

ATTACHMENT B

NEIGHBORHOOD OVERLAY ZONE – PROPOSED DEVELOPMENT STANDARDS

| | Existing | Proposed |
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| Floor Area Ratio | <p>Sites less than 12,000 square feet – 30% of lot size plus 500 square feet</p> <p>Sites 12,000 square feet to 24,000 square feet – 20% of lot size plus 500 square feet</p> <p>Sites over 24,000 square feet – 25% of lot size plus 500 square feet</p> | Same; however any portion of a lot with 50% slope or greater shall be deducted when calculating gross floor area. |
| Second Story Floor Area | Second stories are limited to 50% of the floor area of the first story, including attached garages | Attached garages no longer counted in floor area calculation |
| Height Limits | <p>Maximum height to top of roof – 26 feet</p> <p>Maximum height to top plate – 20 feet</p> <p>Maximum height to top plate for first floor – 10 feet</p> | No change |
| Roof Pitch | Maximum 4:12 pitch | No change |
| Side Yard Encroachment Plane | A 45-degree angle, measured six feet up from the side property line | No change |
| Front Porches and Entryways | No more than 10 feet high, or height of the existing top plate | No change |
| Second Story Setbacks | <p>10 additional feet from first-story front wall</p> <p>5 additional feet from first-story side walls</p> | In addition to existing requirements, a new 5 foot setback from the first-story rear walls. |
| Ranch-Style Architecture | None | Require all new houses and exterior remodels to be consistent with ranch-style architecture |
| View Protection | None | Require houses to be designed and located to avoid blocking neighbors' views |
| Privacy | None | <p>Require windows, porches, and decks to be designed and oriented with consideration of neighbors' privacy</p> <p>Projecting balconies, decks, and porches on the second floor are prohibited</p> |
| Roof Design | None | <p>Require appropriate roof designs, including hipped, dutch-gabled, side-gabled, and cross-gabled</p> <p>First-story roof eaves must be continuous to avoid a flat, two story tall wall.</p> |

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| Appropriate Materials | None | Require appropriate roof and wall materials including asphalt shingles, wood shingles, flat tiles, brick, stucco, board-and-batten, stone. |
| Appropriate Windows | None | Require appropriate window types, including double-hung, casement, clerestory, and picture windows. Two-story tall windows are prohibited |
| Prohibited Design Elements | None | Prohibit elements such as faux columns, architectural foam, arched windows, quoins, ornate metal fences and railings. |
| Neighborhood Development Permit | None | Discretionary permit required for new houses (whether one or two-story), additions to existing two-story houses, or additions visible from the public right of way. |

SINGLE-STORY OVERLAY ZONE – PROPOSED PROCESS

| | Existing | Proposed |
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| <p>Single Story Overlay Zone Process</p> | <p>None</p> | <p>Process to create a single-story overlay zone applicable citywide.</p> <p>Process is initiated by a petitioner, who must own property located in the single-story overlay district to be created.</p> <p>Petitioner prepares a map defining the boundaries of the overlay zone. The boundaries may be natural or man-made, such as streets, tract map lines, or ridgelines. This results in continuity rather than a block where some houses are inside of the overlay and others are outside.</p> <p>Petitioner must demonstrate that at least 80 percent of the houses within the proposed overlay zone are single-story. Petitioner must obtain signatures from at least 70 percent of the property owners within the proposed boundaries supporting the overlay zone.</p> <p>The City reviews the application, prepares a report, and presents a recommendation to the Planning Commission and ultimately City Council. If approved, the result is a zone map amendment that creates a new single-story overlay zone.</p> <p>Removal of a single-story overlay zone requires approval of at least 70 percent of the property owners within the overlay.</p> |