

Lowrise Multifamily

Zoning Code Corrections (CB 118385)



City Council Central Staff / Department of Planning and Development

Planning Land Use & Sustainability (PLUS) Committee Briefing

May 19, 2015

1. Inclusion of unenclosed, exterior spaces in floor area ratio (FAR) calculations.



Exterior spaces



Back of building.



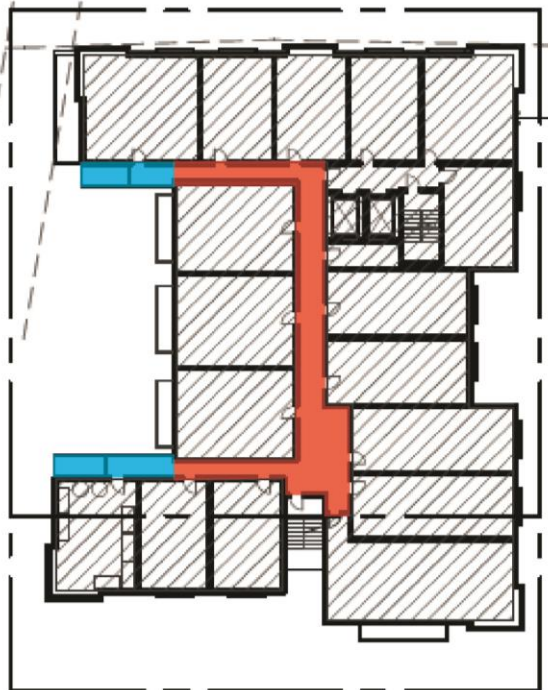
Front of building.



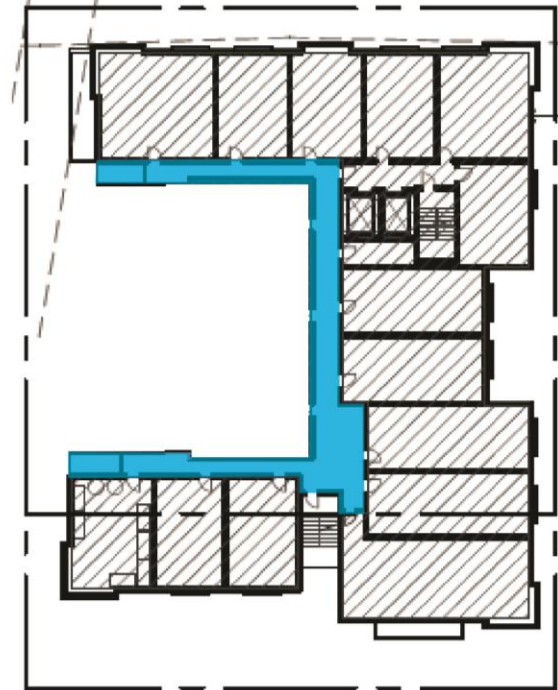
1. Inclusion of unenclosed, exterior spaces in FAR calculations.

- **Existing Code:** All of corridor exempt from FAR.
- **DPD Draft:** All of corridor would count against FAR.
- **CB 118385:** Only portion shaded red would count against FAR.

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- **DPD Draft:** All of corridor would count against FAR.
- **CB 118385:** All of corridor exempt from FAR.



■ <50% Open to exterior.



■ >50% Open to exterior.



2. Area limit for clerestories.

- CB 118385 would limit clerestory features to 30% coverage of the roof consistent with allowances for other architectural projections.





3. Passive House qualification for FAR increase.

- **Existing Code:** A FAR increase is available for projects that achieve Leadership in Energy and Environmental Design (LEED) Silver; or Built Green 4 Star rating.
- **CB 118385:** Add the Passive House Institute U.S. energy performance standard as a rating that qualifies for the green building performance FAR increase. Passive House is a rating system focused on thermal performance, and airtightness with mechanical ventilation.

4. FAR and height exemptions for partially-buried floors.

Existing Code and CB 118385: The portion of the basement that is partially below grade is not counted against the FAR limit, and an extra 4' of height is allowed for buildings that include a partially below grade story.

DPD Draft: Eliminated FAR and height exemptions for partially buried floors.

Located in the partially below grade basement story in this example:

- 8 small efficiency dwelling units*
- Laundry room
- Mail room
- Mechanical & electrical rooms

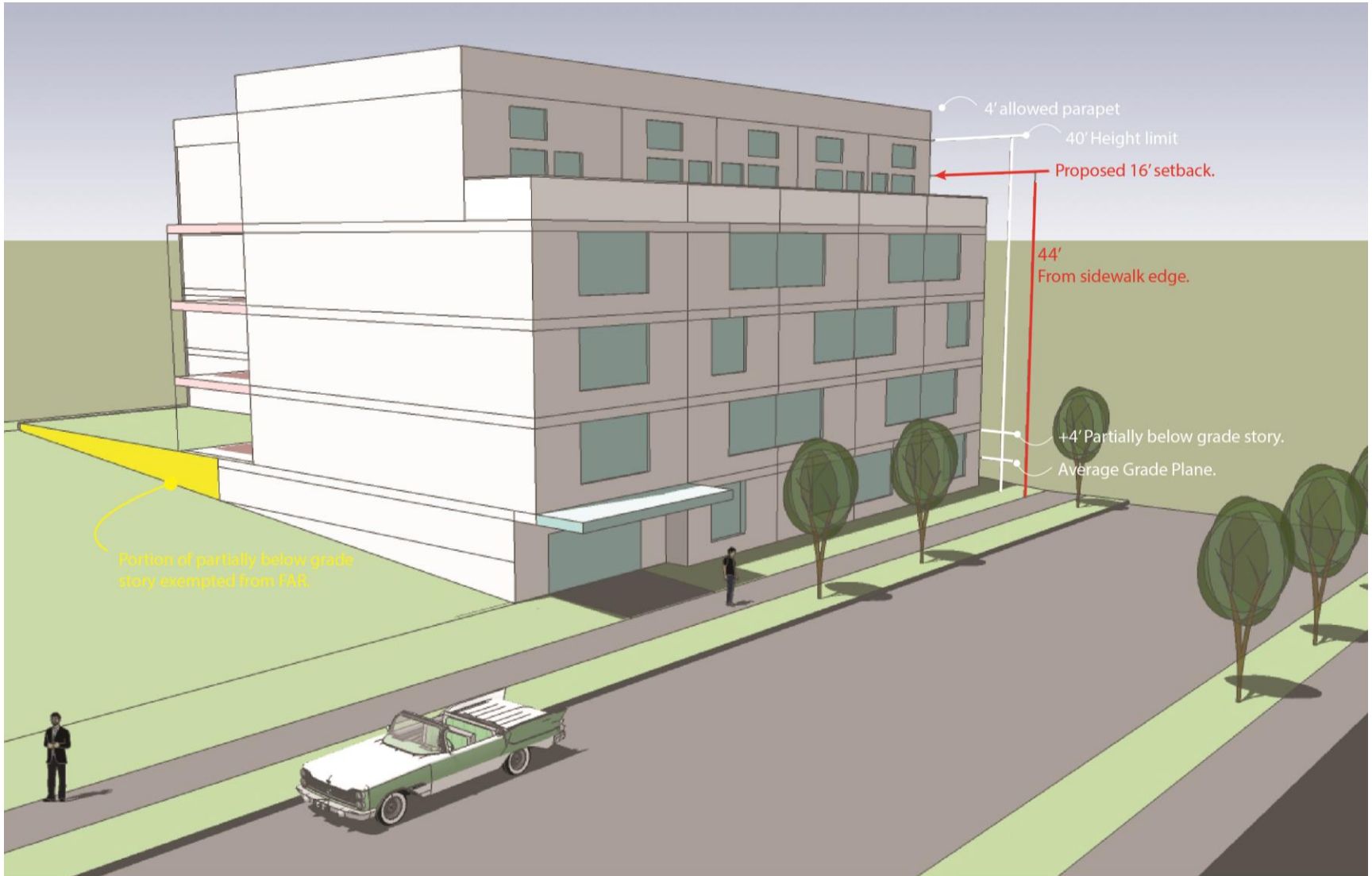
* Though built before new SEDU regulations, the basement units would approximate SEDUs if built today.



5. Upper-level setback requirements for street-facing facades.



- Graphic illustrates the proposed upper level street-facing setback that would apply on the downhill side of a sloping lot.



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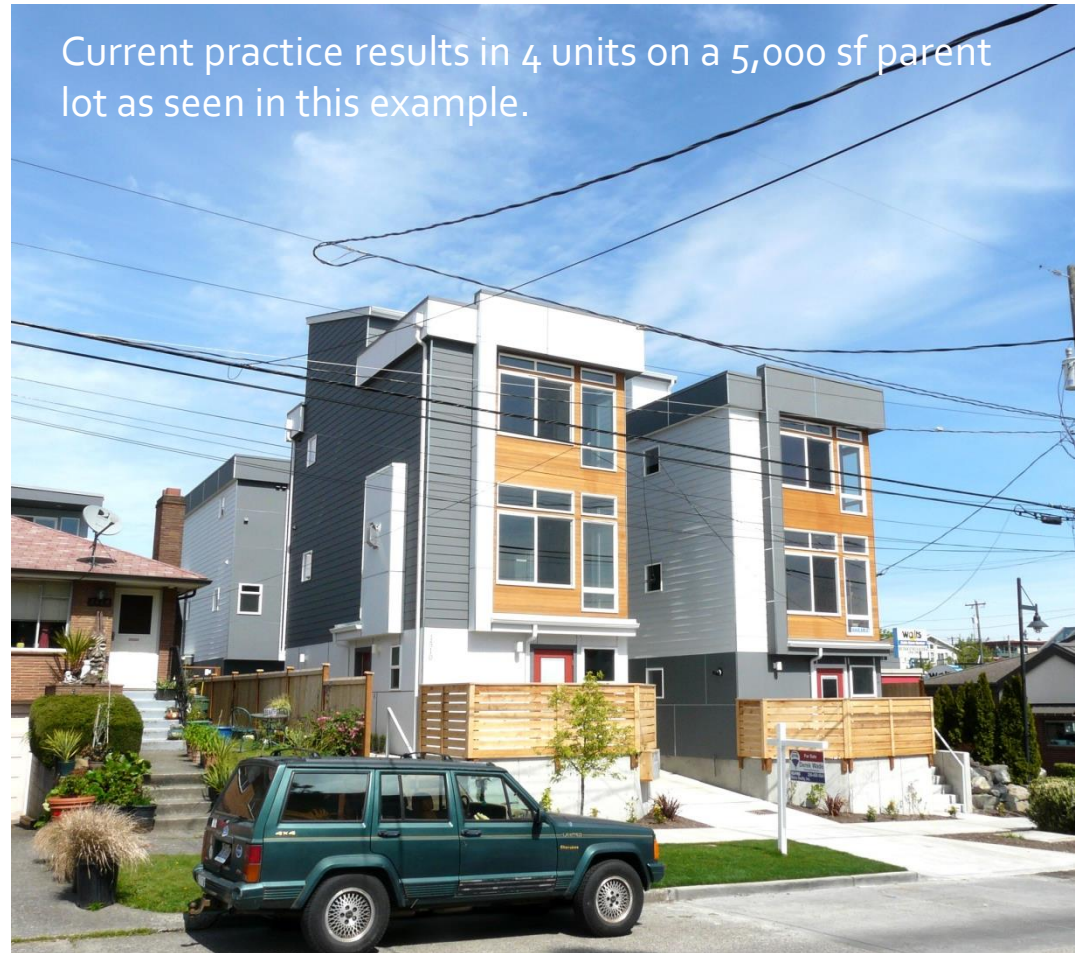
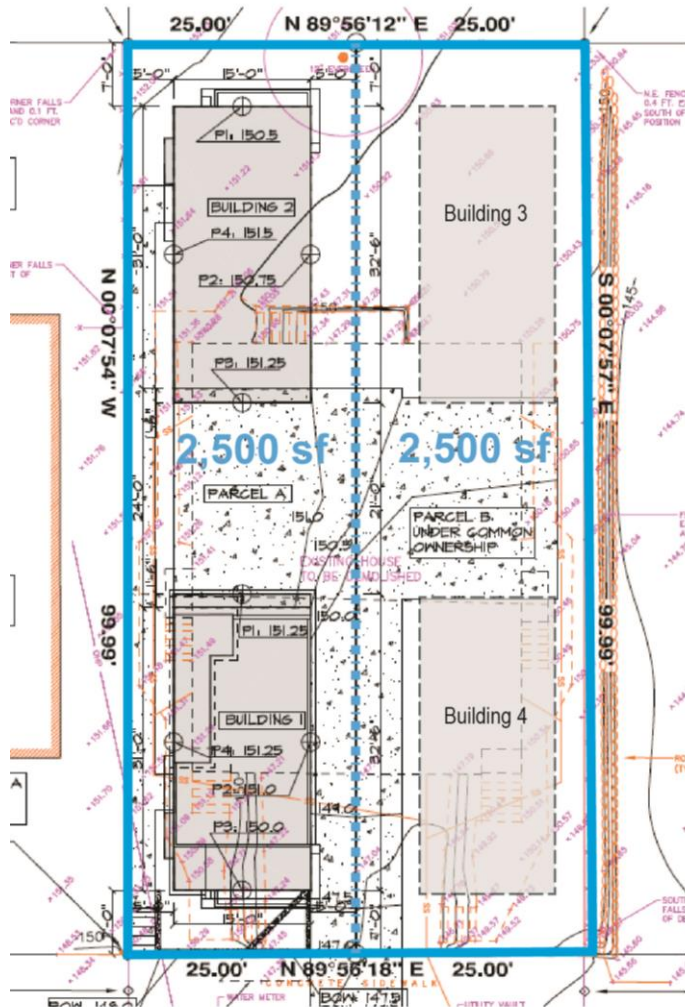
- The proposed street facing upper level setback would apply to a building like this example. The area limit for clerestories would also apply.





6. Rounding thresholds for density limits.

- **Existing Code:** Subdivision of a commonly platted 5,000 sf lot to take advantage of density rounding threshold (0.5). $2,500 / 1,600$ units per lot area = 1.5625 rounds to 2 units.
- **CB 118385:** Raise rounding threshold to 0.85 for lots smaller than 3,000 sf.

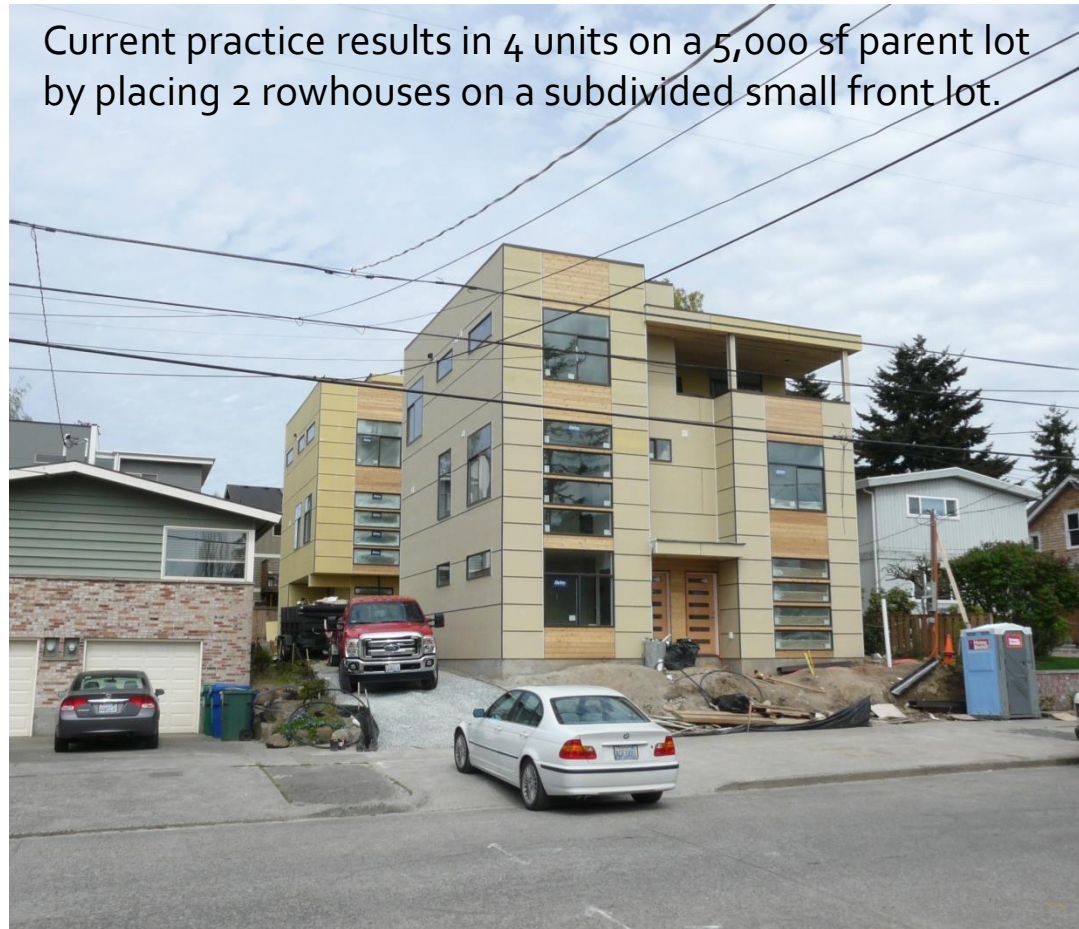
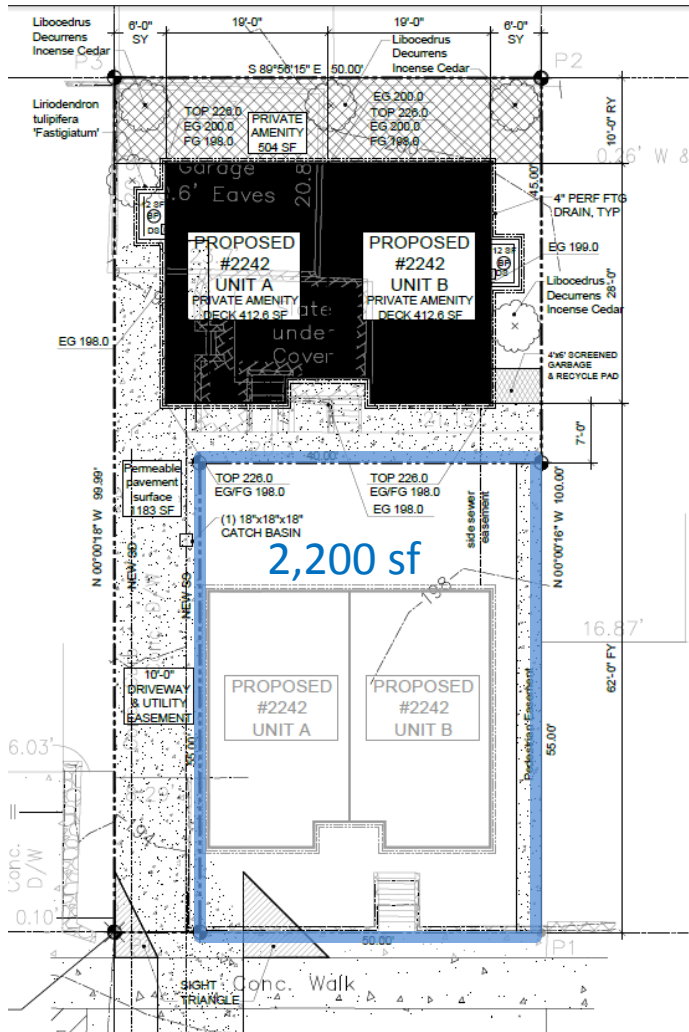


Current practice results in 4 units on a 5,000 sf parent lot as seen in this example.



7. Density limits for rowhouses in LR1 zones.

- **Existing Code:** Placement of 2 rowhouses on a small 'front' lot avoids density limit.
- **CB 118385:** Addition of one unit / 1,600 sf rowhouse density limit prevents placement of 2 rowhouses on a small front lot. $2,200 \text{ sf} / 1,600 = 1,375$. Rounds to 1 unit.



8. Side setback requirements for rowhouses.



- Rowhouses are housing located at the front of a lot with all units facing the street.
- For the rowhouses to be a feasible alternative to townhouses, full use of lot width is needed.



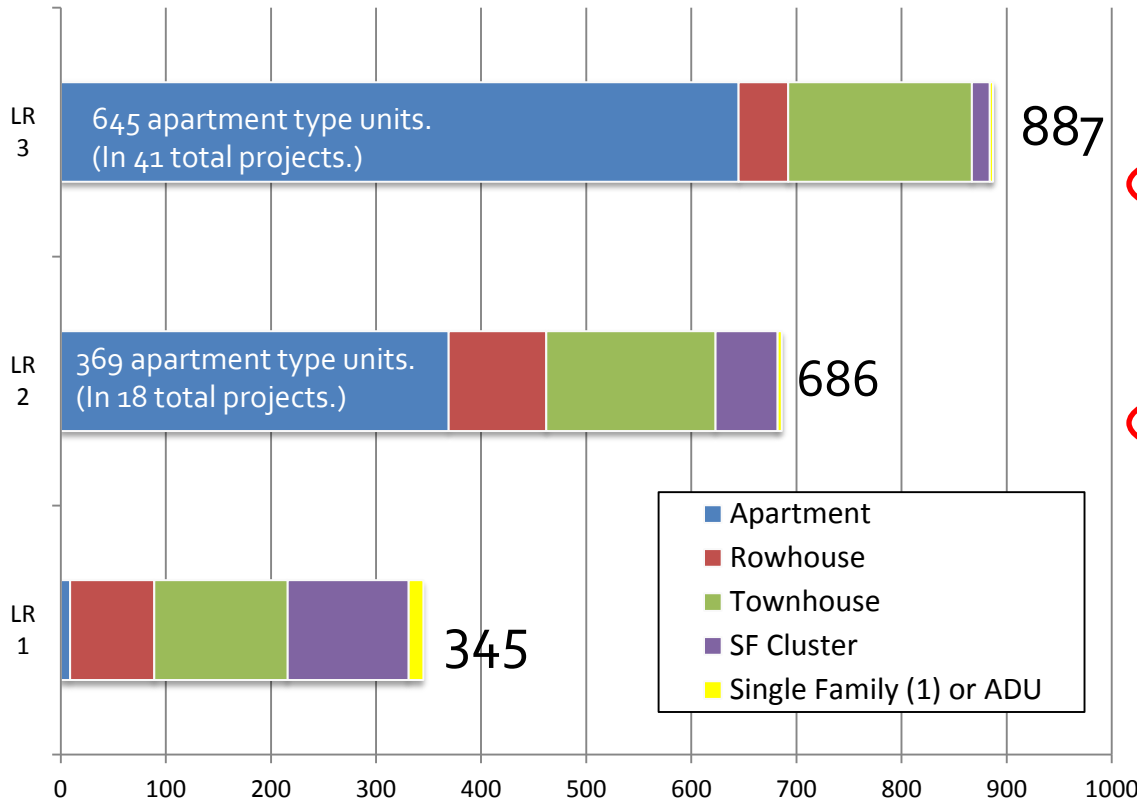


9. Design Review in LR2 zones.

Design Review Thresholds

LR3	LR2 (Proposed – CB 118385)	LR1	Townhouses – All Zones	Small Efficiency Dwelling Unit (SEDU) Projects – All Zones
More than 8 units – Board Review	More than 8 units – Board Review	No Design Review required, except for projects with 3 or more townhouses	3 or more units, Streamlined Design Review (SDR)	5,000+ gross square feet (GSF) – SDR 12,000+ GSF – Administrative Design Review 20,000+ GSF – Board Review

2014 Dwelling Unit Production in LR Zones (building permit applications)



Design Review Scaled Projects...

LR3

11 projects.

(9 apartment type)

LR2 at proposed threshold

10 projects.

(9 apartment type)