

HILLSIDE STANDARDS OVERLAY DISTRICT

BACKGROUND/SUMMARY

Similar to the Residential Floor Area District established by the Baseline Mansionization Ordinance, the Hillside Standards Overlay District will allow individual single-family residential neighborhoods in designated Hillside Areas throughout the City to tailor their residential floor area, height, grading quantity, lot coverage, and parking limits or requirements to more effectively protect or establish their neighborhood character.

PURPOSE

The purpose of the “HS” Hillside Standards Overlay District is to permit residential floor area, height, grading quantity, lot coverage, and parking limits or requirements in residential zones to be higher or lower than normally permitted by the Zoning Code’s hillside regulations. In doing so, individual neighborhoods could have more tailored, customized regulations that best support the desired built character. The proposed overlay will also need to be consistent with the policies and objectives in the applicable Community Plan.

REQUIREMENTS FOR ESTABLISHMENT OF AN “HS” HILLSIDE STANDARDS OVERLAY DISTRICT

- ☐ It would only include properties in the RA, RE, RS, or R1 Zones.
- ☐ Precise boundaries are required at the time of application for or initiation of an individual overlay.
- ☐ The proposed boundaries need to be at least 100 acres in area (roughly a quarter-mile radius).
- ☐ The proposed overlay can only include contiguous parcels, which may only be separated by public streets, ways or alleys or other physical features.
- ☐ An “HS” Hillside Standards Overlay District may encompass an area, which is designated, in whole or in part, as a Historic Preservation Overlay Zone and/or Specific Plan.

Initiation Scenario 1 – Application by Individual Property Owners

- ☐ One or more of the owners or lessees of property within the boundaries of the proposed district can submit an application for the establishment of an overlay.
 - An application for the establishment of an overlay requires the signatures of at least 75% of the owners or lessees of property within the proposed boundaries.
 - An application must be accompanied by any information deemed necessary by the Department.

Initiation Scenario 2 – City Action

- ☐ Establishment of a district could also be initiated by the City Council, City Planning Commission, or Director of Planning. In this scenario the signatures of the property owners or lessees are not required.

DEVELOPMENT REGULATIONS

The development regulations for a “HS” Hillside Standards Overlay District will be limited to changes in the numerical values (percentages, feet, cubic yards, ratios etc.) of the limitations or requirements otherwise stated by the Zoning Code’s hillside regulations (both existing and being proposed by the Baseline Hillside Ordinance).