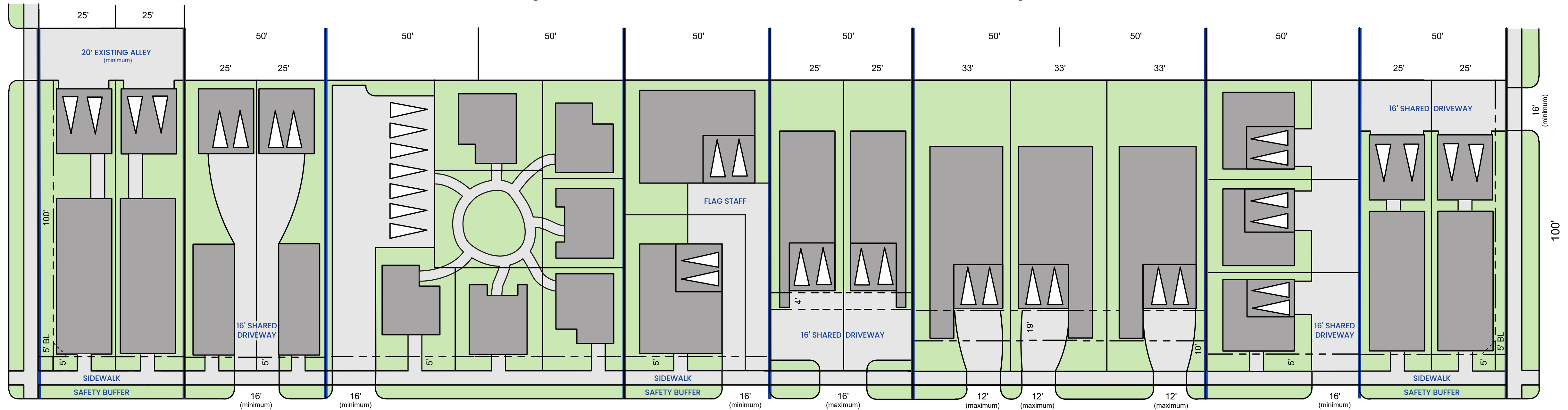


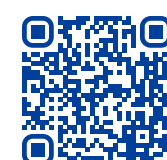
Livable Places Housing Recommendations*

Incentives and Requirements For Small-Lot Residential Redevelopment



Alley Access (25' Lot)	Shared Drive (25' Lot)	Courtyard Development	Flag Lots	Shared Drive (25' Lot)	Front Load Individual Driveway (33' Lot)	Shared Drive (50' Lot)	Rear Shared Driveway (25' Lots w/corner access)
<p>Increased Incentives:</p> <ul style="list-style-type: none"> Increased density from 27 to 35 units per acre Improved ability to build an ADU No visibility triangle above 10', resulting in more buildable area (corner lots) Allowance of a 65% lot coverage exemption from detention requirements Reduced side building line to 5' for corner lots No detention required for public alley when proposing alley access Reduced parking for units 1,500 sq. ft. or smaller Entry feature can be within the building line <p>Additional requirements:</p> <ul style="list-style-type: none"> Enhanced front door and windows to provide better visibility onto street 	<p>Increased Incentives:</p> <ul style="list-style-type: none"> Increased density from 27 to 35 units per acre Improved ability to build an ADU 65% lot coverage exemption from detention requirements Driveway included in lot coverage calculation and no additional detention if less than 65% Reduced parking for units 1,500 sq. ft. or smaller <p>Additional requirements:</p> <ul style="list-style-type: none"> Enhanced front door and windows to provide better visibility onto street 	<p>New Opportunities:</p> <ul style="list-style-type: none"> Street frontage not required for lots fronting on a shared courtyard No minimum lot size or maximum density with at least 150 sq. ft. of green space per lot 65% lot coverage exemption from detention requirements on tracts 15,000 sq. ft. or less, 9,750 sq. ft. lot coverage exemption on tracts between 15,001 sq. ft. and 1 acre.** <p>Requirements:</p> <ul style="list-style-type: none"> Maximum site depth from street is 150' Maximum 30' tall Parking on the side or rear but not in the front No detention required for lots fronting on a shared alley when proposing alley access** Detention calculated for the tract as a whole and not per individual lots** Parking may be removed from individual lots but located within the development Reduced parking for units 1,000 sq. ft. or smaller One guest parking space for every 6 units Maximum lot size of 3,500 sq. ft. and a maximum unit size of 1,800 sq. ft. Enhanced front door and windows to provide better visibility onto street and courtyard 	<p>Increased Incentives:</p> <ul style="list-style-type: none"> Increased density from 27 to 35 units per acre Improved ability to build an ADU No visibility triangle above 10', resulting in more buildable area (on corner lots) Reduced building line of 5' Reduced flag staff width Flag staff is included in the lot coverage calculation no separate detention is required if under 65% Reduced parking for units 1,500 sq. ft. or smaller <p>Additional requirements:</p> <ul style="list-style-type: none"> Enhanced front door and windows to provide better visibility onto street All newly created lots abutting the staff take access from the staff 	<p>Increased Incentives:</p> <ul style="list-style-type: none"> Increased density from 27 to 35 units per acre Improved ability to build an ADU 65% lot coverage exemption from detention requirements Driveway included in lot coverage calculation and no additional detention if less than 65% Reduced parking for units 1,500 sq. ft. or smaller <p>Additional requirements:</p> <ul style="list-style-type: none"> Balconies or windows to provide better visibility onto street 	<p>Increased Incentives:</p> <ul style="list-style-type: none"> Increased density from 27 to 35 units per acre Improved ability to build an ADU 65% lot coverage exemption from detention requirements Driveway included in lot coverage calculation and no additional detention if less than 65% Reduced parking for units 1,500 sq. ft. or smaller <p>Additional requirements:</p> <ul style="list-style-type: none"> A maximum of 12' individual driveway per lot Enhanced front door and windows to provide better visibility onto street 	<p>Increased Incentives:</p> <ul style="list-style-type: none"> Increased density from 27 to 35 units per acre Improved ability to build an ADU No visibility triangle above 10', resulting in more buildable area (corner lots) 65% lot coverage exemption from detention requirements Driveway included in lot coverage calculation and no additional detention if less than 65% Reduced parking for units 1,500 sq. ft. or smaller <p>Additional requirements:</p> <ul style="list-style-type: none"> Enhanced front door and windows to provide better visibility onto street 	<p>Increased incentives:</p> <ul style="list-style-type: none"> Increased density from 27 to 35 units per acre No visibility triangle above 10', resulting in more buildable area (corner lots) Improved ability to build an ADU Allowance of a 65% lot coverage exemption from detention requirements Reduced parking for units 1,500 sq. ft. or smaller <p>Additional requirements:</p> <ul style="list-style-type: none"> Enhanced front door and windows to provide better visibility onto street Shared vehicular access from side street unless it is a major thoroughfare

*To learn about all the housing recommendations visit bit.ly/LivablePlaces or scan the QR code.



** Pending change in Infrastructure Design Manual

