



R3 Zoning District Update

Study Session

City Council

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Aarti Shrivastava & Martin Alkire, CDD
Stefan Pelligrini & Tony Perez, Opticos



- ❖ **R3 Overview**
- ❖ **Key Findings & Observations**
- ❖ **Form-Based Codes Presentation**

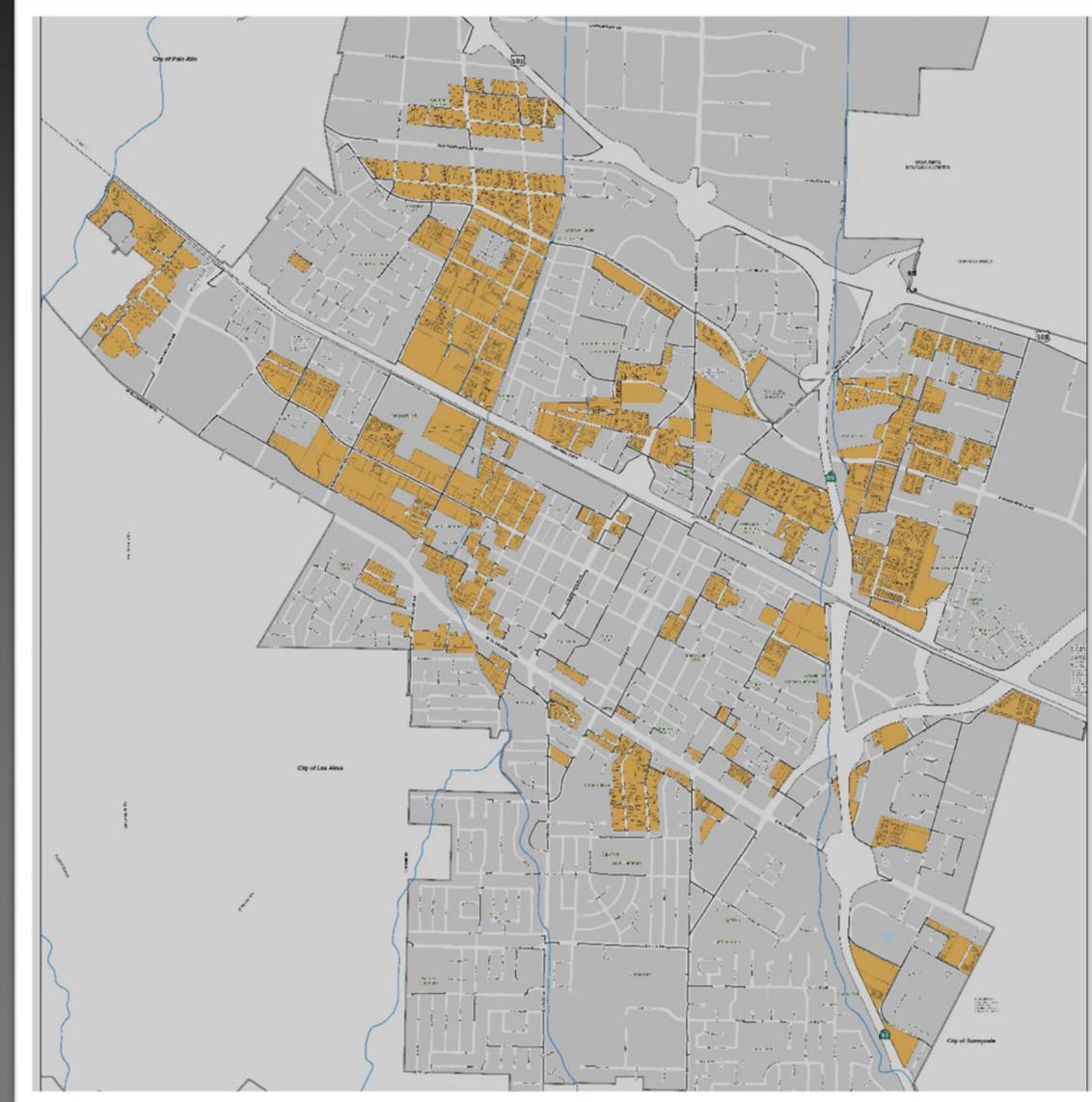


❖ City Council goal:

“Review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stacked flats, and updated rowhouse guidelines”



- ❖ Residential variety
- ❖ Located throughout City
- ❖ 1,775 parcels / 11,800 units
- ❖ Older, less amenities





1. R3 Zone Regulates Diverse Developments in Many Contexts

- ❖ Near transit/services; along corridors; adjacent to single-family
- ❖ Wide variety of lot sizes
- ❖ “Sub-Area” approach



2. Feasibility Analysis

- ❖ Initial analysis; other influencing factors
- ❖ “Physical testing” – new buildings under R3 code and modified code
- ❖ “Financial testing” – local conditions; costs/revenue



Key Findings

Standard	R3 Code Maximum or Standards	Potential Influences on Feasibility
Density	Varies based on lot size	Approximately 2x – 5x additional density improves feasibility
Building Height	3 stories	Additional height (1-2 stories) improves feasibility
Setbacks	15' min.	Reductions in setbacks can improve feasibility
Lot Coverage	35%	Particularly on larger lots, increases in buildable coverage can result in increased feasibility
Floor Area Ratio (FAR)	1.05 FAR	1.25 to 2.5 FAR (FAR depends on the parking system used)
Parking Requirements	1 per bedroom	Generally, reductions of parking requirements to 1 space per unit or less increase feasibility
On-site Open Space	55%	Reductions in the on-site open-space requirement result in increased project feasibility



- ❖ **Form-Based Code approach**
- ❖ **Virtual meetings (Zoom)**
- ❖ **Community Meeting #1: October 26**
 - ❖ Input on standards
- ❖ **Community Meeting #2: November 16**
 - ❖ Draft standards review



- ❖ **Draft R3 Standards** – **Fall 2020**
- ❖ **EPC/Council Study Sessions** – **Winter 2021**
- ❖ **CEQA** – **Winter 2021**
- ❖ **Adoption Hearings** – **Late 2021**



❖ Council Question:

Does the City Council have any comments on the initial findings and observations or the proposed outreach strategy?