

Residential Development Standards Project: Summary

Purpose: Review all policies that shape new and expanded single and multi-family development, with the goal of creating a better set of standards that do not inadvertently discourage investment but result in a higher level of quality when projects are built.

Single Family Residential

Primary objectives:

- Improve existing objective building design standards (windows, eaves, etc.)
- Add standards to address infill compatibility

Secondary objectives:

- Update base zone development standards (setbacks, height, etc.)
- Consider policy changes to allow a greater diversity of housing types (ADUs, duplexes)
- Review lists of uses and conditional uses.
- Consider applying some design standards to building expansions.

Multi-family Residential

Primary objectives:

- Introduce new building and site design standards

Secondary objectives:

- Consider policy changes to allow a greater diversity of housing types (cottage housing, townhouses)
- Update base zone development standards (setbacks, height, etc.)
- Review lists of allowed and conditional uses.



Residential Development Standards Project:

Ground Rules

This project will:

- Use a lot of illustrations – to explain existing policy, analyze alternatives, and include in the new code
- Focus on drafting code and standards needed to better implement current Comprehensive Plan policy
- Not consider rezoning or density changes
- Be based on 2008 code improvement Action Plan approved by the Planning Commission and City Council
- Streamline the Residential base zone code sections to be easier to use and understand, and update related definitions



