

33.405.070 Additional Regulations for Historic Resources

- A. Purpose.** These regulations offer added flexibility to promote adaptive reuse through conversion of designated historic resources as well as buildings that are ranked on the City's Historic Resources Inventory. Limitations serve to maintain the historic character of buildings while also discouraging the replacement of historic resources.
- B. Limitations on sites that contain a designated historic resource.** A site that at any time after October 1, 2017 has or had a property listed as a Historic or Conservation Landmark, or a contributing structure in a Historic or Conservation District, and the resource is or was subject to either demolition review or 120-day delay may not use the provisions in 33.405.050 Accessory Dwelling Units, Duplexes and Triplexes.
- C. Conversions to add dwelling units to a historic resource property.** A house or duplex that is a Historic or Conservation Landmark, contributing structure in a Historic or Conservation District, or is listed on the City's Historic Resource Inventory as a Rank I, II, or III resource may add up to two accessory dwelling units (both can be either detached, attached or internal to the house), or be converted to a duplex, duplex with one detached accessory dwelling unit, or a triplex as follows:
1. Limitations on alterations. Unless approved through Historic Resource Review, the following major residential alterations and additions are not allowed:
 - a. Adding any new story, excluding raising a structure less than 4 feet or excavating to meet the required headroom in a basement to create a taller basement;
 - b. Increasing or replacing 50 percent or more of the exterior wall area on any floor. If the subflooring under an exterior wall is removed, it will be treated as if the wall was removed;
 - c. Adding total new floor area to the existing structure that exceeds 800 square feet; or
 - d. Adding an area exceeding 100 percent of the existing foundation footprint area of the structure.
 2. The site meets the requirements of 33.110.210, When Primary Structures are Allowed;
 3. The site does not exceed the maximum FAR listed in Table 405-2. The maximum applies to the combined floor area for all primary and accessory structures on the lot;
 4. If the proposal includes a triplex, the triplex must meet or have received an adjustment to the standards in the base zone that are applicable to a house;
 5. If any combination of housing types results in at least three units on the site, one dwelling unit must meet the requirements of 33.405.060, Visitability;
 6. Parking is not required for the site. If all parking is removed, the curb cut must be removed.