

## **SFR Bulk & Mass Study**

### **WORKING OUTLINE**

#### **Draft GOALS**

Reduce Perceived Mass and Bulk of Homes in the Central Area  
Ensure Adequate, Obscured Parking in the Central Area

#### **Draft Guiding Principles**

Preserve the opportunity to build homes to current floor area standards  
Ensure new construction is compatible with, and enhances, neighborhood character  
Better account for basements as contributing to intensity of new home construction  
Utilize incentives to achieve bulk and mass reductions and parking standards  
Reinforce Garden Quality image of the city

#### **Draft Objectives:**

##### **1. Modulate Street-facing Sides**

#### *Potential Standards*

- a. Set a maximum length of unbroken front façade plane allowed along the ground level.
- b. Set a maximum percentage of front façade area allowed in one building plane.
- c. Set a minimum percentage of street-facing façade plane required to be horizontally or vertically offset from the building plane.
- d. Include other appropriate design standards that provide for modulation of the street-facing building plane such as encouraging:
  - i. Use of one-story elements along streets;
  - ii. Subterranean parking, provided garage entrance meets certain criteria;
  - iii. Use of a one-story transition element, such as a covered porch, arcade, or projecting one-story room adjoining and oriented towards the front yard;
  - iv. Use of pitched roof shapes.

##### **2. Reduce Perceived Volume**

#### *Potential Standards*

- a. Adjust definition of height from the highest point of ground level to average ground level.
- b. Require all projections to be placed behind required setback lines.
- c. Provide standard to define the maximum percentage of second story coverage over the footprint of a first story.
- d. Introduce an increased setback requirement from the required front yard setback for projecting elements allowed in side-yards, including but not limited to porte-cocheres.
- e. Provide other design standards to reduce perception of volume, mass, and bulk at the upper levels.

**Draft Objectives:**

**3. Increase Sense of Openness,  
Light and Air between Homes**

*Potential Standards*

- a. Provide increased side yard requirement within a minimum distance of the front yard setback.
- b. Provide an additional required increment of open space, with a minimum depth greater than that of the required side yard.
- c. Define the maximum allowed length of a side-yard-facing building wall allowed at ground level without a one- or two-story break.
- d. Define the maximum percentage of a side-yard-facing building wall allowed to be in one building plane.
- e. Define the minimum percentage of a side-yard-facing building wall that is required to be offset from the remaining side yard-facing building wall.
- f. Provide for an equivalent standard or approach that increases the amount of side yard area and/or increases the modulation of building planes adjacent to side yards.

**4. Establish Additional Standards  
for Landscaping.**

*Potential Standards*

- a. Require 50% of side yard to be landscaped.
- b. Require planted buffers separating building components that project into side yards from the property line, such as porte-cocheres, to promote landscaping between homes.
- c. Permit basement light wells only in principal building area.
- d. Require horizontal and vertical landscape/envelope to provide buffering and visual separation of adjoining lots at side and rear yards.
- e. Establish front, side, and rear yard tree standards to ensure privacy between adjoining lots and enhance the City's garden setting.
- f. Study amount of hardscape permitted and ensure the use of quality driveway paving materials at front yards.
- g. Other requirements or approaches that increase plants to buffer and screen adjacent residential structures from each other while enhancing the Central Area's sense of open space and garden feel.

**5. Obscure or Reduce Visible On-  
Site Vehicle Parking**

*Potential Standards*

- a. Limit placement of garage doors facing public streets.
- b. Increase the 400 square foot allowance for garage area that is not counted towards FAR to 600 square feet or more if all the garage area, including the additional garage space, is located immediately adjacent to an alley.
- c. Count the floor area of garages that are in the Principal Building Area unless the garage is placed underground.
- d. Limit the placement and impact of entries to underground garages from streets.

**Draft Objectives:**

**6. Employ Comprehensive Approach to Incentivize Development**

*Potential Standards*

- a. Establish some new mandatory standards
- b. Establish new optional standards tied to development incentives
  - b.1 Count a percentage of basement as floor area unless certain standards are met (e.g., if all required parking is underground with access from an adjacent alley)
  - b.2 Apply Track II of Design Review Process to development unless certain standards are met

**7. Better Connect Zoning Code and Design Review Catalogue**

*Potential Standards*

- a. Integrate processes and compliance procedures described in the design catalogue into the zoning code, specifically the design guideline compliance findings.
- b. Provide additional clarity with regard to the intent, goals, and objectives of the Track II process, particularly in regards to bulk and mass.