

## Topics for Review

### Council Work Session

**Aug. 12, 2025**

The topics listed below will be covered in our work session. The intention here is to create a list we can use to guide our discussion.

In addition, we will use: Housing Types Comparison Table, Manzanita Draft Parking Standards vs SB 406 Requirements and the Zoning Maps Comparison. All three of these docs were used in our Town Hall Session on Aug. 5. They are now posted to the city website as well. Please have those ready for your use.

#### Development standards...Form-Based Standards (*None of these 8 are required*)

1. Permit a smaller minimum lot size of 1250 sq. ft. for townhouses.
2. Permit a smaller minimum lot size for other housing types. Also 1250 sq. ft.
3. Reduce front setback to 10 feet. (From 20)
4. Side yard height plane
  - a. No change on the front half of the lot
  - b. More restrictive on the rear half
5. Establish a Floor Area Ratio (FAR) for all residential uses.
6. Establish a max cap on square footage of 3,000 sq. ft. for the 1<sup>st</sup> building with a give-back for additional dwelling units, up to the max FAR allowed for the lot.
7. Maintain current height limit of 28.5 ft.
8. Maintain current rear-yard setback of 5 ft.

#### Parking – Items in addition to information on the Manzanita Draft Parking Standards vs SB 406 Requirements (*1 is required. 2-4 are not required.*)

1. Allow multiple lots to share drives
2. Limit driveway widths to no more than 10 ft. From current 12 ft.
3. Permit driveways to be located 3 ft. from side property line. From current 5 ft.
4. In addition to a driveway, permit a single parking space adjacent to the front property line in a parallel parking configuration. (A “parking pocket”). Includes a minimum landscaping requirement to buffer parking pockets from driveways.

#### Section 4.160 Middle Housing Supplemental Provisions (*1 is required. 2 is not required.*)

1. Incorporate clear and objective Large City Model Code design standards for Cottage Clusters and Townhouses and location of main entrance.

2. Manzanita-specific minimum level of design to be required on every dwelling
  - a. Façade articulation
  - b. Garage setback
  - c. Windows (Eyes on the Street)
  - d. Landscaping in clustered parking areas
  - e. Pedestrian access & accessibility

#### Zoning

1. Consolidation of the residential zones from 5 to 3
2. Commercial Zone. No changes.