

Ideas from Task Force and Stakeholders

1. Change occupancy limits for unrelated adults to 3 adults (from current 2 adults)
2. Apply compatibility standards to SF zoned lots
3. Establish a Floor to Area ratio cap of either .4, .45, .5 or .6
4. Permit additional FAR if home (i) installs rainwater collection or (ii) installs pervious concrete or (iii) is architecturally designed (some homes are not designed by architects and are just engineered) AND any of the following are also done:
 - a. Garage at rear
 - b. Traditional massing/original structure is maintained and additions are added to the back of the home (subject to setback and compatibility standards)
5. If garage is at rear, do not count driveway against impervious cover limits
6. Do not count basements against FAR for lots on slopes where the basement extends from the rear of the home due to lot's slope
7. Establish height cap of 30 feet
8. Include 2nd and 3rd floor covered porches in FAR calculations
9. Create a demolition review period of 90/120 days between filing of demolition permit and granting of permit
10. Require new construction to match prevailing front setbacks of neighborhood
11. Require stepped back side and back setbacks for 2nd and 3rd floors (so that home/duplex cannot have 3-story wall extending straight up 5/10 feet from property line)
12. Accelerate creation of historic districts
13. Prohibit secondary structures on small lots
14. Establish enhanced code enforcement
 - a. Create citizens' Code Enforcement Oversight Committee
15. Do floor to footprint ratio instead of FAR
16. Add Urban Home and Cottage lot parking standards