

Ch 42 & 26 Ordinances Changes Virtual Workshop

Development Services Team
March 27th, 2024



PLANNING &
DEVELOPMENT
DEPARTMENT


Agenda

- Announcements followed by welcome and Introduction to the workshop - Dipti
- Show resources available to applicants/Developers - Suvidha
- Present ADU changes– Ken/Malcolm
- Present MUR changes– Edward
- Present Courtyard style development regulations– Devin/Jose
- Present Small lot/Narrow lot development– James/Fabian
- Questions from attendees – Suvidha


Resources

- [Planning and Development Department Homepage](#)
- [Development Regulations page](#)
- [Ordinance Notes](#)
- [Houston Map Viewer](#)
- [Let's Talk Houston page](#)
- [Municode Houston](#)
- [Infrastructure Design Manual](#)
- [Planner of the Day](#)

Planning & Development Website



PLANNING & DEVELOPMENT DEPARTMENT

 **PLANNING & DEVELOPMENT DEPARTMENT**

Houston, the 4th largest city in the United States, is a dynamic, growing city, rich in culture and diversity. The Planning & Development Department's mission is to grow and preserve Houston's diverse communities to create a resilient city.


ABOUT THE INTERIM DIRECTOR

Interim Director Jennifer Ostlind oversees the City's regional and community-based planning efforts, including land-development ...

[More About the Interim Director](#)

Meetings: Stay tuned to our program webpages for information about meeting dates and how you can participate.

- [Bicycle Advisory Committee \(BAC\)](#)
- [Historic Preservation Appeals Board \(HPAB\)](#)
- [Houston Archaeological and Historical Commission \(HAHC\)](#)
- [Livable Places Action Committee](#)
- [Major Thoroughfare and Freeway Plan \(MTFP\)](#)
- [Planning Commission](#)

Let's Talk Houston! 

Houstonplanning.com

PD Home Page – Department Links

Announcements

Scroll through the slides to see what's happening in the Planning and Development Department.



Projects



SIDEWALK REQUIREMENTS

The Planning & Development Department reviews sidewalk widths and applications for sidewalk modifications. These standards enhance walkability and improve safety and accessibility for pedestrians. Learn more about Sidewalk Requirements.



LIVABLE PLACES

The Livable Places initiative creates opportunities in the development standards to encourage housing variety and affordability. Learn more about proposed changes and how to get involved in Livable Places.

DEPARTMENT LINKS

- Home Page
- Annexation
- Complete Communities
- Complete Streets
- Demographics
- Development Regulations
- General Plan (Plan Houston)
- Geographic Data
- Houston Office of Preservation (HOP)
- Houston Bike Plan
- Major Thoroughfare & Freeway Plan
- Minimum Lot Size/Building Lines
- More Space Main Street Program
- Off-Street Parking Ordinance
- Planning Commission
- Plat Tracker
- Prohibited Yard Parking
- Tower Commission
- Transportation Planning



PD Home Page – Development Regulations

PLANNING & DEVELOPMENT

Development Regulations

The Department of Planning and Development regulates land development in Houston and within its extraterritorial jurisdiction, ETJ. The City of Houston does not have zoning, but development is governed by ordinance codes that address how property can be subdivided. The City codes do not address land use.

 [No Zoning Letter and Boundary Map for 2023](#)

The Department checks subdivision plats for the proper subdivision of land and for adequate street or right-of-way, building lines and for compliance with Chapter 42, the City's land development ordinance.

Development site plans are checked for compliance with regulations that include parking, tree and shrub requirements, setbacks, and access. See <https://www.houstontx.gov/codes/> for other ordinance regulations.

[Frequently Asked Questions](#)

[Plat and Permit Activity Reports](#)

Development Ordinances

[Municode.org](#) hosts municipal codes and ordinance regulations for City of Houston. Various chapters are relevant to Houston's land development process, including:

- [Chapter 42](#) - subdivisions, development, platting
- [Chapter 26](#) - parking space requirements

Subdivision Plat Submittal Guides

1. Platting Process Flow Chart
2. Fees - effective January 1 of each year
3. Online Plat Submittal - Plat Tracker
4. Subdivision Plat Submittal Requirements
5. Subdivision Plat Submittal Policies
6. Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications
7. Ordinance Notes - for use on plats (Updated March 2024)
8. Public Hearing Guide - C3N (Updated January 2022)
9. Variance Guide (Updated January 2022)
10. Amending Plat Guide
11. Surveying Requirements for Subdivision Plats
12. Parking Considerations
13. Street Paving Requirements for Shared Driveways
14. Solid Waste- Trash Collection Plan
15. Garage Building Lines for Corner Lots in ETJ
16. Notification for Replats Requiring Public Hearings
17. Identification of Flood Prone Areas on General Plan
18. Walkable Places and TOD Ordinance Requirements
19. PSEFI Platting Event-Every October

<https://www.houstontx.gov/planning/DevelopRegs/>

Planning & Development Homepage: Forms



COMPLETE COMMUNITIES

Complete Communities is an initiative focused on bridging the gap between equity and opportunity. Made up of 10 historically under-resourced neighborhoods, Complete Communities exists to ensure all residents can achieve success without barriers to opportunity. Read more about Complete Communities.



HISTORIC PRESERVATION

The Houston Office of Preservation and Houston Archaeological and Historical Commission are stewards to Houston's historical heritage. This office oversees the creation of historic districts, landmarks and reviews requests for any new construction, demolition, or alterations to historic structures.



REDISTRICTING INFORMATION

Houston City Council Districts are in the process of being reconfigured. Join the conversation and get details on the proposed maps and next steps. Read more about City Council Redistricting.



WALKABLE PLACES

The Walkable Places and Transit-Oriented Development (TOD) initiatives promote pedestrian-friendly, mixed-use development. The ordinances encourage combined commercial, office, and multifamily residential developments to create more vibrant, walkable streets that support alternative modes of

Department Calendar

Friday, October 20

Monday, October 23
3:30pm Tower Commission

Wednesday, October 25
2:30pm Bicycle Advisory Committee Meeting (B/

Tuesday, October 31
Halloween

Wednesday, November 1
First Day of American Indian Heritage Month

Thursday, November 2
2:30pm Planning Commission

Sunday, November 5
Daylight Saving Time ends

Tuesday, November 7
Election Day

Thursday, November 9
2:30pm Historic Commission (HAHC)
6:30pm Braeburn Resilience Workshop Mtg. #2

Friday, November 10
Veterans Day (substitute)

Saturday, November 11

+ Google Calendar

RESOURCE LINKS

- Forms
- Publications
- Site Map

CONTACT US

Home > Planning > Forms

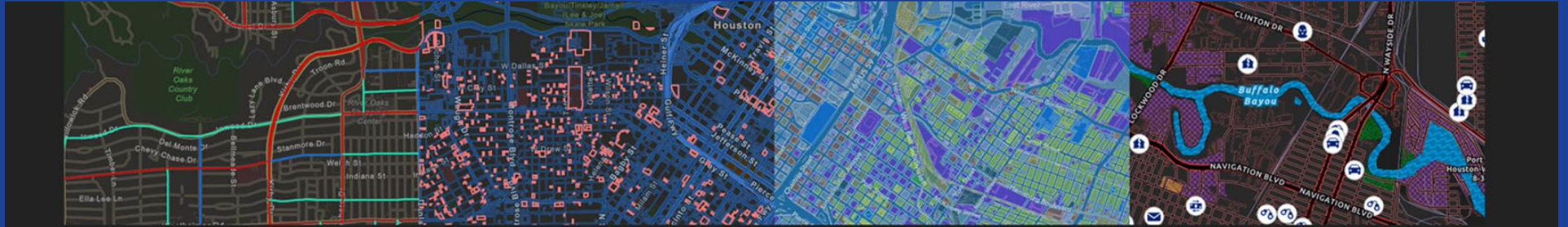
Development Regulations & Information:

Show 10 entries Search:

Document Name	English	Español
Access Agreement for Construction and Maintenance	View	
Application for Modification of Sidewalks Standards	View New!	
Certificate of Compliance Application	View	
Development Fees	View	
Development Site Plan Review	View	
Guidelines for Modification of Sidewalks and Safety Buffer	View New!	
Hazardous Enterprise Application	View New!	
Honorary Street Marker Procedures and Standards	View	

<https://www.houstontx.gov/planning/Forms/>

MyCity Houston GIS & Map Viewer



"Geography is destiny."

MyCity Houston GIS Online

MyCity websites and apps have been produced by the City of Houston as a public service for the sole purpose of geographic reference. No warranty is made by the City of Houston regarding specific accuracy or completeness.



What's New



Houston Map Viewer



Houston 3-1-1



GIS Open Data

[bit.ly/COH-ARCGIS](https://mycity.maps.arcgis.com/home/index.html)

(<https://mycity.maps.arcgis.com/home/index.html>)

Houston Map Viewer [311 Today] [911 Incidents] [Crime] [Census] [Quick Guide] Find address or place

Layer List

- Planning_and_Development
- Towers
- Schools Primary Entrance
- Restricted Lot Driveway Access
- Conservation Districts
- Green Corridor
- Prohibited Yard Parking Applications
- Civic Clubs
- Historic Sites/Landmarks
- Historic Districts (City of Houston)
- Historic Districts (National Register)
- Transit Corridor Streets
- Transit Corridor Parcels
- Special Minimum Building Lines
- Special Minimum Lot Size
- Street Width Exception - 60 ft
- Street Width Exception Area
- Houston Hope Areas
- PlatTracker Plats
- PDD Address Point Labels
- Available LARA Properties
- PDD Address Points
- RoadCenterline
- Market Based Parking
- Complete Communities

Houston Map Viewer - bit.ly/COH-Map-Viewer

(<https://mycity.maps.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>)

Houston Map Viewer [311 Today] [911 Incidents] [Crime] [Census] [Quick Guide] Find address or place

Layer List

- Planning_and_Development ...
- Towers ...
- Schools Primary Entrance ...
- Restricted Lot Driveway Access ...
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Houston Map Viewer - [bit.ly/COH-Map-Viewer](https://mycity.maps.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b)

(<https://mycity.maps.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>)

Visit the Project Website



bit.ly/LivablePlaces

(www.LetsTalkHouston.org/Livable-Places)

OR SCAN THE QR CODE:



Municode Houston

IDM

Houston, Texas - Code of Ordinances / Chapter 42 - SUBDIVISIONS, DEVELOPMENTS AND PLATTING

VERSION: FEB 21, 2024 (CURRENT) ▾

- Chapter 37 - PUBLIC UTILITIES
- Chapter 38 - RAILROADS
- Chapter 39 - SOLID WASTE AND LITTER CONTROL
- Chapter 40 - STREETS AND SIDEWALKS
- Chapter 41 - STREET NAMES AND SITE ADDRESSES
- ▼ Chapter 42 - SUBDIVISIONS, DEVELOPMENTS AND PLATTING
 - ARTICLE I. - IN GENERAL
 - ARTICLE II. - REQUIREMENTS AND PROCEDURES
 - ARTICLE III. - PLANNING STANDARDS
 - ARTICLE IV. - ENHANCED PEDESTRIAN REALM STANDARDS
- Chapter 43 - POOL AND SPA SAFETY

< Secs. 41-50—41-67. - Reserved.

Chapter 42 - SUBDIVISIONS, DEVELOPMENTS AND PLATTING

ARTICLE I. - IN GENERAL

- Sec. 42-1. - Definitions.
- Sec. 42-2. - Scope.
- Sec. 42-3. - Conflict with county regulations.
- Sec. 42-4. - Enforcement and penalties.
- Sec. 42-5. - Penal provisions applicable.
- Sec. 42-6. - Judicial provisions applicable.
- Sec. 42-7. - Denial of utility connections.
- Sec. 42-8. - Forms authorized.
- Sec. 42-9. - Cumulative effect.
- Secs. 42-10—42-19. - Reserved.

ARTICLE II. - REQUIREMENTS AND PROCEDURES

DIVISION 1. - PLATTING REQUIREMENTS

- Sec. 42-20. - Subdivision plat required.
- Sec. 42-21. - Exceptions to subdivision platting requirements.
- Sec. 42-22. - Development plat required.
- Sec. 42-23. - Classes of subdivision plat.
- Sec. 42-24. - General plan.

City of Houston Houston Public Works

Infrastructure Design Manual

Carol Ellinger Haddock, P.E.,
Director

Suhail Kanwar, P.E.,
City Engineer



HOUSTON
PUBLIC WORKS



November 2023

Planner of the Day (POD)



Bob Lanier Building
611 Walker, 6th floor
832-393-6624

The Livable Places initiative is **creating opportunities** within Houston's development standards that encourage **housing variety and affordability**.



EQUITABLE



WALKABLE

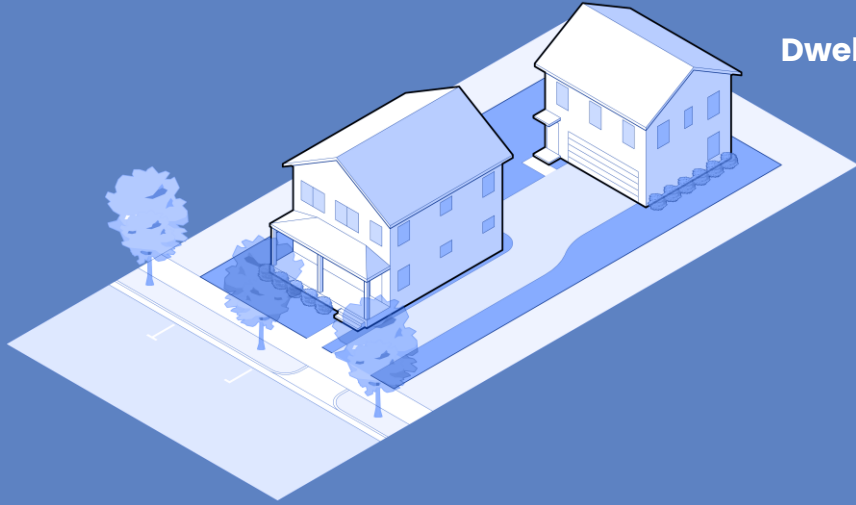


AFFORDABLE

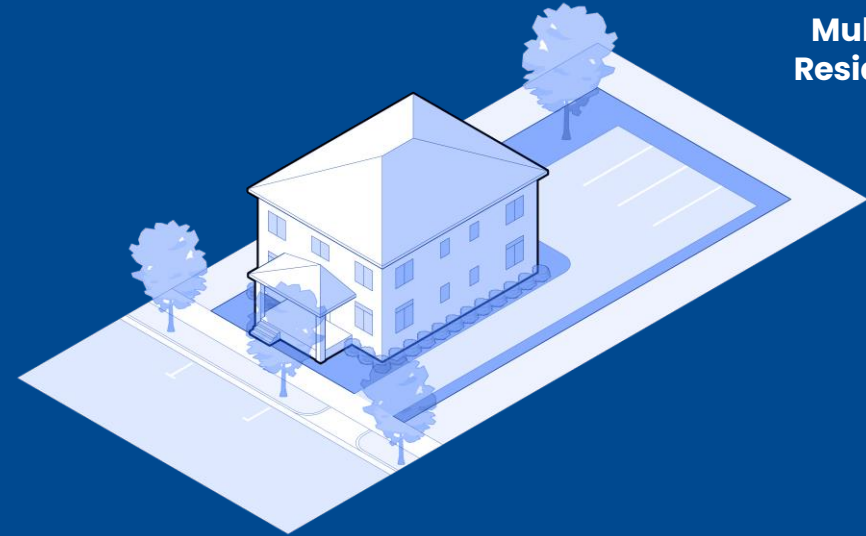
The aim is to encourage a greater variety of **housing options at more attainable price points** for all Houstonians.

Livable Places encourages housing like this:

Second Dwelling Unit



Multi-Unit Residential



Narrow Lot Development



Courtyard-Style Development



SDU/ADU

Second Dwelling Unit/Accessory Dwelling Unit

Presenters: Ken Calhoun and Malcolm Oliver



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SDU/ADU

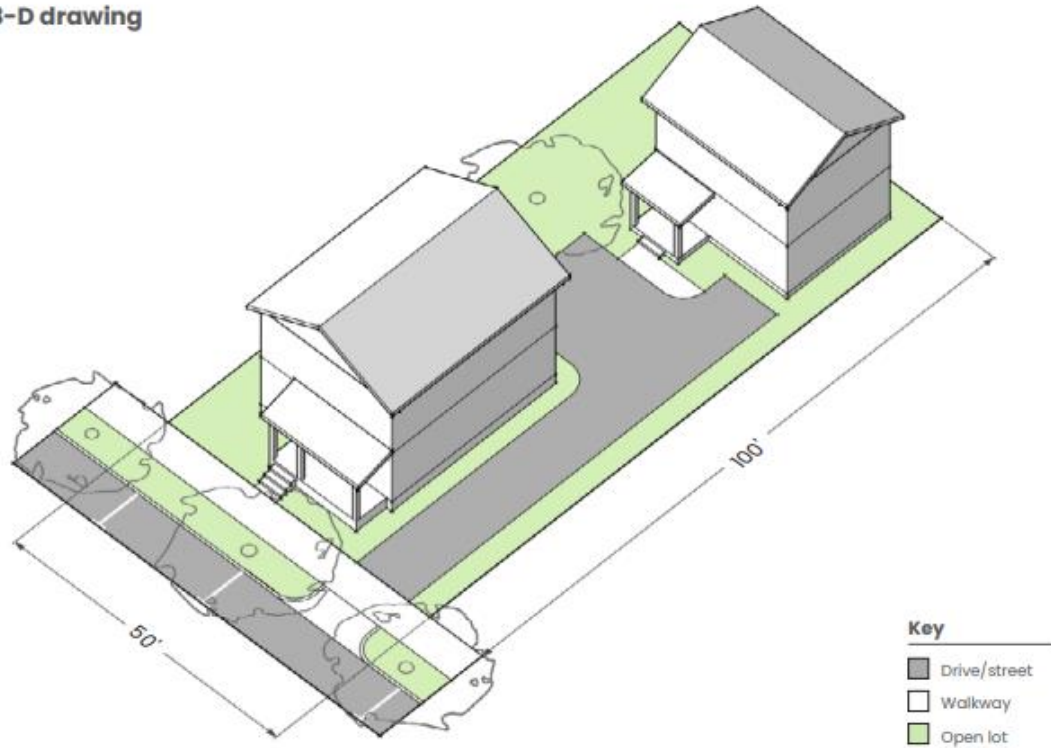
- What is an SDU/ADU?
- General Requirements
- Parking Requirements
- Density
- Questions

Second Dwelling Unit

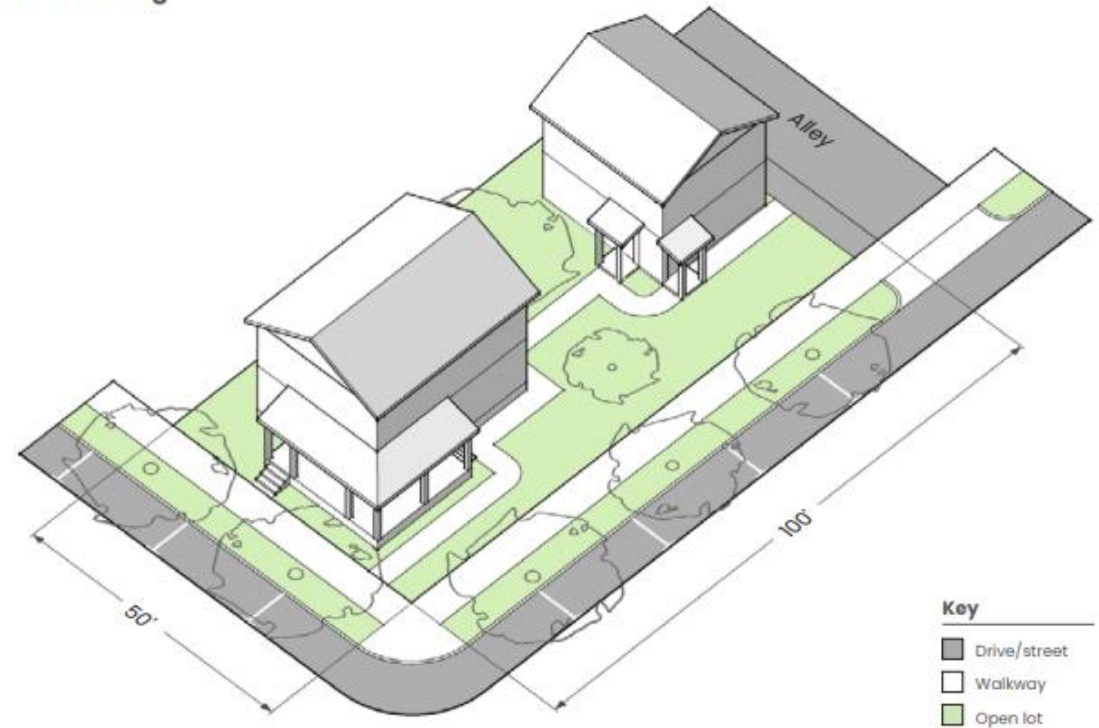


General Requirements 42-1, 180

3-D drawing



3-D drawing



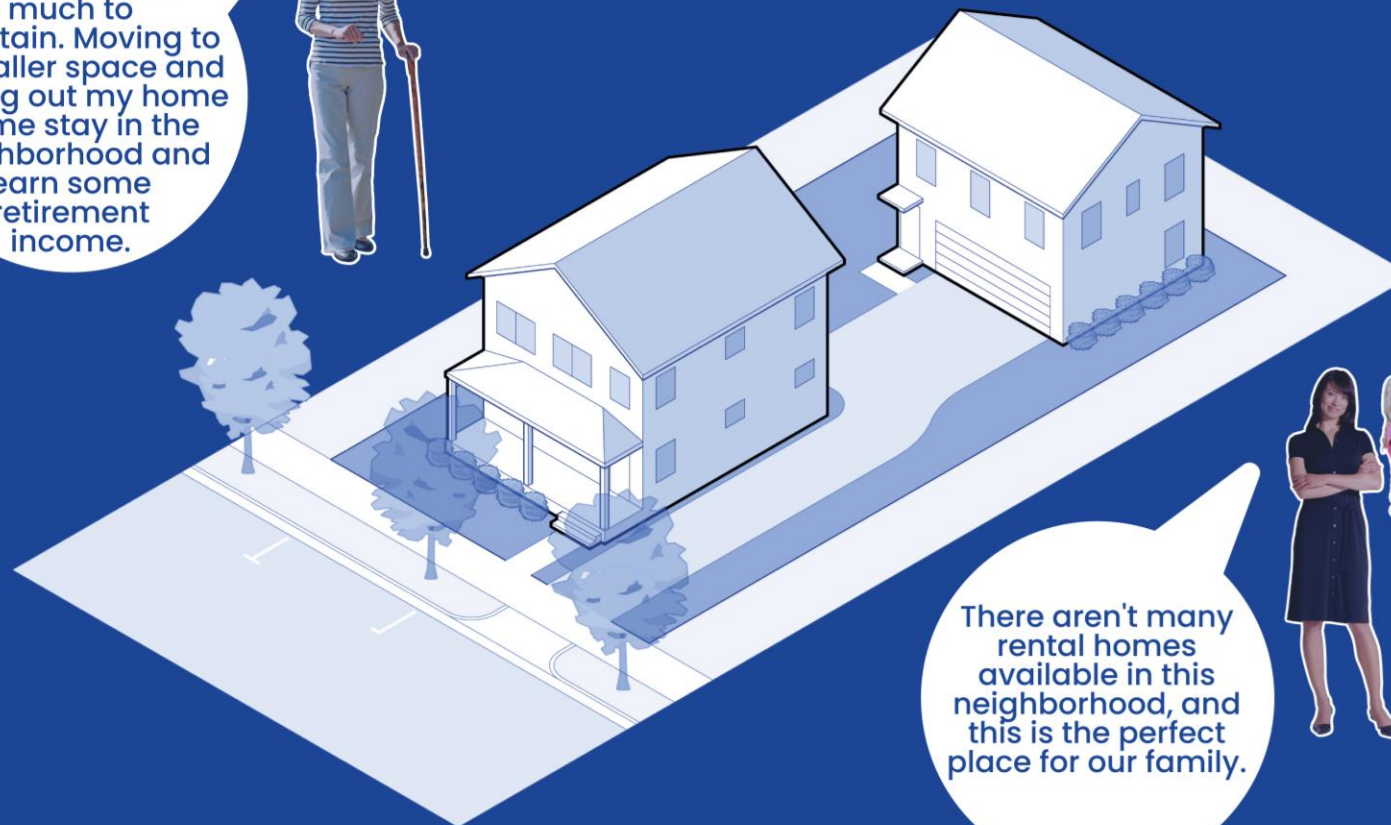
Parking 42-186

An additional dwelling unit on a single family lot located above a garage or in a separate structure

Change:

- + limit second unit to 1,500 SF
- + set parking requirements according to unit size

My old house was too much to maintain. Moving to a smaller space and renting out my home let me stay in the neighborhood and earn some retirement income.



There aren't many rental homes available in this neighborhood, and this is the perfect place for our family.



Second Dwelling Unit 42-184

Example One
Lots: 2 Blocks: 1

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
2	0.1818	11.00

4 With Replat 22.00

Example Two
Lots: 6 Blocks: 1

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
12	.567	21.16

Example Three
Lots: 2 Blocks: 1

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
3	.1182	25.38

Example Four
Lots: 2 Blocks: 1

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
4	.1182	33.84

(Up to 35 DU/acre if rear or side vehicular access via alley, flag staff, shared driveway or PAE)

Questions

- Can I build a second unit that is greater than 1500sf?
- Is there a height restriction for the second unit?
- Do I have to plat the property prior to building a second unit though my lot existed in this configuration since 1963?
- Can I sell the second unit separately by metes and bounds?
- Can the City tell me if the property is deed restricted or not?
- Can I replat to change the deed restrictions to allow a second dwelling unit?
- There's plenty of street parking available in front of my house, can that be used to meet the parking requirement?

Multi-unit residential development

Can I add a third (or fourth, fifth etc.)
unit to my property?

Presenters: Edward Buckley



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Multi-unit residential 42-1, 237

Goal of multi-unit residential (MUR) is to facilitate a more livable, affordable city.

Up to eight units (max. four along local streets) are now allowed to be constructed on a single property without replatting or going through a multi-family review.

One or two units (duplex, ADU) per site still considered single-family.

Multi-Unit Residential



Multi-Unit Residential

A triplex, multiple duplexes, a fourplex, or multiplex with up to 8 dwelling units

Change:

- + reduce driveway width
- + limit dept of lot to 150 feet
- + limit height to 30 feet
- + set parking requirements according to unit size
- + require one guest spot for every six units
- + allow 3 and 4 units on local streets, restrict 5-8 units on collector or major thoroughfares

With our kids grown, we don't need such a big house. Converting it to a fourplex helps us with retirement and made our space more manageable.



As a grad student without a car, this apartment is perfect for me. I can afford to live close enough to walk or bike to campus and my job.



Where can MURs be proposed? 42-190

MURs cannot be built on every property, however.

Restrictions on the plat or separately filed deed restrictions may limit the number of units per site. And not every site can meet the minimum performance standards for an MUR development.

MURs can be proposed on:

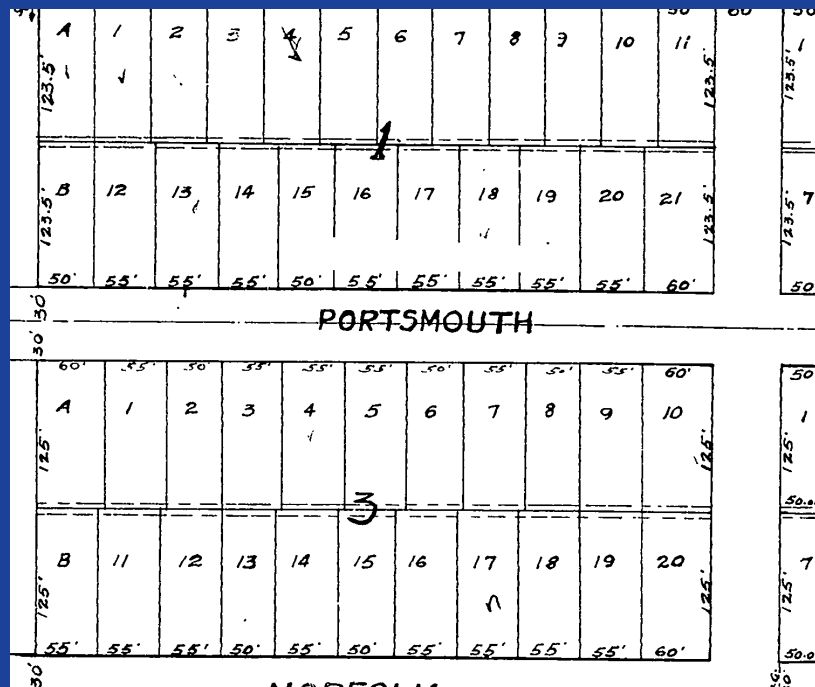
- Unrestricted reserves
- Residential or MUR reserves
- Unrestricted lots

MURs cannot be proposed on:

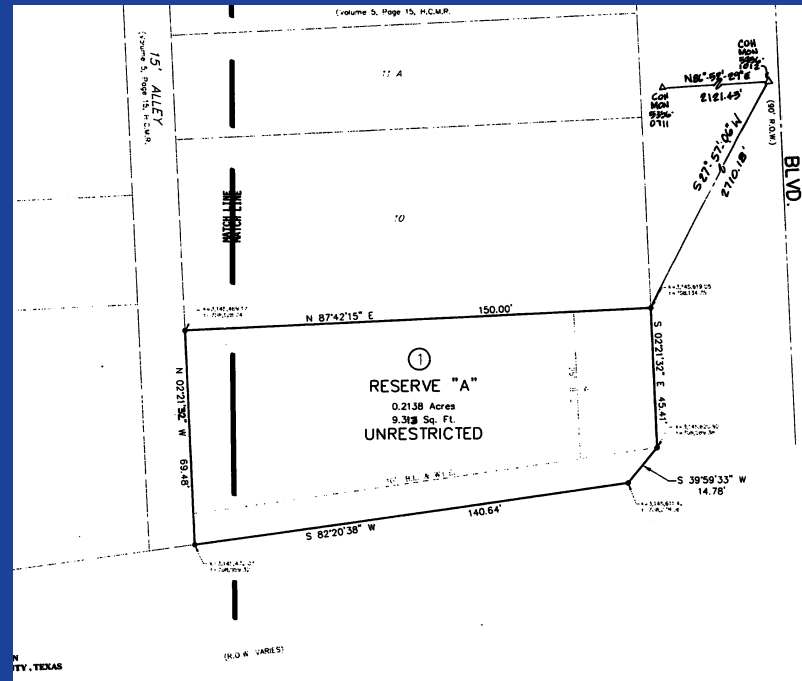
- Lots restricted to single-family residential (check plat notes and deed restrictions)
- Commercial reserves

Multi-Unit Residential 42-190

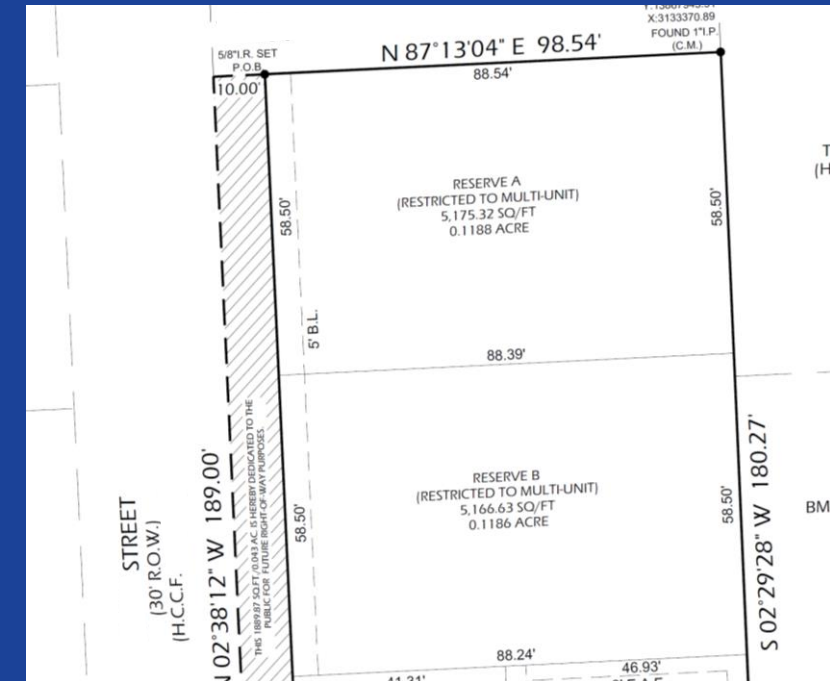
Unrestricted Lot



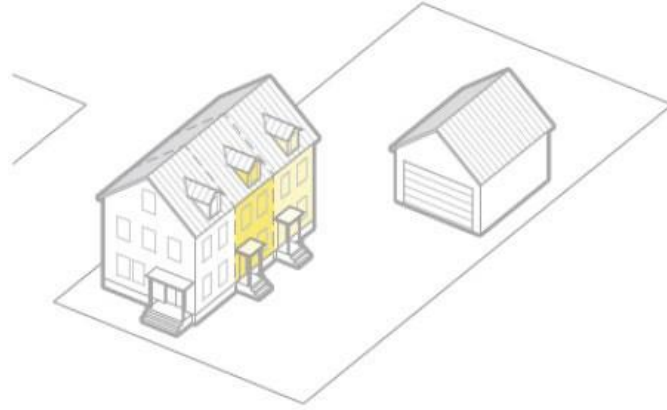
Unrestricted Reserve



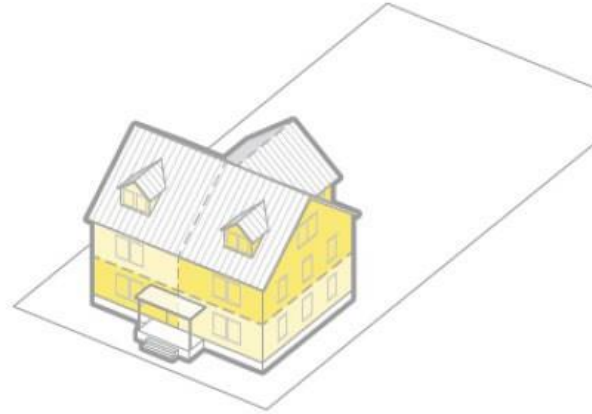
MUR Reserve



Multi-Unit Residential



Conversion: Triplex



1 Quadplex



2 Duplexes



4 Bungalows

Site Requirements & Parking 42-237, 26-492

1

Does the site have at least 50' of frontage with a maximum depth of 150 feet and a total square footage of at least 3,500 sq ft?

2

Can the site be configured to provide all parking in the rear or along the side of the building?

3

Is there enough room to provide parking?

One space required per unit less than 1,000 sq ft.

Two spaces per unit larger than 1,000 sq ft.

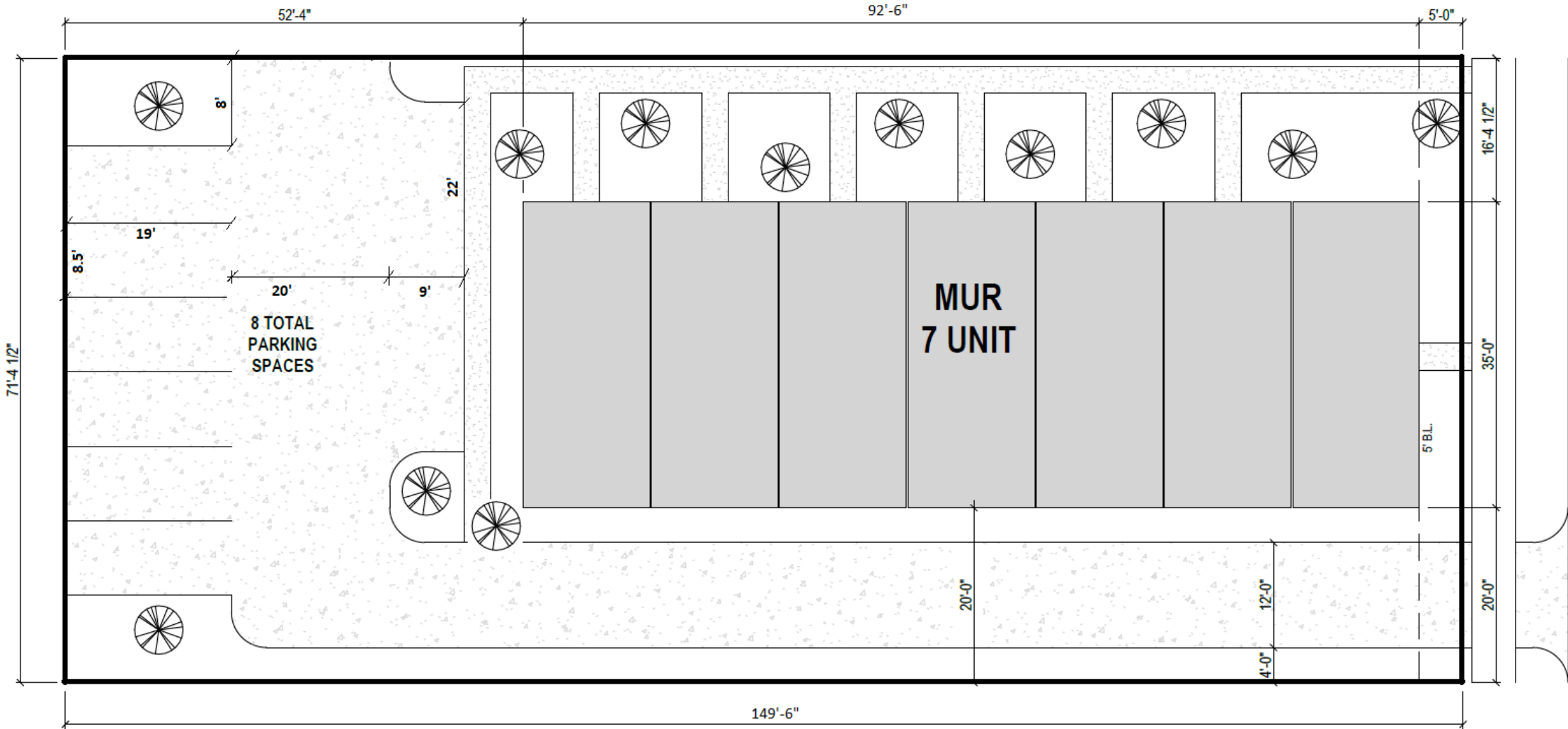
One guest spot per 6 units

Other Performance Standards 42-237

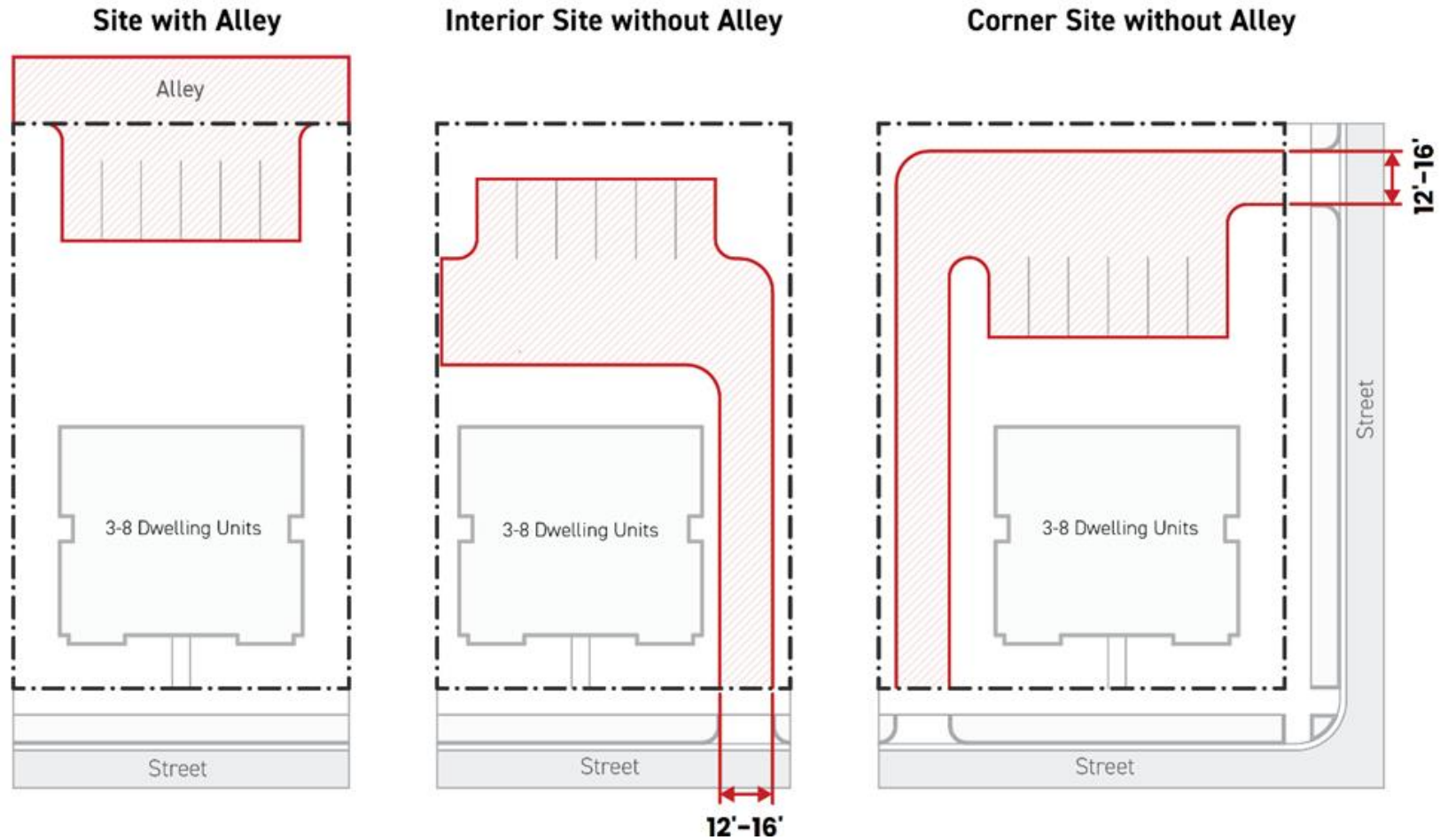
- 5-foot building line along local streets and 15-foot building line along major thoroughfares (ROW <80 feet). Must face street with entry feature and pedestrian access
- Max front-yard fence height 4 feet, non-opaque
- Vehicular access from alley or max 16-foot-wide driveway approach
- Max building height 30 feet per Appendix D of Fire Code
- All parking on-site and located behind or next to building



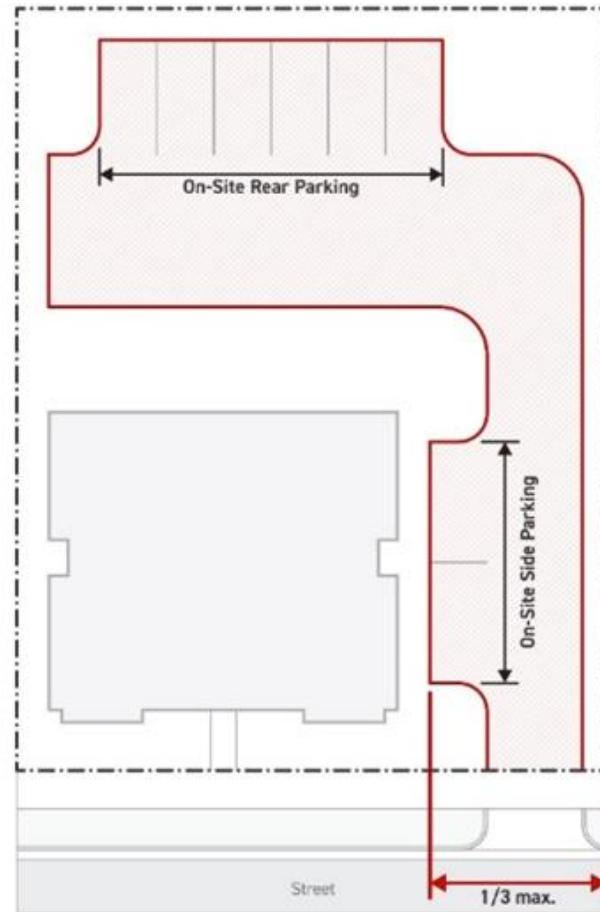
Example MUR Site Plan



MUR Performance Standards 42-237



MUR Performance Standards 42-237



Cannot meet the performance standards?

Multi-family

When more than two dwelling units are proposed on a site that doesn't meet MUR performance standards, it is considered a multi-family project.

Must meet requirements of Sec. 42-230 through 42-236.

Replat

Replats can create more than one lot or create an MUR reserve.

Check deed restrictions and minimum lot size areas first.

Questions

- Do I need to plat the property as an MUR reserve?
- Is a plat required if the property remained in the same configuration since 1963?
- Are all MUR developments permitted under IRC (International Residential Code)?
- If I own adjacent lots, can the structures cross the common property line?
- If I own adjacent lots, can my driveway be split between both the properties to serve the parking in the back?
- What are the drive aisle dimensions for the parking area in MUR?
- What is the required distance from the property line and the distance between two duplex structures?
- Can I have parking in the front?

Courtyard Style Development

Performance Standards

Presenters: Devin Crittle & Jose Mendoza



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What is a Courtyard Development



Courtyard Style Development 42-194

A cluster of single-family homes located around a shared courtyard


Change:

- + lots may front common space or street
- + eliminate minimum lot size and maximum density
- + set maximum lot size at 3,500 SF and unit size at 1,800 SF
- + limit height to 30 feet
- + de-couple parking from lot
- + set parking requirements according to unit size
- + require one guest spot for every six units

42-194

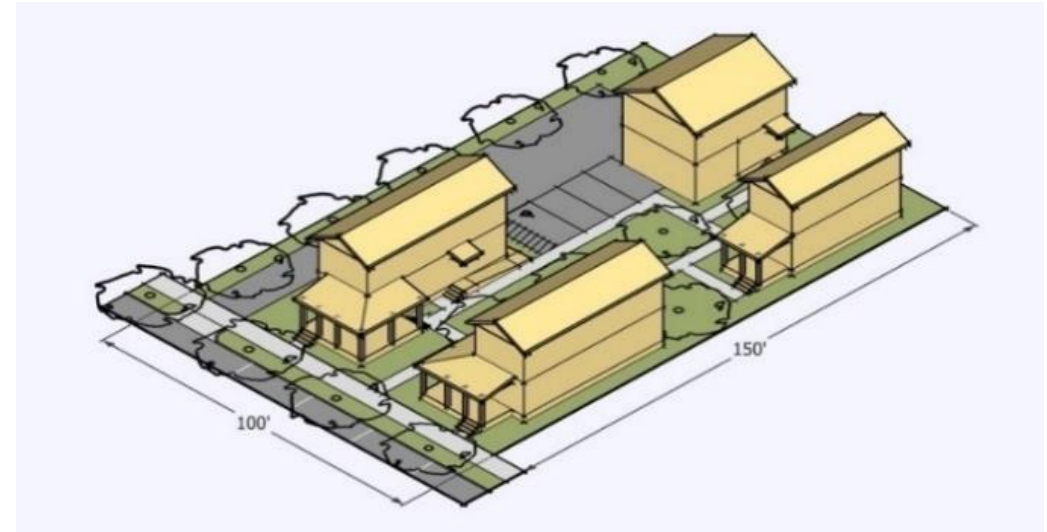
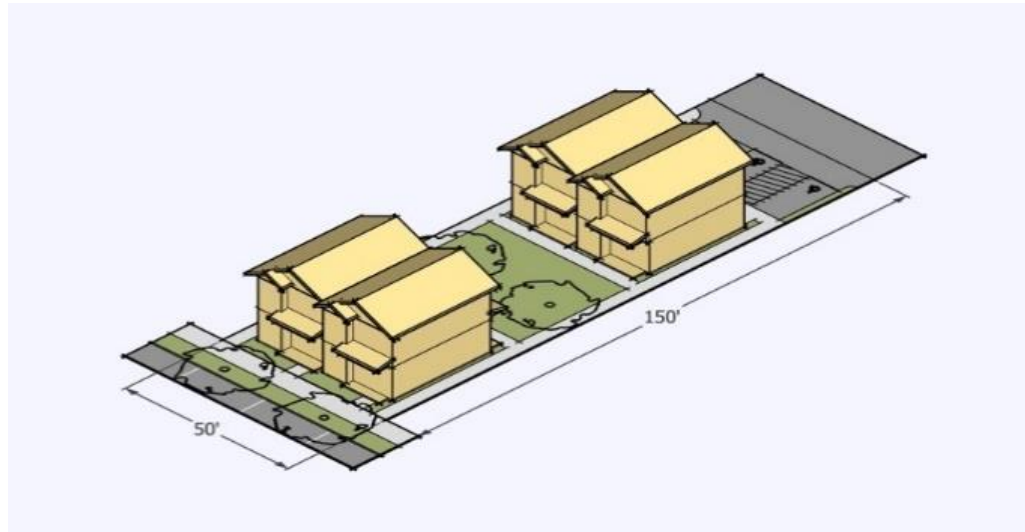


The commute from our house in Katy to the Texas Medical Center took over an hour. We are thrilled to find a place closer to town that we can afford.

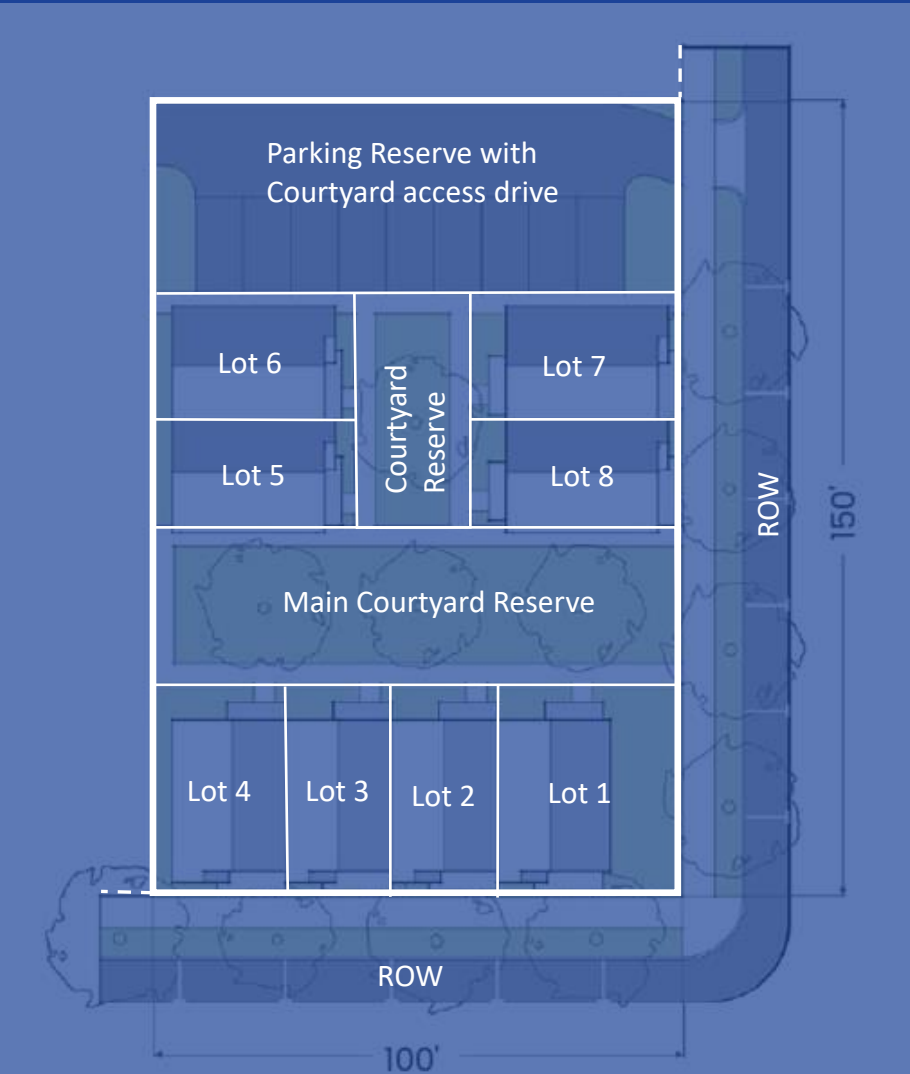
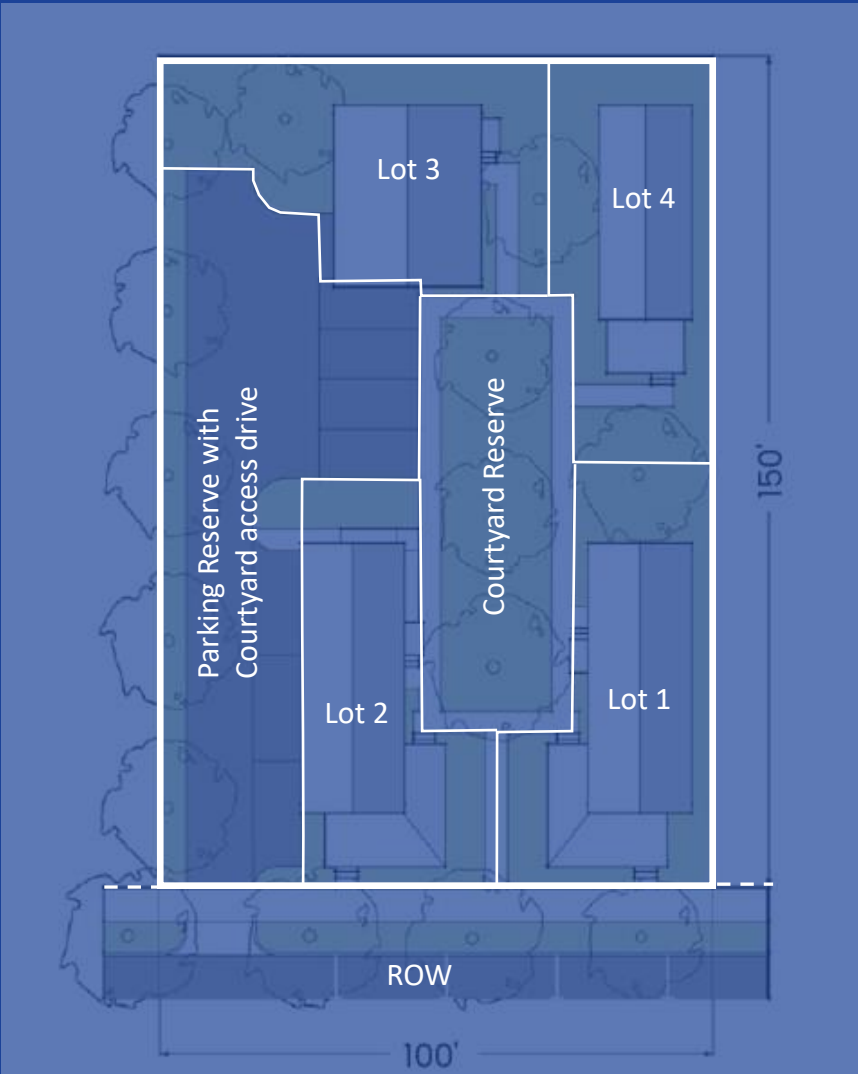


I wanted a single family home in this neighborhood, but I couldn't afford a house on a big lot. This is the best of both worlds.

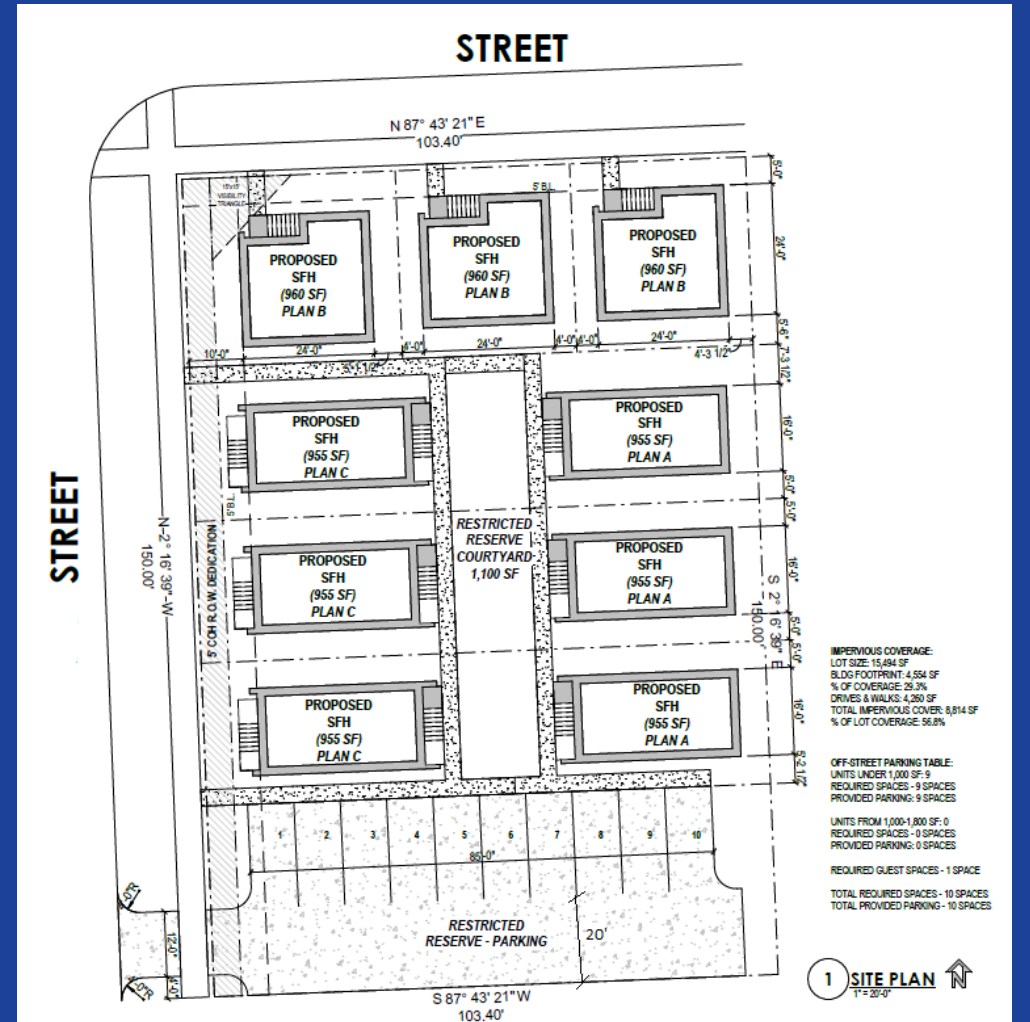
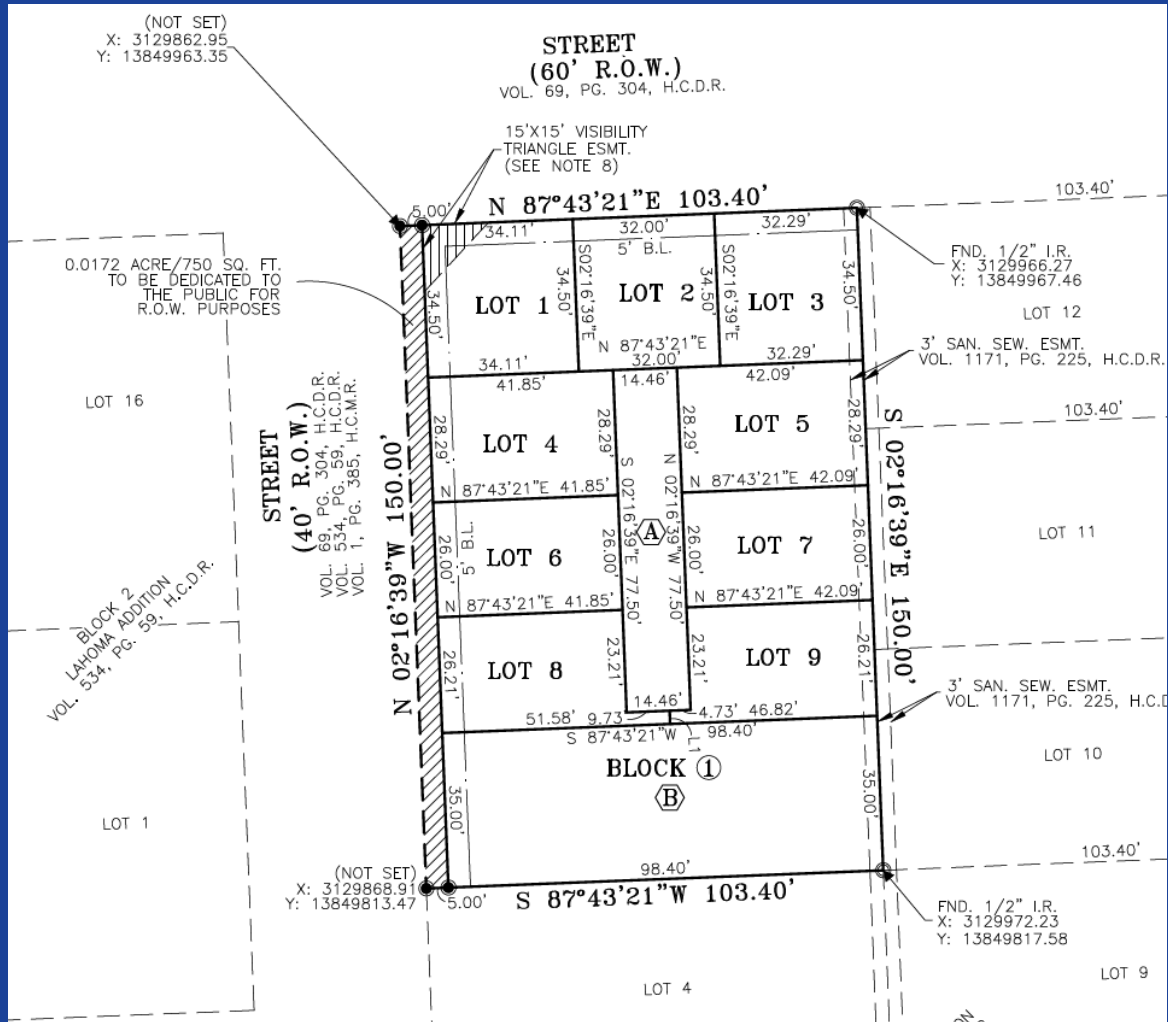
Courtyard Style Development



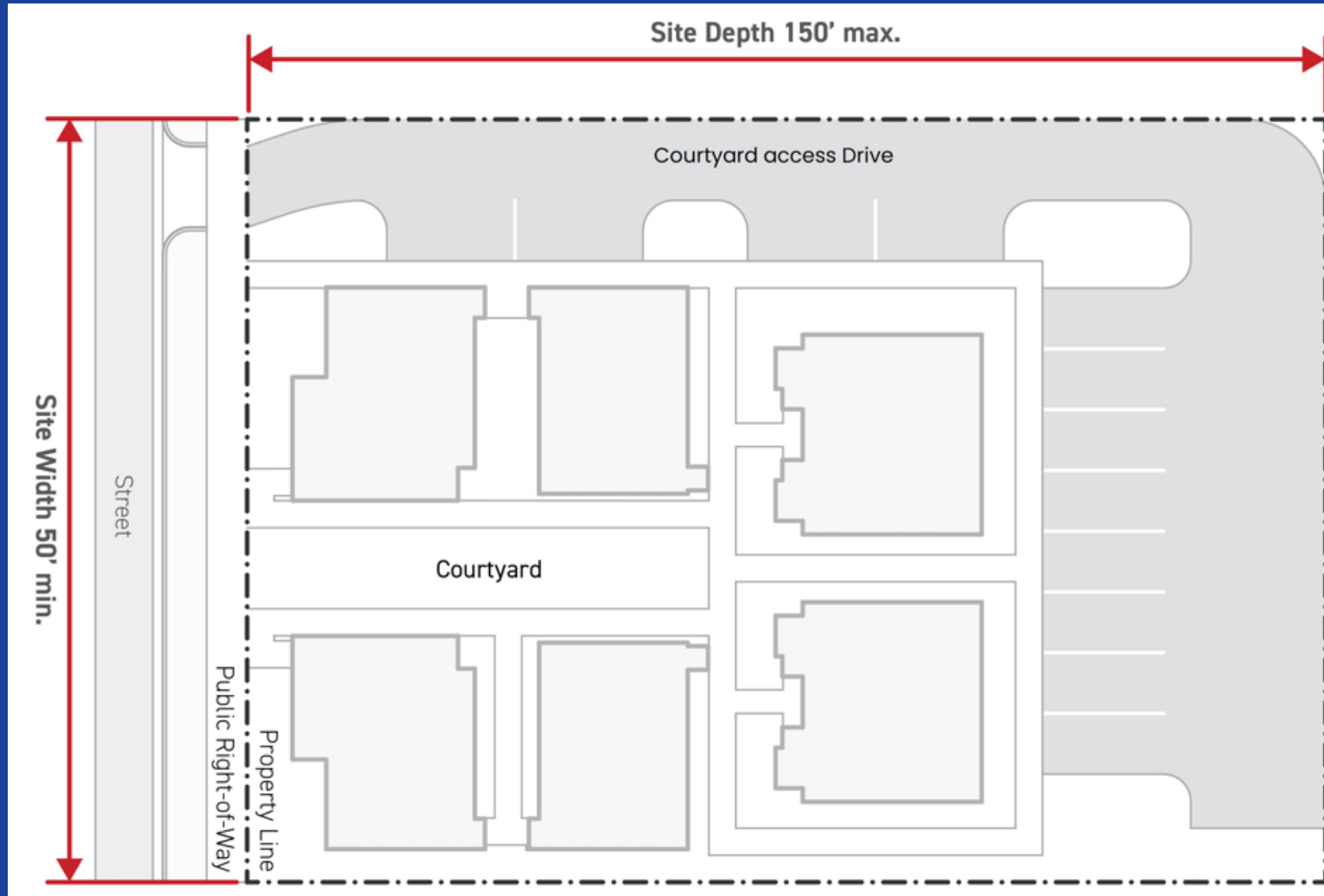
How to Plat?



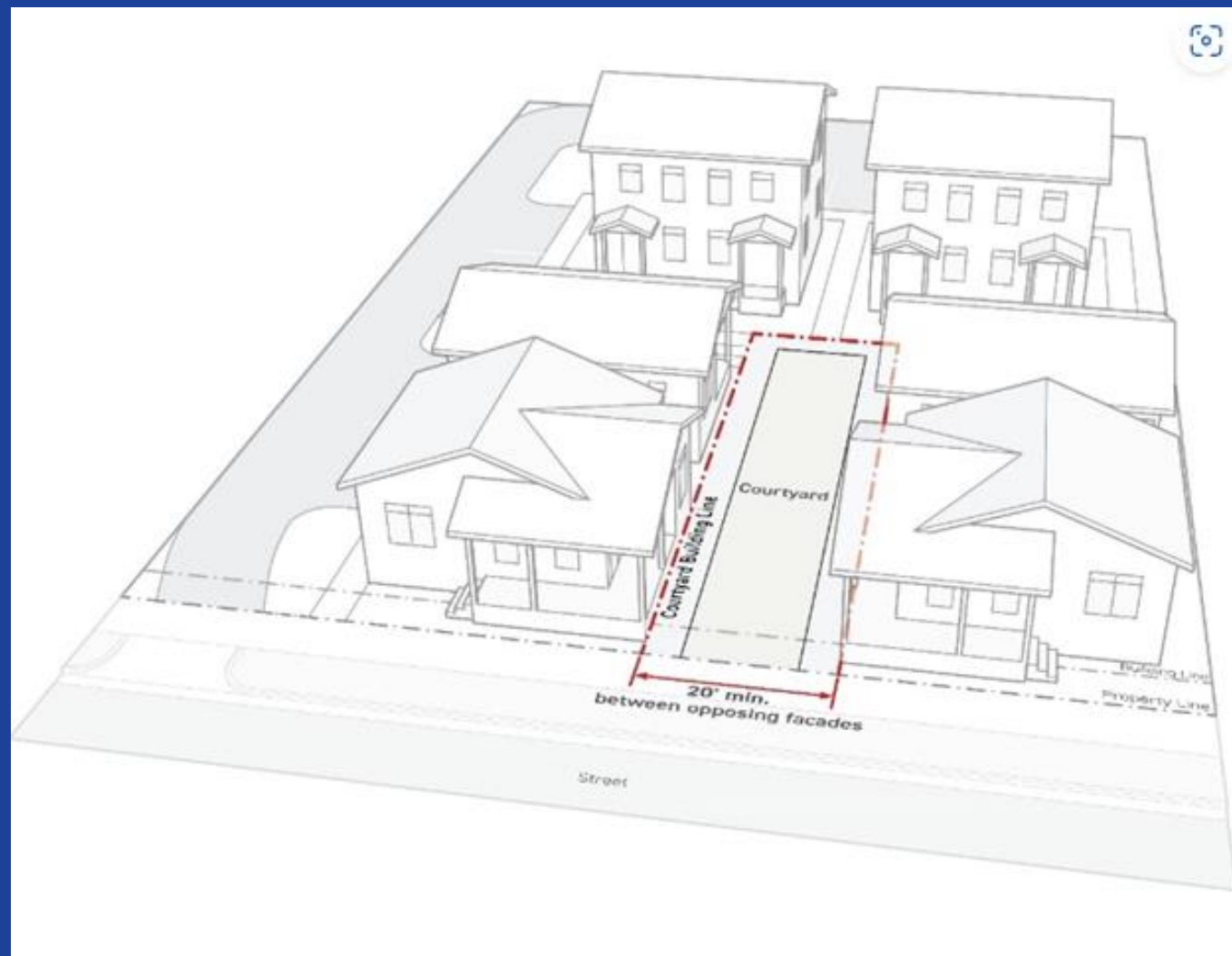
Courtyard Plat and Site Plan



Site Requirements & Massing 42-194



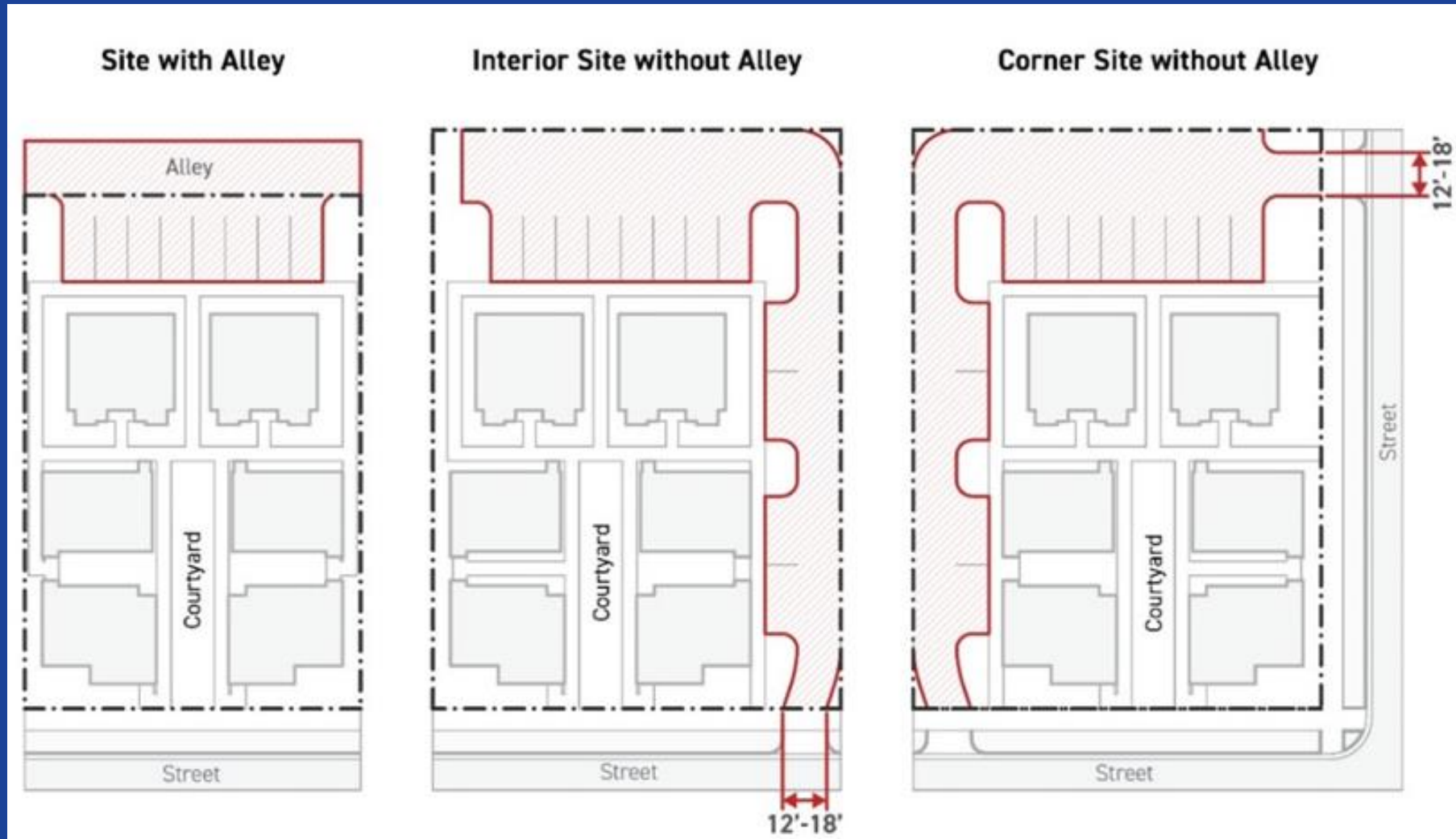
Building Lines 42-194



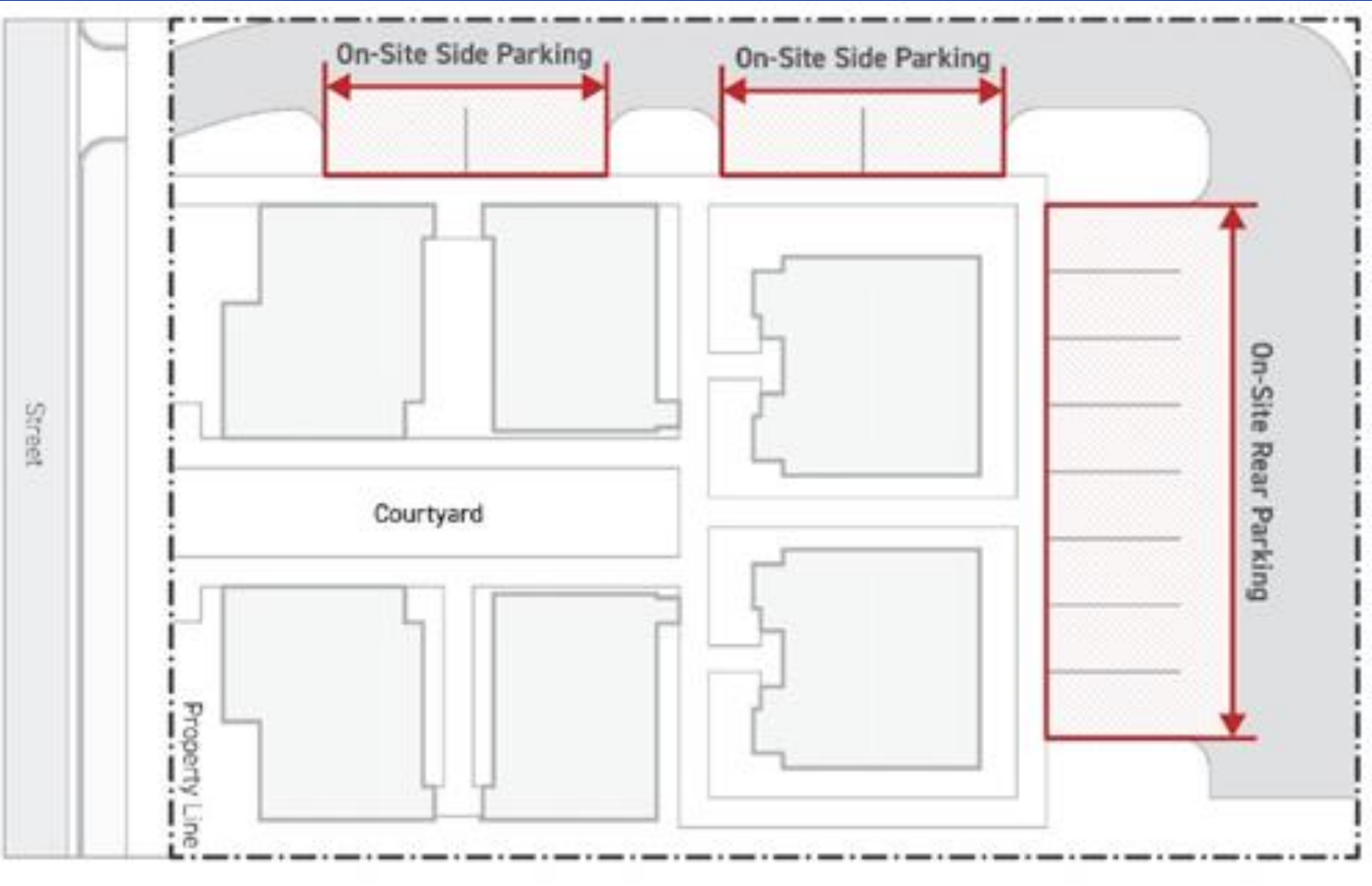
Courtyard Dimensions & Activation 42-194



Vehicular Access 42-194



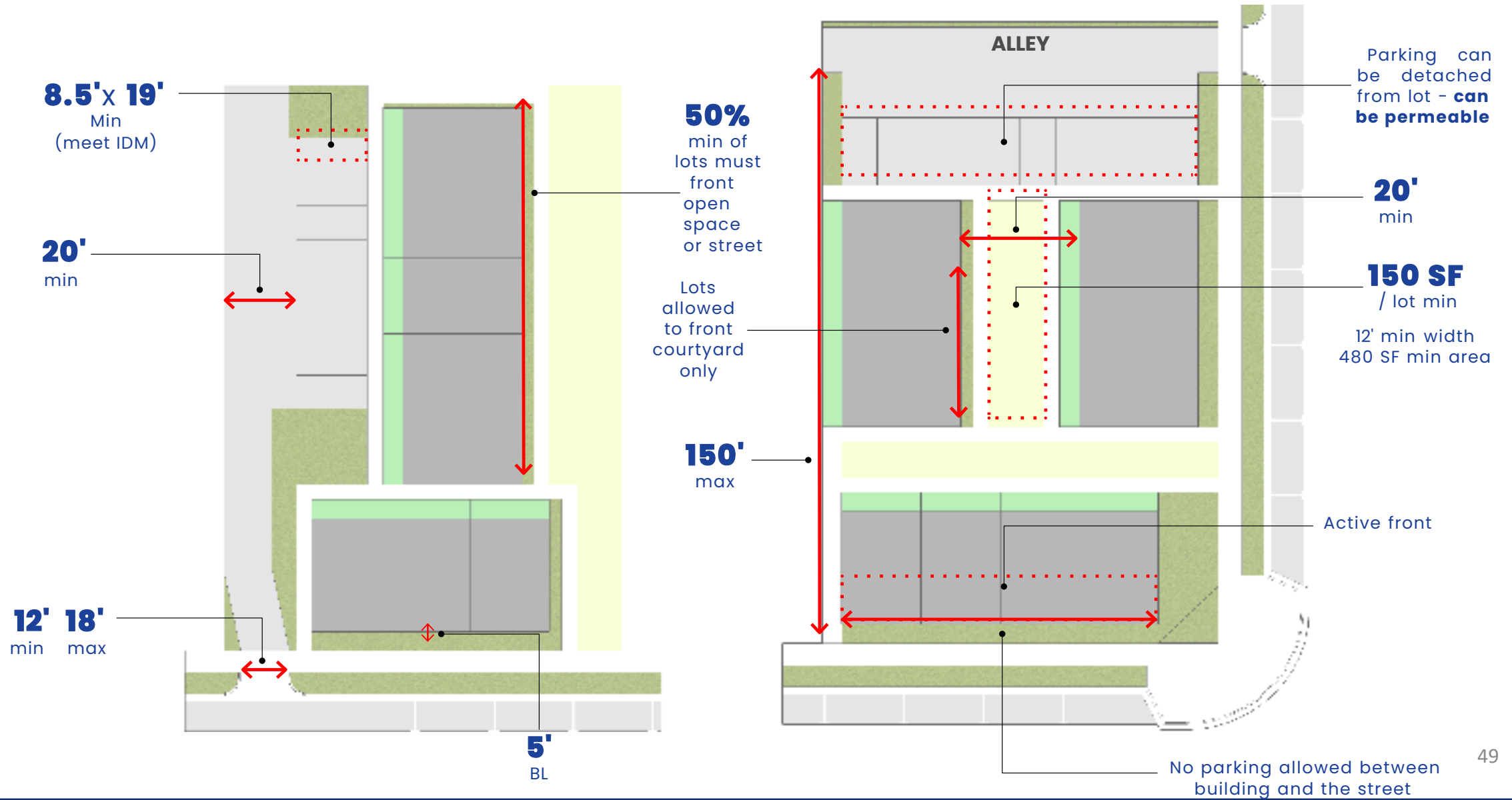
Parking Ratios & Location 42-194



Parking Requirements 42-186, 26-492

Use	Parking requirement
Single-family residential lots within Courtyard style development	1.0 parking space per dwelling unit 1,000 sf or less
	2.00 parking spaces per dwelling unit is 1,001—1,800 sf
Guest Parking	1 parking space for 6 units

Detailed Requirements 42-192



Questions

- what is the smallest size home I can build?
- Is there a maximum number of homes allowed within a courtyard style development?
- Is 1800 square foot maximum for the footprint of the unit or the unit size?
- What if the property is more than 150 feet deep?
- What is the drive aisle distance for parking?
- Is the parking area considered a reserve on the plat?

Narrow Lot Development

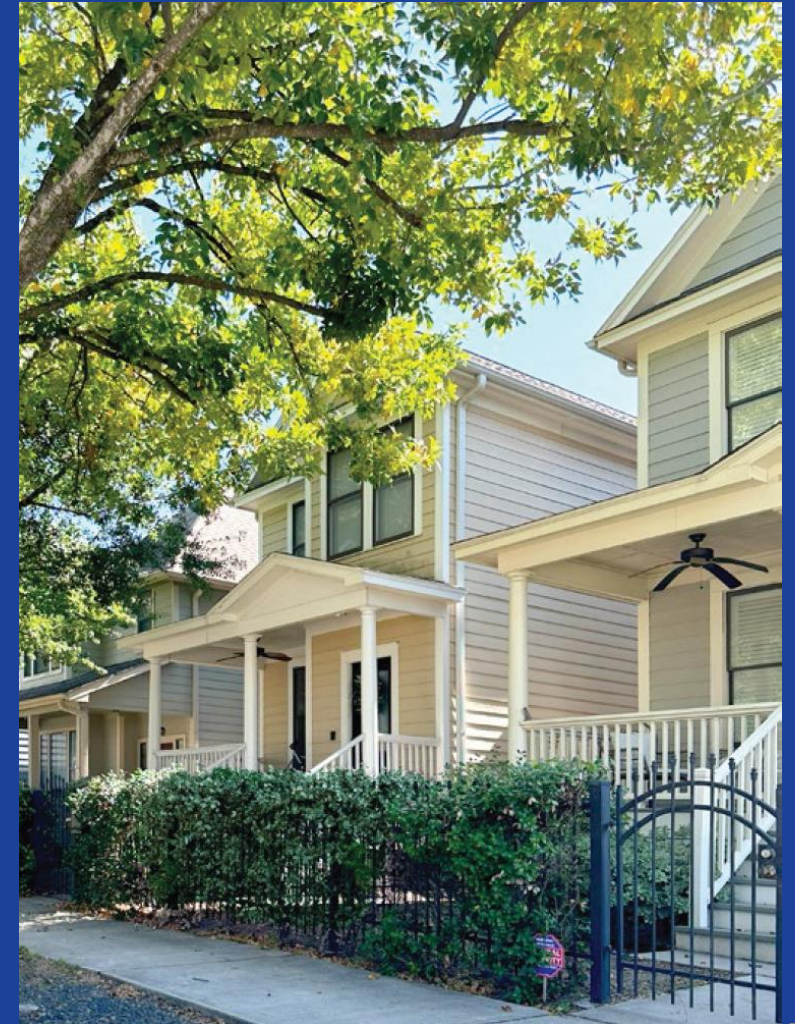
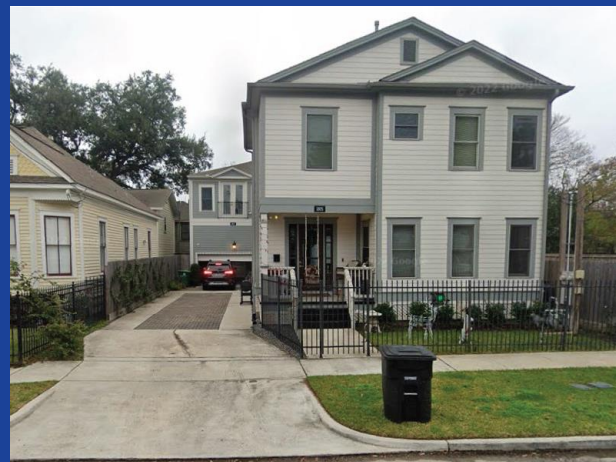
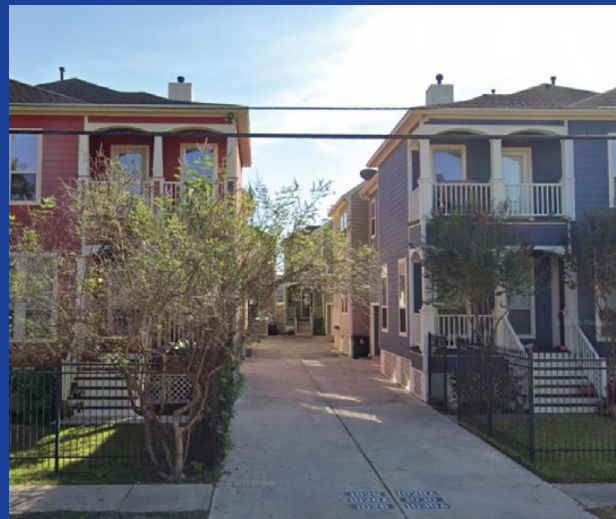
New Standards

Presenters: James Tichy & Fabian Esqueda



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New Narrow Lot Development



Narrow Lot Changes



- Introduced Narrow Lot definition (< 44') (42-1)
- New performance standards for Narrow Lot building lines (42-157)
- New standards for Narrow Lot vehicular access (42-188/188.5)
- New standards for Flag Lots & Shared Driveway (42-145, 42-146, 42-187)
- Increased density allowance for shared access (42-184)
- New visibility triangle standards (42-161)
- Parking for Single-Family Residential Uses (42-186)
- Entry Feature standards for units fronting the street (42-165)

Narrow Lot Changes: 42-188.5

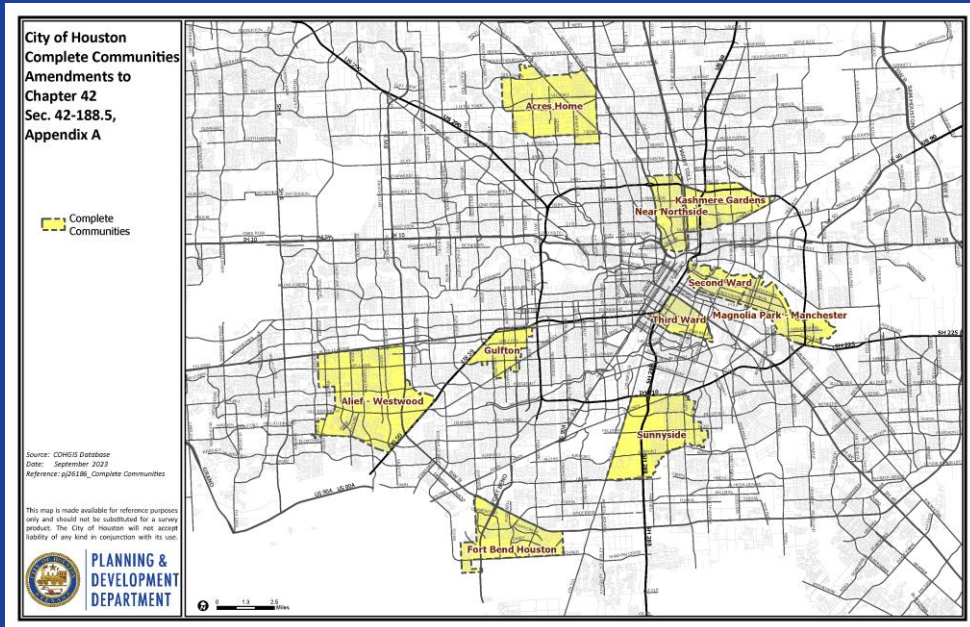
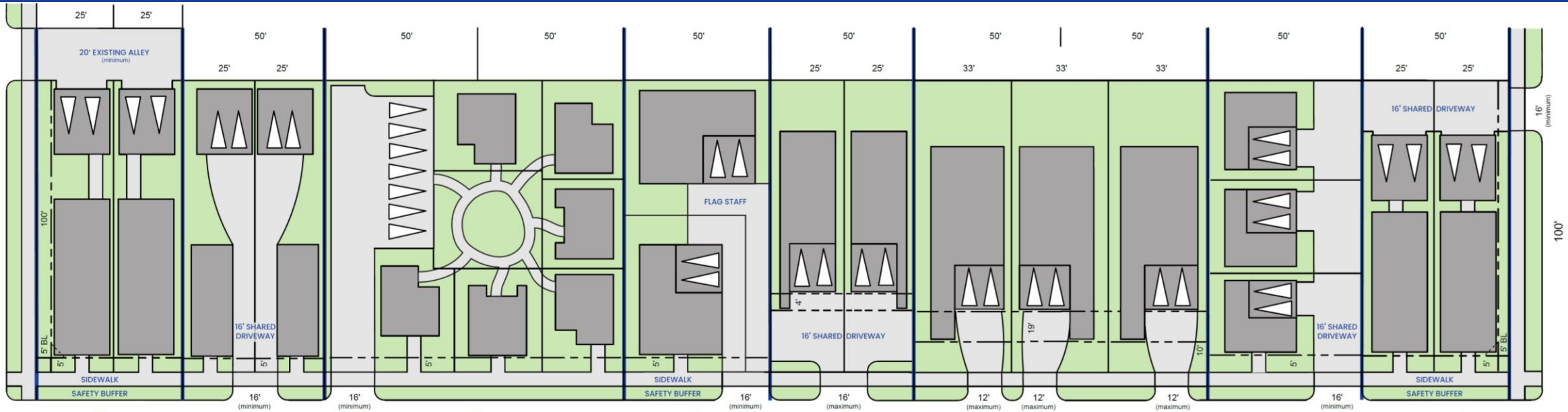


Image available in the online ordinance:
https://library.municode.com/tx/houston/codes/code_of_ordinances

- **Direct driveway access** to a street or type 1 permanent access easement for existing lots narrower than 33 feet **is permitted** if **all** the following standards are met:
- (a) The property **cannot** be subdivided into lots of **33' or more** (<66' of total frontage)
- (b) The property does not currently have side or rear alley access
- (c) The lots will have only one driveway approach with a maximum 12' in width
- (d) The garage building line will be 20'
- (e) The property is not **within 1400' from the primary entrance of a school**
- (f) The property is not in a **Complete Community**



Alley Access (25' Lot)

Increased Incentives:

- Increased density from 27 to 35 units per acre
- Improved ability to build an ADU
- No visibility triangle above 10', resulting in more buildable area (corner lots)
- Allowance of a 65% lot coverage exemption from detention requirements
- Reduced side building line to 5' for corner lots
- No detention required for public alley when proposing alley access
- Reduced parking for units 1,500 sq. ft. or smaller
- Entry feature can be within the building line

Additional requirements:

- Enhanced front door and windows to provide better visibility onto street

Shared Drive (25' Lot)

Increased Incentives:

- Increased density from 27 to 35 units per acre
- Improved ability to build an ADU
- 65% lot coverage exemption from detention requirements
- Driveway included in lot coverage calculation and no additional detention if less than 65%
- Reduced parking for units 1,500 sq. ft. or smaller

Additional requirements:

- Enhanced front door and windows to provide better visibility onto street

Courtyard Development

New Opportunities:

- Street frontage not required for lots fronting on a shared courtyard
- No minimum lot size or maximum density with at least 150 sq. ft. of green space per lot
- 65% lot coverage exemption from detention requirements on tracts 15,000 sq. ft. or less, 9,750 sq. ft. lot coverage exemption on tracts between 15,001 sq. ft. and 1 acre.**
- No detention required for public alley when proposing alley access**
- Detention calculated for the tract as a whole and not per individual lots**
- Parking may be removed from individual lots but located within the development
- Reduced parking for units 1,000 sq. ft. or smaller
- One guest parking space for every 6 units

Requirements:

- Maximum site depth from street is 150'
- Maximum 30' tall
- Parking on the side or rear but not in the front
- Maximum lot size of 3,500 sq. ft. and a maximum unit size of 1,800 sq. ft.
- Enhanced front door and windows to provide better visibility onto street and courtyard

Flag Lots

Increased Incentives:

- Increased density from 27 to 35 units per acre
- Improved ability to build an ADU
- No visibility triangle above 10', resulting in more buildable area (on corner lots)
- Reduced building line of 5'
- Reduced flag staff width
- Flag staff is included in the lot coverage calculation no separate detention is required if under 65%
- Reduced parking for units 1,500 sq. ft. or smaller

Additional requirements:

- Enhanced front door and windows to provide better visibility onto street
- All newly created lots abutting the staff take access from the staff

Shared Drive (25' Lot)

Increased Incentives:

- Increased density from 27 to 35 units per acre
- Improved ability to build an ADU
- 65% lot coverage exemption from detention requirements
- Driveway included in lot coverage calculation and no additional detention if less than 65%
- Reduced parking for units 1,500 sq. ft. or smaller

Additional requirements:

- Balconies or windows to provide better visibility onto street

Front Load Individual Driveway (33' Lot)

Increased Incentives:

- Increased density from 27 to 35 units per acre
- Improved ability to build an ADU
- 65% lot coverage exemption from detention requirements
- Driveway included in lot coverage calculation and no additional detention if less than 65%
- Reduced parking for units 1,500 sq. ft. or smaller

Additional requirements:

- A maximum of 12' individual driveway per lot
- Enhanced front door and windows to provide better visibility onto street

Shared Drive (50' Lot)

Increased Incentives:

- Increased density from 27 to 35 units per acre
- Improved ability to build an ADU
- No visibility triangle above 10', resulting in more buildable area (corner lots)
- 65% lot coverage exemption from detention requirements
- Driveway included in lot coverage calculation and no additional detention if less than 65%
- Reduced parking for units 1,500 sq. ft. or smaller

Additional requirements:

- Enhanced front door and windows to provide better visibility onto street

Rear Shared Driveway (25' Lots w/corner access)

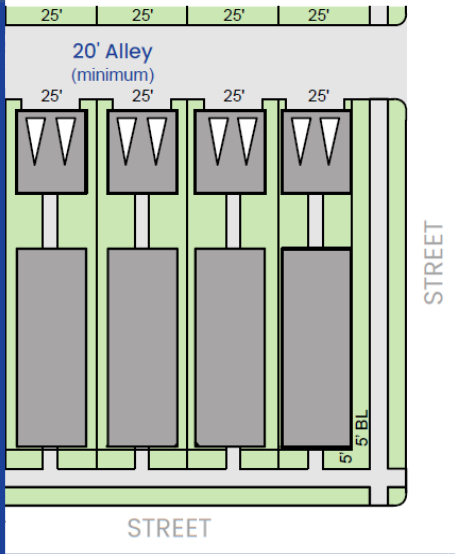
Increased incentives:

- Increased density from 27 to 35 units per acre
- No visibility triangle above 10', resulting in more buildable area (corner lots)
- Improved ability to build an ADU
- Allowance of a 65% lot coverage exemption from detention requirements
- Reduced parking for units 1,500 sq. ft. or smaller

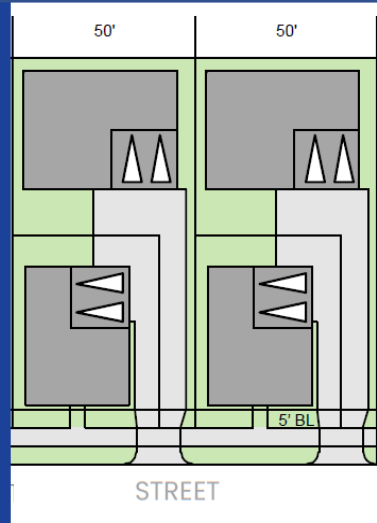
Additional requirements:

- Enhanced front door and windows to provide better visibility onto street
- Shared vehicular access from side street unless it is a major thoroughfare

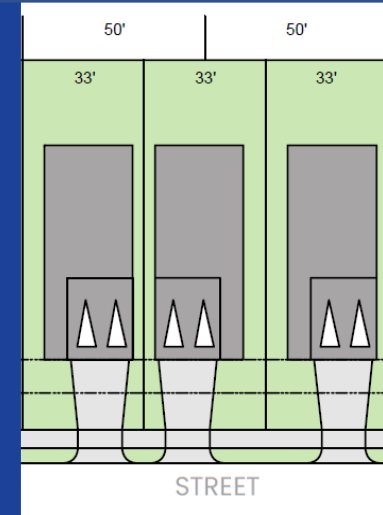
Narrow Lot Development



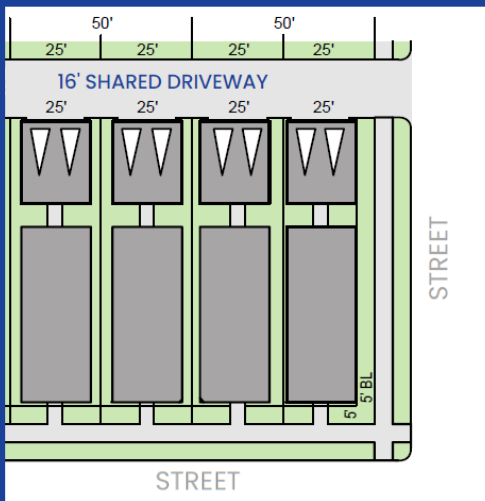
Alley Access



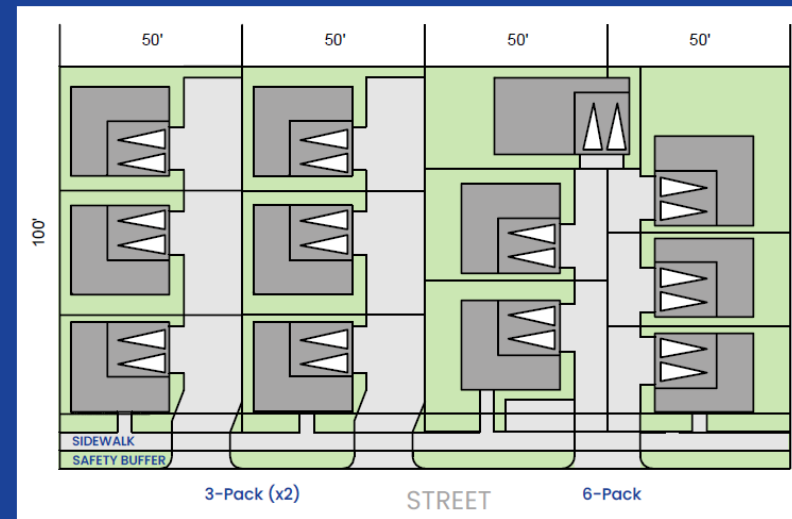
Flag Lot



33' Wide Lots

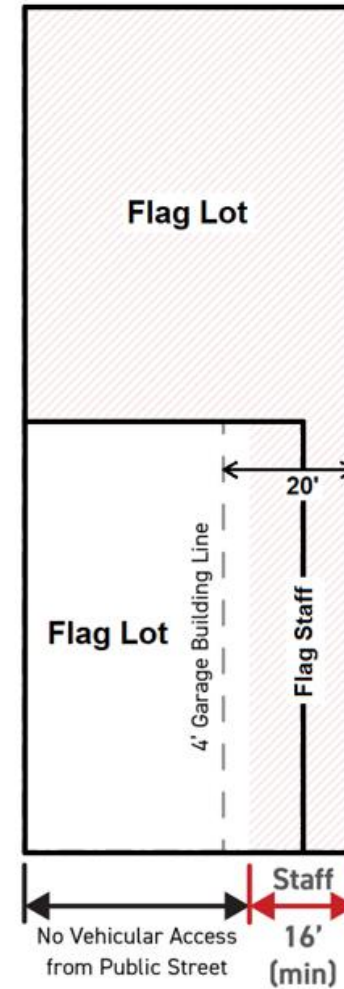
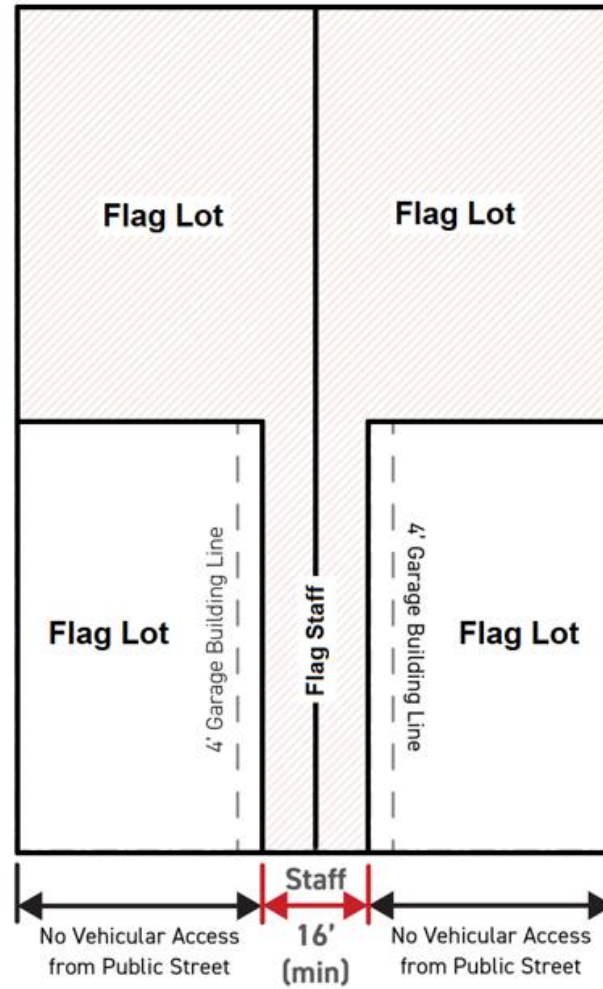
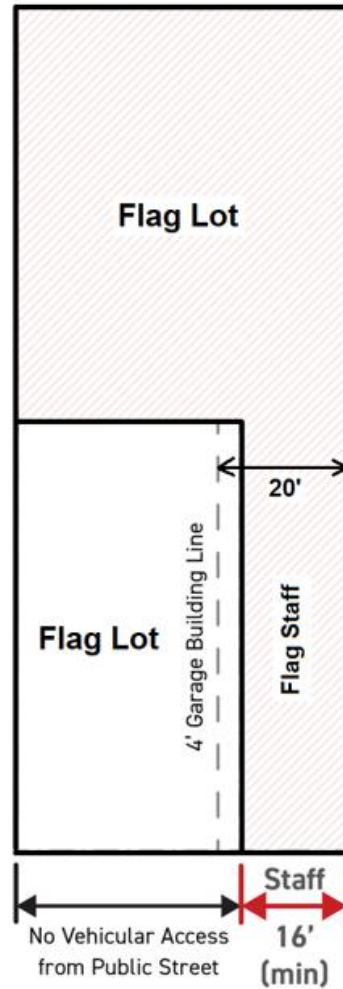


Rear Shared Driveway

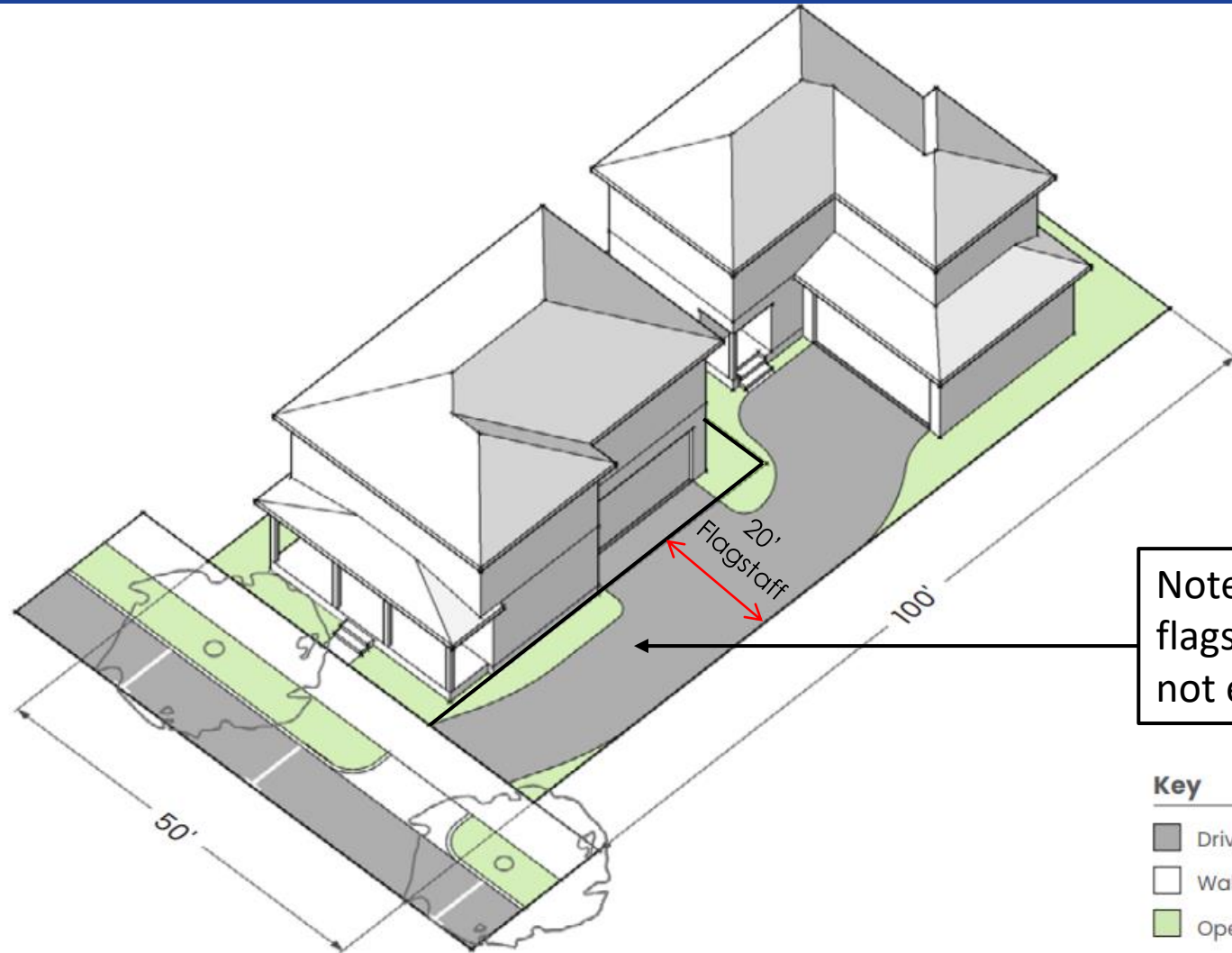


Side Shared Driveway

Flag Lot Changes: 42-187



Flag Lot Changes: 42-187

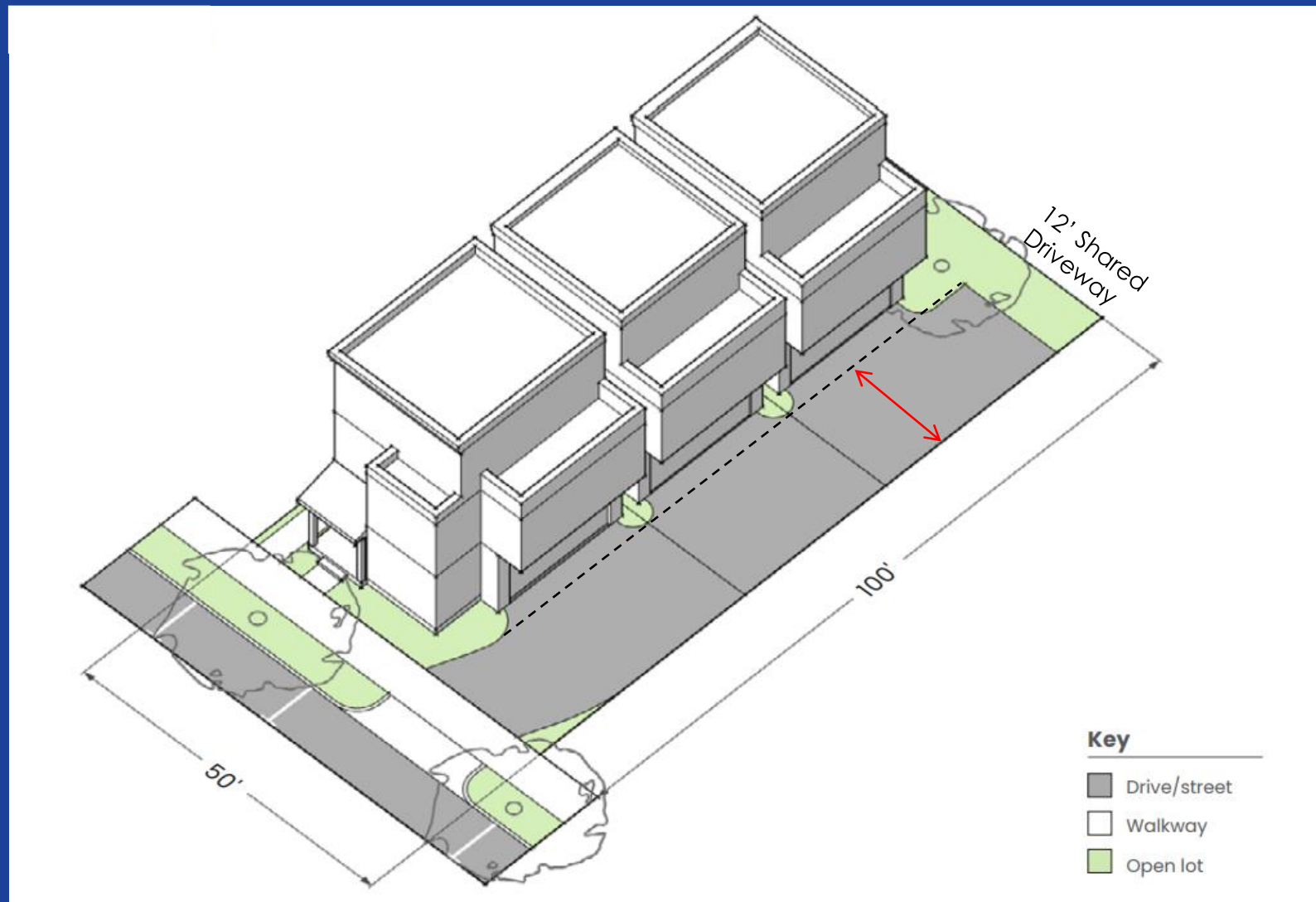


Note that the 20' flagstaff portion is not entirely paved

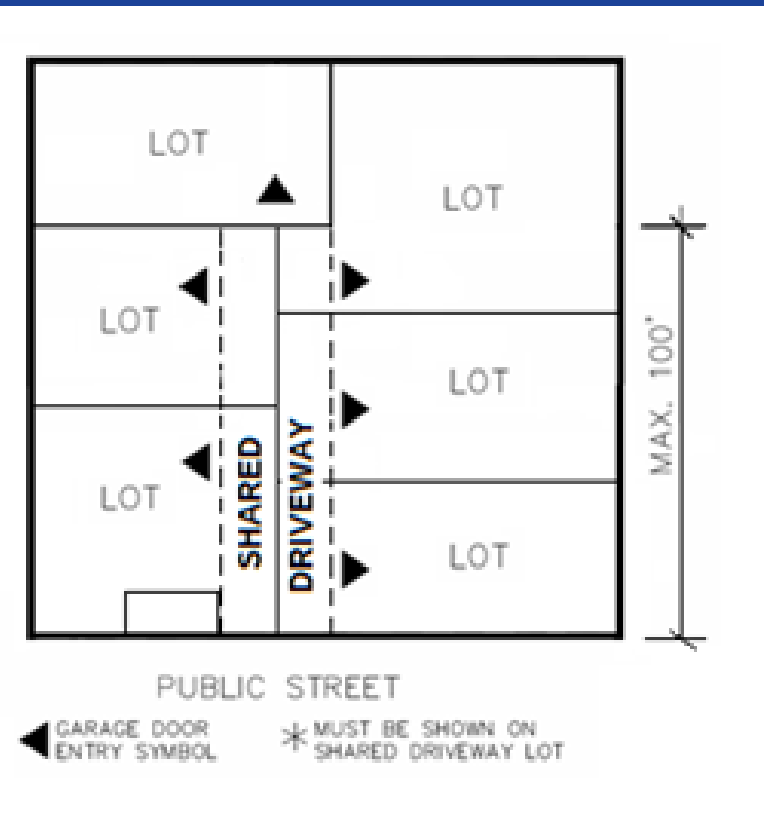
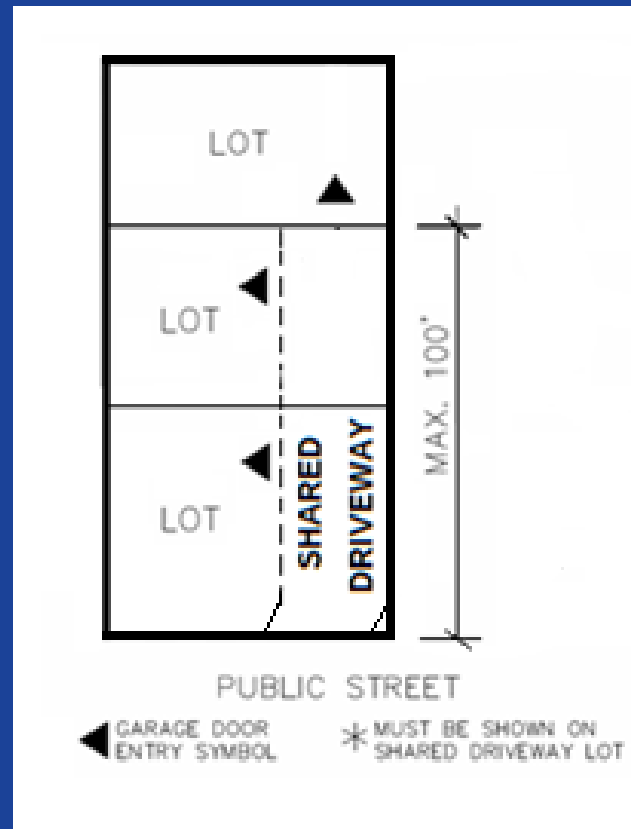
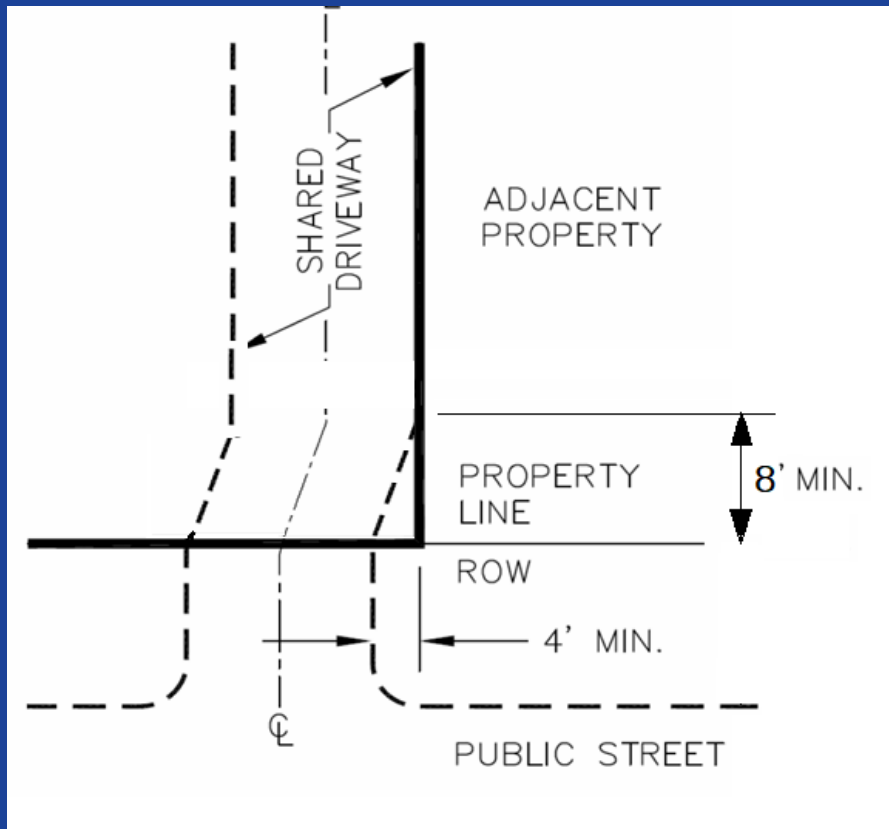
Key

- Drive/street
- Walkway
- Open lot

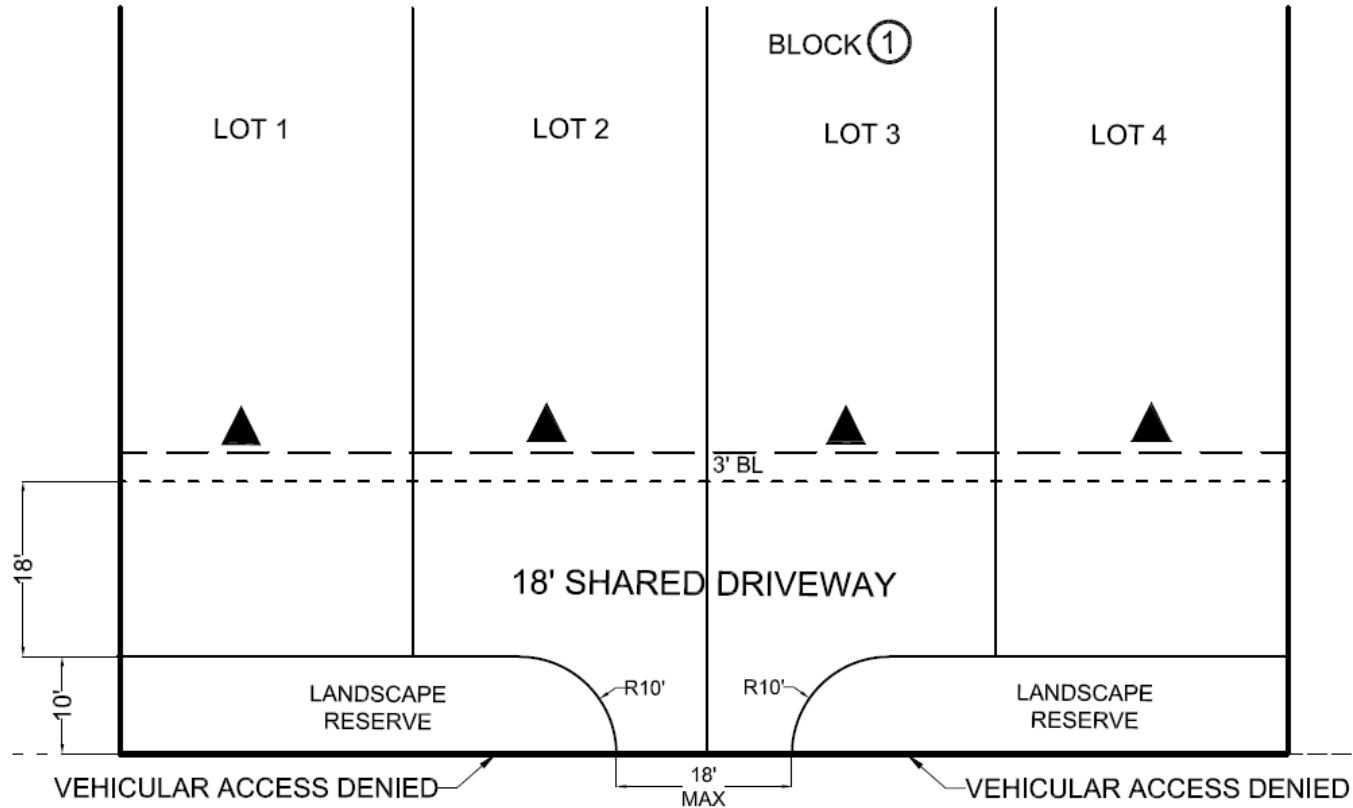
Shared Driveway Changes: 42-145,146



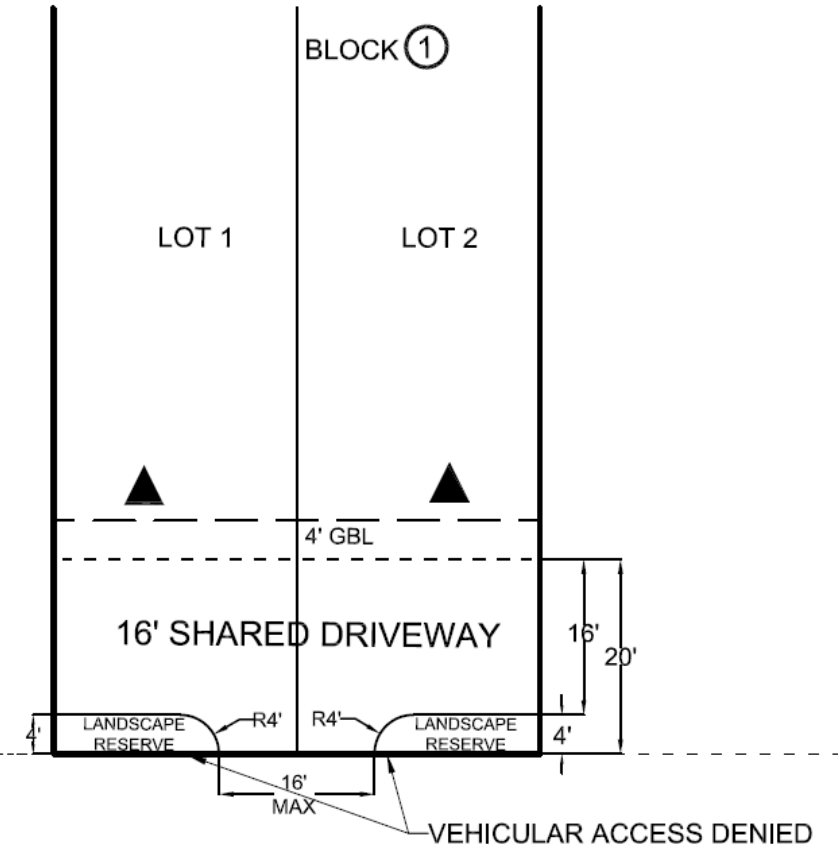
Shared Driveway Changes: 42-145,146



Shared Driveway Changes: 42-145,146

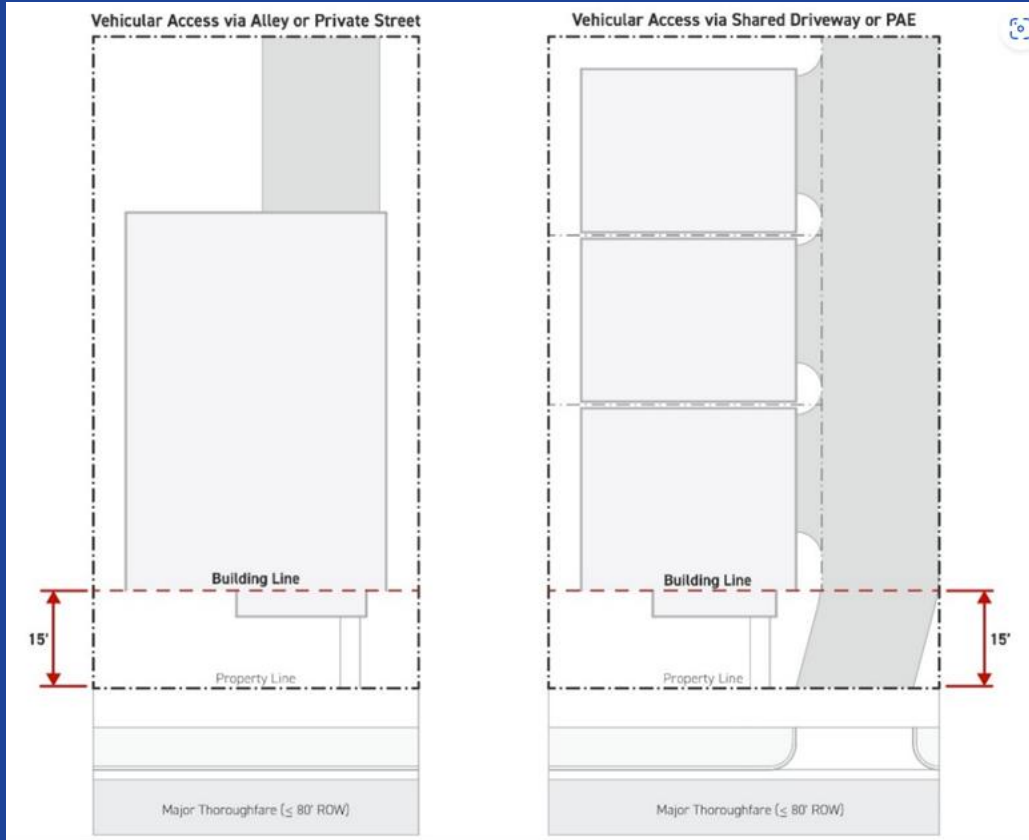


NOTE: Allowed on midblock property to create more than two lots.

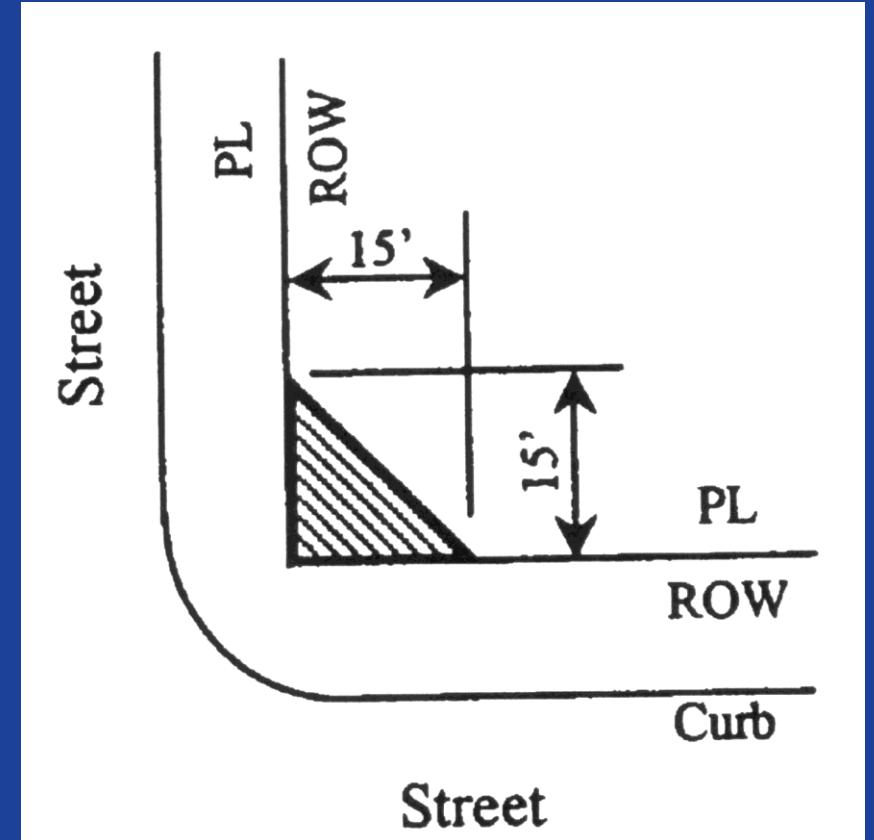


NOTE: Allowed on midblock property to create only two lots

Incentives for Shared Access Lots 42-153, 161



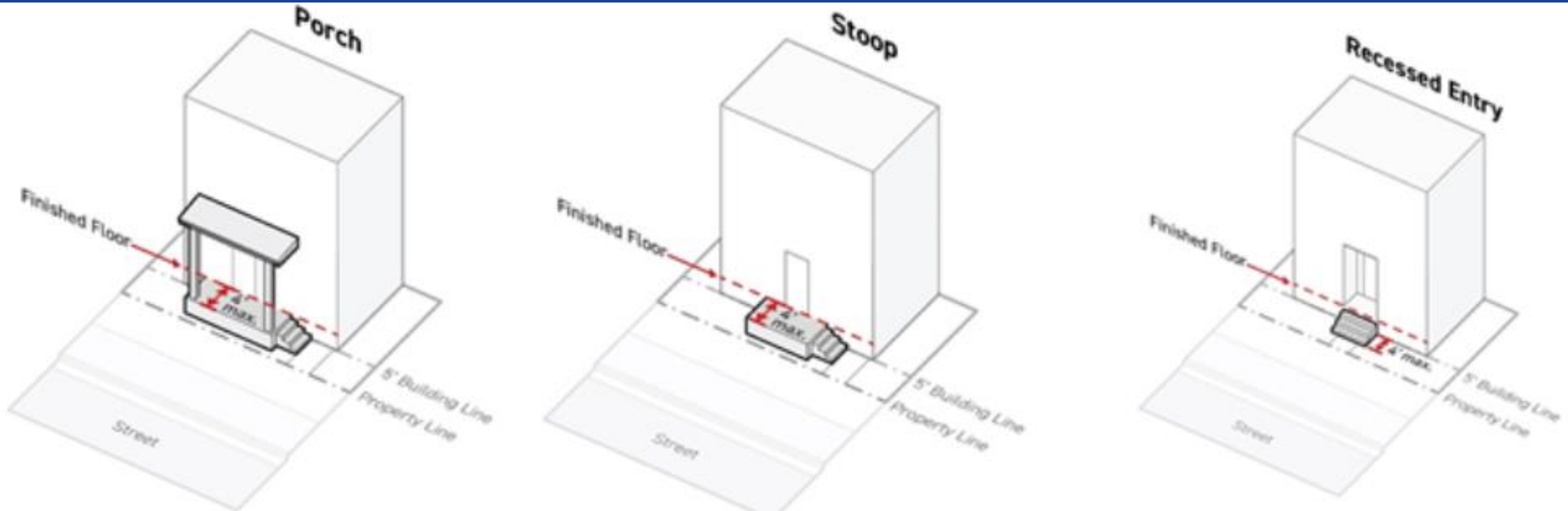
15' reduced building line along a MTF



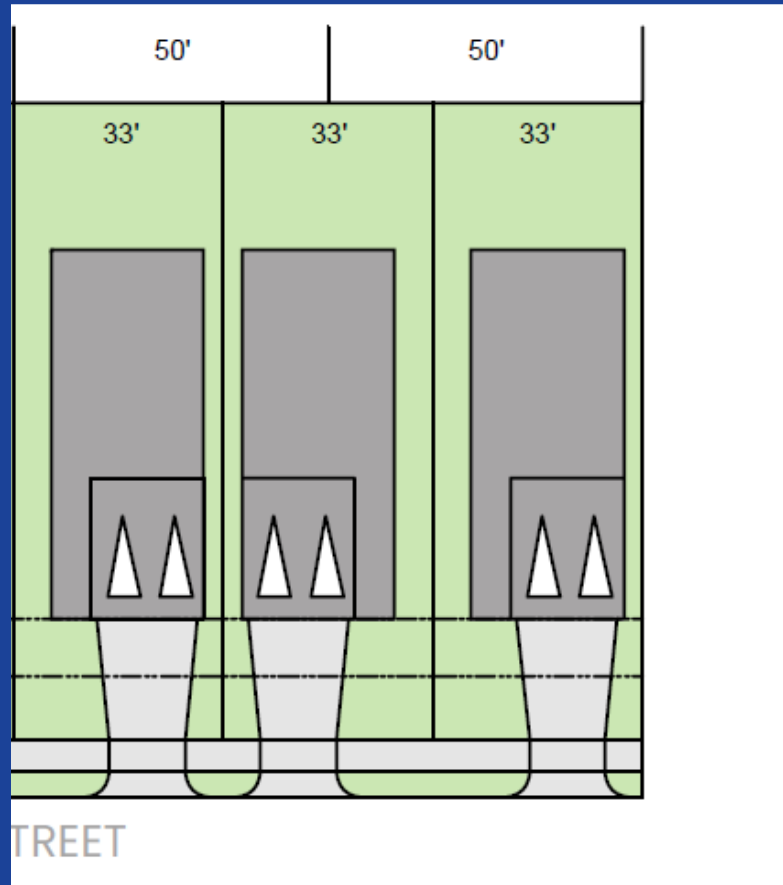
Encroachment allowed into visibility triangle at height of 10'

Entry Feature 42-165

- Reduced building line for entry feature
- A porch or stoop may encroach up to 4 feet into a required building line



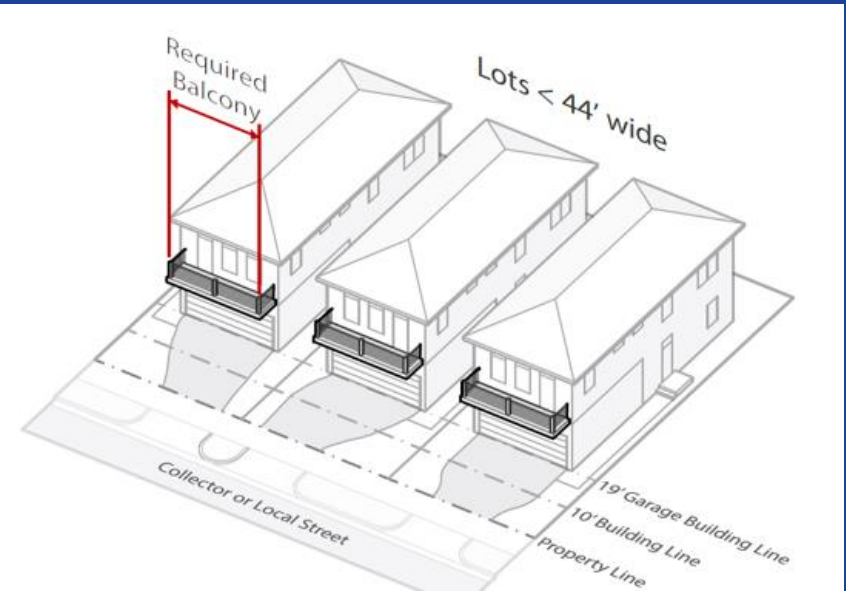
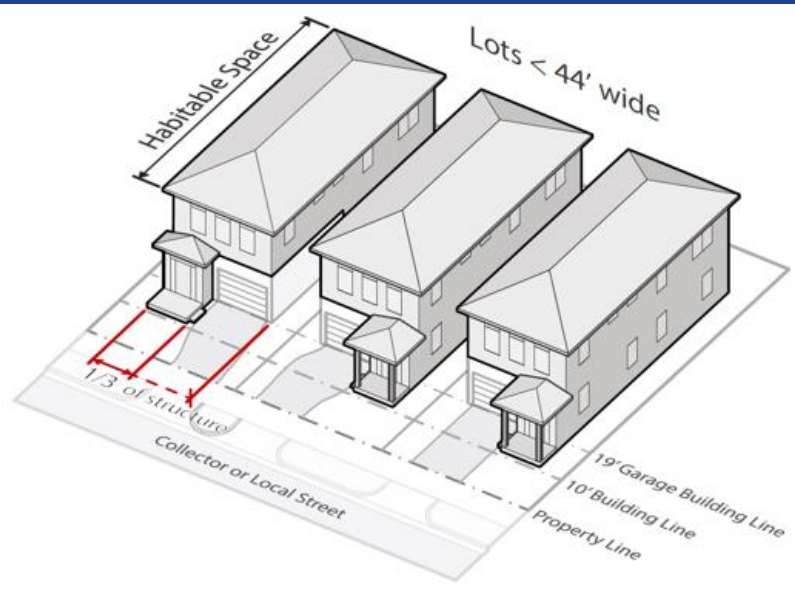
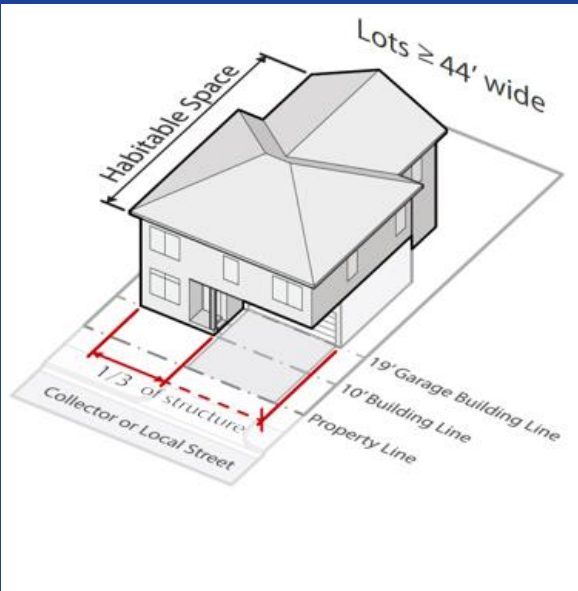
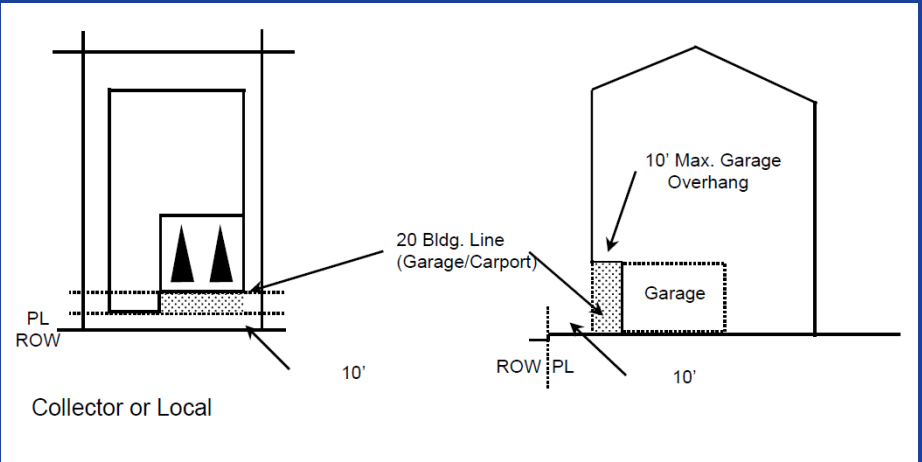
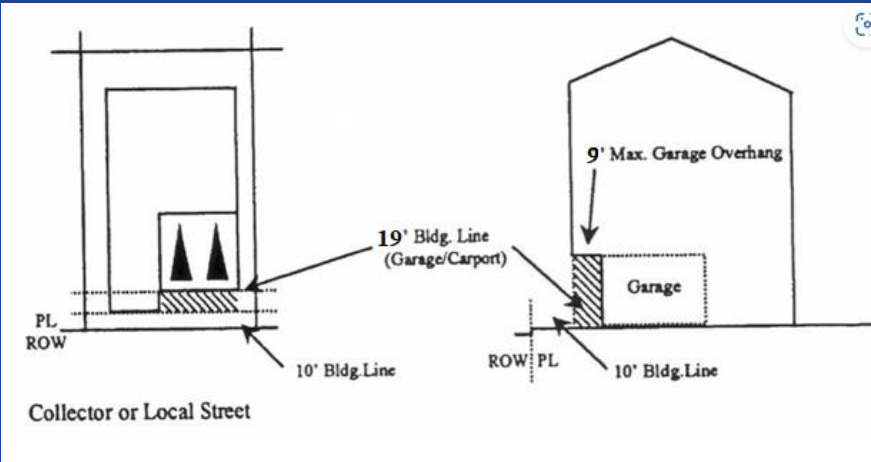
Direct Access, Between 33'-44' Wide 42-188



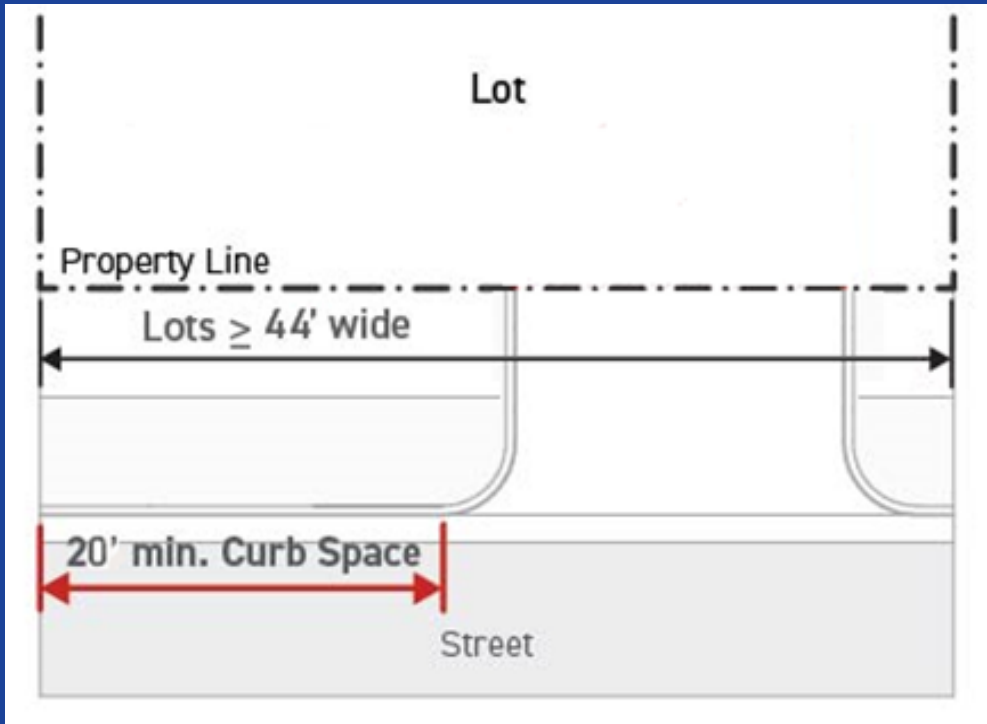
Note:

For mid-block properties with a frontage of 33' up to 44' meeting the standards of Sec 42-188(g)(2)(b), the **driveway approach shall be maximum 12 feet in width.** When proposing a 10' BL/19' GBL lot typical, 1/3 of the structure along the street shall be occupiable or provide balcony(ies) or large window(s) meeting the requirements of Sec 42-157(b)(3). (Sec 42-188 & 42-157(b)(3))

Lots with Garage Facing the Street: 42-157



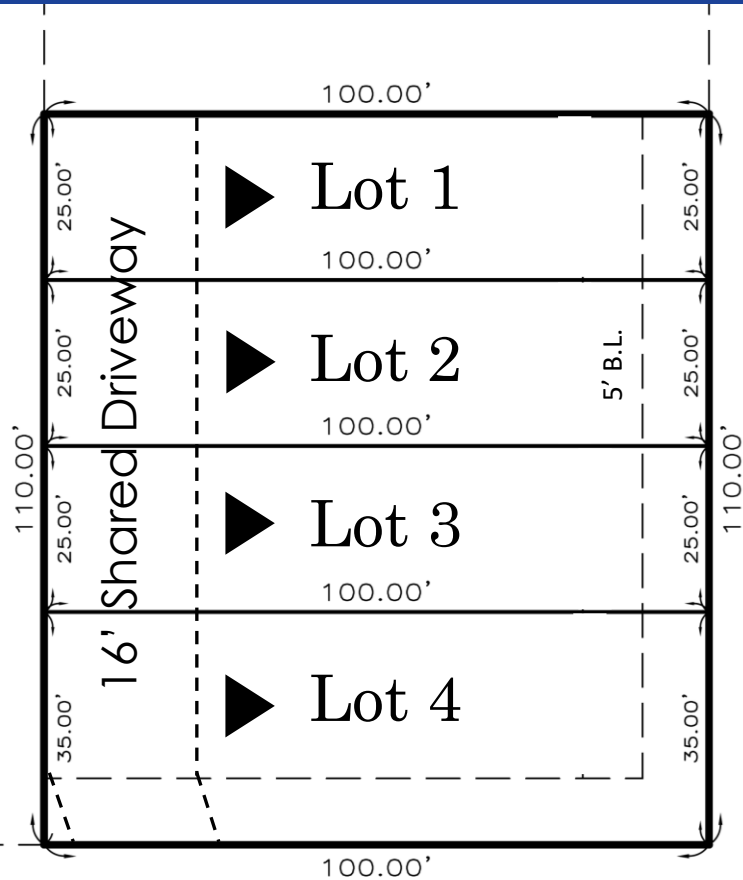
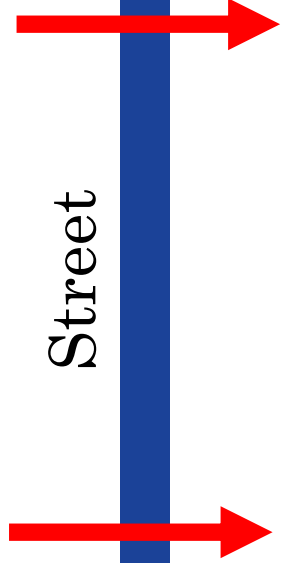
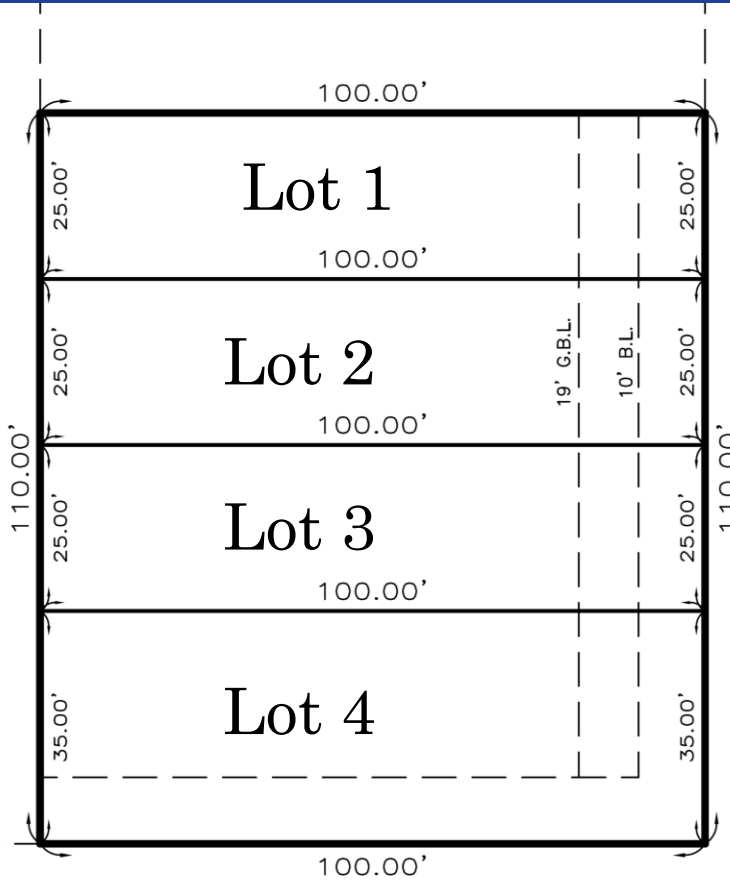
Direct Access, Not Narrow Lots 42-188



Note:

For mid-block properties with a frontage of 44' or wider meeting the standards of Sec 42-188(g)(1), the driveway approach location and width is contingent on leaving **20 feet of unobstructed curb space** and a minimum of 1/3 of the width of the structure's façade facing the street must be occupiable space. (Sec 42-188 & 42-157(b)(3))

Corner Properties 42-188



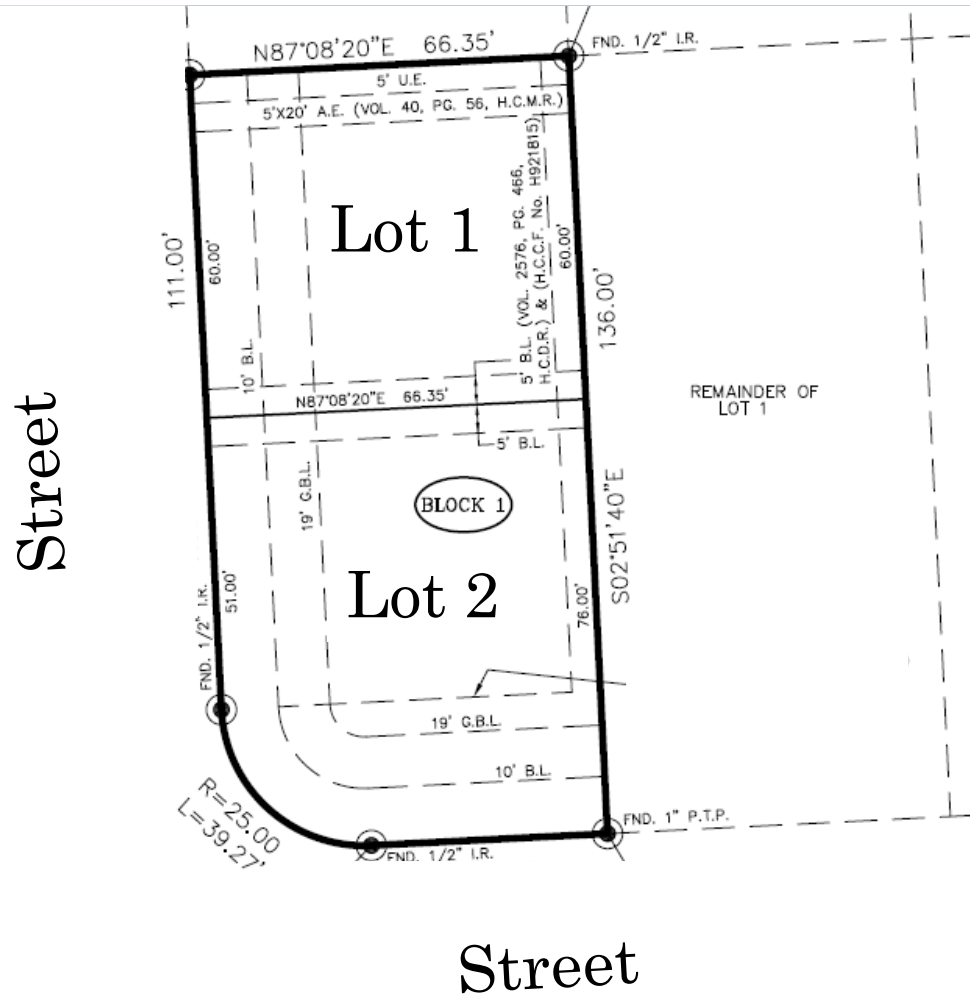
Street

Street

Street

Street

Corner Properties 42-188



You may propose corner lot subdivisions with direct street access if the lots are **equal to or greater than 44'** in width.

Parking for Single-Family Residential 42-186

Parking has been adjusted and is now based on dwelling unit size. (42-186)

No parking required

For a dwelling unit that is **less than or equal to 1000** square feet (given certain criteria are met).

1 parking space per unit

For a dwelling unit that is **not more than 1500** square feet

*The requirement for 2 parking spaces per unit remains for units greater than 1500 square feet.

Questions

- I am subdividing a corner lot. Can my lots take direct access to the public street?
- If my property is greater than 15,000 square feet, can I take direct access to the public street?
- I have a midblock property. There is an alley behind the property, but it is not improved. Can I take access from the alley?
- What are the requirements in order for me to do a 12' shared driveway?
- How can I get reduced parking or zero parking?
- If proposing duplex on a lot that is wider than 44 feet, can two separate driveways be allowed?
- What to do if there are trees in the path of my driveway? Can they be removed?

Questions/Comments?



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