

	San Francisco	New York City	Boston	Portland
<b>Approved / Proposed Micro-Housing S.F.</b>	<p><b>220 minimum (Approved)</b></p> <p>Revised Building Code regulation for Efficiency Dwelling Units</p>	<p><b>250 - 370 (Approved pilot project)</b></p> <p>Launched a pilot project 'My Micro NY' with 55 micro units range between 250 and 370 square feet, 40 percent of them affordable</p>	<p><b>350 minimum (Proposed)</b></p> <p>Established a minimum of 350 square feet for micro-units and so far limit them to the developing South Boston Innovation District (Permitted construction of about 195 smaller units, some 355 s.f.). The City of Boston will work with Harvard's Rappaport Institute to study the impacts of the first batch of the smaller-size units going up in the Innovation District.</p> <p>Mayor has proposed altering city regulations to allow for the construction of hundreds of micro-units, some as small as 375 square feet and most around the 400-square-foot mark</p>	<p><b>295 - 385 (Developed)</b></p> <p>Opened the first micro apartments at The Freedom Center in Portland's Pearl District, with 150 studio apartments, ranging from 295 to 385 square feet</p> <p>City supports microapartments (housing choice )</p> <p><a href="http://www.google.com/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;frm=1&amp;source=web&amp;cd=25&amp;cad=rja&amp;ved=0CFIQFjAE0BQ&amp;url=http%3A%2F%2Fwww.portlandoregon.gov%2Fbps%2Farticle%2F443618&amp;ei=hURvUeXPAs_DiwLylYGgBQ&amp;usq=AFQjCNE0bfgvDqt4J4Mq-hiaN-Dsl8U9pw&amp;sig2=ESTRwYLILYU5kkLDQgpAGg&amp;bvm=bv.45373924.d.cGE">http://www.google.com/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;frm=1&amp;source=web&amp;cd=25&amp;cad=rja&amp;ved=0CFIQFjAE0BQ&amp;url=http%3A%2F%2Fwww.portlandoregon.gov%2Fbps%2Farticle%2F443618&amp;ei=hURvUeXPAs_DiwLylYGgBQ&amp;usq=AFQjCNE0bfgvDqt4J4Mq-hiaN-Dsl8U9pw&amp;sig2=ESTRwYLILYU5kkLDQgpAGg&amp;bvm=bv.45373924.d.cGE</a></p>
<b>Current Regulations</b>	<p><b>Efficiency Dwelling Units: 220</b> square foot minimum total area of the unit (adding the bathroom and closets)</p> <p><b>Efficiency Dwelling Units with Reduced Square Footage:</b> a Dwelling Unit that (1) measures less than 220 square feet; (2) meets the criteria described in Building Code Section 1208.4; and (3) is not affordable housing, group housing or student housing, as defined in the Planning Code.</p> <p>Capped the number of Efficiency Dwelling Units with Reduced Square Footage that may be approved at 375. Evaluate after the approval of 325 units....Efficiency Dwelling Units that are affordable housing or student housing as defined in the Planning Code are not counted towards the cap.</p> <p>These amendments apply only to new construction, and are not applicable to existing units</p> <p><a href="https://www.google.com/url?q=http://www.sf-planning.org/ftp/files/legislative_changes/new_code_summaries/120996_Cap_on_Efficiency_Dwelling_Units.pdf&amp;sa=U&amp;ei=UttUdbcfseuiQLI2oHABg&amp;ved=0CAcQFIAA&amp;client=internal-uds-cse&amp;usq=AFQjCNEAFHA4kySupq6z71LqEd9WJVDlqQ">https://www.google.com/url?q=http://www.sf-planning.org/ftp/files/legislative_changes/new_code_summaries/120996_Cap_on_Efficiency_Dwelling_Units.pdf&amp;sa=U&amp;ei=UttUdbcfseuiQLI2oHABg&amp;ved=0CAcQFIAA&amp;client=internal-uds-cse&amp;usq=AFQjCNEAFHA4kySupq6z71LqEd9WJVDlqQ</a></p>	<p>A dwelling unit shall have an area of at least <b>400</b> square feet of floor area. (Article II Chapter 8 - The Quality Housing Program)</p> <p>In a dwelling unit, at least one habitable room shall have not less than 150 square feet of net floor area. Every habitable room or space shall have not less than 80 square feet in net floor area.</p> <p>Kitchen: A room with 80 s.f. or more of floor area which is intended, arranged, designed or used for cooking or warming of ood. (habitable space)</p> <p>Kitchenette: A space with less than 80 s.f. or more of floor area which is intended, arranged, designed or used for cooking or warming of ood. (not a habitable space)</p> <p><a href="http://www.google.com/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;frm=1&amp;source=web&amp;cd=1&amp;cad=rja&amp;ved=0CDIQFIAA&amp;url=http%3A%2F%2Fwww.nyc.gov%2Fhtml%2Fdcop%2Fpdf%2Fzone%2Fart02c08.pdf&amp;ei=YcVtUaekM-XbiwLr6IHAAQ&amp;usq=AFQjCNEBJKAbZsWosiZeYlka4M-XDDQyiw&amp;sig2=axEgI9KFyH-nH13jW-WFRQ&amp;bvm=bv.45218183.d.cGE">http://www.google.com/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;frm=1&amp;source=web&amp;cd=1&amp;cad=rja&amp;ved=0CDIQFIAA&amp;url=http%3A%2F%2Fwww.nyc.gov%2Fhtml%2Fdcop%2Fpdf%2Fzone%2Fart02c08.pdf&amp;ei=YcVtUaekM-XbiwLr6IHAAQ&amp;usq=AFQjCNEBJKAbZsWosiZeYlka4M-XDDQyiw&amp;sig2=axEgI9KFyH-nH13jW-WFRQ&amp;bvm=bv.45218183.d.cGE</a></p> <p><a href="http://www2.iccsafe.org/states/newyorkcity/Building/PDFs/Chapter%2012_Interior%20Environment.pdf">http://www2.iccsafe.org/states/newyorkcity/Building/PDFs/Chapter%2012_Interior%20Environment.pdf</a></p>	<p>Minimum 450 square feet</p> <p><a href="http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebrs.html">http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebrs.html</a></p>	<p><a href="http://ecodes.biz/ecodes_support/free_resources/Oregon/10_Structural/10_ORStructural_main.html">http://ecodes.biz/ecodes_support/free_resources/Oregon/10_Structural/10_ORStructural_main.html</a></p>
<b>Parking Requirement</b>	<p>Parking requirement varies based on zones</p> <p><a href="http://www.amlegal.com/nxt/gateway.dll/California/planning/planningcode?fn=templates\$fn=default.htm\$3.05&amp;vid=amlegal:sanfrancisco_ca\$sync=1">http://www.amlegal.com/nxt/gateway.dll/California/planning/planningcode?fn=templates\$fn=default.htm\$3.05&amp;vid=amlegal:sanfrancisco_ca\$sync=1</a></p>	<p>Parking requirement varies based on zones</p> <p><a href="http://www.nyc.gov/html/dcp/html/zone/zonetext.shtml">http://www.nyc.gov/html/dcp/html/zone/zonetext.shtml</a></p>	<p>Parking requirement varies based on FAR. Some cases do not require off-street parking (SECTION 23-6)</p> <p><a href="http://www.bostonredevelopmentauthority.org/zoning/downloadZone.asp">http://www.bostonredevelopmentauthority.org/zoning/downloadZone.asp</a></p>	<p>city planning commission proposed a minimum of one parking spot for every four apartments. That would apply to buildings with more than 40 units (large apartments).</p> <p>Parking study:  <a href="http://www.google.com/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;frm=1&amp;source=web&amp;cd=44&amp;cad=rja&amp;ved=0CE8QFjADOCg&amp;url=http%3A%2F%2Fwww.portlandoregon.gov%2Fbps%2Farticle%2F420059&amp;ei=OEZvUaGjHsfnAKf94DAAw&amp;usq=AFQjCNHXX4yw_gpzAWABMAhAPnPpXw&amp;sig2=cVW63rnPPk_BONlbsqHagg&amp;bvm=bv.45373924.d.cGE">http://www.google.com/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;frm=1&amp;source=web&amp;cd=44&amp;cad=rja&amp;ved=0CE8QFjADOCg&amp;url=http%3A%2F%2Fwww.portlandoregon.gov%2Fbps%2Farticle%2F420059&amp;ei=OEZvUaGjHsfnAKf94DAAw&amp;usq=AFQjCNHXX4yw_gpzAWABMAhAPnPpXw&amp;sig2=cVW63rnPPk_BONlbsqHagg&amp;bvm=bv.45373924.d.cGE</a></p>