

- **Amend Chapter 21.15 Definitions to add a micro-unit definition**

21.15.1756 – Micro-Unit

Micro-unit: a dwelling unit that is not subject to the density limitations and minimum unit size and unit mix requirements of underlying zoning and contains a full bathroom, kitchen facilities, and built-in storage inside the unit.

- **Create new chapter in Title 21 (in Ch. 21.45 – Special Development Standards):**

Chapter 21.45.600 Micro-Unit Housing Production

Micro-Unit Projects. The following special development standards shall apply to micro-unit projects:

A. **Purpose.** To develop a pilot program for micro-unit projects in areas of the City that are amenity-rich and near quality public transit in accordance with recommendation 3.11 of the City's adopted 29 policy recommendations to address the affordable housing crisis in the City by developing innovative housing and encouraging housing production. This ordinance establishes a pilot program to allow micro-unit projects in the Downtown (PD-30) and Midtown (SP-1) areas.

B. Definition of terms.

Micro-unit project: a development comprised of either wholly or partially of micro-units.

C. **Land Use.** Micro-units proposed in accordance with this section shall be allowed where residential uses are allowed in PD-30 and SP-1 with approval by the Site Plan Review Committee.

D. **Applicability of Underlying Planned Development or Specific Plan Regulations.** The development standards associated with micro-units in this section shall supersede the development standards set forth in PD-30 and SP-1.

E. **Micro-unit Size.** The minimum micro-unit size shall be as provided for in the Building Code.

F. **Open Space Requirement.** 10% of the total lot area shall be provided as minimum common usable open space. A micro-unit project's open space must incorporate two or more of the following types of common open space amenities:

- Communal lounge room on every floor;
- Communal kitchen(s);
- Rooftop outdoor space with minimum dimensions of 12' length by 12' width and a minimum area of 150 square feet that includes seating areas, landscaping, water features, programmatic features, or other equivalent high-quality rooftop amenities; and
- Usable open space described in LBMC 21.15.3160.

G. Required Parking. Parking requirements per the parking regulations specified in PD-30 and SP-1 shall apply; however, micro-unit projects are eligible for a vehicular parking reduction by incorporating Transportation Demand Management (TDM) strategies that aim to reduce reliance on automobiles and associated congestion and emissions. Subject to the discretion of the Site Plan Review Committee, TDM strategies may include the following:

- Carpool/vanpool;
- Garage lifts (stacked parking);
- Unbundled parking (parking spaces are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit);
- Off-site parking within 1,000 linear feet walking distance of the property line (a shared parking agreement may be required);
- Joint use (shared parking);
- Transit/bicycle/pedestrian system improvements;
- On-street parking rates and time restrictions (adequately monitored);
- Transit passes (provide free or reduced-price transit passes to residents or employees). An incentive program could be developed for developers, property managers, and employers to substitute a percentage of required parking spaces. A maximum limit will be determined;
- Other proposals.

All parking reduction requirements shall be approved at the discretion of the Site Plan Review Committee, which will determine the appropriate level of parking demand reduction generated by these strategies on a project-specific basis; however, a TDM program shall not reduce parking to zero.

Bicycle parking shall be provided at a rate of 1.0 space for every five micro-units. Fractions shall be rounded up to whole numbers.

H. Other Provisions. Floor Area Ratio (FAR), Landscaping, Lot Coverage, Setbacks, Height, and any other applicable development standards of the underlying Specific Plan or Planned Development District shall be complied with, unless waived by the Site Plan Review Committee, or relief is granted in the form bonuses, waivers or incentives through the applicable density bonus regulations in exchange for required percentages of covenanted, restricted affordable units.

H. Review Process. Site Plan Review shall be required pursuant to Chapter 21.25 of this Title for all micro-unit projects.

I. Findings. Findings shall be made in accordance with 21.25.506 for approval of a micro-unit project.

J. Sunset. The subject provisions allowing and regulating micro-units shall remain in effect until a total of 500 of micro-units are entitled. At the point at which projects comprising 500 micro-units are entitled, this section shall automatically sunset.