

**MANSIONIZATION
CITY COUNCIL APPROVAL 2-19-08
RESIDENTIAL DEVELOPMENT STANDARDS
EFFECTIVE 3-21-08**

		EXISTING	PROPOSAL
AD I AND II	RS	<ul style="list-style-type: none"> • 8% BV-ALL LOTS • SIDE SETBACK- 10%- RANGE 3'-5' • CORNER SIDE SETBACK-- 10%- RANGE 3'-5' • SIDE/REAR SETBACK- LOTS > 35' WIDE, BUILDING WALL > 25' TALL, ADDITIONAL 3' SETBACK • REAR SETBACK- RANGE 10'-25' • DECKS ABOVE 2ND STORY NOT PERMITTED • LOT SIZE-NO MAXIMUM • GARAGE BFA EXCLUSION <4,800 SF LOT=400 SF , >4,800 SF LOT=600 SF EXCLUDED 	<ul style="list-style-type: none"> • 6% BV – INTERIOR LOTS • 8%- CORNER LOTS REQUIRED TO WRAP AROUND CORNER • SIDE SETBACK- 10%- RANGE 3' WITH NO 5' CAP • CORNER SIDE-10% RANGE -3' MIN. KEEP 5' CAP • SIDE/REAR/CORNER SETBACK- LOTS > 35' WIDE, BUILDING WALL > 24' TALL, ADDITIONAL 3' SETBACK • REAR SETBACK-RANGE 12'-WITH NO 25'CAP • DECKS ABOVE 2ND STORY PERMITTED- ADJACENT TO LIVING AREA WITH INCREASED SETBACKS • LOT SIZE- AD I: 15,000 SF MAX, AD II: 10,800 SF MAX • ALL REQUIRED GARAGE AREA EXCLUDED FROM BFA
	RM RH	<ul style="list-style-type: none"> • OPEN SPACE -15% OF BFA -RANGE 220 SF- 350 SF • OPEN SPACE- BASEMENT AREAS NOT COUNTED AS BFA FOR 15% OPEN SPACE CALC • OPEN SPACE ON 3RD FLOOR PROPORTIONAL TO 3RD FLOOR BFA • SIDE SETBACK- 10%- RANGE 3'-5' • CORNER SIDE SETBACK-- 10%- RANGE 3'-5' • SIDE/REAR SETBACK- LOTS > 35' WIDE, BUILDING WALL > 25' TALL, ADDITIONAL 3' SETBACK • REAR SETBACK- RANGE 10'-25' • DECKS ABOVE 2ND/3RD STORY NOT PERMITTED • LOT SIZE-NO MAXIMUM 	<ul style="list-style-type: none"> • OPEN SPACE 15% OF BFA-RANGE 220 SF WITH NO 350 SF CAP • BASEMENT AREA COUNTED AS BFA FOR 15% OPEN SPACE CALC • OPEN SPACE ON 3RD FLOOR UP TO ½ OF TOTAL REQUIRED • SIDE SETBACK- 10%- RANGE 3' WITH 10' CAP- SEE EXCEPTION • CORNER SIDE- 10% RANGE- 3' MIN. KEEP 5' CAP • SIDE/REAR/CORNER SETBACK- LOTS > 35' WIDE, BUILDING WALL > 24' TALL, ADDITIONAL 3' SETBACK • REAR SETBACK- RANGE 12'-WITH NO 25' CAP • DECKS ABOVE 2ND/3RD STORY PERMITTED- ADJACENT TO LIVING AREA WITH INCREASED SETBACKS • LOT SIZE- AD I: 15,000 SF MAX, AD II: 10,800 SF MAX

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AD III	RS	<ul style="list-style-type: none"> • NO 8% BV • NO 15% OPEN SPACE • OPEN SPACE- BASEMENT AREAS NOT COUNTED AS BFA FOR 15% OPEN SPACE • OPEN SPACE ON 3RD FLOOR PROPORTIONAL TO 3RD FLOOR BFA • SIDE SETBACK- 10%- RANGE 3' -5' • SIDE/REAR SETBACK- LOTS > 35' WIDE, BUILDING WALL > 25' TALL, ADDITIONAL 3' SETBACK • REAR SETBACK- 5' • DECKS ABOVE 3RD STORY NOT PERMITTED • LOT SIZE-NO MAXIMUM • GARAGE BFA EXCLUSION <4,800 SF LOT=400 SF , >4,800 SF LOT=600 SF EXCLUDED 	<ul style="list-style-type: none"> • NO 6% OR 8% BV • OPEN SPACE 15% OF BFA-RANGE 220 SF NO 350 SF CAP • BASEMENT AREA COUNTED AS BFA FOR 15% OPEN SPACE CALC • OPEN SPACE ON 3RD FLOOR UP TO ½ OF TOTAL REQUIRED • SIDE SETBACK- 10%- RANGE 3' WITH NO 5' CAP • SIDE/REAR/CORNER SETBACK- LOTS > 35' WIDE, BUILDING WALL > 24' TALL, ADDITIONAL 3' SETBACK • REAR SETBACK- 5' EXCEPT 10' ON NON-ALLEY LOTS, REAR ABUTTING RESIDENTIAL, 2700 SF MIN • DECKS ABOVE 3RD STORY PERMITTED- ADJACENT TO LIVING AREA WITH INCREASED SETBACKS • LOT SIZE-7,000 SF MAX • ALL REQUIRED GARAGE AREA EXCLUDED FROM BFA
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		EXISTING	PROPOSAL
AD III (RM-RH) AND IV (RH)	RM RH	<ul style="list-style-type: none"> • OPEN SPACE 15% OF BFA-RANGE 220 SF- 350 SF • OPEN SPACE- BASEMENT AREAS NOT COUNTED AS BFA FOR 15% OPEN SPACE • OPEN SPACE ON 3RD FLOOR PROPORTIONAL TO 3RD FLOOR BFA • SIDE SETBACK- 10%- RANGE 3'-5' • SIDE/REAR SETBACK- LOTS > 35' WIDE, BUILDING WALL > 25' TALL, ADDITIONAL 3' SETBACK • DECKS ABOVE 3RD STORY NOT PERMITTED • LOT SIZE-NO MAXIMUM 	<ul style="list-style-type: none"> • OPEN SPACE 15% OF BFA-RANGE 220 SF NO 350 SF CAP • BASEMENT AREA COUNTED AS BFA FOR 15% OPEN SPACE CALC • OPEN SPACE ON 3RD FLOOR UP TO ½ OF TOTAL REQUIRED • SIDE SETBACK- 10%- RANGE 3' WITH 10' CAP-SEE EXCEPTION • SIDE/REAR/CORNER SETBACK- LOTS > 35' WIDE, BUILDING WALL > 24' TALL, ADDITIONAL 3' SETBACK • DECKS ABOVE 3RD STORY PERMITTED- ADJACENT TO LIVING AREA WITH INCREASED SETBACKS • LOT SIZE-7,000 SF MAX-SEE EXCEPTION

NOTES:

1. SEE REVISIONS TO MINOR EXCEPTION PROVISIONS THAT ALLOW NON-CONFORMING REMODELS AND ADDITIONS OVER 50% VALUATION IF BFA LESS THAN MAXIMUM ALLOWED (AD I AND II- 75% OF MAX; AD III AND IV- 66% OF MAX), AS WELL AS OTHER EXCEPTIONS TO DEVELOPMENT STANDARDS
2. SEE ALLOWANCES FOR DETACHED ACCESSORY STRUCTURES ON SEPERATE ADJACENT COMMON OWNERSHIP LOTS.
3. MISCELLANEOUS CLEAN-UP: BFA DEFINITION- REQUIRED GARAGE EXCLUDED FROM BFA, AD III AND IV LOTS WITH FRONT YARD ON ALLEY ALLOWED 2' SETBACK, PROPERTY DEVELOPMENT STANDARDS CROSS-REFERENCES, AND FENCE/WALL/HEDGE CLARIFICATION.
4. SIDE SETBACK EXCEPTION- EXISTING LOTS IN THE RESIDENTIAL MEDIUM DENSITY (RM) AND RESIDENTIAL HIGH DENSITY (RH) ZONES THAT CURRENTLY ARE MULTI-FAMILY AND GREATER THAN 50' IN WIDTH, 5' MAXIMUM SETBACK WHEN DEVELOPED WITH THREE OR MORE DWELLING UNITS.
5. LOT SIZE EXCEPTION- NEW MERGERS OVER THE MAXIMUM LOT SIZE IN AREA DISTRICT III ALLOWED IN THE RM, RH, AND CL ZONES IF THE PROPERTY IS WITHIN 500 FEET OF THE CD OR CL ZONES, AND IF THE LOT IS DEVELOPED WITH THREE OR MORE DWELLING UNITS, WITH APPROVAL OF A USE PERMIT. THIS EXCEPTION EXCLUDES LOTS ON THE STRAND. SEE ORDINANCES FOR OTHER EXCEPTIONS.