

Housing NOW! Zoning Recommendations Worksheet*

Phase	I. Advance	II. More Work	III. Master Plan
Recommendation #3 Small Scale Development			
1. Eliminate lot area requirement of 20,000 sq ft	X		
2. Reduce minimum dwelling unit width from 18' to 14'	X		
3. Two-family dwellings with administrative approval on corner lots ¹			X
4. Multiple-family with administrative approval within 100' or 500' of mixed-use commercial zone district ¹			X
Recommendation #6 Density Bonus for Affordable Housing			
1. Affordable housing density bonus		X	
Recommendation #8 Accessory Dwelling Units			
1. Eliminate lot area requirement of 5,000 sq ft	X		
2. Increase building height for accessory structures with an ADU and allow 2-story garages	X		
3. Increase floor area ratio from 25% to 40% between primary structure and ADU ²	X		
4. Permit with administrative approval ¹	X		
5. Eliminate maximum occupancy (2 persons) and number of bedrooms (2 rooms) ³		X	
Recommendation #9 Non-Condo Zero Lot Line			
1. Reduce minimum dwelling unit width from 18' to 14'	X		
2. Eliminate lot width and lot area requirements		X	
3. Permit up to 4 or 8 attached dwellings with administrative approval within 100' or 500' of mixed-use commercial zone district ¹			X

- Items to **Advance**: November 27th discussion, December 4th introduce ordinance amendments, December 18th adopt
- Items needing **More Work**: November 27th discussion, January 29th introduce ordinance amendments, February 12th adopt
- Items to be addressed during **Master Plan**: To be discussed

¹ Design Guidelines are recommended if administrative approval is allowed

² Maximum size 850 square feet GFA remains in ordinance

³ No more than 4 unrelated persons per unit would be in effect

*Discussed on October 9, 2018 with City Commission based on public comment, WMCAT engagement, and staff's evaluation