
MEMORANDUM

DATE: June 17, 2005

TO: City Council Members

DRAFT

FROM: Sylvia Jones

SUBJECT: Follow up Items regarding Infill Housing – Potential Legislative Action

CC: Louis Zunguze, Brent Wilde, Doug Wheelwright, Cheri Coffey, Joel Paterson, and Janice Jardine

As a follow-up to recent discussions on infill housing, several Council Members have made recommendations or suggestions of issues to be addressed. One approach would be for the Council to approve a legislative action requesting the Planning Division to fully review this issue. Suggestions include:

1. Identifying particular areas of the City that would be most appropriate for which to apply revised regulations
2. Ratio of lot size to structure size (small house, big lot)
3. New construction and rebuilds that go beyond original footprint and height
4. SR-1 zoning district issues relating to side yards and inline additions
5. Penalties, particularly for structures demolished without the proper permit

Listed below is a portion of the memo previously provided by the Planning Division which outlines the items the Division intended to review had the Council approved the 6-month temporary zoning regulations:

1. In-line additions in all zoning districts
2. Setback requirements
3. Maximum building coverage requirements
4. Minimum useable open space requirements
5. Building height regulations
6. Garage placement and front façade controls
7. Definitions for the following terms:
 - Addition
 - Demolition
 - Remodel
 - Tear-down; and
 - Residential usable open space
8. Fines and penalties for zoning ordinance violations
9. Obstructions in required yard areas