

Proposed Mansionization Interim Control Ordinance and Interpretive Guide

The following applies to multi-story homes only. Zoning for one story homes shall remain per current code. Clarifying guide information is in italics.

This I.C.O. is intended to mitigate the impact of new large scale homes and additions on adjacent existing smaller homes. It is not intended to prohibit the construction of spacious two story residences.

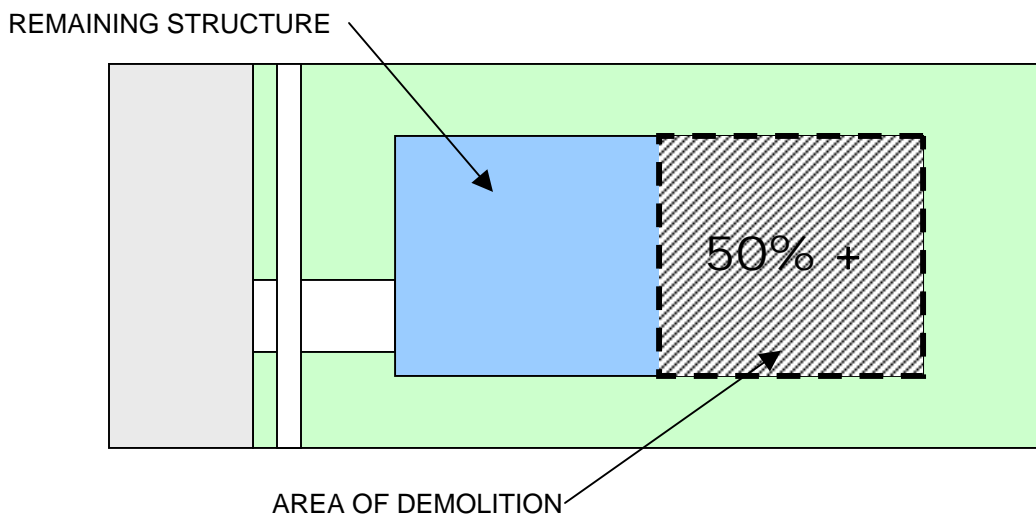
1. Allowable number of stories:

- a. Two
- b. Lofts not allowed above second floor.

2. Allowable height: Per current code

3. Additions to existing structures:

- a. When 49% or less of the existing structure is demolished, second story additions above the remaining structure are exempt from this I.C.O. All other new construction shall comply.
- b. When 50% or more of the existing structure is demolished, all new construction shall comply with this I.C.O.
- c. Existing structures 750 SF or less (excluding garage): Second story additions above the existing structure are exempt from this amendment. All other new construction shall comply.

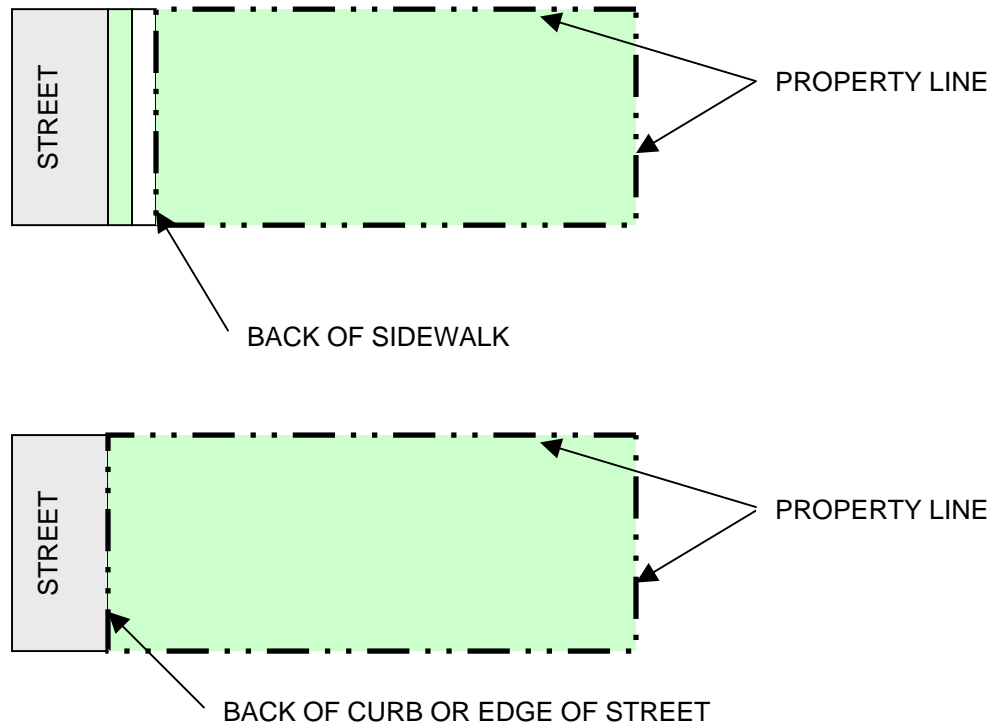


Example site plan diagramming where full compliance is triggered

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4. Floor area ratio or F.A.R. shall be maximum 60%.

The F.A.R. is the maximum square footage allowed by this I.C.O. for a single family residence. It is calculated by taking 60% of area within property lines. Below are typical lot types with property lines shown. Conditions may vary for your property so consult with the city prior to design and construction.



- a. F.A.R. includes
 - i. garage
 - ii. any areas under a roof or floor above
 - iii. fireplaces
 - iv. accessory buildings

- b. F.A.R. excludes
 - i. shafts
 - ii. balconies open to the sky
 - iii. incidental areas under eaves and similar projections

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5. Maximum second floor area - 40% of F.A.R. (excludes stairs and shafts)

*This I.C.O. limits the area of the second floor to 40% of the F.A.R.
For example, if the area within the property lines is 8,000 SF. The F.A.R. would be calculated as $60\% \times 8,000 \text{ SF} = 4,800 \text{ SF}$.*

The maximum second floor area would then be calculated as $40\% \times 4,800 \text{ SF} = 1,920 \text{ SF}$.

If, in this example, you plan to build to the maximum F.A.R. of 4,800 SF and you wanted to build the maximum allowable area for your second story, you would then have a 2,280 SF first floor and a 1,920 SF second floor.

If you plan to build to less than the maximum F.A.R. of 4,800 SF, your second floor area is still limited to 40% of the F.A.R. or a maximum of 1,920 SF

6. Setbacks

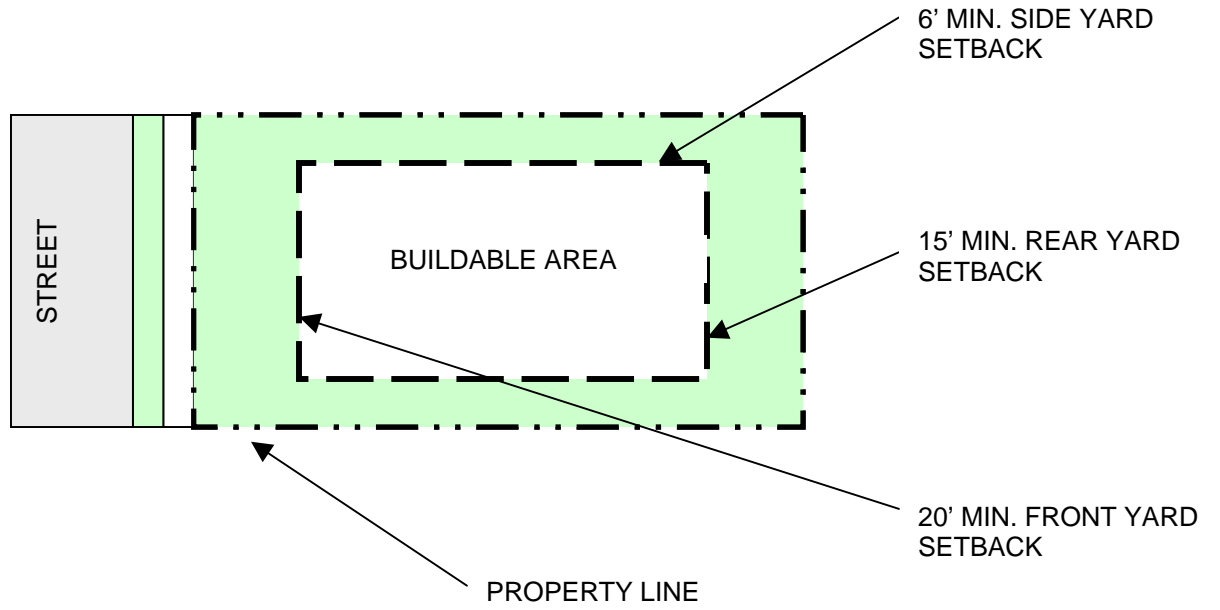
Setbacks are imaginary lines limiting the allowable footprint of the building and defining the minimum size of the front, side and rear yards. Current zoning code typically observes a 5' set back for side yards, a 15' setback for rear yards and a 20' setback for front yards. These setbacks are measured from the property lines.

Setbacks are used by the City to preserve street profile, fire access, privacy, light and air among other purposes. They help create a certain quality of environment. Confirm setback locations for your property prior to design and construction.

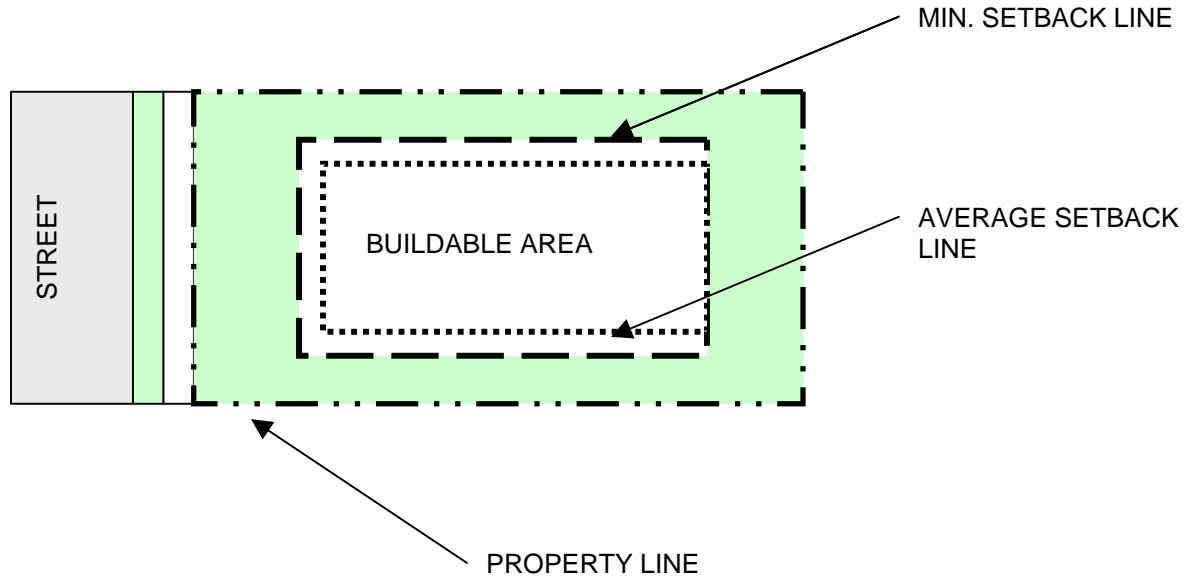
In this I.C.O. the setbacks have an additional purpose of promoting variation in the building façade through the introduction of the averaged setback lines. The intent is to soften the impact of large two story residences on the adjacent properties. The number of possible facade variations allowed by the average setbacks is only limited by the designer's imagination.

See the next three diagrams for how setbacks work.

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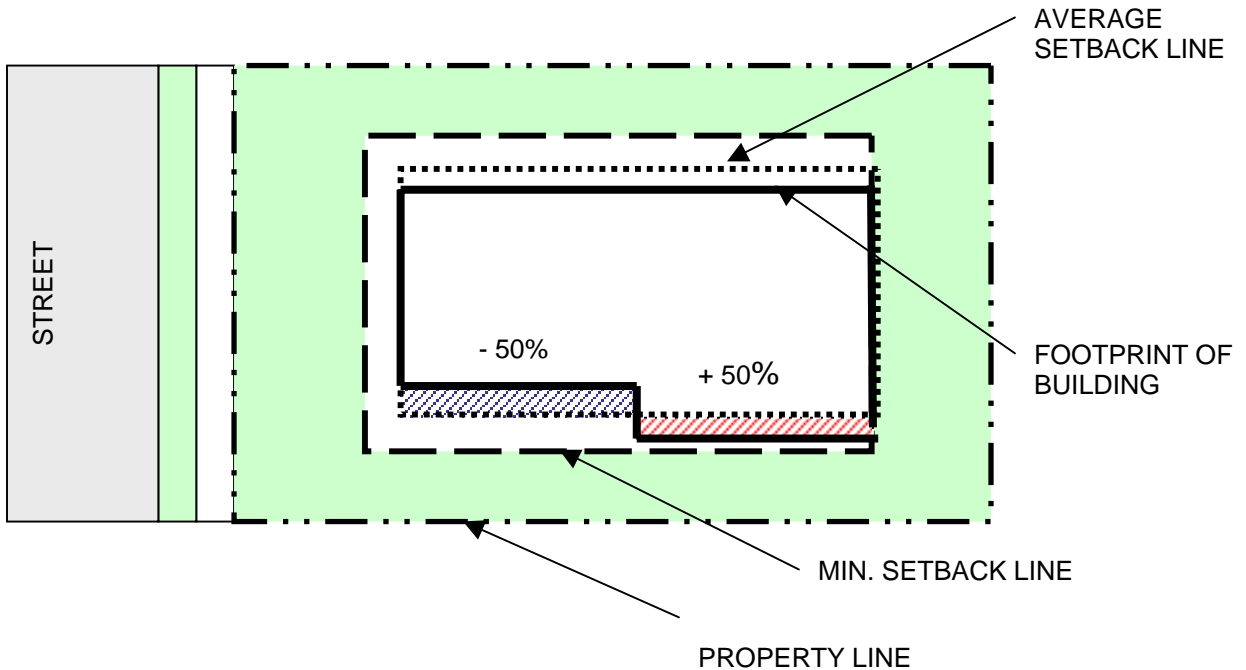
Minimum setbacks



Average setbacks

See the diagram on the next page for an example of how an average setback works.

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How an average setback works

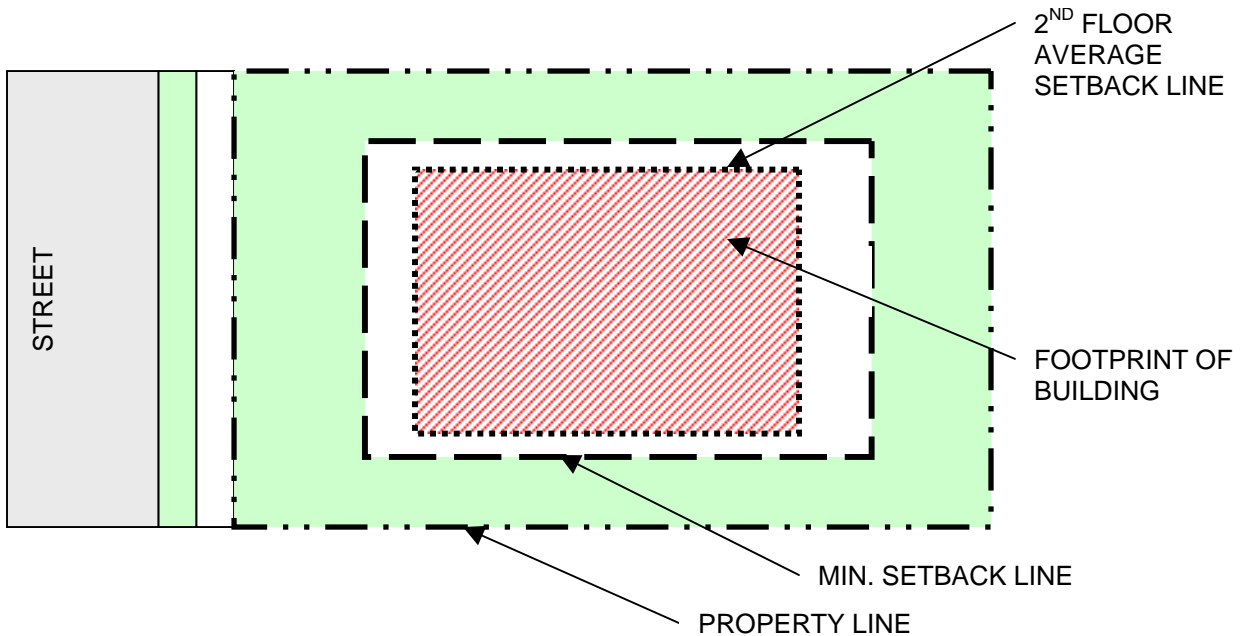
The diagram above shows the building footprint varying around the average setback line. If the builder chooses to construct in the area between the minimum setback lines and the average set back lines (area shaded red), an equal area within the average setback line must be sacrificed (area shaded blue). In this example a simple 50/50 split is made at the mid point of the side yard façade of the building.

Note that any number of variations can occur around the average setback line just as long as the sum of the areas outside of the average setback line balance with the sum of the areas sacrificed within the average setback line.

The builder has the option of building continuously along the average set back line without variation. The builder also can construct anywhere within the average setback line in any variation. It is only when the builder chooses to construct between the average setback line and the minimum setback line that this portion of the I.C.O. is invoked.

See setback requirements next page.

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Footprint of building without variations in façade.

Setback Requirements

Note that setback requirements below change from first floor to second floor. This is intended to create further variation in the building façade. Also note that a two story building can be built without variation in the façade. This can be done by limiting the building footprint to the area within the most restrictive average setbacks indicated. In this I.C.O. that would be the second floor average setbacks. See diagram above.

Note the additional provisions listed below limiting glass and balconies plus provisions for landscape screening. These are all intended to preserve privacy in side and rear yard areas.

a. Front yard setback

- i. First floor
 1. minimum per current code
 2. minimum average setback – current code plus 4'
- ii. Second floor
 1. minimum – current code plus 4'
 2. minimum average – current code plus 8'
 3. Window area is unlimited

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b. Side-yard setback

- i. First floor
 1. not less than 6'
 2. minimum average 8'
- ii. Second floor
 1. not less than 6'
 2. minimum average setback 10'
- iii. Side-yards to be configured to accept mature tree growth to screen views of adjacent rear yards.
- iv. The applicant shall submit a line-of-sight study demonstrating that the proposed plantings will effectively screen views from second story windows, balconies and decks to adjacent rear yards. The study shall include but is not limited to the following:
 - a. Floor plans indicating exterior windows, doors, decks, balconies and other features that may have line of site access to adjacent rear-yards.
 - b. Building elevations drawn to scale indicating all items required in line item 2 above. Indicate floor to floor height and overall height.
 - c. Photos of side and rear-yard conditions for the proposed structure and adjacent lots.
 - d. Install minimum 24" box trees. Tree species shall have maximum mature canopy diameter that shall not exceed 15'-18'. Tree species shall have root systems that minimize damage to structures, yard walls or fence footings.
- v. Plot plan drawn to scale indicating proposed structure footprint and planting. It shall also include partial footprints of the structures on the adjacent lots. Indicate property lines.
 - a. Floor plans indicating exterior windows, doors, decks, balconies and other features that may have line of site access to adjacent rear-yards.
 - b. Building elevations drawn to scale indicating all items required in line item 2 above. Indicate floor to floor height and overall height.
 - c. Photos of side and rear-yard conditions for the proposed structure and adjacent lots.
 - d. Install minimum 24" box trees. Tree species shall have maximum mature canopy diameter that shall not exceed 15'-18'. Tree species shall have root systems that minimize damage to structures, yard walls or fence footings.
- c. Allowable projections into side yard shall be per current code.
- d. Balconies, terraces sleeping porches and rooftop decks may not occur in second floor side-yard wall elevations. This includes setback transition walls.
- e. Area of second floor side-yard windows shall not exceed 25% of the interior area of the wall in which the windows occur.

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- i. the interior area of a wall is defined as the surface area of a wall occurring in one room measured from extent to extent in width and height. This area includes windows, doors and other penetrations occurring in that wall.
- ii. the wall area does not include floor thickness, ceiling thickness, transition surfaces for pilasters, fireplaces, closets, soffits, setback transitions, or other variations in the wall surface.
- iii. wall area may include the vertical surface of soffits occurring at that wall.
- iv. wall area occurring above 10' above finished floor is excluded and may not be used to increase window area.
- v. windows with sills higher than 6' above finished floors are unlimited.
- vi. windows occurring in side-yard setback transitions shall be considered side-yard windows and shall be included in this requirement.

f. Rear-yard setback

- i. Minimum 15' for first story
- ii. Minimum 25' for second story
- iii. Window area is unlimited
- iv. Balconies, terraces sleeping porches and rooftop decks may not occur within the 25' rear yard
- v. Balconies, terraces sleeping porches and rooftop decks may not occur within 10' of the side yard property lines.