

MANSIONIZATION COMMITTEE RECOMMENDATIONS

3-15-07

1. Encourage the retention of existing smaller homes:

- a. Administratively allow 100% remodel and an increase in BFA for existing non-conforming small homes with a limit of 66% to 75% of BFA or 3,000 SF, whichever is less.
- b. Administratively, with neighborhood notification, allow 100% remodel and an increase in BFA for existing non-conforming homes with a limit of 66% to 75% of BFA, but no SF cap.
- c. Remodel of existing home- Exception to bulk-volume additional 8% (6%) front yard setback/open space requirement to allow a portion of the open space to be provided elsewhere, if the percentage of the portion that is relocated is increased.
- d. Bulk Volume- Remodel of existing homes on corner lots-Allow a percentage of the 8% (6%) additional front yard open space to be provided on the streetside frontage.

2. New Residential standards:

- a. Open space revisions:
 - i. Decrease the 8% bulk volume additional front yard setback to 6% and allow to wrap around the corner in single family residential RS AD I and II.
 - ii. Require 15% open space in the Beach Area on RS lots, the same as RM and RH lots.
 - iii. Eliminate the 350 SF open space cap.
 - iv. Allow a larger percentage of the required open space to be located on the top level.
 - v. Decks above the 2nd or 3rd story will be permitted if increased setbacks are provided and deck is located adjacent to an indoor living area.
- b. Setback revisions:
 - i. Eliminate the 5' cap on side yard setbacks; 10% of lot width required with no cap.
 - ii. Increase the rear setback from 10' to 12' minimum and eliminate the 25' cap, AD I and II.
 - iii. Increase the rear setback from 5' to 10' for RS Beach Area non-alley lots, 2,700 SF or larger in area
 - iv. Decrease the maximum side/rear building wall height from 25' to 24' and apply to corner side building walls also.

Notes:

- 1 Provide a review process to allow consideration for a reduction to the side or rear setback, or the 6% or 8% BV requirement for small, wide, shallow, and/or multiple front yard lots that can not meet their BFA due to the proposed requirements.
- 2 Provide a review process to allow consideration of a reduction in the 15% open space requirement for 1-story construction in the 2-story zones and 2-story construction in the 3-story zones.

3. Lot Mergers

- a. **A clear purpose statement** to clarify the intent of the proposed development policy.
- b. **Applies only to new mergers:** Applies only to multiple lot building sites that meet the new area criteria, if merged or in the process of merger after the effective date of the Moratorium (April 3, 2007). Would not apply to existing building sites with multiple adjoining lots under common ownership that have been legally merged or in the process of merger prior to April 3, 2007. Existing common ownership lots with a total combined building site that meets the new area criteria, with existing structures that cross property lines but that have not been legally merged would be subject to the new regulations.
- c. **Has limits based on size of merged sites:** Mergers containing lot area between approximately **2 and 3 times the typical lot size in a particular neighborhood would be subject to new regulations.** Merged lots containing less than 2 times the typical size would not be affected by the proposed standards. **New lots having more than 3 times the typical lot size would be prohibited.** For example, in Area District I the minimum lot size standard is 7,500 square feet, and the Committee proposal would set new standards for merged sites greater than 15,000 square feet (2 times 7,500) and less than 22,500 square feet (3 times 7,500). A future merger or subdivision that would create a site with 22,500 square feet or more would not be allowed.

The proposed range of lot area for each area of the City is based on the applicable minimum lot area. The individual factors (e.g. for Area District II, range of 2.6 to 3.9 times the minimum lot area) being proposed are based on the range of typical lot sizes found within each Area District. If the ranges were too simple (e.g. just between 2 and 3 times), then the proposed standard would possibly apply to too few or too many lots within each area.

- d. **Establishes new standards:**
 - i. **Require supplemental open space** on the ground located adjacent to a setback (including side yards). The area would be 2 times the setback area that would be required on the individual lots. The intent is to ensure that setback area that would be lost between buildings on separate lots would be provided on a merged site and would have to be located around the outside perimeter of the home to mitigate bulk (as opposed to an interior open courtyard).
 - ii. **Require a reduction in building height** of 8' (basically one story) for 25% of the building, located adjacent to setbacks (for new buildings only). This is intended to modulate the exterior building walls and mitigate bulk.
 - iii. **Limit the overall building area** to no more than 66% of the amount of buildable floor area (BFA) allowed, to mitigate bulk.
 - iv. **Require perimeter fencing** (if proposed) to have variation to preclude the appearance of a fortress or compound and to blend new buildings on merged lots with traditional development patterns on surrounding standard lots.

Exemptions: RM, RH, and CL in Area Districts I and II with 3+ dwelling units.

3. **Allow accessory structures (pools, extra garage, poolhouse, etc.) on adjacent common ownership parcels without requiring the lots to be merged.**