densities based on max. # of units per lot. R-5 have no limit on # of units.

ISSUES: There are gaps in the # of units allowed in current zones. No opportunity for 3-, 4-, or 6-unit zones.

Low and Moderate Density residential districts should have customizable limitations on the number of residential units on a lot.

The allowable number of units in existing zones would not change, but would be a standard that could be changed by individual neighborhoods through the small area plan process.

Rec. 9 Subdivision



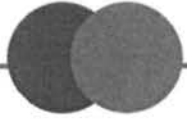
EXISTING PRACTICE: Lot standards for new subdivisions depend on the type of structure being built

ISSUES: Existing areas with substandard lot sizes for their zone classification are saddled with variance requirements to build or expand.

Continue to regulate lot area and width standards by type of structure for the creation of new lots.

Allow minimum matter-of-right construction on existing lots that are not being further subdivided.

Rec. 10 Accessory Buildings



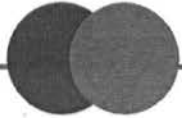
EXISTING PRACTICE: Allowed in residential districts & limited by lot occupancy

ISSUES: Footprint limits would prevent acc. structures on smaller lots

Provide a matter-of-right square footage allowance for accessory structures on small lots.

Structures above the matter-of-right standard would be subject to lot occupancy limits meaning that property owners could build larger accessory structures by transferring unused footprint allowance from the primary structure.

Rec. 11 Building Use



EXISTING PRACTICE: Most non-residential uses are tightly limited to those customarily seen in residence districts, such as schools, churches, etc.

ISSUES: Current regs. limit flexibility for local areas to allow for home occupation & neighborhood serving commercial uses

Establish strict baseline standards for matter-of-right non-residential uses in each residential zone.

Rec. 12 Historic Institutional Buildings



EXISTING PRACTICE: New uses in old institutional buildings subject to special exception & variances

ISSUES: Often these structures unsuited for uses permitted in residential zones, but Comp. plan calls for adaptive reuse

Allow adaptive reuse of historic institutional buildings. Conditions would be put on the impacts of new uses in these buildings that would allow development as either matter-of-right or special exception.

Rec. 13 Residential Units in Multiple Structures



EXISTING PRACTICE: Using a second structure requires zoning relief even in zones permitting apartment buildings

ISSUES: No existing matter-of-right way in regs to use carriage house/build a second unit unattached to main building

Allow permitted units to be located in a second residential structure on the same lot in those zones that allow two or more units.

Rec. 14 Historic Waiver for Loading



EXISTING PRACTICE: Additions more than 50% to historic structures required to provide parking, but not loading

ISSUES: 2007 update to parking regulations was never carried through to loading.

Update loading standards for additions to historic structures to match parking standards.