

city of **yes**

city of **diversity**

city of **affordability**

city of **neighbors**

city of **housing opportunity**

city of **families**



Allow contextual infill on challenged sites

Outdated zoning requires out-of-context buildings

- Today, many irregular lots and lots with existing buildings can only build tall and skinny buildings
- “Height Factor” zoning from the Urban Renewal era bans contextual, height-limited development

Proposed changes include:

- Allow contextual development on these sites
- Align distance-between-buildings regulations with state law (40' below a height of 125' and 80' above)
- Protect open space with:
 - Flexible envelopes for large sites (>20k sf)
 - New lot coverage maximum for sites above 1.5 acres – 50% instead of underlying 80%



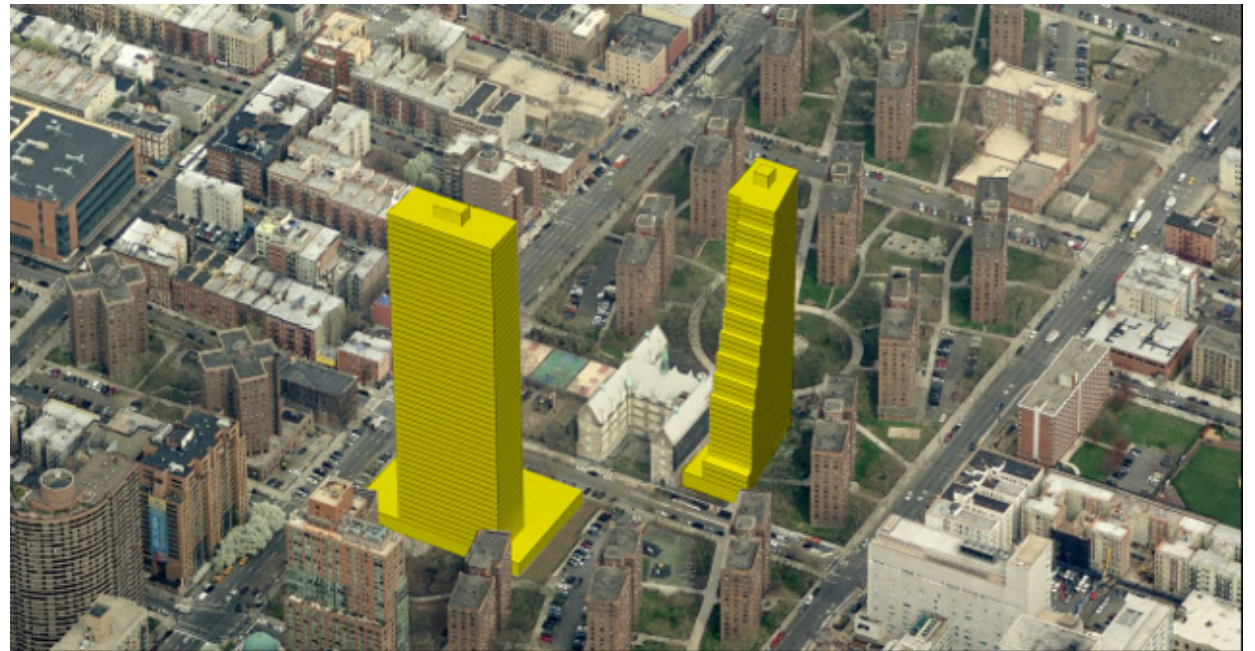
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Enabling contextual development

- Today, zoning mandates non-contextual development on campuses and irregular and obstructed sites
- When development happens, CHO would enable contextual, height-limited development

The picture on the right is what zoning requires today

- This is an actual as-of-right proposal that doesn't even utilize all available floor area
- The Janes presentation on CHO included several buildings that did not have legal street access
- CHO does not “eliminate open space requirements,” it includes heightened standards for large sites



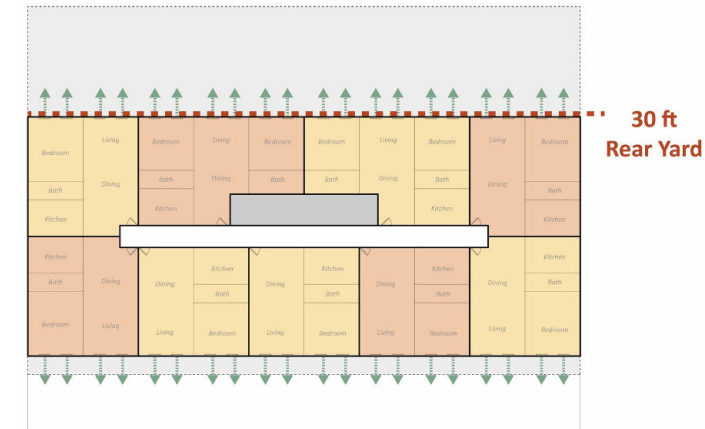
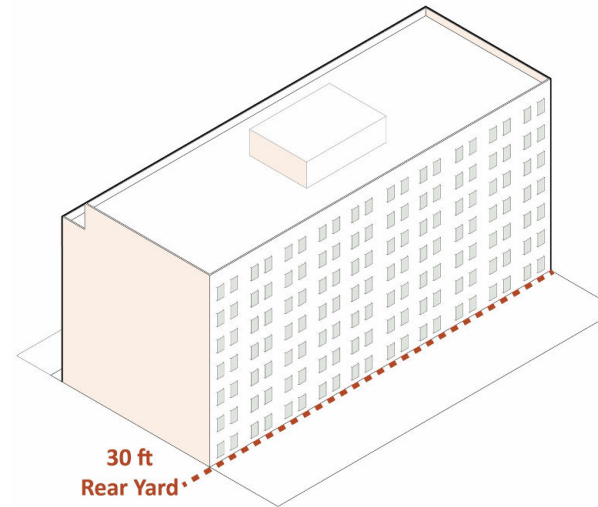
Changes to support better quality housing

Current zoning mandates “bar buildings” – apartments have one exposure and worse access to light & air than pre-1961 buildings

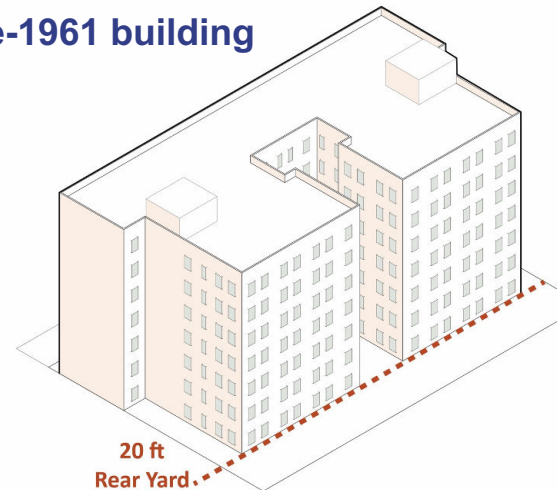
CHO would relegalize housing with courts, cross-ventilation, and windows in kitchens and baths to support more family-size units

- Provide flexibility by adjusting rear yard, court dimension, and legal window from 30' to 20'
- Change maximum lot coverage from 70% to 80% to relegalize interior courts
- Adjust corridor requirements to facilitate more family-size units at the ends of corridors

Current “bar” building



Pre-1961 building



*Arrows indicate window access

Reducing yards and other regulations allows greater flexibility in site planning and units with more window access

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1- Bedroom Unit In "Bar" Building



1- Bedroom Unit In Pre-1961 Building

Side by side comparison shows that added flexibility would lead to higher quality units with more light and air