

SINGLE-FAMILY RESIDENTIAL & DUPLEX REGULATIONS

Planning Commission Recommendations on Issues to be Considered by Task Force

Planning Commission action taken on February 14, 2006. Recommendations were incorporated into motion made to approve recommendations passed by City Council on first reading but add duplexes to the uses subject to the interim development regulations (J.M. Cortez, M. Dealey 2nd; 7-1 with C. Galindo voting no, J. Reddy absent).

- Consider impervious cover change where needed to address flooding
- Allow floor-to-area ratios (FARs) to be set in neighborhood plans
- Consider high drainage fees in older areas
- Allow a larger house if the walls step back from side yard (e.g., 5-foot setback for 1st floor, 10-foot setback for 2nd floor); Different square footage allowances for 1st floor and 2nd floor (sometimes referred to as a second-story ratio)
- Prohibit mechanical equipment in the side yard
- Trigger new, stronger compatibility requirements based on size of home, including requirements on garage placement, landscaping, building materials
- Consider whether design standards should be enforced in neighborhood plans
- Develop a waiver process based on consent from surrounding neighbors
- Create a mechanism so neighborhoods not in neighborhood planning areas can adopt design tools provided for in neighborhood planning process
- Consider issues of sustainability associated with large houses such as energy use, water use, solid waste
- Look at how to build more apartments and duplexes in neighborhoods with good drainage
- Make recommendations to Planning Commission and City Council on where to direct dense development
- Consider using floor area to footprint as a metric (e.g., 2.5)
- Study the root causes of larger single-family homes (e.g., financing, profit margins/drivers, tax policy, etc.)