

## ADDITIONAL STAKEHOLDER RECOMMENDATIONS MCMANSION REVISIONS

Issue	Recommendation	Page and Section of Draft Language	Current Practice/Impact	Staff Recommendation
Residential Design and Compatibility Commission (RDCC) cannot grant modification requests to properties that are classified as contributing structures, historic districts, etc.	Allow RDCC to grant modifications to properties in historic districts, contributing structures, etc.		<p>If a project is a contributing structure or in a historic district, only the Board of Adjustment can issue a variance from the McMansion standards.</p> <p>Amendment would allow RDCC to grant a modification to a contributing structure if HLC reviews first...</p>	Recommended
Dormers are being constructed larger than anticipated and allowing taller habitable attic areas.	Modify height to include the higher gabled roof line		<p>For a pitched or hip roof, height is determined to the average height of the highest gable only.</p> <p>Amendment would allow height to be measured to "the gabled roof with the highest average height." This would include a dormer and be closer to "perceived or real" height of the structure.</p>	Recommended
Entire second story articulations away from the property line are not accepted as sidewall articulations. Applicants, to keep the desired square footage assumed by a standard 4 x 10 ft articulation, end up increasing the overall size and mass of the structure to accommodate the 4 x 10 ft articulation.	A sidewall articulation may also include a horizontal articulation" where the entire floor(s) of a story above the first floor is set back further from the property line by at least 9 feet.		<p>Currently, if an entire story above the first floor is set back further from the property line than the first floor, even for new construction, the design does not qualify as a sidewall articulation.</p> <p>Amendment would give architects additional design freedom while reducing the impact of the structure upon the adjacent lots. The stories above the first floor must be set back further from the property line than the first floor by no less than 9 ft from the property line.</p>	Recommended
Some new, undeveloped subdivisions are located within the McMansion boundaries and are subject to the new development requirements. Additionally, there are cases where SF4A lots are completely surrounded by SF3 lots and, as a result are subject to McMansion as well.	Allow for new undeveloped subdivisions within the McMansion boundaries to be exempt from compliance with Subchapter F		<p>Any residential lot, with the exception of a lot zoned SF4A, located within the McMansion boundaries is subject to McMansion. If the lot is a SF4A lot and surrounded by SF2 or SF3 lots, then it too is subject to McMansion.</p> <p>Amendment would exempt new undeveloped subdivisions from having to comply with McMansion requirements regardless as to what type of zoning surrounds the subdivision.</p>	Neutral. If the intent is to minimize size/mass impact of new construction upon existing homes, this recommendation could impact homes near or surrounding the new undeveloped subdivision.

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Attic requirement for "contained within the roof structure" needs clarification.	Clarify that "contained within the roof structure" means that that roof structure is the roof framing. Further clarify that a dormer is allowed as long as the dormer protrudes from the roof's frame.		<p>Because the language is vague, staff has not been able to counter that roof structure is specific to roof framing.</p> <p>Amendment would clarify that roof structure is roof framing and that a dormer or protrusion out of the roof framing will not prevent the habitable attic space from being exempt from FAR.</p>	Recommended
Subdivisions inside McMansion boundaries that have many homes well over 0.4 FAR experience a difficult time remodeling existing homes or building new homes that are compatible with surrounding homes in the area.	Alter McMansion boundaries so that subdivisions where at least 50% of the lots are above 0.4 FAR are outside of the boundaries.		<p>Any lot within the McMansion boundaries are subject to McMansion regulations.</p> <p>Recommendation could remove areas that have multiple lots well over 0.4 FAR from McMansion boundaries. If removed from the boundaries, then the lots would not be subject to McMansion regulations.</p>	Recommended, but needs additional review.