

Comparing Regulations Related to Multi-Family Dwellings for Existing Baseline, New Action 01 Baseline, and Action 02 Incentives

Action 02 Incentive Category	Action 02 Incentives	Existing Baseline Regulations (Inland and Coastal Zone)	New Baseline Regulations with Recommended Action 01 Amendments (Inland and Coastal Zone)	Applicable Regulations by Incentive Category (Inland URLs only) (Incentive Points Apply Separately for Each Incentive Category)					
				1 Incentive Point	2 Incentive Points	3 Incentive Points	4 Incentive Points	5 Incentive Points	6 Incentive Points
A	Waive standard requiring commercial use or affordable housing in OP, CR, and CS land use categories	Residential use secondary to commercial use Residential development as principal use authorized through MUP or CUP Minimum 50% of floor area must be for commercial use	Multi-family dwellings is allowed use without 50% commercial floor area requirement On parcels [A] 1 acre or larger or [B] within CBD, ground-floor space with access road frontage must be for commercial use unless the project dedicates 16% of total units as guaranteed affordable units for very-low or low-income categories	No commercial use or affordable housing required in OP, CR, and CS land use categories					
B	Increase maximum residential density	Low intensity: 15 units/acre Medium intensity: 26 units/acre High intensity: 38 units/acre Intensity based on Distance from CBD	Low intensity: 10* -15 units/acre Medium intensity: 16*-30 units/acre High intensity: 27*-42 units/acre Intensity <u>not</u> based on Distance from CBD	2 additional units/acre	4 additional units/acre	6 additional units/acre	8 additional units/acre	10 additional units/acre	12 additional units/acre
	Increase maximum floor area	Low intensity: 35% Medium intensity: 48% High intensity: 65%	Low intensity: 55% Medium intensity: 75% High Intensity: 100%	Low intensity: 80% Medium intensity: 110% High intensity: 150%	Low intensity: 100% Medium intensity: 150% High intensity: 200%	No max. floor area	No max. floor area	No max. floor area	No max. floor area
C	Reduce minimum off-street parking	<u>without State Density Bonus</u> 1 space/1 bedroom 1.5 space/2 bedrooms 2 space/3+ bedrooms AND 1 guest space + 1 guest space/4 units <u>with State Density Bonus</u> 1 space/1 bedroom 1.5 space/2 or 3 bedroom 2.5 spaces/4 bedroom No guest spaces	1 space/1 bedroom 1.5 spaces/2 bedrooms 1.5 spaces/3 bedrooms 2 spaces/4+ bedrooms And required guest spaces	No min. guest parking	No min. guest parking, 0.25 space/unit reduction	No min. guest parking, 0.50 space/unit reduction			
D	Increase maximum height	35' RMF low and medium intensity, OP, CR, CS, REC 45' RMF high intensity and CR, CS in CBD	40' RMF low and medium intensity, OP, CR, CS, REC 45' RMF high intensity and CR, CS in CBD	5 ft. increase	10 ft. increase	15 ft. increase	20 ft. increase		
	Reduce minimum setbacks for projects with residential use	<u>Front:</u> 25 ft. for residential uses <u>Side:</u> 0 ft. CR, CS, OP except 10 ft. CR, CS, and OP outside CBD if adjacent to residential LUC 3-5 ft. <1 acre and 30 ft. 1+ acre RMF <u>Rear:</u> 0 ft. CR, CS, OP except 15 ft. if adjacent to residential LUC 10 ft. <1 acre and 30 ft. 1+ acre RMF	<u>Front:</u> 20 ft. for residential uses <u>Side and Rear:</u> 10 ft. 1+ acre RMF	10 ft. min. front setback and 5 ft. min. side and rear setbacks, unless this Title otherwise allows for a smaller setback	No min. front, side, and rear setbacks	No min. front, side, and rear setbacks	No min. front, side, and rear setbacks		
	Reduce minimum open area	Low intensity: 55% Medium intensity: 45% High Intensity: 40%	Low intensity: 40% Medium intensity: 30% High Intensity: 25%	5% reduction	10% reduction	10% reduction	10% reduction		
N/A	Reduce permitting requirements	Inland: 16 – 24 units → MUP 25+ units → CUP Coastal: 5 – 24 units → MUP 25+ units → Development Plan	Inland: 16 – 50 units → MUP 51+ units → CUP Coastal: 5 – 50 units → MUP 51+ units → Development Plan	N/A					
	Reduce landscaping requirements	Modifications to landscaping plans and plant lists require MUP	Modifications to landscaping plans and plant lists require <u>staff level review</u> instead of a MUP	N/A					

* Re-evaluate minimum dwelling units per acre for sites in commercial land use categories, by considering three site factors -- (1) development status (developed or undeveloped), (2) parcel size, and (3) developability to provide required number of residential units.