TODAY’S TOPICS:

1. Chapter 11.3.03 (Single-Family Residential (R-1) Zone

2. Chapter 11.5.05.005 (Vehicle Parking in Single-Family Zones)

➢ Key changes summarized
➢ Associated key definitions that have been revised or added are included for reference
➢ Discussion after each item
Chapter 11.3.03

**SINGLE-FAMILY RESIDENTIAL (R-1) OVERVIEW:**

- Development standards have been revised & new development standards have been added
- Definitions have been revised & new definitions have been added; revision to “Structure, New” a key change
- Figures have been revised & new figures have been added
- Applicable policies in the Community Development Department (CDD) Policy Manual were added
- Several standards subject to Director review and approval have been revised, including the type of permit (discussed in previous workshop)
- Several revisions & additions were workshopped with the Planning Commission in 2016 & 2017
**Revised Definition: “STRUCTURE, NEW”**

- **Structure, New.** A structure is considered “new” under any of the following circumstances:
  1. A structure built where no structure previously exists.
  2. A structure involving demolition of more than 50 percent of the existing floor area.
  3. A structure involving demolition of more than 50 percent of the existing exterior walls, inclusive of doors and windows.
  4. Expansion of an existing structure, where the square footage of the addition is more than 50 percent of the square footage of the floor area, not including the square footage of a basement.
  5. A structure involving an alteration or removal of more than 50 percent of solid roofed area. An alteration of solid roofed area includes changing the roof type (e.g., gable, hip, shed, flat, intersecting, etc.), changing roof pitch, and construction involving framing one roof on top of another already-existing roof (also known as a “California roof”). An alteration or removal of solid roofed area does not include replacing roofing materials (e.g., shingles and associated covering material), reroofing the existing structure without changing type or pitch for maintenance purposes, or reinforcing the roof structure to install solar panels.
  6. Cumulative expansion, alteration, and removal, as provided in sections 2. through 5. of this definition, of the floor area of the existing structure within any five (5) year period.
§11.3.03.004(B): Minimum Lot Dimensions for New R-1 Parcels

- Adds minimum lot dimensions for new R-1 parcels

  Note: These are existing dimensions in the City’s Subdivision Ordinance that have been included in the R-1 Zone for convenience/clarity.

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Minimum Frontage</th>
<th>Minimum Lot Width</th>
<th>Minimum Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10,000 ft^2</td>
<td>40 ft.</td>
<td>60 ft.</td>
<td>60 ft.</td>
</tr>
<tr>
<td>10,000 sq. ft. to less than 15,000 sq. ft^2</td>
<td>40 ft.</td>
<td>70 ft.</td>
<td>80 ft.</td>
</tr>
<tr>
<td>15,000 sq. ft. to less than 30,000 ft^2</td>
<td>40 ft.</td>
<td>80 ft.</td>
<td>100 ft.</td>
</tr>
<tr>
<td>30,000 ft^2 or more</td>
<td>40 ft.</td>
<td>90 ft.</td>
<td>100 ft.</td>
</tr>
</tbody>
</table>
§11.3.03.005(A)(2)(B): HEIGHT OF DECKS

- New section added to address height of decks and associated landscaping
  - Roofed & unroofed decks not to exceed 15’
  - Includes method of height measurement for uncovered and fully or partially roofed decks
  - Requires landscaping for decks with floor levels 6’ or more above natural grade; landscape plan requires Director approval
  - CDD Policy; workshoped with Planning Commission
§11.3.03.005(A)(5)(A): SINGLE STORY REVIEW

- New review threshold added to review certain single-story structures (new single-story structures or single-story additions)
  - Allowed with a Zoning Clearance if exterior wall/plate height does not exceed:
    - 12’ above finished grade; OR
    - 14’ for 20,000+ sq. ft. parcel and 100’+ average lot width; AND
    - Does not exceed 20’ maximum overall height
  - Maximum height exceeding 20’ requires a Director’s Development Review Permit (DDRP)
  - Workshopped with Planning Commission
**Revised Definition: “STORY”**

- **Story.** That portion of a building included between the upper surface of any floor and the upper surface of the next floor above, or if there is no floor above, then the space between such floor and the ceiling or roof above; except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the roof above. For the purposes of this Zoning Code, the first story of a building shall also mean the same thing as the “ground floor.”

See Figure 11.8.01-11.

For the purposes of this Zoning Code, an attic as defined in this Chapter shall not be considered a story. For the purposes of this Zoning Code, a mezzanine as defined in this Chapter shall be considered a story. See also “Attic” and “Mezzanine.”
Revised Definition: "Story" (continued)

Figure 11.8.01-11 (New)
**REVISED DEFINITION: “STORY” (CONTINUED)**

Figure 11.8.01-11 (New)
NEW DEFINITIONS: “ATTIC” & “MEZZANINE”

- **Attic.** An unfinished enclosed area that is: located between the ceiling of the uppermost story of a building and the building’s roof; less than six (6) feet in height; not habitable, although it may be used for storage or mechanical equipment; and not accessible by any means other than a stepladder or a pull-down ladder. See also Figure 11.8.01-11.

- **Mezzanine.** An intermediate level of a building interior containing floor area without completely enclosing interior walls or partitions, placed in any story or room and not separated from the floor or story below by a wall. A mezzanine shall be considered a story for purposes of this Zoning Code and shall be counted as part of the total floor area for any floor area or FAR limitation.
§11.3.03.005(A)(5)(c): **CONVERSION OF EXISTING ATTIC SPACE TO HABITABLE FLOOR AREA**

- New section was added to allow conversion of existing attic space to habitable floor area if it complies with certain conditions:
  - Allowed with a DDPR if:
    - Attic space currently accounted for in total floor area; 
      AND
    - No change to roof or exterior walls; no dormer may be added, although windows & skylights may be added
    - Attic does not have to comply with side yard setbacks for second stories IF all other conditions can be met
  - Otherwise requires Development Review Permit (DRP)
  - Workshopped with Planning Commission
§11.3.03.005(D)(1)(A): Basic Limits to Total Floor/Solid Roofed Area

Allowable total floor/solid roofed area section was revised to clarify that the amount allowed includes the primary dwelling unit, attached or detached accessory dwelling unit, and all other roofed accessory structures.
NEW DEFINITION: “FLOOR AREA; FLOOR AREA/SOLID ROOFED AREA”

- **Floor Area; Floor Area/Solid Roofed Area.** The total area of all stories within the outside faces of exterior walls, including in the case of single-family residences: all solid roofed areas whether enclosed or not; attics that qualify as volume space; mezzanines/lofts; accessory dwelling units; guest houses; garages; barns; covered patios, porches, balconies, entries, and parking facilities enclosed on more than two (2) sides; the square footage under balconies and cantilevered floors that exceed thirty (30) inches in depth; and other solid roofed accessory structures; except as otherwise provided for in this Zoning Code (including, but not limited to, exemptions). See also Figure 11.8.01-11. Structured parking in non-single-family residential zones is not considered floor area.
**NEW DEFINITION: “VOLUME SPACE”**

**Volume Space.** Any space with a ceiling or top plate height exceeding the following maximum height of the space is considered as constituting two (2) stories for the purposes of calculating maximum allowable floor/solid roofed area and setbacks:

- Parcels 20,000 sf. ft. or greater with an average lot width of 100 feet or greater: 14 feet
- Other properties: 12 feet
§11.3.03.005(D)(3): New Exemptions from Allowable Total Floor/Solid Roofed Area Calculations:

- 11.3.03.005(D)(3)(e): For second stories and balconies that cantilever over exterior wall of first story by not more than 30”
- 11.3.03.005(D)(3)(f): For certain conditions pertaining to decks
- 11.3.03.005(D)(3)(g): For certain conditions pertaining to bay windows
- 11.3.03.005(D)(3)(h): For certain conditions pertaining to stairways
- 11.3.03.005(D)(3)(i): 440 square feet of garage floor area exempted for lots less than 10,000 square feet
§11.3.03.005(E): SETBACKS

- Entire section was reorganized, and general & clarifying information moved to beginning of section

- §11.3.03.005(E)(1)(d): Standard was added that requires additions to existing structures to comply with setback requirements unless a DDRP is approved

- §11.3.03.005(E)(2)(a) and §11.3.03.005(E)(3)(b)(i)((a)) and ((b)): Measurement criteria for front & exterior setbacks were added to determine when setback should be measured from property line and when it should be measured from ultimate right-of-way
§11.3.03.005(E): SETBACKS (CONTINUED)

- 11.3.03.005(E)(2)(c): Basic averaging requirements for front yard setbacks were modified for clarification
- New figure was added (Figure 11.3.03-1) to illustrate front yard setback averaging:
§11.3.03.005(E): Setbacks (continued)

- 11.3.03.005(E)(4)(b): For through-lots, a standard was added for maximum height of free-standing fences and walls

- 11.3.03.005(E)(5)(c): An exemption for certain fire pits was added to the setback standards for fireplaces and chimneys
§11.3.03.005(E): Setbacks (continued)

- 11.3.03.005(E)(6): Minimum setbacks for pool/spa and mechanical equipment were modified:
  - Pool, spa, or mechanical equipment within the required front yard requires a DRP (formerly required a CUP for pool or spa in front of the subject residence or within the front yard)
  - Pool/spa mechanical equipment formerly allowed to encroach within required side or rear setback through Director’s Review Setback Modification Process
  - Water features less than 18” not subject to setback requirements (formerly was 24”—modified to be consistent with Building Code)
  - Workshopped with Planning Commission
§11.3.03.005(E)(7): SETBACK EXEMPTIONS

- 11.3.03.005(E)(7)(a): Exemption for height of detached accessory structures was clarified
- 11.3.03.005(E)(7)(d): List of specific types of mechanical equipment that are exempt from setback requirements has been added
- 11.3.03.005(E)(7)(f): The exemption for stairways or steps has been clarified
- 11.3.03.005(E)(7)(i): An exemption for decks in setbacks that meet certain standards was added
§11.3.03.005(E)(7): SETBACK EXEMPTIONS (CONTINUED)

- 11.3.03.005(E)(7)(j): An exemption for temporary portable storage units that meet certain standards was added
  - Note: Provisions for temporary portable storage units were added in 11.6.11.005(A)(6) (Temporary Use Permit) and a definition was added in 11.8.01.020

- 11.3.03.005(E)(7)(k): An exemption for bay windows that meet certain standards was added
§11.3.03.005(F): Light Wells

- New section added to address light wells (workshopped with Planning Commission), including:
  - **Location:**
    - Describes how compliance with setbacks is to be achieved
    - Provides exemption for lightwells in setbacks that meet certain standards—see 11.3.03.005(E)(7)(h)
  - **Width:** Establishes maximum width of 3’
  - **Depth:** Establishes maximum depth depending on whether light wells encroach into required interior or rear yards
  - **Length:** Establishes maximum cumulative length for light wells that encroach into required side or rear yards and an overall maximum length
§11.3.03.005(F): Light Wells (Continued)

New Figure 11.3.02-2: Light Well—Section View
§11.3.03.005(F): LIGHT WELLS (CONTINUED)

New Figure 11.3.02-3: Light Well—Plan View
§11.3.03.005(F): LIGHT WELLS (CONTINUED)

New Figure 11.3.02-4: Light Well—Perimeter of 1st Story
NEW DEFINITION: “LIGHT WELL”

- **Light Well.** An excavated space, open to the sky, bounded on all sides by exterior basement walls and/or retaining walls, that may provide light, ventilation, and/or emergency access to a basement.
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS

- **Fence Height**: Clarifying language and a figure were added regarding how to measure fence/retaining wall height—see new Figure 11.3.03-5 below:
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS (CONTINUED)

Fence Height: Clarifying language and a figure were added regarding how to measure fence/retaining wall height—see new Figure 11.3.03-5 below:
NEW DEFINITION: “RETAINING WALL”

- **Retaining Wall.** For the purposes of this Zoning Code, a wall or manmade soil-retention system designed and constructed to resist lateral soil pressure of the material it is holding, or “retaining.” See (new) Figure 11.8.01-10:
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS (CONTINUED)

- Neighborhood Notification & Survey Instrument (§11.3.03.005(G)(3)):
  - Neighbor notification procedure regarding proposed fences modified to require notification only if fence/wall is within 5’ of property line
  - Exception provided to notification procedure if neighbor provides written acceptance
  - Requires property line to be marked in field, identified on a survey prepared by a licensed surveyor
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS (CONTINUED)

- Pedestrian Entry Gates (§11.3.03.005(G)(5)(d)(iii)):
  - Maximum width of pedestrian entry gates was reduced from 8’ to 6’—see also Figure 11.3.03-6 below:
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS (CONTINUED)

- Driveway gate locations (§11.3.03.005(G)(8)(d)):
  - Standards regarding driveway gate locations were updated for safety purposes
  - Differentiation was made between “standard” and “nonstandard” driveway gate locations was made
  - Figures illustrating the differences were added
Chapter 11.3.03

Figure 11.3.03-7: Standard Driveway Gate
Chapter 11.3.03

Figure 11.3.03-8: Nonstandard Driveway Gate
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS (CONTINUED)

Exemptions for Retaining Walls (§11.3.03.005(G)(10)(c)):

- Standards regarding “inward-facing” and “outward-facing” retaining walls were revised
- New subsections were added for clarity and to address issues
- New figure was added to illustrate an inward-facing retaining wall with a fence atop
- Definitions for inward-facing and outward facing retaining walls were added
Figure 11.3.03-9: Inward-Facing Retaining Wall with Fence Atop
NEW DEFINITIONS: “INWARD-FACING RETAINING WALL” & “OUTWARD-FACING RETAINING WALL”

- **Retaining Wall, Inward-Facing.** A retaining wall whose front face (the side of the retaining wall that is in the opposite direction of the soil being retained) faces inward toward the subject property. See Figure 11.8.01-10.

- **Retaining Wall, Outward-Facing.** A retaining wall whose front face (the side of the retaining wall that is in the opposite direction of the soil being retained) faces outward from the subject property, and toward the property line(s) of the subject property. See Figure 11.8.10-10.
§11.3.03.005(H): ACCESSORY STRUCTURES

- A limitation on the allowable total floor/roofed area based on the size of the lot (250 sq. ft. per 3,000 sq. ft. of lot area) was added

- Limitation allowed to be exceeded with approval of a DRP

- Workshopped with Planning Commission
§11.5.05.005: VEHICLE PARKING IN SINGLE-FAMILY RESIDENTIAL (R-1) ZONES

Clarifies minimum dimensions for single-family residential garages (§11.5.05.005(A)):

- Existing Zoning Code has conflicting standards regarding minimum dimensions—10’x20’ in one place, 9’x20’ in another

- Updated Code requires 10’x20’ unless:
  - Spaces in nonconforming garage are minimum 9’x20’
  - Any expansion/alternation to residence does not involve change to garage and structure/garage are not considered “new” unless a DDRP is approved

- Workshopped with Planning Commission
§11.5.05.005: VEHICLE PARKING IN SINGLE-FAMILY RESIDENTIAL (R-1) ZONES (CONTINUED)

- New section regulating maximum grade of driveways (§11.5.05.005(D)(3)) added, including:
  - General standard
  - Elevated driveway standard (new figure)
  - Depressed driveway standard (new figure)
Figure 11.5.05-1: Elevated Driveway

ELEVATED DRIVEWAY

- PARKWAY AREA 8'-10" (TYP.)
- 10" VERTICAL CURVE
- STANDING AREA 20' MIN.
- 1/4"/FT MAX.

*10' VERTICAL CURVE REQUIRED WHERE BREAKOVER ANGLE (\(\alpha\)) ≥ 8°

MAXIMUM GRADE IS LESSER OF:
1. EXTENSION OF DRIVEWAY SLOPE
2. MAXIMUM 6%
Figure 11.5.05-2: Depressed Driveway

DEPRESSED DRIVEWAY

*10' VERTICAL CURVE REQUIRED WHERE BREAKOVER ANGLE (∞) ≥ 8°
§11.5.05.005: VEHICLE PARKING IN SINGLE-FAMILY RESIDENTIAL (R-1) ZONES (CONTINUED)

- New section regulating access to detached garages (§11.5.05.005(D)(5)) added, represented by including new figure depicting garage turning radius
Figure 11.5.05-3: Garage Turning Radius
Questions, Comments, and Discussion