

DRAFT

Comparison of Existing and Proposed Development Standards for the Hillside Residential Classification

Note: This document only highlights proposed development standards that represent significant changes or entirely new standards.

HILLSIDE RESIDENTIAL

EXISTING		PROPOSED		NOTES
1. Zoning Districts				
R-1		RH-1		“RH” indicates Residential - Hillside. The four proposed zones, RH-1, RH-2, RH-3 and RH-4 are similar to the existing zones that are analogous to the Hillside Residential Classification.
R-10		RH-2		
R-20		RH-3		
R-30		RH-4		
2. Lot Area				
R-1	43,560 sf	RH-1	43,560 sf	The existing min. lot size in the R-30 equivalent zone is being increased from 5,000 sf. to 6,500 sf for lots <20% slope and for four or fewer lots. It is also being increased to 8,000 sf. for lots >20% slope and for subdivisions of five or more lots, for consistency with the General Plan.
R-10	25,000 sf	RH-2	25,000 sf	
R-20	12,000 sf	RH-3	12,000 sf	
R-30	5,000 sf	RH-4	For 1-4 lots: 6,500 sf <20% slope 8,000 sf >20% slope For 5 or more lots: 8,000 sf	
3. Maximum wall length before articulation required				
Greater than 20% slope	35'	Applies to all zones in this classification (not dependent on percent slope) 40' plus use of design guidelines to achieve articulation		Currently, 35' is the total wall length allowance on slopes >20% and there is no option for a wall to extend beyond 35'. Staff replaced the 35' total wall limit with a threshold of 40' before some form of articulation is required, and the wall may extend beyond 40'.
4. Floor Area Ratio (FAR)				
No current Regulations for FAR	<5000	0.55 or 2000 sf		FAR will apply to all lots in the Hillside General Plan classification regardless of lot size or slope. All development on slopes, regardless of residential zoning district, would be regulated consistently. FAR will replace some of the more prescriptive existing regulations that attempt to protect views, solar access and reduce bulk, and will enable more flexible design solutions. *Lots <5,000 sf may have a max. 2,000 sq. ft. house.
	≥ 5,000 and <12,000	0.50		
	≥ 12,000 and <25,000	0.45		
	≥ 25,000 and < 43,560	0.35		
	≥ 43,560	0.25		

EXISTING		PROPOSED		NOTES
5. Lot Coverage				
*No existing Lot Coverage requirement for lots with >20% slope		Applies to all lots regardless of slope		The biggest change is that lot coverage requirements will be applied to steep lots (>20% slope) as well as flat lots (<20% slope). Lot coverage (and FAR) will be based on lot size instead of zone. Lot coverage requirements were increased in some cases to conform to best practices and to compliment the proposed FAR requirement that would replace existing prescriptive standards with regulations that enable flexible design solutions. *Lots less than 5,000 sq. ft. may have a max. lot coverage of 2,000 sq. ft. regardless of percentage listed.
R-30 (<20% slope)	2000 sf or 40% of lot area	<12,000	40%	
R-20 (<20% slope)	2000 sf or 25% of lot area	≥ 12,000 and <25,000	30%	
R-10 (<20% slope)	2000 sf or 20% of lot area	≥ 25,000 and < 43,560	20%	
R-1 (<20% slope)	2000 sf or 15% of lot area	≥ 43,560	15%	

REGULATIONS APPLICABLE TO HILLSIDE RESIDENTIAL, DETACHED UNIT RESIDENTIAL AND MIXED HOUSING TYPE

6. Upslope Lot Height Regulations with a footprint slope of :				
	≥ 20%		≥ 20%	
Within 20' of front property line	24' above edge of pavement	Within 20' of front property line	24' from grade	The key change for upslope lots is the point of measurement. Rather than measuring the height from the edge of pavement, height would be measured from grade to allow a typical two-story home to be built in the front 20' of lot area. Height limits were increased to allow comparable height limits for contemporary architectural styles such as flat-roofed homes.
Maximum wall height primary building	30' for walls	Maximum wall height primary building	32' for walls/ 35' w/ CUP	
Maximum pitched roof height primary building	35'	Maximum pitched roof height primary building	35'	

7. Downslope Lot Height Regulations with a footprint slope of:						
	≥ 20 and < 40%	> 40%		≥ 20 and < 40%	≥ 40% and < 60%	≥ 60%
Maximum wall height primary building	30' for walls	30' for walls	Maximum wall height primary building	32' for walls/ 36' CUP	34' for walls/ 38' CUP	36' for walls/ 40' CUP
Maximum pitched roof height primary building	32' by right/36' with CUP	36' by right/40' with CUP	Maximum pitched roof height primary building	36	38	40
Max height of building at edge of street pavement	18'	18'	Max height of building at edge of street pavement	18'	18'	18'
Garage and Carport Height Exceptions	N/A	Rear wall of attached garage or carport may exceed wall height and roof height by 10'	Garage and Carport Height Exceptions	N/A	Rear wall of attached garage or carport may exceed wall height and roof height by 5' (but may not exceed 12') subject to certain limitations	

The proposal regulates height for downslope lots with the following three slope categories:

- 20-40%
- 40-60%
- >60%

Currently, there are only two slope categories for downslope lots: 20-40% and >40% (as opposed to three in the proposal). Based on the number of variance requests since 2001, the height limits were increased across all slope categories because current height limits have been shown to be too low. As a result of the 2001 decision to decrease height limits there has been a jump in variance applications over the past 9 years. The height limits proposed here are more realistic and would allow comparable height limits for contemporary architectural styles, such as flat-roofed homes.