Based on the following exhibits:

* Exhibits X, X and X dated XX/XX/XXXX

**District Type – Residential Multi-Family District**

**PROJECT DESCRIPTION**

|  |
| --- |
| *Here will be information regarding your project.*  **APN: XXX-XXX-XX ADDRESS:** |

**GENERAL INFORMATION** – Fresno General Plan Land Use Designation is \_\_\_\_.

|  |  |  |
| --- | --- | --- |
| Zoning | | |
|  | Existing |  |
|  | Requested |  |
| Plans | | |
|  | Community Plan |  |
|  | Specific Plan |  |
|  | Redevelopment |  |
| Previous Actions | | |
|  | Applications |  |
|  | Covenants/Easements |  |
|  | Development Agreements |  |
| Tract Map or Lot Split | |  |

**PROPERTY DEVELOPMENT STANDARDS**

**15-1002 - Use Regulations**  
**Note:** Refer to **Table 15-1002** to determine the proposed land use regulations for Residential Multi-Family Districts.

|  |  |  |
| --- | --- | --- |
| Use Permitted | | |
|  | **a.** Which RM district does the project fall under? | *(RM-1, RM-2, RM-3, RM-MH)* |
|  | **b.** Is the use of the project allowed in the RM district? | Yes No |
|  | **c.** What is the proposed use? | Type the use that is referred to in Table 15-1002. |
|  | **d.** Does the project require an approval of a Conditional Use Permit? | Yes No |
|  | **e.** Are there any additional regulations? If yes, then list the additional regulations here as well. | Yes No |
|  |  | Additional requirements, if applicable: |

**15-1003 - Intensity and Massing Development Standards**  
**Note**: Below this table will have a checklist table for the requirements stated in the additional regulations section, in numerical order.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Density, Intensity, and Massing Standards – Residential Multi-Family District | | | | | | | |
| **District** | **RM-1** | **RM-2** | **RM-3** | **RM-MH** | **Additional Regulations** | | **Does project meet requirement?** |
| Maximum Density (du/ac) (min/max) | 12/16 | 16/30 | 30/45 | 12/16 | §15-310, Determining Residential Density | | Yes  No  Not applicable |
| Maximum Height (ft.) | 40 | 50 | 60 | 35 | §15-2012, Heights and Height Exceptions  §15-1004-A, RS Transition Standards | | Yes  No  Not applicable |
| Setbacks (ft.) | | | | | | | |
| Front (min/max) | 10/20 | 10/20 | 10/20 | 10/20 | | §15-313, Determining Setbacks and Yards  §15-1004-A, RS Transition Standards  §15-1004-B, Side Setbacks for Attached Dwellings  §15-1004-C, Parking Setback  §15-2014, Projections/Encroachments into Yards  §15-2305, Areas to be Landscaped | Yes  No  Not applicable |
| Interior Side (min.) | 10 total, min. 4/side | 5 | 5 | 5 | | Yes  No  Not applicable |
| Street Side (min.) (Parcel <125 ft. in depth | 10 | 10 | 10 | 10 | | Yes  No  Not applicable |
| Street Side (min.) (Parcel >125 ft. in depth) | 15 | 15 | 15 | 15 | | Yes  No  Not applicable |
| Rear (min.) | 20 | 15 | 15 | 10 | | Yes  No  Not applicable |
| Alley (min.) | 3 | 3 | 3 | 3 | | Yes  No  Not applicable |
| Parking, from back of sidewalk or curb (min.) | 30 | 30 | 30 | 30 | | Yes  No  Not applicable |
| Min. Frontage Coverage (%) | 50 | 50 | 50 | - | | §15-317 Determining Frontage Coverage | Yes  No  Not applicable |
| Maximum Lot Coverage (% of lot) | 50 | 50 | 60 | 50 | | §15-311, Determining Lot Coverage | Yes  No  Not applicable |
| Minimum On-Site Open Space (% of Lot Area) | 20 | 15 | 10 | - | |  | Yes  No  Not applicable |

**15-310 - Determining Residential Density**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A. All Other Districts | | | | |
|  | Requirement: | | | |
|  | In all other districts, residential density shall be measured in dwelling units per acre of the project’s site area. For example, if a project proposed 15 dwellings on a three-acre site, it has a residential density of five dwelling units per acre (or five du/ac). Major utility easements (such as high-tension lines and trunk lines), trails, and natural features shall be excluded from this calculation.  *Density Transfers.* The number of units per acre prescribed in the applicable plans for an existing or proposed one district shall not be transferred to another existing or proposed zone district, unless a transfer is approved through the processing of a Planned Development Permit which includes all zone districts involved in the proposed transfer. | | | |
|  | **Required Residential Density for Project** | **Proposed Residential Density for Project** | **Does proposed Residential Density meet criteria in Table 15-1003?** | **If the Project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the required Residential Density is for your project.* | *Here you will put what the proposed Residential Density is for your project.* | Yes  No  Not applicable | *Here you will put any notes on how to modify project so that the Residential Density is within the requirement(s).* |

**15-311 - Determining Lot Coverage**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Requirement: | | | |
|  | Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, and carports shall be included in the lot coverage calculation, unless otherwise noted. The following structures **shall be excluded** from the calculation:   1. Decks, patios, porches, landings, balconies, and unenclosed stairways; 2. Eaves and roof overhangs; 3. Trellises and similar structures; 4. Outdoor swimming pools and hot tubs; and 5. Up to one non-habitable accessory structure of less than 120 sq. ft. in floor area, and seven ft. in height. Should there be multiple structures that do not exceed 120 sq. ft. in floor area, only one structure will be omitted for calculating the Lot Coverage.   **Figure 15-311: Determining Lot Coverage** | | | |
|  | **Permitted Lot Coverage for Project** | **Proposed Lot Coverage for Project** | **Does proposed Lot Coverage meet criteria in Table 15-1003?** | **If the Project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the permitted Lot Coverage is for your project.* | *Here you will put what the proposed Lot Coverage is for your project.* | Yes  No  Not applicable | *Here you will put any notes on how to modify project so that the Lot Coverage is within the requirement(s).* |

**15-313 - Determining Setbacks and Yards**

If a property abuts an Official Plan Line, the required setback shall be established from the Official Plan Line or the property line, whichever results in a greater setback.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| A. Front Setbacks | | | | | | | |
|  | Requirement: | | | | | | |
|  | Front setbacks shall be measured from the back of the sidewalk (including instances where the back of the sidewalk lies within the project parcel) to the portion of the structure that is closest to the front of the lot. In the absence of a sidewalk, the minimum front setback shall be measured from the back of the curb. In the absence of a sidewalk and curb, minimum front setbacks shall be measured from the front property line. | | | | | | |
|  | **Required Setback** | | **Proposed Front Setback for Project** | | **Does proposed Front Setback meet criteria in Table 15-1003?** | **If the Project does not meet the requirement, what needs to be changed?** | |
|  | *Here you will put the required Front Setback.* | | *Here you will put what the proposed Front Setback is for your project.* | | Yes  No  Not applicable | *Here you will put any notes on how to modify project so that Front Setback is within the requirement(s).* | |
| B. Side Setbacks | | | | | | | |
|  | Requirement: | | | | | | |
|  | Side setbacks on interior lot lines shall be measured from the property line. When the side of the lot abuts a street, the measurement to determine the setback shall be made in the same manner as Front Setbacks. | | | | | | |
|  | **Required Interior Side Setback for Project** | | **Proposed Side Setback for Project** | | **Does proposed Side Setback meet criteria in Table 15-1003?** | **If the Project does not meet the requirement, what needs to be changed?** | |
|  | *Here you will put the required Interior Side Setback.* | | *Here you will put what the proposed Side Setback is for your project.* | | Yes  No  Not applicable | *Here you will put any notes on how to modify project so that Side Setback is within the requirement(s).* | |
|  | **Required Street Side Setback** | | **Proposed Street Side Setback for Project** | | **Does proposed Street Side Setback meet the given requirement?** | **If the Project does not meet the requirement, what needs to be changed?** | |
|  | *Here you will put the required Street Side Setback.* | | *Here you will put what the proposed Street Side Setback is for your project.* | | Yes  No  Not applicable | *Here you will put any notes on how to modify project so that Street Side Setback is within the requirement(s).* | |
| C. Rear Setbacks | | | | | | | |
|  | Requirement: | | | | | | |
|  | **Required Rear Setback** | | **Proposed Rear Setback for Project** | | **Does proposed Interior Side Setback meet the given requirement?** | **If the Project does not meet the requirement, what needs to be changed?** | |
|  | None | | *Here you will put what the proposed Rear Setback is for your project.* | | Yes  No  Not applicable | *Here you will put any notes on how to modify project so that Rear Setback is within the requirement(s).* | |
| C. Yards on Alleys | | | | | | | |
|  | Requirement: | | | | | | |
|  | The following special regulations for determining setbacks apply when a lot abuts an alley.   1. If a side lot line abuts an alley, the yard shall be considered an interior side yard rather than a corner side yard. 2. In computing the minimum yard for any lot where such yard abuts an alley, no part of the width of the alley may be considered as part of the required yard. | | | | | | |
|  | **Required Setback** | **Proposed Yards on Alleys for Project** | | **Does proposed Yards on Alleys meet criteria in Table 15-1003?** | | | **If the Project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the required Yards on Alley is for your project.* | *Here you will put what the proposed Yards on Alley is for your project.* | | Yes  No  Not applicable | | | *Here you will put any notes on how to modify project so that Yards on Alleys is within the requirement(s).* |

**15-317 - Determining Frontage Coverage**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A. Description | | | | |
|  | Frontage coverage is the portion of the primary enclosed ground floor linear building façade that is located within the area between the minimum and maximum front setback.    **Figure 15-317: Determining Frontage Coverage** | | | |
| B. Exceptions | | | | |
|  | **Exception:** | | **Does project meet this exception?** | |
|  | **1.** Sites with the frontage on multiple streets may not be required to meet the frontage coverage requirement along the streets with the lowest functional classification or the least visual prominence, at the discretion of the Review Authority. | | Yes  No  Not applicable | |
|  | **2.** Required side and rear setbacks and residential transition setbacks shall be excluded from this calculation. | | Yes  No  Not applicable | |
|  | **3.** Public plazas, parks, pedestrian passages, alleys, and cross streets (public or private) shall be excluded from this calculation. | | Yes  No  Not applicable | |
| C. Proposals | | | | |
|  | **Proposed Frontage Coverage for Project** | **Does the proposed Frontage Coverage meet criteria in Table 15-1003?** | | **If the Project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the Frontage Coverage is for your project.* | Yes  No  Not applicable | | *Here you will put any notes on how to modify project so that Frontage Coverage is within the requirement(s).* |

**15-1004 - Site Design Development Standards**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| A. RS Transition Standards | | | | | | |
| **Is the project located where RM District abuts a RS District?** | | | | Yes  No  **If no, skip to section B, Side Setbacks for Attached Dwellings.** | | |
|  | **Requirements:** | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** | |
|  | **1.** *Height*: Maximum height within 40 ft. of an RS District is limited to 30 ft. The maximum height within 50 feet of an RS District is 40 ft. | | | Yes  No  Not applicable |  | |
|  | The following additional setbacks shall be applied to all structures, including accessory structures, on parcels which are **adjacent to RS District**: | | | | | |
|  | **2a.** *Front.* The minimum front setback requirement of the adjacent RS district shall be applied to all structures within 50 ft. of the RS District. | | | Yes  No  Not applicable |  | |
|  | **2b.** *Interior Side.* The interior side setback shall be 10 ft. | | | Yes  No  Not applicable |  | |
|  | **2c.** *Rear*. The rear setback shall be 20 ft. | | | Yes  No  Not applicable |  | |
|  | **3.** Landscape. See **Table 15-2305-C.1**, **Required Landscape Buffers**. | | | Yes  No  Not applicable |  | |
|  | **Does project propose a multi-story building where the second story or above is located within 50 ft. of the side or rear yard of a single family lot?** | | | Yes  No **If no, skip to section B, Side Setbacks for Attached Dwellings.** | | |
|  | **4a.** Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six ft. from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods. | | | Yes  No  Not applicable |  | |
|  | **4b.** *Sufficiency of Screening.* The Review Authority shall determine the sufficiency of the proposed screening measures and may require additional measures. | | | Yes  No  Not applicable |  | |
| B. Side Setbacks for Attached Dwellings | | | | | | |
|  | **Requirements:** | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** | |
|  | Required side setbacks shall apply only to the ends of the rows of attached dwellings, and shall not be required between attached dwellings. | | | Yes  No  Not applicable |  | |
| C. Parking Setback | | | | |  | |
| **Parking shall be setback as shown in Table 15-1003**, except as provided below: | | | | | | |
|  | **Requirements:** | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** | |
|  | Surface Parking | | | | | |
|  | **1a.** Is surface parking located behind a building? | | | Yes  No  **If no, skip to section 2a.** | (n/a) | |
|  | **1b.** Surface parking which is located behind a building shall not be subject to the parking setback requirement. | | | Yes  No  Not applicable |  | |
|  | **1c.** If a sound wall is required along a certain frontage, or if other circumstances exist that render the Parking Setback impractical or unnecessary, the Review Authority may waive the Parking Setback requirement. | | | Yes  No  Not applicable |  | |
|  | **2a.** Is the lot less than 150 ft. in width or depth? | | | Yes  No  **If no, skip to section 3a.** | (n/a) | |
|  | On lots **less than 150 ft. in width or depth**, surface parking may be set back less than the distance shown on **Table 15-1003** if the following conditions are met: | | | | | |
|  | **2b**. Such parking shall not be set back from the street less than adjacent buildings on the site. | | | Yes  No  Not applicable |  | |
|  | **2c**. The parking setback area shall be landscaped. | | | Yes  No  Not applicable |  | |
|  | **2d**. There shall be no more than four adjacent parking spaces in surface parking areas located less than 30 ft. from a street-facing lot line. The space between groups of four adjacent parking spaces shall be equal in width to the adjacent parking spaces and shall be landscaped. | | | Yes  No  Not applicable |  | |
|  | **2e.** Parking spaces shall be screened from the adjacent street with a minimum three foot berm, wall, or hedge, or combination thereof. | | | Yes  No  Not applicable |  | |
|  | Partially Submerged Podium Parking | | | | | |
|  | **3a.** Will there be partially submerged and podium parking? | | | Yes  No  **If no, skip to section 4a.** | (n/a) | |
|  | Parking that is partially below the street grade may extend to the setbacks of the main structure if the following conditions are met: | | | | | |
|  | **3b.** No more than 6 ft. of the partially submerged parking podium may extend above the street grade. | | | Yes  No  Not applicable |  | |
|  | **3c.** The partially submerged parking podium shall be screened along street facing elevations by foundation plant materials. Gates need not to be screened. | | | Yes  No  Not applicable |  | |
|  | Underground Parking | | | | | |
|  | **4a.** Will there be underground parking? | | | Yes  No  **If no, skip to section E.** | (n/a) | |
|  | **4b.** Parking that is fully underground and below the street grade may extend from lot line to lot line. | | | Yes  No  Not applicable |  | |
| D. On-Site Open Space | | | | | | |
|  | 1*.* ***Minimum Open Space Required***. The minimum amount of on-site open space required shall be based on the size of the lot, as shown in **Table 15-1003**. This requirement **may be met through a combination** of private open space, common open space or public plazas, as follows: | | | | Not applicable **If not applicable, move to section 2, Minimum Open Space Reduction.** | |
|  | **a.** Private Open Space Requirements | | | | | |
|  | Private open spaces are those which are attached to a dwelling unit and are available only for the use of the residents of the dwelling unit and are available only for the private use of the residents of the dwelling unit, such as balconies, porches, and patios. No fewer than 50 percent of the dwelling units on a site shall have a private open space. The following standards shall apply to private open space:   |  |  |  | | --- | --- | --- | | i. | The minimum dimension of any private open space shall be 4 ft. |  | | ii. | The minimum area of any private open space shall be 32 sq. ft. |  | | iii. | When located within 30 ft. of a public street and located on the ground floor, private open spaces shall be designed as a porch. |  | | iv. | When located within 30 ft. of a public street and located above the ground floor, private open spaces shall be designed as a balcony. |  | | | | | | |
|  | **b.** Common Open Space Requirements | | | | | |
|  | Common open spaces are those which are available for active or passive use by all tenants, but use by the general public may be restricted. To the extent that common open space is provided, the following standards shall apply:   |  |  |  | | --- | --- | --- | | i. | The minimum dimension of any common open space shall be 20 ft. |  | | ii. | The minimum area of any common open space shall be 1,000 sq. ft. The calculation of the common open space area shall exclude structures that are unusable as open space, but shall include structures that enhance its usability, such as swimming pools, changing facilities, fountains, planters, benches, and landscaping. |  | | iii. | Not less than 80% of common open space shall be unobstructed to the sky. Trellises, pergolas, and similar structures shall be considered open to the sky for the purposed of this measurement. |  | | iv. | Common open space may be located at grade, on rooftops, on top of parking podiums, or any other such location that is accessible to tenants. Common open space may not be located within required front setbacks or RS buffer setbacks. |  | | | | | | |
|  | **c.** Public Plaza Requirements | | | | | |
|  | Public plazas are those which are available for use by the general public, as well as tenants of the project. To the extent that public plazas are provided, the following standards shall apply:   |  |  |  | | --- | --- | --- | | i. | The minimum dimension of any public plaza shall be 20 ft. |  | | ii. | The minimum area of any public plaza shall be 500 sq. ft. The calculation of the public plaza area shall exclude structures that are unusable as open space, but shall include structures that enhance its usability, such as fountains, planters, benches, and landscaping. |  | | iii | Public plazas shall include benches or other seating, and paving shall be of high-quality materials. Amenities provided shall enhance the comfort, aesthetics, or usability of the space and include, but not be limited to, trees and other landscaping, shade structures, drinking fountains, water features, public art, or performance areas. Landscaping or other aspects of the design shall not discourage the use of the space by the general public. |  | | iv. | Public plazas shall be fully accessible from the public right-of-way, shall be located in front of project buildings and shall not be located where public views into the space are obstructed by buildings or other structures. |  | | v. | Public plazas may be located within required front setbacks. |  | | vi. | A public access easement shall be provided for the space. |  | | | | | | |
|  | **Does project use a combination of the private open space, common open space or public plazas?** | | **Which open space options are used in the project?** | | | |
|  | Yes  No | | |  |  | | --- | --- | | Private Open Space |  | | Common Open Space |  | | Public Plazas |  | | | | |
|  | **Required Open Space** | **Proposed Open Space** | **Does the proposed Minimum Open Space meet criteria in Table 15-1003?** | | **If the Project does not meet the requirement, what needs to be changed?** | |
|  | *Here you will put what the minimum required Open Space is for your project.* | *Here you will put what the proposed Open Space is for your project.* | Yes  No | | *Here you will put any notes on how to modify project so that Open Space is within the requirement(s).* | |
|  | 2*.* **Minimum Open Space Reduced** | | | | | Not applicable **If not applicable, move to section E, Pedestrian Access.** |
|  | The minimum amount of open space required shall be reduced by 25% in any of the one circumstances: | | | | | |
|  | **Circumstances:** | | | **Does project fall under circumstance?** | | |
|  | Any portion of the lot is located within 400 ft. of a transit stop with regular, scheduled service during the weekday hours of 7:00a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m. | | | Yes  No  Not applicable | | |
|  | There is a public park within 400 ft. of the site and said park is located on the same side of the street and provides an improved pedestrian path to and from the site;  OR  There is a public park within 400 ft. of the site, and the public park is across a local street and the site provides an improved pedestrian path to and from the site. | | | Yes  No  Not applicable | | |
|  | The parcel is 15,000 sq. ft. or less in area. | | | Yes  No  Not applicable | | |
| E. Pedestrian Access | | | | | | |
| Pedestrian access to public streets shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option. If choosing **Flexibility option, proceed to section 1**. If choosing **Certainty Option, proceed to section 2.** | | | | | | |
|  | 1. Flexibility Option | | | | | |
|  | The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the goals below. | | | | | |
|  | **Requirements:** | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** | |
|  | Provide sufficient opportunities to walk to nearby amenities, services, and transit facilities. | | | Yes  No  Not applicable |  | |
|  | 2. Certainty Option | | | | | |
|  | **Requirements:** | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** | |
|  | **I.** Common Area Sidewalk Connections | | | | | |
|  | Common entrances into lobbies or internal pedestrian paths shall be provided at the rates prescribed below. When providing access to a structure, such entrances shall be protected by a portico, canopy, or alcove of **no less than 4 ft. in depth**.  i. **In the Priority Areas.** (see Figure IM-1: Priority Areas for Development Incentives in the Fresno General Plan, adopted in 2014.) No less than one per 400 ft. of linear street frontage.  ii. **Outside Priority Areas**. No less than one per 600 ft. of linear street frontage. | | | Yes  No  Not applicable |  | |
|  | **II.** Residential Unit Sidewalk Connections | | | | | |
|  | Direct entrances into individual ground-floor dwelling units which are adjacent to streets shall be provided at the rates prescribed below. Such entrances shall be protected by a portico, canopy, or alcove of **no less than 4 ft. in depth**.  i. **In Priority Areas.** No less than one per 100 ft. of linear street frontage.  ii. **Outside of the Priority Areas**. None required. | | | Yes  No  Not applicable |  | |
|  | **III.** External Connections to Adjacent Development | | | | | |
|  | Pedestrian walkways shall connect the project site to adjacent Commercial, Mixed-Use, and Office districts at a frequency of no less than one per 600 ft. **Projects may be excepted from this requirement in the following exceptions**: | | | Yes  No  Not applicable |  | |
|  | **Exceptions:** | | | **Does project meet exception?** | | |
|  | i. An interconnected street network with short blocks and sidewalks exists in the surrounding areas; or | | | Yes  No  Not applicable | | |
|  | ii. The project site is less than one acre in size; or | | | Yes  No  Not applicable | | |
|  | iii. The adjacent properties are developed and there are no possible connection points via breaks in the perimeter wall/fence. | | | Yes  No  Not applicable | | |
|  | **IV. Etc.** | | | | | |
|  | If the project is located within an area with adopted design guidelines, all applicable guidelines which relate to pedestrian access and the location of doors and entrances shall also be followed. | | | Yes  No  Not applicable |  | |

**15-1005 - Façade Design Development Standards  
Note:** This section applies only to new buildings, building additions, and façade remodels. If your project is not proposing any of the changes, skip to the next **section, Other General Site Regulations**.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Appropriate Façade design shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option as follows. If choosing **Flexibility option, proceed to section A**. If choosing **Certainty Option, proceed to section B.** | | | | |
| A. Flexibility Option | | | | |
| The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the following goals: | | | | |
|  | **Goals:** | **Does project meet goal?** | | **If project does not meet goal, what needs to be changed?** |
|  | **1**. Present an attractive appearance to public streets. | Yes  No  Not applicable | |  |
|  | **2**. Be aesthetically and functionally compatible to the nearby development context. | Yes  No  Not applicable | |  |
|  | **3**. Demonstrate a high level of quality. | Yes  No  Not applicable | |  |
|  | **4**. Support the growth in value of surrounding properties. | Yes  No  Not applicable | |  |
| B. Certainty Option | | | | |
| **Street-facing facades for buildings adjacent to a public street** shall comply with the following standards.  **Other facades are not to be subject to these standards.** If project is not proposed as a street-facing façade for buildings adjacent to a public street, then skip to the next **section, Other General Site Regulations.** | | | | |
|  | **Requirements:** | **Does project meet requirement?** | | **If project does not meet requirement, what needs to be changed?** |
|  | **I. Building Length Articulation** | | | |
|  | At least one projection or recess shall be provided for every 50 horizontal ft. of wall in one of the following manners: | | | |
|  | **1.** Projections or recesses for buildings 50 ft. wide or less shall be exempted from the building length articulation requirement; projections or recesses for buildings greater than 50 ft. in width but less than 100 ft. in width shall be no less than 12 inches in depth; or projections or recesses for buildings 100 ft. wide or wider shall be no less than 24 inches in depth. | Yes  No  Not applicable | |  |
|  | **2**. The depth and width of the projection or recess shall be proportionate to the overall mass of the building. | Yes  No  Not applicable | |  |
|  | **II. Building Materials and Finishes** | | | |
|  | Materials shall present a durable and attractive appearance through high-quality materials, finishes, and workmanship defined as: | | | |
|  | **Requirements:** | **Does project meet requirement?** | | **If project does not meet requirement, what needs to be changed?** |
|  | **1**. At least two cladding materials (excluding roof and foundation); and | Yes  No  Not applicable | |  |
|  | **2**. At least three exterior colors (each cladding material shall count as a color, and trim/accent colors shall each count as a color, and visually significant colors for doors, balconies, and similar elements may count as a color). | Yes  No  Not applicable | |  |
|  | **3. *Exception***. Buildings which accurately adhere to a recognized architectural style which is appropriately expressed in one cladding material and one color shall be excepted. | Yes  No  Not applicable | |  |
|  | **4. *Exception***. Buildings with all of the following characteristics shall be allowed to use one cladding material:   1. Not located within the area bounded by Tulare Street, L Street, Santa Clara Street, and the Union Pacific Railroad; 2. Building height of three stories or less; 3. Building width of 100 ft. or less; and 4. A façade with a comparable form of visual interest. | Yes  No  Not applicable | |  |
|  | **III. Window Design** | | | |
|  | **Requirements:** | **Does project meet requirement?** | | **If project does not meet requirement, what needs to be changed?** |
|  | Glazing Ratio | | | |
|  | Street-facing facades of each floor of the building shall have an overall wall composition of **at least 25% glazing, but not more than 70% glazing**. | Yes  No  Not applicable | |  |
|  | Vertical Proportion | | | |
|  | On upper stories, the percentage of all window openings, window panes, or distinct window units specified below shall have a **vertical proportion**, in which their **heights exceeds their width by 25% or more**. | Yes  No  Not applicable | |  |
|  | Window Depth | | | |
|  | **In the Priority Areas**, windows shall create visual interest and the appearance of depth in **one** of the following manners: | | | |
|  | Trim at least **1 inch in depth and 3 inches wide** must be provided around all upper story windows and non-commercial ground-floor windows; | Yes  No  Not applicable | |  |
|  | Windows must be recessed **at least 2 inches** from the plane of the surrounding exterior wall (for double-hung and horizontal sliding windows, at least one sash shall achieve the 2-inch recess); or | Yes  No  Not applicable | |  |
|  | Decorative plaster screed, **minimum 2 inches wide**. | Yes  No  Not applicable | |  |
|  | Exception to Window Depth | | | |
|  | Buildings with **all** of the following characteristics shall be allowed to use flush windows without trim: | | | |
|  | **Exceptions:** | | **Does project meet exception?** | |
|  | Not located within the area bounded by Tulare Street, L Street, Santa Clara Street, and the Union Pacific Railroad; | | Yes  No  Not applicable | |
|  | Building height of 3 stories or less; | | Yes  No  Not applicable | |
|  | Building width of 100 ft. or less; and | | Yes  No  Not applicable | |
|  | A façade with a comparable form of prominent surface relief and articulation, such as awnings, canopies, balconies, or massing changes. | | Yes  No  Not applicable | |
|  | **IV. Façade Alignment** | | | |
|  | **Requirements:** | **Does project meet requirement?** | | **If project does not meet requirement, what needs to be changed?** |
|  | **In the Priority Areas**. Façade alignment shall be as follows: | | | |
|  | *Vertical Alignment.* With the exception of mansard roofs, cornices, and other such features, facades shall be oriented vertically and shall have no slope. | Yes  No  Not applicable | |  |
|  | *Horizontal Alignment*. With the exception of bay windows and similar features, facades shall run parallel or perpendicular to the adjacent street. | Yes  No  Not applicable | |  |
|  | **Outside of the Priority Areas**. | | | |
|  | No requirement. | Yes  No  Not applicable | | (n/a) |
|  | **V. External Stairs, Corridors, and Hallways** | | | |
|  | **Requirements:** | **Does project meet requirement?** | | **If project does not meet requirement, what needs to be changed?** |
|  | **In the priority areas**, external stairs, corridors, and hallways that are located within 30 ft. of a public street must be architecturally integrated into the building design. | Yes  No  Not applicable | |  |
|  | **VI. Balconies** | | | |
|  | **Requirements:** | **Does project meet requirement?** | | **If project does not meet requirement, what needs to be changed?** |
|  | If balconies are provided, they shall not be grouped together into a continuous band across the façade. No more than 2 balconies shall be contiguous. Each balcony or group of 2 contiguous balconies shall be distinct and shall have at least 6 ft. of horizontal separation from any other balcony. | Yes  No  Not applicable | |  |
|  | **VII. Façade Elements** | | | |
|  | **Requirements:** | **Does project meet requirement?** | | **If project does not meet requirement, what needs to be changed?** |
|  | **In the Priority Areas** | | | |
|  | **A minimum of one** of the following Façade Elements will be incorporated into **street-facing building facades**: i. Forecourts ii. Bay Windows  iii. Balconies  iv. Porches  v. Stoops  vi. Arcades | Yes  No  Not applicable | |  |
|  | **Outside the Priority Areas** | | | |
|  | No requirement. | Yes  No  Not applicable | | (n/a) |
|  | **VIII. Etc.** | | | |
|  | **Requirements:** | **Does project meet requirement?** | | **If project does not meet requirement, what needs to be changed?** |
|  | If the project is located within an area with adopted design guidelines, all applicable guidelines which related to façade design shall also be followed. | Yes  No  Not applicable | |  |

**OTHER GENERAL SITE REGULATIONS  
Note:** The following chart lists all the sections of General Site Regulations. Use the checklist to see which sections will apply to your project, then find the appropriate table after this checklist for a more in-depth checklist for requirements of the section. To downsize this document, delete sections that do not pertain to your project.

|  |  |  |  |
| --- | --- | --- | --- |
| General Site Regulations | | | |
|  | **Section** | **Description** | **Does this section apply to your project?** |
|  | 15-2003 | Trails | Yes  No |
|  | 15-2004 | Accessory Buildings and Structures | Yes  No |
|  | 15-2005 | Pools and Spas | Yes  No |
|  | 15-2006 | Fences, Walls, and Hedges | Yes  No |
|  | 15-2008 | Screening Between Differing Land Uses | Yes  No |
|  | 15-2011 | Screening of Mechanical and Electrical Equipment | Yes  No |
|  | 15-2012 | Heights and Height Exceptions | Yes  No |
|  | 15-2014 | Projections/Encroachments into Required Yards | Yes  No |
|  | 15-2015 | Outdoor Lighting and Illumination | Yes  No |
|  | 15-2016 | Trash and Refuse Collection Areas | Yes  No |
|  | 15-2017 | Underground Utilities | Yes  No |
|  | 15-2018 | Intersection Visibility | Yes  No |
|  | 15-2019 | Development on Substandard Lots | Yes  No |
|  | 15-2020 | Lots with Multiple Zone Districts (Split Zoning) | Yes  No |

**15-2003 - Trails**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Whenever a trail is identified on an operative plan, the trail shall be constructed per City standards. Access to trails shall be provided per **Section 15-4109-B, Trails and Natural Features**. | Yes  No |  |
|  | **2.** When there is a demonstrated need, landscaping with appropriate adequate physical and visual barriers (e.g. masonry walls, wrought-iron, or tube steel fencing) shall be provided to screen path and trail right-of-ways and separate paths and trails from mining operations, drainage facilities, and similar locations. | Yes  No |  |
|  | **3.** *Paths and Trail Crossings.* To the extent feasible, vehicle crossings shall be limited to two per 660 feet. | Yes  No |  |

**15-2004 -** **Accessory Buildings and Structures**

|  |  |  |  |
| --- | --- | --- | --- |
| A. Applicability | | | |
|  | These provisions apply to:   1. All new structures over seven feet in height, including, but not limited to, garages, carports, porte-cocheres, sheds, workshops, gazebos, greenhouses, cabanas, trellises, play structures, aviaries, covered patios, etc. which collectively shall be referred to as Accessory Structures, that are attached or detached from and accessory to the main building on the site. 2. Decks and patios that are 30 inches above the ground elevation, excluding above-ground pools. | | |
| B. Relation to Other Structures | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** A detached accessory building may be constructed on a lot on which there is a permitted main building to which the accessory building is related. | Yes  No  Not applicable |  |
|  | **2.** Should the ownership of two contiguous and immediately adjoining residential lots be the same and one lot contains a single-family home, an accessory building (with the exception of required parking) and/or pool, may be permitted on the adjoining vacant lot subject to compliance with all property development standards. The owner shall sign a covenant, which will at a minimum require that any improvements, such as pools, storage sheds, etc., be removed should either parcel be sold separately. | Yes  No  Not applicable |  |
|  | **3.** An accessory building may be constructed prior to a permitted main building and used for not more than one year in connection with the construction of the main building. The owner shall sign a covenant, which will at a minimum, require that the accessory structure be removed should the main building not be constructed. | Yes  No Not applicable |  |
| C. Residential Districts | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** For habitable accessory structures, including **Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters**, refer to **Section 15-2754**. For outdoor kitchens, see **Section 15-2753**, **Second and Outdoor Kitchens**. | Yes  No  Not applicable |  |
|  | **2.** An Accessory Structure may have plumbing for a washer, dryer, and/or utility sink. | Yes  No  Not applicable |  |
|  | **3.** An Accessory Structure may contain a toilet, shower, and sink. Bathtubs and stoves are not permitted. The applicant shall sign a covenant that would prohibit the structure from being used habitable space. | Yes  No  Not applicable |  |
|  | **4.** Existing accessory structures that do not comply with the strict application of the required setbacks of the underlying zone district, may install a toilet, shower, sink, and plumbing for a washer, dryer, or utility sink, subject to compliance with the adopted Building Code. This exception does not allow for a reduction in required parking spaces, parking space dimensions, building regulations, or any other adopted standards. | Yes  No  Not applicable |  |
| D. Setbacks | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **a. For All Districts** | | |
|  | *Front and Street-Side Yards.* Accessory Structures may not be located within required front yard or street-side setback areas. | Yes  No  Not applicable |  |
|  | *Alleys*. Accessory Structures shall be set back a minimum of 5 ft. from an alley if the Accessory Structure utilizes the alley for vehicle access. | Yes  No  Not applicable |  |
|  | **b. Front Yards** | | |
|  | Accessory Structures shall be located to the rear of main buildings. | Yes  No  Not applicable |  |
|  | Detached garages and/or carports shall be located away from adjacent public roadways, to the rear, or shall be perpendicular to adjacent roadways to the greatest extent feasible. | Yes  No Not applicable |  |
|  | **c. Interior-Side and Rear Yards** | | |
|  | Accessory Structures shall be set back from interior side and rear property lines as follows: | | |
|  | **If Adjacent to Single-Family Districts.** Accessory Structures, including garages and covered parking spaces, shall be set back per the underlying district or operative plan, whichever is greater. | Yes  No  Not applicable |  |
|  | **All Other Districts.** Five feet. | Yes  No  Not applicable |  |
| D. Height | | | |
|  | *Parcels 10,000 Sq. Ft. and Less*. Accessory Structures shall be no greater than 12 ft. high measured from the ground level to the finished height of the structure. | Yes  No  Not applicable |  |
|  | *Parcels Greater than 10,000 Sq. Ft.* Accessory Structures located a minimum of 10 ft. from all property lines may be up to 16 ft. high. | Yes  No  Not applicable |  |
|  | *Additional Height.* The Director may allow additional height not to exceed the height of the main building provided the Accessory Structure is designed, in terms of materials and architectural styles, to match the main building. The setbacks described above shall still be applicable. | Yes  No  Not applicable |  |

**15-2005 - Pools and Spas**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Swimming pools, including slides and decorative features, Jacuzzis, spas, mechanical equipment, ground-mounted air conditioners, swimming pool pumps, and related equipment shall not be located in the front or street-side yards, and shall be set back a minimum of 5 ft. from interior side and rear property lines. | Yes  No  Not applicable |  |
|  | **2.** All equipment shall comply with all applicable noise standards. If needed, equipment shall be baffled and/or enclosed to reduce noise to acceptable levels. | Yes  No Not applicable |  |

**15-2006 - Fences, Walls, and Hedges**

|  |  |  |  |
| --- | --- | --- | --- |
| A. Applicability | | | |
|  | The standards of this section apply to:   1. New fences, hedges, or walls; 2. New development; 3. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 4. A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this Code; 5. The demolition and reconstruction of a site; 6. A request for a Discretionary Permit; 7. Change of Occupancy of an existing building as defined by the Building Code; or, 8. Condominium Conversions 9. ***Exceptions***. The standards of this section do not apply to fences that are part of a designated historic site. | | |
| B. Fence and Height Locations for All Districts | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | Other Regulations | | |
|  | **1.** Fences shall comply with the setback requirements below, unless a greater setback is required by an operative plan, adopted policy, or a condition of project approval. | Yes  No  Not applicable |  |
|  | Subdivision Approval Conditions | | |
|  | **2.** In certain circumstances, such as at the rear of landscape easements, fence locations are identified as part of the subdivision approval process. In such cases and in the potential case of conflict with this section, the map conditions of approval shall govern. | Yes  No  Not applicable |  |
|  | Street-Facing References | | |
|  | **3.** Street-facing includes all roadways, including highways | Yes  No  Not applicable |  |
|  | Parking Lot Entrances | | |
|  | **4.** Fence and gate locations may need to provide greater setbacks than those listed in this section to allow for vehicle staking. This includes fencing that limits access to parking lots. | Yes  No  Not applicable |  |
| C. Fence and Height Locations for Multi-Family Districts | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | Front Yard Requirements | | |
|  | **5a.** Where a lot is on the same block frontage with parcels that are zoned for Single-Family uses, fencing shall comply with the fencing standards of the Single-Family District in **Subsection 15-2006-C.** | Yes  No  Not applicable |  |
|  | **5b. If the block does not contain Single-Family zoned lots:**  i. *Wrought Iron or Tubular Steel*. A fence up to 4 ft. in height may installed within any required front yard setback. Fences must be open a minimum of 80% (e.g., no more than 20% opaque) to allow for the passage of light and air.  ii. *All Other Materials*. The fence may be placed within any required front yard setback if the **fence does not exceed 3 ft. in height**.  **Exception:** Fences on parcels within the Pinedale Neighborhood Plan may be up to 4 ft. in height, regardless of material; however fences shall comply with **Section 15-2018, Intersection Visibility**. | Yes  No  Not applicable |  |
|  | Street-Side Yard Requirements | | |
|  | *Lots with a Street-Side Yard of 125 Ft. or less in Length.* Fencing up to 6 ft. in height may be placed within any street-side yard. | Yes  No  Not applicable |  |
|  | *Lots with Street-Side Yards Greater than 125 Ft. in Length.* Fencing up to 6 ft. in height may be placed per the main building setback of the underlying district minus five ft. | Yes  No  Not applicable |  |
|  | Through Lots | | |
|  | All street frontages shall be considered Front Yards. | Yes  No  Not applicable |  |
|  | Private Patios, Yards, Etc. | | |
|  | Fencing for private patios, yards, etc. in multi-family developments shall comply with the fencing requirements of this section. | Yes  No  Not applicable |  |
|  | Other Yards | | |
|  | Fences, regardless of location on the site, shall not exceed 6 ft. in height. | Yes  No  Not applicable |  |
|  | Setbacks | | |
|  | Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines. | Yes  No  Not applicable |  |
|  | Right-of-Way | | |
|  | In no circumstance may any fence be placed in the public right-of-way unless specified elsewhere in this Code. | Yes  No  Not applicable |  |
| D. Decorative Features | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Columns and gates may exceed the maximum height requirements by 4 inches. | Yes  No  Not applicable |  |
|  | **2.** On through and corner lots, the exposed (e.g. rough) side of the fence shall face into the subject parcel, rather than the street. The finished side of the fence shall be oriented towards the street. | Yes  No  Not applicable |  |
|  | **3.** Fences, greater than 125 ft. in length in Residential Districts and/or along Major Streets, shall incorporate decorative pilasters with decorative caps spaced no more than 30 ft. apart. This shall not apply to industrial districts, unless the industrial district is located on the same side of the street as existing, planned or zoned residences. | Yes  No  Not applicable |  |
|  | **4.** Decorative caps, not to exceed 4 inches may be added to the columns of walls. | Yes  No  Not applicable |  |
|  | **5.** A wrought iron decorative entry gate, located outside the required street yard setbacks may be allowed up to 7 ft. in height in Residential Districts and 8 ft. in Non-Residential Districts with Director approval. | Yes  No  Not applicable |  |

**15-2008 - Screening Between Differing Land Uses**

|  |  |  |  |
| --- | --- | --- | --- |
| A. Applicability | | | |
|  | The standards to this section apply to:   1. New fences, hedges, or walls; 2. The demolition and reconstruction of a site; 3. New development; 4. A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this code; 5. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 6. A request for a Discretionary Permit; 7. Change of Occupancy of an existing building as defined by the Building Code; or 8. Condominium Conversions 9. ***Exceptions.*** The standards of this section do not apply to fences that are part of designated historic site. | | |
| B. Common Property Lines | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1a.** A six-foot-high screen wall shall be provided on the interior lot lines where any non-residential use abuts a residential district where multi-family development of four or more units abuts a single-family residential district. Walls shall step down to three feet in height along interior property lines within front yards. | Yes  No  Not applicable |  |
|  | **1b.** *Alleys.* Where residential and non-residential uses are separated by an alley, a screen wall is not required, unless required to screen outdoor storage of material. | Yes  No  Not applicable |  |
| C. Screening Wall Standards | | | |
|  | Location | | |
|  | **1.** Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to be substantially hide from adjoining lots the building, facility, or activity required to be screened. | Yes  No  Not applicable |  |
|  | Materials | | |
|  | **2.** Walls shall be of stucco, decorative block, decorative concrete panel, or other substantially equivalent materials as approved by the Director. Chain-link or double-faced wood fencing does not fulfill the screening wall requirement. | Yes  No  Not applicable |  |
|  | Berms | | |
|  | **3.** Topography, berming, and other alternative methods of mitigating the nuisance of noise and light might be considered at time of project review. An earth berm may be used in combination with the above types of screening walls, but not more than one-third of the required height of such screening may be provided by the berm. | Yes  No  Not applicable |  |
|  | Timing | | |
|  | **4.** If a non-residential use develops adjacent to an existing residential development, the wall shall be constructed with the new development. Where a six-foot-high wood fence already exists, the masonry wall footing, when constructed, shall comply with City standards. | Yes  No  Not applicable |  |
|  | Pedestrian Access | | |
|  | **5.** Pedestrian access, or breaks in screening walls, shall be provided from commercial to residential land uses in strategic locations to allow for connectivity. Locations shall be determined and negotiated at the time of approval, unless otherwise stated in this Code. | Yes  No  Not applicable |  |

**15-2011 - Screening of Mechanical and Electrical Equipment**

|  |  |  |  |
| --- | --- | --- | --- |
| A. Applicability | | | |
|  | The standards to this section apply to:   1. New development; 2. New equipment that is added to serve existing buildings; or 3. Condominium Conversions 4. ***Exceptions.*** Existing equipment that serves existing buildings; and Industrial Districts. | | |
| B. Compliance with State and Federal Regulations | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** *Equipment.* All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts. | Yes  No  Not applicable |  |
|  | **2.** *Residential Districts.* Equipment to be screened includes, but is not limited to, all roof-mounted equipment air conditioner, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Above grade equipment by Public Utility providers may be permitted within easements. | Yes  No  Not applicable |  |
|  | **3.** *Roof Access Ladders and Fire Sprinkler Risers.* Food access ladders shall be screened from Major Streets. Fire sprinkler risers should be designed for interior installation whenever possible where an exterior location would be visible from a Major Street. Where site conditions dictate an exterior location for the sprinkler riser, a three ft. clear space shall be provided between the screening materials and the riser. The alarm bell and fire department connection shall be installed so that they are visible from the street. | Yes  No  Not applicable |  |

**15-2012 - Heights and Height Exceptions**  
**Note:** The standards to this section apply to new development or structures or new equipment that is added to serve existing buildings.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A. Applicability | | | | |
|  | The standards to this section apply to:   1. New development or structures; or 2. New equipment that is added to serve existing buildings. | | | |
| B. Requirements | | | | |
|  | Structures listed in **Table 15-2012-B, Allowed Projections Above Height Limits**, may exceed the maximum permitted building height for the district in which they are located, subject to the limitations stated in the table and further provided that no portion of a structure in excess of the building height may be used for sleeping quarters or advertising and all heights shall comply with any operative Airport Plan. | | | |
|  | **Permitted Height** | **Proposed Building Height** | **Does the proposed building height meet requirement?** | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the permitted building height is for your project* | *Here you will put what the proposed building height is for your project.* | Yes  No  Not applicable | *Here you will put any notes on how to modify project so that the proposed building height is within the requirement.* |

**15-2014 - Projections/Encroachments into Required Yards**

|  |  |  |  |
| --- | --- | --- | --- |
| A. Requirements | | | |
|  | Refer to **Table 15-2014: Allowed Building Projections and Encroachments into Required Yards** in the Code to see what the requirements are. | | |
|  | **Proposed Projection/Encroachment** | **Does the proposed building height meet requirement?** | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the proposed projection/encroachment is for your project.* | Yes  No  Not applicable | *Here you will put any notes on how to modify project so that the proposed projection/encroachment is within the requirement.* |

**15-2015 - Outdoor Lighting and Illumination**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A. Applicability | | | | |
|  | The standards of this section apply to on-site lighting under the following circumstances:   1. New lights 2. The demolition and reconstruction of a site 3. New development 4. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 5. The addition of residential units; 6. A request for a Discretionary Permit; 7. Change of Occupancy of an existing building as defined by the Building Code; or, 8. Condominium Conversions. | | | |
| B. Required Setbacks | | | | |
|  | **Requirements:** | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** *Multiple-Unit Residential Buildings.* Aisles, passageways, recesses, parking areas, carports, garages, etc., related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers. | | Yes  No  Not applicable |  |
|  | **2.** *Pedestrian-Oriented Lighting.* Exterior lighting with an intensity of at least 0.25 foot-candles at the ground level shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination. | | Yes  No  Not applicable |  |
| C. Maximum Height | | | | |
|  | Requirements | | | |
|  | Lighting fixtures shall not exceed the maximum heights specified in the following table:   |  |  | | --- | --- | | TABLE 15-2015-B.3: MAXIMUM HEIGHT OF LIGHTING FIXTURES | | | District | Maximum Height (ft) | | Residential Single-Family Districts | Shall not exceed the fascia of the home | | Residential Multi-Family Districts | Shall not exceed the fascia of the unit or 16 feet, whichever is greater | | Commercial and Mixed-Use Districts | 20 within 100 of any street frontage or Residential District; 25 in any other location | | Employment Districts | 25 within 100 of any street frontage; 30 in any other location | | Public and Semi-Public Districts | 25, or as necessary for safety and security | | | | |
|  | **Proposed Height of Lighting Fixture** | **Does the proposed height of lighting fixture meet requirement?** | | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the proposed height of lighting fixture is for your project.* | Yes  No  Not applicable | | *Here you will put any notes on how to modify project so that the proposed height of lighting fixture is within the requirement.* |
| D. Fixture Types | | | | |
|  | **Requirements:** | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for “Cut Off” or “Full Cut Off” luminaries. | | Yes  No  Not applicable |  |
| E. Glare | | | | |
|  | **Requirements:** | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the property where the use is located. | | Yes  No  Not applicable |  |
| F. Light Trespass | | | | |
|  | Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. | | | |
|  | **Requirements:** | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. | | Yes  No  Not applicable |  |
|  | **2.** No light or combination of lights, or activity shall cast light exceeding one foot candle onto a public street, with the illumination level measured at the centerline of the street. | | Yes  No  Not applicable |  |
|  | **3.** No light, combination of lights, or activity shall cast light exceeding 0.5 foot candle onto a residentially zoned property, or any property containing residential uses. | | Yes  No  Not applicable |  |
| G. Prohibited Lighting | | | | |
|  | **Requirements:** | | **Does project have one of the prohibited types of lighting?** | **If project does have one of the prohibited types of lighting, what changes will be made?** |
|  | The following types of exterior lighting are prohibited:   1. Drop-down lenses 2. Mercury vapor lights 3. Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves. | | Yes  No  Not applicable |  |

**15-2016 - Trash and Refuse Collection Areas**

|  |  |  |  |
| --- | --- | --- | --- |
| A. Applicability | | | |
|  | The standards of this section apply to:   1. New collection areas; 2. New Development; 3. The demolition and reconstruction of a site; 4. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 5. The addition of residential unit(s) that result in five or more dwelling units 6. A request for a Discretionary Permit 7. Change of Occupancy of an existing building as defined by the Building Code; and, 8. Condominium Conversions. | | |
| B. Requirements | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | Enclosures for solid waste and recycling containers are required when:  a. Five or more dwelling units are proposed; and,  b. There should be a minimum of one solid waste and recycling enclosure per 30 units. | Yes  No  Not applicable |  |
| C. Location | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Solid waste and recycling storage areas shall not be located within any required setback or any landscaped areas except where a rear yard abuts an alley. Where a rear yard abuts an alley, the solid waste and recycling storage area may be located within the required rear yard setback however the gates may not swing open into the alley. | Yes  No  Not applicable |  |
|  | **2.** Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve. | Yes  No  Not applicable |  |
|  | **3.** Solid waste and recycling storage areas shall be accessible to haulers. Storage areas shall be located so that the trucks and equipment used by the solid waste and recycling collector(s) have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing. Project applicants are responsible for procuring current equipment size and turning radius from the City or its contracted solid waste and recycling collector(s). | Yes  No  Not applicable |  |
| D. Materials, Construction, and Design | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Enclosures shall be constructed per City Standards. | Yes  No  Not applicable |  |
|  | **2.** Gate material shall be solid, heavy-gauge metal, or a heavy-gauge metal frame with a covering of a view-obscuring material. | Yes  No  Not applicable |  |
|  | **3.** *Access to Enclosure from Residential Projects.* Each solid waste and recycling enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate. | Yes  No  Not applicable |  |
|  | **4.** *Enclosure Pad/Bumpers.* Enclosures shall be constructed per City Standards. | Yes  No  Not applicable |  |
|  | **5.** *Protection for Enclosures.* Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways. | Yes  No  Not applicable |  |
|  | **6.** *Stormwater Pollution Prevention.* Enclosure pads must be designed to prevent contamination of the stormwater system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert stormwater away from the enclosures, creating grade breaks to properly direct stormwater away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc. | Yes  No  Not applicable |  |
|  | **7.** *Landscaping*. When visible from a Major Street or a Local Street that serves residential neighborhoods, the perimeter of enclosures, excluding gates, shall be planted, with drought-resistant landscaping, including a combination of shrubs and/or climbing evergreen vines. | Yes  No  Not applicable |  |

**15-2017 - Underground Utilities**  
**Note:** The standards of this section apply to new development, the demolition and reconstruction of a site, and any other time deemed appropriate by the Public Works Director.

|  |  |  |  |
| --- | --- | --- | --- |
| A. Applicability | | | |
|  | The standards of this section apply to all of the following:   1. New development 2. The demolition and reconstruction of a site; 3. Any other time deemed appropriate by the Public Works Director | | |
| B. Standards | | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** All electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed underground within the site. This requirement may be waived or deferred by the Public Works Director or the City Engineer upon a determination that the installation in infeasible or premature. | Yes  No  Not applicable |  |

**15-2018 - Intersection Visibility**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A. Street Intersections | | | | |
|  | Requirements | | | |
|  | |  | | --- | |  | | **Figure 15-2018: Intersection Visibility** |  | **Table 15-2018-A: Required Triangular Sight-Distance Area** | | | | --- | --- | --- | | **Circumstance** | **X Distance (ft.)** | **Y Distance (ft.)** | | Local Street to Local Street | 11 | 100 | | Local Street to Collector Street | 25 | 25 | | Local Street to Arterial | 20 | 100 | | Local Street to Super Arterial | 20 | 100 | | Major Street to Major Street | Not Required | Not Required | | **Other Requirements:**   1. Scaled site plan depicting property lines and dimensioned sidewalk pattern. | | | | | | |
|  | **Proposed Triangular Sight-Distance Area** | **Does the proposed triangular sight-distance area meet requirements of Table 15-2018-A?** | | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the proposed triangular sight-distance area is for your project.* | Yes  No  Not applicable | | *Here you will put any notes on how to modify project so that the proposed triangular sight-distance area is within the requirement.* |
|  | **Requirements:** | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Vegetation and structures may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at the locations and distances identified in Figure 15-2018 and Table 15-2018-A. | | Yes  No  Not applicable |  |
|  | **2.** Trees that are located within this sight distance triangle shall have a clearance of eight ft. high minimum between the lowest portion of the canopy and the sidewalk and street. | | Yes  No  Not applicable |  |
|  | **3.** Applies to all structures, including flag poles and signs. | | Yes  No  Not applicable |  |
| B. Driveways and Alleys | | | | |
|  | **Requirements:** | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | Visibility of a driveway crossing a street lot line shall not be blocked above a height of three ft. by vegetation or structures for a depth of 12 ft. as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 ft. Street trees shall be pruned at least seven ft. above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers are permitted. | | Yes  No  Not applicable |  |
| C. Commercial Districts, Refuse Collection Areas, and Drive-Through Lanes | | | | |
|  | **Requirements:** | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | Vegetation (with the exception of trees) and structures may not exceed a height of three ft. within the triangular sight-distance area formed by the intersecting drive aisles and a line joining points on these aisles at a distance of 10 ft. along both lines from their intersection. Trees located within this sight distance shall have a minimum clearance of seven ft. high between the lowest portion of the canopy and the pavement and shall not be capable of growing to a width that would obstruct the sight area. | | Yes  No  Not applicable |  |
| D. Vehicle/Pedestrian Conflicts | | | | |
|  | **Requirements:** | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | Whenever it is reasonable to expect potential conflicts between vehicles exiting drive-aisles, drive-throughs, etc., and a pedestrian path that traverses said aisle, a visibility triangle per Section C above shall be provided. | | Yes  No  Not applicable |  |
| E. Exempt Structures and Plantings | | | | |
|  | **Requirements:** | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | The regulations of this section do not apply to existing building or new buildings in compliance with Base District setbacks; fire hydrants; public utility poles; saplings or plant species of open growth habits and not planted in the form of a hedge that are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; official warning signs or signals at places where the contour of the ground is such that there can be no cross visibility at the intersection. | | Yes  No  Not applicable |  |

**15-2019 - Development on Substandard Lots**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | Any lot or parcel of land that was legally created may be used as a building site even when consisting of less area, width, or depth than that required by the regulations for the district in which it is located. No substandard lot shall be further reduced in area, width, or depth, unless required as part of a public improvement. A substandard lot shall be subject the same yard and density requirements as a standard lot, however the Director may reduce the side and rear yard requirements at a ratio equivalent with the non-conformity. | Yes  No  Not applicable |  |

**15-2020 - Lots with Multiple Zone Districts (Split Zoning)**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** *Generally*. Where a contiguous lot is divided by a zoning district boundary, the regulations applicable to each district shall be applied to the area within the district, and no use, other than parking serving a principal use on the site, shall be located in a district in which it is not a permitted or conditionally permitted use. | Yes  No  Not applicable |  |
|  | **2.** *Access*. All access to parking serving a use must be from a street abutting that portion of the lot where the use is allowed. Pedestrian or vehicular access from a street to a non-residential use shall not traverse a Residential District in which the non-residential use is not permitted or conditionally permitted. | Yes  No  Not applicable |  |
|  | **3.** *Accessory Facilities*. Landscaping, fences, screening or retaining walls, and open space may be located on the lot without regard for zone boundaries. | Yes  No  Not applicable |  |
|  | **4.** *Refuse Collection Areas.* Shall be located on the parcel that permits the primary use. | Yes  No  Not applicable |  |
|  | **5.** *Minimum Lot Area, Width, and Frontage*. The minimum lot area, width, and frontage requirements of the zone that covers the greatest portion of the lot area shall apply to the entire lot. If the lot area is divided equally between two or more zones, the requirements of the district greater minimum lot area, width, or frontage shall apply to the entire lot. | Yes  No  Not applicable |  |
|  | **6.** *Exceptions*. If more than 75 percent of a lot is located in one zoning district, modifications to the provisions of this section may be granted through Planning Commission approval of a Conditional Use Permit. | Yes  No  Not applicable |  |

**AFFORDABLE HOUSING DENSITY BONUS**

|  |  |  |
| --- | --- | --- |
| A. Applicability | | |
|  | The bonuses under this article are applicable to the following projects:   1. General residential projects of five or more units. 2. Senior housing projects of more than 35 units. | |
| B. Density Bonuses Types | | |
|  | Refer to **section** **15-2204, Density Bonuses**, to determine what type of density bonus the applicant is applying for and is proposing to construct. Check off the Density Bonus the applicant intends on applying for:   |  |  |  | | --- | --- | --- | | A. | Very Low Income Units |  | | B. | Lower Income Units |  | | C. | Senior Citizen Housing Development |  | | D. | Moderate Income Units in Condominium and Planned Use Developments |  | | E. | Conversion of Apartments to Condominiums |  | | F. | State Childcare Facility Density Bonus |  | | G. | Land Donation |  | | |
| C. Maximum Density Bonus | | |
|  | **Requirements:** | **Does project meet requirement?** |
|  | A density bonus over 35% may be approved at the discretion of the Review Authority. | Yes  No  Not applicable |
| D. Calculation of Density Bonus Units | | |
|  | When calculating the number of permitted density bonus units, all fractional units shall be rounded to the next higher whole number. The applicant who requests a density bonus for a project that meets 2 or more of the eligibility requirements shall specify whether the bonus shall be awarded on the basis of Subsections A-F of **section 15-2204, Density Bonuses**. The density bonus shall not be included when determining the number of target units to be provided in a development project.   1. *Optional Density Bonus*. The City may grant a proportionally lower density bonus and/or provide concessions and/or incentives set forth in **Section 15-2205, Affordable Housing Concessions and Incentives**, if an applicant agrees to construct a development containing less than the percentage of housing for lower or very low income households than provided in this section. | |

**LANDSCAPING**

|  |  |
| --- | --- |
| A. Applicability | |
|  | The standards of this section apply to all of the following:   1. New construction projects with landscapes; 2. Additions (other than to Single-Family Dwellings or Duplexes) to an existing building that expands the existing floor area by either 20 percent or more or 2,500 sq. ft. or more, whichever is less. The floor area increases to the existing building shall be cumulative from the date of adoption of this Code; 3. A new building with a floor area of 300 sq. ft. or more on a developed site. The 300 sq. ft. shall be cumulative from the date of adoption of this Code; 4. The demolition and reconstruction of a site; 5. A first time installed landscape or a re-landscaping project where the new or modified landscape area is equal to or greater than 500 sq. ft.; or 6. Change of Occupancy of an existing building requiring a change of occupancy permit as defined by the Building Code. 7. ***Exceptions.*** The standards of this Section do not apply to landscaping that is part of a registered historic site, plant collections as part of botanical gardens and arboretums open to the public, or ecological restoration projects that do not require a permanent irrigation system or mined-land reclamation projects that do not require a permanent irrigation system. |

**15-2305 - Areas to be Landscaped**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| A. Required Setbacks | | | | | |
|  | **Requirements:** | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** For all permitted paved areas, refer to underlying Base District. | | | Yes  No  Not applicable |  |
|  | **2.** *Residential Uses that are Single-Family Dwellings, Duplexes, and Triplexes.* All required front and street-facing side yards, except for areas used for exit and entry shall be landscaped. If a solid fence is provided on a street side yard property line, the street side yard is not required to be landscaped. | | | Yes  No  Not applicable |  |
|  | **3.** *Residential Uses with Four or More Dwelling Units and Mixed-Use.* All required setbacks, except for areas used for exit and entry, shall be landscaped. | | | Yes  No  Not applicable |  |
| B. Lot Perimeters | | | | | |
|  | Requirements | | | | |
|  | Landscape buffers shall be installed and maintained alongside and rear lot lines between differing land uses, in accordance with the sections of this article and the following standards:  Refer to **Table 15-2305-C-1**, **Required Landscape Buffers**, to see when a buffer treatment is required and of what type, based on the proposed and adjoining use. Only the proposed use is required to provide the buffer yard.  Refer to **Table 15-2305-C-2**, **Buffer Yard Requirements**, to see the type of buffer yard required. | | | | |
|  | **Required Landscape Buffers** | **Proposed Landscape Buffers/Buffer Yard Requirements** | **Does proposed landscape buffers/Buffer Yard meet requirements?** | | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the required landscape buffer and type of buffer yards is for your project.* | *Here you will put what the proposed landscape buffers and type of buffer yard is for your project.* | Yes  No  Not applicable | | *Here you will put any notes on how to modify project so that the proposed landscape buffers and type of buffer yard is within the requirement.* |
| C. Landscape Setback | | | | | |
| All areas **between site perimeter walls/fencing and lot lines** **facing a street** shall be landscaped. Landscaping shall be installed and maintained in accordance with the sections of this article and the following standards: | | | | | |
|  | **Requirements:** | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Planting areas more than 10 ft. in width shall be planted with medium and large trees and medium and large shrubs to span the entire length. | | | Yes  No  Not applicable |  |
|  | **2.** Planting areas 10 ft. or less in width shall at the very least be planted with small trees and small to medium size shrubs to span the entire length. | | | Yes  No  Not applicable |  |
|  | **3.** Vines may be included for areas adjacent to concrete or masonry walls. | | | Yes  No  Not applicable |  |
|  | **4.** The landscape design shall provide total wall/fence screening from top to bottom for the entire length within five years. | | | Yes  No  Not applicable |  |
|  | **5.** Trees shall be planted so the canopies could touch for the entire length within 15 years. | | | Yes  No  Not applicable |  |
| D. Building Perimeters | | | | |  |
|  | **Requirements:** | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** All portions of a building that **face a public street** shall have one or more landscape planters installed along a minimum of 20 percent of that building face. **This standard does not apply where a building is located within three ft. of a public sidewalk**, in which case the building perimeter shall be paved and treated in a manner similar to the adjacent sidewalk. | | | Yes  No  Not applicable |  |
|  | **2.** The minimum width of the planter shall be 3 ft. Planters may be raised or at grade and may include potted plants. | | | Yes  No  Not applicable |  |

**15-2308 - Trees**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A. Requirements | | | | |
|  | 1. A minimum of one tree per unit. 2. Trees planted near public curbs or sidewalks shall be installed in a manner that minimizes physical damage to the curbs, gutters, sidewalks, and other public improvements. | | | |
|  | **Required Number of Trees** | **Proposed Number of Trees** | **Does proposed number of trees meet requirement?** | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the required number of trees is for your project.* | *Here you will put what the proposed number of trees is for your project.* | Yes  No  Not applicable | *Here you will put any notes on how to modify project so that the proposed number of trees is within the requirement.* |

**PARKING AND LOADING**

|  |  |
| --- | --- |
| Applicability | |
|  | The requirements of this section apply to the establishment, alteration, expansion, or change in any use or structure, as provided in this section:   1. *New Buildings and Land Uses*. Parking shall be provided according to the provisions of this article. 2. *Building Expansions.* Should a building be expanded, parking shall be provided according to the provisions of this article. 3. *Use Expansions.* Should a use expand without necessarily expanding a building, such as an auto dealership, parking shall be provided according to the provisions of this article. 4. *Change in Use or Change of Occupancy.*    1. When a Change in Use or Change in Occupancy creates an increase of 10 percent or more in the number of required on-site parking or loading spaces, on-site parking and loading shall be provided according to the provisions of this article. The number of existing stalls shall be maintained, and additional stalls shall be required only for such addition, enlargement, or Change in Use. The Change in Use or Change in Occupancy that creates an increase of 10 percent or more shall be cumulative from the date of adoption of this Code.    2. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or Change in Use. 5. *Reconstruction of Non-Residential Buildings.* Should a building be damaged and/or demolished due to an Act of Nature, a building may be reconstructed and may provide the same number of stalls provided that there is no increase in building floor area. 6. *Alterations that Increase the Number of Dwelling Units.* The creation of additional dwelling units through the alteration of an existing building or construction of an additional structure or structures requires the provisions of on-site parking to serve the new dwelling units. If the number of existing parking spaces is greater than the requirements for the existing units, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the new dwelling units. 7. *Non-Conforming Parking or Loading.* An existing use of land or structure shall not be deemed to be non-conforming solely because of a lack of on-site parking and/or loading facilities required by this article, provided that facilities used for on-site parking and/or loading as of the date of adoption of this Code are not reduced in number to less than what this article requires. |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| A. Parking Exceptions | | | | | | | | |
|  | Exceptions | | | | | | | |
|  | **A. Buildings Constructed Prior to February 13, 1954.** The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of occupancy, as defined by the Building Code, or the building code in affect at the time of the permit, for nay building or structure which was constructed prior to February 13, 1954.  **B. 30-Year-Old or Older Buildings.** The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of Occupancy, as defined by the Building Code, or the building in code in affect at the time of the permit, for any building or structure which is older than 30 years old, provided:  1. The parking area of space is not reduced; and  2. The new use does not involve:  a. Convenience Stores that are 3,000 sq. ft. or less with off-site alcohol sales;  b. Schools (K-12; private or public);  c. Drive-through restaurants  d. Banquet Halls and Religious Assembly Facilities with direct access to local street(s); or  e. Auto-related uses.  **C. Building Expansions.** Building constructed prior to Subsections A and B above may be expanded. Parking for the expanded area shall be provided per Tables 15-2408 and 15-2409. Buildings constructed prior to this date may not be altered when it would result in additional dwelling units without providing parking for the additional dwellings.  **D. Small Commercial Uses.** The following commercial uses are not required to provide on-site parking when they contain less than 1,000 sq. ft. of floor area: Retail Sales (except off-site alcohol sales), Personal Services, Eating and Drinking Establishments, Food and Beverage Retail Sales, Offices: Walk-in Clientele, and Banks and Financial Institutions. However, when 2 or more establishments are located on a single lot or a shopping center, their floor areas shall be aggregated with all other establishments located on the lot in order to determine required parking. | | | | | | | |
|  | **Do any of the exceptions apply to the project?** | | | | | Yes  No Not applicable  If project does apply, then parking is excepted.  If project does not apply, then skip to **section B**. | | |
| B. General Provisions | | | | | | | | |
|  | **Requirements:** | | | | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1. Timing of Parking Requirements.** On-site parking facilities required by this article shall be constructed or installed prior to the issuance of a Certificate of Occupancy for the uses that they serve. | | | | | | Yes  No  Not applicable |  |
|  | **2. Existing Parking and Loading to be Maintained.** No existing parking or loading serving any use may be reduced in amount or changed in design, location, or maintenance below the requirements for such use, unless equivalent substitute facilities are provided. | | | | | | Yes  No  Not applicable |  |
|  | **3a.** Will there be an inoperable vehicle on-site? (**If no, skip to Section C**.) | | | | | | Yes  No  Not applicable |  |
|  | **3b.** Inoperable vehicles shall be screened from public streets. If staging for repair, vehicles may only be visible for up to 8 hours prior to being moved into the repair garage. Inoperable vehicles may not be stored in public view overnight unless the vehicle was transported to the site after business hours. | | | | | | Yes  No  Not applicable |  |
| C. Required Parking, Other Districts | | | | | | | | |
|  | Requirements | | | | | | | |
|  | Refer to **Table 15-2409, Required Parking, Other Districts**, to determine the required amount of parking. Note that you will also have to use **section 15-2411, Calculation of Required Spaces**, when calculating the required number of parking spaces. | | | | | | | |
|  | **Required Parking** | **Proposed Number of On-Site Parking** | | | **Does proposed On-Site Parking meet requirement?** | | | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the required parking is for your project.* | *Here you will put what the proposed parking is for your project.* | | | Yes  No  Not applicable | | | *Here you will put any notes on how to modify project so that the parking is within the requirement.* |
| D. Parking Reductions | | | | | | | | |
|  | Reduction Requirements | | | | | | | |
|  | The number of on-site parking spaces required by Sections C and D may be reduced as follows:  **A. Affordable Housing Developments.** See 15-2205, Affordable Housing Concessions and Incentives.  **B. Transit Accessibility.** For any land use except residential single-unit, duplex, and triplex development, if any portion of the lot is located within ¼ mile of a transit stop with a 15 minute or more frequent service during the hours of 7 a.m. to 9 a.m. and 5 p.m. to 7 p.m., the number of required parking spaces may be reduced by 30% of the normally required number of spaces.  **C. Shared Parking.** Where a shared parking facility serving more than on use will be provided, the total number of required parking spaces may be reduced up to 50% at the discretion of the Review Authority, if all of the following findings are made:  1. The peak hours of uses will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;  2. The adequacy of proposed shared parking provided will equal or exceed the level that can be expected if parking for each use were provided separately;  3. A parking demand study prepared by an independent traffic engineering professional approved by the City supposed the proposed reduction; and,  4. When a shared parking facility serves more than one property, a parking agreement shall be prepared consistent with the provisions of Section 15-2414-D, Off-Site Parking Facilities for Non-Residential Uses. | | | | | | | |
| **D. Other Parking Reductions**. Required parking for any use may be reduced up to 20% through Planning Commission approval of a Conditional Use Permit, however, the 20% reduction may not be made in addition to any reductions for A) Shared Parking, or B) Transit Accessibility.  1. **Criteria for Approval.** The Planning Commission may only approve a CUP for reduced parking if it finds that:  a. The site is fully developed and it would be infeasible or impractical to provide additional parking;  b. Special conditions – including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation of characteristics of persons residing, working, or visiting the site;  c. The use will adequately be served by the proposed on-site parking; and  d. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.  2. **Parking Demand Study.** In order to evaluate a proposed project’s compliance with the above criteria, a parking demand study shall be prepared by an independent traffic engineering professional approved by the City that substantiates the basis for granting a reduced number of spaces and includes any of the following information:  a. Total square footage of all uses within existing and proposed development and the square footage devoted to each type of use.  b. A survey of existing accessibility via a defined pedestrian path (i.e. sidewalk) to on-street parking within 350 ft. of the project site.  c. Parking requirements for the net change in square footage and/or change in use, based on the requirements of Sections 15-2408 and 15-2409.  d. Estimated net change in parking demand between existing and proposed development, using any available existing parking generation studies from the Institute for Transportation Engineers (ITE) or other sources. If  appropriate parking demand studies are not available, the City may require the applicant to conduct a parking demand survey of a development similar to the proposed project.  e. Comparison of proposed parking supply with parking requirements and net change in parking demand.  f. A shared parking analysis, as appropriate.  g. A description of possible Transportation Demand Management measures, such as preferential carpool spaces; telecommuting or staggered work shifts; provision of transit passes or other transit incentives for residents, employees, and/or students; incorporation of spaces for car share vehicles, bicycles or other measure that could result in reduced parking demand.  h. Other information as required by the City. | | | | | | | |
|  | **Do any of the reductions apply to the project?** | | | | | Yes  No Not applicable  If no, then skip to **section E**. | | |
|  | **Proposed Parking, with Reductions** | | | | **Does proposed parking meet requirement?** | | | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the proposed parking is for your project.* | | | | Yes  No  Not applicable | | | *Here you will put any notes on how to modify project so that the parking is within the requirement.* |
| E. Location of Parking | | | | | | | | |
|  | **Requirements:** | | | | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** *Location on Same Parcel.* Required parking shall be located on the same parcel as the uses served, unless otherwise provided by this article. | | | | | | Yes  No  Not applicable |  |
|  | **2.** *Front and Street-Side Setbacks*. No parking spaces shall be located within the front or street side setback areas. | | | | | | Yes  No  Not applicable |  |
|  | Residential Districts | | | | | | | |
|  | **1.** *Single-Unit Dwellings, Duplexes, Triplexes, and Second Units.* Required parking for a Single-Unit Dwelling, Duplex, Triplexes, or Second Units shall be located on the same lot as the dwelling(s) served. Parking shall not be located within required setbacks with the exception of the rear yard. Tandem parking may be permitted if authorized by this article. | | | | | | Yes  No  Not applicable |  |
|  | **2.** *Other Residential Uses*. Required parking for residential uses other than Single-Unit Dwellings, Duplexes, and Triplexes shall be on the same lot as the dwelling or use they serve or in an off-site facility as provided in Subsection D. Parking shall not be located within a required front or street-facing side yard. | | | | | | Yes  No  Not applicable |  |
| F. Requirements for Parking Lot Trees | | | | | | | | |
|  | **Requirements:** | | | | | | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Provide one tree for each parking space. | | | | | | Yes  No  Not applicable |  |
|  | **Required Number of Trees** | | **Proposed Number of Trees** | | **Does proposed number of trees meet requirement?** | | | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the required number of trees is for your project.* | | *Here you will put what the proposed number of trees is for your project.* | | Yes  No  Not applicable | | | *Here you will put any notes on how to modify project so that the proposed number of trees is within the requirement.* |
| G. Required Parking for Bicycles | | | | | | | | |
|  | Applicability | | | | | | | |
|  | **Short-Term Bicycle Parking.** Short-term parking shall be provided when any of the following occur:   1. New Development; 2. The demolition and reconstruction of a site; 3. A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this Code; 4. Building additions to existing buildings that expand the existing habitable floor area by at least 20%, or 2.500 sq. ft., whichever is less, not including Single Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 5. There is an addition of 10 vehicle parking stalls or more; 6. A Discretionary Permit is required; 7. There is a Change in Occupancy as defined by the Building Code; or, 8. If required per California Green Building Standards Code, as may be amended.   **Long-Term Bicycle Parking.** Long-Term Bicycle Parking shall be provided when required by the California Green Building Standards Code, as may be amended. | | | | | | | |
|  | Requirements | | | | | | | |
|  | Refer to **Table15-2429-D**, **Required On-Site Bicycle Parking Spaces**, to determine the required amount of bicycle parking stalls. | | | | | | | |
|  | **Required Bicycle Parking** | | **Proposed Bicycle Parking** | | **Does proposed parking meet requirement?** | | | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the required bicycle parking is for your project.* | | *Here you will put what the proposed bicycle parking is for your project.* | | Yes  No  Not applicable | | | *Here you will put any notes on how to modify project so that the bicycle parking is within the requirement.* |
| H. Required Loading Spaces | | | | | | | | |
|  | Applicability | | | | | | | |
|  | Loading spaces are required when a building is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt of distribution by vehicles or trucks of material or merchandise per **Table 15-2430-A** when any of the following are met:   1. Every new building 2. When a building is enlarged by 20 percent or more or 2,500 sq. ft., whichever is less. The standard shall be cumulative from the date of adoption of this code 3. There is a Change of Occupancy as defined by the Building Code. | | | | | | | |
|  | Requirements | | | | | | | |
|  | *Multi-Tenant Buildings.* The square footage of the entire building shall be used in determining spaces for multi-tenant buildings. A common loading area may be required, if each tenant space is not provided a loading area. | | | | | | | |
|  | **Required Number of Loading Spaces** | | | **Proposed Number of Loading Spaces** | **Does proposed number of loading spaces meet requirement?** | | | **If the project does not meet the requirement, what needs to be changed?** |
|  | *Here you will put what the required number of loading spaces is for your project.* | | | *Here you will put what the proposed number of loading spaces is for your project.* | Yes  No  Not applicable | | | *Here you will put any notes on how to modify project so that the number of loading spaces is within the requirement.* |

**PARKING AREA DEVELOPMENT STANDARDS**

|  |  |  |  |
| --- | --- | --- | --- |
| A. Electric Vehicle (EV) Parking | | | |
|  | Residential Districts | | |
|  | **Requirements:** | **Does project meet requirement?** | **If project does not meet requirement, what needs to be changed?** |
|  | **1.** Per the California Building Code. | Yes  No  Not applicable |  |
| B. Motorcycle Parking | | | |
|  | **1.** Motorcycle parking may substitute for up to 5% of required automobile parking. | Yes  No  Not applicable |  |
|  | **2.** Each motorcycle space must be at least 4 ft. wide and 7 ft. deep. | Yes  No Not applicable |  |
| C. Tandem Parking | | | |
|  | **1.** Does tandem parking satisfy the off-street parking requirement? | Yes  No  Not applicable |  |
|  | **2.** No more than 2 vehicles shall be placed one behind the other; | Yes  No  Not applicable |  |
|  | **3.** Both spaces shall be assigned as employee only parking for a non-residential establishment. Tandem parking under this scenario shall be for the same establishment; | Yes  No  Not applicable |  |
|  | **4.** Tandem parking to meet required parking for a multi-family development shall be located within an enclosed structure or a parking structure and the number of tandem parking spaces shall not exceed 50% of the total number of spaces; | Yes  No  Not applicable |  |
|  | **5.** Tandem parking shall not be used to satisfy the parking requirement for guest parking; and, | Yes  No  Not applicable |  |
|  | **6.** Tandem parking to meet required parking for non-residential uses may be used for employee parking and the number of tandem parking spaces shall not exceed 25% of the total number of spaces. | Yes  No  Not applicable |  |
| D. Stacked Parking | | | |
|  | **1.** Stacked or valet parking is allowed for non-residential uses if an attendant is present to move the vehicles. Does the project proposed the given requirement? | Yes  No  Not applicable |  |
|  | **2.** If stacked parking managed by an attendant is used for required parking spaces, the property owner shall enter into an agreement in the form of a covenant with the City ensuring that an attendant will always be present when the lot is in operation. Does the applicant have a covenant with the city, if applicable? | Yes  No  Not applicable |  |
|  | **3.** Stacked parking shall not account for more than 50% of the required parking. | Yes  No  Not applicable |  |

**PARKING ACCESS**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Section** | **Requirement** | **Does project fulfill this requirement?** |
|  | Shared Vehicle and Pedestrian Access | Whenever possible, new Commercial development shall provide shared vehicle and pedestrian access to adjacent non-residential properties for convenience, safety, and efficient circulation. A joint access agreement in the form of a covenant shall be recorded ensuring that access will be maintained. The following exceptions shall apply:   1. If either site is developed and there is no feasible location to gain access, the Director may waive this condition; however, the removal of excess parking may not be considered a barrier to gaining access. 2. Shared access shall not be required for development in areas with a highly interconnected street grid, short blocks (less than 500 ft. on average), and a complete sidewalk network. | Yes  No  Not applicable |
|  | Forward Entry | Parking lots shall be provided with suitable maneuvering room so that all vehicles therein may enter an abutting street in a forward direction. | Yes  No  Not applicable |
|  | Distance from Driveways on Local Streets | Parking spaces shall not be located within 20 ft. of an access driveway, measured from the property line. | Yes  No  Not applicable |
|  | Distance from Driveways on Major Streets | Parking spaces and drive aisles shall be configured in such a way as to promote smooth flow of traffic onto the site of adjacent streets. The length of driveways or “throat length” shall be designed to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. Entrance designs shall be subject to approval by the City Engineer. | Yes  No  Not applicable |
|  | Commercial Developments that Exceed 10 Acres | Drive entrances to centers that are 10 acres or larger shall generally provide a driveway length of 100 ft. prior to the first parking stall. | Yes  No  Not applicable |
|  | Alleys | For Non-Residential access, parking spaces shall provide a backup area of 27 ft. | Yes  No  Not applicable |
|  | Size of Parking Spaces and Maneuvering Aisles | Parking spaces and maneuvering aisles shall meet the minimum dimensions as may be established by the Public Works Director. | Yes  No  Not applicable |
|  | Parking Spaces Abutting a Wall or Fence | Each parking space adjoining a wall, fence, column, or other obstruction higher than 0.5 ft. shall be increased by two ft. on each obstructed side, provided that the increase may be reduced by 0.25 ft. for each one foot of unobstructed distance from the edge of required aisle, measured parallel to the depth of the parking space. | Yes  No  Not applicable |
|  | **Proposed changes for sections where requirements were not met:** | | |
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**SUMMARY AND OTHER COMMENTS**

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**ATTACHMENTS:**