

Table 1**MANSIONIZATION PROCESS 2002-2008**

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 Setback	10.12.030 (T)	- Front requirement (6%) clearly beneficial. - Corner side reqt., not always beneficial.
Useable Open Space	10.12.030(M)	- Requiring for beach area RS lots clearly beneficial. - Elimination of 350 sf cap clearly beneficial although 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 Allowances	10.04.030	- Exempting partially and completely buried basements from BFA while requiring parking and open space is popular and beneficial
Rear Yard Setbacks	10.12.030 (E)	- Elimination of inland 25' cap beneficial. - 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 Setbacks	10.12.030 (E)	- Elimination of 5' interior cap beneficial with numerous ME's to resolve existing nonconformities.
Tall Wall Setbacks	10.12.030 (F)	- Lowering height limit to 24' beneficial.
Front Yard Alley Setbacks	10.12.030(G)	- Allowing reduced upper level front setbacks for beach area half-lots fronting on alleys is popular and beneficial.
Deck Height Allowance	10.12.030(H)	- Allowing decks with enlarged setbacks above maximum story levels clearly popular and beneficial with some confusion on corner-side setbacks.
Temporary Merger Allowances	10.52.050(F)	- Allowing greater use of neighboring lots without formal mergers beneficial
Garage Area Allowance	10.04.030	- Changing garage area exemption from BFA to match parking requirement reduces complexity.

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>	<u>2,700</u>	<u>2,700</u>	<u>2,700</u>	<u>2,700</u>	
<u>Maximum</u>	<u>7,000</u>	<u>7,000</u>	<u>7,000</u>	<u>7,000</u>	
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), <u>10.12.030(M)</u> , <u>and</u> <u>10.12.030(E)</u>	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

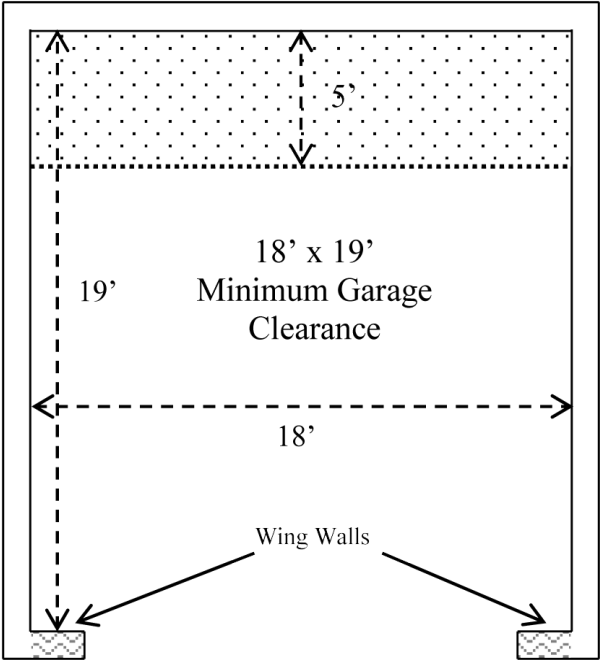
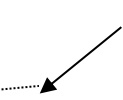


Figure 2

Example of Current
Permitted Story
Stepping

	3 rd story		Sloped Grade
3 rd story	2 nd story		
2 nd story	1 st story		
1 st story	basement		