



**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**WORK SESSION**  
**SEPTEMBER 11, 2019**

# COTTAGE HOUSING



**Max Unit Size** - Increase to 1,200 sq. ft. (not including garages)

**Density** – Base it on unit size:

- Dwelling units 400 sq. ft. or smaller: 0.25 of a dwelling unit
- Dwelling units 401 to 800 sq. ft.: 0.50 of a dwelling unit
- Dwelling units 801 to 1,200 sq. ft.: 0.75 of a dwelling unit.

**Setbacks & Landscape Buffer** - Reduce perimeter to 5'

**Private Open Space**

- Simplify to 400 sq. ft.



# COTTAGE HOUSING



Covered entry or uncovered patio or deck in the front yard that is a minimum of 80 sq. ft.



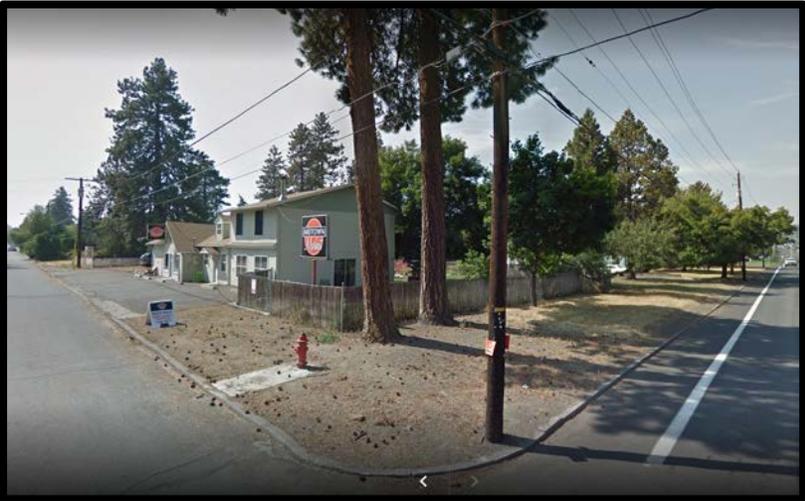
## SHARED COURTS



- **RM, RH, & in the Mixed-Use Zoning Districts**
- **Parent property.** 1 acre max.
- **Lot size, FAR & Coverage.** None
- **Private Drive.** 24' wide, constructed of brick, pavers, stone, or scored/colored concrete. Asphalt not to exceed 25%. No sidewalks.
- **Front Setbacks to Private Drive.** 5' for livable space & 5' or 20' for garage
- **Front Door.** Face the street & all others face the private access drive or open to a porch.
- **Street Façade.** Attached dwellings abutting a street must include offsets along the street at least every 30'. Building modulations must step the building wall back or forward at least 4'.



# NEIGHBORHOOD COMMERCIAL SITES





**\*Neighborhood Commercial (See 3.6.300.J)**

Child care facility (13 or more children)	C/P <sup>***</sup>	P	P	P	P	N
*Food & beverage services less than 2,000 sq. ft. (with or without alcohol) excluding automobile-dependent & automobile-oriented, drive-in, & drive-through uses	C/P <sup>***</sup>	C/P <sup>***</sup>	C/P <sup>***</sup>	C/P <sup>***</sup>	P	N
Laundromats & dry cleaners	C/P <sup>***</sup>	C/P <sup>***</sup>	P	P	P	N
Retail goods <u>sales</u> & services	C/P <sup>***</sup>	C/P <sup>***</sup>	P	P	P	N
Personal services (e.g., barber shops, salons, similar uses)	C/P <sup>***</sup>	P	P	P	P	N
Repair services, conducted entirely within building; excluding vehicle repair, small engine repair & similar services	C/P <sup>***</sup>	C/P <sup>**</sup>	C/P <sup>***</sup>	C/P <sup>**</sup>	C/P <sup>**</sup>	N
<u>Offices &amp; clinics</u>	C/P <sup>***</sup>	C/P <sup>***</sup>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
Mixed-use building	C/P <sup>***</sup>	C/P <sup>***</sup>	P	P	P	N

# NC LOCATIONAL REQUIREMENTS

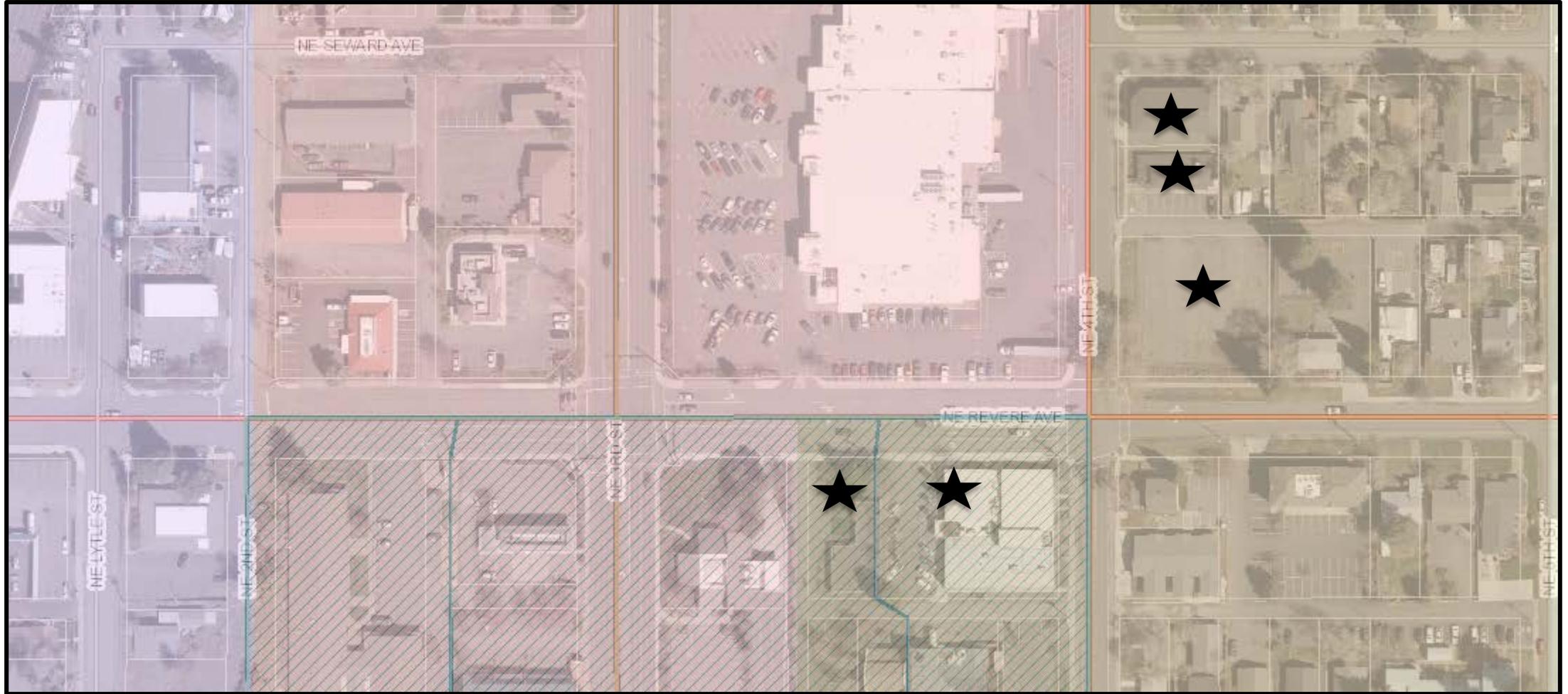


- ½ acre maximum
- Sites greater than ¼ mile from a Commercial designation, Mixed-Use designation & NC site, & located on a corner at an intersection; or
- \*RM & RH Zones - Sites located on a corner at an intersection & adjacent to a Commercial or Mixed-Use designation; or
- \*RM & RH Zones - Sites with frontage on an arterial or collector street, & adjacent to a Commercial or Mixed-Use designation.

\*Minimum density required.



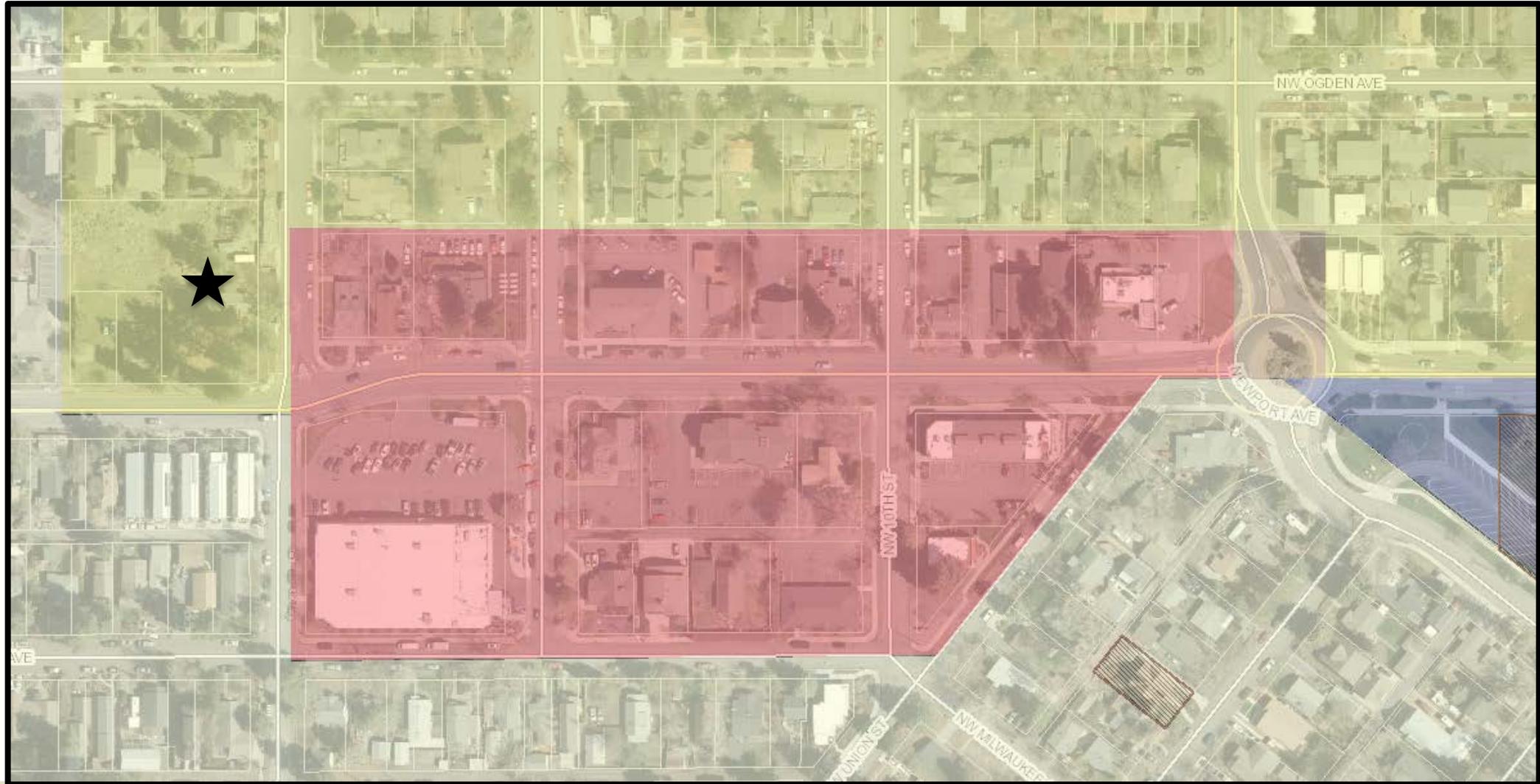
# NE REVERE AVE



# NW COLORADO AVENUE



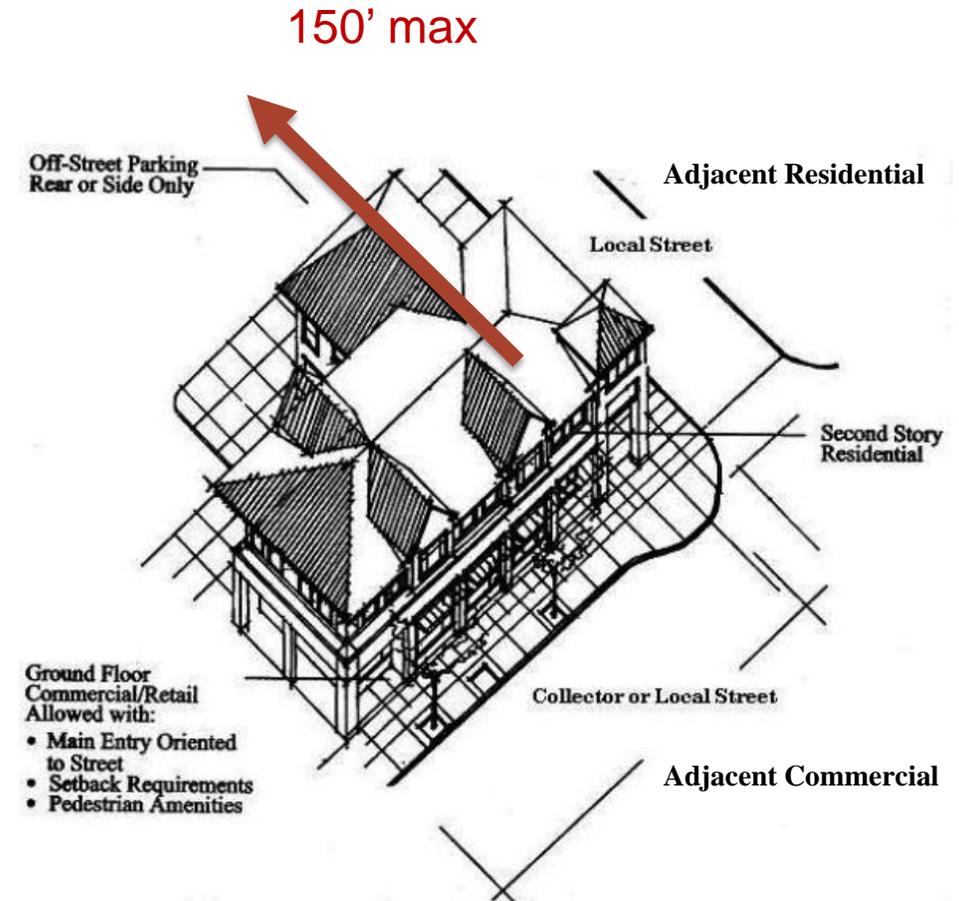
# NW NEWPORT AVENUE



## NC STANDARDS



- **Ground-floor Windows.** % required
- **Front Door.** 1 front door must face street
- **Front Setback.** 10' max
- **Building Elevation.** No portion of the street facing elevation which contains a NC use can be located more than 150' from the property corner at the intersection
- **Landscape Buffer.** Required between nonresidential & abutting residential uses in residential designations
- **Height.** Max allowed in zone except for affordable housing
- **Mechanical Equipment & Trash Receptacles.** Screened
- **Hours.** 7:00 a.m. to 10:00 p.m. Live entertainment outside is prohibited



## PARKING REQUIREMENTS



### NC sites located ¼ mile or greater from a Commercial or Mixed-Use designation

- **NC Uses**
  - Off-street parking is optional where abutting on-street parking is available, except for food & beverage services.
  - Where abutting on-street parking is not available or the use is for food &/or beverage services, parking is 1 space/500 sq. ft. of gross area.
- **Residential Uses**
  - 1 space/d.u. Tandem parking is permitted when spaces are for the same unit.
- **STRs** – BDC requirements

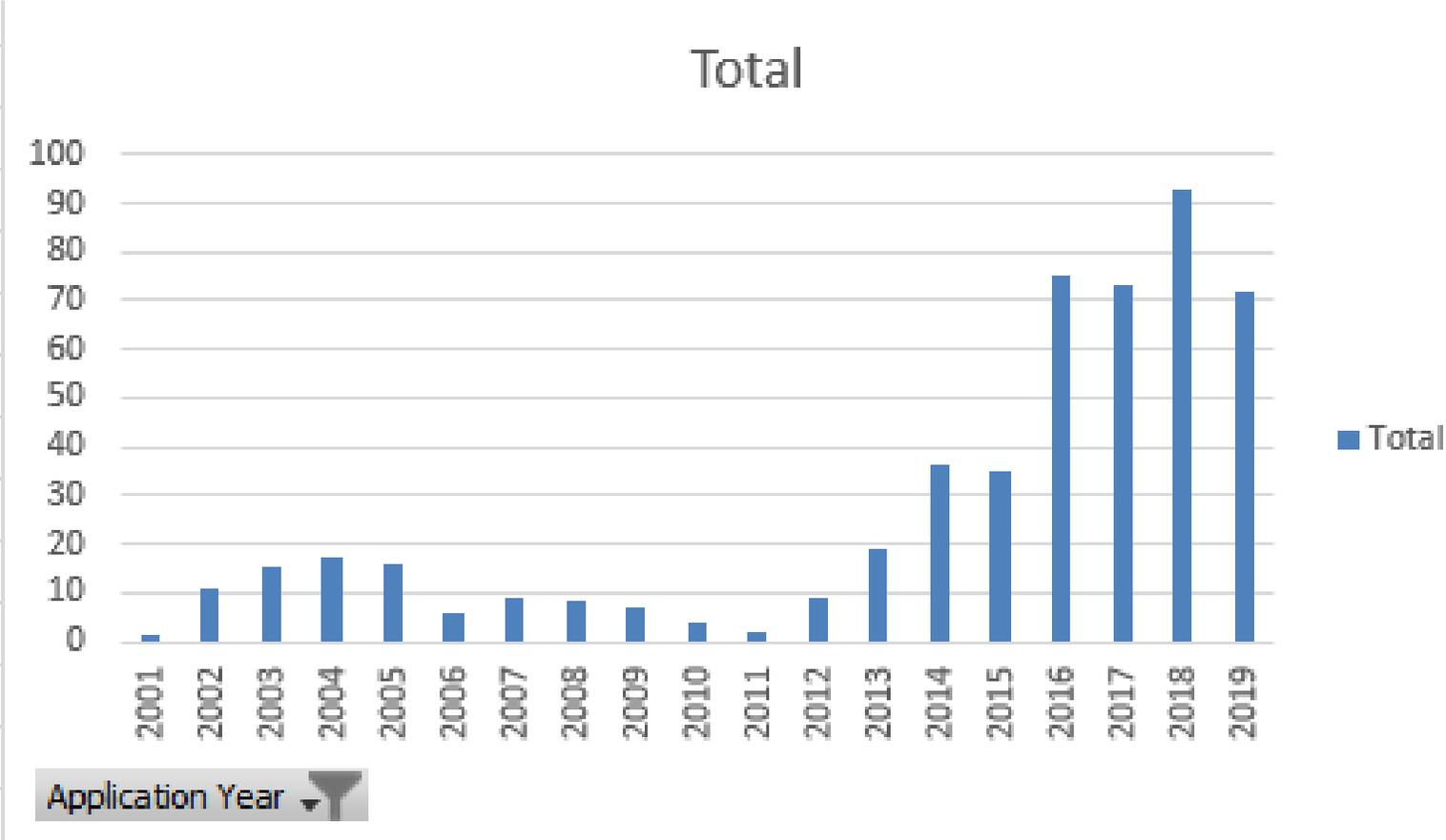
### NC sites located adjacent to a Commercial or Mixed-Use designation

- **NC Uses**
  - 1 space/500 sq. ft. of gross area.
- **Residential Uses**
  - 1 space/d.u. Tandem parking is permitted when the spaces are for the same unit.
  - The amount of off-street parking required may be reduced by 1 off-street parking space for every on-street parking space abutting the development, up to 100%
- **STRs** – BDC requirements

# OTHER AMENDMENTS



- ADUs - Remove required parking
- Eliminating size requirement for manufactured homes

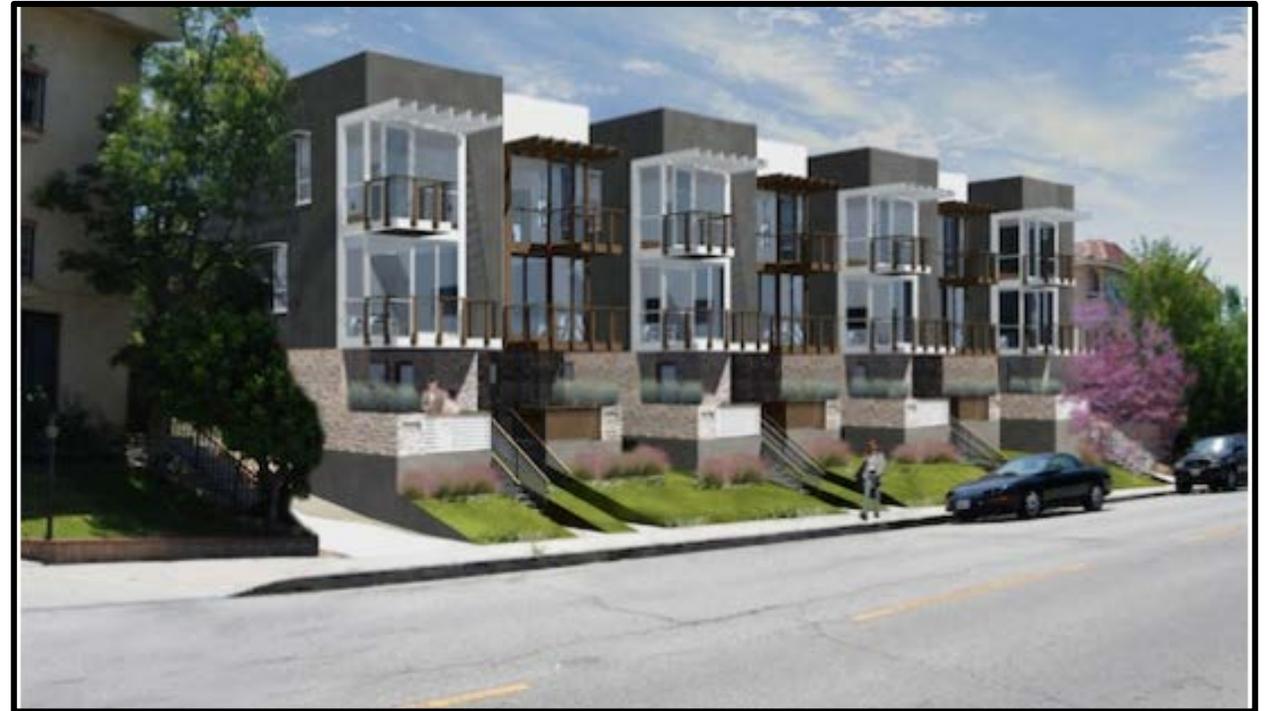
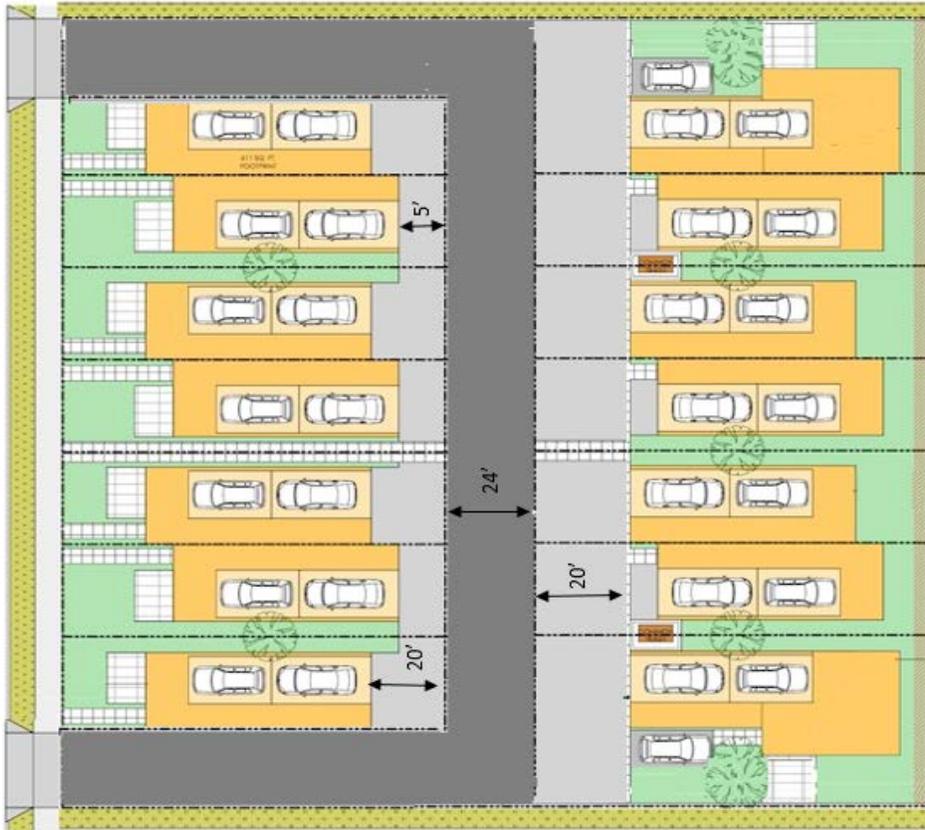


QUESTIONS



QUESTIONS?

# SHARED COURT



# SHARED COURTS

