

# Summary of Code Amendment Pertaining to R-1 Development Standards

## April 4, 2006

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- Second reading scheduled April 18, 2006
  - If approved, Ordinance becomes law May 18, 2006
  - Does not apply to building permit applications submitted before April 4, 2006
- Establishes the allowable single family building height at 25'
- Establishes a 70% ratio of 2<sup>nd</sup> story to 1<sup>st</sup> story (garage & living areas)
- Establishes a .5 Floor Area Ratio (FAR)
  - FAR is the ratio of living area to lot area
  - FAR to exclude garage areas (with an interior height of less than 10' from floor plate to top plate)
  - FAR to include 2<sup>nd</sup> dwelling units
- Prohibits 2<sup>nd</sup> story decks and balconies in rear and side yards adjacent to other single family homes
- Prohibits windows and similar architectural features above 2<sup>nd</sup> story eave line
- Require a minimum 5' setback for all second story additions, including zero lot line developments
- Increases lot coverage from .45 to .55 to incorporate FAR Bonus

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- Provides a FAR “bonus” if certain design elements are incorporated into the design of the addition
  - Maximum FAR bonus – .10 FAR; not to exceed .60 total FAR
  - Requires notice to neighbors and approval by the Planning Director
- Bonus Summary:
  - Second story front façade setback 10 ft behind dominant first story facade – .02 FAR bonus
  - Ratio of second story to first story
    - Decreased to 60% - .02 FAR bonus
    - Decreased to 50% - .03 FAR bonus
  - Increased side yard setback for second story by additional 5 ft. – .01 FAR bonus per side yard; .02 FAR maximum
  - 2<sup>nd</sup> story windows off-set at least 12 inches (edge to edge) from 2<sup>nd</sup> story windows of adjacent home - .01 FAR bonus
  - Maintaining height of 2<sup>nd</sup> story addition at or below the height of 2-story homes in original tract – .01 FAR bonus
  - Variations of roof lines and pitches visible from all adjoining streets - .01 FAR bonus