



**MEETING AGENDA
PLANNING COMMISSION
CITY OF CITRUS HEIGHTS**

May 24, 2017 - 7:00 PM
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA 95621

1. CALL MEETING TO ORDER

2. OATH OF OFFICE ADMINISTERED TO TIM SCHAEFER

3. ROLL CALL

Commission Members: Blair, Cox, Duncan, Schaefer, Weiland, Chair Fox

4. FLAG SALUTE

5. PUBLIC COMMENT

Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. If you wish to address the Commission, please fill out a speaker identification form and hand it to the Commission Secretary. When you are called upon to speak, step forward to the podium and state your name clearly for the record. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning department and the Applicant for that agenda item.

6. CONSENT CALENDAR

Approval of the minutes for April 12, 2017 and April 26, 2107

7. PUBLIC HEARING

a. ZONING CODE AND GENERAL PLAN AMENDMENT

A request for consideration of a Zoning Code and General plan Amendment to allow residential uses within the Business Professional (BP) Zone. No specific residential projects are proposed at this time. The project is exempt from CEQA under section 15061 (b) (3). Project Planner: Kempenaar

Documents:

[PCSTAFFREPORT- BP FOR HOUSING.DOC](#)
[EXHIBIT A - RESOLUTION.PDF](#)
[EXHIBIT B- ORDINANCE.PDF](#)
[EXHIBIT C - PAGES FROM VACANT, PENDING AND UNDERUTILIZED PROPERTY - COMBINED.PDF](#)
[ATTACHMENT 1 - GENERAL PLAN LAND USE MAP.PDF](#)

b. ZONING CODE REVISION FOR ACCESSORY DWELLING UNITS, ACCESSORY STRUCTURES AND GARAGE CONVERSIONS

A request to revise and add various sections of the City's Zoning Code regarding accessory dwelling units (ADU), accessory structures and parking requirements for residential parking requirements. The project includes revisions to the allowable size of ADUS, provisions for existing structures; and reduction of parking requirements for ADU'S. A complete list of revisions will be posted to the City's website at WWW.CITRUSHEIGHTS.NET. The proposed amendments are statutorily exempt from CEQA per Section 15282 (h). Project Planner: Bermudez

Documents:

[STAFF REPORT_ADU.PDF](#)
[ATTACHMENT 1_TRANSIT BUFFER MAP.PDF](#)
[ATTACHMENT 2 FAQ.PDF](#)
[EXHIBIT A_REDLINESTRIKEOUT.PDF](#)

c. ZONING CODE REVISION FOR WIRELESS TELECOMMUNICATION FACILITIES

A request to revise various Sections of the City's Zoning Code regarding the regulation of Wireless Telecommunication Facilities including the applicability of the regulations, the development standards and the application process for these facilities including standards for wireless facilities within the City's public right-of-way. A complete list of revisions will be posted to the City's website www.citrusheights.net. **THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF JUNE 28, 2017.**

8. REGULAR CALENDAR

a. CAPITAL IMPROVEMENT PROGRAM (CIP)

City staff will present the CIP for FYs 2017/18 - 2021/22

b. ELECTION OF VICE CHAIR

9. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

City of Citrus Heights, 6360 Fountain Square Drive, Citrus Heights, CA

Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA

Sacramento County Library, Sylvan Oaks Branch, 6700 Auburn Boulevard, Citrus Heights, CA

Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 6360 Fountain Square Drive, Citrus Heights, CA 95621.

If you need a disability-related modification or accommodation, including auxiliary aids or services to participate in this meeting, please contact Karen Ramsay at 916-727-4742, at least 2 days prior to the meeting.

Pursuant to Sections 65009 (b) (2), of the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city Planning Commission at or prior to, this public hearing".



**CITY OF CITRUS HEIGHTS
PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION**

May 24, 2017

Prepared by: Casey Kempenaar, Senior Planner

REQUEST

The City requests approval of a General Plan Amendment and a Zoning Ordinance Text Amendment to allow residential uses within the Business Professional General Plan Designation and Zoning Designation.

Applicant: City of Citrus Heights
Application Numbers: GPA 17-01, OTA 17-02

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

- A. Recommend the City Council determine that the proposed project is exempt from CEQA under Section 15061(b)(3).
- B. Recommend the City Council adopt the resolution amending the General Plan, allowing residential uses within the Business Professional Land Use Designation.
- C. Recommend the City Council adopt the ordinance amending the Zoning Code, allowing residential uses within the Business Professional Land Use Designation.

BACKGROUND

In 2006, as part of a comprehensive Zoning Ordinance Update the City modified the Zoning Ordinance to allow residential development within the General Commercial, Limited Commercial, and Shopping Center Zoning designations. This change did not apply to the Business Professional Zone.

As part of the City's General Plan Housing Element, the City has several goals related to increasing the availability of housing and different housing types. These goals include:

Goal 24: Increase homeownership opportunities to ensure a balance of housing and household types.

Goal 25: Provide adequate sites for a variety of housing opportunities to serve all residents

Policy 25.3: Facilitate mixed-use development and redevelopment in appropriate areas.

Action 25.3.A: Offer incentives for housing and/or mixed use development to occur on underutilized commercially zoned land at densities of 20 units per acre

Policy: 25.4: Support a variety of housing opportunities on vacant or underutilized land.

Currently, General Plan and Zoning Code do not allow residential uses in the Business Professional Land Use Designation and Zone; however, residential uses are currently allowed in other commercial zones.

In order to support the City's Housing Element and be consistent with the other commercial zoning areas, staff recommends expanding the allowance of residential uses within the City's Business Professional Land Use Designation and Zoning Designation.

PROJECT DESCRIPTION

The City requests an amendment to the General Plan and Zoning Code to allow residential uses in the Business Professional Land Use Designation and Zoning Designation.

The proposed changes to the General Plan are found as Exhibit A.

The proposed changes to the Zoning Code are found as Exhibit B.

The City's regulations already permit housing within the General Commercial Land Use Designation, including General Commercial, Limited Commercial, Shopping Center, and Auto Commercial Zoning. The proposed changes are to allow housing within the BP Zone, consistent with other commercial zones in the City. The intent of the request is to increase availability of land suitable for new housing within the BP, consistent with the City's General Plan Housing goals.

General Plan Amendment (GPA 17-01)

Project Description & Analysis

The City is requesting to amend the General Plan to allow residential uses in the Business Professional (BP) Land Use Designation. The proposed text amendment (Exhibit A) clarifies that residential development would be allowed within the BP General Plan Designation, similar to the General Commercial designation. The proposed amendment would allow residential densities up to 20 units per acre.

According to City records, approximately 88 parcels yielding 83-acres of BP designated land exist within the City. Approximately 5-acres are vacant or underutilized; potentially yielding 46-99 new housing units (See Exhibit C). Furthermore, those parcels designated BP that are currently occupied may redevelop into housing or mixed uses in the future. The City believes this added flexibility will aid the City in achieving its Housing Element goals and objectives.

If the proposed amendment is approved, the City will update the Vacant, Pending, and Underutilized Land Inventory (Inventory). The Inventory was adopted concurrently with the Housing Element as part of a housing law that requires the City to maintain an inventory of land available for housing development. The intent of this is to aid housing developers in finding sites that are developable to help facilitate increased housing supply. The new pages associated with the proposed amendment are attached as Exhibit C.

General Plan Amendment – Conclusion

Based on the above, staff recommends that the Planning Commission recommend approval to the City Council for the proposed General Plan amendment allowing residential uses within the Business Professional Designation.

Zoning Ordinance Amendment (OTA 17-02)

Project Description & Analysis

The City is requesting approval to revise Table 2-5 (Allowed Land Uses and Requirements for Commercial and Industrial Zoning Districts), to allow residential uses in the Business Professional (BP) Zone (See Exhibit B).

According to City records, approximately 88 parcels yielding 83-acres of BP zoned land exist within the City (See Exhibit C). Approximately 5 acres are vacant or underutilized; potentially yielding 46-99 new housing units. Furthermore, those parcels designated BP that are currently occupied may redevelop into housing or mixed uses in the future (See Attachment 1).

Staff believes the Ordinance Amendment would aid the City in reaching its Housing Element Goals and make the BP Zone consistent with the other commercial zones throughout the City.

Ordinance Amendment – Conclusion

Based on the above, staff recommends that the Planning Commission recommend approval to the City Council of the proposed zoning ordinance amendment to allow residential uses in the Business Professional Zone.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from CEQA (CEQA Guidelines Section 15061(b)(3)) under the general rule that the proposed amendments to the Zoning Ordinance do not have the potential to have a significant effect on the environment.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Recommend the City Council determine that the proposed project is exempt from CEQA under Section 15061(b)(3).
- B. Recommend the City Council adopt the resolution amending the General Plan, allowing residential uses within the Business Professional Land Use Designation.
- C. Recommend the City Council adopt the ordinance amending the Zoning Code, allowing residential uses within the Business Professional Land Use Designation.

Exhibits:

- A. Resolution amending General Plan allowing residential uses in the BP Zone
- B. Ordinance amending Zoning Ordinance allowing residential uses in the BP Zone
- C. New Pages for Vacant, Pending, Underutilized Land Inventory (Part of Housing Element)

Attachments:

1. General Plan Map (Reduced)

RESOLUTION 2017-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS
ADOPTING A GENERAL PLAN AND ZONING CODE AMENDMENT TO ALLOW
RESIDENTIAL USES IN THE BUSINESS PROFESSIONAL GENERAL PLAN
DESIGNATION AND ZONING DESIGNATION

WHEREAS, in 2012, the City adopted an update Housing Element of the General Plan; and

WHEREAS, the Housing Element of the General Plan includes several goals policies and objectives related to housing and development of new housing; and

WHEREAS, Goal 24 of the General Plan is to: “Increase homeownership opportunities to ensure a balance of housing and household types”; and

WHEREAS, Action 25.3.a of the General Plan is to: “Offer incentives for housing and/or mixed use development to occur on underutilized commercially zoned land at densities of 20 units per acre”; and

WHEREAS, Goal 25 of the General Plan is to: “Provide adequate sites for a variety of housing opportunities to serve all residents”; and

WHEREAS, the Business Professional General Plan Designation and Zoning Designation do not currently allow residential uses; and

WHEREAS, the General Commercial General Plan Designation including General Commercial, Shopping Center, and Limited Commercial allow residential development of up to 20 units per acre;

NOW THEREFORE, BE IT RESOLVED that:

1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.
2. The City Council does hereby adopt a General Plan Amendment as shown in Exhibit A-1 allowing residential uses in the Business Professional General Plan Designation and Zoning Designation.
3. The City Council does hereby determine that the proposed project is exempt from CEQA under Section 15061(b)(3)

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this 22nd day of June, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jeff Slowey, Mayor

ATTEST:

Amy Van, City Clerk

CODIFY_____

UNCODIFY_____

Attachment: Exhibit A-1 – Revised General Plan (Redline/Strikeout)

LAND USE DESIGNATIONS

The General Plan includes nine residential, commercial, industrial, and other land use designations to depict the types of land uses that will be allowed in the General Plan Area. Each land use designation is defined in terms of the allowable uses and density and intensity standards. *Table 4: Land Use Designations* summarizes the standards for each land use designation.

Table 4
Land Use Designations

General Plan Land Use Designation	Zoning Districts*	Residential Density (units/acre)	Assumed Avg. Population/Household	Maximum FAR	Assumed Avg. Employees Per Acre***
Very Low Density Residential	RD-1, RD-2, RD-3, RD-4, SPA	0-4	2.55	0.4	
Low Density Residential	RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, SPA	1-8	2.55	0.4	
Medium Density Residential	RD-10, RD-15, RD-20, MH (Mobile Home), SPA	9-20	2.55	0.5	
High Density Residential	RD-30, SPA	21-30	2.55	0.5	
General Commercial	AC (Auto Commercial) GC (General Commercial) LC (Limited Commercial) SC (Shopping Center) SPA (Special Planning Area)	0-20		0.6	48
Business Professional	BP (Business Professional) SPA (Special Planning Area)	<u>0-20</u>	<u>2.55</u>	0.5	87
Industrial	MP (Industrial/Office Park) SPA (Special Planning Area)			0.5	27
Open Space	CR (Commercial Recreation) O (Recreation/Open Space) SPA (Special Planning Area)			0.1	
Public	RD-2, RD-5, RD-30, SPA O (Recreation/Open Space) SC (Shopping Center)			0.5	
Corridor Transition Overlay	All Residential Districts SPA (Special Planning Area)	0-30**	2.55	0.5	
Notes: * Special Planning Areas (SPAs) are consistent with all General Plan designations ** Not to exceed density of underlying designations *** Source: SACOG					

Chapter 2 - Community Development

The General Plan is implemented largely through zoning. Table 4, which also shows correspondence between the General Plan land use designations and zoning districts, is a guide to assist in implementing the General Plan, but does not constitute a formal statement of General Plan policy. The table identifies the zoning districts that will normally be considered consistent with the various land use designations of the General Plan.

Very Low Density Residential

This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Residential densities should not exceed four units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Low Density Residential

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1-8 units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Medium Density Residential

This designation provides for single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9-20 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

High Density Residential

This designation provides for single family attached homes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 21-30 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

General Commercial

This designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The FAR for residential and nonresidential uses shall not exceed 0.6. Residential densities shall not exceed 20 units per net acre.

Business Professional

This designation provides for office uses, including uses supportive of offices, public and quasi-public uses, mixed-use projects, multi-family and similar and compatible uses. The FAR shall not exceed 0.5. The FAR for residential and nonresidential uses shall not exceed 0.5. Residential densities shall not exceed 20 units per net acre.



ORDINANCE 2017-_____

AN ORDINANCE OF THE CITY OF CITRUS HEIGHTS TO AMEND CERTAIN
SECTIONS OF THE ZONING CODE IN REGARDS TO
ALLOWED USES IN THE BUSINESS PROFESSIONAL ZONE

THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the Citrus Heights Zoning Code as shown in the attached Exhibits B-1 and B-2 that amend the Purposes of Commercial and Industrial Zoning Designations and amend Table 2-5, located in Sections 106.26.020 and 106.26.030; relating to allowed uses in the Commercial and Industrial Zoning Districts.

Section 2: Findings

- The proposed amendments to allow residential uses on Business Professional zoned properties is consistent with the General Plan
- The proposed amendments will not be detrimental to the public, interest, health, safety, convenience, or welfare of the City.

Section 3: Action

The City Council hereby amends the Zoning Code of the City of Citrus Heights as described within Exhibits B-1 and B-2 herein, and as discussed within the Staff Report, which is incorporated by reference.

Section 4: Severability

If any section of this Ordinance is determined to be unenforceable, invalid, or unlawful, such determination shall not affect the enforceability of the remaining provisions of this Ordinance.

Section 5: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption, and within fifteen (15) days after its passage, shall be posted in three public places.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this 22nd day of June, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jeff Slowey, Mayor

ATTEST:

Amy Van, City Clerk

CODIFY_____

UNCODIFY_____

Exhibit B-1 – 106.26.020
Exhibit B-2 – Table 2-5

CHAPTER 106.26 - COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Sections:

- 106.26.010 - Purpose
- 106.26.020 - Purposes of Commercial and Industrial Zoning Districts
- 106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements
- 106.26.040 - Commercial and Industrial District General Development Standards

106.26.010 - Purpose

This Chapter lists the land uses that may be allowed within the commercial and industrial zoning districts established by Section 106.20.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

106.26.020 - Purposes of Commercial and Industrial Zoning Districts

The purposes of the individual commercial and industrial zoning districts and the manner in which they are applied are as follows.

- A. **BP (Business and Professional Office) district.** The BP zoning district is applied to areas appropriate for various types of office uses, together with similar and related compatible uses. Multi-unit housing and mixed-use projects may be allowed. The BP zoning district is consistent with and implements the Business Professional land use designation of the General Plan.
- B. **LC (Limited Commercial) district.** The LC zoning district is applied to areas appropriate for a mixture of land uses, with primarily small-scale retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on upper floors. The LC zoning district is consistent with and implements the General Commercial land use designation of the General Plan.
- C. **SC (Shopping Center) district.** The SC zoning district is applied to areas appropriate for a wide range of retail and service land uses, promoting the unified grouping of these uses with convenient off-street parking and loading. Residential uses may also be accommodated as part of mixed use projects. Projects within this zone are intended to be designed to be an integral part of the surrounding neighborhood, and the larger community. The SC zoning district is consistent with the General Commercial land use designation of the General Plan.
- D. **GC (General Commercial) district.** The GC zoning district is applied to areas appropriate for the general commercial and heavier types of commercial uses that would not be appropriate in the more restrictive commercial zones. Multi-unit housing and mixed-use projects may be allowed. The GC zoning district is consistent with the General Commercial land use designation of the General Plan.
- E. **AC (Auto Commercial) district.** The AC zoning district is applied to areas appropriate for providing automotive sales and services, and compatible related uses. The zone is intended to promote the unified grouping of auto-oriented uses in locations where they will be convenient to the community. The AC zoning district is consistent with the General Commercial land use designation of the General Plan.
- F. **CR (Commercial Recreation).** The CR zoning district is applied to areas for commercial uses normally considered to be recreation oriented and for commercial uses associated with major recreation areas. The CR zoning district is consistent with and implements the open space land use designation of the General Plan.

CITY OF CITRUS HEIGHTS MUNICIPAL CODE - TITLE 106 - ZONING CODE

Commercial and Industrial Zoning Districts

106.26.030

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts		P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	

RESIDENTIAL USES

Emergency shelter	—	—	—	S	—	—	—	106.42.090
Home occupation	P	P	P	P	—	—	—	106.42.100
Live/work unit	MUP	MUP	UP	UP	—	—	—	106.42.110
Mixed use project residential component	S	S	S	S	S	—	—	106.42.130
Multi-unit dwelling	P	P	P	P	—	—	—	106.42.150
Single room occupancy (SRO) facility	—	—	—	UP	—	—	—	
Work/live unit	UP	—	UP	UP	—	—	UP	106.42.110

RETAIL TRADE

Accessory retail uses	P	P	P	P	P	P	P	
Alcoholic beverage sales	—	S	S	S	—	S	—	106.42.020
Bar	—	UP	UP	UP	—	UP	—	106.42.020
Brew Pub/Tavern	—	P	P	P	—	—	—	106.42.020
Building/landscape materials sales	—	—	P	P	—	—	—	
Construction and heavy equipment sales and rental	—	—	—	UP	P	—	P	
Convenience store	S	S	S	S	S	—	S	106.42.070
Drive-through retail	—	UP	UP	UP	—	—	—	106.42.080
Fuel dealer (propane for home and farm use, etc.)	—	—	—	P	—	—	—	
General retail	—	P	P	P	P	—	—	
Groceries, specialty foods	—	P	P	P	—	—	—	
Mixed use project	—	S	S	S	S	—	—	106.42.130
Night club	—	—	UP	UP	—	—	—	
Office-supporting retail	S	P	P	P	—	—	S	106.26.030.C
Outdoor displays and sales	—	P	P	P	P	—	—	106.42.160
Public auction, flea market	—	—	—	UP	—	—	—	
Restaurant, café, coffee shop	S	P	P	P	P	MUP	S	106.26.030.C
Smoking paraphernalia establishment	S	S	S	S	S	S	S	106.42.230
Wood yard (firewood sales)	—	—	—	MUP	—	—	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

Underutilized Sites BP 1- 5

The City is home to numerous BP zoned parcels that are vacant or underutilized. On _____, 2017 the City approved a General Plan Amendment and Zoning Code Amendment (Reso #, Ordinance #) allowing residential uses in the BP Zone, similar to other commercial zones in the City. These zones allow housing or mixed use projects at densities of up to 20 units per acre.

These sites range in size and are each individually owned. Based on the assumptions provided below, the City assumes it can accommodate between 46 and 99 units on BP zoned properties.

Parcel	APN	Address	Acreage	Max Units	Assumed Units
BP-1	243-0142-001-0000	7210 Greenback	0.65	13	6
BP-2	243-0180-010-0000	7529 Greenback	0.26	5	2
BP-3	229-0100-005-0000	0 Greenback	0.47	9.4	4
BP-4	224-0100-005-0000 224-0100-023-0000	7424,7484 Sunrise	2.79	55.8	27
BP-5	216-0150-023-0000	8039 Sunrise	0.79	15.8	7
TOTAL			4.96	99	46



LEGEND

- City of Citrus Heights
- Other Cities
- County Boundary
- Underutilized Parcel
- Parcels
- 100 Year Floodplain

PARCEL STATISTICS	
ID	BP-1
APN	243-0142-001-0000
ADDRESS	7210 Greenback
ACREAGE	.65
GENERAL PLAN	BP
ZONING	BP
MAX UNITS PER ZONING	13
ASSUMED UNITS	6
COMMENTS	Existing Building, vacant. Adjacent to Existing Apartments – could share parking
ASSUMPTIONS	50% of max



Underutilized Land Inventory

CITY OF CITRUS HEIGHTS
Planning Division





LEGEND

- City of Citrus Heights
- Other Cities
- County Boundary
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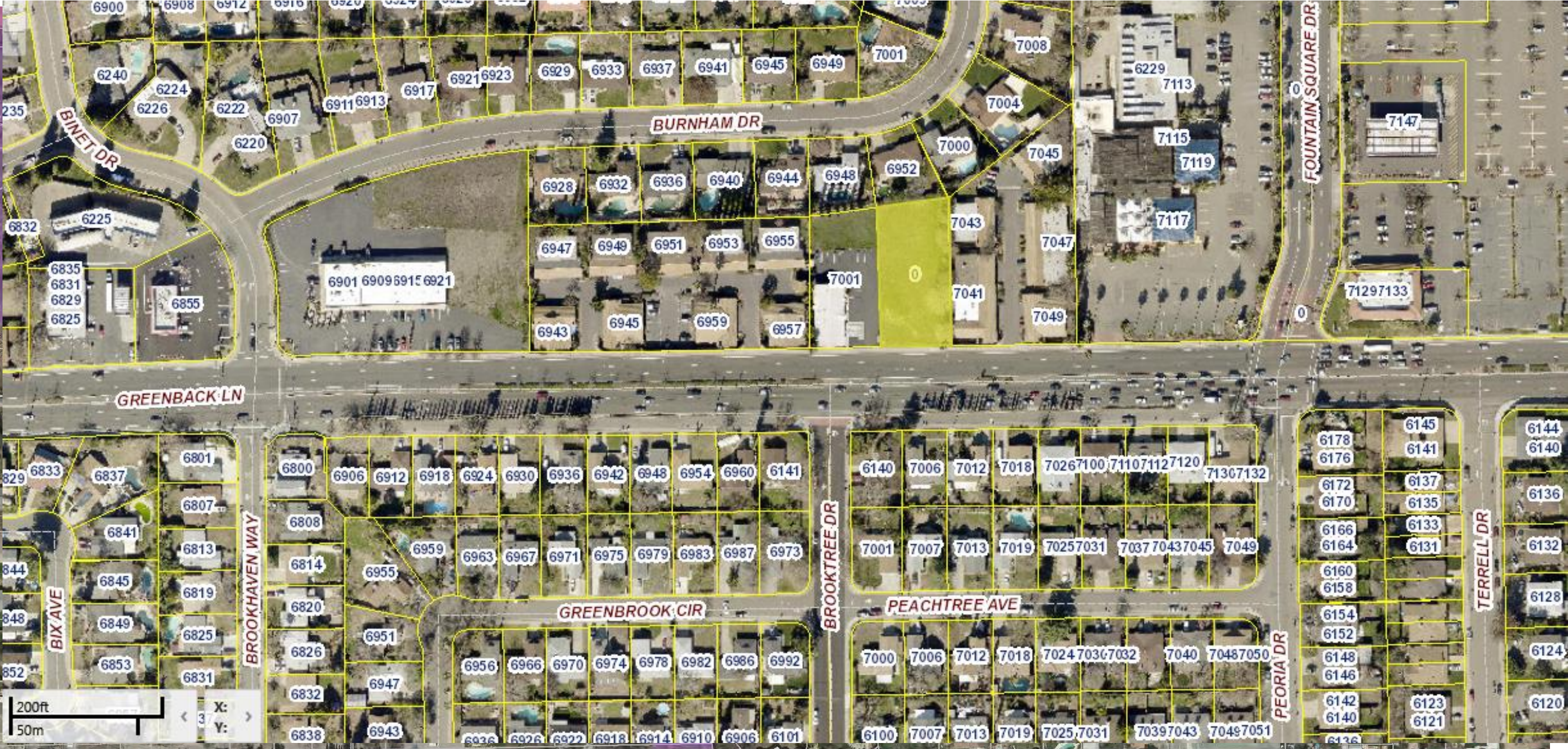
PARCEL STATISTICS	
ID	BP-2
APN	243-0180-010-0000
ADDRESS	7529 Greenback
ACREAGE	.26
GENERAL PLAN	BP
ZONING	BP
MAX UNITS PER ZONING	5
ASSUMED UNITS	2
COMMENTS	Small Lot
ASSUMPTIONS	50% of max



Underutilized Land Inventory

CITY OF CITRUS HEIGHTS
Planning Division





LEGEND

- City of Citrus Heights
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PARCEL STATISTICS	
ID	BP-3
APN	229-0100-005-0000
ADDRESS	0 Greenback
ACREAGE	.47
GENERAL PLAN	BP
ZONING	BP
MAX UNITS PER ZONING	9.4
ASSUMED UNITS	4
COMMENTS	Small Lot
ASSUMPTIONS	50% of max





LEGEND

- City of Citrus Heights
- Other Cities
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- Parcels
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PARCEL STATISTICS	
ID	BP-4
APN	224-0100-005-0000, 224-0100-023-0000
ADDRESS	7424 & 7484 Sunrise
ACREAGE	2.79
GENERAL PLAN	BP
ZONING	BP
MAX UNITS PER ZONING	55.8
ASSUMED UNITS	27
COMMENTS	Two parcels under common ownership. One lot is odd shaped.
ASSUMPTIONS	50% of max



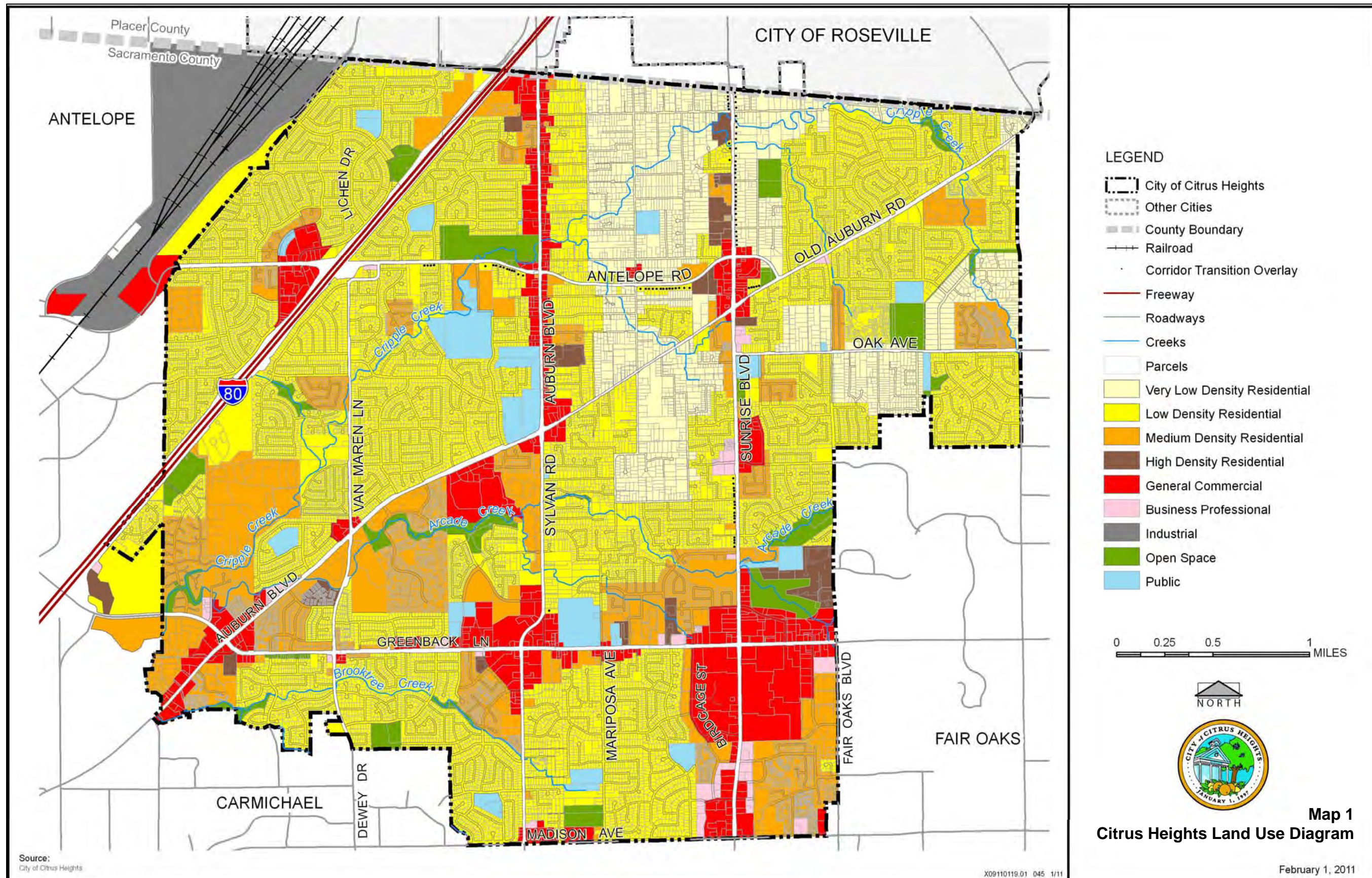


LEGEND

- City of Citrus Heights
- Other Cities
- County Boundary
- Underutilized Parcel
- Parcels
- 100 Year Floodplain

PARCEL STATISTICS	
ID	BP-5
APN	216-0150-023-0000
ADDRESS	8039 Sunrise
ACREAGE	.79
GENERAL PLAN	BP
ZONING	BP
MAX UNITS PER ZONING	15.8
ASSUMED UNITS	7
COMMENTS	Existing buildings on-site. Adjacent to existing apartment complex
ASSUMPTIONS	50% of max







**CITY OF CITRUS HEIGHTS
PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING**

May 24, 2017

Prepared by: Alison Bermudez, Associate Planner

REQUEST

The Planning Division requests the Planning Commission review the attached Ordinance Text Amendments modifying various sections of the Zoning Code in regards to accessory dwellings/structures and forward a recommendation to the City Council.

File Name: Zoning Ordinance Amendment – Accessory Dwelling Units

File Number: File # OTA-16-03

SUMMARY RECOMMENDATION

Planning staff recommends the following motions:

- A. Recommend that the City Council determine the project is exempt from CEQA per Section 15252(h).
- B. Recommend that the City Council repeal Section 106.42.210 and replace with new Section 106.42.015 in regards to Accessory Dwelling Units and amend other related sections in regards to accessory dwellings, residential accessory structures, and residential parking requirements as shown in Exhibit A.

Background

The City's General Plan encourages housing opportunities for all segments of the community. One such method is the allowance through the Zoning Code for secondary dwelling units, now called Accessory Dwelling Units or "ADUs". ADUs are defined as a second permanent dwelling that is accessory to a primary dwelling on the same site. The ADU provides independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. The City has always allowed these types of units subject to a variety of development standards including size limits and parking.

Throughout California, housing production has not been keeping pace with demand. According to the State of California, in the last decade less than half of the needed housing was built. This lack of housing is impacting affordability with average housing costs in California exceeding the rest of the nation. Based on the housing shortages and the rising costs, the California Legislature declared that ADUs can provide additional rental housing and are an essential component to addressing the State's housing needs. To meet this demand, the Legislature made several changes to Government Code Section 65852.2 that limits the City's ability to regulate this type of housing.

This proposal is to update the City's Zoning Code to be in compliance with the new legislation, SB 1069 (Wieckowski) and AB 2299 (Bloom). A majority of the changes included in these amendments are "required" in order to be consistent with state law and others are proposed for clarification and consistency in the Zoning Code's regulations of ADUs and residential accessory structures.

Discussion

This proposal is to update the City's Zoning Code to be in compliance with the new legislation, SB 1069 (Wieckowski) and AB 2299 (Bloom). A majority of the changes included in these amendments are "required" while other changes are proposed to provide consistency and clarification in the regulation of ADUs and other types of residential accessory structures. Below is list of the significant changes and a complete redline/strikeout of amended text is provided as Exhibit A.

Required Changes in the Regulation of ADUs

Renaming of Second Dwelling Units

Within the Zoning Code are several references to "second dwelling units" which the bills rename as "accessory dwelling units" (ADUs). All references within the Zoning Code to "second dwelling unit" will be changed to "accessory dwelling unit" for consistency purposes.

Parking-Replacement Due to Conversion of Garage

Current regulations require single-family residences to provide two off-street parking spaces located outside the required setbacks, which is generally 20 feet in the front yard and five feet on the side yard. Since a garage is typically used to meet this requirement, the ability to convert a garage into an ADU has historically been a challenge for many properties. The newly adopted law now states that when a garage is converted for the purpose of creating an ADU, the local jurisdiction must allow the replacement parking to be in any configuration including tandem spaces, parking on a driveway and parking within required setback areas. Based upon these new requirements, Section 106.36.080 – Parking Design and Development Standards has amended to clarify where required parking can occur on a property.

Parking-Additional for the Construction of ADUs

The City's current regulations require that when a new ADU is proposed, the site must be able to provide adequate space for additional parking at a ratio of 1 space per bedroom within the new ADU. The new legislation now states that jurisdictions cannot require additional parking for new ADUs in the following circumstances:

- The accessory dwelling unit is located within one-half mile of public transit¹; or
- The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

In review of these parking exemptions, staff prepared a map to depict how many properties fall within ½ mile of public transit. As Attachment 1 shows, applying the definition of "public transit"

¹ The legislation purposely did not define "public transit" to allow communities the ability to define the term in the best fit for their community. Citrus Heights will defined it as an "an active bus stop within one-half mile".

as an active bus stop, over 80% of the City's properties would qualify for the parking exemption. Because such a large portion of the City would be exempt, staff is recommending additional parking not be required for the creation of an ADU at any location within the City.

Density

Density is the number of residential housing units per acre. The allowed density is dictated by the property's zoning designation, for example, property zoned RD5 will have up to five residential units per acre and property zoned RD20 will have up to 20 units per acre. In the case of ADUs, the law specifically exempts including ADUs when calculating a property's density and a statement regarding this exemption has been added to the ADU regulations.

Size Limit

The new law states that *detached* ADUs must be allowed up to a maximum size of 1,200 square feet regardless of the size of the primary unit. The law also states that the size of attached units must be allowed up to 50 percent of the square footage of the primary home (up to a maximum of 1,200 square feet). The City's ordinance was slightly different in that it previously allowed up to 60% of the primary dwelling (up to 1,200 square foot maximum) regardless if the unit was attached or detached. To remain consistent with past practice, staff is proposing to retain the 60% calculation for the attached units. The 1,200 square foot size limit will be used for detached units, regardless of the size of the primary home. Table 1 below is provided to demonstrate the allowable sizes:

Table 1- Allowed Sizes of ADU

Unit Type	Current Regulations	New Legislation	Proposed Ordinance
ADU "Attached"	60% of the primary home (1,200 sf max)	50% of primary home (1,200 sf max)	60% of primary home (1,200 sf max)
ADU "Detached"	60% of the primary home (1,200 sf max)	1,200 sf regardless of the size of primary home	1,200 sf regardless of the size of primary home

For purposes of computing the floorspace of the primary dwelling, an attached garage of up to 400 square feet may be included when calculating the floorspace of the primary dwelling. When computing the floorspace of an accessory dwelling unit, all enclosed areas accessed from within the accessory dwelling unit are included. There are no changes proposed to this method of calculation.

Setbacks

The City currently requires new ADUs to meet the setback requirements as determined by the property's zoning. The requirement for minimum setbacks for the construction of a new ADU does not change with the new legislation. However, the law does provide exceptions to the standard setback requirements if the ADU is created through the conversion of a garage or constructed above a garage. Neither of these exceptions are significantly different than our current regulations and staff does not believe they will cause a concern.

Conversion of an existing space

The new legislation states that "existing space" within a legal structure, including a non-conforming structure, must be allowed to convert to an ADU regardless of zoning standards (height limit, lot coverage, setbacks, or parking). The phrase "existing space" has been

interpreted by some jurisdictions to apply only to a garage. The California Department of Housing and Community Development (HCD) encourages jurisdictions to expand the meaning of “existing space” and allow existing workshops, pool houses, rear yard studios, etc. to convert to an ADU regardless of the development standards. Staff considered both options and is proposing the HCD interpretation of “existing space” and has proposed the exception to development standards to apply to all types of existing legal structures (workshops, pool houses, studios, etc) not just to garages. Staff supports this broader meaning since in this community it is not uncommon for properties to have an existing structure such as an art studio or workshop and the process of converting these to an ADU is a common inquiry received by staff. In addition, staff believes that applying the exception only to garages would lead residents to misrepresent the existing structure and its use. In either case, staff believes that applying the exception to all types of existing legally constructed structures would provide opportunity for affordable housing and provide the ability for aging family members to live independent but near relatives.

Approval Process

State law requires that an application for an ADU must be denied or approved ministerially within 120 days of receipt of the application and the review process is exempt from CEQA review. The City does not anticipate any issues to arise from this requirement as it falls in line with the current review time frame. Section 106.62.020 – Zoning Clearance was updated to reflect the new language.

Fire Sprinklers

This may be one of the most controversial portions of the new regulations as the new laws state that fire sprinklers cannot be required for an ADU if sprinklers are not required for the primary residence. The City has spoken with Sacramento Metropolitan Fire District and they will be complying with the new regulations.

Fees

The legislation states that an ADU shall not be considered a new residential use for the purpose of calculating connection fees or capacity charges. However, for ADUs that are not contained in an existing structure, new connections may be required. Since the City’s utility services are provided by servicing agencies and not the City, the implementation and interpretation of this portion of the law will be the responsibility of the utility agencies.

Elective Changes

The Zoning Code has two separate but related sections, “secondary units” now referred to as ADUs and “residential accessory structures” that regulate detached garages, workshops, and other similar structures. With the required updates to ADUs, staff felt for consistency purposes portions of the Residential Accessory Structure section should be also be modified. The changes listed below are not required with the new legislation but will help provide concise regulations for all types of accessory structures.

Cumulative Footprint of Accessory Structures

The Zoning Code contains two standards for determining the amount of building coverage that can occur on a parcel. Table 2-4 (below) includes a standard for maximum lot coverage for parcels, combining both the primary residence and any accessory structures.

TABLE 2-4 - RESIDENTIAL AND OPEN SPACE DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District					
	RD-1, 2, 3, 4	RD-5, 7	RD-10, 15	RD-20, 25, 30	MH	O
Lot coverage	<i>Maximum percentage of total net lot area occupied by primary structures, all accessory structures, and second dwelling units, but not including swimming pools.</i>					
Maximum coverage	30%	50%	50%	60%	40%	5%

The second standard is for accessory buildings only. Section 106.42.200(D)(3), provided below, contains a maximum amount of building coverage that only applies to accessory structures and is based on the size of the parcel. This allowed maximum for coverage excludes the size of the primary residence on the parcel.

Maximum Site Coverage by Accessory Structures	
Lot Area	Maximum Cumulative Footprint of Accessory Structures
Less than 10,000 sf	1,200 sf
10,000 sf to 20,000 sf	1,800 sf
More than 20,000 sf	2,400 sf, more with MUP approval

In the past, having to refer to both tables has created confusion for residents who are trying to determine if they can build an accessory structure on their property. In our experience, the most restrictive standard is the lot coverage in Table 2-4. For this reason, we are proposing to remove the standards contained in the table provided in Section 106.42.200(D)(3), and rely exclusively on the lot coverage requirements of Table 2-4, unless their combined accessory structures exceed 2,400 square feet. For parcels wishing to have more than 2,400 square feet of accessory structures, the requirement for a Minor Use Permit will remain.

Parking

Single-family residences are required to provide 2 off-street parking spaces. These parking spaces must be located outside any required setbacks. Garages are the typical way this parking requirement is met. Driveway parking has not been used to calculate required parking since most driveways are within the required 20 foot setback. Providing the required parking outside the setback is a development standard that commonly prohibits a permit for a garage conversion to be issued. Staff believes that many of these garage conversions proceed but do so without a permit. The Building Division routinely comes across these unpermitted conversions and finds that many have life/safety violations such as improper location of a water heater within a sleeping area.

With the implementation of the new ADU laws that require a jurisdiction to count driveway parking, staff felt that it would be appropriate to allow driveway parking to count towards the parking requirement for all single-family residences, not just ADUs. This is a significant change from the way we currently regulate parking but staff believes that allowing this more flexible parking arrangement will be a benefit to the community.

Definitions

Additions/deletions to the Definitions section of the Zoning Code are needed to implement the proposed changes including defining an “attached”, “detached”, and “interior” accessory dwelling unit and the definition of an “existing structure”.

Environmental Review

This Zoning Ordinance amendment is statutorily exempt from CEQA per Section 15282(h) which state that *“the adoption of an ordinance regarding second units in a single-family or multi-family residential zone by a city or county to implement the provisions of Section 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.13 of the Public Resources Code.”* Note that on January 1, 2017 the term “second unit” was replaced with “accessory unit” in Government Code 65852.1 and 65852.2

Conclusion

A number of planning related laws related to accessory dwelling units became effective on January 1, 2017, and require the City to update its Zoning Code. The project includes the repeal and replacement of Zoning Code Section 106.42.020 along with a number of other updates throughout the Zoning Code in order to be compliant with the new legislation. A strikeout version of the changes is provided as Exhibit A.

Planning staff recommends the following motions:

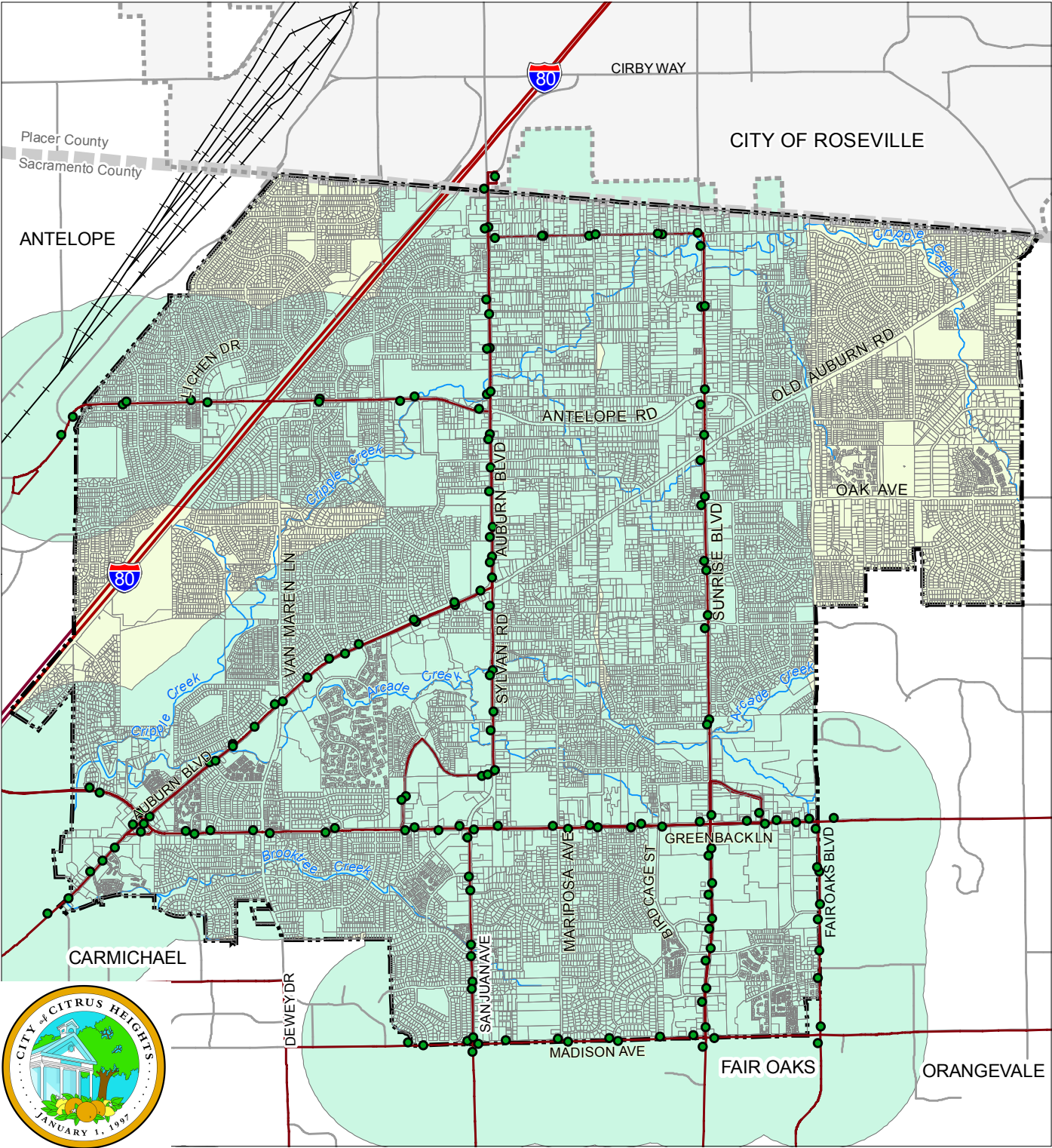
- A. Recommend that the City Council determine the project is exempt from CEQA per Section 15252(h).
- B. Recommend that the City Council repeal Section 106.42.210 and replace with new Section 106.42.015 in regards to Accessory Dwelling Units and amend other related sections in regards to accessory dwellings and residential accessory structures as shown in Exhibit A.

Attachments:

1. Map of properties within ½ of a bus stop
2. FAQ's

Exhibits:

- A. Redline/Strikeout Sections



- City of Citrus Heights
- Other Cities
- County Boundary
- Railroad
- RT Bus Stops
- Creeks
- Regional Transit Route
- half mile buffer from transit stops.dissolved



0 0.25 0.5 1
MILES

Transit Stop Buffer Map

CITY OF CITRUS HEIGHTS



Accessory Dwelling Units (ADU) Frequently Asked Questions

Due to the ongoing housing shortage in California, in January 2017, the State Legislature passed bills to establish statewide regulations for the utilization of residential properties for ADU's. This document is to provide you the necessary information to determine if an ADU is right for you. This information is for reference only and to ensure you meet all the requirements. Please consult the Planning Division prior to investing in your project.

What is an ADU?

An ADU is a secondary dwelling (also referred to as in-law quarters, granny flat, or cottage) that is complete with independent living facilities for one or more persons and generally takes three forms:

- *Detached:* The unit is separated from the primary structure
- *Attached:* The unit is attached to the primary structure
- *Repurposed Existing Space:* Space (e.g., master bedroom) within the primary residence is converted into an independent living unit

Frequently Asked Questions – ADU's

What are the benefits of an ADU?

ADUs are a cost-effective type of home that provides independent living space for family members and others. This flexible living space can be used to allow seniors live independently while being close to family, can provide an affordable living space for students and young professionals, and can help provide supplemental income for the property owner.

Where are ADU's allowed?

An ADU may be located on residentially zoned property that is developed with a single-family residence. Only one ADU is allowed on qualifying parcels. An ADU may not be placed on properties developed with duplexes or other types of multi-family housing.

What size ADU is allowed?

An ADU is intended to be secondary in size to the primary home. An ADU attached to a primary dwelling may be up to 60% of the size of the primary residence, up to a maximum of 1,200 square feet. An ADU detached from the primary home may be up to 1,200 square feet, regardless of the size of the primary structure. Examples for the allowed sizes are provided below:

- Single-family home of 1,800 square feet (including 480 sf attached garage) x 60% would allow an attached ADU up to 1,080 square feet.
- Single-family home of 1,800 square feet (including 480 sf attached garage) would be allowed a detached ADU up to 1,200 square feet.

Lot Coverage

Lot coverage is the percentage of total lot area occupied by all structures including the primary residence, all accessory structures, and an accessory dwelling units (does not include swimming pools). Each zoning designation has allowable lot coverage percentage. Check with the Planning Division to determine what the allowed lot coverage is for your parcel.

Do I need to provide additional parking for a new ADU?

Although providing parking should be considered when designing your project, additional parking is not required with the addition of an ADU.

What if I want to convert my garage to an ADU, do I need to replace the parking?

Yes, when converting a garage to an ADU the property must replace the parking space being lost by the conversion, even if you didn't use your garage for parking. The replacement parking may be in any configuration including tandem, on a driveway, or within the setback areas. Additional parking is not required to accommodate the new living space created within the garage. Refer to Zoning Code Section 106.36.080- Parking Design and Development Standards for additional information.

May I sell or rent my ADU?

An ADU is constructed on the same parcel as a primary residence therefore it may not be sold separately from the primary home but there is no restriction on who may rent the ADU.

Does the ADU count towards the density of my property?

Density is the number of units per acre of land as provided in the City's General Plan. ADU's are not included when calculating the density of a parcel.

What are the setbacks for an ADU?

A new ADU must comply with the setbacks of the zoning district. Please contact the Planning Division to find out the zoning of your property.

May I convert an existing accessory structure into an ADU?

Yes, any legal existing accessory structure such as a garage, workshop, etc. may be converted into an ADU regardless of height limits, lot coverage, setbacks and is not required to provide additional parking as long as the ADU provides independent living space for sleeping, cooking, and sanitation. Please contact the Planning Division to determine if your existing accessory structure is considered legal.

May I create an ADU within the footprint of my existing home?

Yes, existing space, such as an attached garage, may be converted into an ADU.

Is a Building Permit required for an ADU?

Yes, once it has been determined that you are able to create an ADU on your property whether it is converted space or new construction, you will be required to obtain a Building Permit to ensure that the living area meets all the building and safety codes.

What about utility connections?

ADU's are required to provide the necessary utility services such as water and sewer. Check with each service agency to obtain information on their requirements including permit processing and fees.

Is the ADU required to have fire sprinklers?

In most cases an ADU does not require the installation of fire sprinklers but this determination is based upon a variety of factors including the size of the ADU and its distance from a roadway. Prior to investing in a project, owners should discuss their project with Sacramento Metropolitan Fire District who will determine the fire protection services that may be required.

This information is provided as a courtesy and identifies requirements for accessory dwelling units (CHZC Section 106.42.015) Additional information may be found within the Zoning Code. Any discrepancy between this information and the Zoning Code, the Zoning Code shall control. The Planning Department may be reached by phone at (916) 727-4740; by e-mail at planning@citrusheights.net or on the internet at www.citrusheights.net

New Section 106.42.015 Accessory Dwelling Units

Repeal 106.42.210 Secondary Dwelling Units in its entirety

This Section establishes standards for accessory dwelling units. An accessory dwelling unit may be created by conversion of floor area in a pre-existing primary dwelling unit, by an addition thereto, or created within a new or existing residential accessory structure. Except as otherwise specified by this Chapter, all accessory dwelling units shall comply with all provisions applicable to a primary dwelling unit. Nothing in this chapter shall provide an exception to the requirements of the Building Code.

- A. **Allowed Location.** An accessory dwelling unit is allowed on any property developed with a single-family residence.
- B. **Limitation on number of units.** No more than one accessory dwelling unit shall be approved on a single parcel. Accessory dwelling units are not included when calculating the density of a parcel.
- C. **Relationship to primary use.**
 1. **Design, style.** An accessory dwelling unit shall be incidental and subordinate to the primary single-family residential use of the site in terms of size, location, and appearance, and shall not alter the character of the primary structure. The architectural style, exterior materials, and colors of the accessory dwelling unit shall be compatible with the primary dwelling unit.
 2. **Timing of construction.** An accessory dwelling unit may be constructed simultaneously with or after the primary dwelling. In addition, an existing dwelling that complies with the development standards for accessory dwellings in Subsection D below, may be considered an accessory dwelling unit, and a new primary unit may be constructed which would then be considered the primary dwelling unit.
- D. **Development standards.** The following standards apply to all accessory dwelling units unless an exception is provided in Section 106.42.015.D.9.
 1. **Setback requirements.** An accessory dwelling unit shall comply with the setback requirements of the applicable zoning district.
 2. **Height limit.** An accessory dwelling unit shall comply with the height limits of the applicable zoning district except that a detached accessory dwelling unit shall not exceed a maximum height of 20 feet except when the accessory dwelling unit is above a detached residential accessory structure, in which case it shall not exceed 25 feet.
 3. **Lot coverage.** Accessory dwelling units shall be included when calculating lot coverage in Section 106.24.060 (Residential District Site Planning and Building Standards).
 4. **Maximum floor area.**
 - a. The floorspace of an attached accessory dwelling unit shall not exceed 60 percent of the floorspace of the primary dwelling or 1,200 square feet, whichever is less.
 - b. The floorspace of a detached accessory dwelling unit shall not exceed 1,200 square feet, regardless of size of the primary dwelling.
 - c. For purposes of computing the floorspace of an accessory dwelling unit, all enclosed areas accessed from within the accessory dwelling unit shall be included. For purposes of computing the floorspace of the primary dwelling, an attached garage of up to 400 square feet may be included when calculating the floorspace of the primary dwelling.
 4. **Number of bedrooms.** An accessory dwelling unit shall have a maximum of two bedrooms.
 5. **Off-street parking requirements.** Additional off-street parking is not required for an accessory dwelling unit.

5. **Separate entrance required.** An attached second unit shall have an entrance separate from the entrance to the primary dwelling.
 6. **Window placement.** An accessory dwelling unit that is 15 feet or less from a residential unit on an adjacent parcel shall not have windows that directly face windows in the other unit. A detached accessory dwelling unit located closer than 10 feet to a side lot line or 20 feet from a rear lot line shall have no second floor windows facing the side or rear except obscured glass or clerestory windows, unless the review authority determines that other types of windows will not significantly interfere with the privacy of residents on adjacent parcels.
 7. **Conversion of existing accessory structure.** If the accessory dwelling unit is created through the conversion of an existing accessory structure into living space, the following exceptions may be applied:
 - a. An existing legal accessory structure, including legal non-conforming structures, may be converted to an accessory dwelling unit regardless of height limit, lot coverage, or setbacks.
 - b. If an existing legal accessory structure, including legal non-conforming structures, is expanded for the purpose of creating an accessory dwelling unit, a minimum five-foot side and rear yard setback shall apply to all sides of the structure.
- E. **Zoning Clearance.** The Director shall issue the Zoning Clearance in compliance with Section 106.62.020.

106.42.200 - Residential Accessory Uses and Structures

This Section provides standards for residential accessory uses and structures, where allowed by Article 2 (Zoning Districts and Allowable Land Uses). These requirements do not apply to ~~residential second~~ accessory dwelling units, which are instead regulated by Section ~~106.42.210 (Second Dwelling Units)~~ 106.42.015 (Accessory Dwelling Units).

- A. **Relationship to primary use.** An accessory use and/or structure shall be incidental to the primary residential use of the site, and shall not alter the character of the primary use.
- B. **Timing of installation.** An accessory structure shall only be constructed concurrent with or after the construction of the primary structure on the same site, unless construction in advance of a primary structure is authorized through Minor Use Permit approval.
- C. **Attached structures.** An accessory structure attached to the primary structure shall comply with all zoning district requirements applicable to the primary structure, including height limits and site coverage; and shall also comply with any applicable requirements of Subsection E below, for the specific type of structure.
- D. **Detached structures.** An accessory structure that is detached from the primary structure shall comply with the following standards, except where Subsection E below, establishes a different requirement for a specific type of accessory structure. A residential accessory structure may be located between the primary dwelling and a street only with Design Review approval.
 - 1. **Setback requirements.**
 - a. **Front setback.** An accessory structure shall not be located within a required front setback except as may otherwise be provided by Subsection E below.
 - b. **Side and rear setbacks.** An accessory structure not exceeding 16 feet in height shall maintain interior side and rear setbacks of at least five feet; except that the Director may authorize a minimum side and/or rear setback of three feet. An accessory structure with a height greater than 16 feet shall increase the setback one foot for each foot above 16 feet. (i.e., an 18-foot high structure shall be set back seven feet.)
 - c. **Separation between structures.** An accessory structure shall maintain at least a five-foot separation from other accessory structures and the primary dwelling unit.
 - d. **Double-frontage lot.** An accessory structure shall not occupy the front half of a parcel, or either front quarter of a double-frontage lot, unless it is setback at least 75 feet from any street lot line.
 - e. **Reverse corner lot.** On a reverse corner lot that abuts a key lot, no accessory structure shall be located less than 12.5 feet from the street property line. See Figure 4-3.

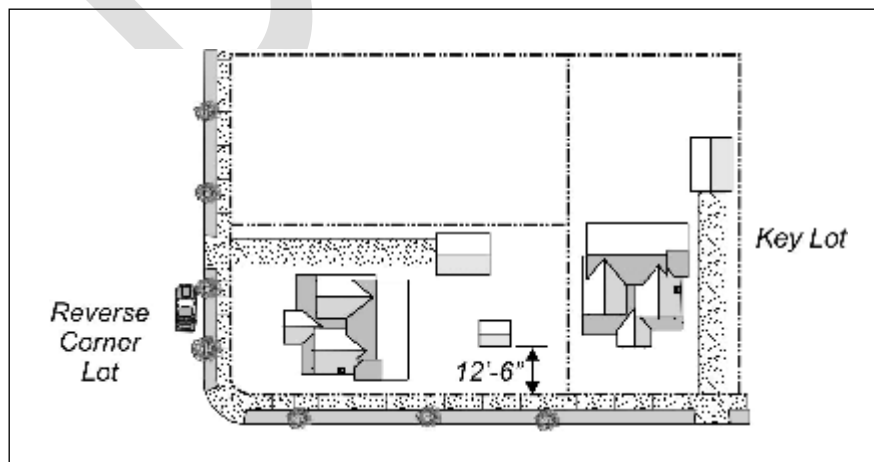


Figure 4-3 - Accessory Structure on Reverse Corner Lot

- f. **Garages accessible from an alley.** Where an accessory garage is accessible to vehicles from an alley, it shall be located not less than 25 feet from the opposite side of the alley.
2. **Height limit.** An accessory structure, ~~other than a detached garage,~~ shall not exceed a maximum height of 16 feet except where ~~a residential second~~ an accessory dwelling unit is located above a detached garage or other accessory structure, or a height greater than 16 feet is authorized through Minor Use Permit approval.
6. **Lot Coverage and size limitations.** Residential accessory structures shall be included when calculating lot coverage provided by Section 106.24.060 (Residential District Site Planning and Building Standards).
 - a. The combined square footage of all accessory structures shall not exceed 2,400 square feet unless authorized through Minor Use Permit approval.
7. ~~The maximum site coverage for all residential accessory structures on a parcel shall comply with following limitations, and as provided by Section 106.24.060 (Residential District Site Planning and Building Standards).~~

Maximum Site Coverage by Accessory Structures	
Lot Area	Maximum Cumulative Footprint of Accessory Structures
Less than 10,000 sf	1,200 sf
10,000 sf to 20,000 sf	1,800 sf
More than 20,000 sf	2,400 sf, more with MUP approval

- E. **Standards for specific accessory uses and structures.** The following requirements apply to the specific types of accessory structures listed, in addition to the requirements of Subsection D above, as applicable.
 1. **Patio covers.** A patio cover that is attached to or detached from the primary dwelling, and open on at least three sides, may be located within the required rear setback subject to the following:
 - a. The five-foot separation from the primary dwelling unit required by Subparagraph D.1.c (Separation between structures), above does not apply;
 - b. The structure shall comply with the coverage and size limitations of Subparagraph D.3 (Coverage and size limitations), above; and
 - c. No part of a detached patio cover shall be closer than five feet to a rear property line, five feet to interior side, and 12.5 feet to street side property line.
 2. **Carports.** The five-foot separation from the primary dwelling unit required by Subparagraph D.1.c (Separation between structures), above does not apply to a carport. Design review is required for a carport located between the front property line and the residence.
 3. **Swimming pools.** A non-commercial swimming pool is an allowed accessory use in any zoning district, provided that no swimming pool shall be located within a required front or side setback, closer than three feet to any property line, or within three feet of a dwelling unit as measured to the surface of the water. No swimming pool shall be located within a utility easement.

4. **Tennis and other recreational courts.** Non-commercial outdoor tennis courts and outdoor courts for other sports, including basketball and racquetball, accessory to a residential use shall comply with the following requirements.
 - a. **Setbacks.** No court shall be located within a required setback, or within 10 feet of a property line.
 - b. **Fencing.** Court fencing shall comply with Section 106.30.050 (Fences and Walls).
 - c. **Lighting.** Court lighting shall require Minor Use Permit approval, and shall not exceed a maximum height of 20 feet, measured from the court surface. The lighting shall be directed downward, shall only illuminate the court, and shall not illuminate adjacent property, in compliance with Chapter 106.35 (Outdoor Lighting).
 - d. **Lot coverage.** Tennis and other recreational courts shall be exempt from any lot coverage limitations of the applicable zoning district.
5. **Workshops or studios.** An accessory structure intended as a workshop or studio for artwork, crafts, light hand manufacturing, or hobbies, shall be limited to: non-commercial hobbies or amusements; maintenance of the primary structure or setbacks; artistic endeavors, including painting, photography, or sculpture; or for other similar purposes. Any use of an accessory workshop for any commercial activity shall comply with Section 106.42.100 (Home Occupations).
6. **Entryway trellises.** A trellis structure may be located over a walkway that extends between a public sidewalk and the front entrance of a single dwelling adjacent to the intersection of the public sidewalk and the on-site walkway, provided that the trellis shall not:
 - a. Exceed 10 feet in height;
 - b. Be more than 10 feet wide;
 - c. Encroach into or over the public sidewalk or public right-of-way; and
 - d. Block or impede pedestrian circulation.

Each trellis shall also comply with all applicable Building Code requirements and any Fire Department requirements.

106.62.020 - Zoning Clearance

- A. **Purpose.** Zoning Clearance is the procedure used by the City to verify that a proposed structure or land use complies with the permitted list of activities allowed in the applicable zoning district, and the development standards applicable to the use.
- B. **Applicability.** Where Article 2 (Zoning Districts and Allowable Land Uses) or other provision of this Zoning Code requires a Zoning Clearance as a prerequisite to establishing a land use, or a Business License is required by Municipal Code, the Zoning Clearance shall be required at the time of Department review of any building, grading, or other construction permit, or other authorization required by this Zoning Code for the proposed use.
- C. **Review and approval.** The Zoning Clearance shall be reviewed and a decision determined within 120 days from the day the application is determined complete. The Director shall issue the Zoning Clearance after determining that the request complies with all Zoning Code provisions applicable to the proposed use. An approval may be in the form of a stamp, City staff signature, or other official notation on approved plans, a letter to the applicant, or other certification, at the discretion of the Director.

106.36.080 - Parking Design and Development Standards

Required parking areas shall be designed and constructed in compliance with this Section.

A. Location of parking. Off-street parking areas shall be located as follows:

1. **Residential parking.** Residential parking shall be located on the same site as each residential unit served; except for a mixed use project developed in compliance with Section 106.42.130 (Mixed Use Projects). ~~No required residential parking space shall occupy any required front setback, or a side or rear setback except within an enclosed garage that complies with the garage setback requirements of Section 106.42.200 (Residential Accessory Uses and Structures).~~
 - a. Single-family residential. Required parking may be located within the required front and non-street side setback provided the required parking occurs on an approved driveway at least 20 feet in length and is perpendicular to the street. Alternate locations may be approved by the Director provided the design of the driveway is aesthetically pleasing, compatible with the surroundings and will not create a pedestrian or vehicular hazard.
 - b. Duplex and multi-unit residential. Required parking shall not occupy any required front setback, or a side or rear setback.
2. **Nonresidential parking.** Nonresidential parking shall be located on the same site as the use served, or within 300 feet of the parcel when off-site parking is approved in compliance with Section 106.36.070.G (Off-site parking), with reasonable access to and from the use for which the spaces are required.

B. Access to parking. Access to parking shall be provided as follows for all parking areas other than for individual single dwellings, and duplexes. Site design shall minimize the amount of paved surfaces and driveway lengths and widths while providing for safe and suitable access for vehicular circulation.

1. **Direction of travel.** Parking areas shall provide suitable maneuvering area so that vehicles exit to a street in a forward direction. Parking lots shall be designed to prevent access at any point other than at designated access drives. Single dwellings and duplexes are exempt from this requirement.
2. **Stacking area for non-residential parking.** A commercial or industrial use shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 20 feet from the street right-of-way, to provide a stacking area for vehicles entering and exiting the parking area. The City Engineer may require a greater distance for uses with high traffic volumes or located along heavily traveled arterials. See Figure 3-37.
3. **Clear height above parking.** A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles within nonresidential uses.

C. Access to adjacent sites. The City may require the design of a parking area to provide vehicle and pedestrian connections to parking areas on adjacent properties or to connect with adjoining public walkways, to provide for convenience, safety, and efficient circulation. A joint access agreement running with the land shall be recorded by the owners of the abutting properties, as approved by the Director, to guarantee the continued availability of the shared access between the properties.

D. Parking stall and aisle design.

1. **Minimum dimensions.**
 - a. **Parking spaces.** Each parking space, ~~including each space within a residential garage,~~ shall be a minimum of nine feet wide and 19 feet long. Compact car spaces with minimum dimensions of eight feet by 16 feet may be allowed within a parking lot interior, up to a maximum of 25 percent of the total number of

spaces. Compact spaces shall be dispersed throughout the parking lot. Parallel parking spaces shall have minimum dimensions of nine feet wide and 24 feet long.

- b. **Parking lot aisles.** Each parking lot aisle shall comply with the minimum dimension requirements in Table 3-8.

TABLE 3-8 - MINIMUM PARKING LOT AISLE DIMENSIONS

Parking Angle	Aisle Width
45 degree	20 ft for a 2-way aisle 14 ft for a 1-way aisle
60 degree	20 ft for a 2-way aisle 18 ft for a 1-way aisle
90 degree	24 ft for a 2-way aisle 23 ft for a 1-way aisle
Parallel parking	24 ft for a 2-way aisle 12 ft for a 1-way aisle

2. **General configuration.** Tandem parking, or the parking of vehicles inline shall be prohibited in multi-unit residential and commercial zoning districts.
 3. **Employee parking.** Where Table 3-7 requires employee parking, the spaces shall be identified by the employer as "employee parking" and shall be located as far away as possible from the main entrance.
 4. **90-degree single-loaded parking aisles.** A parking lot aisle that provides access to parking spaces on one side only may be reduced to a width of 22 feet provided a landscaped planter at least five feet in width, or a two-foot planter with a walkway, is installed adjacent to the aisle.
 5. **Dead-end aisles.** Dead-end aisles are discouraged. When used, 90 degree angle stalls with adequate turning space are required, as approved by the Engineering Division.
- E. **Landscaping.** Landscaping shall be provided in compliance with Section 106.34
- F. **Lighting.** See Chapter 106.35 (Outdoor Lighting).

106.80 - Definitions

In addition to the terms defined by Article 8 (Definitions), the following terms shall have the following meanings as used in this Chapter:

~~Second Unit.~~ **Accessory Dwelling Unit or Carriage House.** A second permanent dwelling that is accessory to a primary dwelling on the same site. ~~A second~~ An accessory dwelling unit ~~or carriage house~~ provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, ~~and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling.~~ ~~A carriage house is a second unit located over a detached garage. Includes guesthouses.~~ An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Accessory Dwelling Unit, Attached. An accessory dwelling unit is considered attached when it is constructed as a physical expansion (i.e., addition) to a primary dwelling unit, is created through the conversion of a garage attached to a primary dwelling unit, or is created within existing living space within a primary dwelling (e.g. master bedroom).

Accessory Dwelling Unit, Detached. An accessory dwelling unit that is a separate structure from the primary dwelling unit.

Garage, or Carport. Parking space and shelter for automobiles or other vehicles, where the size of the parking space complies with the provisions of Chapter 106.36 (Parking and Loading).

1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.
2. A carport is an attached or detached accessory structure enclosed on no more than two sides.

Guest House. A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, generally without kitchen or cooking facilities. For the purposes of this Zoning Code, a guest house is considered to be the same as a "Second Unit," a "Residential Accessory Structure."

Living space. The interior habitable floor area of a dwelling unit, including basements and attics, but does not include a garage or other accessory structures.

Lot Coverage. The percentage of total lot area occupied by primary structures, all accessory structures, and ~~second~~ accessory dwelling units, but not including swimming pools.

Residential Accessory Use or Structure. Any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes the following detached accessory structures, and other similar structures normally associated with a residential use of property.

Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use. Does not include: ~~second~~ accessory dwelling units, which are separately defined; ~~guest houses, which are included under the definition of second units;~~ or home satellite dish and other receiving antennas for earth-based TV and radio broadcasts (see "Telecommunications Facilities").

Other updates due to reference to "second dwelling unit"

106.24.030 Table 2-2

Residential Uses	RD-1-2	RD-3-4	RD-5-7	RD-10	RD-15-30	MH	O	Specific Use Regulations
Second <u>Accessory</u> dwelling unit	P	P	P	P	P	P	P	106.42.210 <u>106.42.015</u>

106.24.050 - Residential and Open Space District Residential Density Standards

Each residential development shall not exceed the following maximum residential density (number of dwelling units per acre) requirement for the applicable zoning district, except in compliance with Chapter 106.32 (Affordable Housing Requirements and Incentives).

A. RD districts.

- Maximum density - All RD districts.** For a subdivision of five lots or more, the maximum allowable residential density shall be as identified for the applicable residential zoning district on the Zoning Map by the numerical suffix to the "RD" zoning symbol, which expresses the maximum allowable number of dwelling units per gross acre. For example, RD-1 allows a maximum of one dwelling per acre, RD-15 allows a maximum of 15 dwellings per acre, etc. This requirement does not apply to a proposed subdivision of four or fewer lots.
- Maximum density - RD-1 through RD-4.** No more than one detached single family dwelling is allowed on a single parcel in the RD-1, 2, 3, and 4 zones, provided that ~~a second~~ an accessory dwelling unit may also be allowed in compliance with Section ~~106.42.210~~ 106.42.015 (~~Second~~ Accessory Dwelling Units).
- Minimum density - RD-20 and above.** Within the RD-20 and higher density zoning districts, each proposed residential development shall provide a minimum of 50 percent of the maximum density of the applicable zoning district. For example, a project in the RD-20 zone shall provide a minimum density of 10 units per acre.

TABLE 2-4 - RESIDENTIAL AND OPEN SPACE DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District					
	RD-1, 2, 3, 4	RD-5, 7	RD-10, 15	RD-20, 25, 30	MH	O
Setbacks	<i>Minimum setbacks required. See Section 106.30.100 for setback measurement instructions, and exceptions to these requirements.</i>					
Front	20 ft	15 ft 20 ft for garage facade	25 ft	20 ft	20 ft	20 ft
Side - Interior (each)	5 ft	5 ft	1 story - 10 ft 2 story - 20 ft 3 story - 30 ft	10 ft	10 ft	10 ft
Side - Corner	15 ft	12.5 ft	25 ft	20 ft	20 ft	20 ft
Rear	RD-1, 2 - 25 ft RD-3, 4 - 20 ft	20 ft	20 ft	10 ft	10 ft	10 ft
Garage	20 ft from a garage door to the back of the nearest sidewalk, or the front property line where there is no sidewalk.					
Fences	See Section 106.30.050 (Fences and Walls)					
Accessory structures	See 106.42.200 (Residential Accessory Uses and Structures)					
Lot coverage	<i>Maximum percentage of total net lot area occupied by primary structures, all accessory structures, and second accessory dwelling units, but not including swimming pools.</i>					
Maximum coverage	30%	40%	50%	60%	40%	5%
Floor area ratio (FAR)	<i>Maximum floor area ratio for non-residential structures.</i>					
	0.40	0.40	0.50	0.50	0.50	0.10
Height limit	<i>Maximum allowable height of structures. See Section 106.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions. See Section 106.42.150 for special height limits for multi-unit projects.</i>					
Maximum height	30 ft		50 ft		30 ft	

Landscaping See Chapter 106.34 (Landscaping Standards)

Parking See Chapter 106.36 (Parking and Loading)

Signs See Chapter 106.38 (Signs)

TABLE 3-7 – PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Residential	Minimum Number of Vehicle Spaces Required
Live/work unit	2 spaces for each unit.
Mobile home	
Individual mobile home outside of park	2 spaces for each unit
Mobile home park	2 spaces for each mobile home, plus 1 additional space per 8 mobile homes shall be provided for guest parking, which shall be dispersed throughout the park.
Multi-unit dwellings, including condominiums	Parking requirements may be modified by the review authority for affordable housing and/or mixed use projects.
Studio units and one-bedroom units	1 covered space within a garage/carport for each unit.
Two- and three-bedroom units	2 spaces for each unit; at least 1 within a garage/carport.
Four-bedroom units and above	2 spaces for each unit, or as required by the review authority. At least 1 shall be within a garage/carport.
Guest parking	1 space for each 4 units
Organizational house	1 space for each bedroom.
Residential care home	1 space per 4 beds, plus 1 space per employee on duty at same time.
Rooming or boarding house	1 space for each bedroom.
Second Unit	1 per bedroom to a maximum of 2 required spaces, in addition to the parking required for the primary dwelling.
Senior housing project	1 space for each unit, with half the spaces covered, plus 1 guest parking space for each 10 units. Reduced parking may be provided in compliance with Section 106.36.070 C. (Reduced parking for senior housing projects).
Single dwelling	2 spaces.

106.30.100 - Setback Requirements and Exceptions

D. Limitations on uses of setbacks.

1. **Structures.** A required setback shall not be occupied by structures other than:
 - a. The fences and walls permitted by Section 106.30.050 (Fences and Walls);
 - b. The projections into setbacks allowed by Subsection E.; and
 - c. Residential accessory structures as allowed by Section 106.42.200 (Residential Accessory Uses and Structures).
2. **Storage.** No front or street side setback shall be used for the accumulation, placement or storage of automobiles or other motor vehicles, building materials, scrap, junk or machinery except for:
 - a. Automobiles or other motor vehicles parked within a designated off-street parking area, and which shall be operable, registered, and licensed.
 - b. Building materials required for construction on the parcel, immediately before and during a construction project which has a valid Building Permit in force. Storm discharge Best Management Practices (BMPs) shall be used to prevent runoff from these materials into the storm drainage system.
 - c. Materials stored behind a fence that is at least six feet high and in compliance with Section 106.30.050 (Fences and Walls).
3. **Parking.** Required parking for single-family residences may be located within the required front and side setback in compliance with Section 106.36.080.A.1.a. ~~No required parking space shall occupy a required front setback, or a street side setback of a corner lot. No residential parking space shall occupy a side or rear setback, except within an enclosed garage that complies with the garage setback requirements of Section 106.42.200 (Residential Accessory Uses and Structures). Temporary (overnight) parking is allowed within required setback areas only on an approved, paved driveway, in compliance with Section 106.36.080 (Parking Design and Development Standards).~~
4. **Storage of habitable trailer prohibited.** No habitable trailer shall be stored or parked within a required street setback, except where limited display areas are authorized in a commercial zone through Minor Use Permit approval (Section 106.62.050).
5. **Pavement.** Pavement within a front setback shall be limited to a driveway ~~the width of the garage doors,~~ plus 12 feet abutting and parallel to the driveway. The additional 12 feet of width shall be located adjacent to the interior side property line of a corner lot. Alternate locations for the additional pavement may be approved by the Director and City Engineer. Total pavement width in the front of the lot shall not exceed 50 percent of the lot frontage. The Director and City Engineer may grant an exception for exceeding the allowed limits for lots located on a collector or arterial street, where the owner proposes a circular driveway. This Subsection does not apply to front setback areas that were paved to a greater extent than allowed by this Section, prior to October 5, 2006.

106.50.060 - Auburn Oaks Court

- A. **Purpose.** The provisions of this Section are intended to ensure that proposed development within the Auburn Oaks Court SPA will buffer future residents from freeway noise and pollutants and mitigate those impacts, provide for adequate circulation within the project site and adequate access to surrounding major streets, and ensure that the design of proposed development is compatible with existing surrounding development.
- B. **Applicability.** This Section applies to proposed development and new land uses within the Auburn Oaks Court SPA, as shown on Figure 5-5 and the Zoning Map.
- C. **Allowable land uses.** Land uses within the planning area shall be limited to those identified as permitted or conditional in the RD-20 zoning district by Section 106.24.030 (Residential and Open Space District Allowable Land Uses and Permit Requirements), and SC (Shopping Center) zoning district by Section 106.26.030 (Commercial and Industrial District Land Uses and Permit Requirements), subject to the following limitations, and the permit requirements of Subsection D below.
1. No parcel shall be developed with other than a single-family or two-family dwelling, unless a different use otherwise allowed in the RD-20 or SC zoning districts, and not prohibited by Subsection C.2 below, is authorized by Use Permit approval.
 2. The portion of the property shown in Figure 5-5 as a 300-foot wide strip adjacent to Highway 80 shall be limited to land uses identified by Section 106.26.030 (Commercial and Industrial District Land Uses and Permit Requirements) as being permitted within the SC zoning district. No residential use shall be approved within the area, unless the Council finds that noise and air quality impacts associated with the freeway are mitigated by means other than the use of a 300 foot setback.
- D. **Permit requirements.**
1. **Design Review required.** Design Review approval shall be required for all proposed development, except as provided by Subsection C.1 above, and except for residential accessory structures in compliance with Sections 106.42.200 (Residential Accessory Uses and Structures), and 106.42.015 (Accessory Dwelling Units) ~~106.42.210 (Second Dwelling Units)~~.
 2. **Project coordination.** Project review and approval shall include the review authority considering the relationship of the proposed circulation pattern with that of surrounding areas to provide for an interconnected street system and the coordination of circulation between projects with the overall community.
- E. **Density.** Residential density shall not exceed 20 dwelling units per acre, except where additional density is authorized through Use Permit approval, consistent with the General Plan.
- F. **Development standards.**
1. Proposed development shall comply with the requirements of the RD-20 or SC zoning districts, as applicable, and Articles 3 (Site Planning and Project Design Standards) and 4 (Standards for Specific Land Uses).
 2. The review authority may require landscaping or walls to buffer residential uses to the south from noise or lights from proposed development on the site, and may limit the building height to one-story; provided that the review authority may modify this standard where necessary to reduce site grading to preserve native trees.

106.50.110 - Oak Avenue - Wachtel Way

- A. **Purpose.** The provisions of this Section are intended to ensure that development within the Oak Avenue - Wachtel Way SPA will protect and preserve the creeks and floodplains in a natural condition, buffer existing large residential and agricultural - residential lots from high density development, provide for adequate circulation within the project site and adequate access to major streets, and encourage the establishment of a trail system in the general areas shown in the Oak Avenue - Wachtel Way Special Planning Area.
- B. **Applicability.** This Section applies to proposed development and new land uses within the Oak Avenue - Wachtel Way SPA, as shown on Figure 5-9 and the Zoning Map.
- C. **Allowable land uses.** Land uses within the planning area shall be limited to those identified as permitted or conditional in the RD-20 zoning district by Section 106.24.030 (Residential and Open Space District Allowable Land Uses and Permit Requirements), Table 2-2, except as follows, and subject to the permit requirements of Subsection D below.
1. Single-family dwellings or two-family dwellings are permitted. Higher densities may be authorized through Design Review approval in compliance with Subsection D below.
 2. No use listed in Section 106.24.030 (Residential and Open Space District Allowable Land Uses and Permit Requirements), Table 2-2, under "Recreation, Education, and Public Assembly Uses," "Retail Trade," "Services - Business, Financial, and Professional," or "Services," shall be permitted, except for home occupations, public utility facilities, and other outdoor recreation facilities.
- D. **Permit requirements.**
1. **Design Review required.** Design Review approval shall be required for all proposed development, except as provided by Subsection C.1 above, and except for residential accessory structures in compliance with Sections 106.42.200 (Residential Accessory Uses and Structures), and 106.42.015 (Accessory Dwelling Units) ~~106.42.210 (Second Dwelling Units)~~.
 2. **Project coordination.** Project review and approval shall include the review authority considering the relationship of the proposed circulation pattern with that of surrounding areas to provide for an interconnected street system, and the coordination of circulation between projects, and the overall community.
- E. **Density.** Residential density shall not exceed 20 dwelling units per acre, except as follows:
1. The review authority may approve additional density in compliance with the other provisions of this Section, for a portion of a project where corresponding areas are dedicated for the preservation of open space along natural streams, where there are significant groves of heritage or landmark trees, or in other environmentally sensitive areas.
 2. Residential development in the areas shown in Figure 5-9 as allowed a maximum density of two dwelling units per acre, and in the area shown with a minimum net parcel area of one-half acre (20,000 square feet) shall comply with those requirements.

106.50.140 - Sylvan Road - Woodside Drive

- A. **Purpose.** The provisions of this Section are intended to ensure that development on the property within the Sylvan Road - Woodside Drive SPA will:
1. Protect and preserve the creeks and floodplains in a natural condition;
 2. Buffer future residents from commercial development to the south and from the traffic noise associated with Auburn Boulevard and Sylvan Road;
 3. Provide for adequate circulation within the project site and adequate access to major streets;
 4. Encourage the establishment of a trail system in the general areas shown in Figure 5-12; and
 5. Preserve the residential character of this portion of the community by prohibiting the expansion of the commercial areas to the north and south into the area shown in Figure 5-12.
- B. **Applicability.** This Section applies to proposed development and new land uses within the Sylvan Road - Woodside Drive SPA, as shown on Figure 5-12 and the Zoning Map.
- C. **Allowable land uses.** Land uses within the planning area shall be limited to those identified as permitted or conditional in the RD-5 zoning district by Section 106.24.030 (Residential and Open Space District Allowable Land Uses and Permit Requirements), Table 2-2, except that single-family dwellings or two-family dwellings are permitted. Higher densities may be authorized through Use Permit approval in compliance with Subsection D below.
- D. **Permit requirements.**
1. **Design Review required.** Design review approval shall be required for all proposed development, except for residential accessory structures in compliance with Sections 106.42.200 (Residential Accessory Uses and Structures), and 106.42.015 (Accessory Dwelling Units) ~~106.42.210 (Second Dwelling Units)~~.
 2. **Project coordination.** Project review and approval shall include the review authority considering the relationship of the proposed circulation pattern with that of surrounding areas to provide for an interconnected street system, and the coordination of circulation between projects and the overall community.
- E. **Density.** The density of residential development of any portion of the property shown in Figure 5-12 shall not exceed five dwelling units per acre, except that the review authority may approve additional density in compliance with the other provisions of this Section, for a portion of a project where corresponding areas are dedicated for the preservation of open space along natural streams, where there are significant groves of heritage or landmark trees, or in other environmentally sensitive areas.
- F. **Development standards.** Proposed development shall comply with all applicable requirements of the RD-5 zoning district, Articles 3 (Site Planning and Project Design Standards) and 4 (Standards for Specific Land Uses), and the following standards; except that the review authority may modify the following standards where necessary to reduce site grading, avoid encroachment into floodplains, or to preserve native trees.
1. **Grading.** The design, layout, and configuration of improvements shall minimize the extent and amount of grading. The following techniques shall be considered and utilized where feasible:
 - a. The use of split-level building design and foundation systems to accomplish elevation transitions as close to existing grades as possible.