

Draft Zoning Options

Westside Community Plans Update

April 2023

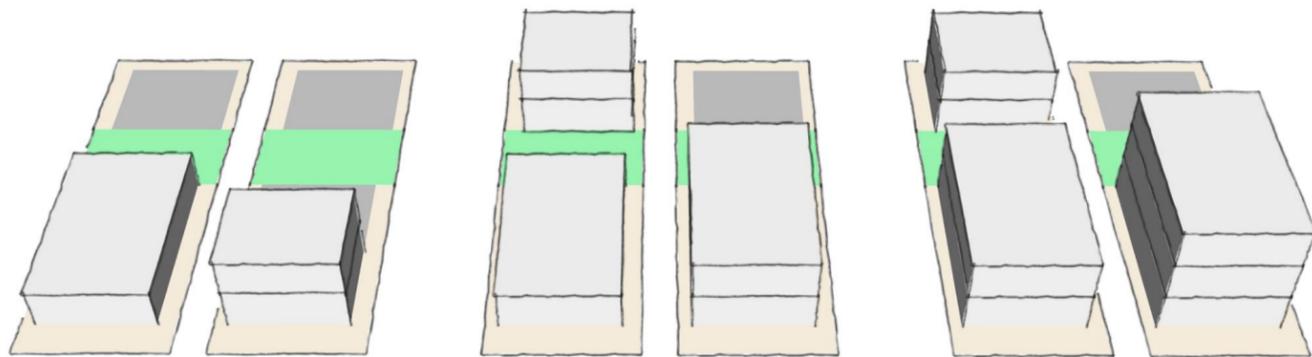
Intent and Considerations

- Accommodate one to four residential units per lot
- Provide a spacious amenity space at grade as a central courtyard or rear yard
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Limit uses to residential supported by small scale institutional uses



Form District Options:

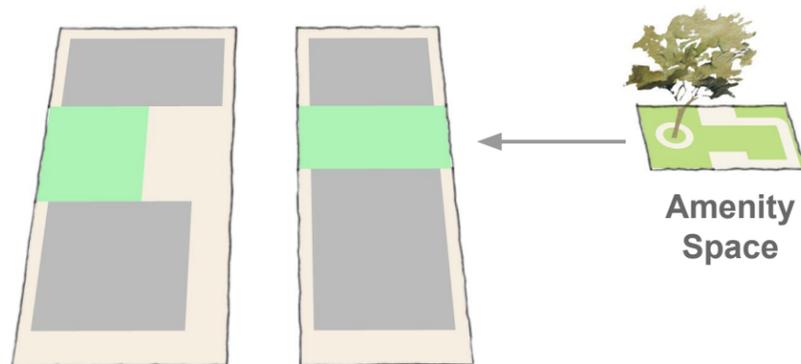
FORM			
FAR	0.45	0.75	1.0
Lot Size	4,000 sf	4,000 sf	4,000 sf
Lot width, street loaded	50'	50'	50'
Lot width, alley loaded	40'	40'	40'
Building Coverage	2 stories	2 stories	3 stories
Height	50'	50'	50'
Building Width	20'	10'	10'
Primary St. Setbacks	20'	10'	10'
Outdoor Amenity Space	20%	20%	20%



0.45 FAR

0.75 FAR

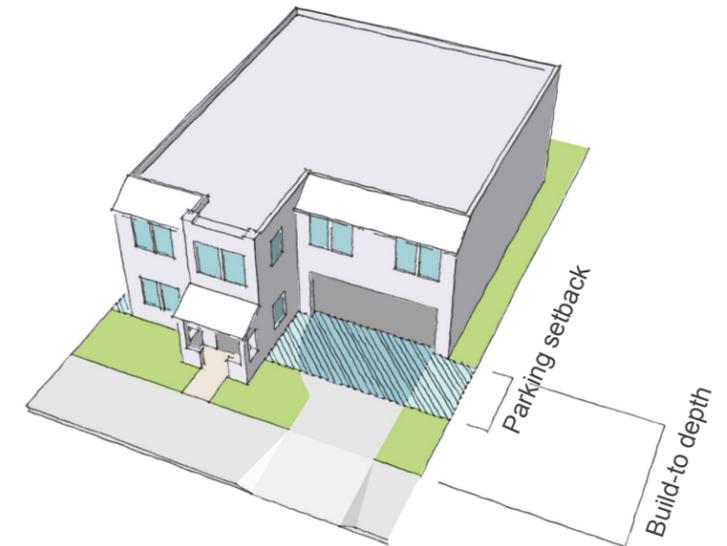
1.0 FAR



Amenity Space

Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Porch

Projecting Entry

Recessed Entry

Forecourt

Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'

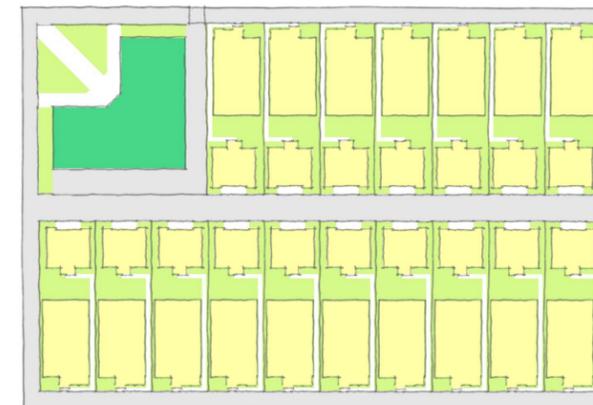


Lot width:: 50 feet
Access lane width allowed: 12' max

Lot width:: 100 feet
Access lane width allowed: 24' max

Use District Options:

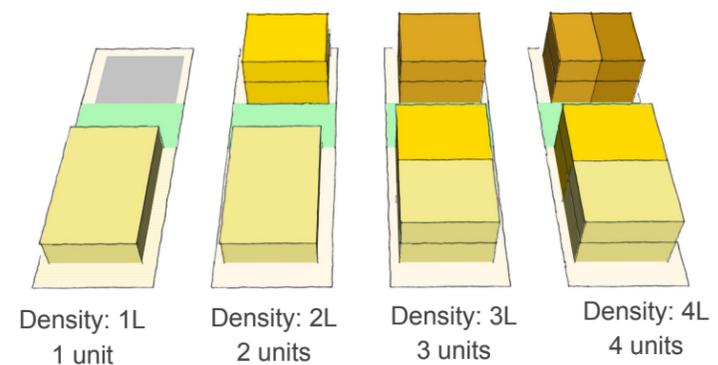
USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Community center Childcare K-12 School Farmer's market Community garden



- Residential Dwelling
- Public & Institutional Facilities

Density Options:

DENSITY	Corresponding FAR	Avg. Unit Size
1L	0.45	2,000 - 2,500 sf
2L	0.75	1,900 sf
3L	1.0	1,700 sf
4L	1.0	1,300 sf



Density: 1L
1 unit

Density: 2L
2 units

Density: 3L
3 units

Density: 4L
4 units

Intent and Considerations

- Accommodate lower density multi-family
- Provide a spacious amenity space at grade
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Allow small-scale corner shops, services, and dining to support neighborhood life

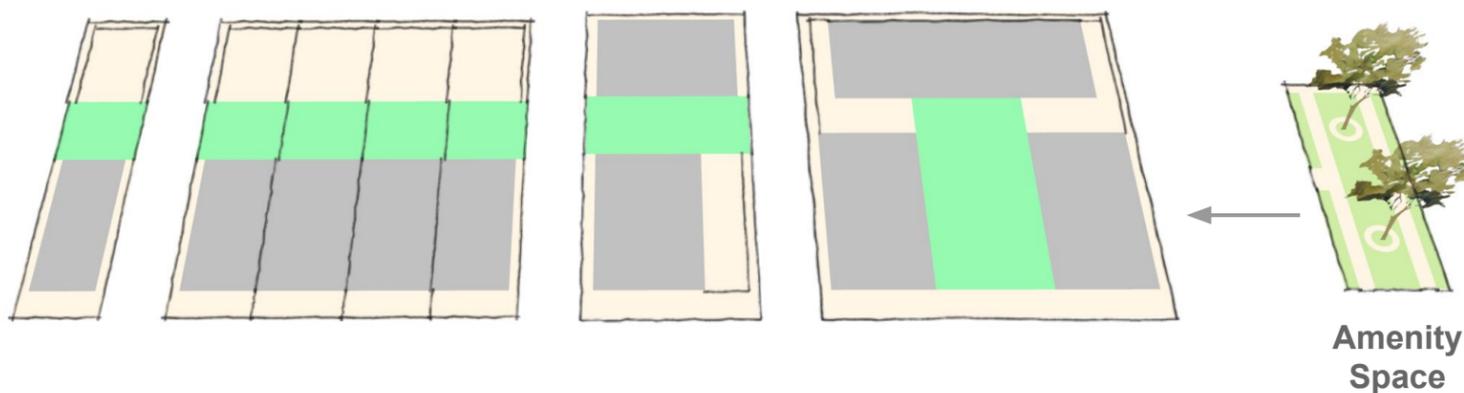
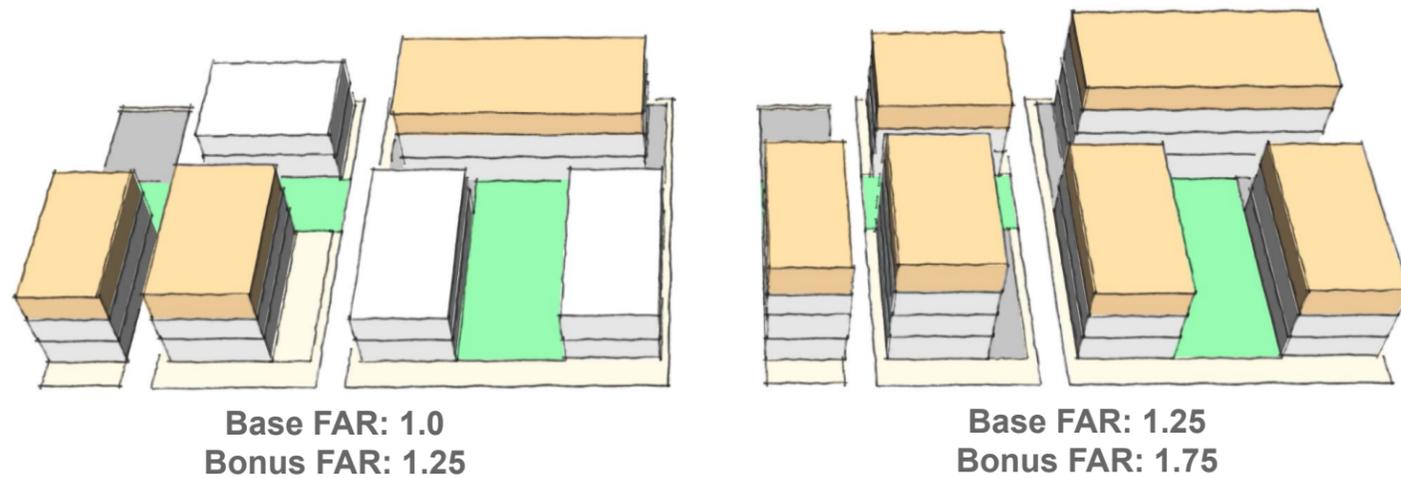


Zoning Strategy: Corner Shop Neighborhood

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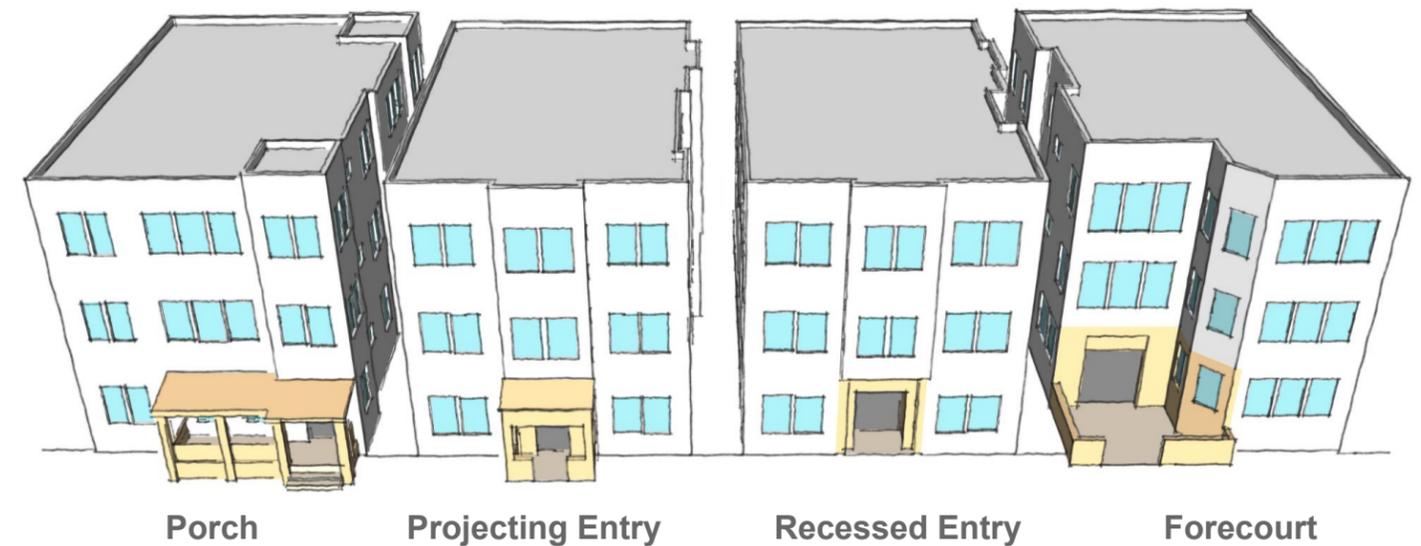
Form District Options:

FORM		
FAR Base	1.0	1.25
FAR Bonus	1.25	1.75
Lot Size	2,000 sf	2,000 sf
Lot width, street loaded	35'	35'
Lot width, alley loaded	25'	25'
Height Base	3 stories	3 stories
Height Bonus	4 stories	5 stories
Building Width Base	50'	50'
Building Width Bonus	75'	75'



Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'



Lot width:: 50 feet
Access lane width allowed: 12' max

Lot width:: 100 feet
Access lane width allowed: 24' max

Use District Options:

USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Corner Retail Cafe Community center Childcare K-12 School Farmer's market Community garden

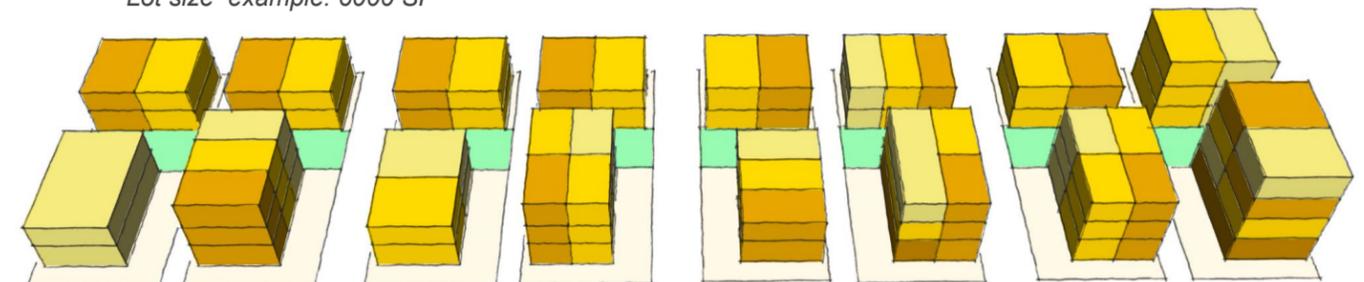


- Residential Dwelling
- Neighborhood Commercial

Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Base FAR	Avg. Unit Size
20	1.0	1,800 sf	1.25	1,400 sf
15	1.0	1,400 sf	1.25	1,000 sf
12	1.0	1,100 sf	1.25	800 sf
10	1.25	1,000 sf	1.75	850 sf

Lot size example: 6000 SF



Density: 1/2000
Base: 3 units
Bonus: 5 units

Density: 1/1500
Base: 4 units
Bonus: 6 units

Density: 1/1200
Base: 5 units
Bonus: 8 units

Density: 1/1000
Base: 6 units
Bonus: 9 units