

DRAFT



Rewriting Our Rules

A LUMO UPDATE

**Town Council Work Session
September 23, 2024**

DRAFT

TONIGHT'S DISCUSSION TOPICS:

- Recommendations from Equity Analysis
- Recommendations for Affordable Housing Incentives

We recommend several changes for a more equitable LUMO.

- Assign **administrative decisions to staff**
- Focus mailed notifications on **residents closest to proposed projects**
- Notify **property owners AND renters**
- Increase the residential occupancy limit from **4 to 8 unrelated people**

DRAFT

Assigning administrative decisions to staff creates a more predictable and fair development review process.

- Boards, commissions, and Council sometimes make administrative land use decisions in public hearings and are not allowed any discretion.
- Administrative decisions made in public hearings can prejudice applicants and create unrealistic expectations for community members.

Focusing notifications on residents closest to the proposal demonstrates our commitments.

- For all areas, we currently require mailed notices to all properties within a 1,000 feet of a project
- For Focus Areas, we recommend mailing notices to adjacent properties only.
- This aligns with Complete Community and discourages relitigating Council commitments.

Notifying both property owners and occupants creates a more inclusive and equitable public process.

- Current LUMO only requires that property owners are notified of nearby zoning changes.
- Majority of white community members are property owners.
- Majority of Black or Latino community members are renters.

Increasing the residential occupancy limit from 4 to 8 unrelated people is more inclusive of all types of families.

- Occupancy limits in college towns are notoriously ineffective and difficult to enforce.
- They also establish a narrow, traditional definition of family.
- Increased occupancy limit aligns with State Building Code.
- Will maintain some front yard parking limits – and NCDs with limits on the number of cars will not be changed.
- An equity-informed approach regulates impact, not people.

DRAFT

We recommend replacing the Inclusionary Zoning Ordinance with voluntary affordable housing incentives.

- Incentives are intended for **by-right projects**
- Tiered to address **market-rate AND mission-oriented homebuilders**
- Consistent with earlier **economic analysis**

Our LOWER affordability target will allow projects to:

- ① Increase the size of development that can be built **by-right**
- ① Increase the minimum **floor area ratio**
- ① Increase the maximum **height limit**
- ② Reduce **setbacks** and **landscape buffers**

Our **HIGHER** affordability target will allow projects to:

- ⬆️ ⬆️ Increase the size of development that can be built **by-right**
- ⬆️ ⬆️ Increase the minimum **floor area ratio**
- ⬆️ ⬆️ Increase the maximum **height limit**
- ⬆️ Increase **units per lot**
- ⬆️ ⬆️ Reduce **setbacks** and **landscape buffers**
- ⬆️ Reduce **RCD buffers**

DRAFT

For RCD buffer reductions, we can adopt a contextual approach that protects sensitive environmental assets AND supports more affordable housing.

DRAFT

For projects that meet our higher affordability target, we recommend reducing the RCD buffer for perennial streams by 50 ft, resulting in a 100 ft buffer.

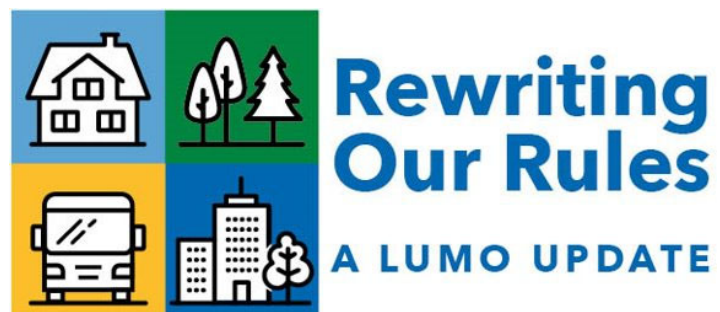
Projects must meet the following criteria to be eligible:

- Treat a portion of existing impervious surface
- Not impact high priority habitats or habitat corridors

The proposed incentive supports affordable housing while protecting critical environmental assets.

- A 100 ft buffer on a perennial stream is consistent with the most stringent state rules.
- The approach is consistent with the Green Growth Toolbox framework.
- Facilitates more dense urban development.

DRAFT



Q & A

DRAFT