

**RL Zone:**

*Should the RL Zone allow up to two units maximum?*

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| 4 | Allow two units maximum (house + ADU or duplex only) |
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*Should Accessory Dwelling Units (ADUs) be permitted?*

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| 1 | Limit ADUs to one story when there is no alley  |
| 2 | Allow ADU with single unit dwelling, not with a duplex  |
| 3 | Require ADU properties to be owner occupied (meaning owner has to reside in one of the units) |

*Should duplexes be permitted?*

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| 5 | Allow duplexes ONLY IF 1) a lot is 100ft width or wider or 2) one unit is an affordable housing unit or 3) the duplex converts and integrates an existing structure or 4) a lot is within 1/4 mile of current or future high-frequency transit |
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**NCL Zone:**

*Should the NCL Zone allow up to two units maximum on smaller parcels?*

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| 6 | Decrease minimum lot size to 4,500 sf                                    |
| 7 | Allow two units maximum on lots 4,500 - 6,000 sf (house + ADU or duplex) |

*Should height restrictions be placed on ADUs in the NCL Zone?*

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| 8 | Restrict ADU height to the height of the primary building |
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*Should the NCL Zone allow up to three units maximum on larger parcels?*

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|---|---|
| 9 | Allow three units maximum on lots 6,000+ sf ONLY IF 1) a duplex + ADU or triplex converts and integrates an existing structure OR 2) a triplex or 3-unit cottage court includes one affordable unit |
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### NCM Zone:

*Should the NCM Zone allow up to three units maximum on smaller parcels?*

10	Decrease minimum lot size to 4,500 sf
11	Allow three units maximum on lots 4,500 - 6,000 sf (single unit, duplex, row house and ADU only)

*Should the NCM Zone allow up to six units maximum on larger parcels?*

12	Allow five units maximum on lots larger than 6,000 sf
13	Allow six units on 6,000 sf or larger ONLY IF the development converts and integrates an existing structure (single unit, duplex, row house and ADU only) AND one unit is affordable

*Should Cottage Courts be a permitted housing type in NCM on larger parcels?*

14	Allow a Cottage Court (minimum 3 units, maximum 6 units) on lots 9,000 sf or larger
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### Affordable Housing:

*Should Affordable Housing incentives be expanded to more parts of the city?*

15	Expand affordable housing incentives and calibrate market-feasible incentives for ownership and rental
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*Should Affordable Housing requirements be updated and adjusted for ownership and rental needs?*

16	Update definitions of affordable housing to match market needs for ownership and rental
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*Should deed restrictions be lengthened for affordable developments seeking to use Affordable Housing incentives?*

17	Extend required affordability term to 99 years
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### Private Covenants and Homeowners' Associations (HOAs):

18	Allow an HOA to regulate the option for detached or attached ADU
19	Specify that HOA's can continue regulate aesthetics (color, window placement, height, materials, etc.) within the bounds of their existing rules

20	Add language to allow HOA's to regulate site placement (additional setbacks, separation requirements)
21	Allow an HOA to regulate whether a lot can be further subdivided

### Parking/Infrastructure:

*Should parking requirements be reduced for smaller units in multi-unit developments?*

22	Reduce parking requirements for multi-unit developments: 1 bedroom = from 1.5 to 1, 2 bedroom = from 1.75 to 1.5
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*Should reduced parking requirements be included as an incentive for affordable housing?*

23	Reduce parking requirements for affordable housing ONLY if the development has 7 or more units
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*Should parking be required for ADUs?*

24	Require 1 parking space for an ADU
25	Allow a tandem parking space to count ONLY IF an ADU or extra occupancy

### Development Review Process:

26	Allow residential projects to be reviewed under Basic Development Review
27	Require a neighborhood meeting for some projects (larger, more complex, etc.)
28	Require a pre-application conceptual review meeting for projects over 6 units
29	Establish a defined comment period for public comments on Basic Development Reviews
30	Require projects with Modifications go to P&Z when it involves a modification for certain code sections (such as parking, height, density) or;
31	Require projects with Modifications go to P&Z when it involves more than a certain number of modifications

### Short-Term Rentals (STRs):

32	Restrict new ADUs from being used as STR
33	Allow existing ADU/Accessory Structures with STR license to continue operating w/ current license