

# RESIDENTIAL OBJECTIVE STANDARDS

## ZORP SUBCOMMITTEES

### Meeting #2



**February 16, 2022**



# Meeting Purpose

- **Missing Middle Illustrations:**
  - Share analysis of existing standards in the R-1, R-1A, R-2, R-2A, and MU-R zoning districts.
  - Present missing middle prototypes
- **Draft Standards:** Receive feedback on draft proposed standards for 2-4 unit projects in the R-1, R-1A, R-2, R-2A, and MU-R zoning districts

# Meeting Agenda

## **1. Presentation**

- Existing standards
- Missing middle diagrams
- Proposed standards overview
- Discussion topics

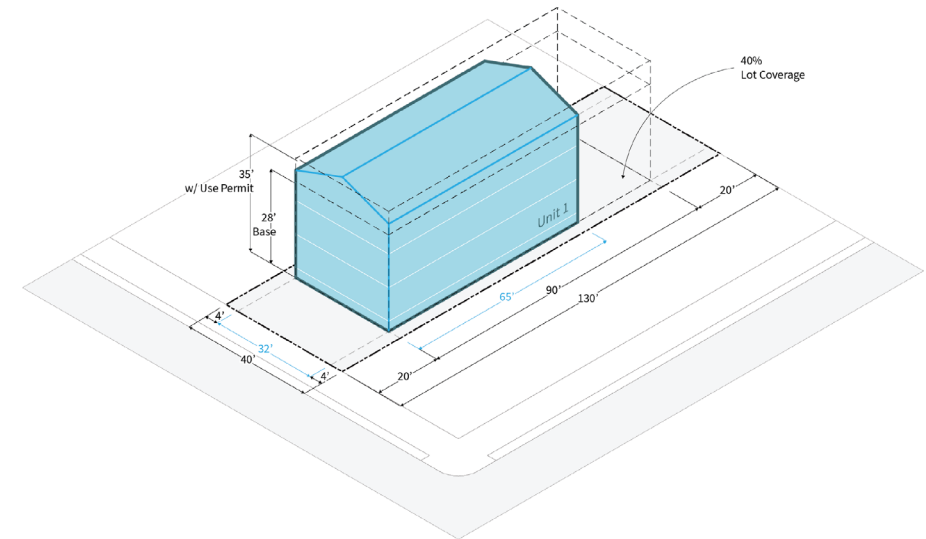
## **2. Public Comment**

## **3. Subcommittees Feedback on Proposed Standards**

# Existing Standards Diagrams

- Illustrates and analyzes existing standards in R-1, R-1A, R-2, R-2A, and MU-R districts
- Uses typical 5,200 sq. ft. lot (40' by 130')
- Shows developable envelope (“glass box”) defined by setbacks and height
- Identifies achievable floor area and building volume limited by lot coverage, step backs, FAR, and other standards

**Model 1: R-1 Single Building on Internal Lot**



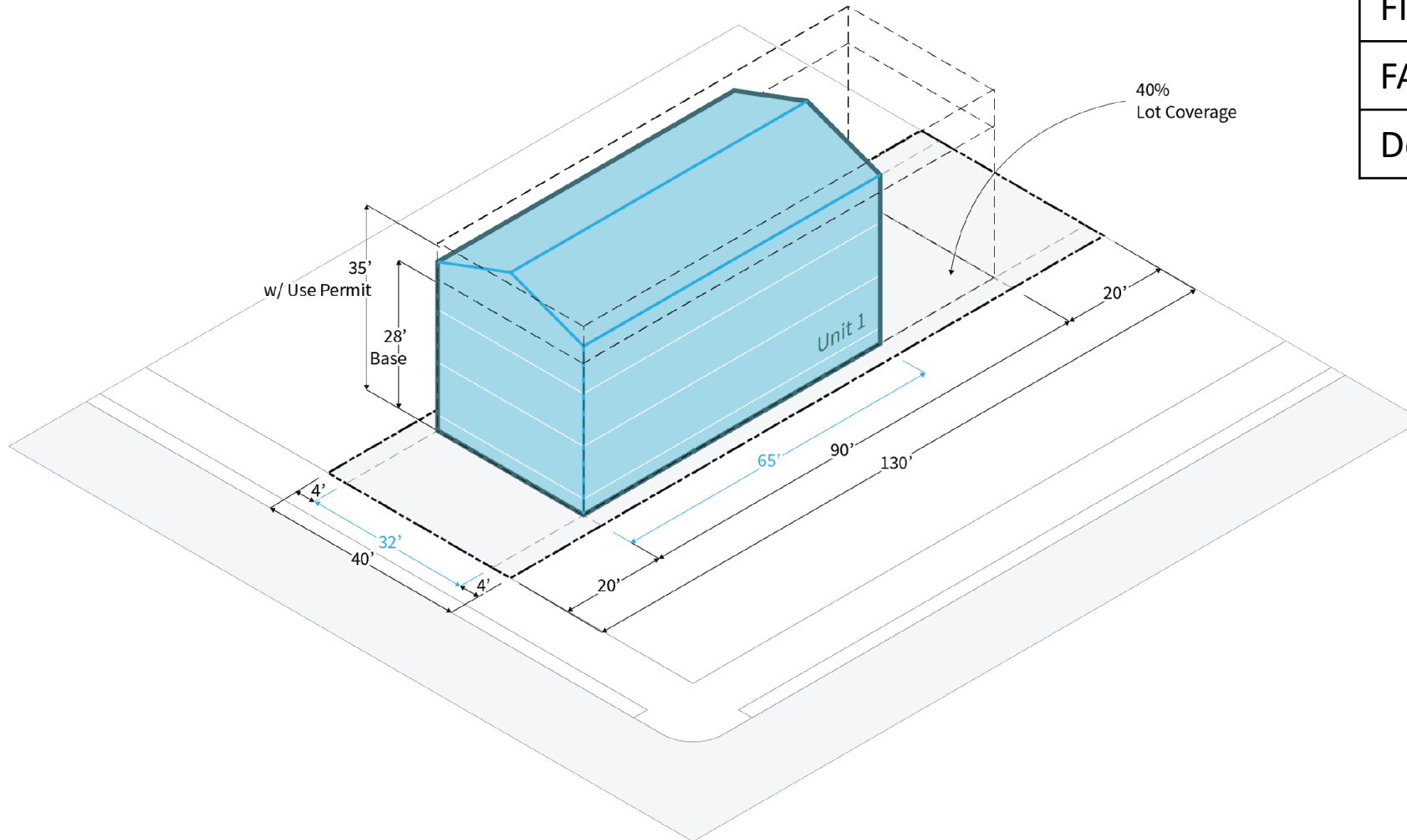
This first model shows the typical maximum building envelope on a standard R-1 lot for one unit only. This is the prevailing typical single-family housing typology for residential zoning. As shown in this model, **lot coverage is a limiting standard in the R-1 district** that prevents the blue building volume from occupying the entire developable envelope shown by the dashed line.

Standards	Existing Standard	Illustrated Volume	Assumptions	Existing Standard	Illustrated Volume
Primary Dwelling Units	1	1	Lot Area	5,000 sf min	5,200 sf
Average Height	28', 35' w AUP	35**	Lot Area per Dwelling Unit	No minimum	Meets standard
Stories	3	3	Lot Dimension	Not limited	40' x 130'
Lot Coverage	40% max	40%	<b>Outputs</b>		
Setbacks			Total Footprint	Not limited	2,080 sf
Front	20' min	20'	Total Floor Area	6,000 sf	6,240 sf
Rear	20' min	20'	FAR	Not limited	1.2
Side	4' min	4'	Density	1 unit per lot	8.4 du/ac
Street Side	4' min	N/A	Usable Open Space	400 sf/du	Meets standard
Building Separation	N/A	N/A			

\* This requires an AUP \*\* May be reduced with an AUP

# R-1 Existing Standards

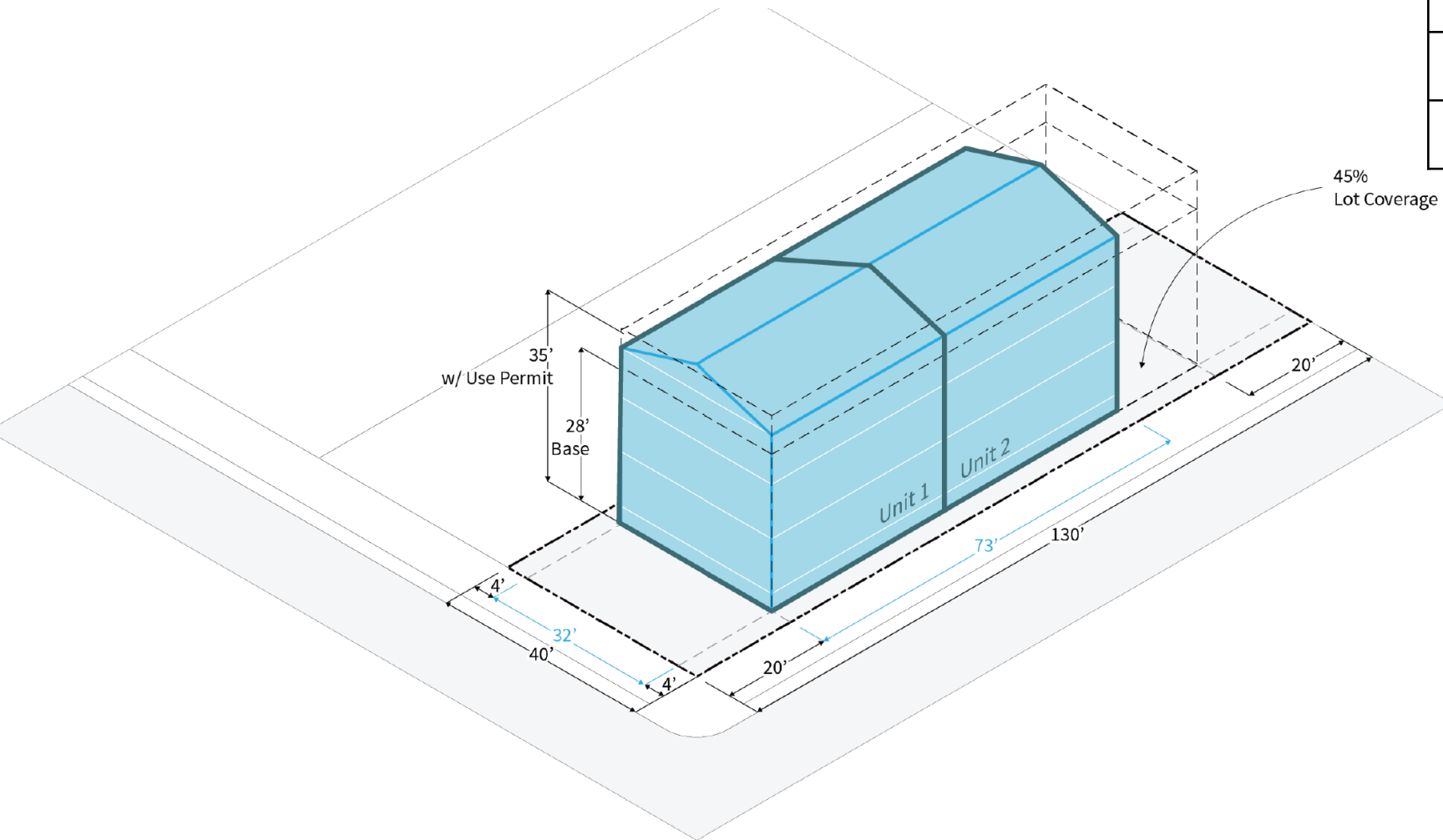
## Model 1: R-1 Single Building on Internal Lot



Model Outputs	
Dwelling Units	1
Floor Area, Total	6,240 sf
Floor Area per Unit	6,240 sf
FAR	1.2
Density	8.4 du/ac

# R-1A: Existing Standards

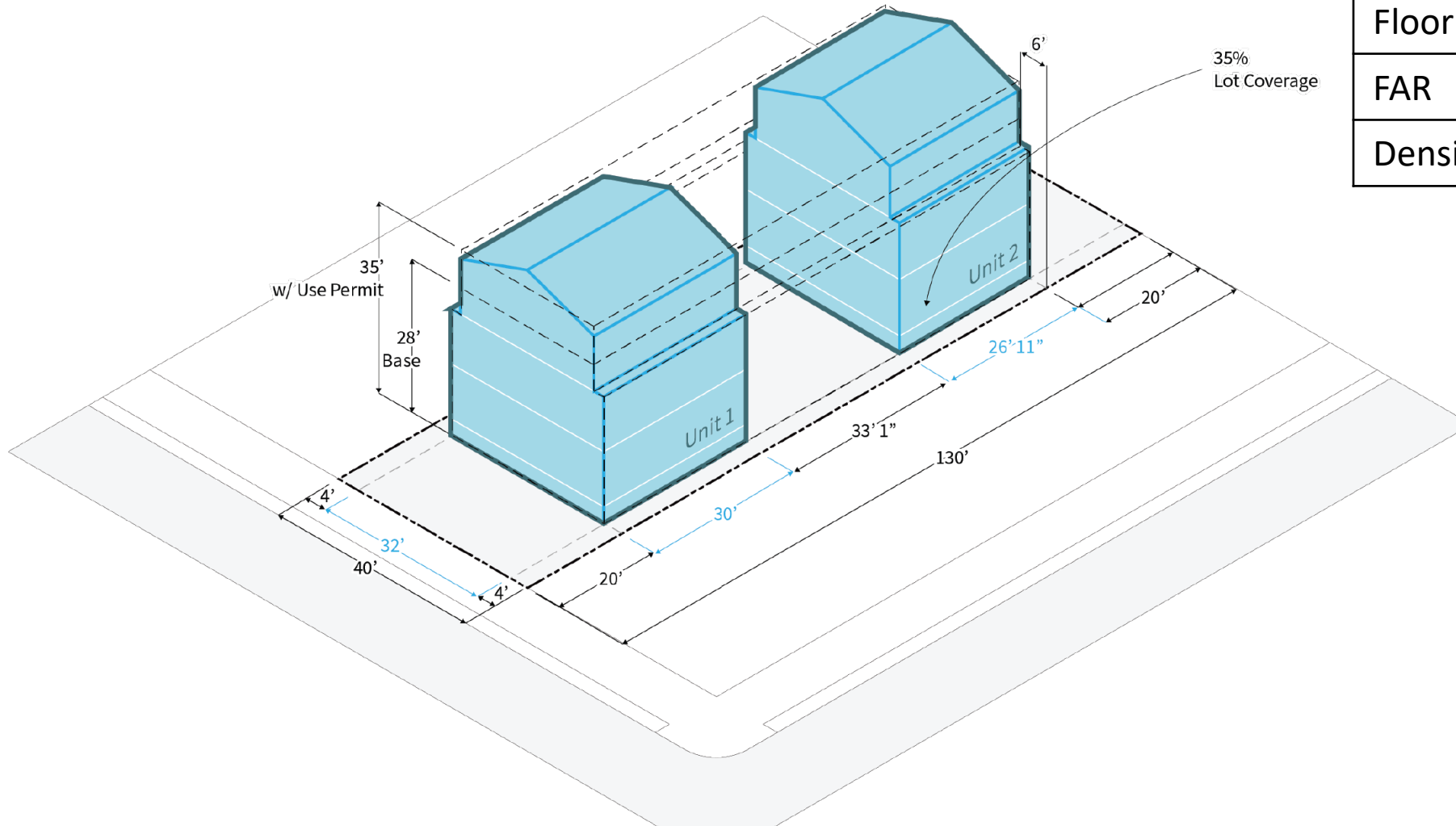
## Model 2: R-1A Single Building on Corner Lot



Model Outputs	
Dwelling Units	2
Floor Area, Total	7,008 sf
Floor Area per Unit	3,504 sf
FAR	1.3
Density	16.75 du/ac

# R-2 Existing Standards

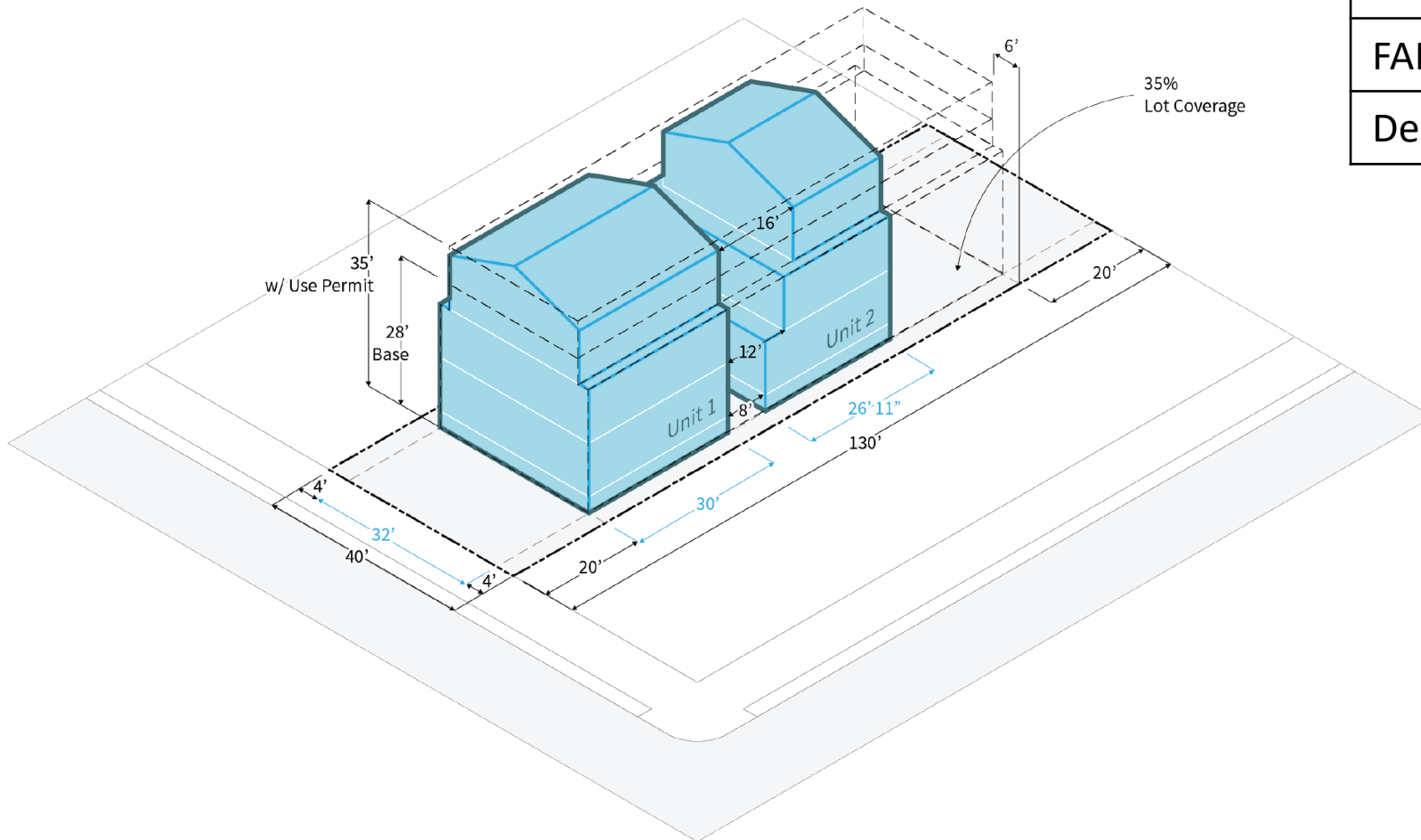
## Model 3: R-2 Two Buildings on an Internal Lot



Model Outputs	
Dwelling Units	2
Floor Area, Total	5,229 sf
Floor Area per Unit	2,614 sf
FAR	1.0
Density	16.75 du/ac

# R-2 Existing Standards

## Model 4: R-2 Two Buildings on Internal Lot

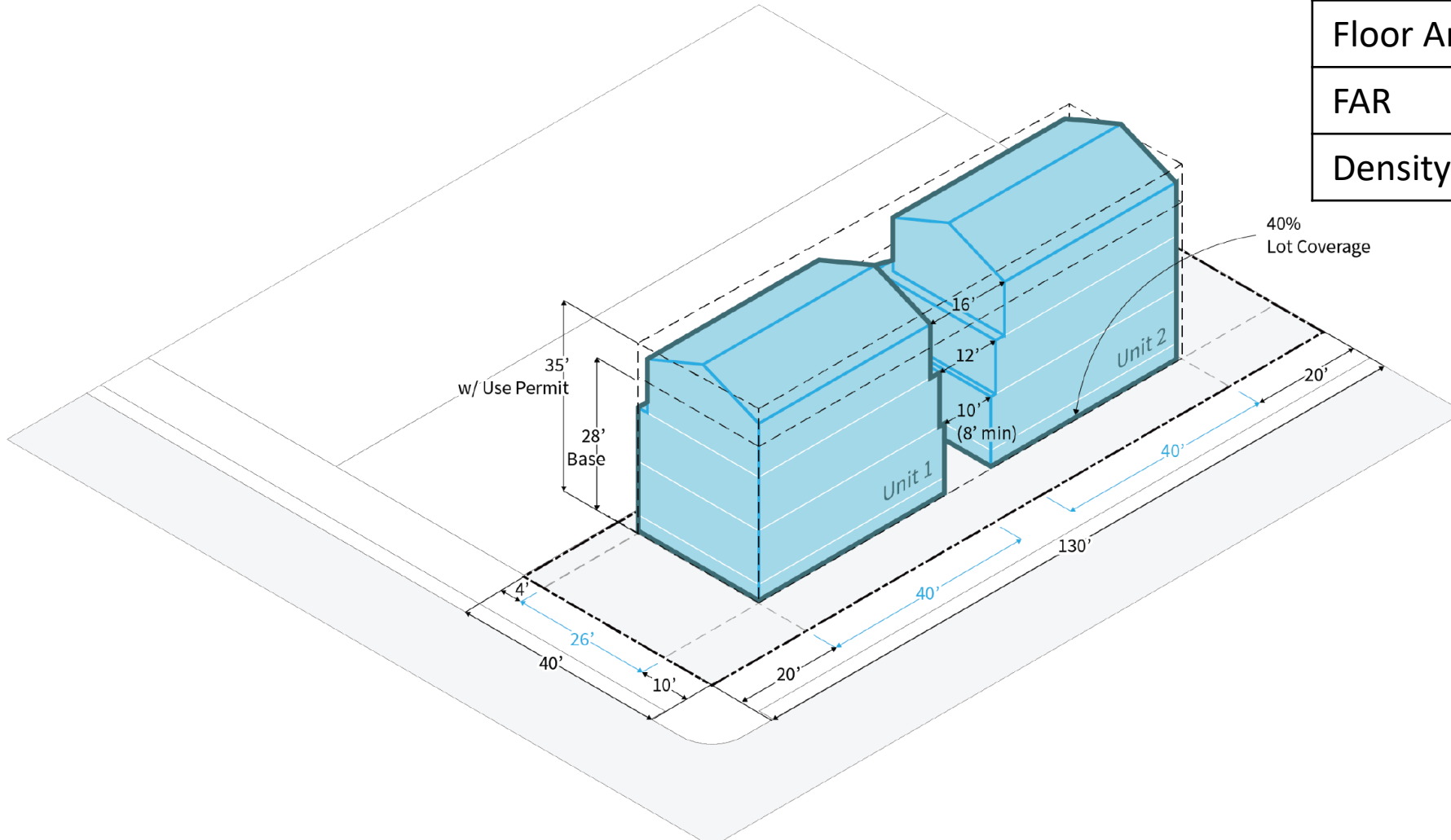


Model Outputs	
Dwelling Units	2
Floor Area, Total	4,881 sf
Floor Area per Unit	2,440 sf
FAR	0.9
Density	16.75 du/ac



# R-2 Existing Standards

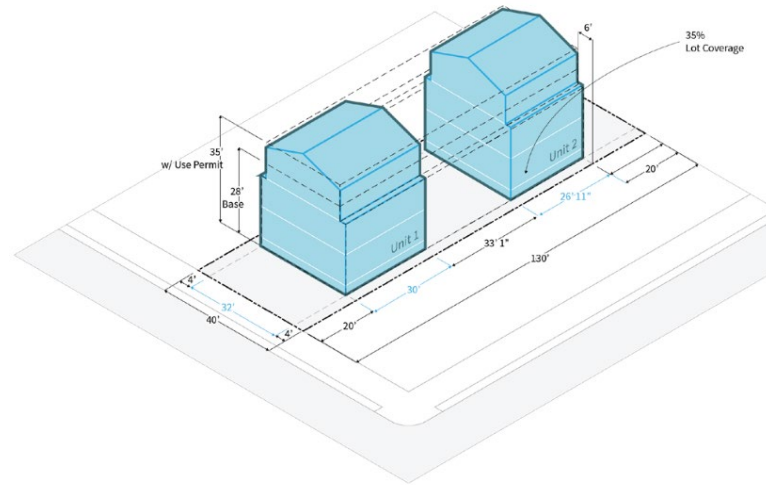
## Model 5: R-2 Two Buildings on Corner Lot



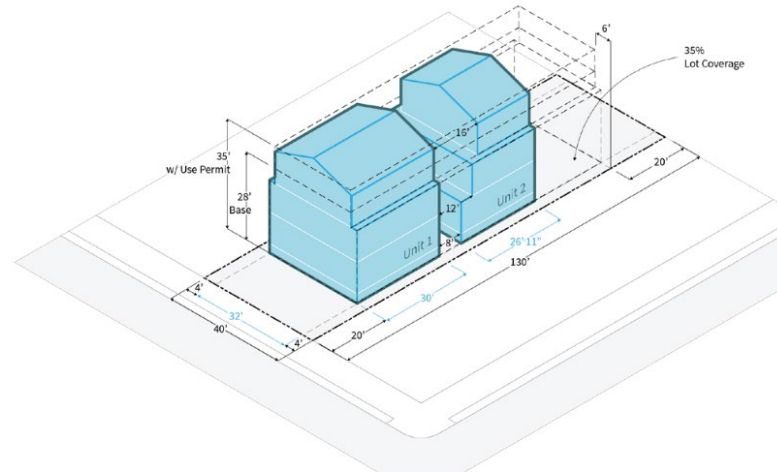
Model Outputs	
Dwelling Units	2
Floor Area, Total	5,884
Floor Area per Unit	2,942 sf
FAR	1.1
Density	16.75 du/ac

# R-2 Existing Standards

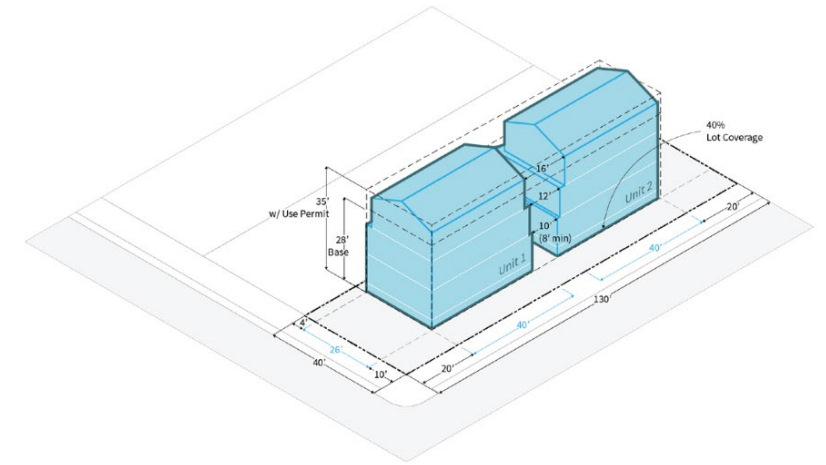
Model 3 (Interior Lot)



Model 4 (Interior Lot)



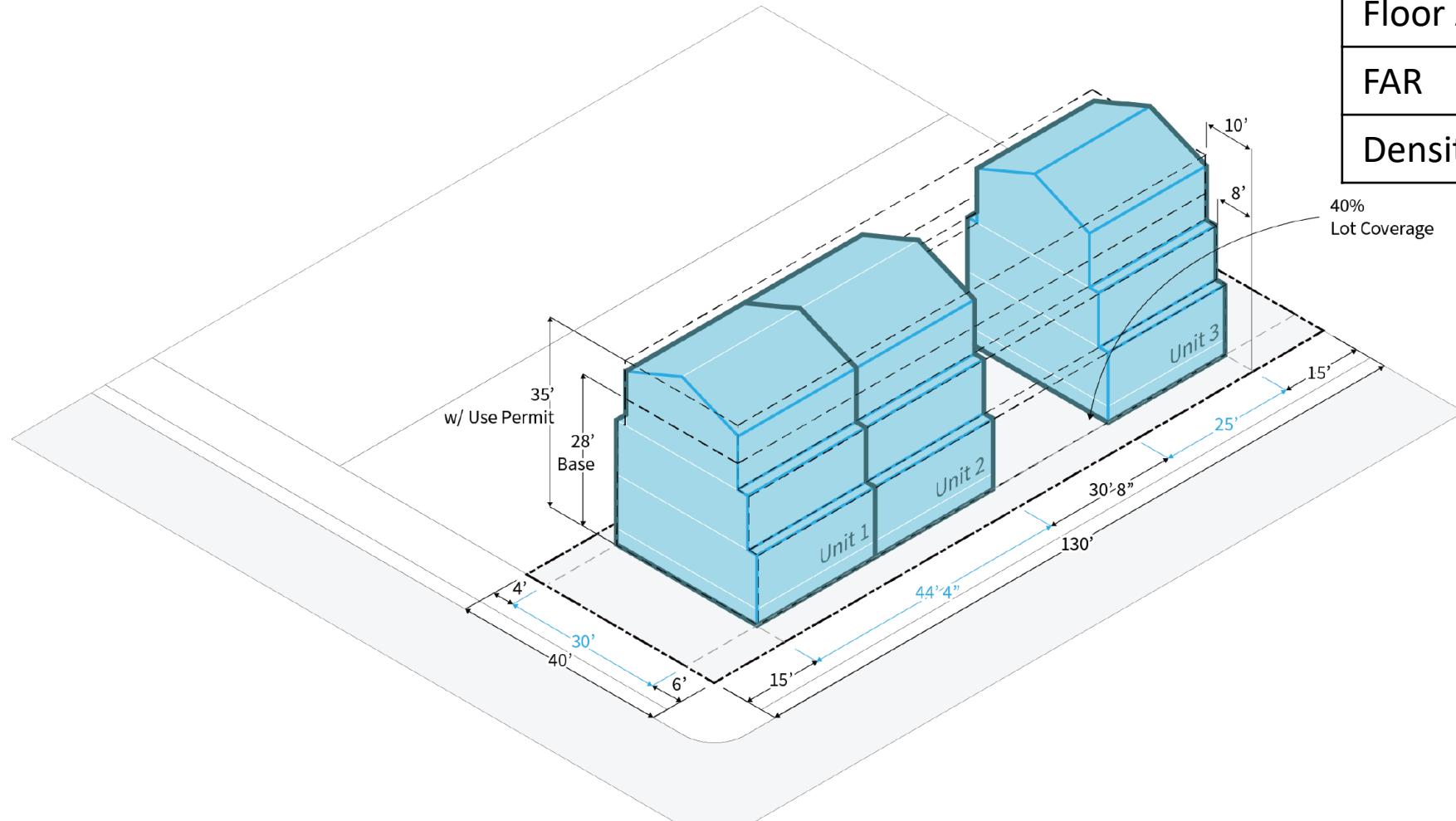
Model 5 (Corner Lot)



Model Outputs	Model 3	Model 4	Model 5
Dwelling Units	2	2	2
Floor Area, Total	5,229 sf	4,881 sf	5,884
Floor Area per Unit	2,614 sf	2,440 sf	2,942 sf
FAR	1.0	0.9	1.1
Density	16.75 du/ac	16.75 du/ac	16.75 du/ac

# R-2A Existing Standards

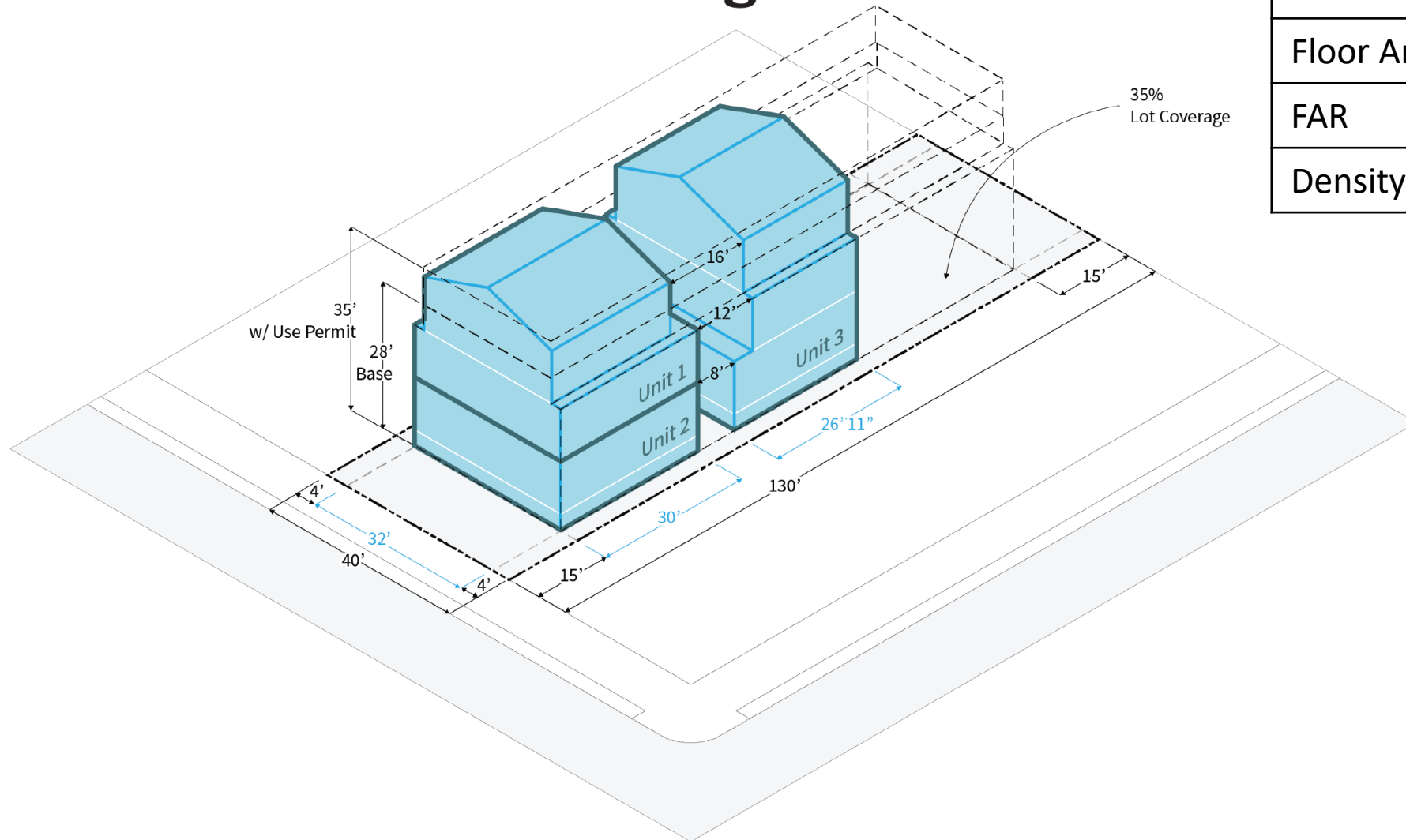
## Model 6: R-2A Two Buildings on a Corner Lot



Model Outputs	
Dwelling Units	3
Floor Area, Total	6,212
Floor Area per Unit	2,070
FAR	1.2
Density	25.1 du/ac

# R-2A Existing Standards

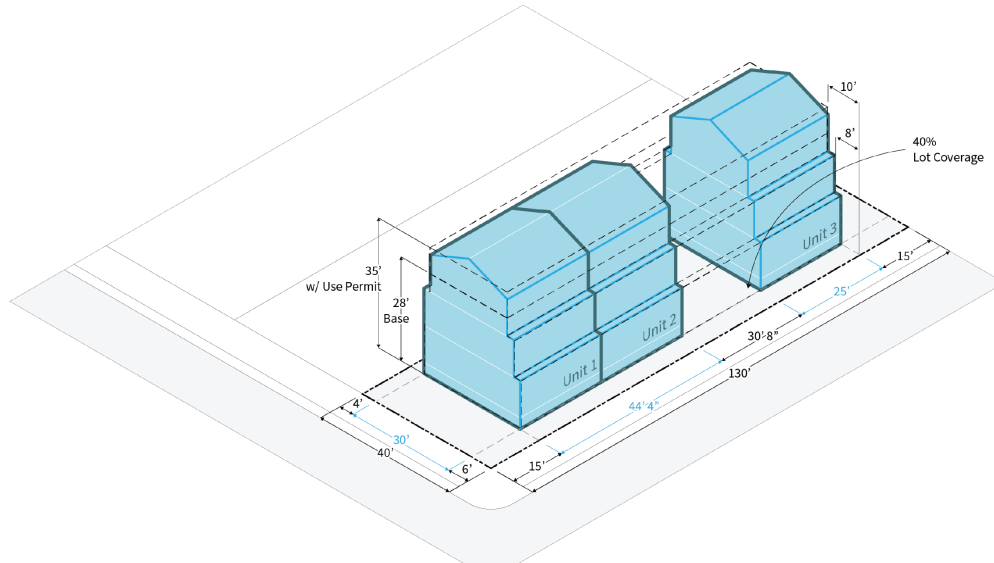
## Model 7: R-2A Two Buildings on Internal Lot



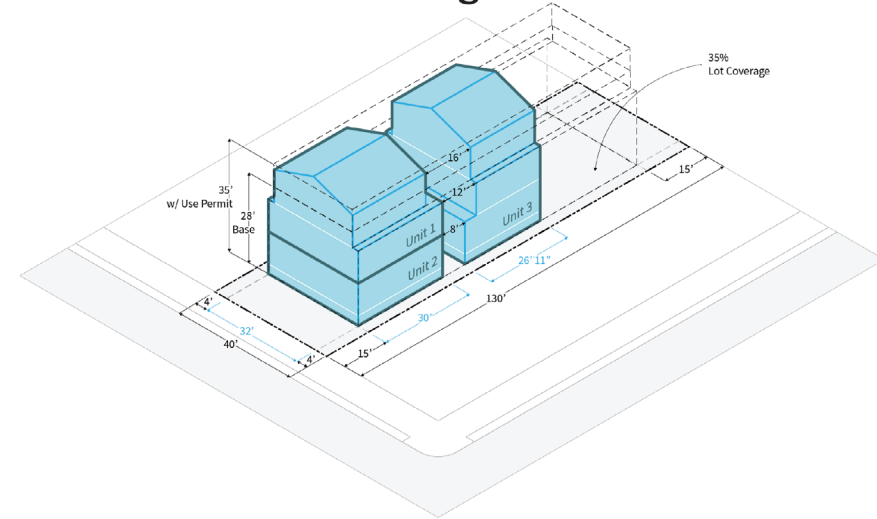
Model Outputs	
Dwelling Units	3
Floor Area, Total	4,881
Floor Area per Unit	1,627
FAR	0.9
Density	25.1 du/ac

# R-2A Existing Standards

**Model 6: R-2A Two Buildings on a Corner Lot**



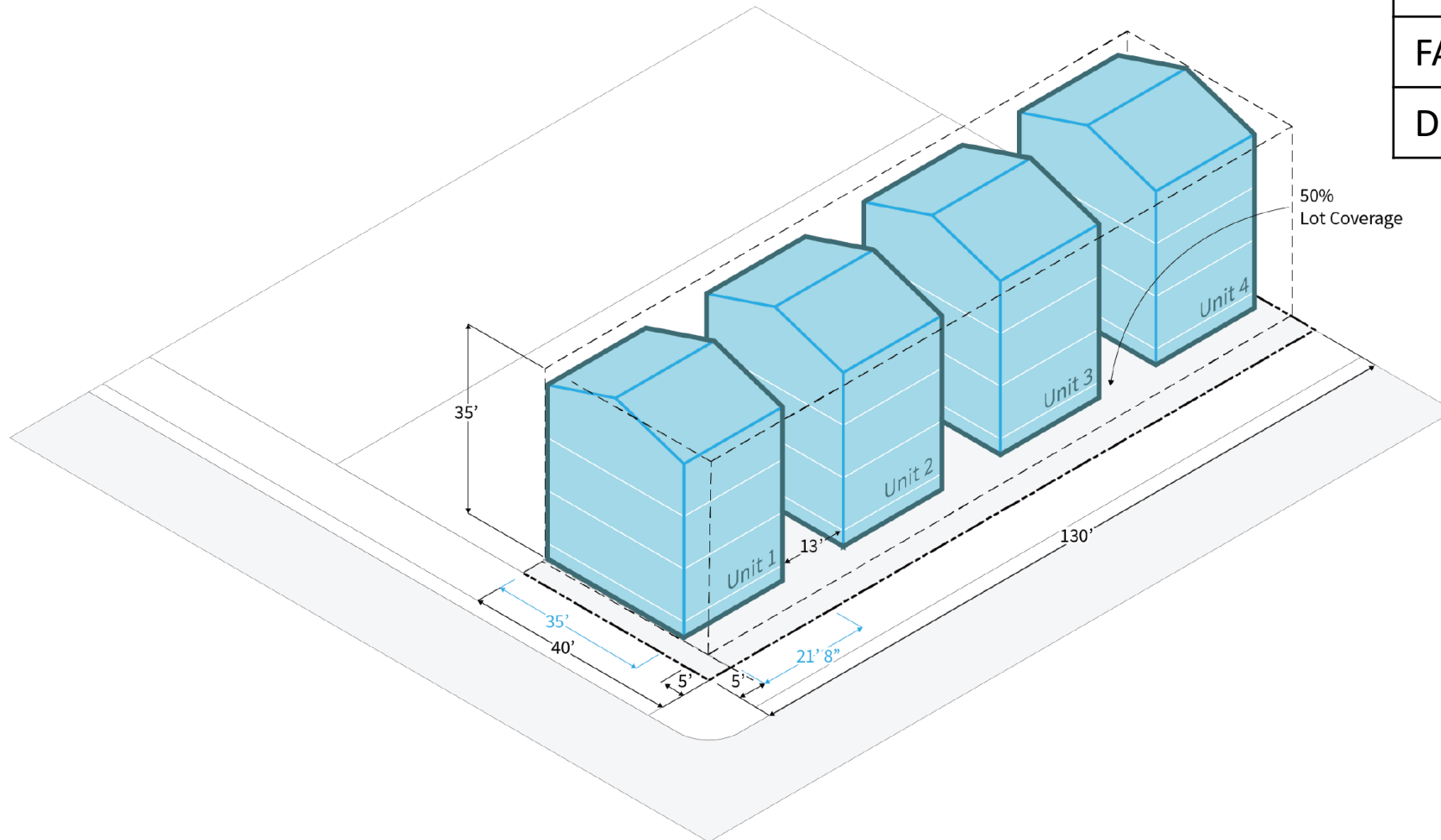
**Model 7: R-2A Two Buildings on Internal Lot**



Model Outputs	Model 6	Model 7
Dwelling Units	3	3
Floor Area, Total	6,212 sf	4,881
Floor Area per Unit	2,070 sf	1,627
FAR	1.2	0.9
Density	25.1 du/ac	25.1 du/ac

# MU-R Existing Standards

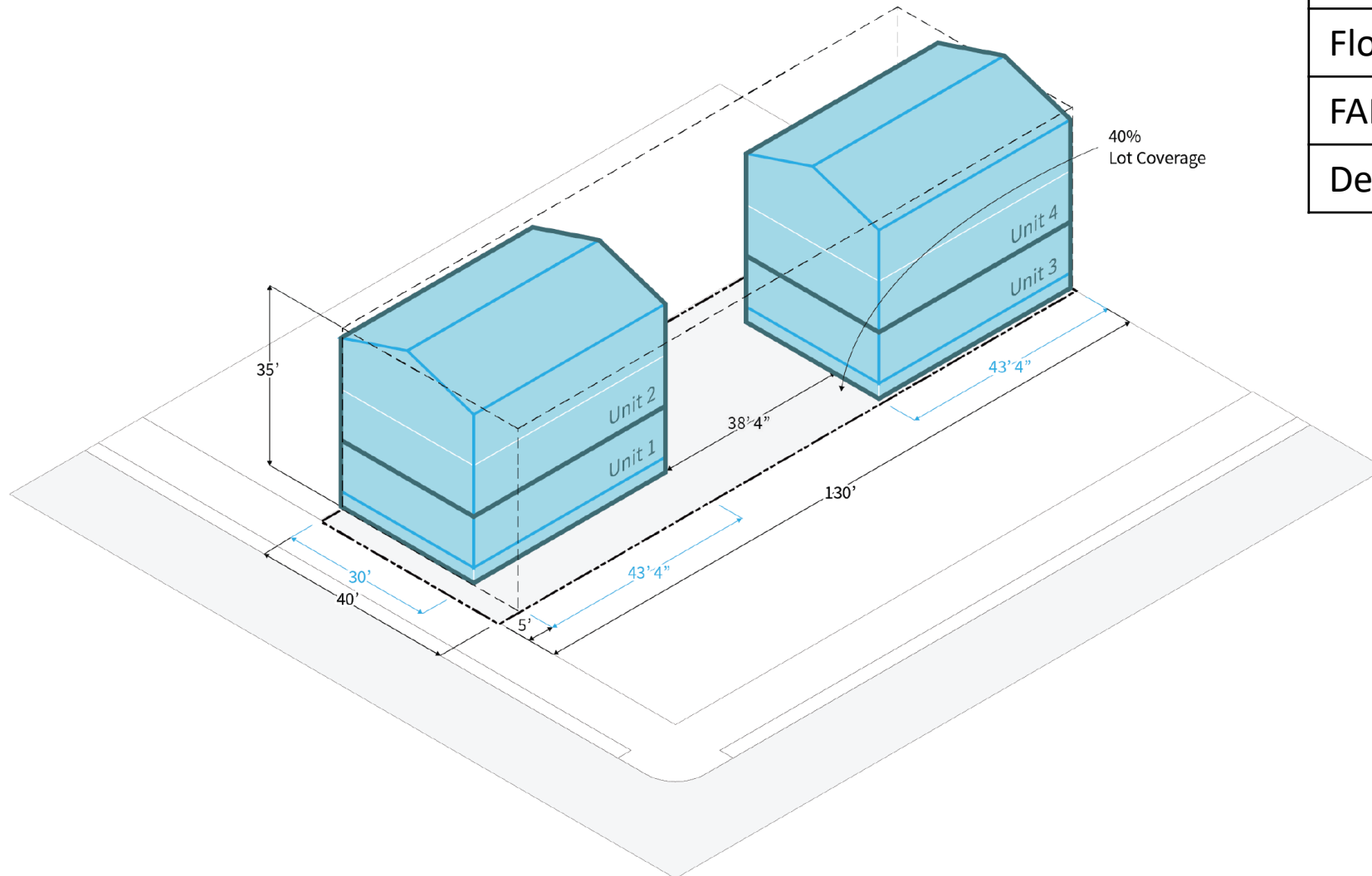
## Model 8: MU-R Four Buildings on Corner Lot



Model Outputs	
Dwelling Units	4
Floor Area, Total	7,800 sf
Floor Area per Unit	1,950 sf
FAR	1.5
Density	33.5 du/ac

# MU-R Existing Standards

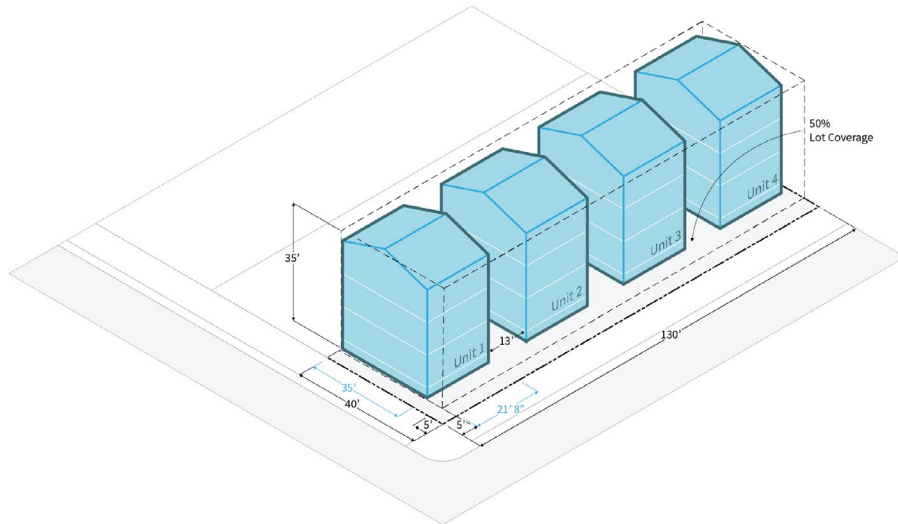
## Model 9: MU-R Two Buildings on Internal Lot



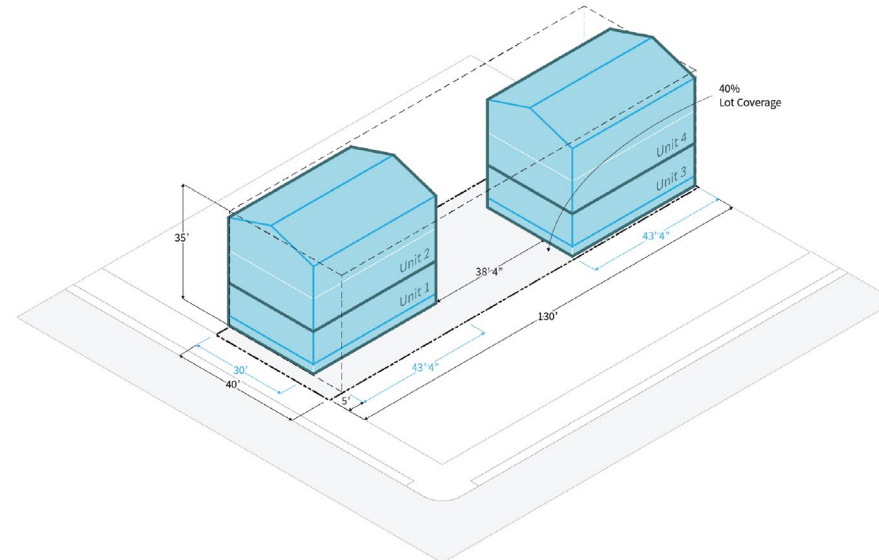
Model Outputs	
Dwelling Units	4
Floor Area, Total	7,800 sf
Floor Area per Unit	1,950 sf
FAR	1.5
Density	33.5 du/ac

# MU-R Existing Standards

**Model 8: MU-R Four Buildings on Corner Lot**



**Model 9: MU-R Two Buildings on Internal Lot**

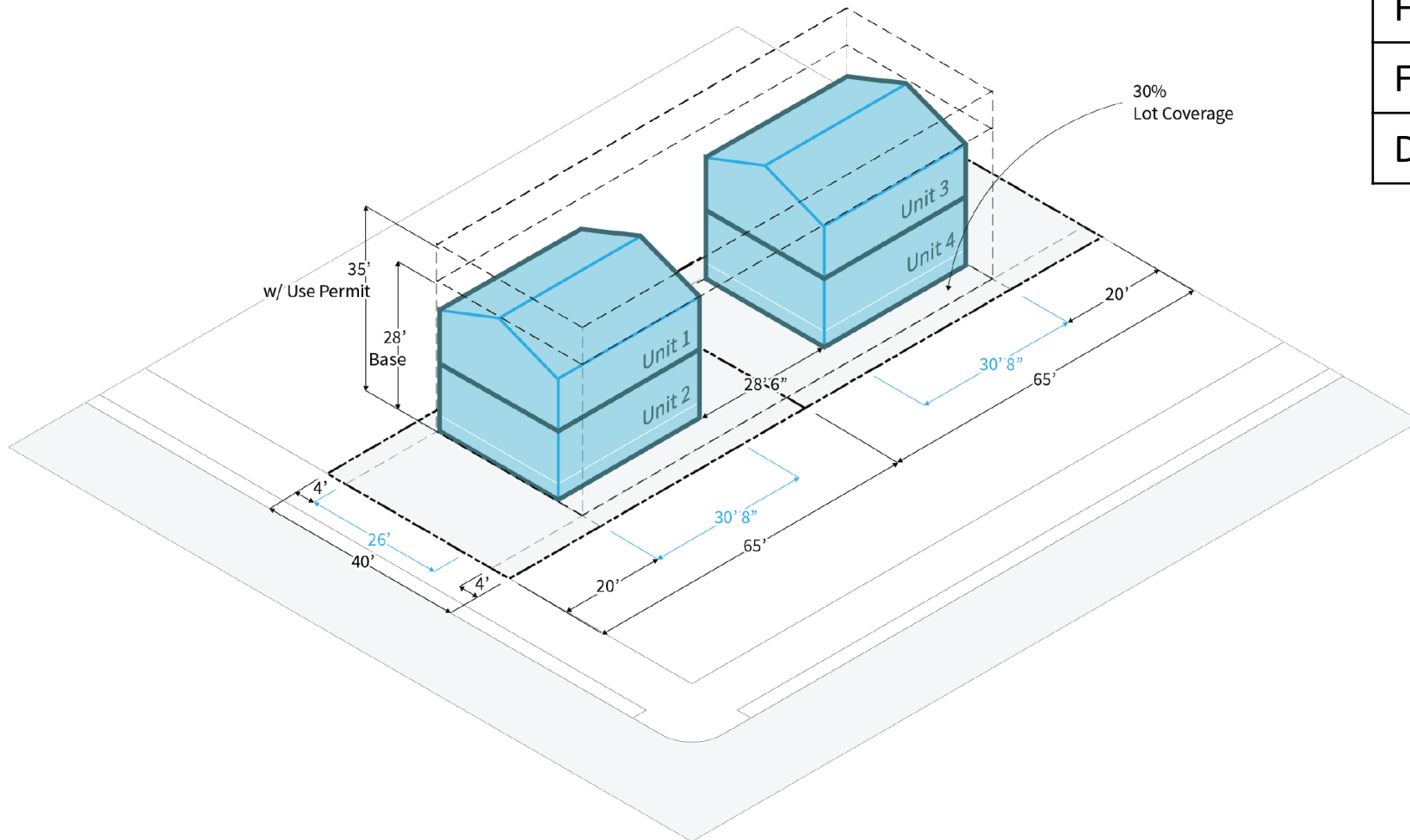


Model Outputs	Model 8	Model 9
Dwelling Units	4	4
Floor Area, Total	7,800 sf	7,800 sf
Floor Area per Unit	1,950	1,950
FAR	1.5	1.5
Density	33.5 du/ac	33.5 du/ac



# SB 9 Project in R-1

## Model 10: R-1 Two Buildings with Split Lot (SB 9)



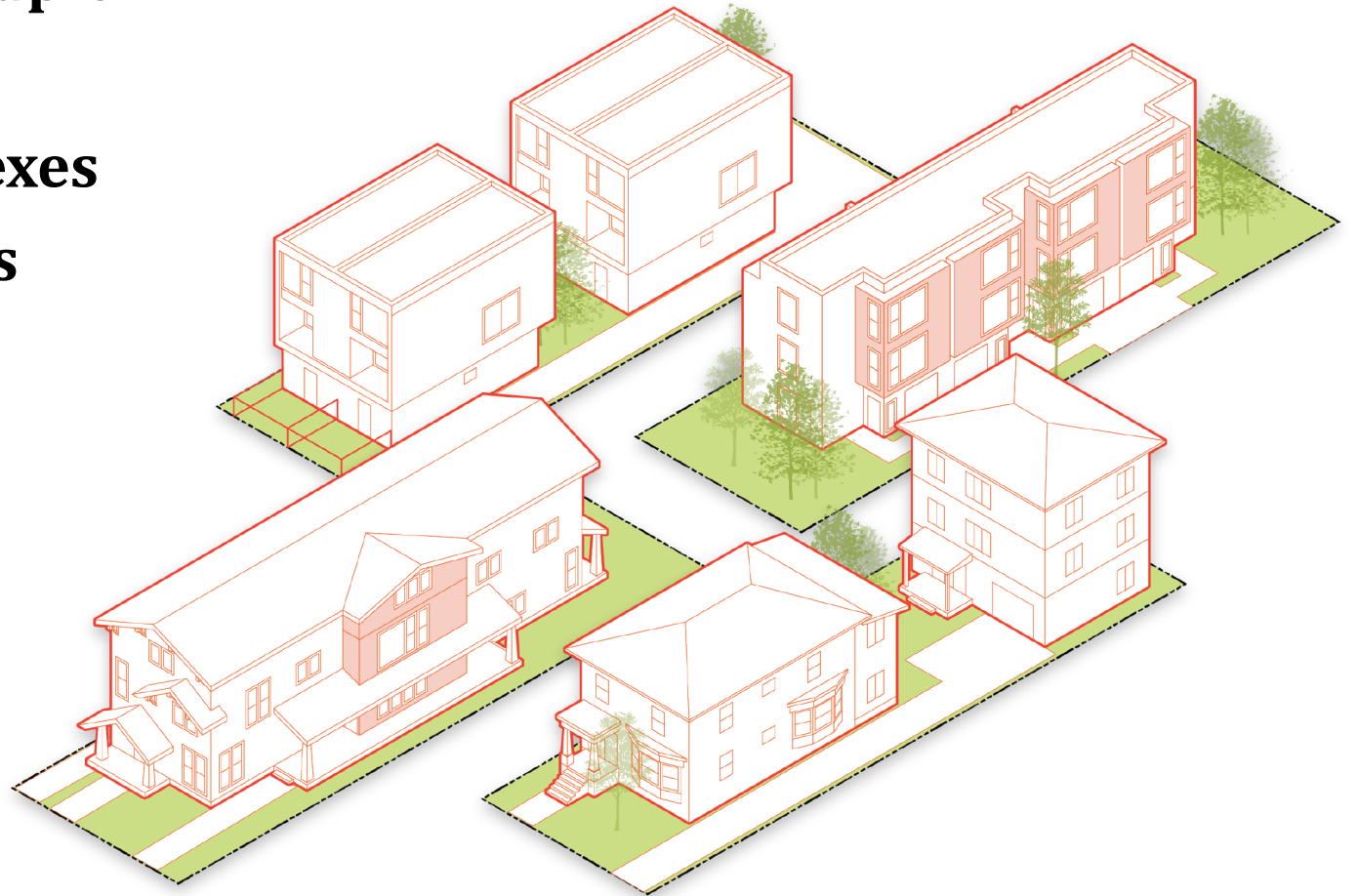
Model Outputs	
Dwelling Units	4
Floor Area, Total	2,400 sf
Floor Area per Unit	800
FAR	0.9
Density	33.5 du/ac

# Existing Standards Summary Observations

- **Variability in Achievable Floor Area.** Product of lot coverage, setback, and building separation for interior vs. corner lots
- **Lot Coverage.** Lot coverage is a limiting standard in R districts
- **Height.** Four stories (more units) possible within 35-foot height limit
- **Upper Floor Setbacks.** The upper floor setbacks create a “wedding-cake” shape to three-story buildings and add complexity to construction
- **Upper-Floor Building Separation.** Variations by floor create a “wedding-cake” shape that may force odd design and may not be desirable for buildings sharing a single lot
- **Floor Area Ratio (FAR).** Maximum FAR is a limiting standard in the MU-R

# Middle Housing Diagrams

- 1. New Duplex Behind Existing Duplex**
- 2. Attached Three-unit Sidecourt**
- 3. Detached Cluster of Two Duplexes**
- 4. Attached Four-unit Row Homes**



# Prototype 1: New Duplex Behind Existing Duplex



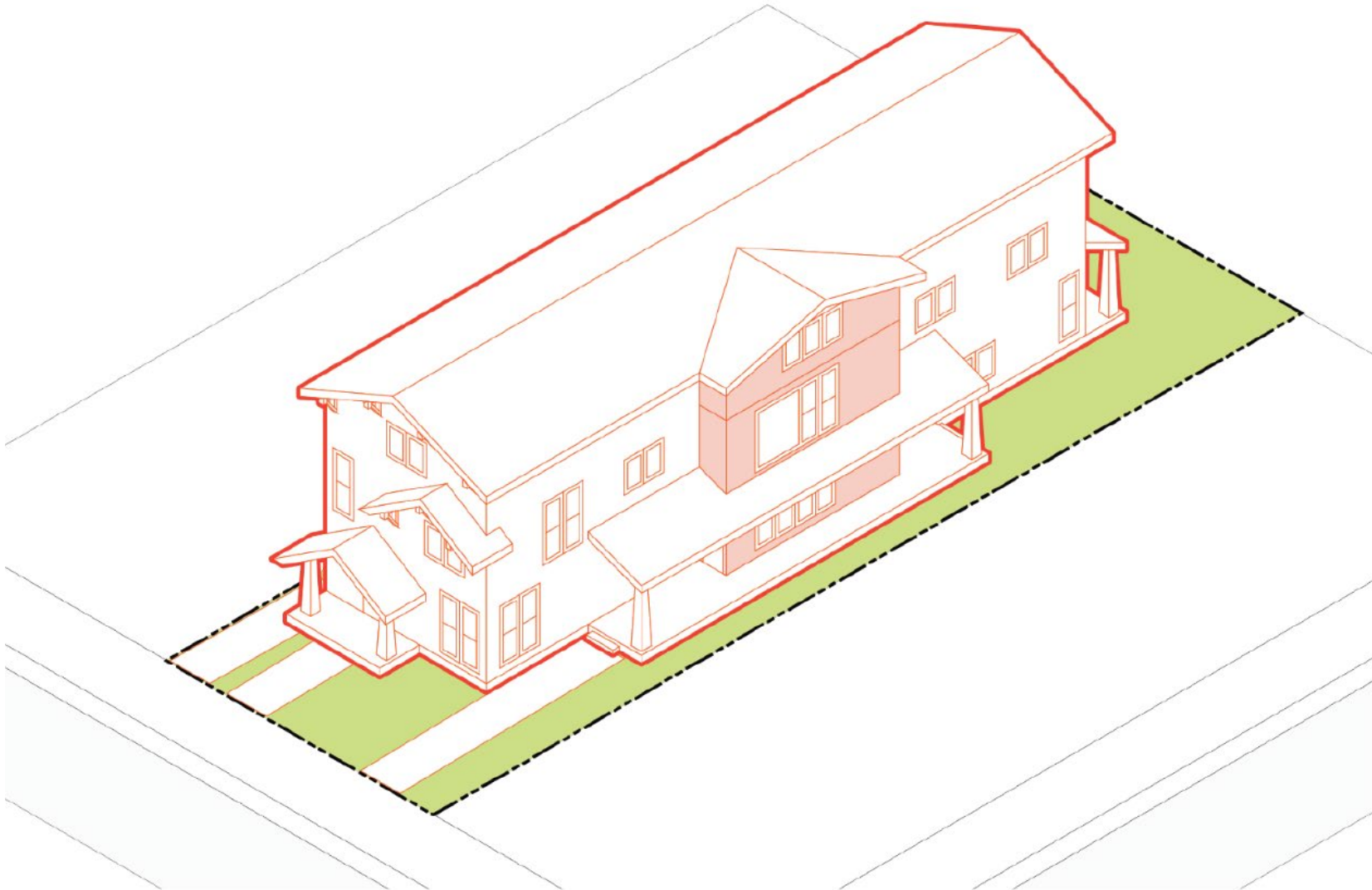
# Prototype 1: New Duplex Behind Existing Duplex

Model Info		Complies with Existing Standards?				
		R-1	R-1A	R-2	R-2A	MU-R
Number of Units	4	No	No	Yes	Yes	Yes
Lot Area Per Unit	1,300 sf	No	No	No	No	Yes
Total Footprint	2,100 sf	Yes	Yes	Yes	Yes	Yes
Total Floor Area	5,000 sf	Yes	Yes	Yes	Yes	Yes
Lot Area	5,200 sf	Yes	Yes	Yes	Yes	Yes
Lot Coverage	40%	Yes	Yes	No	No	Yes
Lot Width	40'	Yes	Yes	Yes	Yes	Yes
Lot Depth	130'	Yes	Yes	Yes	Yes	Yes
Usable Open Space Per Dwelling Unit	≈ 215 sf	No	No	No	No	Yes
Floor Area Ratio	1.0	Yes	Yes	Yes	Yes	Yes
Building Height, Average	27-32'	Yes*	Yes*	Yes*	Yes*	Yes
Stories	2-3	Yes	Yes	Yes	Yes	Yes
Setbacks						
Front	20'	Yes	Yes	Yes	Yes	Yes
Rear	5'	No	No	Yes*	Yes*	Yes
Side	4'	Yes	Yes	Yes	Yes	Yes
Street Side	n/a	n/a	n/a	n/a	n/a	n/a
Building Separation	30 ft.	Yes	Yes	Yes	Yes	Yes



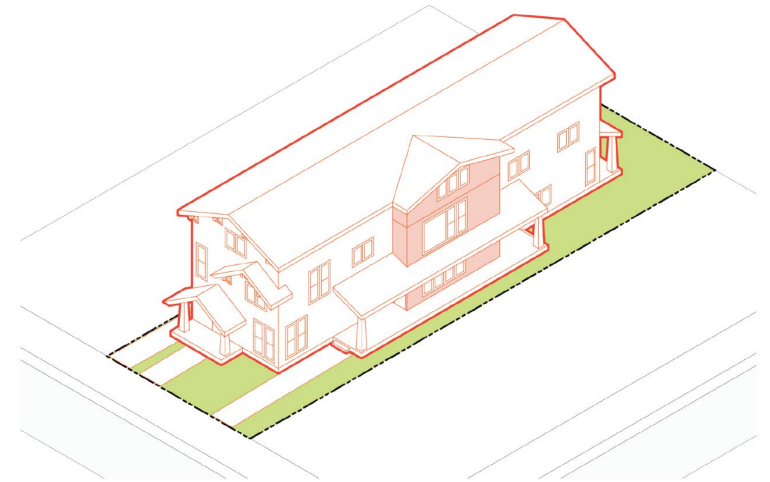
\* AUP required

# Prototype 2: Attached Sidecourt



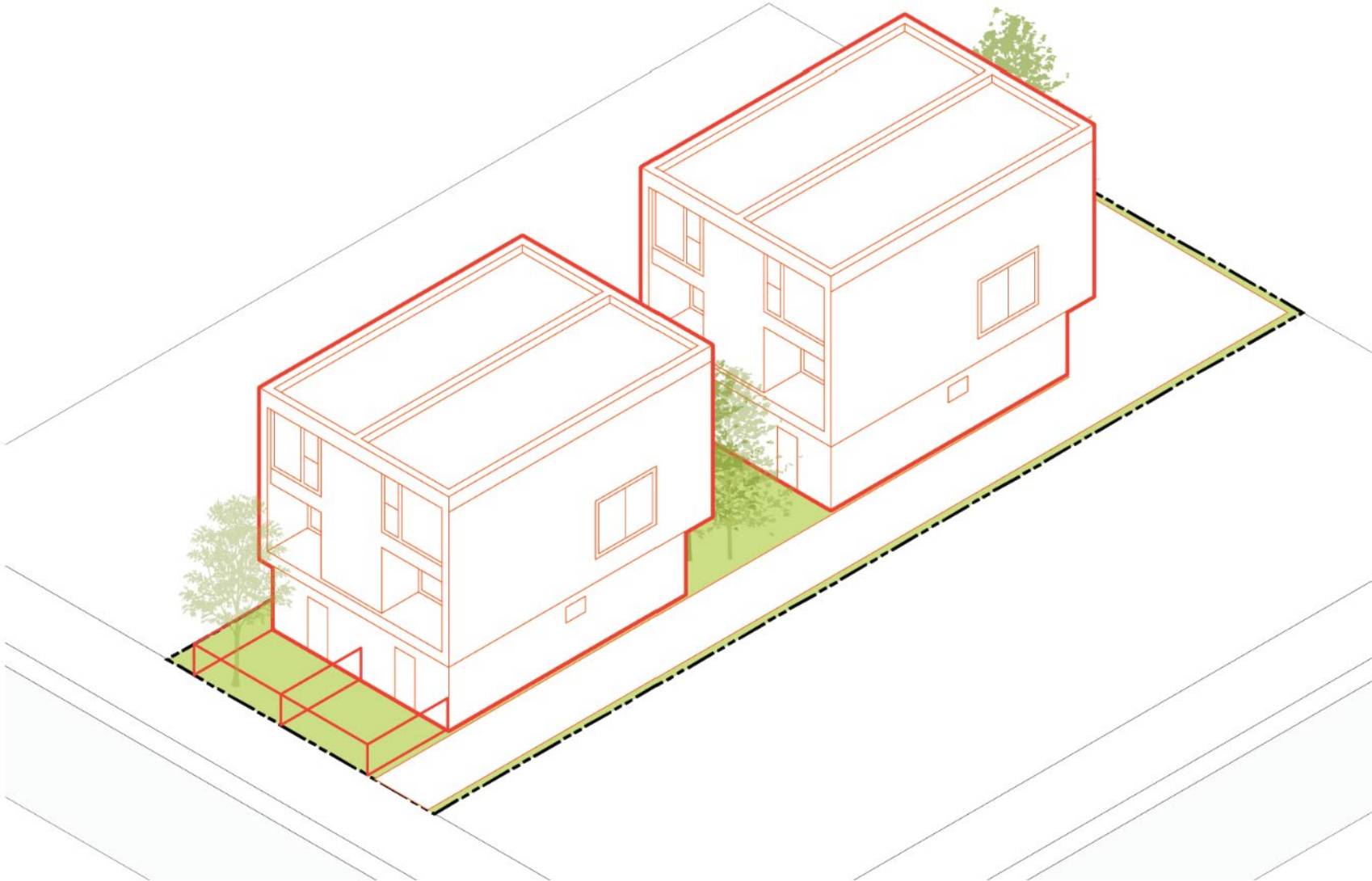
# Prototype 2: Attached Sidecourt

Model Info		Complies with Existing Standards?				
		R-1	R-1A	R-2	R-2A	MU-R
Number of Units	3	No	No	Yes	Yes	Yes
Lot Area Per Unit	1,733 sf	No	No	No	Yes	Yes
Total Footprint	2,160 sf	Yes	Yes	Yes	Yes	Yes
Total Floor Area	6,480 sf	Yes	Yes	Yes	Yes	Yes
Lot Area	5,200 sf	Yes	Yes	Yes	Yes	Yes
Lot Coverage	41%	No	No	No	No	Yes
Lot Width	40'	Yes	Yes	Yes	Yes	Yes
Lot Depth	130'	Yes	Yes	Yes	Yes	Yes
Usable Open Space Per Dwelling Unit <sup>2</sup>	≈ 400 sf	Yes	Yes	Yes	Yes	Yes
Floor Area Ratio	1.2	Yes	Yes	Yes	Yes	Yes
Building Height, Average	30"	Yes*	Yes*	Yes*	Yes*	Yes
Stories	3	Yes	Yes	Yes	Yes	Yes
Setbacks						
Front	20'	Yes	Yes	Yes	Yes	Yes
Rear	20'	No	No	Yes*	Yes*	Yes
Side	4'	Yes	Yes	No	No	Yes
Street Side	n/a	n/a	n/a	n/a	n/a	n/a
Building Separation	n/a	Yes	Yes	Yes	Yes	Yes



\* AUP required

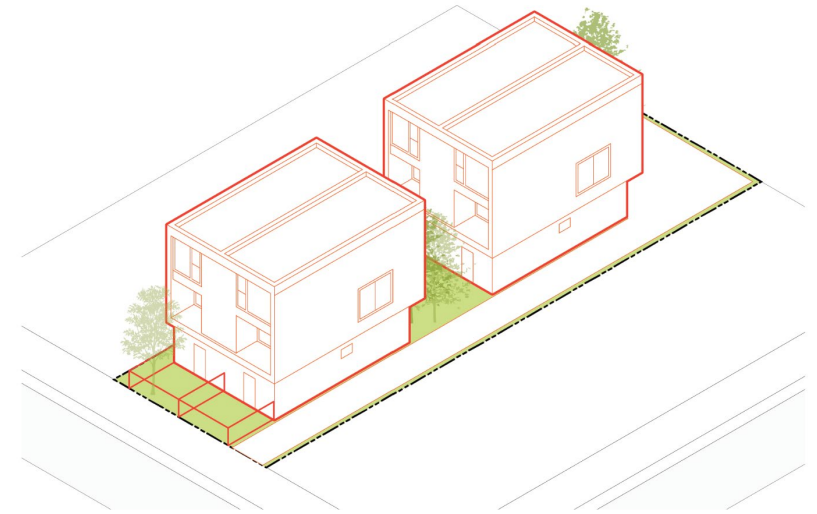
# Prototype 3: Detached Cluster





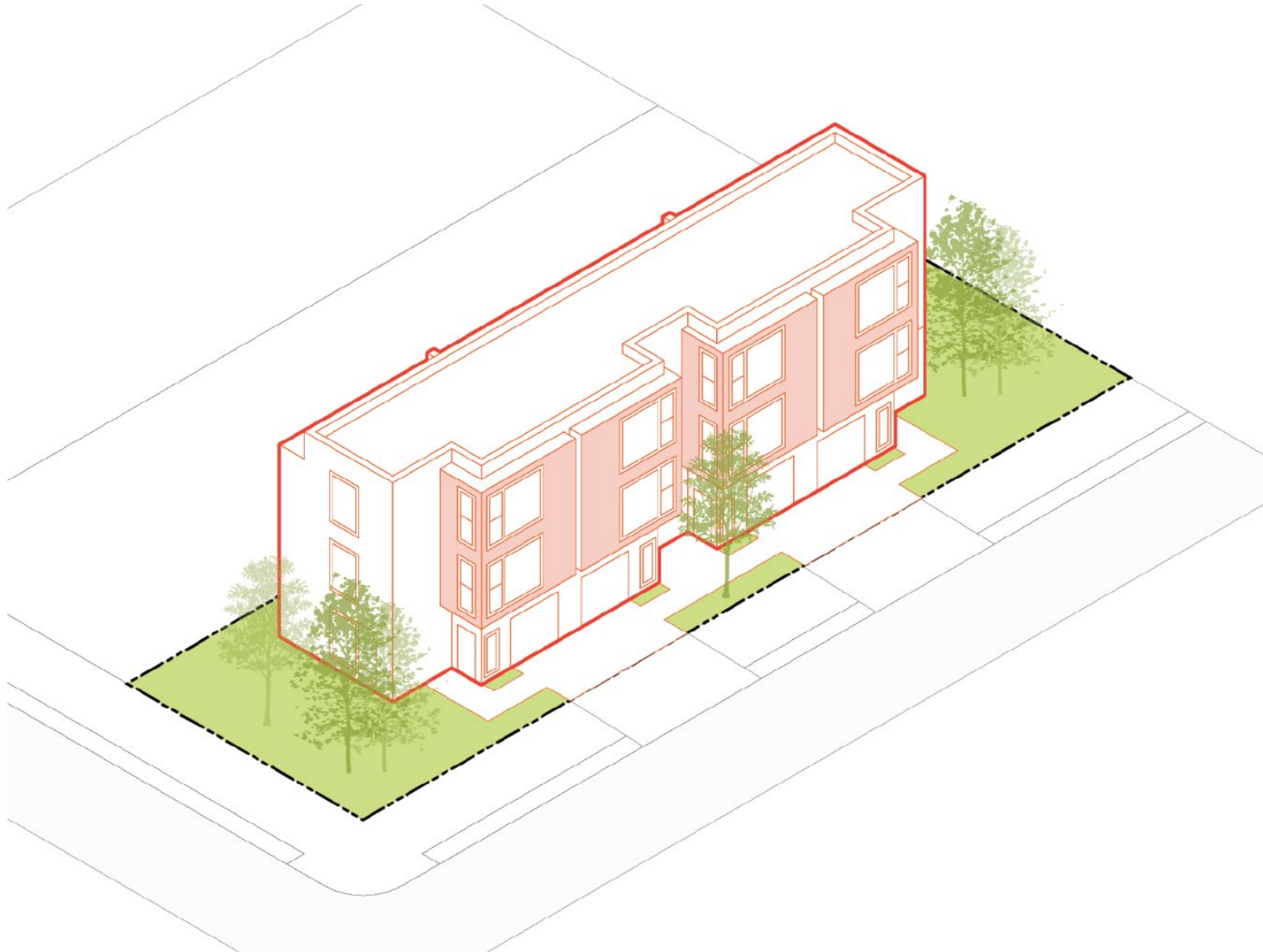
# Prototype 3: Detached Cluster

Model Info		Complies with Existing Standards?				
		R-1	R-1A	R-2	R-2A	MU-R
Number of Units	4	No	No	Yes	Yes	Yes
Lot Area Per Unit	1,300 sf	No	No	No	No	Yes
Total Footprint	1,820 sf	Yes	Yes	Yes	Yes	Yes
Total Floor Area	3,640 sf	Yes	Yes	Yes	Yes	Yes
Lot Area	5,200 sf	Yes	Yes	Yes	Yes	Yes
Lot Coverage	35%	Yes	Yes	Yes	Yes	Yes
Lot Width	40'	Yes	Yes	Yes	Yes	Yes
Lot Depth	130'	Yes	Yes	Yes	Yes	Yes
Usable Open Space Per Dwelling Unit	≈ 330 sf	No	No	No	Yes	Yes
Floor Area Ratio	0.7	Yes	Yes	Yes	Yes	Yes
Building Height, Average	32'	Yes*	Yes*	Yes*	Yes*	Yes
Stories	3	Yes	Yes	Yes	Yes	Yes
Setbacks						
Front	12'	No	No	No	No	Yes
Rear	26'	Yes	Yes	Yes	Yes	Yes
Side	4' & 10'	Yes	Yes	No	No	Yes
Street Side	n/a	n/a	n/a	n/a	n/a	n/a
Building Separation	21'	Yes	Yes	Yes	Yes	Yes



\* AUP required

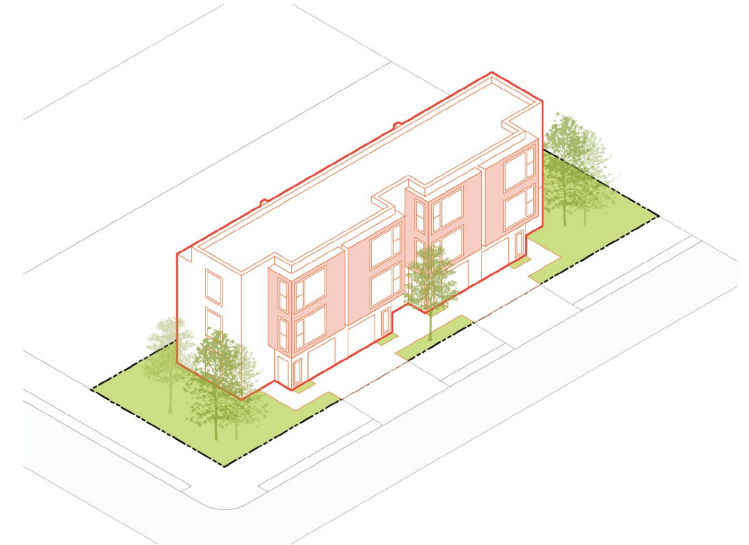
# Prototype 4: Attached row homes



# Prototype 4: Attached row homes

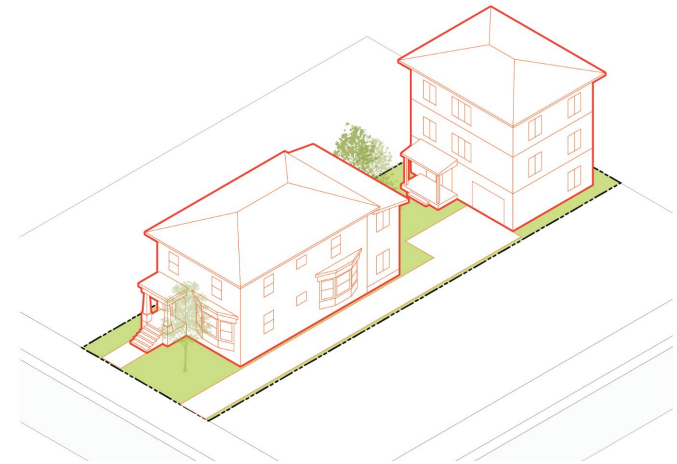
Model Info		Complies with Existing Standards?				
		R-1	R-1A	R-2	R-2A	MU-R
Number of Units	4	No	No	Yes	Yes	Yes
Lot Area Per Unit	1,300 sf	No	No	No	No	Yes
Total Footprint	2,130 sf	Yes	Yes	Yes	Yes	Yes
Total Floor Area	6,390 sf	Yes	Yes	Yes	Yes	Yes
Lot Area	5,200 sf	Yes	Yes	Yes	Yes	Yes
Lot Coverage	40%	Yes	Yes	Yes	Yes	Yes
Lot Width	40'	Yes	Yes	Yes	Yes	Yes
Lot Depth	130'	Yes	Yes	Yes	Yes	Yes
Usable Open Space Per Dwelling Unit	≈ 490 sf	Yes	Yes	Yes	Yes	Yes
Floor Area Ratio	1.2	Yes	Yes	Yes	Yes	Yes
Building Height, Average	32'	Yes*	Yes*	Yes*	Yes*	Yes
Stories	3	Yes	Yes	Yes	Yes	Yes
Setbacks						
Front	20'	Yes	Yes	Yes	Yes	Yes
Rear	20'	Yes	Yes	Yes	Yes	Yes
Side	4'	Yes	Yes	No	No	Yes
Street Side	10'	Yes	Yes	Yes	Yes	Yes
Building Separation	0'	Yes	Yes	Yes	Yes	Yes

\* AUP required



# Middle Housing Takeaways

- Prototypes conflict with following existing R district standards:
  - Lot Area Per Unit
  - Lot Coverage
  - Usable Open Space
  - Front Setback
  - Rear Setback
  - Interior Side Setback
- All four prototypes conform with existing MU-R districts standards



# Draft Standards Overview

- Zoning districts: R-1, R-1A, R-2, R-2A, and MU-R outside of H overlay
- 2-4 unit projects only
- Summary table with existing and proposed new standards
- Options for certain standards

## DRAFT STANDARDS FOR RESIDENTIAL PROJECTS WITH TWO TO FOUR UNITS IN THE R-1, R-1A, R-2, R-2A, AND MU-R ZONING DISTRICTS

This document presents draft standards for residential projects with two to four units in the R-1, R-1A, R-2, R-2A, and MU-R zoning districts. These standards are intended to implement the City Council's direction to eliminate exclusionary zoning and allow for small-scale multifamily development in Berkeley's lower-density residential districts.

These draft standards also reflect Senate Bill (SB) 9, which requires all California cities to allow two dwelling units on one parcel in a single-family zone if the development meets certain requirements. SB 9 also requires cities to allow an "urban lot split" in a single-family zone, with two units allowed on each of the two newly created parcels (resulting in four units total).

The draft standards in this document are organized into two main sections:

- Allowed Uses and Permits Required
- Development Standards

For certain standards, different options are presented along with staff recommendations. City staff and consultants will request feedback on these options at the ZORP Subcommittee meeting on February 16, 2022.

### ALLOWED USES AND PERMITS REQUIRED

City Council direction calls for the City to allow 2-4 unit projects in R-1, R-1A, R-2, R-2A, MU-R districts. The options below address permits required for this use.

#### ***Option 1: Allow All 2-4 Unit Projects By-right (Recommended)***

Option 1 would allow 2-4 unit residential development, including new buildings and additions, with a Zoning Certificate in the R-1, R-1A, R-2, R-2A, and MU-R districts. The City would approve the development ministerially if it complies with all objective standards – which are being developed as part of this project. No discretionary permit or public hearing would be required. Table 1 shows proposed changes to the allowed use table for residential districts consistent with this option.

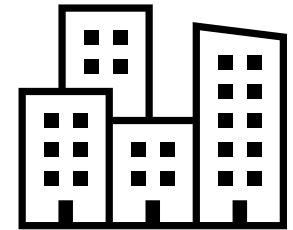
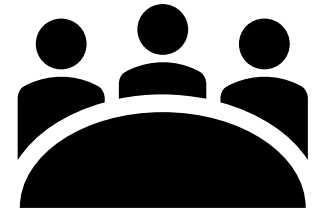
# Draft Standards Overview

## Proposed Standards Highlights:

- **Density:** 36 du/ac max.
- **Lot Area:** 1,200 sq. ft. min. (no min in MU-R)
- **Lot Area per Unit:** 600 sq. ft. min. (4-unit max on existing lot)
- **Floor Area Ratio:** No max. in R district; 1.5-1.9 in MU-R
- **Lot Coverage:** Max. coverage scales up as units increase in R districts (100% in MU-R)
- **Building Height:** Allowed height/stories scale up as units increase
- **Setbacks:** New max. front setbacks; reduced rear setbacks for 3 or 4-units
- **Step Backs:** 5-foot third-story front step back in R-1 and R-1A
- **Building Separation:** No min.

# Discussion Topics

1. Floor Area
2. Lot Coverage and Open Space
3. Building Height and Stories
4. Setbacks and Upper Story Step Backs
5. Permits Required



# Topic 1: Floor Area

## Existing Standards

	Units	Floor Area	FAR	Density	Limiting Factors
<b>R-1</b>					
Model 1: Single Building on Internal Lot	1	6,240 sf	1.2	8.4 du/ac	Lot coverage
<b>R-1A</b>					
Model 2: Single Building on Corner Lot	2	7,008 sf	1.3	16.9 du/ac	Lot coverage
<b>R-2</b>					
Model 3: Two Buildings on Internal Lot	2	5,229 sf	1.0	16.9 du/ac	Corner lot building separation, upper story setbacks, and lot coverage
Model 4: Two Buildings on Internal Lot	2	4,881 sf	0.9	16.9 du/ac	
Model 5: Two Buildings on Corner Lot	2	5,884 sf	1.1	16.9 du/ac	
<b>R-2A</b>					
Model 6: Two Buildings on a Corner Lot	3	6,212 sf	1.2	25.1 du/ac	Corner lot setbacks and lot coverage
Model 7: Two Buildings on Internal Lot	3	4,881 sf	0.9	25.1 du/ac	
<b>MU-R</b>					
Model 8: Two Buildings on Internal Lot	4	7,800 sf	1.5	33.5 du/ac	FAR
Model 9: Four Buildings on Corner Lot	4	7,800 sf	1.5	33.5 du/ac	

Achievable floor area with existing standards



# Topic 1: Floor Area

## Under Proposed New Standards

	R-1	R-1A	R-2	R-2A	MU-R
<b>Two-Unit Project</b>					
Total floor area	6,240 sf	6,240 sf	6,240 sf	6,240 sf	7,800 sf
Floor area per unit	3,120 sf	3,120 sf	3,120 sf	3,120 sf	3,900 sf
<b>Three-Unit Project</b>					
Total floor area	7,020 sf	7,020 sf	9,360 sf	9,360 sf	8,840 sf
Floor area per unit	3,240 sf	3,240 sf	3,120 sf	3,120 sf	2,947 sf
<b>Four-Unit Project</b>					
Total floor area	7,800 sf	7,800 sf	10,500 sf	10,500 sf	9,880 sf
Floor area per unit	1,950 sf	1,950 sf	2,625 sf	2,625 sf	2,470 sf

Achievable floor area increases as units increase

R districts: Height and coverage standards scale up

MU-R: FAR scales up

# Example Project: 1911 Nineth



Zoning	R-3
Description	Three new SFDs on one lot
Units	3
<b>Floor area</b>	<b>6,175 sq. ft.</b>
Lot Area	6,500 sq. ft.



# Example Project: 2411 Fifth

Zoning	MUR
Description	New duplex behind restored duplex
Units	4
Floor area	<b>7,467 sq. ft.</b>
Lot Area	5,743 sq. ft.



# Topic 1: Floor Area

## Other Option:

- Establishes a new FAR standard in the R-1, R-2, R-2, and R-2A districts
- Allowed FAR increases when more units are provided on a site and when an existing street-facing building is preserved

**TABLE 13: MAXIMUM FLOOR AREA RATIO (OPTION 2)**

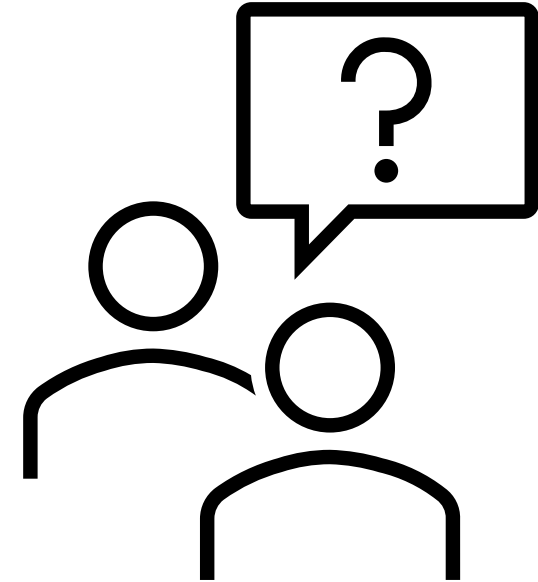
	R-1	R-1A	R-2	R-2A	MU-R
<b>2 units</b>					
Demolition [1]	0.8	0.8	0.8	0.8	0.8
No demolition	1.1	1.1	1.1	1.1	1.1
<b>3 units</b>					
Demolition	1.0	1.0	1.3	1.3	1.4
No demolition	1.3	1.3	1.6	1.6	1.7
<b>4 units</b>					
Demolition	1.2	1.2	1.5	1.5	1.6
No demolition	1.5	1.5	1.8	1.8	1.9

[1] "Demolition" means demolition of existing street facing main building

# Topic 1: Floor Area

## Requested Subcommittee Feedback:

- **General Approach.** Do you support the approach to allow increased total floor area as the number of units increases?
- **Floor Area Allowed.** Are you comfortable with the total floor area allowed on a lot and the floor area allowed per unit as shown in Table 1?
- **Mechanism.** Do you support using variable lot coverage, height, and stories standards, in lieu of FAR, as the method to incentive multi-unit housing production in the R districts?
- **Preservation.** Would you support providing additional intensity bonus for projects that preserve existing street-facing buildings?



# Topic 2: Lot Coverage and Open Space

## Existing Standards

	R-1	R-1A	R-2	R-2A	MU-R
<b>Lot Coverage, Maximum</b>	40%	<u>Interior lot</u> : 40% <u>Corner lot</u> : 45%	<u>Interior lot</u> : 45% 1 story; 40% two story; 35% 3 story building <u>Corner lot</u> : 50% 1 story; 45% two story; 40% 3 story building	<u>Interior lot</u> : 45% 1 story; 40% two story; 35% 3 story building <u>Corner lot</u> : 50% 1 story; 45% two story; 40% 3 story building	100%
<b>Usable Open Space per Dwelling Unit, Minimum</b>	400 sq. ft.	400 sq. ft.	400 sq. ft.	300 sq. ft.	150 sq. ft.

# Example Project: 2411 Fifth

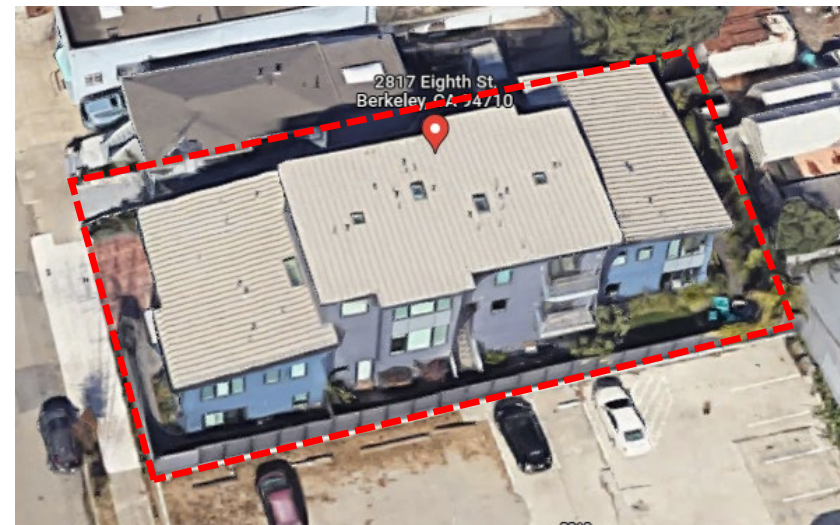
Zoning	MUR
Description	New duplex behind restored duplex
Units	4
Coverage	33%



# Example Project: 2817 Eighth



Zoning	MU-R
Description	Four attached units
Units	4
Coverage	43%





# Topic 2: Lot Coverage and Open Space

## Proposed New Standards: Lot Coverage and Open Space

	R-1	R-1A	R-2	R-2A	MU-R
Lot Coverage					
Two Units	40%	40%	45%	45%	100%
Three Units	45%	45%	50%	50%	100%
Four Units	50%	50%	55%	55%	100%
Open Space	200 sq. ft.	200 sq. ft.	200 sq. ft.	200 sq. ft.	150 sq. ft.

Allowed lot coverage increases as units increase

# Topic 2: Lot Coverage and Open Space

## **Proposed Usable Open Space Standard**

- Modify Usable Open Space definition to include outdoor area on the ground within front, street side, or rear setback areas and above-ground (e.g. balconies) areas used for active or passive recreation use
- Maintain existing minimum dimensions (10 feet for ground floor and 6 feet for above ground open space).

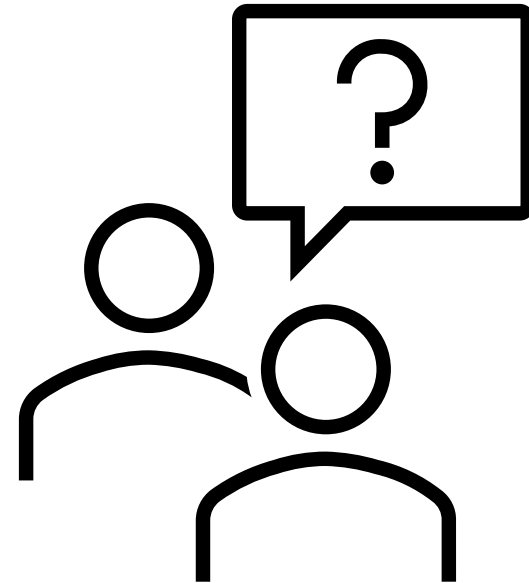
## **Other Option**

- Reduce minimum open space requirement

# Topic 2: Lot Coverage and Open Space

## Requested Feedback

- **Lot Coverage.** Do you support increasing maximum lot coverage as the number of units on the lot increases?
- **Open Space.** Do you support modifying the standards for usable open space to include more above-ground open spaces?



# Topic 3: Building Height and Stories

## Existing Standards

	R-1	R-1A	R-2	R-2A	MU-R
Base Standard	28 ft. and 3 stories	28 ft. and 3 stories for front building 22 ft. and 2 stories for rear main building	28 ft. and 3 stories	28 ft. and 3 stories	35 ft. and 3 stories
With AUP	35 ft. and 3 stories	35 ft. and 3 stories for front building	35 ft. and 3 stories	35 ft. and 3 stories	-



24' 10" ridge

22'-5" average height

20'-1" eave

908-914 Cedar



35' top of roof

33.5' average height

1446A

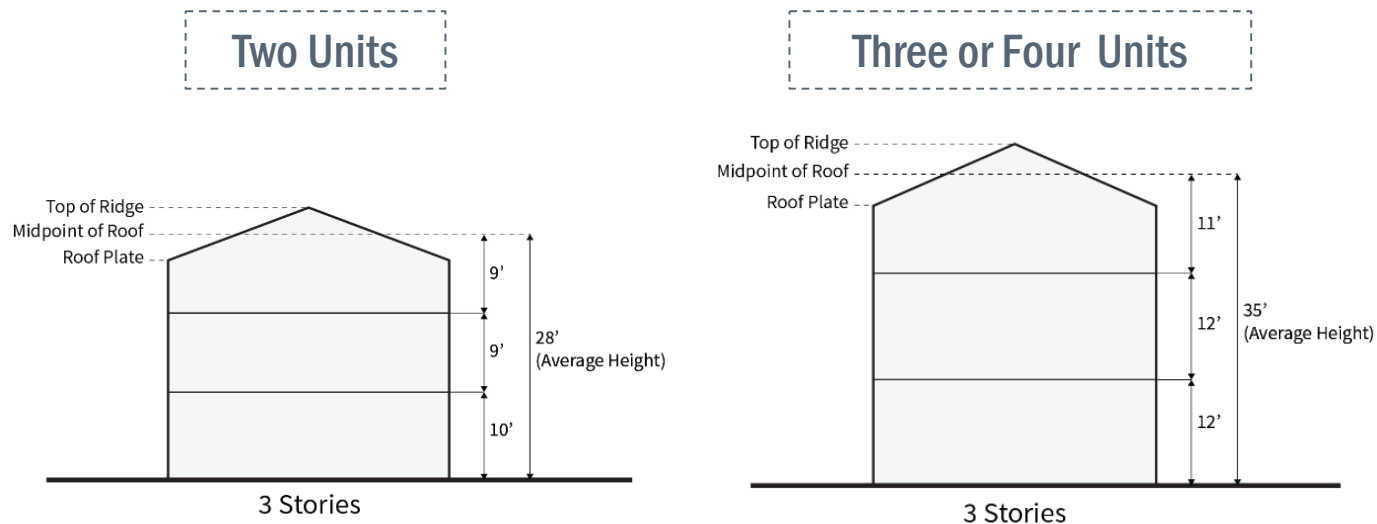
1444/1446 Fifth Street

# Topic 3: Building Height and Stories

## Proposed New Maximum Building Height Standard : R-1 and R-1A

	R-1 and R-1A
Two Units	28 ft. and 3 stories
Three or Four Units	35 ft. and 3 stories

Allowed height increases as units increase

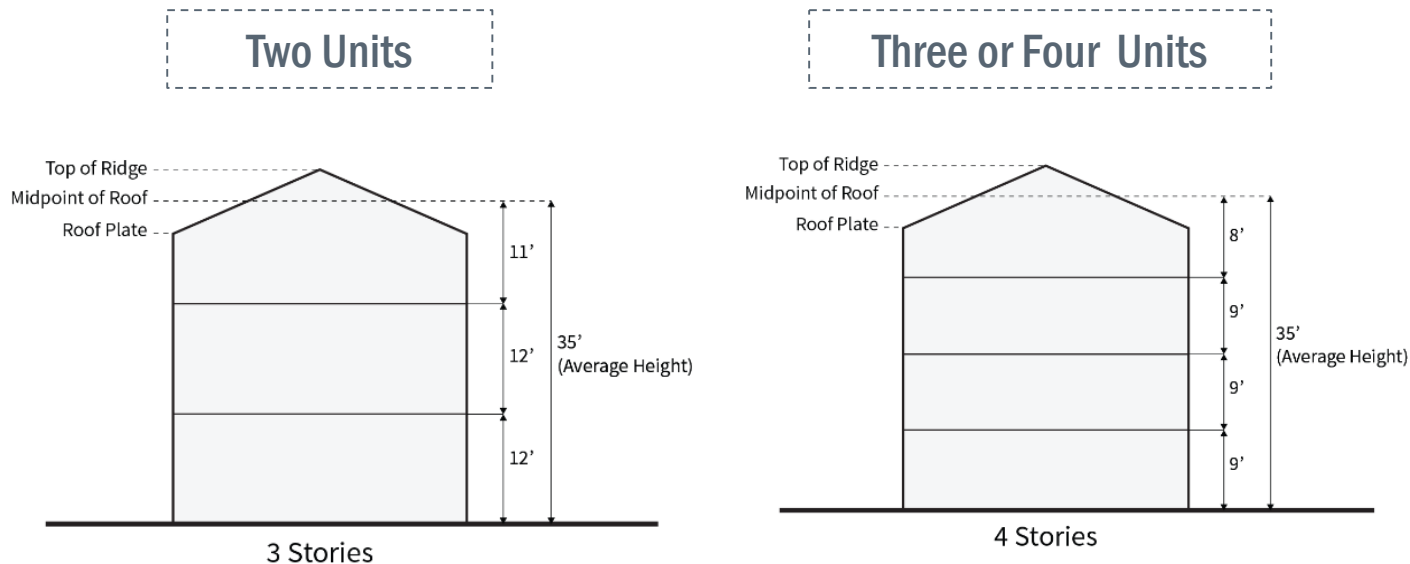


# Topic 3: Building Height and Stories

## Proposed New Maximum Building Height Standard : R-2, R-2A, MU-R

	R-2, R-2A, MU-R
Two Units	35 ft. and 3 stories
Three or Four Units	35 ft. and 4 stories

Allowed stories increases  
as units increase





# Topic 3: Building Height and Stories

## Other Option:

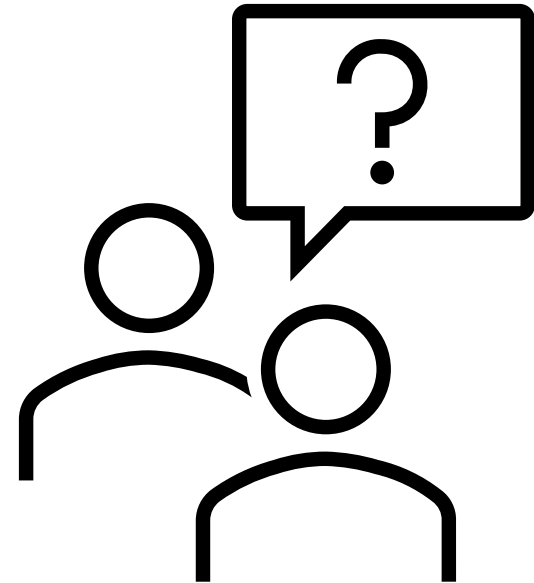
- Maintain existing base height of 28 ft. in R-1 and R-1A
- Allow 35 ft. in R-2, R-2A, and MU-R

	R-1	R-1A	R-2	R-2A	MU-R
Feet	28 ft.	28 ft.	35 ft.	35 ft.	35 ft.
Stories	3 stories	3 stories	3 stories	3 stories	3 stories

# Topic 3: Building Height and Stories

## Requested Feedback:

- Do you support maximizing height and increasing number of stories for projects with three or four units?



# Topic 4: Setbacks and Step Backs

## Existing Standards: Setbacks

	R-1	R-1A	R-2	R-2A	MU-R
Front	20 ft.	20 ft.	20 ft.	15 ft.	5 ft.
Rear	20 ft.	20 ft. [1]	20 ft. [2]	15 ft. [2]	No min. [3]
Interior Side	4 ft.	4 ft.; 6 ft. for rear main building	4 ft.; 6 ft. for third story	4 ft.; 6 ft. for third story	No min.
Street Side	4 ft.	4 ft.; 6 ft. for rear main building	10 ft.	6/8/10 ft. for 1/2/3 stories	5 ft.

[1] 12 ft. with AUP

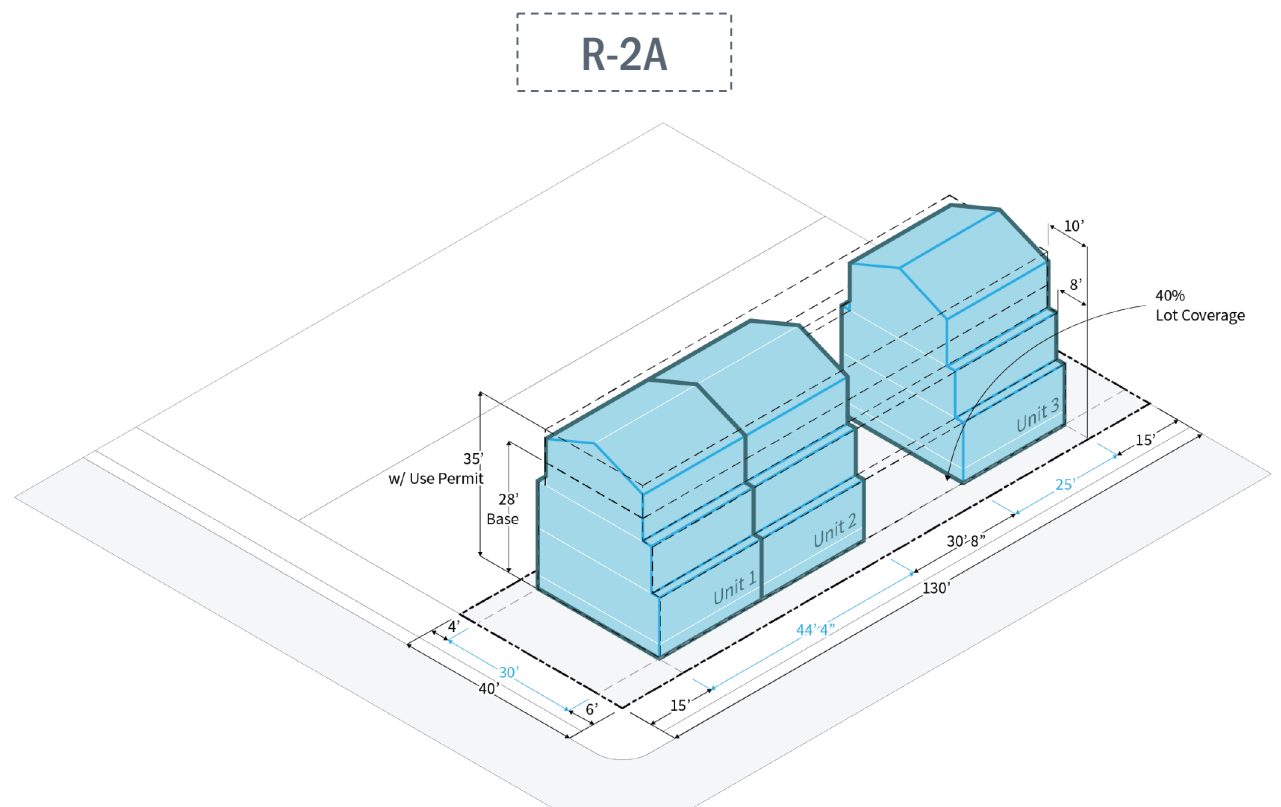
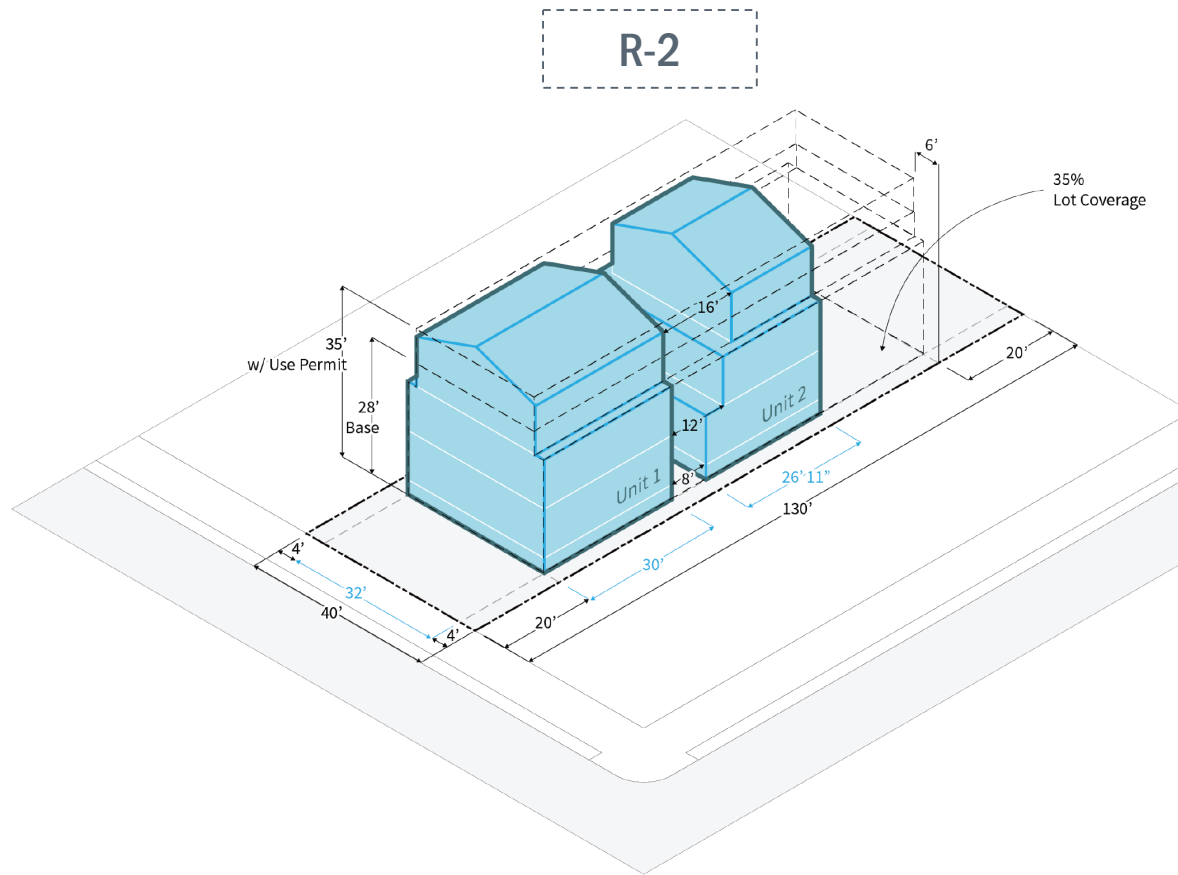
[2] No min. with AUP

[3] Minimum 5 ft. if rear of lot abuts a street

# Topic 4: Setbacks and Step Backs

## Existing Standards: Upper Floor Step Backs

- Setbacks in R-2 and R-2A require upper floor step backs if ground floor is built to minimum setback



# Topic 4: Setbacks and Step Backs

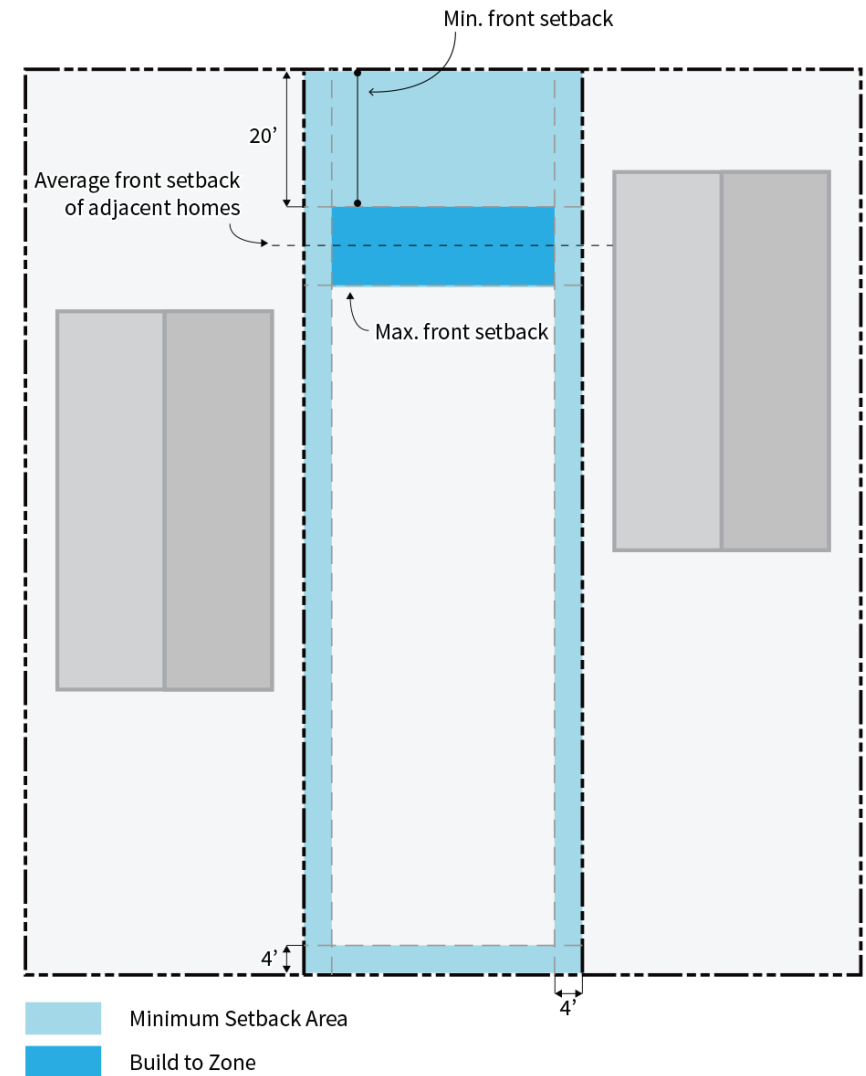
## Proposed setback standards

	R-1	R-1A	R-2	R-2A	MU-R
<b>Front</b>					
Min.	20 ft. [1]	20 ft. [1]	20 ft. [1]	15 ft. [1]	5 ft. [1]
Max.	25 percent more than the average front setback of adjacent homes				
<b>Rear, Min.</b>					
Two Units	20 ft.	20 ft.	20 ft.	15 ft.	0 ft.
Three or Four Units	4 ft.	4 ft.	4 ft.	4 ft.	No min.
<b>Interior Side, Min.</b>	4 ft.	4 ft.	4 ft.	4 ft.	No min.
<b>Street Side, Min.</b>	4 ft.	4 ft.	4 ft.	4 ft.	No min.

[1] Or average front setback of adjacent homes, whichever is less.

4-foot rear setback for  
3 or 4-unit projects

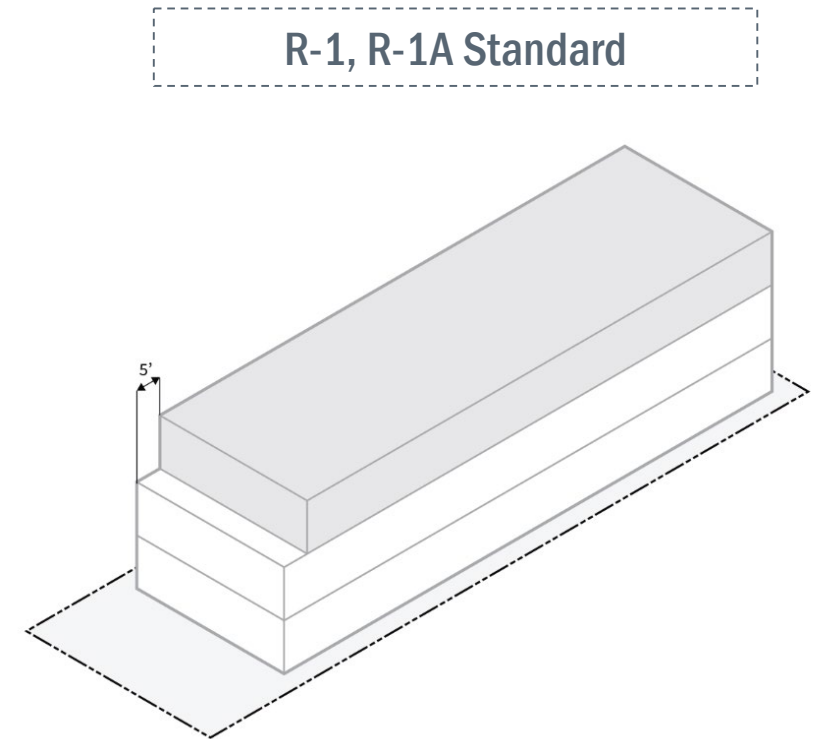
### R-1, R-1A, R-2 Standards



# Topic 4: Setbacks and Step Backs

## Proposed Step Back Standards

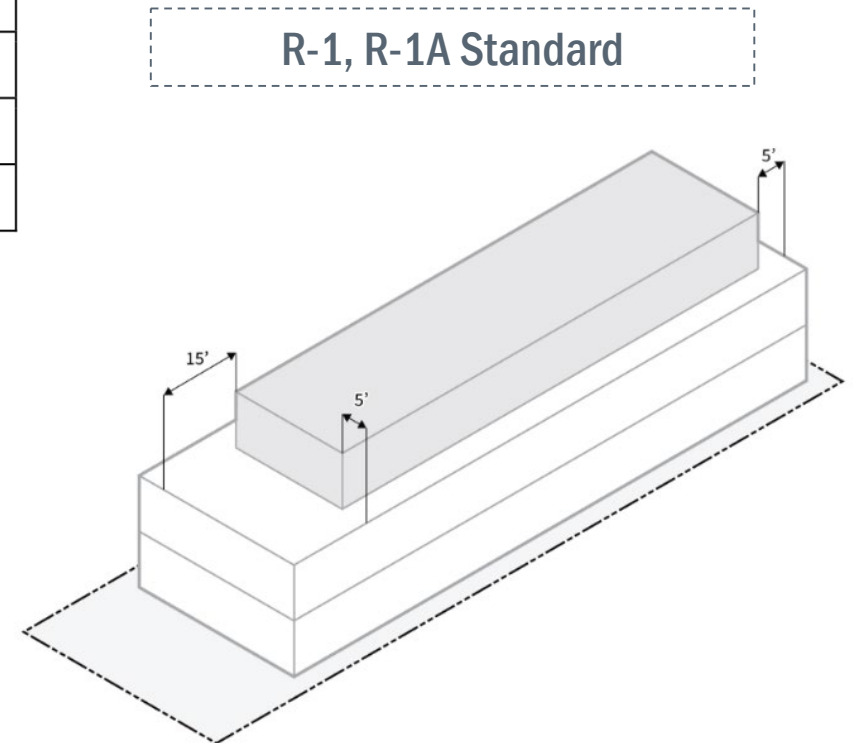
	R-1	R-1A	R-2	R-2A	MU-R
<b>Front</b>	5 ft.	5 ft.	None	None	None
<b>Rear</b>	None	None	None	None	None
<b>Interior Side</b>	None	None	None	None	None
<b>Street Side</b>	None	None	None	None	None



# Topic 4: Setbacks and Step Backs

## Other Option

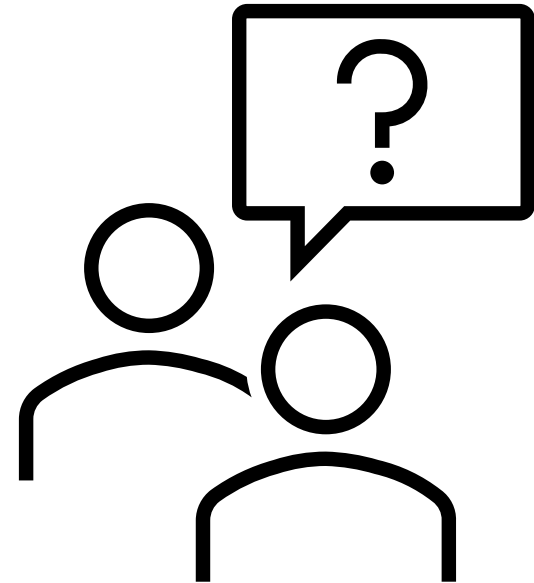
	R-1	R-1A	R-2	R-2A	MU-R
<b>Front</b>	15 ft.	15 ft.	5 ft.	5 ft.	5 ft.
<b>Rear</b>	5 ft.	5 ft.	None	None	None
<b>Interior Side</b>	5 ft.	5 ft.	None	None	None
<b>Street Side</b>	None	None	None	None	None



# Topic 4: Setbacks and Step Backs

## Requested Feedback:

- Do you support a new maximum front setback and reduced minimum rear setbacks?
- Do you support 5-foot minimum front step backs with no other step back requirement?





# Topic 5: Permits Required

## Existing Permit Requirement

UP(PH) = Use Permit required AUP = Administrative Use Permit required NP = Not Permitted	Districts				
	R-1	R-1A	R-2	R-2A	MU-R
Dwelling Types					
Single-Family	UP(PH)	UP(PH)	UP(PH)	UP(PH)	AUP
Two-Family	NP	UP(PH)	UP(PH)	UP(PH)	AUP
Multi-Family	NP	NP	UP(PH)	UP(PH)	UP(PH)

# Topic 5: Permits Required

## Proposed New Permit Requirement

ZC = Zoning Certificate UP(PH) = Use Permit required AUP = Administrative Use Permit required NP = Not Permitted	Districts				
	R-1	R-1A	R-2	R-2A	MU-R
Dwelling Types					
Single-Family	UP(PH)	UP(PH)	UP(PH)	UP(PH)	AUP
<del>Multi-Unit 2-4 Two-Family</del>	<del>ZC NP</del>	<del>ZC UP(PH)</del>	<del>ZC UP(PH)</del>	<del>ZC UP(PH)</del>	<del>ZC AUP</del>
Multi-Family <u>Unit 5+</u>	NP	NP	UP(PH)	UP(PH)	UP(PH)

# Topic 5: Permits Required

## Other Option

- Allow 2-4 unit projects by-right in the R-1 district as would be required under SB 9
- In all other districts, continue to require a Use Permit (AUP in MU-R)

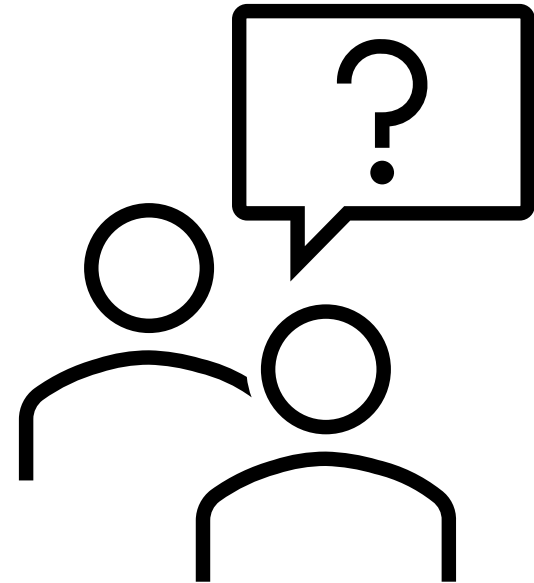
ZC = Zoning Certificate UP(PH) = Use Permit required AUP = Administrative Use Permit required NP = Not Permitted	Districts				
	R-1	R-1A	R-2	R-2A	MU-R
Dwelling Types					
Single-Family	UP(PH)	UP(PH)	UP(PH)	UP(PH)	AUP
<u>Multi-Unit 2-4 Two-Family</u>	<u>ZC NP [1]</u>	UP(PH)	UP(PH)	UP(PH)	AUP
Multi- <del>Family</del> <u>Unit 5+</u>	NP	NP	UP(PH)	UP(PH)	UP(PH)

[1] A Zoning Certificate is required for projects qualifying for ministerial approval pursuant to Government Code Section 65852.21 and/or Section 66411.7. All other projects require a Use Permit.

# Topic 5: Permits Required

## Requested Subcommittee Feedback:

- Do you support by-right approval of all two-to four-unit projects?



# PUBLIC COMMENT

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1. Existing Standards Diagrams
2. Missing Middle Illustrations
3. Draft Standards

