

HB 2225 LOCAL HOUSING CODE IDEAS
McCurdy/Chandler/Others
2/23/09

1. Density issues
 - a. Minimum average densities per zone
 - b. Prohibit single family homes in multifamily zones (assuming sufficient SF land)
 - i. Alternative: Allow SF in MF zone, but limit lot size (small SF lots) or must still meet average minimum density
 - c. Allow increased densities in transit corridors, mixed use centers, or within X radius of city centers or schools
 - d. Metro's 6/8/10 zoning rule
 - e. Allow density bonus for affordable housing (without onerous standards)
 - f. Permit attached SF units (townhouses/rowhouses) in SF zone
 - g. Relax height limitations for affordable housing
2. Duplexes or triplexes allowed as of right in SF zones, e.g., on corner lots
3. Accessory units allowed on large SF lots as of right (without onerous standards)
4. Mixed use zoning: allow housing above/behind commercial uses
5. Street/parking issues
 - a. Limit off-street parking requirements
 - i. Including for accessory units
 - b. Allow skinny streets
 - c. Reduce street standards/right of way requirements (street trees, parking strips)
6. Financial incentives
 - a. Fee waivers/reductions
 - b. SDC waivers/reductions (subsidized by local gov't?)
 - c. Local gov't support for affordable housing
7. Process stuff
 - a. Clear and objective standards for MF or higher density SF
 - b. Limited site review or design review for MF
 - c. Move-to-the-head-of-the-line permitting
 - d. One-stop processing