Table 1

MANSIONIZATION PROCESS 2002-2008

Itom		Commonts
Item	Section No.	Comments
Minor Exceptions	10.84.120	- Providing for nonconformity relief, with emphasis on
		smaller homes, clearly popular and beneficial but
		continued concerns for over-demolition. Numerous ME
		applications processed allowing remodel/additions to
		small nonconforming homes.
Supplemental	10.12.030 (T)	- Front requirement (6%) clearly beneficial.
Setback	,	- Corner side regt., not always beneficial.
Useable Open	10.12.030(M)	- Requiring for beach area RS lots clearly beneficial.
Space	10.12.000(111)	- Elimination of 350 sf cap clearly beneficial although
Ορασο		some cases highlight constraint of 220 sf bottom cap.
		·
		- Requiring open space for basement area clearly
		beneficial.
		- Changing upper story proportion limit to half reduces
		complexity but creates new constraints for flat/upper
		units.
		- Subsequent proposal to require improved
		quality/openness of useable open space
Lot Merger Limits	10.12.030	- Limiting enlarged sites to roughly 2 times standard
		sizes clearly beneficial with typo. correction needed for
		beach area
Basement Area	10.04.030	- Exempting partially and completely buried basements
Allowances	10.04.000	from BFA while requiring parking and open space is
Allowarices		
Deer Vand	40.40.000 (E)	popular and beneficial
Rear Yard	10.12.030 (E)	- Elimination of inland 25' cap beneficial.
Setbacks		- 12 min. for inland short lots somewhat beneficial &
		creates some difficulties.
		- 10' min. for small group of beach area lots beneficial
		but somewhat confusing.
Side Yard	10.12.030 (E)	- Elimination of 5' interior cap beneficial with numerous
Setbacks		ME's to resolve existing nonconformities.
		-
Tall Wall	10.12.030 (F)	- Lowering height limit to 24' beneficial.
Setbacks		2 2
Front Yard Alley	10.12.030(G)	- Allowing reduced upper level front setbacks for beach
Setbacks	10.12.000(0)	area half-lots fronting on alleys is popular and
Ocinany		, , ,
Dook Heist	40.40.000(11)	beneficial.
Deck Height	10.12.030(H)	- Allowing decks with enlarged setbacks above
Allowance		maximum story levels clearly popular and beneficial
		with some confusion on corner-side setbacks.
Temporary	10.52.050(F)	- Allowing greater use of neighboring lots without formal
Merger		mergers beneficial
Allowances		
Garage Area	10.04.030	- Changing garage area exemption from BFA to match
Allowance		parking requirement reduces complexity.
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Table 2
PROPERTY DEVELOPMENT STANDARDS FOR AREA DISTRICTS III AND IV

	Area District III			Area District IV	Additional Regulations
	RS	RM	RH	RH	
Minimum Lot Dimensions					
Area (sq. ft.)	2,700	2,700	2,700	2,700	(A)(B)(C)(J)
<u>Minimum</u>	2,700	<u>2,700</u>	2,700	2,700	
<u>Maximum</u>	7,000	7,000	7,000	7,000	
Width (ft.)	30	30	30	30	
<u>Minimum</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	_

Table 3

EXCEPTION ALLOWED

Applicable Section	Exception Allowed
10.12.030(T), 10.12.030(M), and 10.12.030(E)	Reduction in percentage of additional 6% front yard setback, or 8% front/streetside yard setback on corner lots, required in the RS Zone—Area Districts I and II, 15% open space requirement, side yard setbacks, and/or rear yard setback. This may be applied to small, wide, shallow, multiple front yard, and/or other unusually shaped lots or other unique conditions.

Figure 1

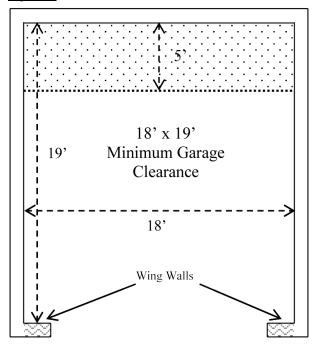


Figure 2

Example of Current Permitted Story Stepping

		3 rd story		Sloped Grade
3 rd s	tory	2 nd story		
2 nd s	tory	1 st story	x	
1 st st	ory	basement		