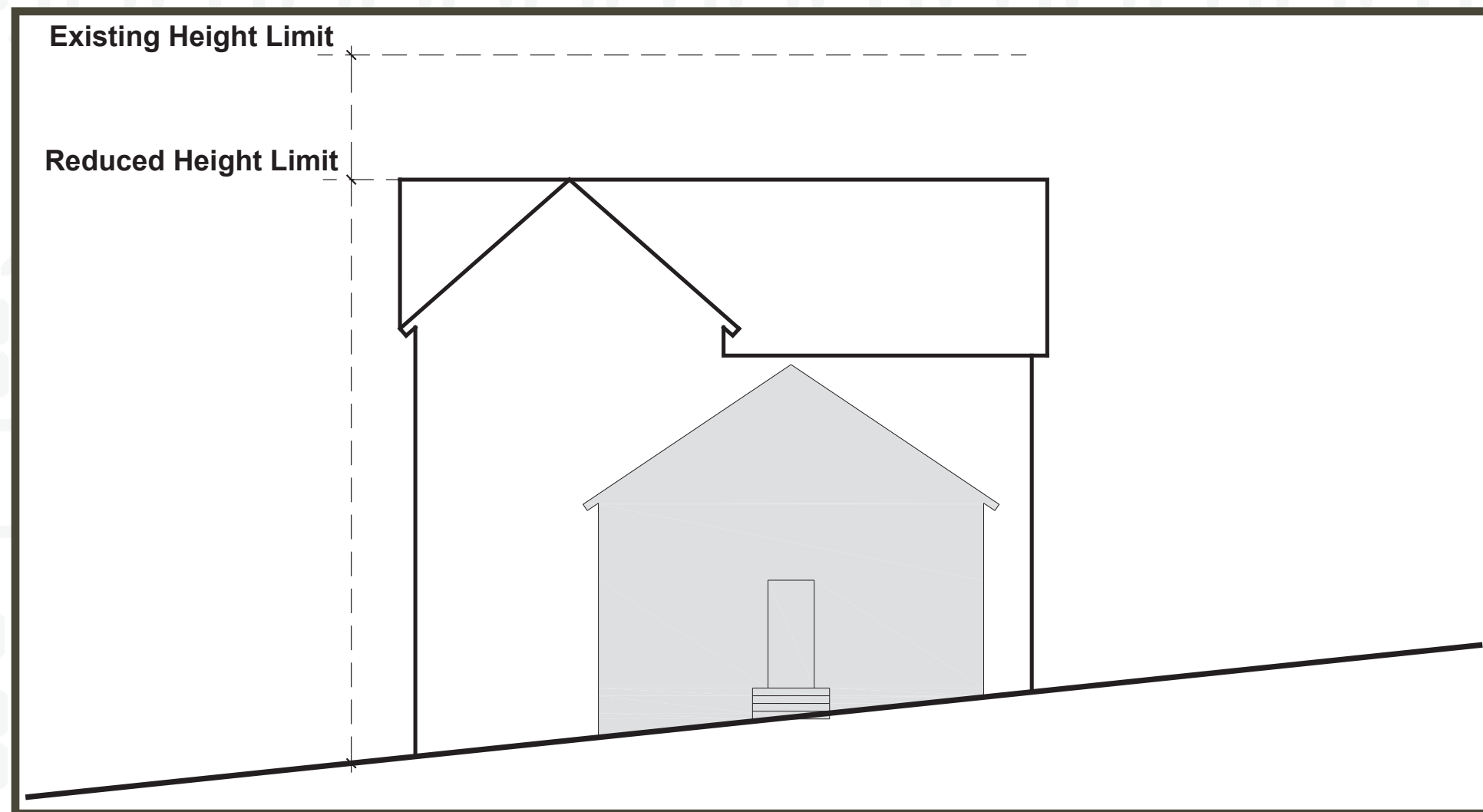
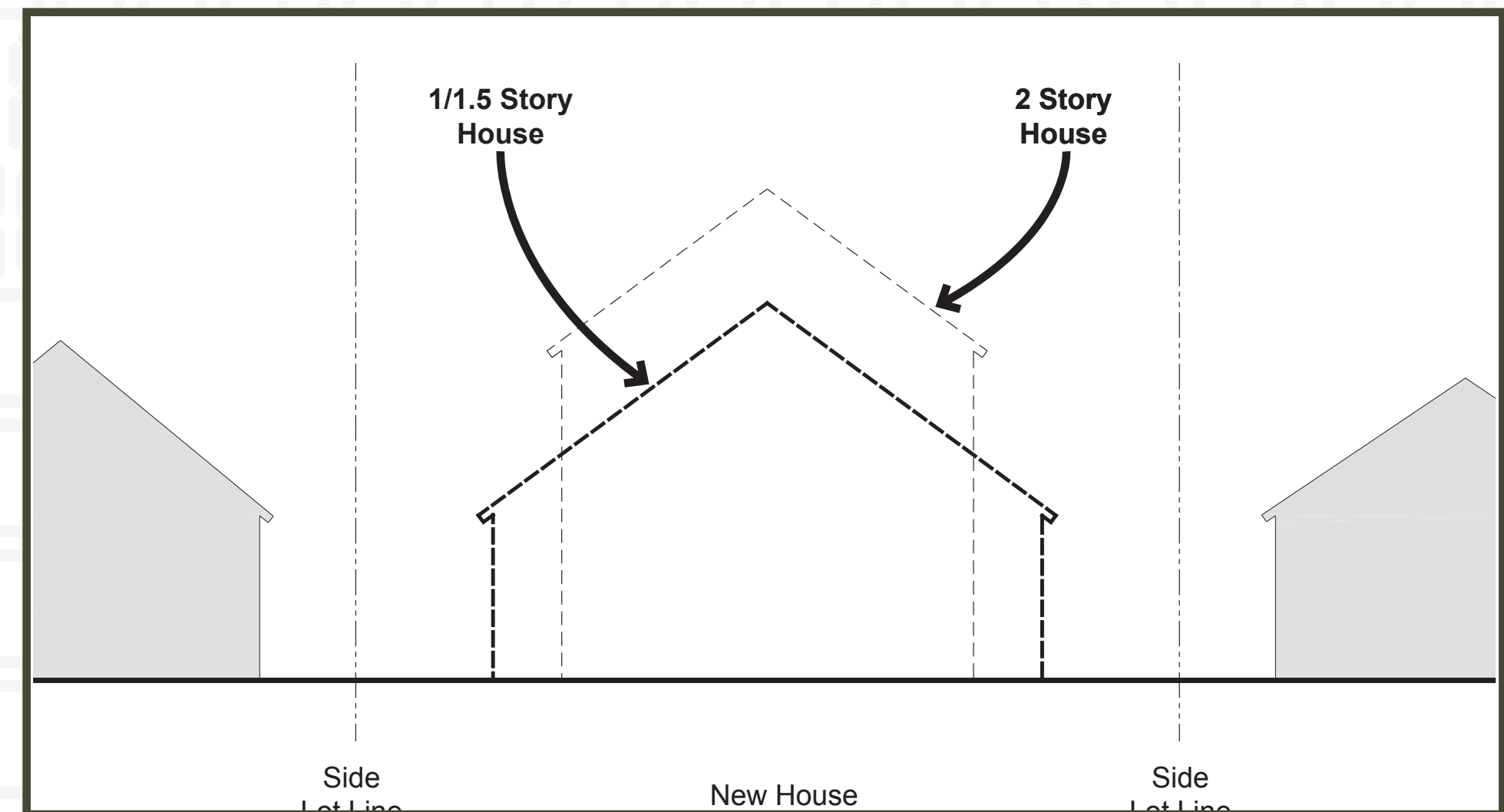


Buildable Envelope: Potential Regulatory Tools



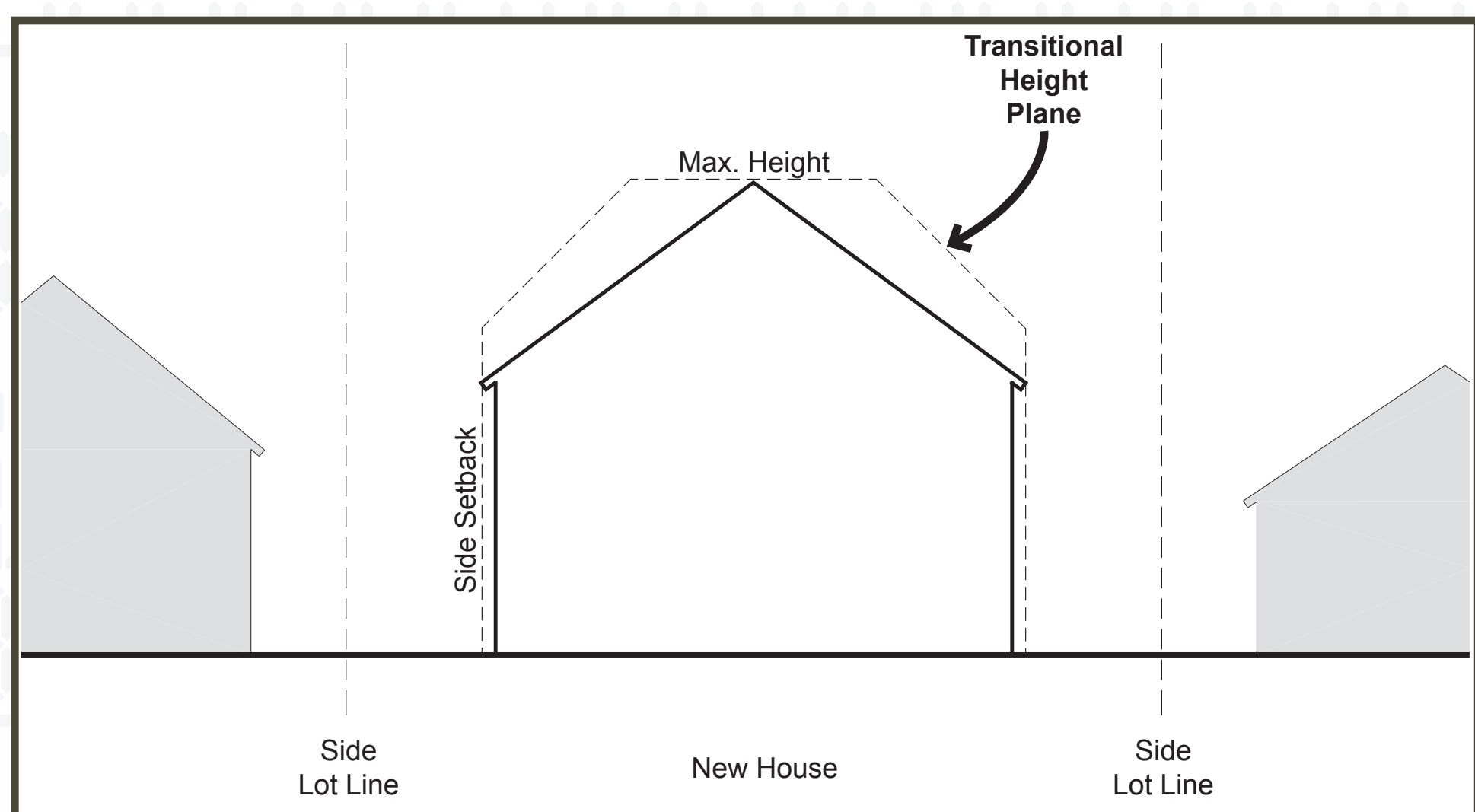
Reduced Building Height

A reduction of maximum building height from the city's currently allowable 35 feet.



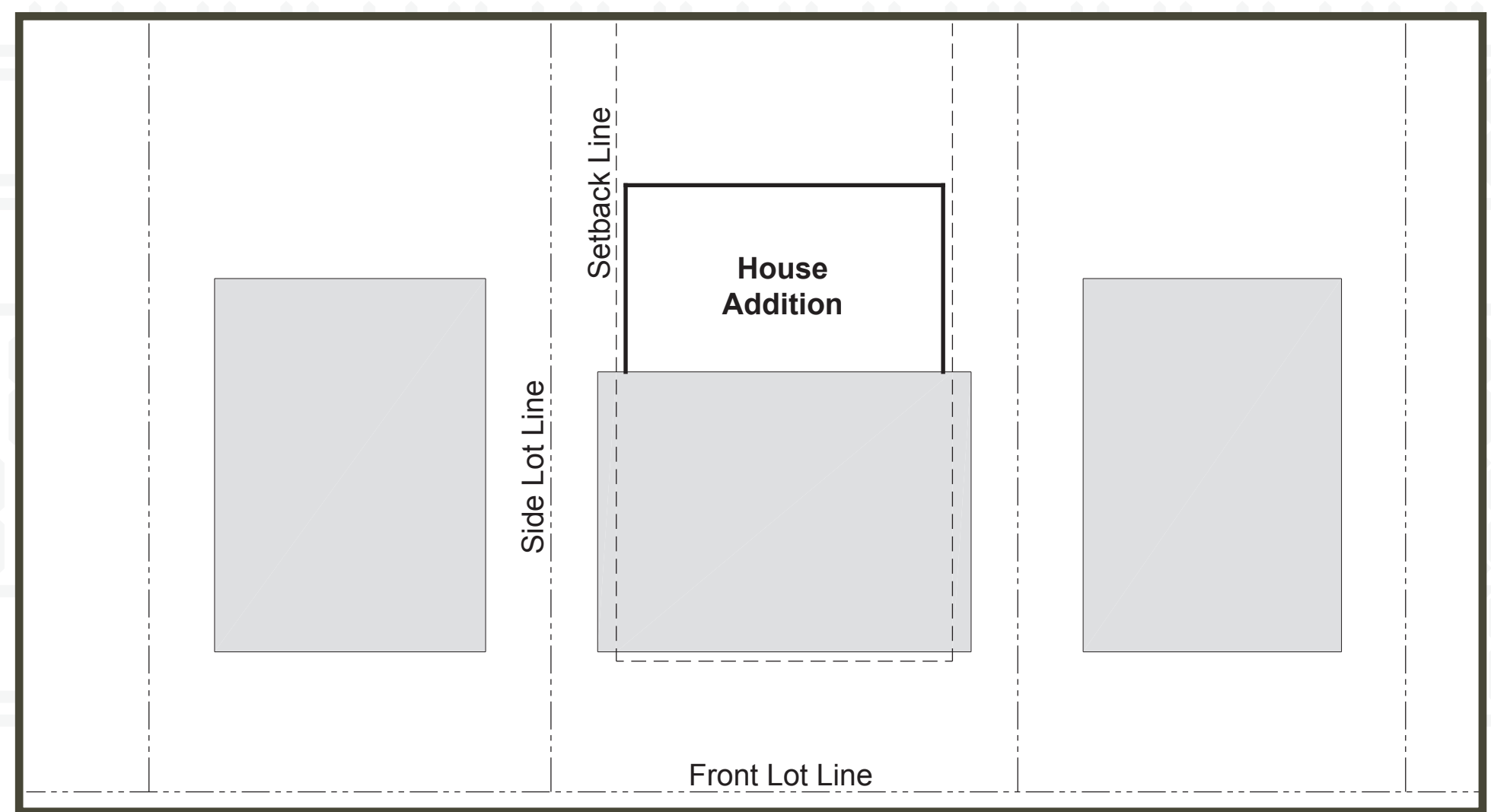
Compatibility Incentives

Incentives for 1 or 1.5 story buildings, potentially including reduced side and rear setbacks, greater lot coverage, etc.



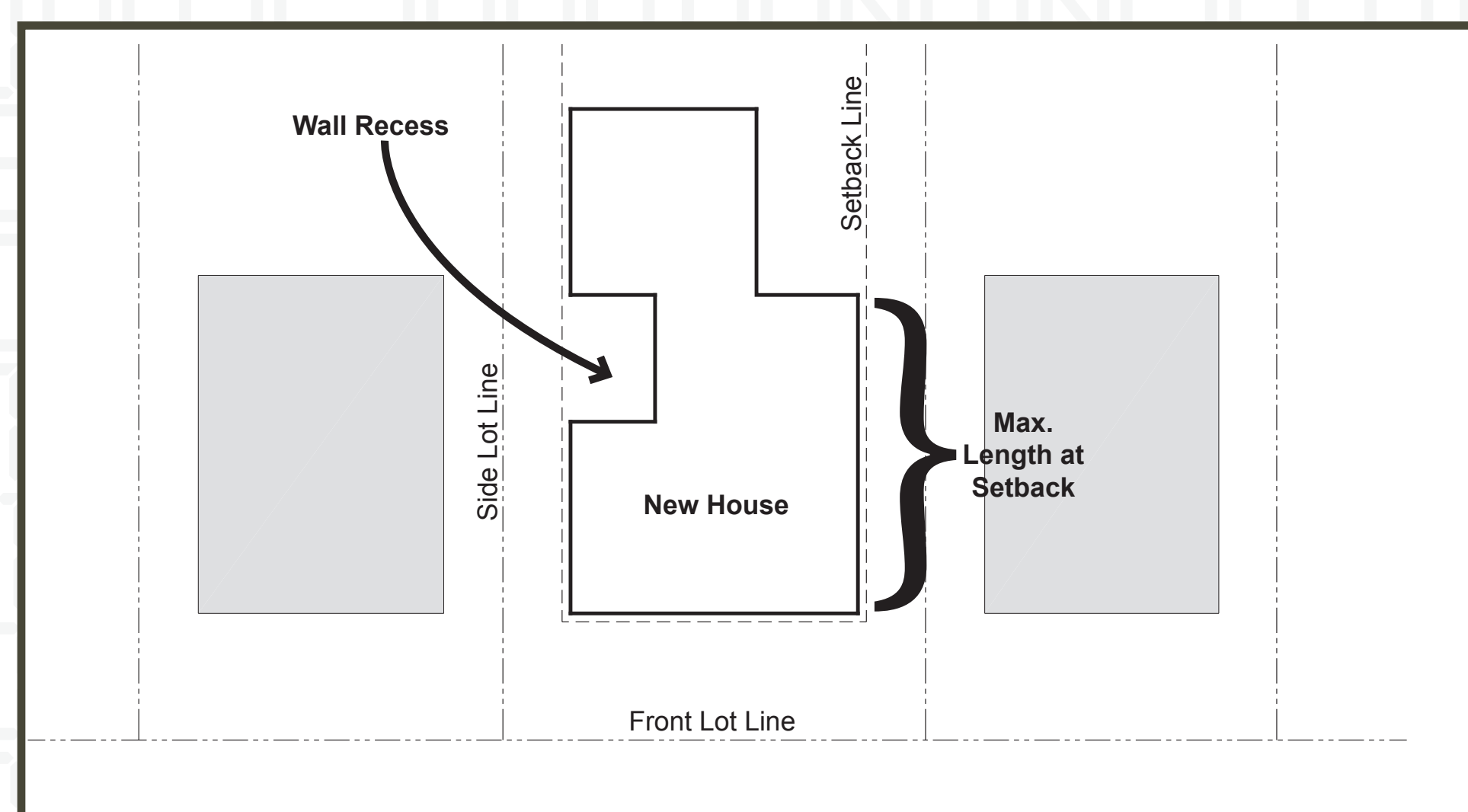
Transitional Height Plane

An inward sloping plane to limit building height, per the Infill Housing Study.



Expansion Setback Compliance

Require expansion of non-conforming houses to comply with setbacks requirements (or seek a variance).



Sidewall Articulation

Require the sides of houses to break up visual massing at periodic intervals.

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Zoning Regulations: Existing Standards

Height & Elevation

Measurable building height is the mean ground elevation at the front of the house to the highest point of the roof

Typical maximum is 35 feet in R-60 and R-85

Reduced maximum in R-60 for lots less than 60 feet wide (0.5 foot reduction in height for each 1.0 foot reduction in lot width below 60 feet)

Example: A 50 feet wide lot would have a height limit of 30 feet

Where an existing house is demolished for a new house:

- The first floor may be up to 2 feet above the original house's.
- The ground may be up to 2 feet above the original grade.

Where a new house is built on an undeveloped lot within 100 feet of existing houses on both sides:

- The first floor may be up to 3 feet above the front grade, or
- The first floor may match the average of the adjacent houses.

Where a new house is built on an undeveloped lot not within 100 feet of existing houses on both sides:

- The first floor may be up to 3 feet above the front grade.

Front Setbacks

Typical maximums is 30 feet in R-60

Reduced setbacks to match established lesser setbacks.

Side Setbacks

Typical maximum is 10 feet in R-60

Reduced maximum in R-60 for lots less than 60 feet wide (0.5 foot reduction in one side setback for each 1.0 foot reduction in lot width below 60 feet; min. 5 feet and 10 feet to adjacent house)

Example: A 50 feet wide lot could have a setback of 5 feet on one side.

Existing houses that don't meet the side setback requirements (i.e. a non-conforming house) can be extended back into the lot at the same setback.

NOW HACK THE CODE: Got ideas for better performance? **Work with your table.**

