



ATTACHMENT 1: TEXT AMENDMENT ALTERNATIVES

The following table provides options based upon comments we heard the most about from the community. We have listed the topic, options, current requirement and a brief discussion for consideration.

Accessory Dwelling Units	Option A (Staff Draft submitted to March Planning Commission)	Option B (November Discussion Draft)	Current Requirement
Height	For any district: <ul style="list-style-type: none"> • Within 10 feet of property line- 16 feet max. • Beyond 10 feet but within required yard, or accessed by alley- 25 feet maximum • Outside of required yards- base zoning allowance 	No change from Current Requirement	RS zoning- 15 foot maximum if within 10 feet of property line RU zoning- 25 feet maximum if within 5 feet of property line
<i>Discussion</i>	Option A addresses concerns raised with staff regarding taller structures very close to side property lines. A 25-foot structure would allow for an ADU over a garage. However, some residents indicated that the 16-foot height restriction makes it more difficult to build an ADU.		
ADU with Duplex	ADU not allowed with duplex	Allow ADU with Duplex	ADU not allowed with duplex
<i>Discussion</i>	Option A addresses concerns raised regarding the resulting scale of the amount of new units (primary and accessory) the new regulations would allow. Options B allows more opportunity to produce ADUs.		
ADU with small lot option B (2000 sq. ft. lots) and narrow pole flag lot option	Prohibit ADUs with these options	Allow ADUs with these options	Small lot option B and narrow pole option are new proposals
<i>Discussion</i>	Option A addresses concerns raised regarding the resulting scale of the amount of new units (primary and accessory) the new regulations would allow. Option B allows more opportunity to produce ADUs.		

Lot Dimensions and Density	Option A (Staff Draft submitted to March Planning Commission)	Option B (November Discussion Draft)	Current Requirement
Maximum Density	Require density cap for Exempt plats	Do not require density cap for exempt plats	Maximum density applies only for projects requiring subdivision or site plan approval – does not apply to Exempt Plats (up to 3 lots from a lot of less than 2 acres)
<i>Discussion</i>	<p>Exempt plats are the subdivision or recombination of property that, in a limited set of circumstances mandated by state statute, do not have to follow statutory subdivision regulations. One circumstance is if a lot of 2 acres or less is subdivided into no more than 3 lots. Basic zoning regulations still must be followed.</p> <p>Option A addresses concerns raised that the number of units that could be generated would not be done in an incremental amount. Option B allows opportunity to produce more housing units without requiring compliance to maximum density requirements.</p>		
Additional requirements for Small lot options A and B	In addition to allowances for lot reduction and increased density, additional requirements are added for driveway design and location, additional tree planting or protecting, and downspout placement.	Delete additional requirements	The small lot options A and B are new proposals.
<i>Discussion</i>	The additional requirements help address issues such as tree canopy and impervious surface.		

Infill Standards	Option A (Staff Draft submitted to March Planning Commission)	Option B (November Discussion Draft)	Current Requirement
Building Coverage	Maximum of 40%	No maximum building coverage	No maximum building coverage outside of water supply watershed areas
<i>Discussion</i>	<p>Option A was proposed to address impervious surface concerns. Informed by analysis of current building coverages within residential districts in the Urban tier, and was used in early zoning ordinances (35-45% for single- and two-family zoning). The median building coverage for all residential districts in the Urban tier is 18%, and it ranges based upon zoning district from approximately 15%-23%.</p> <p>Option B is consistent with current requirement and allows more flexibility in design and size for housing units.</p>		
Maximum Building Height	<p>Changed to allow maximum height to be the maximum of the existing structures on the same and opposing block face (similar to street yard context area, but added the opposing block face).</p> <ul style="list-style-type: none"> • Allows for more height with a minor special use permit. • Would not apply to accessory structures or additions located to the rear of the existing structure. 	<p>Maintained current standard but removed the 25 foot exception.</p> <ul style="list-style-type: none"> • Added specific clarification as to which adjacent structures to use for consideration 	<p>The lesser of:</p> <ul style="list-style-type: none"> •The base zoning maximum; or •More than 14 feet taller than the height of any adjacent structure, except for portions that lie more than 25 feet from an adjacent structure.
<i>Discussion</i>	<p>Option A addresses concerns raised that the current limitation wasn't sufficient, thus staff has proposed a new methodology, utilizing established height on the same and opposing block face. Exemption to rear additions were proposed to allow more flexibility for additions that were set back from the block face, but can create bump-up additions to the rear of the structure.</p> <p>Option B generally maintains the current standard with some adjustments.</p>		