

ATTACHMENT 1

Staff Recommendations for City of Gardens Amendments

MAJOR AMENDMENTS

1. Three-story buildings adjacent to an RS zoned district:
 - a) In the RM-16 (excluding the RM-16-1), RM-32 and RM-48, CL and CO zoning districts, multi-family buildings shall be setback a minimum of 5 feet from an abutting RS district property line.
 - b) In the RM-32 and CL zoning district for lots 60 feet in width or greater the third story may be located in the rear 60 percent of the lot rather than just the rear 40 percent of the lot. (Note that third stories are not permitted in the RM-16 and on lots in the RM-32 and CL districts that are less than 60 feet in width);
 - c) In the RM-32 and CL district on lots 60 feet in width or greater and RM-48 and CO zoning districts the third story shall not be located within the setback encroachment plane sloping upward and inward to the site at a 30-degree angle measured from the vertical, commencing six feet above the existing grade along the interior side and rear property line. No projections such as balconies, patios or railings shall be permitted within the encroachment plane. Any yard abutting an RS district will count towards the overall total garden space requirement. Note that the RM-16-1 is not subject to the above recommendation because unlike other City of Gardens projects, the RM-16-1 has a rear yard requirement of 20 feet, side yard requirement of 10 feet, and a corner side yard requirement of 20 feet. For an illustration, see Attachment 3.9

2. Surface parking beyond the rear 40% of the site:
 - a) Modify the current language to replace Design Commission with Design Review Authority to approve surface parking in the rear 60 percent of the site.
 - b) With the approval of the Design Review Authority, surface parking (including podium parking) will be permitted in front of the rear 60 percent of the site as long as the garage doors are not visible from the street and ventilation openings and grilles are concealed and not visible from the main garden, from the street, or from the entrances to the units. For an illustration, see Attachment 3.1

3. Height on lots greater than 60 feet in width
 - a) With the approval of the Design Review Authority in the RM-32 zoning district adjacent to an RM, CL, or CO district, on lots 60 feet in width or greater would permit a height of 32 feet to the ridgeline in the front 60 percent of the site.

In the rear 40 percent the site the maximum height would remain as 36 feet to the ridgeline. For an illustration, see Attachment 3.4

4. Shape and location of main garden:
 - a) Relocate the requirement for the rectangular shape of the garden from the definition section to the development standards section.
 - b) Permit an alternative shape for the main garden with approval by the Design Review Authority with the required area and dimension still being retained. This would allow greater design flexibility as gardens can be oval or square.
 - c) Provide 50 percent of the required main garden as a primary garden with a minimum dimension of 20 feet in either direction. The ancillary gardens may make up the balance of the required main garden and shall meet the minimum dimension of 20 feet in either direction.
 - d) In the RM-16 zoning district provide 50 percent of the required main garden as a primary garden and the balance of the required main garden may be private open space with no minimum dimension.

MINOR AMENDMENTS

Parking

1. Increase the maximum unit size requiring only one off-street parking space from 550 square feet to 650 square feet and limit this provision to one-bedroom units and studios. This change would trigger the 2 spaces (in Urban Housing 1 space) at 650 sq. ft. This square footage would allow enough area for a single bedroom unit.
2. Revise the maximum distance of the driveway from the property line to be 5 five feet for all types of driveways (i.e. at grade, partially, and fully subterranean).
3. Increase the driveway to a standard width of 10 feet for nine or fewer cars. Eliminate the requirement for an additional two feet of driveway width when adjacent to windows along the building wall.
4. Define podium parking as fully enclosed parking with a common entrance that has dwelling units over that can be partially depressed by no more than two feet below existing grade. Ventilation openings and grilles shall be concealed and shall not be visible from the main garden, from the street, or from the entrances to the units in compliance with Section 17.46.190 (Garage Door and Grille Standards for Projects Utilizing Multi-family Development Standards). For an illustration, see Attachment 3.2

5. *Define* tuck-under parking as parking located below the unit where individual spaces are accessed from an unenclosed driveway which may be at existing grade or below. Tuck-under parking shall be restricted to the rear 40 percent of the site and garage openings shall not be visible from the public right-of-way. For an illustration, see Attachment 3.3

Building/Fence Height

6. No change to the current code recommending a height of two-stories for lots greater than 160 feet in width. Staff is recommending no change for the two-story height limit.
7. Retain the one-story building element in the RM-16 and RM-32 district; 2) define the height limit of the one-story and two-story element; 3) replace this standard in the RM-48 district with a two-story element. For an illustration, see Attachment 3.5
8. Unenclosed front porches may count towards the requirement of a one-story element as long as the porch is not projecting into the front setback. For an illustration, see Attachment 3.6
9. Increase the building height to the ridge from 36 to 38 feet. Three stories are the maximum permitted and no loft will be permitted. For an illustration, see Attachment 3.7
10. A four foot wall or fence height if 50 percent open and only 2 feet in height if the wall or fence is solid. The ten foot wall height located on the side and rear property line in the rear 50% of the site is acceptable. Wall height shall be measured from existing grade and be setback 18 inches from the front property line. The wall shall be setback one foot from the front property line. For an illustration, see Attachment 3.8

Yard Setbacks and Encroachments

11. Staff is recommending that the required separation for light and air between buildings remain unchanged.
12. The minimum front yard shall be determined as follows:
 - a) For blockfaces where 40 percent or more of the lots (excluding corner yards of reversed corner lots and lots not within the same zoning district) are developed with main structures, the minimum front yard shall be the average of the front yards of the developed lots but not less than 20 feet. In calculating the blockface average, measurement shall be from the front property line to the main structure.

Building projections and unenclosed porches shall not be used as a reference point for this measurement.

b) For blockfaces where less than 40 percent of the lots (excluding corner yards of reversed corner lots and lots not within the same zoning district) are developed with main structures, the minimum front yard shall be 20 feet.

c) For blockfaces where there are 5 or fewer lots between two reversed corner lots, the minimum front yard shall be the larger required corner yard of the reversed corner lots.

13. Permit the encroachment of eaves, moldings, cornices to a maximum of 36 inches within the required side and rear yard.

Main Garden

14. a) Permit multiple gardens in RM-32 and 48 when the minimum required area is 2,500 square feet or greater while still requiring a minimum width of 20 feet. In the RM-16 district, permit private open space to substitute for the main garden as long as the required main garden area is retained.
15. On lots with more than 60 feet of street frontage, an opening at least 10 feet wide and 10 feet high shall provide a view to the main garden from the street. The opening shall permit no more than a 20 percent obstruction. Gates, fences and landscaping leading to the main garden shall not exceed 6 feet in height.
16. Permit 50 percent paving with an architectural grade finish in the main garden.

Design Standards

17. Expand standards governing the preservation of or historic resources to include U.S. Secretary of Interior Standards for resources qualifying for designation and allow the option of applying the Standards to structures with a status code of 6L.
18. Staff does not recommend this. Under the revised Density Bonus provisions, an applicant can request any waiver to the Zoning Code. Such a waiver does not require a public hearing.
19. Add to Article 8 (Definition of terms) a definition of Bay Window. This definition would be that a Bay Window is an extension of a building wall plane which is habitable space that encroaches into a required yard. A bay window must have windows.