

RESIDENTIAL INFILL DEVELOPMENT

- Threshold Height
- Subdivision Revisions
- Substandard Dev. Lots



Infill Task Force
October 16, 2007

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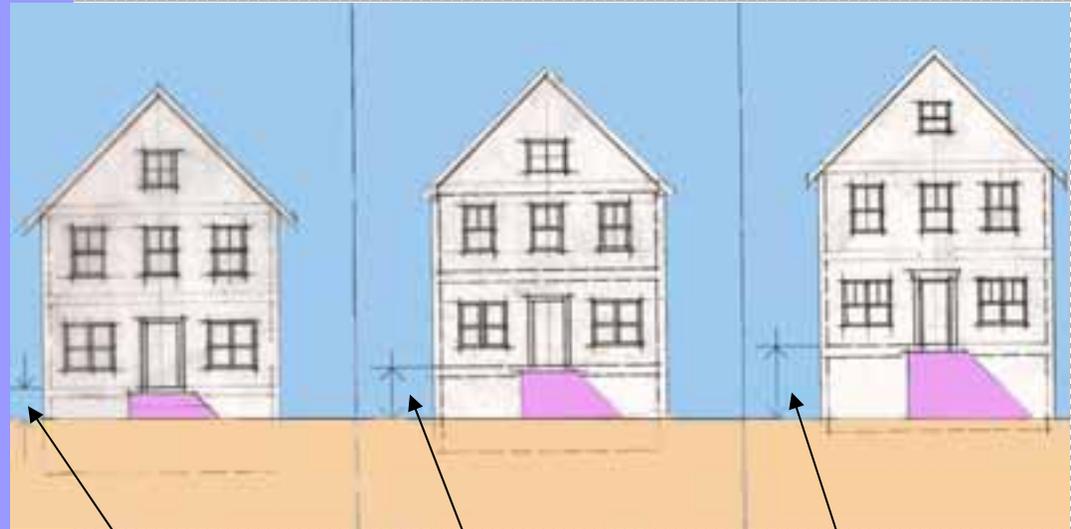
THRESHOLD HEIGHT

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THRESHOLD HEIGHT

- The height from the existing grade to the top of the threshold or first finished floor can be no greater than 20% above average threshold height of the blockface, unless SUP approved.

20% Above Average Threshold Height



Average
Threshold
Height (5 feet)

20% Above
Average Threshold
Height (6 feet)

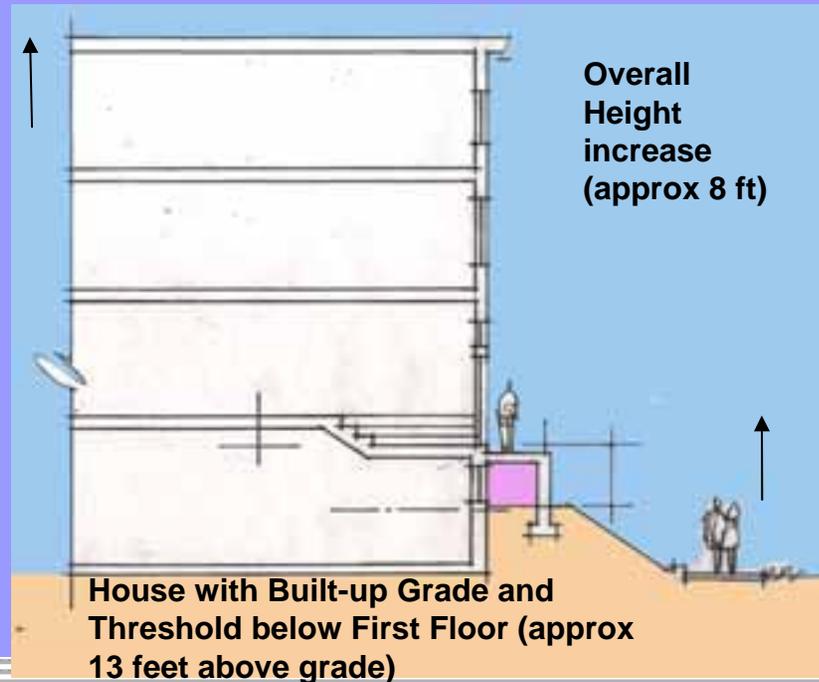
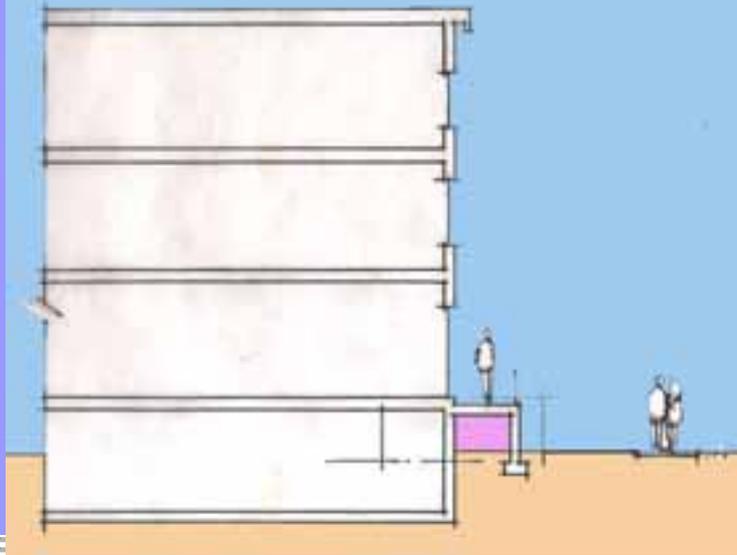
Requires SUP
for Greater
than 20%
Average
Threshold
Height (8 feet)

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THRESHOLD HEIGHT

- The height from the existing grade to the top of the threshold or first finished floor.

House Built on Existing Grade with Threshold at First Floor (approx 5 feet above grade)



Overall Height increase (approx 8 ft)

House with Built-up Grade and Threshold below First Floor (approx 13 feet above grade)

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THRESHOLD HEIGHT

EXAMPLE OF THRESHOLD HEIGHT MEASUREMENTS FROM CITY SURVEYOR

House #	Grnd. Elev.	1st Flr. Elev.	Grnd -1st Flr. Diff.
1	145.35	148.45	3.10
2	141.69	145.65	3.96
3	137.17	138.64	1.47
4	136.22	138.52	2.30
5	136.53	140.78	4.25
6	140.54	144.66	4.12
7	142.82	145.01	2.19
8	144.71	147.65	2.94
9	144.91	147.65	2.74
10	145.14	147.94	2.79
11	145.28	147.67	2.39
Average			2.93

In this example, a new threshold cannot exceed 3.52 feet from existing grade ($2.93 \times 1.2 = 3.52$)

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THRESHOLD HEIGHT

Since the regulations were adopted...

- 24 total cases (plot plan for single-family home)
- 12 met requirements upon submission
- 8 proposed no changes to the existing threshold
- 2 revised to meet legislation.
- 2 withdrawn

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SUBDIVISION REVISIONS

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SUBDIVISION

REGULATION

•Adoption of June 2006 ordinance strengthened ordinance language by adding *structures, lot areas, orientation, and development that has occurred over time* as considerations to determine compatibility of proposed subdivision.

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SUBDIVISION

SUBDIVISION PATTERNS



Original Subdivision



Developed Neighborhood

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THRESHOLD AND SUBDIVISION

RECOMMENDATION

- **Recommend to the Planning Commission and the City Council that the two interim regulations be adopted as permanent changes to the Zoning Ordinance**
 - **Threshold Height is a useful tool that helps to keep the first floor elevation in line with the homes on the rest of the neighborhood block**
 - **Subdivision revisions strengthen the ordinance language and support neighborhood compatibility**

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HARDWOOD SINGLE-FAMILY SUSAN RENTERS

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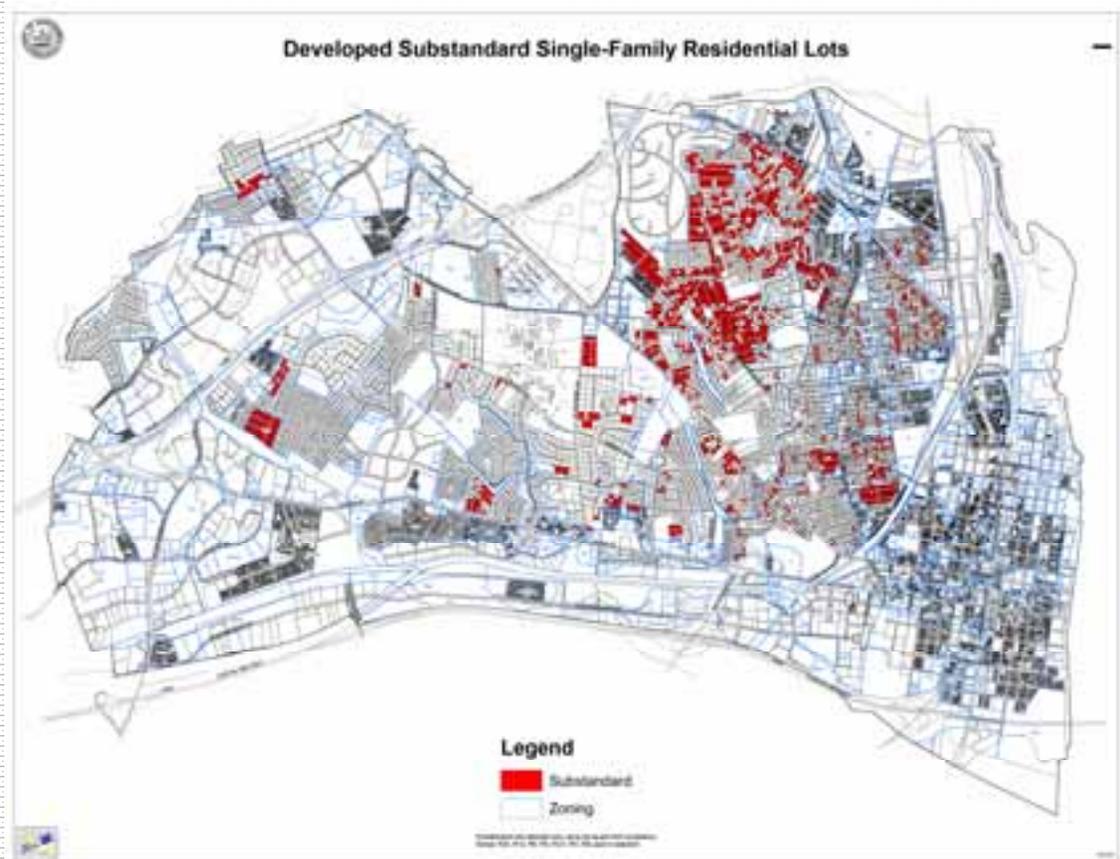
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OVERVIEW OF PROCESS FOR VACANT SUBSTANDARD LOTS

- Regulated in zoning ordinance.
- May apply for SUP to develop a single family home if property meets blockface analysis or lot size criteria.
- City Council must find that the proposed development will not unreasonably impair an adequate supply of light and air to adjacent property.

TEARDOWNS SINGLE-FAMILY SUBSTANDARD LOTS

- Lots identified in red on the map have existing single-family houses on the lot, but the lot is less than the minimum lot size for the zone
- Existing houses are legally noncomplying structures



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EXTENT OF DEVELOPED SF SUBSTANDARD LOTS

Zone	Total Single-Family Lots	Number of Substandard Single-Family Lots	% Substandard
R 20	590	152	25%
R 12	757	7	<1%
R 8	4,304	1,551	36%
R 5	1,157	171	14%
R 2-5	1,462	424	29%
RA	26	1	<1%
RB	312	83	26%
Total	8,608	2,389	27%

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TWO NEW SF HOMES BUILT ON DEV. SUBSTANDARD LOTS



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TEARDOWNS ON DEVELOPED SF SUBSTANDARD LOTS

Issue: Should new houses that replace existing houses on sf substandard lots go through a special review?

- There are two examples within the last year of teardowns and replacement on substandard lots
- Both examples were on lots 400 – 1,000 square feet less than the minimum lot area for the zone

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TEARDOWNS ON DEVELOPED SF SUBSTANDARD LOTS

Regulation Options:

- Continue current review process (plot plan and building permits)
- Require an administrative permit with standards (staff review with option to appeal to the Planning Commission)
- Require an SUP (not recommended by the Planning Director)

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