

SINGLE-FAMILY DWELLINGS

Development Standards



Why are Development Standards Important?

- In combination, they establish and protect the desired character of a neighborhood by regulating:
 - The minimum lot size in a neighborhood and how many homes can be built per acre.
 - Where a home can be placed on a lot, which protects privacy.
 - How big a home can be through maximum height, lot coverage, and solar access standards.
 - How much of a lot can be covered by structures.

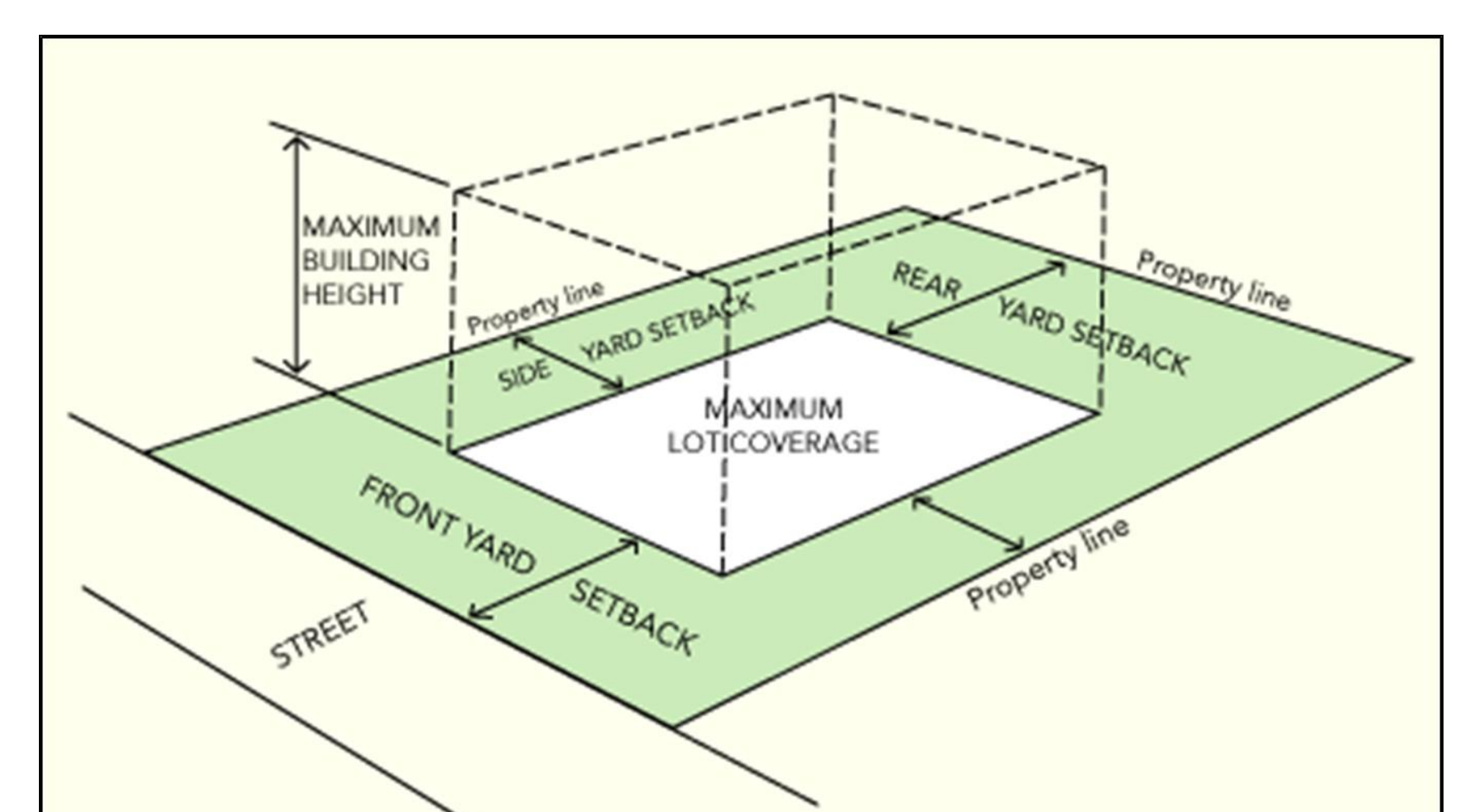
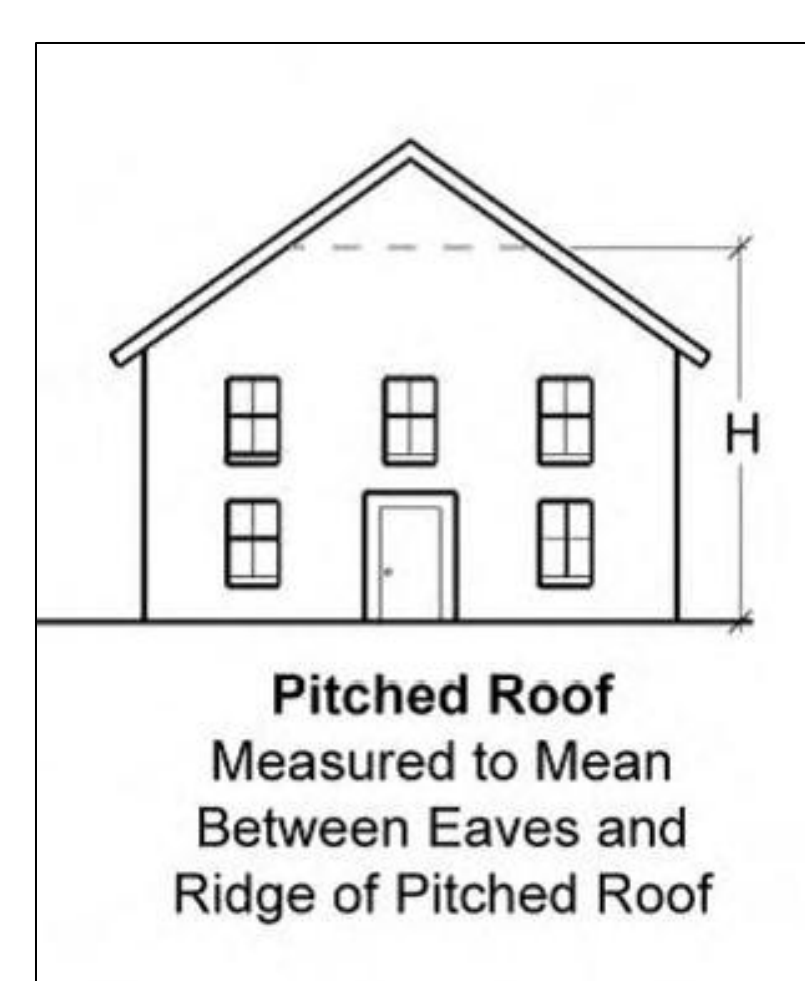
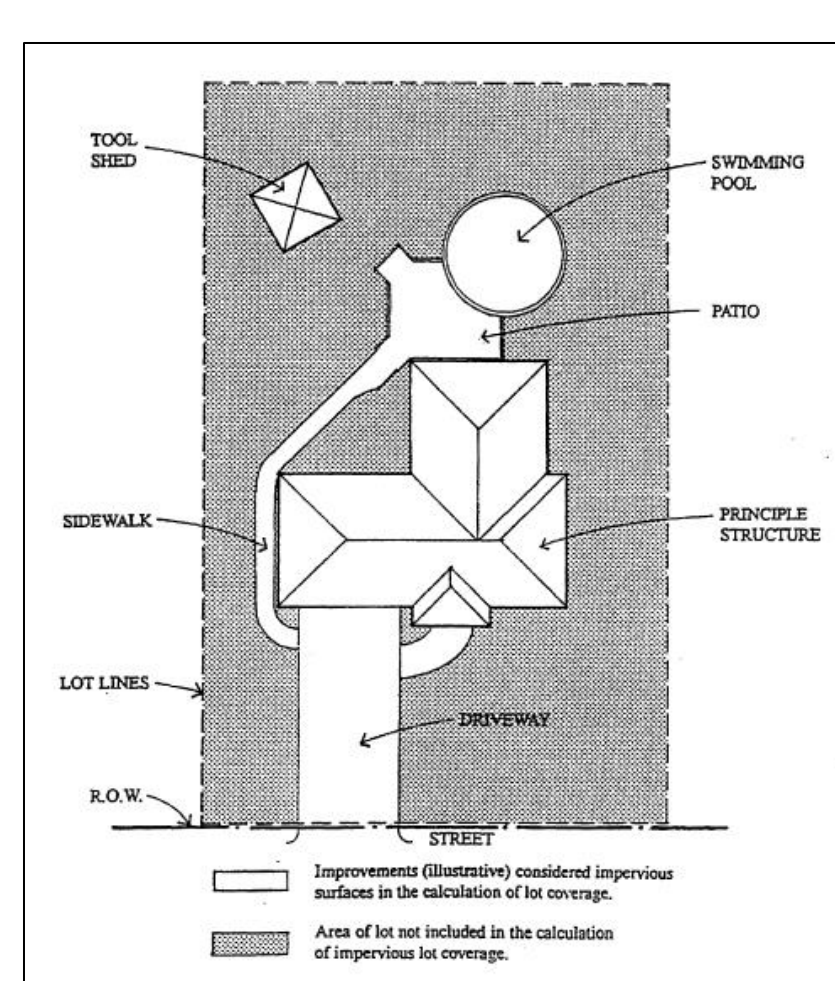
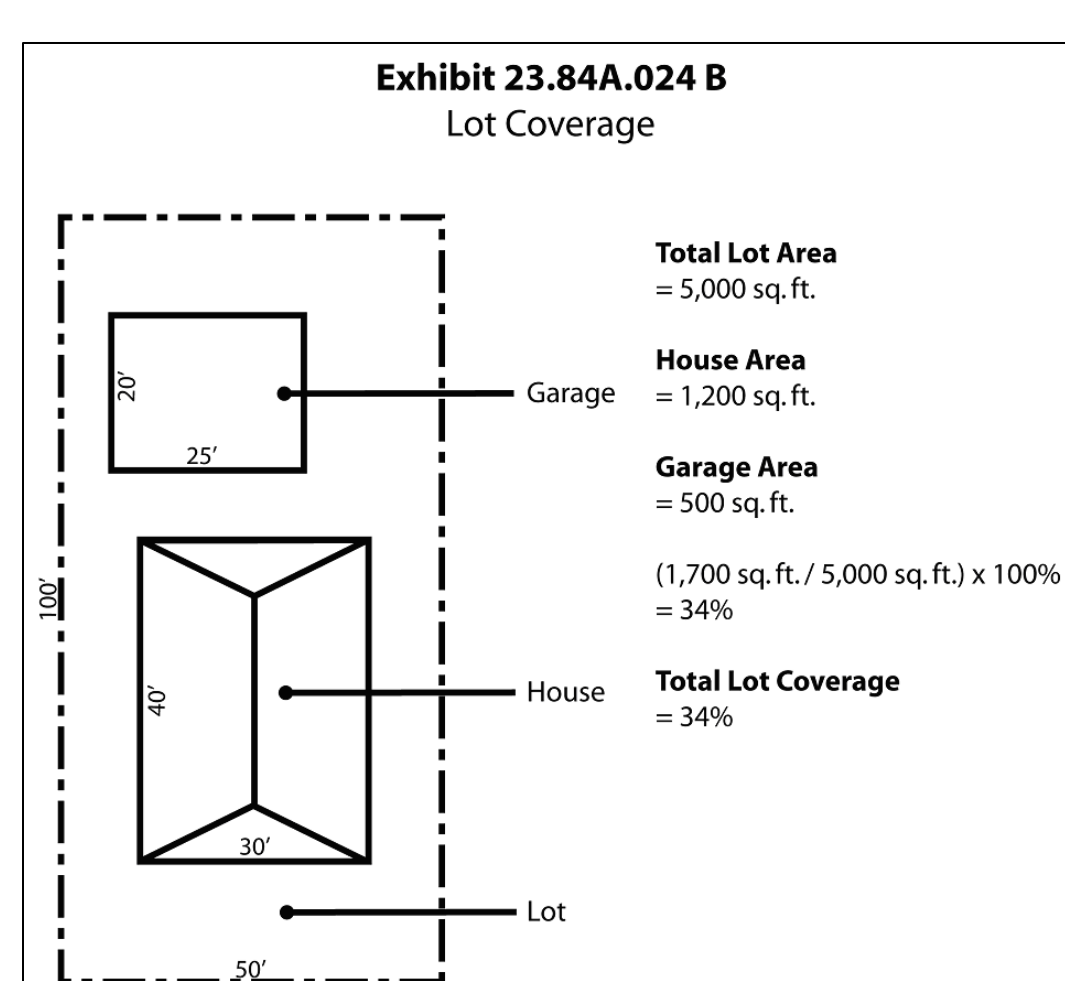
Problems to Solve

- New infill development does not always “fit in” with existing neighborhoods.
- The height of a house built on a hill is measured the same way as a house built on a flat site, which can result in houses that tower over their neighbors.
- Many of the existing houses in low-density residential zones are 1 story or 1.5 stories, but new houses can be up to 2.5 stories tall. This can result in a loss of privacy and solar access for the existing houses.
- Property owners wanting to build a home addition or add an accessory structure are prevented from doing so because they have reached the maximum lot coverage for their lot.



Tools We Can Use

- **Lot size:** the minimum square footage a newly created lot must contain.
- **Lot coverage:** the maximum percentage of a lot that can be covered by structures. Also known as *open space regulations*.
- **Minimum vegetation:** the minimum percentage of a lot that must be planted with vegetation. Also known as *yard regulations*.
- **Height:** the maximum height permitted, as well as how it is measured, and whether it is measured differently on flat versus sloped lots.
- **Setbacks:** the minimum distance a dwelling must be “set back” from the front, rear, and side lot lines. Also known as *buffers*.



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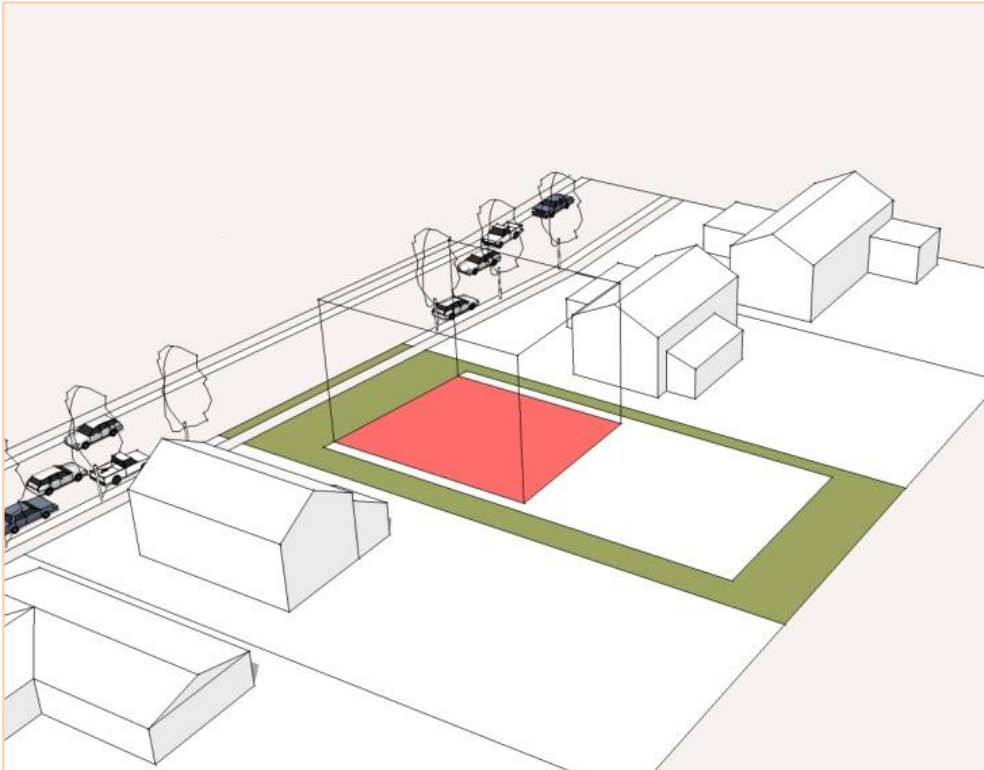

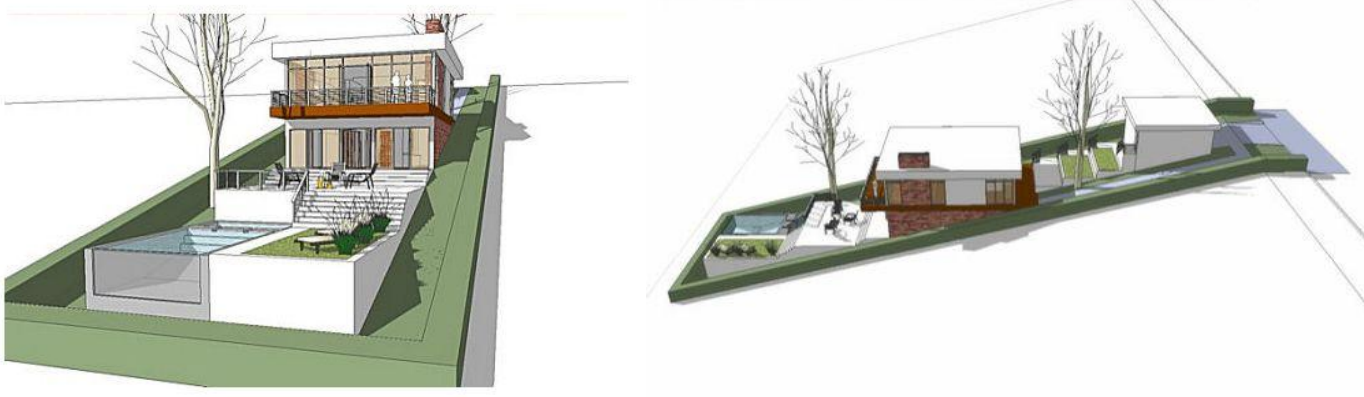


Key Recommendations

The goal of these recommendations is to allow homeowners more flexibility in ways that won't impact neighbors, and minimizing negative impacts of infill development in established neighborhoods.

- **Variable lot coverage standards.**
 - Allow lot coverage exceptions so houses can expand outward rather than upward, and so property owners can build detached accessory dwelling units.
 - Have different lot coverage standards for smaller and larger lots to avoid very large homes on very large lots.
- **Larger setbacks for taller buildings.** Require additional side yard setbacks for homes taller than 25 feet to protect the privacy and solar access of adjacent properties.
- **Measure building height differently.** Establish different height limits for buildings on sloped lots to prevent them from towering over homes on flat lots.

Anticipated Results

Recommendation	Example of a building that would be approvable	Example of a building that would NOT be approvable
Variable Lot Coverage Standard.	<p>This home is on a large lot and is similar in size to its neighbors.</p> 	<p>This home is on a large lot and is much larger than its neighbors.</p> 
Larger Setbacks for Taller Buildings.	<p>This home has an additional side yard setback due to its height.</p> 	<p>The new home on the left is very close to the existing home on the right.</p> 
Measure Building Height Differently.	<p>This house on a slope has a lower maximum height.</p>  <p>Total height = 25 feet</p>	<p>The building on the left was built on a sloped lot and towers over its neighbor.</p> 