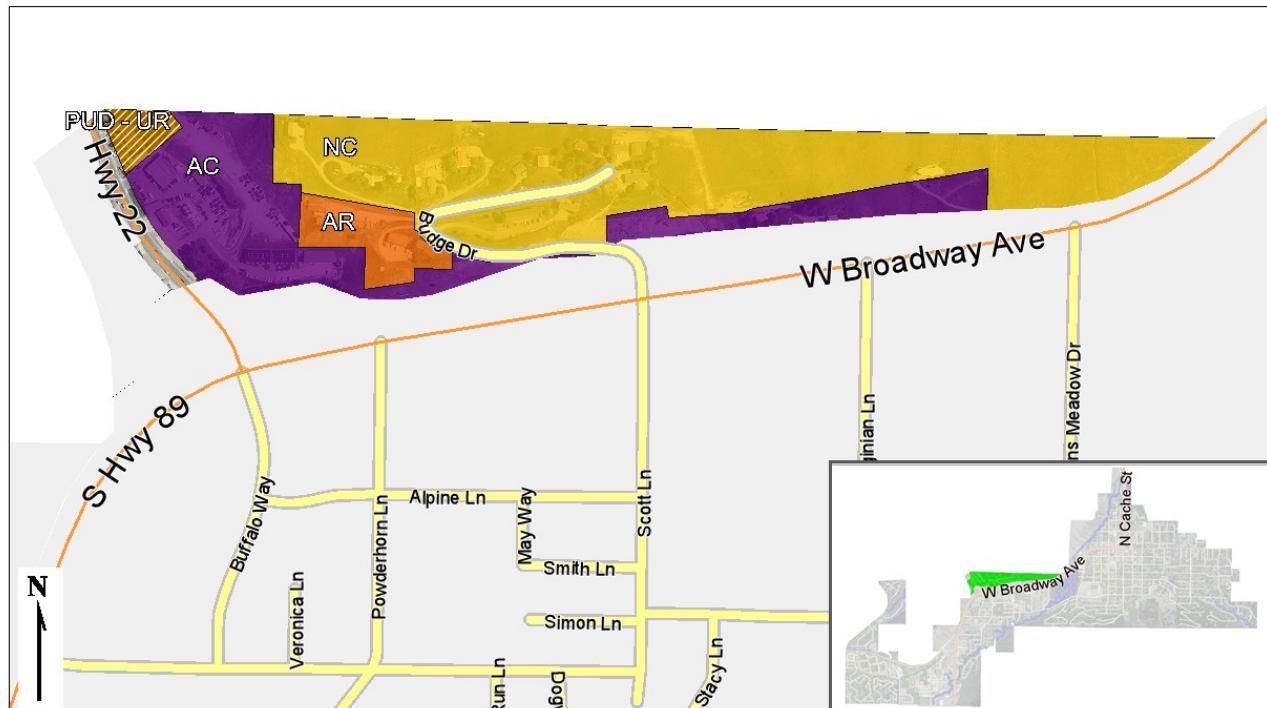


Subarea 4.2: Northern Hillside (TRANSITIONAL) (existing zoning districts include NC, AC, AR, PUD): The goal for this transitional subarea is to balance providing some mixed-use development and residential opportunities with wildlife movement and steep slopes. The recent landslide is evidence of slope instability and a need to consider less residential density than originally planned. Smaller building footprints are desired in order to maintain open areas. A variety of housing types, including multi-family, may be appropriate depending on slope conditions. See map:



Subarea 4.2: Northern Hillside		
Current Zone	Council Direction	Housing Types (proposed)
Neighborhood Conservation (NC) <i>(Allows a single family home but no ARUs)</i>	NC properties should not be allowed additional density, especially in consideration of landslide mitigation, steep slopes, and wildlife habitat.	SF
Auto-Urban Commercial (AC) <i>(Currently allows mixed use development with a variety of FARs from .25 to .46 and three stories)</i>	Convert existing highway AC zoning to CR-2 or similar zone and treat the same as AC in Subarea 4.1. This would allow commercial and/or residential uses a FAR of .46 and a 42' – 46' height limit with three stories. Housing types below 4-unit condo/apartment would not be allowed, unless units required for on-site employee mitigation. CR-2 also has a workforce housing bonus using the 2:1 bonus. Consider	Four-plex up to apt. buildings; max. set by FAR

Subarea 4.2: Northern Hillside		
Current Zone	Council Direction	Housing Types (proposed)
	allowance for 4 th story with hillside if public benefit is provided.	
Auto-Urban Residential (AR) <i>(Currently allows a SF detached unit and one attached and one detached ARU)</i>	Keep the 3-unit maximum (1 SF / 2 ARUs) but with additional flexibility to also have a duplex (two full-sized attached rental units) or a tri-plex (three full-sized attached rental units). <ul style="list-style-type: none"> ○ Consider different fencing standards for wildlife based on upcoming Natural Resources update. 	SF; SF w/ 1 or 2 ARUs; duplex; triplex.
Planned Unit Development (PUDs) <i>(Allows higher FAR and height than base zone)</i>	Not many PUDs in subarea but no change in any approved densities. A modified PUD tool may be considered for certain larger properties in this subarea	TBD
Parking (Subarea 4.2):		
Council Direction: Alternative A (private expense/high supply): Most parking to be provided by private sector as development happens; parking close and convenient; no winter on-street parking; no significant increase in public funding and maintenance responsibilities for parking over current levels.		