

Residential Development & Design Standards Amendments – Overview of Revisions

Changes effective 12/1/2012

TITLE 17 SUBDIVISION ORDINANCE

- New lot division standards for cottage clusters

TITLE 19 ZONING ORDINANCE

Format:

- Uses and development standards compiled into two tables: low density residential zones and medium and high density residential zones.

Definitions & Measurements:

- Definition for “fowl” and clarification of when/where they are allowed.
- New vertical measurements section.
- New density calculations section.

Housing & Review Types:

- Rowhouses and cottage cluster development are permitted in MFR zones (R-1-B through R-3).
- Accessory Dwelling Units (19.910.1):
 - Detached ADUs are permitted through Type I or Type II review, depending on location and size (19.910.1.E.4.b)
 - Type I review for detached ADUs has a public notification requirement (19.910.1.C)
 - Attached ADUs are reviewed through Type I review (no public notification).
- Duplexes (19.910.2):

- Allowed outright on properties that have frontage on an arterial (subject to lot area), and through Type II review on other properties
- Specific development standards for duplexes on corners
- Type II Variance to SFR detailed design features and ADU standards (19.911.3.B.6)

Development Standards:

- The front yard averaging exception of 19.501.2.B has been removed.
- Lot coverage:
 - Calculation no longer includes eaves.
 - Increased lot coverage provisions for duplexes, rowhouses, detached ADUs, and single-story additions.
 - Decreased lot coverage provisions for development on very large lots (more than 2.5 minimum lot size).
- New side yard height plane requirement.
- New height measurements for buildings on slopes.
- At least 40% of a front yard must be vegetated.
- Reduced lot width for rowhouses; specific lot creation standards for cottage clusters.
- Transition measures between lower- and higher-density residential zones.
- Covered porch on a SFR detached dwelling may extend up to 6 ft into a required front yard if relevant standards are met (19.501.2.C)
- New development standards for cottage clusters (19.505.4)
- New development standards for rowhouses (19.505.5.)

Design Standards:

- Expanded SFR and duplex design standards (19.505.1)
 - New articulation requirements for SFR and duplexes (19.505.1.C.1)

- New design and placement standards for attached garages and carports (19.505.2)
- New design standards for multifamily development, reviewed through Type I or Type II Development Review (19.505.3)
- New design standards for cottage cluster housing (19.505.4)

Accessory Structures & Uses:

- New provisions for sustainability-related accessory structures (solar energy systems, wind energy systems, and rainwater systems), which are subject to specific accessory structure provisions (19.502.3).
- Three types of accessory structures: A, B, and C. They are subject to various size, height, and setback requirements (19.502.2).
- Height of accessory structures measured in the same way as primary structures rather than to highest point.
- Clarification about period of use for guest houses (19.503.1.A)
- Keeping of bees is permitted (19.503.1.D)

Other:

- 19.1200 Solar Access Protection significantly revised/reduced