Residential Design & Compatibility Standards
Proposed Amendments

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June 18, 2008
Public Hearing Item #93
Agenda

- Question & Answer
- Staff Recommendation
- Items Referred back to the Task Force
- Summary of Proposed Amendments
- Process
Directed staff to return on or before May 22, 2008.

Resolution 20080306-039, initiated proposed amendments.

March 6, 2008

Council Briefing on proposed amendments.

February 28, 2007

17 meetings, including public communication.

April 2007 – December 2007

Task Force Meetings.

Process.
Public Hearing Item #98

May 13, 2008

- Delayed action on remaining 10%
- Recommended 90% of proposed amendments
- Public hearing conducted

April 22, 2008

- April 15, 2008 - Codes & Ordinance Subcommittee
- Planning Commission Process
Exempting 1,500 sq homes from McManusion Regulations
- Alteration to McManusion boundaries
- Compatibility Regulations
- Modifications to Imperious cover and commercial
- Expansion of RDCC authority to include ability to grant

Directed staff to remove from consideration:
- Postponed public hearing and action to June 18
- The Task Force
- Received briefing on the items referred back to

May 15, 2008, City Council
The items considered and took action on remaining 10% of June 10, 2008, Planning Commission.

Focused on items referred back to the commission.

Conducted 3 meetings with public communication.


Task Force Process.
1 not recommended (item #27)  
1 no action required (item #28)  
3 supported staff recommendations  
23 supported without additional comment  
27 recommended  
Of the 28 Task Force Recommendations  
Planning Commission Consideration  

6 Affordability Impact Statement Recommendations  
7 Recommendations from Additional Stakeholders  
28 Recommendations Forwarded by Task Force  

Recommends Amendments

Proposed Amendments

Summary:
3 Recommended Task Force's alternative recommendation
2 did not require amendments to the code/no action
1 removed per City Council direction

Of the 6 AIS Recommendations

1 not recommended
2 Recommended Task Force's alternative recommendation
2 Recommended without additional comment
2 removed per City Council direction

Of the 7 Additional Stakeholder Recommendations

Planning Commission Consideration (cont)

Summary:
Proposed Amendments
Planning Commission

Task Force

Recommended:

Effect is a max of up to 650 sq ft exempted per site

1 exemption for an detached carport/garage

1 exemption for an attached carport/garage, and

Proposed amendment limits (per site):

or detached carport/garage per site.

No limit to number of FAR exemptions granted for attached

Current regulations

# 13 - Parking Area FAR exemptions

Task Force Recommended

Referred back to Task Force
Planning Commission
Task Force

Exemptions for spaces that are less than 5 ft in height
Recommends with additional revision to add a new
Calculation of FAR
Excludes all interior space, regardless of height towards the
Removes height provision
Proposed Amendment

Issue – “false ceilings” or “false downs”
Space under 6 ft in height is exempt from FAR
Current Regulation

# 21 - Gross Floor Area Definition

Referred back to Task Force

Task Force Recommendation
Not Recommended By Planning Commission

For commercial lots, faces each street.
One unit must have an entry to a dwelling unit that faces the front street, and
intervals/segments
Common wall must maintain a straight line for a minimum of 4 feet
of the lot to the rear
Common wall must be 50% of the depth of the structure measured from front
Small Alternative Recommendation, supported by the Task Force

Proposed Task Force Amendment

Common wall must be one contiguous plane
Common wall must be perpendicular to front lot line
Proposed Task Force Amendment

The front of the lot to the rear
Requires a common wall that is 50% the depth of the structure measured from
Current Regulations

# 27 - Duplex Regulations

Task Force Recommendation

Referred back to Task Force
Planning Commission

Task Force

Recommended

Recognized as contributing structures

In Historic Districts or properties:

Give authority to consider modification requests to

#1 RDC Expanded Authority

Recommendations

Additional Stakeholder
Planning Commission
- Task Force

Recommended with alternative length of 10 ft instead of 36 ft.

Proposed Amendment

Decks, balconies, etc cannot be located in the sidewall articulation. Property line for 36 ft qualify as a sidewall articulation.

Sto:es above the first floor that are setback 9 feet from the property line.

Current Regulations

#2 - Horizontal Articulation

Additional Stakeholder Recommendations
Planning Commission

Task Force

Not Recommended

Recommendation.

Task Force considered issue, but did not make a
residential use in Michilimackinac boundaries
Could exempt undeveloped land zoned for single family

Proposed Amendment

has been developed must comply with current code.

All subdivisions, regardless of whether or not the property

Current Regulations

3 - Exempt new subdivisions

Recommendations

Additional Stakeholder
Recommendations

Planning Commission
Task Force

Recommends start alternative recommendation.

Memo to clarify standard practice and define the applicable.
Do not change the current code. Instead, establish a policy.

Start Alternative Recommendation.

Define "root structure" to mean root framing.
Proposed Amendment

"Contained within the root structure" is unclear.
Current Regulation

Clear Attic Exception

# 5 - Clear Attic Exception

Additional Stakeholder
Calculations where they are excluded now.

Amendments allow dormers to be included in the height.

For a pitched or hipped roof, height shall be measured to the gable point of the highest gable.

For a pitched or hipped roof, height is measured to the mid-

Recommending Strategies

Additional Stakeholder Comment
Planning Commission

Task Force

Task Force Alternative Recommendation:

Recommends Task Force Alternative Recommendation:

- Setback plane requirements
- Sidewalk articulation, and/or

- Expand RDCC Authority to allow Smart Housing Certified

Task Force Alternative Recommendation

- SMART Certified Smart Home

Item #9 - From McMansion, new subdivisions of at least one

Item #8 - From Sidewalk articulation, 2,400 sg ft homes, and

AIS Recommendations
Planning Commission Task Force
Not Recommended

and urban home small lot developments
Item #12 -- Exempt from Mansion Cottages

AIS Recommendations
by natural grade

The exempted habitable space below grade must have at least 60% of the building perimeter within a naturally surrounded area surrounded by natural or finished grade.

Below grade portion must be achieved below natural grade.

Planning Commission:

Task Force Recommendation:

Below Grade Exemption
Staff Recommendation

- Amend and adopt the draft ordinance to:

  Correct a typo on page 10 to state that a sidewalk articulation is required when the structure is an "average distance of less than 9 feet" rather than "9 feet or less."

- Include an uncodified section directing the City Manager to:

  Adopt the Planning Commission's recommendation regarding the basement exemption by:

  On page 16, line 1: strike the words "or finished" and "whichever is lower," and with 60%.

- Strike the value of 50% and replace it
Law Department
Brent Lloyd
and
WPPDRD Residential Review
Jessica Kingpetchhart-Bitter

Question & Answer