

PART 11.3 ZONES, ALLOWABLE LAND USES, AND ZONE-SPECIFIC STANDARDS

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Chapter 11.3.01 Establishment of Zones and Zoning Map

§11.3.01.001 Purpose.

This Chapter establishes the zones applied to property within the city of La Cañada Flintridge, as shown on the city's Zoning Map, and their relationships to the city's General Plan land use designations.

§11.3.01.002 Zones Established.

- A. **Zones.** The city shall be divided into zones that implement the city's General Plan. Zones are established to classify, regulate, designate, and distribute the uses of land and buildings; to regulate the height, setbacks, and bulk of buildings and other structures; to regulate the areas of yards and other open spaces around buildings; and to regulate the density of population. The city is divided into zones that are grouped into two categories: 1) base zones and 2) overlay zones. These base zones and overlay zones shown in Table 11.3.01-1 are hereby established and shall be shown on the Zoning Map.
- B. **Base Zones.** The base zone is the primary zone that applies to a property. Every parcel within the city has a base zone that establishes the primary land use type, density, intensity, and site development regulations.
1. Base zones are grouped into five (5) categories, as follows:
 - a. Residential zones;
 - b. Commercial zones;
 - c. Mixed use zones;
 - d. Special purpose zones; and
 - e. Specific plans.
 2. The base zones are shown on the Zoning Map together with letter or numerical suffixes to identify land use regulations and development standards applicable to specific sites. Specific plans identify areas of the city where allowable land uses, land use permit requirements, and development standards are regulated by the applicable specific plan, as provided for in Chapter 11.6.10 (Specific Plans).
- C. **Overlay Zones.** An overlay zone supplements the base zone for the purpose of establishing special use and/or development regulations for a particular parcel or area in addition to the provisions of the underlying base zone. In the event of a conflict between the regulations of the base zone and the overlay zone, the provisions of the overlay zone shall apply.
1. Overlay zones may supplement base zones for one or more purposes, including, but not limited to, the following:
 - a. To allow more flexibility from the standard provisions of the underlying base zone.

- b. To protect unique site features or implement location-specific regulations.
 - c. To specify a particular use, standard, or guideline for an area.
- 2. The overlay zones are shown on the Zoning Map together with letter or numerical suffixes to identify land use regulations and development standards applicable to specific overlay zones.

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Table 11.3.01-1: City of La Cañada Flintridge Zones

Zone Symbol	Zone Name	General Plan Land Use Designation Implemented by Zone	Location Reference
Residential Zones:			See below
R-1	Single-Family Residential	As provided below:	Chapter 11.3.03
• R-1-10-acres	Single-Family Residential	• Hillside Residential	Subsection 11.3.03.001(B)(1)
• R-1-40,000	Single-Family Residential	• Estate Residential	Subsection 11.3.03.001(B)(2)
• R-1-30,000 & R-1-20,000	Single-Family Residential	• Very Low Density Residential	Subsection 11.3.03.001(B)(3) and (4), respectively
• R-1-15,000 & R-1-10,000	Single-Family Residential	• Low Density Residential	Subsection 11.3.03.001(B)(5) and (6), respectively
• R-1-7,500 & R-1-5,000	Single-Family Residential	• Medium Density Residential	Subsection 11.3.03.001(B)(7) and (8), respectively
R-3	Multifamily Residential	High Density Residential	Chapter 11.3.04
RPD	Residential Planned Development	General Plan Land Use Designation of the Base Zone	Chapter 11.3.05
Commercial Zones:			Chapter 11.3.06
CG	Commercial General	Commercial/Office	Subsection 11.3.06.001(B)(1)
CO	Commercial Office	Commercial/Office	Subsection 11.3.06.001(B)(2)
CN	Commercial Neighborhood	Commercial/Office	Subsection 11.3.06.001(B)(3)
Mixed Use Zone			Chapter 11.3.07
MU	Mixed Use	Mixed Use	Chapter 11.3.07
Special Purpose Zones:			Chapter 11.3.08
P-SP	Public and Semi-Public	Public and Institutional	Subsection 11.3.08.002(A)
OS	Open Space	Open Space	Subsection 11.3.08.002(B)
PR	Parks and Recreation	Parks and Recreation	Subsection 11.3.08.002(C)
Overlay Zones:			Chapter 11.3.09
ES	Emergency Shelter Overlay Zone	Commercial/Office	Chapter 11.3.09
HEIOZ	Housing Element Implementation Overlay Zone	Varies	Chapter 11.3.10

Zone Symbol	Zone Name	General Plan Land Use Designation Implemented by Zone	Location Reference
Specific Plans:			Refer to Individual Specific Plan
SP-1 (DVSP)	Downtown Village Specific Plan (DVSP)	Downtown Village Specific Plan	DVSP—Stand-alone document
SP-2 (FSHASP)	Flintridge Sacred Heart Academy Specific Plan (FSHASP)	Flintridge Sacred Heart Academy Specific Plan	FSHA—Stand-alone document

§11.3.01.003 Zoning Map.

The city of La Cañada Flintridge Zoning Map, as adopted and incorporated by reference pursuant to §11.1.01.001, provides the official designation of zone boundaries on real property within the city. It shall be regulated as set forth below.

- A. **Zoning Map Amendments.** Amendments to the Zoning Map shall follow the zoning amendment process established in Chapter 11.6.09 (Amendments of General Plan, Zoning Code, and Zoning Map) and shall be reflected on the city's Zoning Map.
- B. **Record of Zoning Map Changes.** The Zoning Map and a record of all prior amendments thereto shall be kept on file with the City Clerk and shall constitute the original record. Electronic and hard copies of the currently effective Zoning Map shall also be kept on file with the Planning Division.
- C. **Relationship to General Plan.** The Zoning Map shall implement and be consistent with the city's adopted General Plan.
- D. **Symbols.** Each zone shall be illustrated on the Zoning Map as follows:
 1. **Base Zone.** Each base zone shall be delineated on the Zoning Map by use of its representative zone symbols as listed in Table 11.3.01-1 (city of La Cañada Flintridge Zones).
 2. **Overlay Zone.** Each overlay zone shall be delineated on the Zoning Map by the underlying base zone symbol followed by, as part of the symbol, parenthetically enclosed letters indicating the overlay zone, as listed in Table 11.3.01-1.
 3. **Specific Plan.** Each adopted specific plan shall be delineated with the zone symbol "SP" and number to distinguish it from other adopted specific plans as listed in Table 11.3.01-1. This designation on the Zoning Map serves to provide a reference to the corresponding specific plan project documents adopted by the City Council.

E. **Additional Information Related to Land Use.**

1. **A/B Line.** The Zoning Map delineates the A/B Line, which separates the more urban development ("A"), from the more rural development on very steeply sloping hillsides ("B"), with the purpose of minimizing negative impacts of hillside development and preserving the city's views, open space, and environmental and recreational resources.
2. **Districts.** The Zoning Map delineates the Foothill Boulevard Districts, as provided for in the Land Use Element of the General Plan.
3. **Pre-Zoned Areas.** A pre-zone shall specify the intended zoning for areas within the City's Sphere of Influence but not yet annexed and within the official city boundary. The official Zoning Map shall identify each zone applicable to the property with the label "PZ" in addition to such other zone designation as may be applicable.

§11.3.01.004 Interpretation of Zone Boundaries.

If there is uncertainty about the location of any zone boundary or other feature shown on the Zoning Map, the interpretation shall be made by the Director pursuant to Subsection 11.1.02.004(A)(2).

§11.3.01.005 Annexations.

Areas annexed to the city shall be zoned according to the pre-annexation zoning classification, or the closest equivalent city zoning classification.

Chapter 11.3.02 Allowable Land Uses by Base Zone

§11.3.02.001 Purpose.

This Chapter provides the general requirements and the allowable land uses and use permit requirements for the approval of proposed development and new land uses in the city. Allowable land uses include both primary and accessory uses that are permanent in nature. Regulations for temporary uses are listed separately in Chapter 11.6.12 (Temporary Use Permits).

§11.3.02.002 General Requirements for Development and New Land Uses.

All land uses and structures shall be established, constructed, reconstructed, altered, or replaced in compliance with the following requirements.

- A. Land uses shall be allowed by this Zoning Code in the zone applied to the site as shown on the Zoning Map. The basis for determining whether a use is allowable is described in §11.3.02.003.
- B. Any land use permit required by §11.3.02.003 or as otherwise required by this Zoning Code shall be obtained before the proposed use is constructed, otherwise established, or put into operation.
- C. Land uses and structures shall comply with the development standards of Chapters 11.3.03 through 11.3.10, all applicable provisions of Part 4, Part 5, Part 6, and Part 7 of this Zoning Code, and any applicable conditions imposed by an approved land use or development permit.

§11.3.02.003 Allowable Land Uses and Use Permit Requirements.

The uses of land allowed by this Zoning Code in each zone are listed in Table 11.3.02-1 (Land Use Permit Table for all Zones), together with the type of land use permit required for each use.

A. Allowable Land Uses.

1. **General land use categories.** In order to simplify land use regulations, land uses listed in this Chapter and throughout this Zoning Code have been organized into general categories on the basis of common or similar function, product, or compatibility characteristics. The general land use categories listed in Table 11.3.02-1 are as follows:
 - a. Residential uses;
 - b. Civic and community uses;
 - c. Retail uses;
 - d. Office uses;
 - e. Research and development uses;
 - f. Service uses;

- g. Medical and care uses;
 - h. Entertainment, recreation, and open space uses;
 - i. Accessory uses.
 - 2. **Land use descriptions.** Individual land uses are listed under each general land use category. Individual land uses listed in Table 11.3.02-1 are defined in Chapter 11.7.01 (Definitions) or elsewhere in this Zoning Code.
- B. **Land Use Regulations.** Generally, a use is allowed by right, allowed through issuance of a use permit, or not permitted. In addition to the requirements for use permits or entitlements listed herein, other permits and entitlements may be required prior to establishment of the use, which may include but are not limited to: special permits required by other provisions of this Zoning Code, permits as provided for in Part 6, building permits, encroachment permits, permits required by other Titles of the LCFMC, and/or permits required by other agencies. In addition, all allowable uses identified in Table 11.3.02-1 are subject to compliance with all applicable provisions of the Zoning Code, as well as State and federal law. The requirements for uses and use permits or entitlements identified in Table 11.3.02-1 may be modified by footnotes. The abbreviations used in Table 11.3.02-1 are as follows.
- 1. **Permitted (P).** A land use shown with a “P” indicates that the land use is permitted by right in the designated zone.
 - 2. **Accessory (A).** A land use shown with an “A” indicates that the land use is permitted in the designated zone only if it is accessory to the primary permitted use.
 - 3. **Director’s Use Permit (DUP).** A land use shown with a “DUP” indicates that the use is conditionally permitted in the designated zone only if a Director’s Use Permit is approved by the Director, pursuant to §11.6.06.002.
 - 4. **Conditional Use Permit – Minor (MUP).** A land use shown with an “MUP” indicates that the use is conditionally permitted in the designated zone only if a Minor Conditional Use Permit is approved by the Planning Commission, pursuant to §11.6.06.003.
 - 5. **Conditional Use Permit (CUP).** A land use shown with a “CUP” indicates that the use is conditionally permitted in the designated zone only if a Conditional Use permit is approved by the Planning Commission, pursuant to §11.6.06.004.
 - 6. **Home Occupation Permit (HOP).** A land use shown with a “HOP” is permitted as a home occupation if accessory to the principal residentially permitted use only if a Home Occupation Permit (HOP) is approved by the Director pursuant to Chapter 11.4.35 (Home Occupations).
 - 7. **Special Permit (SPLP).** A land use shown with a “SPLP” is permitted if a special permit is approved as required by special regulations or as otherwise provided for in the LCFMC.
 - 8. **State Preemption (S).** When a land use is required to be permitted by-right in the designated zone by State preemption law.

9. **Not Permitted (---).** A land use shown with the symbol “---” is not allowed in the designated zone. Additionally, uses not shown in the table are not permitted, except as otherwise provided for in this Zoning Code.
- C. **Special Regulations.** Where the last column (Special Regulations) in Table 11.3.02-1 includes a chapter or section number, the regulations in the referenced chapter/section shall apply to the use in addition to all other applicable provisions of this Zoning Code. Additional permits may be required in accordance with the special regulations.
- D. **Base Zone Names and Symbols.** Names and symbols for the base zones used in the table are as provided for in Table 11.3.01-1 (city of La Cañada Flintridge Zones). Specific plans are not listed in the table as the allowed uses for those base zones are determined in compliance with the applicable adopted specific plan.

Table 11.3.02-1: Land Use Permit Table for All Zones

Land Use Permit Table for All Zones											
LAND USES ^{1, 2}	USE PERMIT REQUIREMENT BY ZONE										STD'S & SPECIAL REG'S ³
	R-1 ^{4, 5}	R-3 ^{6, 7}	RPD ⁸	CG	CN	CO	MU	P-SP	PR	OS	
RESIDENTIAL USES											
Accessory and Junior Accessory Dwelling Units	P	P	P	S	S	S	S	---	---	---	Chapter 11.4.02
Affordable Housing Density Bonus Projects	P	P	P	S	S	S	P	P ⁹	---	---	Chapter 11.4.03 and as otherwise provided for in CA Density Bonus Law (Government Code §65915, et seq.)
Affordable Housing (Permitted Lower Income Housing)	---	S	S	S	S	S	S	---	---	---	§11.1.03.007
Emergency Shelter Facilities:											Chapter 11.3.09 & Chapter 11.4.04
▪ As necessary to meet the needs of the city's homeless population, per State law	---	---	---	SPLP	SPLP	SPLP	---	---	---	---	
▪ Additional emergency shelters beyond those necessary to meet the needs of the city's homeless population, per State law	---	---	---	CUP	CUP	CUP	---	---	---	---	
Single-Family Residential ¹⁰	P	---	P ¹¹	---	---	---	---	P	---	---	Chapter 11.3.03
Multifamily Residential ¹²	---	P	P	S	S	S	P ¹³	---	---	---	Chapter 11.3.04
Room and boarding houses	---	---	---	---	---	---	CUP	---	---	---	
Senior Citizen Multifamily Residential	---	P	P	S	S	S	P	---	---	---	Chapter 11.4.07

¹ See Chapter 11.7.01 (Definitions) for definitions of the listed land uses² Any non-residential use that is open to and/or provides service to the public during "Late Night Hours" as defined in Chapter 11.7.01 (Definitions) requires a CUP and is subject to Chapter 11.4.42 (Late Night Hours).³ All uses, whether permitted or subject to a permit pursuant to Table 11.3.02-1 or Part 6, shall also comply with any Special Regulations as listed in this Table and as otherwise required by this Zoning Code.⁴ Residential use is intended to be the primary use permitted in the R-1 zone.⁵ In the R-1 zone, no lot shall be occupied by more than one (1) primary dwelling unit.⁶ All new development within the R-3 zone requires Design Review pursuant to Chapter 11.6.08 (Design Review).⁷ Residential use is intended to be the primary permitted use in the R-3 zone.⁸ Residential use is intended to be the primary permitted use in the RPD zone. A Zone Change must be adopted to establish a new RPD or amend an existing RPD. See §11.3.05.002.⁹ Permitted only in accordance with the provisions of Chapter 11.3.10 (Housing Element Implementation Overlay Zone)¹⁰ A lot with a single-family residence may rent a maximum of two (2) bedrooms/rooms during any concurrent period.¹¹ One (1) existing detached single-family dwelling unit per lot, per §11.5.03 Legal Nonconforming Uses, Structures, and Parcels.¹² A duplex, triplex or multiple-family dwellings, apartments and dwelling groups containing two (2) or more units.¹³ Apartments and condominiums (25—30 dwelling units/acre) shall require a CUP in the MU Zone.

LAND USES ^{1, 2}	USE PERMIT REQUIREMENT BY ZONE										STD'S & SPECIAL REG'S ³
	R-1 ^{4, 5}	R-3 ^{6, 7}	RPD ⁸	CG	CN	CO	MU	P-SP	PR	OS	
Condominium projects, residential:											
• Condominium projects, new	---	P	P	---	---	---	P	---	---	---	Chapter 12.20 Chapter 12.21
• Condominium Conversion ¹⁴	---	CUP	CUP	---	---	---	CUP	---	---	---	Chapter 12.30
Single-Room Occupancy Facilities	---	---	---	CUP	---	---	CUP	---	---	---	Chapter 11.4.08
Low Barrier Navigation Center	---	---	---	---	---	---	P	---	---	---	Chapter 11.4.06
Supportive Housing	S	S	S	---	---	---	S	---	---	---	Chapter 11.4.09
Transitional Housing	S	S	S	---	---	---	S	---	---	---	Chapter 11.4.10
CIVIC & COMMUNITY USES											
Community Centers	---	---	---	CUP	---	---	---	CUP	CUP	---	
Community Gardens	CUP	CUP	CUP	---	---	---	---	P	P	DUP ¹⁵	Chapter 11.4.15
Convents/Monasteries ¹⁶	---	---	CUP	---	---	---	---	CUP	---	---	
Governmental Facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Libraries	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	---	
Museums	CUP	CUP	CUP	CUP	---	---	CUP	CUP	---	---	
Religious Facilities	---	---	CUP	CUP	CUP	CUP	CUP	CUP	CUP	---	
Schools:											
▪ Schools, K through 12 (Public & Private)	---	---	---	---	---	---	CUP	CUP	---	---	
▪ School - Private Specialized Education, Tutoring, or Training	---	---	---	---	CUP	CUP	CUP	---	---	---	
▪ Schools, Other	---	---	---	---	---	---	---	CUP	---	---	
Utility Facilities:											
▪ Minor	---	---	CUP	CUP	CUP	CUP	CUP	MUP	CUP	CUP ¹⁷	
▪ Major	---	---	---	---	---	---	---	CUP	CUP	---	
RETAIL USES											
Alcoholic Beverage Sales:											Chapter 11.4.16
▪ Liquor Store	---	---	---	CUP	CUP	---	CUP	---	---	---	
▪ Alcoholic beverage sales, off-sale, accessory only	---	---	---	DUP	DUP	---	CUP	---	---	---	
▪ Alcoholic beverage sales, on-sale	---	---	---	CUP	CUP	---	CUP	---	---	---	

¹⁴ Conversion of existing residential development shall comply with Chapter 12.30.¹⁵ Not permitted in natural open space areas.¹⁶ On the same lot as a legally established religious facility or school.¹⁷ Minor utilities in the OS zone are limited to drainage channels and debris basins and shall require a CUP.

LAND USES ^{1, 2}	USE PERMIT REQUIREMENT BY ZONE										STD'S & SPECIAL REG'S ³
	R-1 ^{4, 5}	R-3 ^{6, 7}	RPD ⁸	CG	CN	CO	MU	P-SP	PR	OS	
▪ Alcoholic beverage sales, on-sale, accessory only	---	---	---	CUP	---	---	CUP	---	CUP	---	
Animal Sales	---	---	---	CUP	CUP	---	CUP	---	---	---	§11.4.21.004
Automobile Sales, New Vehicles Only	---	---	---	CUP	---	---	---	---	---	---	
Building Materials and Supplies	---	---	---	P	---	---	---	---	---	---	
Convenience Stores ¹⁸	---	---	---	CUP	CUP	---	CUP	---	---	---	
Craft Brewery, Winery, or Distillery	---	---	---	CUP	CUP	---	CUP	---	---	---	Chapter 11.4.16
Commercial Marijuana Activities Prohibited	---	---	---	---	---	---	---	---	---	---	Chapter 11.4.17
Drive-Through Facility, Primary Use	---	---	---	CUP	---	---	CUP	---	---	---	Chapter 11.4.18
Eating/Drinking Establishments:											
▪ Bar, lounge, and nightclub	---	---	---	CUP	---	---	CUP	---	---	---	
▪ Brewpub	---	---	---	CUP	CUP	---	CUP	---	---	---	
▪ Restaurants, fast food	---	---	---	CUP	---	---	P	---	---	---	
▪ Restaurants, full service	---	---	---	CUP	CUP	---	P	---	---	---	
▪ Restaurants, take-out service	---	---	---	DUP	DUP	---	P	---	---	---	
▪ With outdoor dining (accessory)	---	---	---	A-DUP	A-DUP	A-DUP	A-DUP	---	---	---	Chapter 11.4.37
General Retail Businesses	---	---	---	P	P	---	P	---	---	---	
Grocery Stores	---	---	---	P	---	---	P	---	---	---	
Plant Nurseries and Garden Supply Stores	---	---	---	P	P	P	P	---	---	CUP ¹⁹	
Service Stations	---	---	---	CUP	CUP	---	CUP	---	---	---	Chapter 11.4.19
Shopping Center	---	---	---	CUP	CUP	---	---	---	---	---	
Tobacco and/or Electronic Cigarette Shops and Lounges	---	---	---	CUP	CUP	---	CUP	---	---	---	Chapter 11.4.20
OFFICE USES											
Business	---	---	---	DUP	DUP ²⁰	P	CUP ²¹	---	---	---	
Corporate	---	---	---	DUP	---	P	---	---	---	---	
Government	---	---	---	DUP	DUP	P	CUP	CUP	---	---	
Medical/Dental	---	---	---	DUP	---	P	DUP ²²	---	---	---	

¹⁸ Convenience stores shall not be established as stand-alone uses; they must be located on the same parcel with a service station. A CUP is required to add a convenience market to an existing service station.

¹⁹ In the OS Zone, plant nurseries shall be limited to the Southern California Edison easement.

²⁰ Business offices in the CN zone are limited to upper stories only.

²¹ Business offices in the MU zone are limited to upper stories only.

²² Medical/Dental offices in the MU zone are limited to upper stories only.

LAND USES ^{1, 2}	USE PERMIT REQUIREMENT BY ZONE										STD'S & SPECIAL REG'S ³
	R-1 ^{4, 5}	R-3 ^{6, 7}	RPD ⁸	CG	CN	CO	MU	P-SP	PR	OS	
Production, Research, & Development	---	---	---	DUP	---	P	---	---	---	---	
Professional	---	---	---	DUP	DUP ²³	P	CUP ²⁴	---	---	---	
Real Estate	---	---	---	DUP	DUP ²⁵	P	DUP ²⁶	---	---	---	
RESEARCH & DEVELOPMENT USES											
Laboratory, General	---	---	---	P	P	---	P	P	---	---	
Research and Development	---	---	---	---	---	---	---	CUP	---	---	
SERVICE USES											
Animal Boarding	---	---	---	CUP	---	---	---	---	---	---	§11.4.21.002
Animal Grooming ²⁷	---	---	---	DUP	DUP	---	CUP	---	---	---	§11.4.21.003
Banks and Financial Services	--	--	--	P	P	---	P	---	---	---	
Bed and Breakfast Inns (B&Bs)	CUP	CUP	CUP	---	---	--	--	---	---	---	Chapter 11.4.22
Business Support Services	---	---	---	P	P	P	P	---	---	---	
Car Washes	---	---	---	CUP	---	---	--	---	---	---	
Catering Services	---	---	---	P	P	---	P	---	---	---	
Day/Health Spas	---	---	---	P	DUP	---	DUP	---	---	---	
Fortune-Telling	---	---	---	CUP	CUP	---	---	---	---	---	
Hotels/Motels	---	---	---	CUP	---	---	CUP	---	---	---	
Massage Establishments	---	---	---	CUP	CUP	---	CUP	---	---	---	Massage establishments and massage as an accessory use are subject to Chapter 11.4.25
Mortuary ²⁸	---	---	---	CUP	---	---	CUP	---	---	---	
Postal Services (Commercial)	---	---	---	P	---	---	P	---	---	---	
Personal Services—General	---	---	---	P	P	---	p	---	---	---	
Recycling Facilities:											Chapter 11.4.27
▪ Reverse vending machines	---	---	---	P	P	---	P	P	---	---	
▪ Small	---	---	---	DUP	DUP	---	---	DUP	---	---	
▪ Large	---	---	---	---	---	---	---	---	---	---	
Rooming and Boarding Houses	---	---	---	CUP	---	---	---	---	---	---	
Short-Term Vacation Rentals Prohibited	---	---	---	---	---	---	---	---	---	---	

²³ Professional offices in the CN zone are limited to upper stories only.²⁴ Professional offices in the MU zone are limited to upper stories only.²⁵ Real estate offices in the CN zone are limited to upper stories only.²⁶ Real estate offices in the MU zone are limited to upper stories only.²⁷ Excludes boarding except for boarding of animals for a maximum period of three (3) hours in association with the grooming activities only.²⁸ Excludes crematorium.

LAND USES ^{1, 2}	USE PERMIT REQUIREMENT BY ZONE										STD'S & SPECIAL REG'S ³
	R-1 ^{4, 5}	R-3 ^{6, 7}	RPD ⁸	CG	CN	CO	MU	P-SP	PR	OS	
Tattooing, Body Piercing, and Body Art Establishments	---	---	---	CUP	---	---	---	---	---	---	Chapter 11.4.24
Veterinary Clinics	---	---	---	CUP	CUP	---	CUP	---	---	---	§11.4.21.005
Vehicle Repair:											
▪ General	---	---	---	CUP	---	---	CUP	---	---	---	
▪ Limited	---	---	---	DUP	---	---	DUP	---	---	---	
Personal Wireless Service(s) Facilities	SPLP	SPLP	SPLP	SPLP	SPLP	SPLP	SPLP	SPLP	SPLP	SPLP	Chapter 11.4.26
MEDICAL & CARE USES²⁹											
Adult Day Care:											Chapter 11.4.28
▪ Small (6 or fewer)	P	P	P	---	---	---	P	---	---	---	
▪ Large (7 to 14)	DUP	DUP	DUP	---	---	---	DUP	---	---	---	
▪ Adult Day Care Center (15 or more)	---	CUP	CUP	CUP	---	---	CUP	CUP	---	---	
Child Day Care:											Chapter 11.4.28
▪ Small Family Day Care Home (8 or fewer)	P	P	P	---	---	---	P	---	---	---	
▪ Large Family Day Care Home (7 to 14)	P	P	P	---	---	---	P	---	---	---	
▪ Child Care Day Center (15 or more)	---	---	---	CUP	CUP	CUP	CUP	CUP	---	---	
▪ Employer-Sponsored Child Care Center	---	---	---	A	A	A	A	A	---	---	
Convalescent Care/Skilled Nursing Facilities	---	---	---	CUP	---	---	CUP	CUP	---	---	
Hospitals	---	---	---	CUP	---	---	---	CUP	---	---	
Medical Clinics	---	---	---	P	DUP	---	P	---	---	---	
Medical Laboratories (stand-alone use)	---	---	---	P	---	---	P	---	---	---	
Residential Care Facilities:											Chapter 11.4.29
▪ Small (6 or fewer)	P	P	P	---	---	---	P	---	---	---	
▪ Large (7 or more)	P	P	P	---	---	---	P	---	---	---	
▪ Residential Care Facility for the Elderly	---	---	---	CUP	---	---	P	CUP	---	---	

²⁹ The Director may require any use classified as "Medical and Care" to submit a Master Conditional Use Permit application as required by §11.6.06.005, unless otherwise preempted by State law.

LAND USES ^{1, 2}	USE PERMIT REQUIREMENT BY ZONE										STD'S & SPECIAL REG'S ³
	R-1 ^{4, 5}	R-3 ^{6, 7}	RPD ⁸	CG	CN	CO	MU	P-SP	PR	OS	
ENTERTAINMENT, RECREATION, & OPEN SPACE USES ³⁰											
Adult Oriented Business	---	---	---	SPLP	--	--	---	---	---	---	Chapter 11.4.30
Arboretums, Botanical Gardens, and Horticultural Gardens	---	---	---	---	---	---	---	---	---	CUP	
Clubs, Lodges, Private Meeting Halls	---	---	---	CUP	---	---	CUP	---	---	---	
Community Centers	---	---	---	---	---	---	---	CUP	CUP	---	
Equestrian Facilities	---	---	---	---	---	---	---	---	CUP	---	
Golf Courses:											
▪ Clubhouse and appurtenant facilities only ³¹	---	---	---	---	---	---	---	---	CUP	---	
▪ Golf course, stand-alone	---	---	---	---	---	---	---	---	---	CUP	
Health/Fitness Facilities:											
▪ Small	---	---	---	DUP	DUP ³²	---	P	---	P	---	
▪ Large	---	---	---	CUP	---	---	CUP	CUP	CUP	---	
Indoor Amusement and Entertainment Facilities	---	---	---	CUP	---	---	CUP	---	P	---	
Outdoor Recreation, Passive	CUP	CUP	CUP	P	P	P	P	P	P	P	
Parks and Recreation Facilities, Public	---	---	CUP	P	P	P	P	P	P	CUP	
Recreation Facilities, Commercial	---	---	---	CUP	---	---	CUP	---	CUP	---	
Recreation Facilities, Private	p ³³	p ³⁴	p ³⁵	CUP	---	---	p ³⁶	---	CUP	---	
Riding and Hiking Trails (excludes trails for motor vehicles)	P	CUP	P	P	P	P	P	P	P	P	
Theaters and Auditoriums	---	---	---	CUP	---	---	CUP	---	CUP	---	
ACCESSORY USES											
Access to property lawfully used for a purpose not permitted in the zone ³⁷	DUP	---	---	---	---	---	---	---	---	DUP	
Accessory Uses, General	P	P	P	P	P	P	P	P	P	P	
Accessory Uses, for Residential	---	CUP	p ³⁹	---	---	---	p ⁴⁰	---	---	---	

³⁰ The Director may require any use classified as "Entertainment, Recreation, and Open Space" to submit a Master Conditional Use Permit application as required by §11.6.06.005, except that adult oriented businesses shall not be subject to this requirement.

³¹ Includes appurtenant facilities such as clubhouse, parking, tennis courts, and pool.

³² In the CN zone, small health clubs are allowed on upper stories only.

³³ Includes appurtenant facilities customarily found in conjunction therewith.

³⁴ Shall only be accessory to the primary residential use.

³⁵ Shall only be accessory to the primary residential use.

³⁶ Shall only be accessory to the primary use for residential-only or mixed-use developments.

³⁷ Provided no other practical access to such property is available, and such access will not alter the character of the premises with respect to permitted uses in the R-1 zone.

LAND USES ^{1, 2}	USE PERMIT REQUIREMENT BY ZONE										STD'S & SPECIAL REG'S ³
	R-1 ^{4, 5}	R-3 ^{6, 7}	RPD ⁸	CG	CN	CO	MU	P-SP	PR	OS	
Developments of More than Two (2) Dwelling Units		³⁸									
Accessory Use, Non-Residential	---	---	---	P	P	P	P	P	P	P	
Animal Keeping and Animal Clubs (in Residential Zones)	P or SPLP ⁴¹			---	---	---	p ⁴²	---	---	---	Chapter 11.4.31
Athletic Field Lighting	---	---	---	---	---	---	---	CUP	CUP	CUP	
Automated Teller Machines	---	---	---	P	P	P	P	P	P	---	
Caretaker Residence	---	---	---	---	---	---	---	DUP	---	DUP	
Comfort Station	---	---	---	---	---	---	---	---	DUP	DUP	
Cottage Food Operations	DUP	DUP	DUP	---	---	---	DUP	---	---	---	Chapter 11.4.32
Donation Collection Bins	---	---	---	SPLP	SPLP	SPLP	SPLP	SPLP	SPLP	---	Chapter 11.4.33
Drive-Through Facility	---	---	---	CUP	---	---	CUP	---	---	---	Chapter 11.4.18
Flags and Flagpoles ⁴³	P	P	P	P	P	P	P	P	P	P	Chapter 11.4.34
Home Occupation	HOP	HOP	HOP	---	---	---	HOP	HOP	---	---	Chapter 11.4.35
Kiosk Use	---	---	---	MUP	MUP	---	MUP	MUP	MUP	---	Chapter 11.4.36
Maintenance Building (400 ft ² or less)	---	---	---	---	---	---	---	---	P	DUP	
Outdoor Display, and Activities in Nonresidential Zones ⁴⁴	---	---	---	DUP	DUP	DUP	DUP	---	---	---	Chapter 11.4.38
Outdoor Vending/Service Facilities	---	---	---	SPLP	SPLP	SPLP	SPLP	SPLP	---	---	Chapter 11.4.39
Parking areas specifically associated with equestrian, hiking, and biking trails and passive outdoor recreational uses	---	---	---	---	---	---	---	DUP	DUP	DUP	
Swimming Pools (Private), Residential Zones	P	P	CUP	---	---	---	DUP	CUP	---	---	
Personal Indoor Cultivation of Marijuana	SPLP			---	---	---	SPLP	---	---	---	Chapter 11.4.40
Sports Courts/Batting Cages (Private), Residential Zones:											Chapter 11.4.41
▪ Sports Courts/Batting Cages, Unlighted	DUP	DUP	P	---	---	---	DUP	---	---	---	
▪ Sports Courts/Batting Cages, Lighted	CUP	CUP	CUP	---	---	---	CUP	---	---	---	
Treehouse or platform upon a non-protected private tree per Chapter 11.5.06 ⁴⁵	P	---	---	---	---	---	---	---	---	---	

³⁹ Permitted in the RPD zone except as specified in Chapter 11.4.41.⁴⁰ Permitted in the residential portion of a mixed-use development except as specified in Chapter 11.4.41.³⁸ Permitted in the R-3 zone except as specified in Chapter 11.4.41.⁴¹ See Chapter 11.4.31 to determine which uses are permitted or require a Special Permit.⁴² See Chapter 11.4.31 to determine which uses are permitted.⁴³ Any flagpole that does not comply with the standards in §11.4.34.002 shall require approval of a Conditional Use Permit.⁴⁴ A DUP shall be required except as provided for in Chapter 11.6.12 (Temporary Use Permits).

LAND USES ^{1, 2}	USE PERMIT REQUIREMENT BY ZONE										STD'S & SPECIAL REG'S ³
	R-1 ^{4, 5}	R-3 ^{6, 7}	RPD ⁸	CG	CN	CO	MU	P-SP	PR	OS	
TEMPORARY USES											
Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	Chapter 11.6.12

⁴⁵ Provided the treehouse or platform:

- Does not exceed sixty-four (64) square feet in area; and
- The floor to top of roof height does not exceed eight (8) feet and the floor to ceiling height does not exceed six (6) feet; and
- Complies with the setback and height standards contained within §11.3.03.005.

Chapter 11.3.03 Single-Family Residential (R-1) Zones

§11.3.03.001 Purpose.

- A. **General Purpose.** This Chapter establishes appropriately located zones for single-family residential neighborhoods consistent with the General Plan to:
1. Preserve and enhance the city's character as a low-density, wooded, hillside, predominantly single-family residential community;
 2. Protect and maintain the character and form of existing single-family residential neighborhoods in the city and enhance the quality of life;
 3. Promote high standards of site planning, architecture, and landscape design to maintain and achieve high quality single-family residential development;
 4. Provide for orderly transition between the types of residential land uses, and between residential and non-residential land uses; and
 5. Ensure the provision of public services and facilities needed to accommodate planned population densities as identified in the General Plan.
- B. **Intent of Individual R-1 Zones.** The individual R-1 zones in this Chapter are established to achieve the following:
1. **R-1-10-Acre Zone.** To provide for single-family detached homes on lots of four-hundred thirty-five thousand six hundred (435,600) square feet or greater. The R-1-10-Acre zone is intended to implement and be consistent with the Hillside Residential land use designation of the General Plan, which is on the B-side of the A/B Development Line of the Zoning Map and the Land Use Map of the General Plan.
 2. **R-1-40,000 Zone.** To provide for single-family detached homes on lots of forty-thousand (40,000) square feet or greater. The R-1-40,000 zone is intended to implement and be consistent with the Estate Residential land use designation of the General Plan.
 3. **R-1-30,000 Zone.** To provide for single-family detached homes on lots of thirty-thousand (30,000) square feet or greater. The R-1-30,000 Zone is intended to implement and be consistent with the Very Low Density Residential land use designation of the General Plan.
 4. **R-1-20,000 Zone.** To provide for single-family detached homes on lots of twenty-thousand (20,000) square feet or greater. The R-1-20,000 zone is intended to implement and be consistent with the Very Low Density Residential land use designation of the General Plan.
 5. **R-1-15,000 Zone.** To provide for single-family detached homes on lots of fifteen-thousand (15,000) square feet or greater. The R-1-15,000 zone is intended to implement and be consistent with the Low Density Residential land use designation of the General Plan.

6. **R-1-10,000 Zone.** To provide for single-family detached homes on lots of ten-thousand (10,000) square feet or greater. The R-1-10,000 zone is intended to implement and be consistent with the Low Density Residential land use designation of the General Plan.
7. **R-1-7,500 Zone.** To provide for single-family detached homes on lots of seven-thousand five-hundred (7,500) square feet or greater. The R-1-7,500 zone is intended to implement and be consistent with the Medium Density Residential land use designation of the General Plan.
8. **R-1-5,000 Zone.** To provide for single-family detached homes on lots of five-thousand (5,000) square feet or greater. The R-1-5,000 zone is intended to implement and be consistent with the Medium Density Residential land use designation of the General Plan.

§11.3.03.002 Applicability.

This Chapter shall be applicable to all existing and new uses, structures, modifications, additions, and activities within the single-family residential zones. All applicable development standards in this Chapter, Part 4 (Special Regulations), and Part 5 (General Regulations) shall apply. Additionally, properties that meet the criteria for hillside development pursuant to Chapter 11.4.05 (Hillside Development) shall comply with the standards and guidelines of Chapter 11.4.05.

§11.3.03.003 R-1 Uses and Permit Requirements.

- A. Residential uses are intended to be the primary permitted use in the R-1 zone.
- B. In the R-1 zone, no lot shall be occupied by more than one (1) primary dwelling unit.
- C. **Accessory Uses.** Property in zone R-1 may be used for the following accessory uses:
 1. Accessory structures customarily used in conjunction therewith;
 2. Animals, domestic and wild, maintained or kept as pets or for personal use;
 3. Building materials, storage of, used in the construction of a building or building project, during the construction and thirty (30) days thereafter, including contractor's temporary office provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site;
 4. Accessory dwelling units in accordance with Chapter 11.4.02;
 5. Child day care, adult day care, or foster care, as mandated by state law;
 6. Small and large residential care facilities in accordance with Chapter 11.4.29;
 7. Tree houses or platforms upon a non-protected private tree per Chapter 11.5.06, provided the tree house/platform:
 - a. Does not exceed sixty-four (64) square feet in area, and

- b. The floor to top of roof height does not exceed eight feet and the floor to ceiling height does not exceed six (6) feet, and
 - c. Complies with the setback and height standards contained within §11.3.03.003.
- D. Table 11.3.01-1 identifies the uses of land allowed by this Zoning Code in the R-1 zone and the use permits required to establish each use, in accordance with §11.3.03.003.
- E. Properties that meet the criteria of Chapter 11.4.05 (Hillside Development) shall comply with the applicable permitting requirements.
- F. Development in the R-1 zone shall comply with all other permitting requirements as identified in this Chapter and the Zoning Code.

§11.3.03.004 Minimum Lot Area for R-1 Zones.

- A. **Minimum Lot Area for new R-1 parcels.** Table 11.3.03-1: (Minimum Lot Area for New R-1 Parcels) provides the minimum lot areas for new residential parcels in the R-1 zone.

Table 11.3.03-1: Minimum Lot Area for New R-1 Parcels

Minimum Lot Area for New R-1 Parcels	
ZONE	STANDARD
Single-Family Residential (R-1) ¹	Minimum Net Lot Area ^{2,3}
R-1-10-Acres	1 unit per 10 acres
R-1-40,000	1 unit per 40,000 ft ² of lot area
R-1-30,000	1 unit per 30,000 ft ² of lot area
R-1-20,000	1 unit per 20,000 ft ² of lot area
R-1-15,000	1 unit per 15,000 ft ² of lot area
R-1-10,000	1 unit per 10,000 ft ² of lot area
R-1-7,500	1 unit per 7,500 ft ² of lot area
R-1-5,000	1 unit per 5,000 ft ² of lot area

- B. **Minimum Lot Dimensions for New R-1 Parcels.** Table 11.3.03-2 provides the minimum lot dimensions for new residential parcels in the R-1 zone.

Table 11.3.03-2: Minimum Lot Dimensions for New R-1 Parcels

Minimum Lot Dimensions for New R-1 Parcels			
Lot Size	Minimum Frontage	Minimum Lot Width, Average*	Minimum Lot Depth
Less than 10,000 ft ²	40 ft.	60 ft.	60 ft.
10,000 sq. ft. to less than 15,000 sq. ft ²	40 ft.	70 ft.	80 ft.
15,000 sq. ft. to less than 30,000 ft ²	40 ft.	80 ft.	100 ft.
30,000 ft ² or more	40 ft.	90 ft.	100 ft.

*See §11.7.01.012 ("L" Definitions) for average lot width.

§11.3.03.005 Single-Family (R-1) Development Standards.

The following standards shall apply to all single-family residential zoned lots within the city. Primary and accessory structures shall meet the same development standards unless otherwise specified by this

¹ The Single-Family (R-1) zoning designation is implemented by eight (8) R-1 zones that are differentiated by the minimum lot size, as designated by a "-" with a number behind (the minimum lot size).

² See §11.4.02 for Accessory Dwelling Unit standards.

³ See Chapter 11.4.03 (Affordable Housing Density Bonus) for maximum density with State Affordable Housing Bonus.

Zoning Code. Additionally, properties that meet the criteria for hillside development pursuant to Chapter 11.4.05 (Hillside Development) shall comply with the standards and guidelines of Chapter 11.4.05.

A. **Building Height.** The height for all structures subject to this Subsection shall be measured from the lowest point at which the structure meets either natural grade or finished grade, whichever is lower, exclusive of lightwells that comply with Subsection 11.3.03.005(F), to the highest point of the structure, exclusive of chimneys, weathervanes, and other nonstructural architectural features.

1. **Primary structure height.** The maximum height for all primary structures shall be:

- a. Twenty-eight (28) feet for lots ten thousand (10,000) square feet or less in net area, hillside lots pursuant to Chapter 11.4.05 (Hillside Development), or lots sixty-five (65) feet or less in width; or
- b. Thirty-two (32) feet for all other lots.

2. **Accessory structure height.**

- a. *Height.* The maximum height for accessory structures shall be fifteen (15) feet, except as otherwise provided for in this Zoning Code.
- b. *Decks.* Roofed and unroofed decks shall not exceed fifteen (15) feet in height. Overall height of decks is calculated as follows:
 - i. The height of an uncovered deck shall be measured from the top of the deck railing to the lowest point of the natural existing grade at any point directly under the outer perimeter of the deck.
 - ii. The height of a fully or partially roofed deck shall be measured from the highest point of the deck roof to the lowest point of the natural existing grade at any point under the outer perimeter of the deck.
 - iii. Landscaping. Decks with floor levels six (6) feet or more above natural grade at any point under the outer perimeter shall be screened with landscaping. Approval of a landscape plan will be required prior to Zoning Clearance, with all materials to be installed prior to Building Permit final.

3. **Excess height.** The height of structures subject to Subsection (A)(1)(a) and (A)(1)(b) of this Section shall not exceed the heights specified; except that excess height up to six (6) feet above the underlying zone shall require approval of a Director's Development Review Permit pursuant to Subsection 11.6.05.002(A)(1)(a)(i).

4. **Porch height.**

- a. No entry structure or porch shall have an eave height more than three (3) feet above the adjacent eave or twelve (12) feet, whichever is less.

- b. *Porch height exception.* Any design not complying with this Subsection shall require approval of a Director's Development Review Permit pursuant to Subsection 11.6.05.002(A)(1)(a)(ii).
- 5. **Roof deck height.** Roof Decks are not permitted above the second story.
- 6. **Single and second story review thresholds for primary structure.** Any project resulting in additional floor area at the single or second story as prescribed in this Subsection shall be subject to review and approval according to the following thresholds:
 - a. *Single story review.*
 - i. New single story structures or single story additions, with an exterior wall/plate height not exceeding twelve (12) feet above adjacent grade, or fourteen (14) feet for a parcel of twenty thousand (20,000) square feet or greater and an average lot width of one hundred (100) feet or greater, and not exceeding a maximum overall height of twenty (20) feet, shall require approval of a Zoning Clearance pursuant to Chapter 11.6.03 (Zoning Clearance).
 - ii. New single story structures or single story additions, with an exterior wall/plate height not exceeding twelve (12) feet above adjacent grade, or fourteen (14) feet for a parcel of twenty thousand (20,000) square feet or greater and an average lot width of one hundred (100) feet or greater, and exceeding a maximum overall height of twenty (20) feet, shall require a Director's Development Review Permit pursuant to Subsection 11.6.05.002(A)(2).
 - b. *Second story review.* Any project resulting in second story floor area, where a second story is defined herein as any exterior wall/plate height exceeding twelve (12) feet above adjacent grade, or fourteen (14) feet for a parcel of twenty thousand (20,000) square feet or greater and an average lot width of one hundred (100) feet or greater, regardless of the overall building height or number of stories, shall be subject to review as a second story according to the following thresholds:
 - i. Additions to existing second stories.
 - (a) Up to seven hundred fifty (750) square feet or forty-five (45) percent of existing second story floor area, whichever is less: Requires approval of a Director's Development Review Permit as provided in Subsection 11.6.05.002(A)(3).
 - (b) Greater than seven hundred fifty (750) square feet or greater than forty-five (45) percent of existing second story floor area, whichever is less: Requires approval of a Development Review Permit as provided in Subsection 11.6.05.004(A)(1).

- ii. New second stories. All new two-story structures or second story additions to existing single-story structures require approval of a Development Review Permit as provided in Subsection 11.6.05.004(A)(1).
- iii. Any new accessory dwelling unit located on a second story shall only be subject to Chapter 11.4.02 (Accessory Dwelling Units) and shall not require second story review.

c. *Conversion of existing attic space to habitable floor area.*

- i. The conversion of existing attic space to floor area shall require a Director's Development Review Permit as provided in Subsection 11.6.05.002(A)(4) if it complies with the following conditions:
 - (a) The attic space is currently accounted for in the total floor area and conversion does not exceed the allowable floor area, in accordance with Subsection (D) of this Section; and
 - (b) There is no change to the roof or exterior walls of the structure and/or no addition of one (1) or more dormers in order to accommodate the attic conversion (except that windows and skylights may be added).
 - (c) The attic space does not have to comply with side yard setbacks for second stories pursuant to Subsection (E)(3)(b) of this Subsection, only if the conversion complies with all other requirements of this Subsection.
- ii. Conversion of attic space that does not comply with Subsection (5)(c)(i) of this Subsection: Requires approval of a Development Review Permit as provided in Subsection 11.6.05.004(A)(2).

B. **Roofs.**

1. **Flat roofs.**

- a. On a new structure, no more than twenty-five (25) percent of roofed area shall be a flat roof.
- b. *Flat roof modification.* Any design not complying with this Subsection shall require approval of a Director's Development Review Permit for a Flat Roof Modification as provided in Subsection 11.6.05.002(A)(5).

2. **Roof equipment.**

- a. No new mechanical equipment shall be roof-mounted on any structure. For the purposes of this Subsection, "like for like" replacement of existing roof equipment is not considered new.

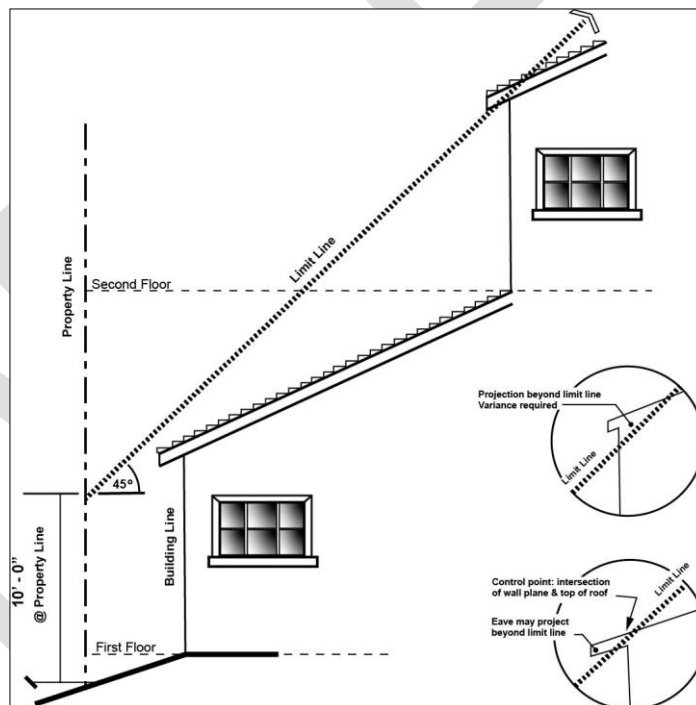
- b. *Roof equipment review.* Any project not complying with this Subsection shall require approval of a Director's Development Review Permit as provided in Subsection 11.6.05.002(A)(6).

C. **Building Bulk.**

1. **Angle-plane.**

- a. No portion of a building shall exceed the height of a forty-five (45) degree plane drawn from a height of ten (10) feet above existing grade at all boundaries of the lot. If an existing building does not meet these specifications, it qualifies as new, and the portion of the existing building that breaks the angle plane is not being altered; it is excluded. Roof eaves and rafter tails projecting out from the vertical plane of the exterior wall surface are exempted.
- b. Existing grade shall be the grade elevation of the subject site at all property boundaries prior to start of construction.

Figure 11.3.03-1: Angle Plane



2. **Chimneys.**

- a. Chimneys serving functional interior fireplaces shall be exempt from building bulk limitations.
- b. Maximum chimney height shall not exceed the minimum height required for Building Code compliance.

D. Allowable Total Floor/Solid Roofed Area.**1. Basic limits.**

- a. The combined floor area of the primary dwelling unit, attached or detached accessory dwelling unit (pursuant to Chapter 11.4.02 (Accessory Dwelling Units), and all other roofed accessory structures on the property cannot exceed the allowable total floor/solid roofed area as provided for in Table 11.3.03-3:

Table 11.3.03-3: Lot Size Allowable Total Floor/Solid Roofed Area

Lot Size, Allowable Total Floor/Solid Roofed Area	
LOT SIZE	ALLOWABLE TOTAL FLOOR/SOLID ROOFED AREA
10,000 square feet or less:	36 percent of lot area
10,001 to 15,000 square feet:	3,600 square feet plus 23 percent of lot area over 10,000 square feet
15,001 square feet or more:	4,750 square feet plus 20 percent of lot area over 15,000 square feet

- b. *Review thresholds for allowable total floor/solid roofed area.*

- i. Review threshold for narrow lots. A Development Review Permit per Subsection 11.6.05.004(A)(3) shall be required for floor area exceeding four thousand five hundred (4,500) square feet on any lot with less than eighty (80) feet of average lot width.
- ii. Review threshold for large projects. A Development Review Permit for Floor Area Review per Subsection 11.6.05.004(A)(4) shall be required for any project resulting in total floor/roofed area over ten thousand (10,000) square feet.

2. **Volume space.** Any space with a ceiling or top plate height exceeding the maximum allowed volume space height shall be considered as constituting two (2) stories for the purpose of calculating floor/solid roofed area. Any such space comprising five (5) percent or less of the total floor area, or any area under a sloped roof with a ridge height of fifteen (15) feet or less is exempt. The volume space height limit is as follows:

- a. *Parcel size twenty thousand (20,000) square feet or greater and average lot width one hundred (100) feet or greater:* Fourteen (14) feet;
- b. *Other properties:* Twelve (12) feet.

3. Exemptions from allowable total floor/solid roofed area calculations.

- a. Where attic space is under six (6) feet in height, except that between structural ties which are less than six (6) feet above floor level, ceilings may exceed the height provided that spacing between the structural ties does not exceed forty-eight (48) inches.

- b. Basements, including basements with light wells that comply with Subsections 11.3.03.005(F). Except that:
 - i. Basements shall not extend beyond the footprint of the first story of the main structure. For the purpose of this subsection, the footprint of the first story shall not include unenclosed porches or patios,
 - ii. Basements shall not be constructed underneath accessory structures, including accessory dwelling units, shall not be standalone subterranean structures, and shall not connect above-ground structures via underground means.
 - iii. Basements shall be limited to a maximum of one level.
- c. Eaves up to four (4) feet in depth.
- d. Porches attached to the primary residence, and facing the street, with no enclosure between the height of three (3) feet and seven (7) feet except for the building face(s) to which it is attached.
- e. Second stories and balconies that cantilever over the exterior wall of the first story by not more than thirty (30) inches.
- f. Deck areas open to the sky, partially covered where the covering does not exceed fifty (50) percent of the area of which it covers, or covered by open roofed area, where the underside of the deck does not exceed seven feet six inches (7'-6") above the existing grade at any point.
- g. Bay windows as defined in Chapter 11.7.01 (Definitions) of this Zoning Code, located on the front wall of the house on the first floor, having a minimum of eighteen (18) inches of clear space above finished grade, and not projecting beyond the depth of the eaves.
- h. Stairways, including the floor area devoted to treads and any integral landing(s), and elevator shafts shall be counted once, regardless of ceiling height.
- i. On lots less than ten thousand (10,000) square feet, four hundred forty (440) square feet of garage floor area.

E. Setbacks.

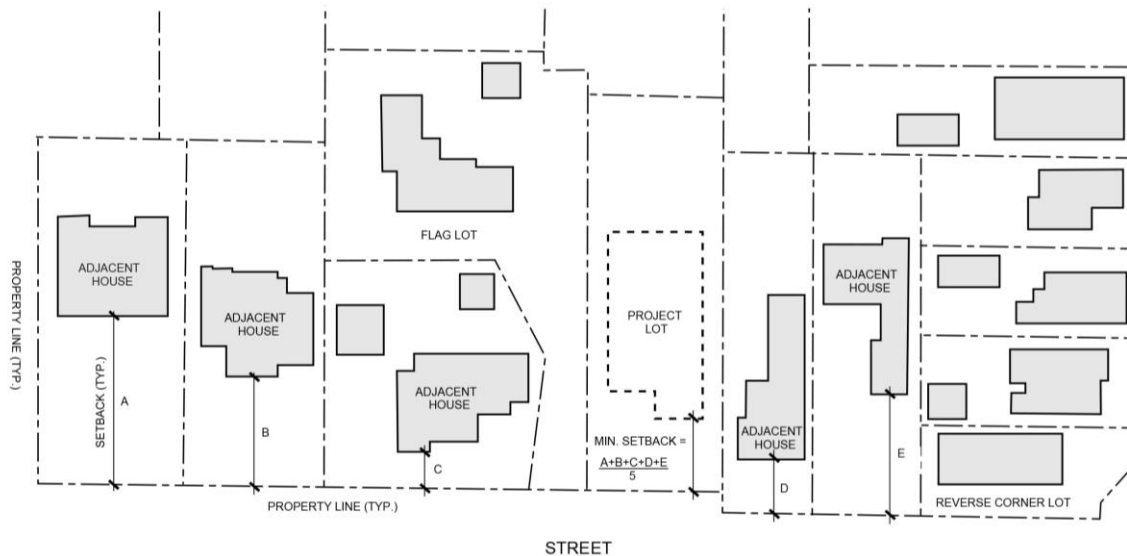
1. Applicability.

- a. *Setbacks to be kept clear.* The portions of subject parcels falling within the setbacks as stipulated in this Subsection shall be kept clear of structures, except as otherwise provided for in this Zoning Code.
- b. *Measurement criteria:* In the single-family residential zone, setbacks shall be measured from the lot line to the nearest portion of the building, excluding eaves up to four (4) feet in depth.

- c. *Volume space.* Any space with a ceiling or top plate height exceeding the maximum allowed volume space height as provided in Subsection 11.3.03.005(D)(2) shall be considered as constituting two (2) stories for the purpose of determining required setbacks. Any such space comprising five (5) percent or less of the total floor area, or any area under a sloped roof with a ridge height of fifteen (15) feet or less is exempt. The volume space height limit is as follows:
 - i. Parcel size twenty thousand (20,000) square feet or greater and average lot width one hundred (100) feet or greater: Fourteen (14) feet;
 - ii. Other properties: Twelve (12) feet.
 - d. *Additions to existing structures.* Additions to existing and legally established primary or accessory structures shall comply with the front, side, and rear setbacks as set forth in Subsections (E)(2) through (E)(4) unless a Director's Development Review Permit is approved as provided for in Subsection 11.6.05.002(A)(7)(a).
2. **Front yard setback.**
- a. *Front yard setback measurement criteria.*
 - i. When the front lot line of an R-1 zoned property fronts on a local residential roadway (as defined in the Circulation Element of the General Plan), the front yard setback shall be measured from the front lot line to the nearest portion of the structure, excluding eaves up to four (4) feet in depth.
 - ii. When the front lot line of an R-1 zoned property fronts on a primary, major, special major, collector, or residential collector roadway, the front yard setback shall be measured from the ultimate right-of-way, not the existing right-of-way, to the nearest portion of the structure, excluding eaves up to four (4) feet in depth. Definitions and depictions of how standard street sections and roadways are measured and classified are found in the Circulation Element of the General Plan.
 - b. *Determination of front yard on corner lots.* On corner lots, the narrower street frontage is normally the front lot line. However, the Director may determine that a longer street frontage comprises the front lot line, in consideration of other factors including house address, house orientation, orientation of nearby houses, and access.

- c. *Basic averaging requirement.* For all lots, except flag lots which shall have a front setback requirement of twenty-five (25) feet and hillside lots (pursuant to Chapter 11.4.05), the required minimum front yard setback shall be based on an average of neighboring R-1 properties and shall not include the subject project site. The average front yard setback shall be the average depth of the front setback of the properties along the same side of the block, subject to available data. In calculating the average setback, measurement(s) which would vary from the average by more than one hundred fifty (150) percent shall not be utilized. In the event that data for the entire block is not available, the average front setback shall be determined according to the two (2) adjacent properties (see Figure 11.3.03-2: Front Yard Setback Averaging), with the following additional exceptions:
- i. An adjacent lot that is vacant, a lot with a frontage of less than forty (40) feet, or an adjacent flag strip shall be omitted from calculation of average setbacks, with the nearest adjacent non-vacant lot, non-flag lot, or lot with a frontage greater than forty (40) feet beyond to be used for averaging purposes instead.
 - ii. For a corner lot, the average of the front setbacks of the adjacent property fronting on the same street and the property adjacent to that shall be used to determine the required front setback.

Figure 11.3.03-2: Front Yard Setback Averaging



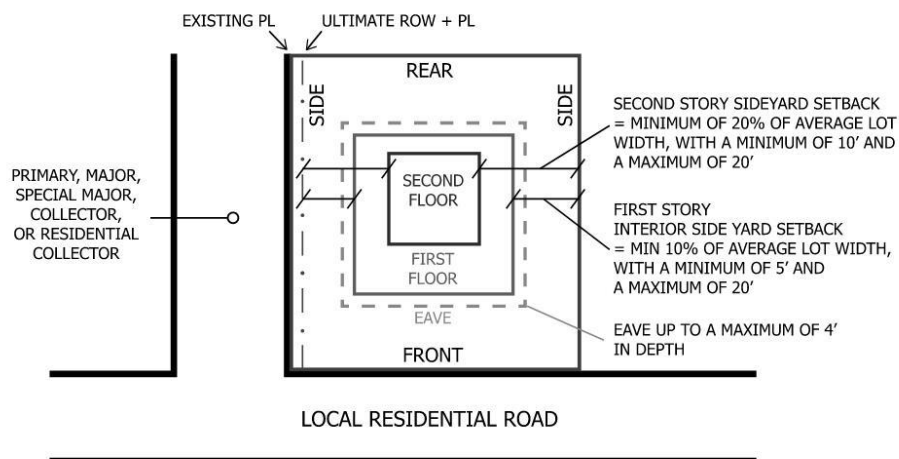
- iii. Other criteria for determining front setback.

- (a) Any neighboring property with a setback less than twenty-five (25) feet shall be considered as having a twenty-five (25) foot front setback for averaging purposes.
- (b) In no case shall the required front setback be less than twenty-five (25) feet, except as otherwise provided for in this Zoning Code.

3. Side yard setback.

- a. *First story interior side yard.* There shall be a minimum side yard of ten (10) percent of the average lot width of the subject lot, but in no case shall the required setback be less than five (5) feet or more than twenty (20) feet.

Figure 11.3.03-2: Side Yard Setbacks



- b. *Exterior and second story side yards.*

i. Exterior side yard setback measurement criteria.

- (a) When the exterior side lot line of an R-1 zoned property fronts on a local residential roadway (as defined in the Circulation Element of the General Plan), the exterior side yard setback shall be measured from the exterior side lot line to the nearest portion of the building, excluding eaves up to four (4) feet in depth.
- (b) When the exterior side lot line of an R-1 zoned property fronts on a primary, major, special major, collector, or residential collector roadway (as defined and depicted in the Circulation Element of the General Plan), the exterior side yard setback shall be measured from the exterior side lot line or the ultimate right-of-way, whichever is greater, to the nearest portion of the building, excluding eaves up to four (4) feet in depth.

- ii. The minimum second story side yard setback (interior and exterior) shall be twenty (20) percent of average lot width.
 - iii. The minimum exterior side yard setback for all stories shall be twenty (20) percent of average lot width.
 - iv. In no case shall the required setback be less than ten (10) feet or more than twenty (20) feet.
 - v. Any space with a ceiling, eave, or top plate height exceeding twelve (12) feet shall be considered as constituting two (2) stories for the purpose of calculating side yard setbacks, except for any area under a sloped roof with a ridge height of fifteen (15) feet or less, as measured from finished floor to top of structure.
 - c. *Narrow lot side yards.* For lots with eighty (80) feet or less average lot width, and total floor/roofed area exceeding four thousand five hundred (4,500) square feet, a minimum of eight (8) feet first story interior side yard setback and sixteen (16) feet second story or exterior side yard setback shall be provided.
4. **Rear yard setback.**
- a. There shall be a rear yard on every lot and parcel of land in zone R-1 of not less than fifteen (15) feet, except through-lots.
 - b. Through-lots shall not be allowed a rear yard setback facing the rear street and instead shall provide front yard setbacks on both street frontages, except that a minimum setback of twenty-five (25) feet shall be allowed on the rear street for free-standing fences and walls exceeding three feet six inches (3'-6") in height.
5. **Setbacks for fireplaces and chimneys.**
- a. Exterior chimneys serving interior fireplaces shall comply with the front, side, and rear setbacks as set forth in Subsections (E)(2) through (E)(4), unless a Director's Development Review Permit is approved as provided for in Subsection 11.6.05.002(A)(7)(b).
 - b. Outdoor fireplaces/chimneys and chimney outlets serving interior fireplaces shall comply with the front, side, and rear setbacks as set forth in Subsections (E)(2) through (E)(4).
 - c. In no case shall the required setback at the point of discharge be less than the applicable Fire Code requirements regarding setbacks from trees/shrubbery and the setback at the point of discharge shall be no less than five (5) feet from the property line.
 - d. Fire pits less than six (6) feet in height shall be excluded from the requirements of this Subsection.

6. **Setbacks for pools, spas, and associated equipment.** Water features (ponds, fountains, etc.) with a water depth of less than eighteen (18) inches are not subject to the setback requirements of this Subsection.

a. *Minimum structural setbacks for pools, spas, and pool/spa mechanical equipment:*

- i. Side: Five (5) feet;
- ii. Rear: Five (5) feet;
- iii. Front: Any pool or spa and associated pool/spa mechanical equipment within the required front yard requires approval of a Development Review Permit per Subsection 11.6.05.004(A)(5); except that a request to relocate associated pool/spa equipment that was originally approved with a Conditional use Permit requires approval of a Director's Development Review Permit as provided for in Subsection 11.6.05.002(A)(8).
- iv. Through lots: A front setback shall be maintained. All fencing associated with the pool or spa shall comply with the requirements of Subsection 11.3.03.005(G)(4) and (5).

- b. *Setbacks for tree protection.* Pool construction shall be set back from the outer trunk circumference of any tree off the subject property, regardless of species, and from any tree on the subject property identified as protected by Chapter 11.5.06 (Preservation and Protection of Designated Trees on Private Property), at the minimum distance required by Chapter 11.5.06. Chapter 11.5.06 shall be complied with at all times during construction.

7. **Exemptions to basic setbacks.**

- a. *Height.* Detached accessory structures, including decks, patios, and porches, not exceeding a height of three feet six inches (3'-6") (front) or six (6) feet (side and rear).
- b. *Eaves.* Eaves up to four (4) feet in depth, provided that no eave is closer than two feet six inches (2'-6") from an interior side or rear property line.
- c. *Rear garages.* Setback requirements for any detached garage in the rear yard of a parcel may be reduced to a minimum of five (5) feet at the rear and/or the interior side yard(s), provided that it is the sole garage on the parcel, and provided that the following limitations are met within the reduced setback area:
 - i. Garage depth and width shall not exceed an exterior dimension of twenty-five (25) feet.
 - ii. Eave height shall not exceed eight (8) feet.
 - iii. Building bulk shall be limited to an angle-plane measured from eight (8) feet above natural grade at the property line, and at an upward inclination of thirty (30) degrees, except for the following:

- (a) Eaves;
 - (b) A single gable up to fifteen (15) feet in height.
- d. *Mechanical equipment in required setbacks.* The following mechanical equipment is exempt from setbacks:
 - i. Utility meters;
 - ii. Exhaust vents;
 - iii. Backflow preventers;
 - iv. Wall-mounted solar batteries (provided the battery does not extend out more than twelve (12) inches from the wall);
 - v. Tankless water heaters; and
 - vi. Southern California Edison transformers.
- e. *Second story setback encroachments.* Portions of the second story with ceiling height below six (6) feet are not subject to second story side yard setbacks; provided, that:
 - i. The portions are beneath a sloped roof; and
 - ii. The eave height does not exceed twelve (12) feet; and
 - iii. The roof height does not exceed fifteen (15) feet within the required second story setback.
- f. *Stairways or steps.* Unroofed stairways or steps shall not exceed a height of forty-two (42) inches, exclusive of a customary guard rail or balustrades, within the required front setback, or six (6) feet, inclusive of a customary guard rail, within the required side or rear setback.
- g. *Yard equipment.*
 - i. Interior Side and Rear Yard Setbacks.
 - (a) Yard equipment six (6) feet or less in height shall not be subject to a setback.
 - (b) Yard equipment higher than six (6) feet shall be subject to all setback requirements applicable to structures.
 - (c) Yard equipment shall not exceed a height of fifteen (15) feet.
- h. *Decks.* Uncovered decks with the underside of the deck floor elevated at or within thirty (30) inches of grade over their entirety are not considered structures and therefore are not subject to setback requirements of this Subsection, nor are they considered a project if located on a hillside lot (pursuant to Chapter 11.4.05).

- i. *Temporary portable storage units.* Temporary portable storage unit, as provided for in Subsection 11.6.12.005(A)(6), shall be set back a minimum of ten (10) feet from the front and exterior side property lines and five (5) feet from the side and rear property lines.
 - j. *Bay windows.* Bay windows as defined in Chapter 11.7.01 (Definitions) of this Zoning Code, located on the front wall of the house on the first floor, having a minimum of eighteen (18) inches of clear space above finished grade, may encroach into a required front setback, except that they shall not exceed the depth of the eave.
8. **Modifications to basic setbacks.**
- a. *Mechanical equipment encroachment in required setbacks.* A permit for heating, ventilating, and/or air-conditioning equipment, generators, and water heaters and associated enclosures (where required) located within the required setback may be reduced to a minimum of five (5) feet if the Director approves a Zoning Modification as provided for in Subsection 11.6.04.002(A).
 - b. *Dormers.* Dormers may encroach within side yard setbacks, provided that:
 - i. The total length of the dormers shall not exceed thirty (30) percent of the length of the subject elevation; and
 - ii. The Director approves a Zoning Modification pursuant to Subsection 11.6.04.002(B).
 - c. *Yard equipment.*
 - i. *Front Yard Location.* Yard equipment within the R-1 zone shall not be located for more than forty-eight (48) hours within the required front yard setback or in front of the primary structure (whichever is greater), or the corner lot exterior side yard setback, unless a Zoning Modification is approved by the Director pursuant to Subsection 11.6.04.002(C).
 - ii. *Interior Side and Rear Yard Setbacks.* Yard equipment higher than six (6) feet but less than ten (10) feet in height shall be located no closer than five (5) feet from the nearest property line(s) unless a Zoning Modification is approved by the Director pursuant to Subsection 11.6.04.002(C).
 - d. *Fences, solid walls, and gates.* Fences, solid walls, and gates over forty-two (42) inches in height shall not encroach within front yard setbacks unless the Director approves a Zoning Modification pursuant to Subsection 11.6.04.002(D).
9. **Other setback encroachments.** All other setback encroachments are subject to approval of a Director's Development Review Permit as provided for in Subsection 11.6.05.002(A)(7)(c).

F. **Light Wells.**

1. **Location.**

- a. Light wells located in interior side yards and rear yards shall comply with the setback requirements of Subsection 11.3.03.05(E) except that light wells may encroach into a required interior side or rear yard up to a maximum of three (3) feet, but in no case shall be closer than five (5) feet from the adjacent property line. The setback shall be measured from the outside face of the retaining wall that creates the light well to the property line. See Figure 11.3.03-3.
- b. Light wells shall not be located in exterior side yards or front yards, unless a Director's Development Review Permit is approved as provided for in Subsection 11.6.05.002(A)(9).

2. **Width.** Maximum width of light wells shall not exceed three (3) feet, measured perpendicular from the exterior of the basement wall to the inside face of the retaining wall that creates the light well. See Figure 11.3.03-3.

3. **Depth.**

- a. Maximum depth of light wells that encroach into required interior side or rear yards pursuant to Subsection 11.3.03.005(E)(3),(4) shall not exceed five feet six inches (5'-6"). See Figure 11.3.03-3.
- b. The maximum depth of light wells that do not encroach into required interior side yard and rear setbacks shall not be regulated by this Zoning Code.

4. **Length.** (See Figure 11.3.03-4 for how to determine the length of a lightwell.)

- a. The cumulative length of light wells that encroach into required side or rear yards pursuant to Subsections 11.3.03.005(E)(3),(4) shall not exceed a total of fifteen (15) feet.
- b. The cumulative length of all light wells, whether or not they encroach into required side or rear yards pursuant to Subsection 11.3.03.005(F)(4)(a), shall not exceed a total of thirty (30) percent of the length of the sides and rear of the perimeter of the first story of the dwelling unit. See Figure 11.3.03-5.

Figure 11.3.03-3: Light Well—Section View

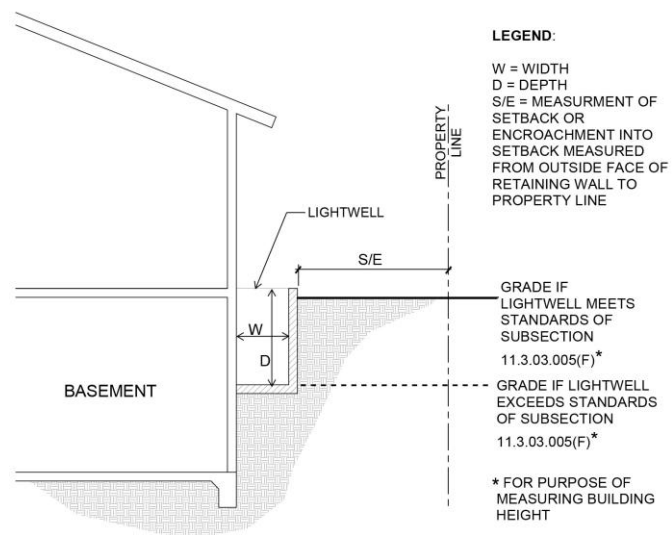


Figure 11.3.03-4: Light Well—Plan View

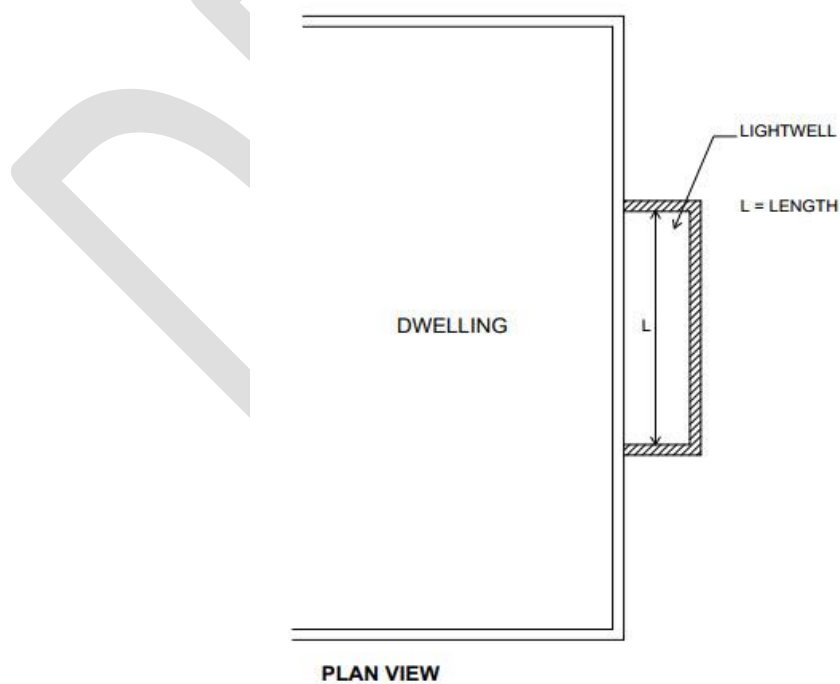
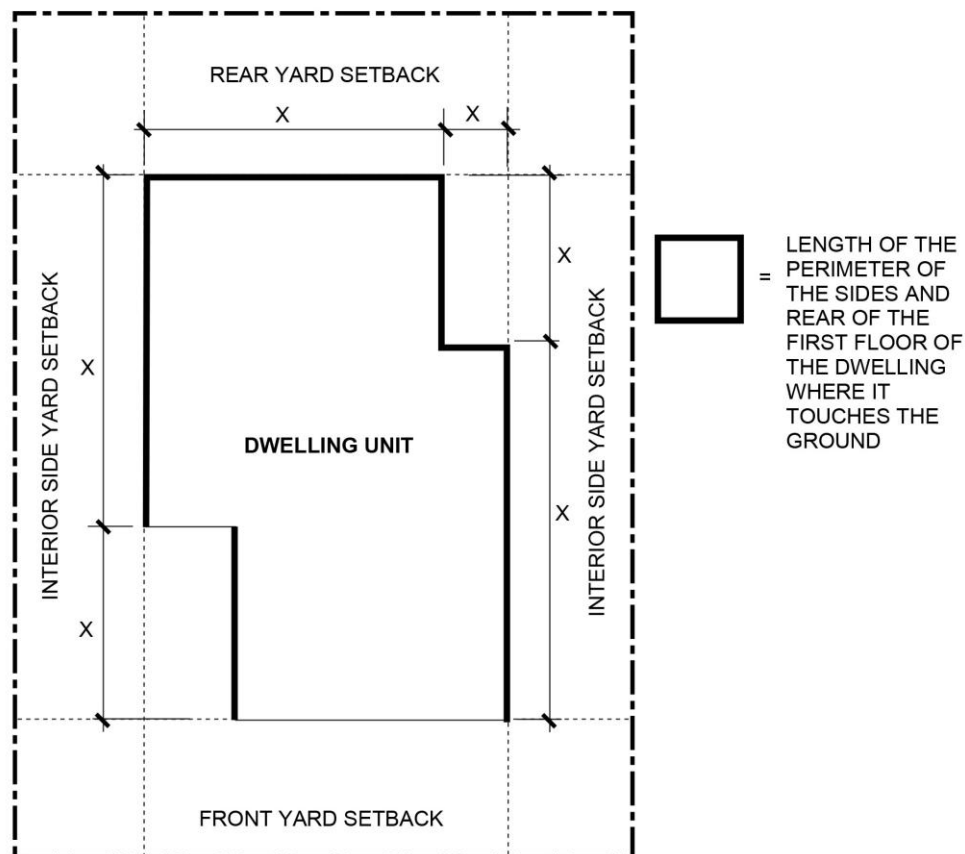
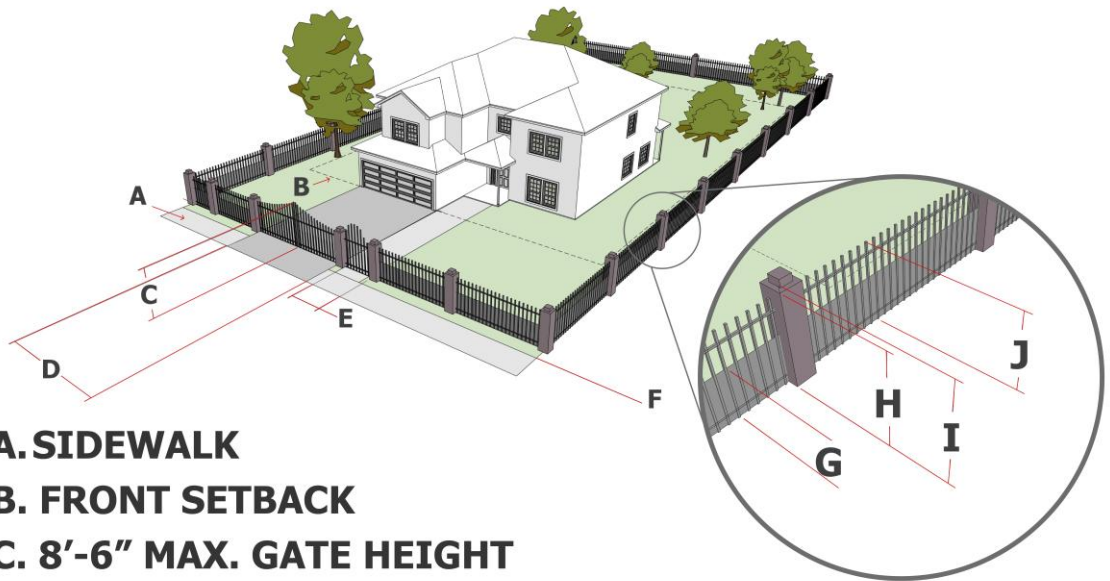


Figure 11.3.03-5: Light Well—Perimeter of 1st Story for Purposes of Complying with Subsection 11.3.03.005(F)(4)(b)



- G. **Fences, Walls, Shrubbery, and Landscaping within Required Setbacks and Yards.** Fences, walls, shrubbery, and landscaping within required setbacks and yards shall comply with the provisions of this Subsection, including Figure 11.3.03-6, Figure 11.3.03-7, and Figure 11.3.03-8, Figure 11.3.03-9, Figure 11.3.03-10, Figure 11.3.03-11, and Figure 11.3.03-12.

Figure 11.3.03-6: Fence and Gate—Aerial View



A. SIDEWALK

B. FRONT SETBACK

C. 8'-6" MAX. GATE HEIGHT

D. 20'-0" MAX. DRIVEWAY GATE

E. 6'-0" MAX. PED. GATE

F. FRONT PROPERTY LINE

G. 3'-6" MAX. OPAQUE HEIGHT IN SETBACK AREA

H. 6'-6" TOP OF COLUMN

I. 7'-0" TOP OF ORNAMENT

J. 6'-0" MAX. FENCE HEIGHT

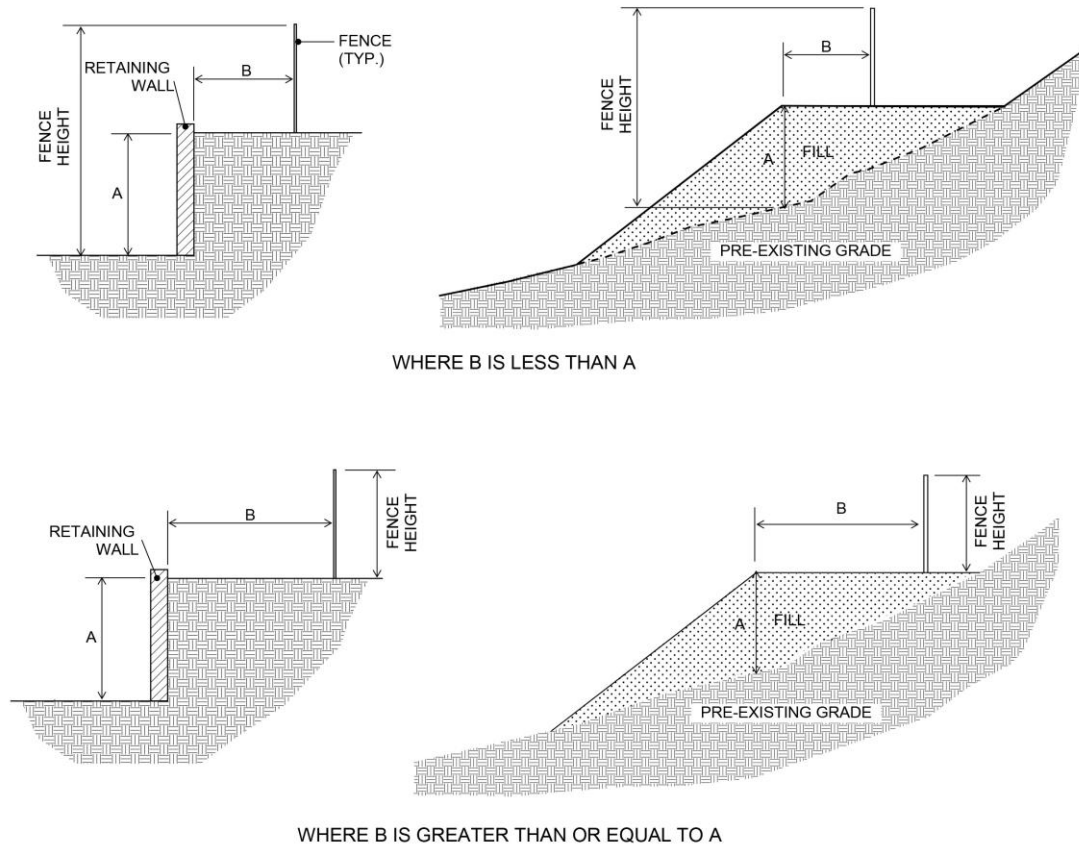
1. Design and materials for all fences and walls.

- a. **Review.** All fences and walls over forty-two (42) inches in height are subject to the review and approval of a Zoning Clearance. The fence shall be compatible with its surroundings and be consistent with the single-family residential design guidelines. Revisions to fence design, including simplification of its decorative components, may be required in order to meet this objective.
- b. **Finished Side.** The finished side of all fences and freestanding walls shall face the neighboring property, trail, open space or public right-of-way, except as approved by the Director of Community Development upon a determination that the proposed fence or wall is similar in appearance on both the side facing the subject property and the side facing the neighboring property. For the purposes of this Subsection, "finished side" means the smooth side or the side that does not reveal the structural supports.

- c. **Colors.** White or other very pale fences are generally discouraged because they are inconsistent with the objective of keeping fences compatible with and subordinate to their surroundings. Darker and more recessive colors may be required in order to meet this objective.
 - d. **Lighting.** Light fixtures shall only be installed adjacent to the driveway, adjacent to the pedestrian entry gate, on pedestrian entry ways, or as determined by the director of community development. Light fixtures on pedestrian entry ways shall be no higher than the pedestrian entry structure. Brightness of the fixtures shall be indicated on the drawings and subject to evaluation in the context of the project. The intensity of the lights shall be measured to ensure that the light projected across property lines is not more than one foot-candle above ambient. Exceptions to light intensity shall be allowed for low level lighting of less than one-thousand six hundred (1,600) lumens.
 - e. **Prohibited Materials**
 - i. Spears or other pointed elements on top of fences or freestanding walls shall be prohibited.
 - ii. Unfinished plywood, corrugated metals, bare metal wire, barbed wire, mesh fences, and electrically charged fences shall be prohibited.
 - iii. Chain link fences shall not be installed in areas prominently visible from the public right-of-way except temporary construction fences.
2. **Building permits required.** Building permits are required for all fences and walls over forty-two (42) inches in height.
3. **Neighbor notification and survey requirement.**
- a. The owners of properties adjacent to any proposed fence or freestanding wall within five (5) feet of a property line shall be notified by the Planning Division prior to the issuance of building permits.
 - b. The property line shall be marked in the field, identified on a survey prepared by a licensed surveyor, and submitted to the Planning Division.
 - c. An exception to the neighbor notification and survey requirements may be granted upon Planning Division receipt of a written acceptance (including printed name, signature, address, and contact information) on the site plan of the fence or freestanding wall location by the owners of the properties adjacent to the proposed property line fence or freestanding wall(s).
4. **Front Setback / Secondary Front (Rear) of a Through Lot Setback / Street (Exterior) Side Yard.**

- a. **Height Measurement.** For the purposes of measuring fence height, a retaining wall and freestanding wall/fence combination shall be considered a single fence whenever the horizontal distance between the retaining wall portion of the fence and the above ground portion of the fence is less than the height of the retaining wall portion alone. See Figure 11.3.03-7: Fence/Retaining Wall Height.

Figure 11.3.03-7: Fence/Retaining Wall Height

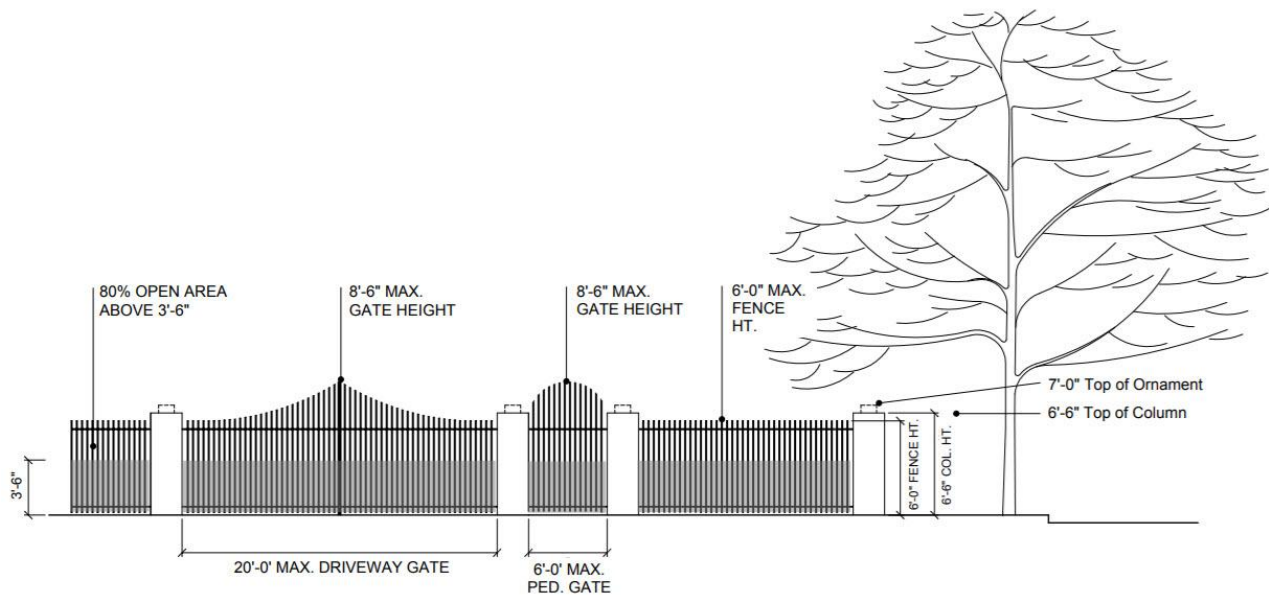


b. **Fence/Gate - Height and Design.**

- i. Any property may have a fence, gate or wall up to forty-two (42) inches above adjacent grade on the street side.
- ii. Any fence, gate or wall that exceeds forty-two (42) inches above adjacent grade on the street side shall meet the following parameters:
 - (a) **Fences.** Fences shall not exceed six feet (6'-0") in height. However, pillars, pilasters or similar support posts of fences may reach a maximum height of six feet six inches (6'-6").

- (b) **Gates.** Vehicular and pedestrian entry gates may reach a maximum height of eight feet, six inches (8'-6").
- (c) **Light Fixtures.** A light fixture may be added on top of the fencing or its pillar, provided the overall height of fence or pillar and light does not exceed a height of seven feet (7') as measured from the finished grade or adjacent grade, whichever is lowest.
- (d) **Width.** Pedestrian entry gates shall not exceed a width of six feet (6'-0"), and vehicular entry gates shall not exceed a width of twenty (20) feet. A height transition shall be provided between the six-foot (6'-0") fence and the entry gates.
- (e) **Open View Design.** The fence and/or gate shall be of a design that creates at least 80% (eighty percent) open work above forty-two (42) inches in height. An example would be wrought iron fencing with vertical bars spaced at least four (4) inches apart.

Figure 11.3.03-8: Fence and Gate—Elevation View



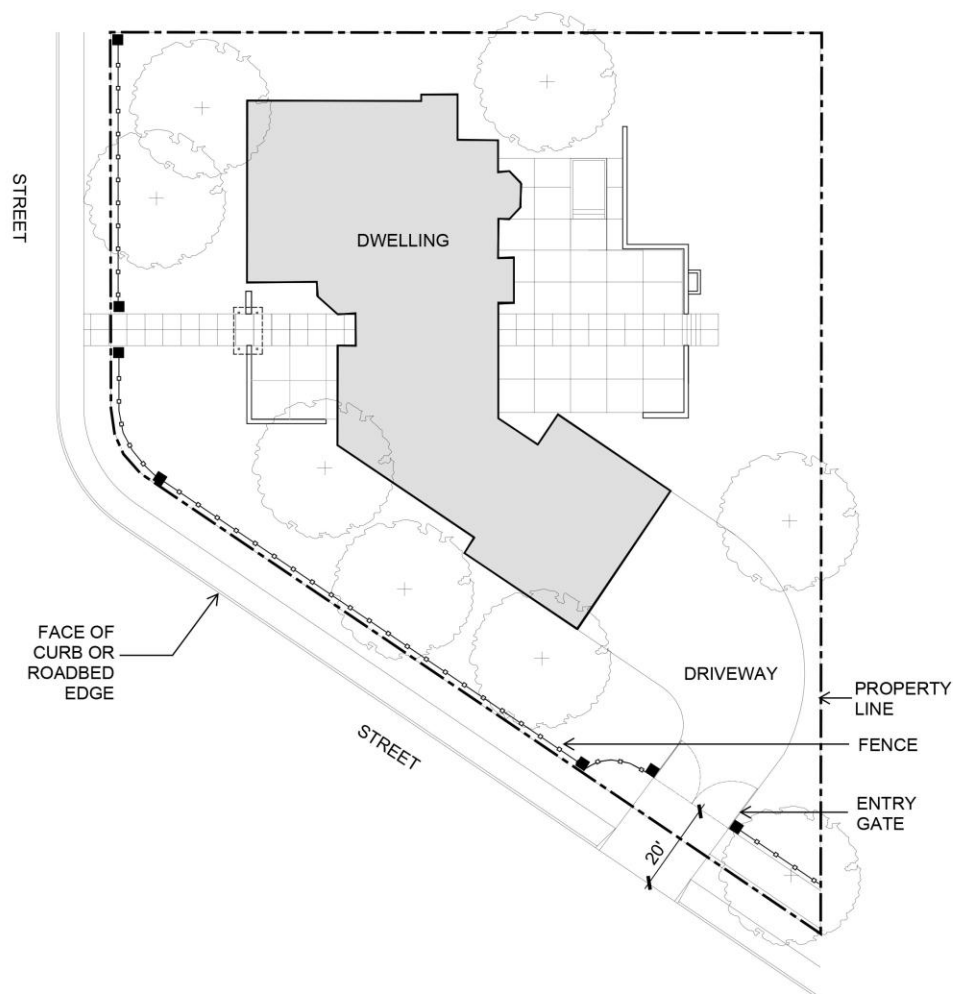
c. Driveway Gate - Location and Design.

- i. Driveway gates shall be located to allow for safe stacking of at least one (1) vehicle outside of the public or private street or shared access easement. In no case shall driveway gates be installed in the public right-of-way.

- ii. **Standard driveway gate location—swing-in gate.** A stacking distance of at least twenty (20) feet from the face of curb, or edge of roadbed if there is no curb, to the closet point of the gate when closed, shall be required for standard driveway swing-in gates.

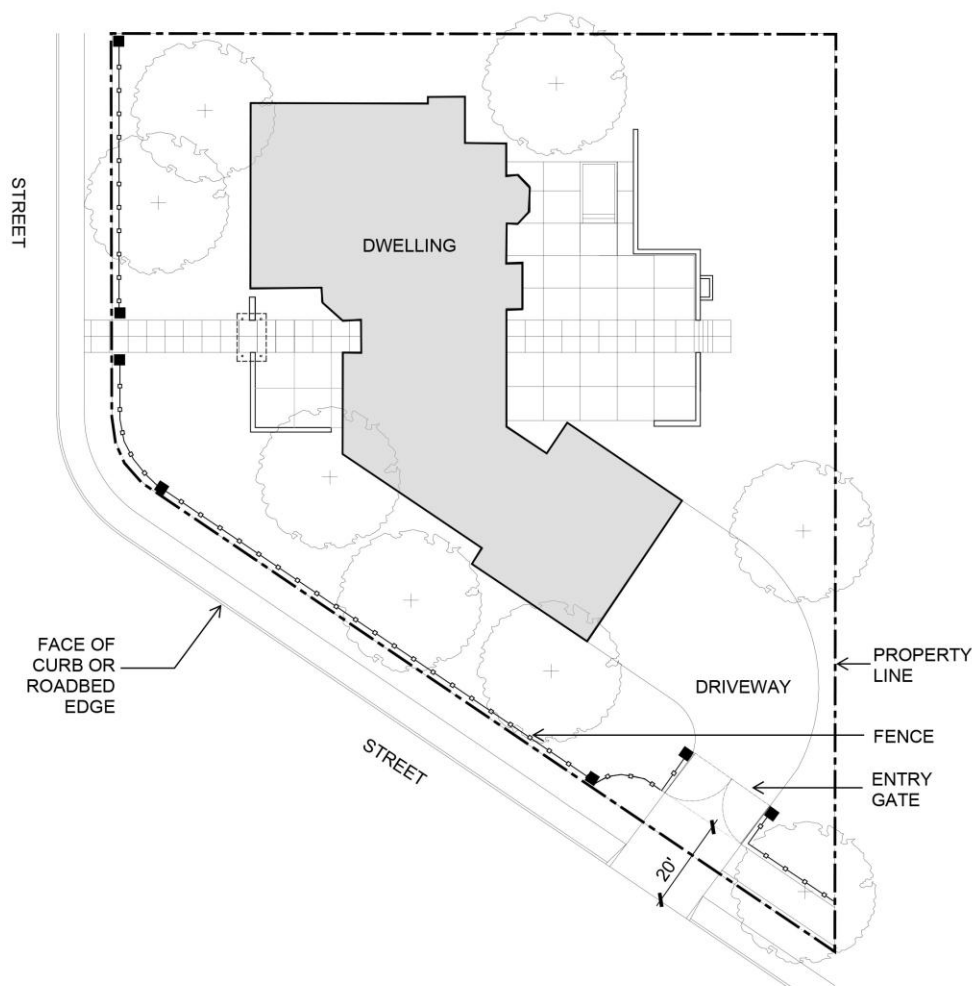
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Figure 11.3.03-9: Standard Driveway Gate —Plan View Swing-In Gate



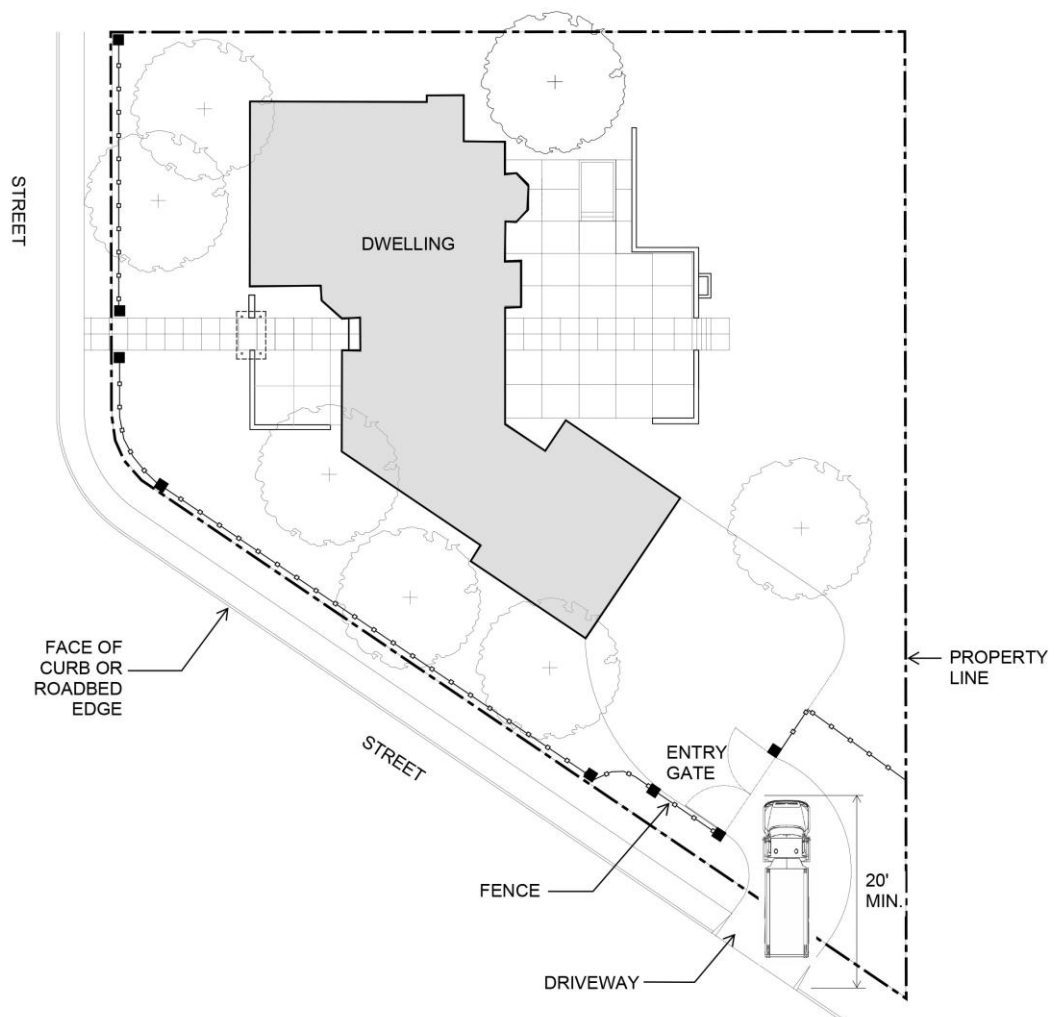
- iii. **Standard driveway gate location - swing-out gate.** A stacking distance of at least twenty (20) feet from the face of curb, or edge of roadbed if there is no curb, to the closet point of the gate when open, shall be required for standard driveway swing-out gates.

Figure 11.3.03-10: Standard Driveway Gate —Plan View Swing-Out Gate



- iv. **Nonstandard driveway gate location.** A driveway gate for a non-standard driveway may be allowed provided there is sufficient stacking distance as determined by the Director, as shown in Figure 11.3.03-10. For the purposes of this Zoning Code, a non-standard driveway gate location is any location that is not parallel to the street.

Figure 11.3.03-11: Non-Standard Driveway Gate—Plan View



- d. **Pedestrian Entries.** A pedestrian entry or similar arbor is permitted within the required front and street side setback; provided, that, it does not exceed a height of eight feet, six inches (8'-6") and is subject to the review and approval of the Director of Community Development and shall be subject to Notice of Director Review per 11.2.02.003.A.1. For the purposes of this Section, "arbor" means a rustic work or latticework bower designed to be intertwined with climbing vines or flowers.
- e. **Retaining Walls.**
 - i. Inward facing Retaining wall height shall not exceed a maximum height of five feet, six inches (5'-6"), measured from lowest adjacent grade.
 - ii. Outward facing Retaining wall height shall not exceed a maximum height of three feet, six inches (3'-6"), measured from lowest adjacent grade.

5. **Side and Rear Setbacks.**

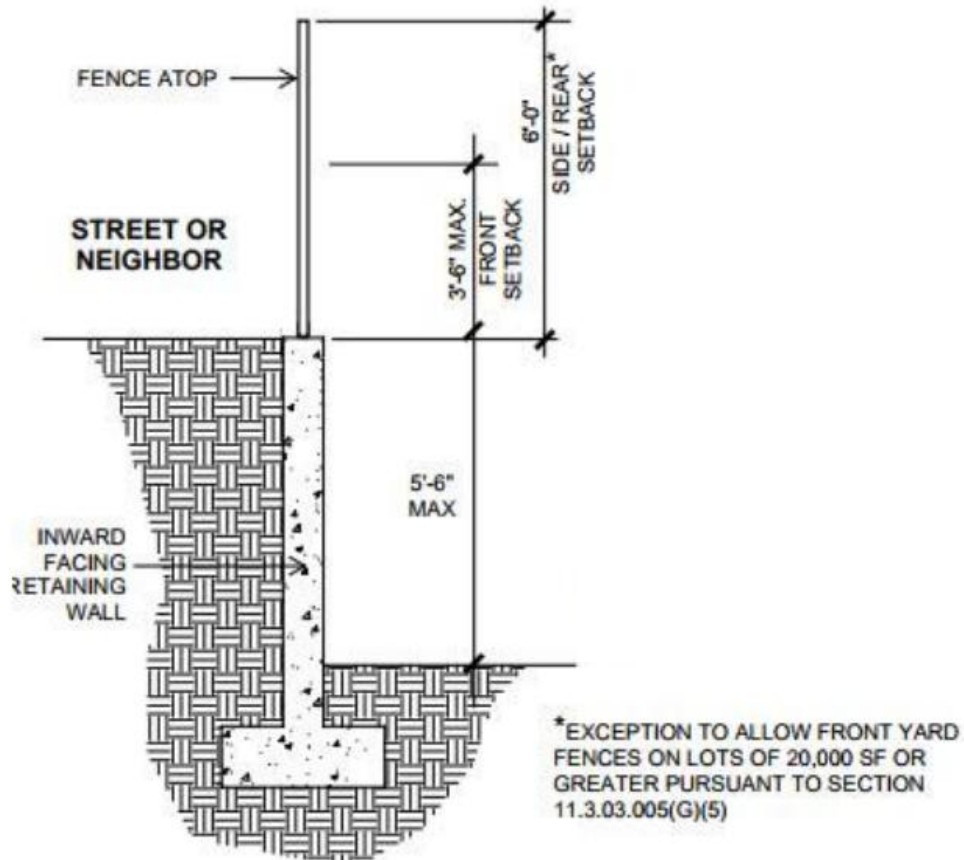
a. **Fence/Wall Height.**

- i. **Street Side Exterior - Corner Lot.** Fences, gates, and walls forward of the front setback line and on reverse corner lots, shall conform to the Front Setback regulations.
- ii. **Street Side Exterior - Corner Lot.** Fences, gates, and walls behind the front setback line shall be limited to six feet (6'-0") in height as measured from directly adjacent lowest grade as measured along a vertical axis.
- iii. **Side (Interior Lot) and Rear Setbacks.**
 - (a) Fences, gates and freestanding walls shall be limited to six feet (6'-0") in height within the required rear and side yard setback as measured from the highest adjacent grade.
 - (b) Fences and walls adjacent to trails identified within the city of La Cañada Flintridge Trails Master Plan, designated Open Space, or non-single-family residential zone shall be limited to eight feet (8') in height, as measured from adjacent grade on the trail, open space, or non- single-family residentially zoned side.

b. **Retaining Walls.**

- i. Inward facing retaining walls shall not exceed a maximum height of five feet, six inches (5'-6"), measured from lowest adjacent grade.
- ii. Outward Facing Street Side Exterior - Corner Lot. Retaining walls forward of the front setback line and on reverse corner lots, shall conform to the Front Setback regulations – Subsection 4.d.
- iii. Outward facing retaining walls up to three feet, six inches (3'-6"), measured from lowest adjacent grade, may be granted upon Planning Division receipt of a written acceptance by the owners of the properties adjacent to the wall. If written approval from the property owner cannot be provided, the applicant shall obtain a Director's Development Review Permit in lieu of such approval.
- iv. Outward facing retaining walls shall not exceed a maximum height of five feet, six inches (5'-6"), measured from lowest adjacent grade. Review, action, and appeals for retaining walls that exceed three feet, six inches in height (3'-6") shall follow the regulations set forth in §11.6.05, Director's Development Review Permit.

Figure 11.3.03-12: Retaining Wall



6. **Flag Lots.** Notwithstanding the other provisions of this Section, fences or walls within any required yard on a flag lot may be built to the height limits applicable to side and rear yard fences or freestanding walls, except for that portion of the flag strip that lies within the dimensions of the average front yard setback of the adjacent non-flag lots, which shall conform to the limits set forth for front yards.
7. **Terracing.** Landscaped terracing with a gradient up to 1:1 may be used to obtain approval of an aggregate height of retaining walls exceeding the single-wall limit set forth in this Section within the required front, side, or rear setback.
8. **Temporary construction fence.** Temporary chain link construction fencing may be permitted within the required front and street side setbacks provided that it does not exceed a height of six feet (6'-0"). Temporary chain link construction fencing shall be installed in conjunction with a mesh windscreen for dust and visibility reduction. Temporary construction fencing shall not be installed without a valid building permit and shall be removed within seven (7) days of final building inspection or the expiration of the permit, which ever shall come first.

9. **Replacement of legal nonconforming fences or walls.** The replacement of legal nonconforming fences or walls may be permitted by the Director of Community Development upon receipt of sufficient evidence (such as, but not limited to: previous fence material present on-site, camera dated photograph, or written testimony from the owners of the adjoining property) indicating that the fence or wall existed on-site, and upon a determination by the Public Works Department and Community Development Department that the fence or wall: (a) does not impede line-of-sight or public safety; and (b) either the fence or wall is compatible with the neighborhood or the removal of which would impose a practical hardship.
 10. **Front yard landscaping.** Landscaping located on private property exceeding three feet, six inches (3'-6") in height within twenty (20) feet of the street curb or edge of pavement shall be referred to the Public Works Department for a line-of-sight public safety review and approval. If the landscaping is determined to be a safety hazard by the City Traffic Engineer, the property owner shall mitigate the safety hazard to the satisfaction of the City Traffic Engineer.
 11. **Minimum front yard landscaping.**
 - a. Within the front yard, a minimum of fifty (50) percent of the land area shall be maintained with live plant material. For the purposes of this Section, "front yard" means the area forward of the primary structure. Paving which incorporates planting cells shall be counted toward the requirement with the exclusion of the hard surface, and parking on such composite planted paving shall not be allowed within the front yard.
 - b. Paving shall be prohibited on vacant lots.
- H. **Accessory Structures.** In addition to the provisions of this Chapter regarding accessory structures, the following standards apply to all accessory structures in the R-1 zone, except for Accessory Dwelling Units as provided for in Chapter 11.4.02 (Accessory Dwelling Units).
1. **Site and timing requirements.** An accessory residential structure may be established in compliance with this Section only on a lot with an existing primary dwelling or dwellings, or simultaneously with the development of a new primary dwelling or dwellings. If a parcel contains more than one (1) lot, such structure(s) shall only be established on the lot on which the primary dwelling is located, unless the lots are first merged or otherwise legally joined so as to constitute a single legal entity.
 2. **Limitation on allowable total floor/roofed area.** The allowable total floor/roofed area of any accessory structure shall not exceed two hundred fifty (250) square feet per three thousand (3,000) square feet of lot area, unless a Development Review Permit per Subsection 11.6.05.004(A)(6) is approved.
 3. **Prohibited facilities.** An accessory structure shall not be equipped with cooking facilities; except that an unenclosed patio (covered or uncovered) or gazebo may have an "outdoor kitchen" (grill, sink, wet bar, etc.). A structure containing an outdoor kitchen shall meet all Fire Code requirements.

- I. **Vehicle Access and Storage.** Regulations for vehicle access and storage, including recreational vehicles, shall be as provided for in Chapter 11.5.04 (Off-Street Parking).

§11.3.03.006 R-1 Design Guidelines.

The *Single-Family Residential Design Guidelines*, as adopted by City Council resolution and as may be amended from time to time, shall apply to all single-family residential zoned lots within the city. These guidelines will be used by the Planning Commission and City staff as a basis for the evaluation of proposed projects. They will aid towards promoting good design, preserving neighborhood character, and protecting property values. Residential property owners, developers, architects, building designers, and contractors seeking to construct new residential structures or alterations and additions to existing structures should use the guidelines in the early design stages of their projects. The guidelines are not intended to limit creative design or dictate a particular design or architectural style.

Chapter 11.3.04 Multifamily Residential (R-3) Zone

§11.3.04.001 Purpose.

This Chapter establishes appropriately located areas for residential development consistent with the High Density Residential designation of the General Plan, such as apartments, row houses, townhomes, senior housing/independent living developments, and condominiums, which will accommodate the city's future population and housing needs as identified in the City's Housing Element, consistent with the existing residential character of the city. Minimum densities shall be twenty-five (25) dwelling units per acre and maximum densities shall be thirty (30) dwelling units per acre, except for density bonus projects pursuant to 11.4.03 (Affordable Housing Density Bonus). The R-3 zone is established to achieve the following:

- A. Provide an adequate supply and range of multifamily housing types located in proximity to services and active modes of transportation.
- B. Encourage compatibility of multifamily projects with adjacent uses.
- C. Provide for orderly transition between the types of residential land uses, and between residential and commercial land uses, as outlined in the Land Use Element of the General Plan.
- D. Provide opportunities for design flexibility while promoting high standards of site planning, architecture, and landscape design to maintain and achieve high quality multifamily residential developments.
- E. Promote internal compatibility of each project's architecture, landscaping, and use of open space to achieve a high-quality residential environment.
- F. Ensure that sufficient open space is provided for both private and common areas.
- G. Ensure the provision of public services and facilities needed to accommodate planned population densities.

§11.3.04.002 Applicability.

- A. This Chapter shall be applicable to all existing and new uses, structures, modifications, additions, and activities within the R-3 multifamily residential zone.
- B. This Chapter contains not only development standards, but also design standards.
- C. Properties that meet the criteria for hillside development pursuant to Chapter 11.4.05 (Hillside Development) shall comply with the standards and guidelines of that Chapter.
- D. Existing single-family residential developments within the R-3 zone shall comply with the requirements of Chapter 11.5.03 (Legal Nonconforming Uses, Structures, and Parcels).

§11.3.04.003 R-3 Uses and Permit Requirements.

- A. The following are permitted uses in the R-3 zone:
1. A duplex, triplex or multiple-family dwellings, apartments and dwelling groups containing two or more units;
 2. Residential condominium projects in accordance with Chapters 12.20 and 12.21;
 3. Family day care home, small or large, as permitted by state law;
 4. Small and large residential care facilities;
 5. Riding and hiking trails, excluding trails for motor vehicles;
 6. Uses accessory to permitted residential uses, including but not limited to places of assembly such as common recreation rooms and community centers appurtenant to a project or similar facilities, and recreational facilities such as tennis courts and pools appurtenant to a project or similar facilities;
 7. Real estate tract offices, temporary. Such offices may remain on the site no more than six months after at least fifty (50) percent of the project is sold.
 8. Accessory dwelling units in accordance with Chapter 11.4.02 (Accessory Dwelling Units);
 9. Affordable housing in accordance with §11.1.03.007 (Permitted Lower Income Housing);
 10. Supportive housing consistent with California Government Code §65651.
 11. All permitted uses within the R-3 zone other than duplexes, triplexes and multiple-family dwellings, apartments, dwelling groups containing two or more units, and residential condominium projects, are subject to approval of a Conditional Use Permit prior to any construction, in accordance with this Chapter.
- B. All permitted uses within the R-3 zone other than duplexes, triplexes and multiple-family dwellings, apartments, dwelling groups containing two or more units, and residential condominium projects, are subject to approval of a Conditional Use Permit prior to any construction, in accordance with this Chapter.
- C. Table 11.3.02-1 (Land Use Permit Table for All Zones) identifies the uses of land allowed by this Zoning Code in the R-3 zone and the land use permits required to establish each use, in compliance with §11.3.02.003.
- D. All projects proposed for the R-3 zone are subject to Design Review as provided in Chapter 11.6.08 (Design Review).
- E. Properties that meet the criteria of Chapter 11.4.05 (Hillside Development) shall comply with the applicable permitting requirements.
- F. Development in the R-3 zone shall comply with other permitting requirements as identified in this Chapter and the Zoning Code.

§11.3.04.004 Multifamily (R-3) Zone Development Standards

A. Minimum Lot Size. The following standards apply to newly created R-3 lots.

1. Minimum lot area: seven thousand five hundred (7,500) square feet. Individual condominium lots shall not be deemed lots for the purposes of this requirement.
2. Minimum lot width: sixty (60) feet.
3. Minimum lot depth: sixty (60) feet.

B. Area Standards.

1. **Density of units:**

- a. All sites shall be developed with a minimum of twenty-five (25) dwelling units per acre and shall be developed with a maximum of thirty (30) dwelling units per acre, except for density bonus projects as provided in Subsection (B)(1)(b) of this Section and Subsection 11.3.04.005(D).
- b. Density bonus projects shall be allowed in accordance with Chapter 11.4.03 (Affordable Housing Density Bonus) and as otherwise provided for in State Density Bonus Law (California Government Code §65915, et seq.).

2. **Lot coverage:** Lot coverage shall not exceed a maximum of eighty (80) percent of net lot area. For the purposes of this Section, lot coverage is determined by the amount of building area on the site, including all enclosed roofed areas and all stand-alone parking structures. Parking structures that are below the portion of the building containing the allowable mixed uses do not count toward lot coverage.

C. Siting Standards.

1. **The minimum setbacks are as follows.** For the purposes of this Subsection, roadway classifications for streets are defined in the Circulation Element of the General Plan; Districts are shown on Figure LUE-3 of the Land Use Element of the General Plan.

a. *Front:*

- i. Old Town District: No minimum required;
- ii. All other Districts and sites: An average of five (5) feet for the first and second stories, and an average of ten (10) feet for the third story;
- iii. Measurement criteria: When the front lot line of a property fronts on a primary, major, special major, collector, or residential collector, the front yard setback shall be measured from the front lot line or the ultimate right-of-way, whichever is greater. When the front lot line of a property fronts on a local residential street, the front setback shall be measured from the front lot line.

- b. *Rear:* Five (5) feet, or fifteen (15) feet when abutting a single-family (R-1) zone.
 - c. *Exterior side:* An average of five (5) feet for the first and second stories, and an average of ten (10) feet for the third story.
 - d. *Interior side:* No minimum required; except if adjacent to single-family residence, then fifteen (15) feet minimum for the first and second stories, and an average of twenty (20) feet for the third story; provided, that for accessory buildings adjacent to commercial properties, this setback may be reduced to a minimum five (5) foot landscaped strip.
 - e. In any case, a ground-level porch, uncovered or covered and open on three (3) sides, may encroach into the front, side, and exterior side setbacks of corner lots by up to three (3) feet.
 - 2. **Building separation.** Primary multifamily residential structures on one (1) lot, including multifamily residential structures in mixed use developments, shall be separated a minimum of ten (10) feet.
- D. **Open Space Area.** Open space area shall be required, as follows.
- 1. **Amount.** A minimum of one hundred and twenty (120) square feet of common open space area shall be provided per dwelling unit.
 - 2. **Requirements.** Any common open space area provided to meet the required open space area standard comply with the following requirements:
 - a. A minimum of fifty (50) percent of the required open space area must be outdoor area on the ground, which is uncovered, and which is designed and usable for active or passive outdoor living and/or recreation, whether such area is paved or not.
 - b. Up to fifty (50) percent of the required open space area may be covered or provided within a structure, including uses such as a clubhouse; swimming pool; sauna or jacuzzi; tennis, basketball, or racquetball court; health/fitness room/facility; or other similar common indoor recreational use.
 - c. A community garden may provide up to twenty (20) percent of the total required common open space area.
 - d. Common open space shall have a minimum level surface dimension of ten (10) feet.
 - e. Common open space shall not include parking or vehicle circulation areas.
- E. **Landscaping Standards.** Landscaping shall be provided, as follows.
- 1. All areas not occupied by structures, vehicular access ways and parking areas, pedestrian walkways, and paved or covered recreational facilities, shall have landscaping as provided by this Subsection.

2. The landscaping requirements shall be subject to Chapter 4.23 (Water Efficient Landscape) of Title 4 of the LCFMC.
3. At least one (1) tree shall be provided or retained per each eight hundred (800) square feet of landscaped area.
4. Landscaping of parking lots shall comply with Subsection 11.5.04.007(J).
5. A minimum of sixty (60) percent of the front setback area shall be landscaped.
6. Plants shall be established and maintained in accordance with the approved landscape plan.
7. An automatic timed irrigation system appropriate to the plant materials used shall be provided for all landscaped areas.
8. All landscaped areas shall be permanently maintained with proper care, weeding, pruning, and irrigation. Plants shall be replaced as necessary to maintain conformance with approved landscaping plans.
9. Street trees shall be provided and continuously maintained by the property owner. Street trees shall be selected and located in accordance with the City's standards for street trees, as maintained by the Director of Public Works.
10. Any removal or pruning of existing trees on-site trees shall conform to the requirements of Chapter 11.5.06 (Preservation and Protection of Designated Trees on Private Property).
11. If removal of protected tree(s), as identified within Chapter 11.5.06 (Preservation and Protection of Designated Trees on Private Property), is required to accommodate development of an affordable housing project pursuant to Chapter 11.4.03 that must be approved ministerially, the tree(s) shall be replaced onsite, unless a Certified Arborist determines planting of replacement tree(s) is/are unfeasible. The size of the replacement tree(s) shall be based on the size of the protected tree(s) removed, as follows:

Size of Protected Tree Removed	Replacement Tree Size at Planting
Less than 23" DBH*	24" box
24" – 35" DBH*	36" box
Over 35" DBH	48" box
*Diameter at breast height (DBH)	

12. Refer to Chapter 11.5.13 (Objective Design Standards) for R-3 landscape objective design standards.
- F. **Parking.** Parking requirements and associated development standards shall be as provided for in Chapter 11.5.04 (Off-Street Parking).
- G. **Building Height.**
1. With the exception of elevator towers and architectural extensions allowed per Subsection (2) of this Subsection, no building shall exceed three (3) stories or thirty-five (35) feet, measured as defined in Subsection (G)(5).
 2. Elevator towers and architectural extensions of up to fifty (50) feet in height are allowed for an area of up to ten (10) percent of a building's floor area, provided that the horizontal dimension of each individual extension does not exceed twenty (20) percent of the corresponding building dimension.
 3. No accessory structure shall exceed fifteen (15) feet to the highest point on the structure, except that the provisions of Subsection (1) of this Subsection shall apply to stand-alone parking structures.
 4. Roof Decks are not permitted above the second story.
 5. Height shall be measured from the lowest finished grade adjacent to or directly below the structure or building face except that fill exceeding three (3) feet shall be counted as part of the building height.
- H. **Maximum Building Bulk.** Any properties abutting a single-family residential zone shall comply with the R-1 building bulk standards (pursuant to Subsection 11.3.03.005(C) along the common boundary.
- I. **Refuse/Recycling.** Refuse and recycling requirements and development standards shall be as provided for in Chapter 11.5.07 (Refuse and Recycling Storage Areas).
- J. **Fences and Walls.**

1. **Street-fronting fences and walls.** No fence or wall within a required street-facing setback area shall exceed a height of forty-two (42) inches above adjacent grade on the street side; except that a maximum of six (6) feet may be allowed where the fence or wall is of a design that creates at least eighty (80) percent open work above forty-two (42) inches in height (e.g., wrought iron fencing with vertical bars spaced at least four (4) inches apart).
 2. **Interior and rear fences and walls.** No fence or wall shall exceed a height of six (6) feet within the required rear and interior side yard setbacks as measured from directly adjacent lowest grade as measured along a vertical axis, except as provided in Subsection (3) below.
 3. **Adjacent to single-family residential.** Where a project abuts a single-family residential zone, an eight (8) foot high screening wall, of solid concrete, brick, or stone, is required. The wall shall be of finished appearance on both sides. The wall shall be stepped down to a height not to exceed forty-two (42) inches when it is located within the extension of an abutting single-family residential front or side street yard setback area(s). The Planning Commission may modify or waive wall requirements after notification and an opportunity to be heard has been given to affected property owners of the proposed modification or waiver.
- K. **Residential Amenities.** Multifamily development shall provide the following amenities, in addition to any regulations otherwise required by this Section:
1. **Laundry facilities.** Laundry facilities shall be provided to serve all residential dwelling units on a lot. Such laundry facilities, constituting washer and dryer appliances connected to utilities, shall be provided in the individual dwelling units where there are three (3) or fewer dwelling units on a lot. Where there are more than three (3) dwelling units on a lot, laundry facilities shall either be provided in the individual dwelling units or in a common laundry room. A common laundry room shall be in a convenient location that is only accessible to the residents and shall have at least one (1) washer and one (1) dryer for each ten (10) dwelling units or fraction thereof, maintained in operable condition. More than one (1) common laundry room may be provided to meet this requirement.
 2. **Storage space.** A minimum of ninety (90) cubic feet of private storage space (in cabinets or closets) shall be provided for each residential dwelling unit. Such private storage space shall be fully enclosed and lockable and shall be located in close proximity to the respective units or within the parking area serving the respective units.
- L. **Lighting.** Lighting requirements shall be as provided for in Chapter 11.5.05 (Outdoor Lighting Standards).
- M. **Covenants, Conditions, and Restrictions.** The City reserves the right to be a party to the covenants, conditions, and restrictions.

§11.3.04.005 Design Standards for the R-3 Zone.

- A. **Compliance with Multifamily Residential Objective Design Standards Required.** All new projects in the R-3 zone shall comply with the Chapter 11.5.13 Objective Design Standards.

Chapter 11.3.05 Residential Planned Development (RPD)

§11.3.05.001 Purpose.

This Chapter establishes the Residential Planned Development (RPD) zone, which is intended to allow for a specially tailored mix of residential and compatible recreational and open space uses, development standards, and/or design guidelines for the accompanying residential project that otherwise may not be permitted with strict adherence to the base zone. The RPD zone is intended to implement and be consistent with the General Plan designation of the accompanying project by providing opportunities for design flexibility, while maintaining high quality residential site development where tailored development regulations, site design, and design guidelines can:

- A. Achieve enhanced compatibility with adjacent uses and/or enhanced sensitivity to neighborhood character;
- B. Preserve or protect desirable site characteristics and/or natural and aesthetic resources and mitigate natural and/or manmade hazards, as identified in the General Plan;
- C. Assure that sufficient allocation and improvement of open space is provided for both private and common areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it;
- D. Encourage the preservation of serviceable existing structures of historic value or aesthetic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended; and/or
- E. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

§11.3.05.002 Adoption of an RPD Zone and Accompanying RPD Plan.

- A. **Initiation.** An amendment to reclassify property to an RPD zone or to amend an existing RPD zone shall be initiated in compliance with Chapter 11.6.09 (Amendments of General Plan, Zoning Code, and Zoning Map).
- B. **Minimum Lot Area.** Establishment of a new RPD zone shall be allowed only for lots of one-half acre (twenty-one thousand seven hundred eighty (21,780) square feet) or larger, provided that the site may thereafter be subdivided in compliance with an approved RPD Plan. RPD zoned lots created as a result of the implementation of this Section are not subject to the one-half (0.5) acre minimum.
- C. **RPD Plan Required.** The rezoning of a site to the RPD zone shall require the simultaneous approval of an RPD Plan in compliance with Subsection (G) of this Section.

D. Land Uses Permitted.

1. The following are permitted uses in the RPD zone:
 - a. One (1) detached single-family dwelling unit per lot;
 - b. A duplex, triplex or multiple-family dwellings, apartments and dwelling groups containing two (2) or more units;
 - c. Residential condominium projects complying with provisions of Chapters 12.20 and 12.21;
 - d. Family day care home, small or large, as permitted by state law;
 - e. Small and large residential care facilities;
 - f. Riding and hiking trails, excluding trails for motor vehicles;
 - g. Uses accessory to permitted residential uses, including, but not limited to, places of assembly such as common recreation rooms and community centers appurtenant to a project or similar facilities, and recreational facilities such as unlighted tennis courts and pools appurtenant to a project or similar facilities;
 - h. Real estate tract offices, temporary. Such offices may remain on the site no more than six months after at least fifty (50) percent of the project is sold.
 - i. Supportive housing consistent with California Government Code §65651.
2. All permitted uses within the RPD zone other than single-family residences are subject to approval of a planned development permit prior to any construction, in accordance with this Chapter.
3. **Uses where specific regulations are adopted.** In an RPD ordinance adopted under this Chapter, the RPD Plan shall specify the uses permitted and the uses conditionally permitted, if any. In an RPD zone where use regulations have been established, the uses permitted are those uses authorized by the RPD Plan.
4. **Uses where no specific regulations are yet adopted.** In an RPD zone where no specific use regulations have been established, the uses permitted are those permitted in the R-1-5,000 zone.
5. **Consistency required.** Any permitted or conditionally permitted use authorized by this Subsection may be included in an approved RPD Plan, but only when it is deemed consistent with the General Plan and any applicable Specific Plan.

E. Development Standards.

1. **Density.** The density of a residential development under an RPD Plan shall not exceed the density allowed in the Land Use Element of the General Plan for the subject site, unless the project is complying with the density bonus provisions of Chapter 11.4.03 (Affordable Housing Density Bonus).
2. The RPD Plan shall provide development standards, including lot sizes, setbacks, lot coverage, height of structures, total floor and roofed area, fences and walls, and open space requirements.
3. All development in an RPD zone shall comply with Part 5 (General Regulations).
4. Development standards shall not include exceptions to other non-zoning requirements in the LCFMC (such as street, storm drain, or other utility standards), unless the other non-Zoning Code section authorizes such an exception.
5. Any development regulation not specified in the RPD Plan shall comply with the development standards required for the R-1-5,000 zone.
6. Within an RPD Zone, single-family detached, single-family attached, duplex, and multifamily dwellings in a range of configurations may be permitted. In addition to standard subdivisions, these configurations may include, but are not limited to, alley-loaded, cluster, or courtyard site plans, or small-lot development, or other similar configurations designed to achieve the Purpose (§11.3.05.001) of this Chapter.

F. Design Guidelines.

1. Design guidelines shall be provided by the RPD Plan, including, but not necessarily limited to, the following:
 - a. *Architectural design guidelines.*
 - b. *Landscaping and open space design guidelines.*
 - c. *Slope factor guideline.* As average lot slope increases, lowered allowable density, lot coverage, and floor area ratio should be considered per the slope factor as defined in Chapter 11.8.01 (Definitions). This applicable slope factor determines the effective guideline for each criterion as follows:
 - i. Minimum lot size and dwelling units per acre guideline: Underlying number of units per acre, divided by slope factor;
 - ii. Allowable lot coverage or floor ratio: Underlying standard by site size, multiplied by site size, multiplied by slope factor.
 - d. *Covenants, conditions, and restrictions.* The City reserves the right to be a party to the covenants, conditions and restrictions.

G. Decision-Making Authority Action.

1. **Planning Commission.**

- a. The Planning Commission shall consider an application for a Zone Change to an RPD zone in compliance with §11.6.09 (Amendments of General Plan, Zoning Code, and Zoning Map) and shall, at the same time, consider the proposed RPD Plan accompanying the application as provided for in Subsection (H) of this Section.
 - b. A recommendation of the Planning Commission to rezone the subject property to an RPD zone shall be accompanied by a recommendation on the RPD Plan.
 2. **Design Commission.** The Design Commission shall consider and make a recommendation to the Council on the proposed design guidelines included in the RPD Plan as part of an application for a Zone Change to an RPD zone in compliance with §11.6.09 (Amendments of General Plan, Zoning Code, and Zoning Map).
 3. **City Council.** The Council shall consider the Design Commission's recommendation on the design guidelines and the Planning Commission's recommendation to rezone the subject property to an RPD zone and approve the RPD Plan in compliance with §11.6.09 (Amendments of General Plan, Zoning Code, and Zoning Map).
- H. **RPD Plan.**
1. An RPD Plan shall be defined as the ordinance adopting the RPD zone.
 2. An RPD Plan shall be effective on the same date as the effective date of the ordinance enacting the RPD zone for which it was approved, in accordance with §11.6.09.009.
 3. An approved RPD Plan may specify a phased development program.
- I. **Zoning Map Designation.** An RPD zone shall be noted by the designation "RPD," followed by the number of the RPD zone based on the order of adoption.
- J. **Location of RPD Plans.** A list of RPD Plans is contained in Appendix X. The file containing the approved RPD Plans, including the land use regulations and development standards, shall be maintained in the Planning Division, shall be available for review by the public, and shall be provided on the City's website.
- K. **Project Evaluation.** Unless otherwise specified in an approved RPD Plan and/or this Chapter, land use and development on property within an RPD zone shall comply with land use and development permits and procedures in Part 6 of this Zoning Code.

Chapter 11.3.06 Commercial Zones

§11.3.06.001 Purpose.

A. **General Purpose.** The purpose of this Chapter is to establish commercial zones and associated regulations to achieve the following:

1. Provide appropriately located areas consistent with the General Plan for a range of office, retail commercial, and service uses needed by residents of the city and its surrounding market area.
2. Strengthen the city's economic base while protecting small businesses that serve city residents.
3. Promote high standards of site planning, architecture, and landscape design for commercial development and ensure that the appearance and effects of commercial buildings and uses are compatible with the character of the area in which they are located.
4. Protect adjoining properties that are designated as residential in the General Plan from potential impacts from commercial development, such as noise, odors, pollution, dust, light, glare, unsightliness, and other nonresidential impacts associated with commercial operation.
5. Ensure sensitive transitions between commercial and residential land uses and other sensitive land uses.
6. Promote active transportation options (pedestrian, bicycle, and transit) through appropriate building and site design.
7. Minimize traffic congestion and avoid overloading of utilities by preventing construction of buildings of excessive size in relation to the amount of land available around them.

B. **Intent of Individual Commercial Zones.** The additional intent of each commercial zone is as follows:

1. **Commercial General (CG) Zone.** The CG zone is established to provide sites for the full range of retail and service uses determined to be suitable for location in La Cañada Flintridge, including uses not permitted in the CN and CO zones because of potential adverse impacts. The CG zone is consistent with the Commercial/Office land use designation of the General Plan. For property on Foothill Boulevard that is zoned CG, the CG zone also is consistent with and implements the policies of the West Gateway District as provided for in the Land Use Element of the City's General Plan. Additionally, the intent of the CG Zone is to:
 - a. Support sub-regional and local-serving commercial activities in the city;
 - b. Ensure that new development contributes to a village character; and
 - c. Improve the appearance of existing development, including building façades, parking facilities, and landscaping.

2. **Commercial Office (CO) Zone.** The CO zone is established to provide sites for stand-alone office uses and other compatible uses, including day care and private schools, of an appropriate scale and design to protect adjacent residentially zoned property from potential adverse impacts. The CO zone also is consistent with and implements the policies of the Link District as provided for in the Land Use Element of the City's General Plan, which are intended to:
 - a. Ensure that conversion of single-family dwellings fronting Foothill Boulevard to commercial office and other allowable uses is compatible with and does not negatively impact existing residences; and
 - b. Ensure that new development blends in with the scale and character of the area.
3. **Commercial Neighborhood (CN) Zone.** The CN zone is established to provide sites for a mix of small, local, businesses serving the daily needs of city residents, of an appropriate scale and design to protect adjacent residentially zoned property from potential adverse impacts. The CN zone is consistent with the Commercial/Office land use designation of the General Plan. The CN district is also consistent with and implements the policies of the Old Town District as provided for in the Land Use Element of the City's General Plan, which are intended to:
 - a. Preserve the historic character and identity of the Old Town District as a local-serving commercial area of smaller shops and offices; and
 - b. Maintain and enhance the existing walkable, small-scale, village-oriented atmosphere of the Old Town District.

§11.3.06.002 Applicability.

This Chapter shall be applicable to all buildings, development, and uses within the CG, CO, and CN zones.

§11.3.06.003 Commercial Uses and Permit Requirements.

- A. Table 11.3.02-1 (Land Use Permit Table for All Zones) identifies the uses of land allowed by this Zoning Code in the CG, CO, and CN zones and the land use permits required to establish each use, in compliance with §11.3.02.003 (Allowable Land Use and Use Permit Requirements).
- B. Commercial projects are subject to Design Review as provided in Chapter 11.6.08 (Design Review).
- C. Development in the CG, CO, and CN zones shall comply with all other permitting requirements identified in this Chapter and the Zoning Code.

§11.3.06.004 Commercial Zone (CG, CO, and CN) Development Standards.

The new development, design, construction, or establishment of land uses, and alterations to existing land uses, structures, and sites within the CG, CO, and CN commercial zones shall conform to the following regulations.

A. Zone-Specific Standards.

1. Table 11.3.06-1 prescribes development standards by each commercial zone (CG, CO, and CN).
2. Formula retail businesses or other similar uses which utilize fixed or standard building designs shall provide modified designs as necessary to conform to the standards and guidelines set forth in this Chapter.

Table 11.3.06-1: Commercial Zone Development Standards

Commercial Zone Development Standards			
DEVELOPMENT STANDARDS¹	REQUIREMENT BY ZONE²		
	CG	CO	CN
Lot Area, Minimum^{3, 4}			
Minimum lot area	5,000 ft ²	5,000 ft ²	5,000 ft ²
Floor Area Ratio (FAR), Maximum			
FAR maximum	0.5	0.5	0.5
Lot Coverage, Maximum			
• West Gateway District (Briggs Ave. to Leata Ln.)	50%	N/A	N/A
• The Link District (Leata Ln. to Alta Canyada Rd.)	N/A	50%	N/A
• Old Town District (Alta Canyada Rd. to La Cañada Blvd.)	N/A	N/A	50%
• Other	50%	N/A	N/A
Setbacks^{5,6,7}			
Front & exterior side yard setback:^{8,9}			
• West Gateway District (Briggs Ave. to Leata Ln.)	Up to a 15 ft. average; at no point less than 5 ft.	N/A	N/A
• The Link District (Leata Ln. to Alta Canyada Rd.)	N/A	5 ft. average	N/A
• Old Town District (Alta Canyada Rd. to La Cañada Blvd.)	N/A	N/A	5 ft. average

¹ Unless otherwise modified by other provisions of this Zoning Code.² Property on Foothill Blvd. is subject to applicable zoning and General Plan provisions for the West Gateway, The Link, and Old Town Districts.³ For newly created lots.⁴ Individual condominium parcels shall not be deemed lots for the purposes of this requirement.⁵ When the front or exterior side lot line fronts on a primary, major, special major, collector, or residential collector roadway (as defined and depicted in the Circulation Element of the General Plan), the setback shall be measured from the lot line or the ultimate right-of-way, whichever is greater, to the nearest portion of the building.⁶ For the purposes of this Table, roadway classifications for streets are defined in the Circulation Element of the General Plan; Districts are shown on Figure LUE-3 of the Land Use Element of the General Plan.⁷ Setback areas shall be completely dedicated to landscaping, open space, and/or pedestrian areas, except for the minimum necessary driving aisles.⁸ No surface or partially or totally above-grade structured parking shall be allowed within the front and exterior side yard setbacks, with the exception of driveways and ramps for parking areas. This provision shall not apply to fully subterranean structured parking.⁹ For each two (2) feet of building height exceeding fifteen (15) feet, one (1) additional foot of setback shall be provided. No more than sixty (60) feet of wall length above the height of fifteen (15) feet is allowed within forty (40) feet of a front or exterior side property line.

Commercial Zone Development Standards			
DEVELOPMENT STANDARDS¹	REQUIREMENT BY ZONE²		
	CG	CO	CN
• Other	Up to a 15 ft. average; at no point less than 5 ft.	N/A	N/A
Rear and interior side yard setback:			
• Adjoining non-residential zones:	5 ft. minimum at rear; no minimum at side	5 ft. minimum at rear; no minimum at side	5 ft. minimum at rear; no minimum at side
• Adjoining residential zones or uses:	15 ft.	15 ft.	15 ft.
Building Height, Maximum^{10,11,12}			
Principal building or structure	28/35 ft.	28/35 ft.	28/35 ft.
Accessory building or structure	15 ft.	15 ft.	15 ft.
Open Space Area			
Required open space: ^{13,14, 15}			
• West Gateway District (Briggs Ave. to Leata Ln.)	10% of lot area minimum	N/A	N/A
• The Link District (Leata Ln. to Alta Canyon Rd)	N/A	10% of lot area minimum	Minimum
• Old Town District (Alta Canyon Rd. to La Cañada Blvd.	N/A	N/A	5% of lot area
• Other	10% of lot area minimum	10% of lot area	N/A
Bonus Open Space Area: ¹⁶			

¹⁰ Twenty-eight (28) feet: to the top of the building wall; 35 ft.: to highest point on the building. Height shall be measured from the lowest finished grade adjacent to or directly below the structure or building face except that fill exceeding 3 ft. shall be counted as part of the building height.

¹¹ Elevator towers and architectural extensions of up to fifty (50) feet in height are allowed for an area of up to ten (10) percent of a building's floor area, provided that the horizontal dimension of each individual extension does not exceed twenty (20) percent of the corresponding building dimension.

¹² Any project abutting an R-1 zone shall comply with R-1 building bulk limits along the common boundary.

¹³ Lots under five thousand (5,000) square feet in area are not required to meet the open space area standard.

¹⁴ Uncovered, roofed areas that are physically accessible to occupants/users and improved with vegetation and pedestrian-oriented hardscape may be counted as open space area.

¹⁵ Required setbacks, required landscaping areas within parking lots, and areas used for parking and/or vehicular access shall not be counted toward required open space.

¹⁶ Bonus Open Space Areas:

- a. Areas may be counted at one hundred twenty-five (125) percent of their actual area if they are:
 - i. Visible from the primary frontage street;
 - ii. Within one hundred (100) feet of the primary frontage street; and
 - iii. No more than fifty (50) percent of the lot frontage.
- b. Eligible areas include:
 - i. Pedestrian plazas;
 - ii. Courts; and
 - iii. Supporting landscaped areas outside of required setbacks.

Required setbacks, required landscaping areas within parking lots, and areas used for parking and/or vehicular access shall not be counted toward required open space.

B. Walls.

1. No wall within a required street-facing setback area shall exceed three feet six inches (3'-6") in height. Walls of less than two (2) feet in height, allowing for seating, are encouraged.
2. Where a project abuts a residential zone, a screening wall of solid concrete, brick, or stone, a minimum of six (6) feet high to a maximum of eight (8) feet high, is required. The wall shall be of finished appearance on both sides and shall have any length exceeding twenty-five (25) feet broken up through landscaping, substantial reveals or pilasters, and/or by other means to the satisfaction of the decision-making authority. The wall shall be stepped down to a height not to exceed forty-two (42) inches when it is located within the extension of an abutting residential front or side street yard setback area(s). The decision-making authority may modify or waive wall requirements as a part of the applicable review process.

- C. **Outdoor Merchandise Display.** Outdoor merchandise displays as provided for in §11.4.03.002 are subject to approval of a Zoning Clearance (Chapter 11.6.03) by the Director, based on submittal of a written description of the proposed display, a site plan, and a schedule.

§11.3.06.005 Design Guidelines for the CG, CO, and CN Zones.

The new development, design, construction, or establishment of land uses, and alterations, to the extent feasible, to existing land uses, structures, and sites within the commercial zones shall conform to the City's *Design Options Manual* as appropriate, the additional design guidelines in this Section, and any other guidelines in the Zoning Code to which the proposed development is otherwise subject. Any departure from these guidelines should be utilized to effectively achieve quality and compatibility with the surrounding neighborhoods.

- A. **Design Review Required.** All new development within the commercial zones requires Design Review by the Design Commission pursuant to Chapter 11.6.08 (Design Review).
- B. **Pedestrian, Bicycle, and Transit Oriented Design.** Pedestrian, bicycle, and transit-oriented design guidelines are intended to encourage buildings and sites to be designed to a human scale for convenient access, safety, and comfort of pedestrians between the site and adjacent land uses, public rights-of-way, and transit facilities, and to provide convenient access for bicyclists. In addition to the design guidelines in the *Design Options Manual*, all commercial development should incorporate the following design guidelines listed below to the extent feasible:
1. The site layout should cluster or otherwise locate tenant spaces and/or buildings on the site to promote linked trips via interconnected pedestrian pathways and promenades.
 2. The development should provide direct, convenient, and attractive pedestrian facilities that connect the tenant spaces and/or buildings within the development to each other.
 3. The development should provide pedestrian facilities, distinct from vehicle lanes, that provide connections through the development to the public street right-of-way. Proximity to transit facilities, such as bus stops, should be considered when locating the pedestrian facilities to facilitate direct and convenient access.

4. Plazas and/or pedestrian spaces should be provided with weather protection (e.g., awnings/canopies) and appropriate pedestrian amenities, such as outdoor seating, planters and landscaping, trash cans, public art, and enhanced paving.
5. The building(s) should have at least one (1) primary entrance that faces a street or that is directly accessed by a sidewalk or plaza within twenty (20) feet of the primary entrance.
6. Main building entrances should open directly to the outside.
7. Every building should have at least one (1) entrance that does not require passage through a parking lot or garage to gain access.
8. Corner buildings should have corner entrances whenever possible.
9. Windows or window displays should be provided along at least thirty (30) percent of the street-facing building façade(s).
10. Secure, conveniently located bicycle parking should be provided in proximity to the main building entrance(s) to ensure visibility, accessibility, and safety.

C. **Design for Security.** The following design guidelines are intended to encourage the use of design to minimize opportunities for crime and to increase public safety.

1. The proposed site layout, building, and landscape design should promote natural surveillance. Physical features and activities should be oriented and designed to maximize the ability to see into and throughout the site to the extent feasible. Sight-obscuring shrubs and walls should be avoided, and the underside of tree canopies should be trimmed to six (6) feet or higher, except where necessary for buffering between non-commercial uses and adjacent lower density residential development.
2. The proposed site layout and building design should encourage activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining and public interaction.
3. Building entrances, parking areas, private and public open spaces, and pedestrian facilities should be accentuated with appropriate features such as landscaping, outdoor furniture, enhanced pavement, public art, and other similar amenities which draw attention to the area. Such features should be placed or designed in such a manner that the view into the area is not obscured.
4. The appropriate use of lighting, in conformance with Chapter 11.5.05 (Outdoor Lighting Standards), should be utilized to promote natural surveillance.

Chapter 11.3.07 Mixed Use (MU) Zone

§11.3.07.001 Purpose of Chapter.

The purpose of this Chapter is to establish development standards for mixed use projects that combine residential and nonresidential uses in the same building or building site area to achieve the following:

- A. Allow for greater flexibility in development alternatives, especially attractive, mixed income, higher density residential development, in appropriate areas of the city.
- B. Enhance and build upon the city's commercial/retail base.
- C. Integrate compatible residential and commercial uses and ensure the compatibility of mixed use projects with surrounding uses and development patterns.
- D. Encourage a variety of housing types and expand housing opportunities for all income groups within the city, including older people and young professionals.
- E. Provide housing options for residents of all income levels that allow residents to live near office, retail, and other nonresidential uses.
- F. Facilitate pedestrian and bicycle mobility and promote transit use.
- G. Promote the internal compatibility of each project's architecture, landscaping, and use of open space to achieve a high-quality built environment.

§11.3.07.002 MU Uses and Permit Requirements.

- A. Table 11.3.02-1 identifies the uses of land allowed by this Zoning Code in the MU zone and the land use permits required to establish each use, in compliance with §11.3.02.003. Development in the MU zone shall comply with other permitting requirements as identified in this Chapter and the Zoning Code.
- B. All projects proposed for the MU zone are subject to Design Review as provided in Chapter 11.6.08 (Design Review).

§11.3.07.003 Mixed Use Development Standards.

The following standards shall apply to all development in the MU zone. Formula retail businesses or other similar uses which utilize fixed or standard building designs shall provide modified designs as necessary to conform to the standards and guidelines set forth in this Chapter. Multifamily-only developments (with no commercial use) in the MU Zone shall comply with the development standards for the R-3 Zone in Chapter 11.3.04 (Multifamily Residential (R-3) Zone).

A. **Density.**

1. For multifamily residential uses, the minimum density shall be twenty (25) dwelling units per acre and the maximum density shall be thirty (30) dwelling units per acre, except as provided in Subsection (A)(2).
2. Density bonus projects shall be allowed in accordance with Chapter 11.4.03 (Affordable Housing Density Bonus) and as otherwise provided for in State Density Bonus Law (California Government Code §65915, et seq.).

B. **Floor Area Ratio.** The maximum floor area ratio shall be 0.5:1 for development that includes only commercial uses, and 1.5:1 for mixed use development or development that only includes residential uses.

C. **Minimum Lot Area.** Minimum area for newly created MU lots shall be five thousand (5,000) square feet. Individual condominium parcels shall not be deemed lots for the purposes of this requirement.

D. **Lot Coverage.** The maximum lot coverage for projects in the MU zone shall be eighty percent (80%). For the purposes of this Section, lot coverage is determined by the amount of building area on the site, including all enclosed roofed areas and all stand-alone parking structures. Parking structures that are below the portion of the building containing the allowable mixed uses do not count toward lot coverage.

E. **First Story Uses.**

1. Residential uses are permitted on the first story of buildings.
2. Main entrances to first story nonresidential uses shall be located on primary, major, special major, or collector roadways (as defined and depicted in the Circulation Element of the General Plan).

F. **Setbacks.**

1. The setbacks in the MU zone shall comply with the setback requirements in Table 11.3.06-1 (Commercial Zone Development Standards), except as otherwise provided for in this Subsection.
2. No wall or architectural feature shall project beyond first story setbacks except balconies and bay windows, but in no case shall they extend into any public right-of-way.
3. Front and exterior setbacks shall only be used for landscaping, outdoor merchandise display, outdoor dining, and active pedestrian uses such as plazas, entries, and seating.
4. Open air setbacks may be permitted for first story nonresidential uses to allow for outdoor use such as outdoor dining, merchandise display, or entry forecourts. Projects incorporating open air setbacks shall include elements defining the wall plane at the edge of the front property line.

5. A first story porch, uncovered, or covered and open on three (3) sides, may encroach into the front, interior side, and exterior side setbacks by up to three (3) feet, but in no case shall it extend into any public right-of-way.
 6. Any project adjoining a single-family residential zone shall comply with R-1 building bulk limits along the common boundary.
 7. Primary structures on one (1) lot, including multifamily residential structures in mixed use developments, shall be separated a minimum of ten (10) feet.
 8. Exceptions to Subsection (F) of this Section:
 - a. Footings and public utility vaults if fully subterranean.
 - b. Subterranean parking garages may extend to the property lines, including equipment, service, utility, and storage areas, provided such areas do not have any door, window, or other opening to the outside along the street property line.
- G. **Maximum Building Bulk.** Any properties abutting a single-family residential zone shall comply with the R-1 building bulk standards (pursuant to Subsection 11.3.03.005(C)) along the common boundary.
- H. **Building Height.**
1. With the exception of elevator towers and architectural extensions allowed per Subsection (2) of this Subsection, no building shall exceed three (3) stories or thirty-five (35) feet, measured as defined in Subsection (H)(5).
 2. Elevator towers and architectural extensions of up to fifty (50) feet in height are allowed for an area of up to ten (10) percent of a building's floor area, provided that the horizontal dimension of each individual extension does not exceed twenty (20) percent of the corresponding building dimension.
 3. No accessory structure shall exceed fifteen (15) feet to the highest point on the structure, except that the provisions of Subsection (1) of this Subsection shall apply to stand-alone parking structures.
 4. Roof Decks are not permitted above the second story.
 5. Height shall be measured from the lowest finished grade adjacent to or directly below the structure or building face except that fill exceeding three (3) feet shall be counted as part of the building height.
- I. **Open Space Area for the Residential Portion of a Mixed Use Development.**
1. Common open space shall be provided at a rate of one hundred fifty (150) square feet per dwelling unit.

2. All common open space must be outdoor area on the ground, which is open to the elements and which is designed and used for outdoor living and/or recreation, whether such area is paved or not, except that up to fifty percent (50%) of required common open space may be provided as common indoor recreational amenities, such as exercise rooms, indoor theaters, and activity rooms. Common open space shall not include parking or vehicle circulation areas.

J. **Fences and Walls.**

1. No wall within a required street-facing setback area shall exceed three feet six inches (3'-6") in height. Walls of less than two (2) feet in height, allowing for seating, are encouraged.
2. Where a project adjoins a residential zone, a screening wall of solid concrete, brick, or stone, a minimum of six (6) feet high to a maximum of eight (8) feet high, is required. The wall shall be of finished appearance on both sides, and shall have any length exceeding twenty-five (25) feet broken up through landscaping, substantial reveals or pilasters, and/or other means. The wall shall be stepped down to a height not to exceed forty-two (42) inches when it is located within the extension of an abutting residential front or side street yard setback area(s). The decision-making authority may modify or waive wall requirements through the appropriate review process.

- K. **Outdoor Merchandise Display.** Outdoor merchandise displays as provided for in Chapter 11.4.38 (Outdoor Display and Activities in Nonresidential Zones) for the commercial portion of a mixed use development may be allowed with a Zoning Clearance, based on submittal of a written description of the proposed display, a site plan, and a schedule.

- L. **Distance Between Buildings.** A minimum distance of ten (10) feet shall separate exterior walls of separate buildings containing dwelling units on the same lot. The windows or window/doors of any individual dwelling unit may not face the windows or window/doors of any other dwelling unit unless separated by a distance of ten (10) or more feet except where the angle between the wall of the separate dwelling units is ninety (90) degrees or more. Walls parallel to each other shall be considered to be at a zero (0) degree angle.

- M. **Residential Amenities.** Mixed use development shall provide the following amenities for the residential component of the project, in addition to any regulations otherwise required by this Section:

1. **Laundry facilities.** Laundry facilities shall be provided to serve all residential dwelling units on a lot. Such laundry facilities, constituting washer and dryer appliances connected to utilities, shall be provided in the individual dwelling units where there are three (3) or fewer dwelling units on a lot. Where there are more than three (3) dwelling units on a lot, laundry facilities shall either be provided in the individual dwelling units or in a common laundry room. A common laundry room shall be in a convenient location that is only accessible to the residents, and shall have at least one (1) washer and one (1) dryer for each ten (10) dwelling units, maintained in operable condition. More than one (1) common laundry room may be provided to satisfy this requirement.

2. **Storage space.** A minimum of ninety (90) cubic feet of private storage space (in cabinets or closets) shall be provided for each residential dwelling unit. Such private storage space shall be fully enclosed and lockable, and shall be located in close proximity to the respective units or within the parking area serving the respective units.
- N. **Noise.** Mixed use projects shall be designed to minimize noise and vibration from commercial uses located below residential uses.
- O. **Parking.** Parking requirements and associated development standards shall be as provided for in Chapter 11.5.04 (Off-Street Parking).
- P. **Refuse/Recycling.** Refuse and recycling requirements and development standards shall be as provided for in Chapter 11.5.07 (Refuse and Recycling Storage Areas).
- Q. **Lighting.** Lighting requirements shall be as provided for in Chapter 11.5.05 (Outdoor Lighting Standards).
- R. **Landscaping Standards.** Landscaping shall be provided, as follows.
1. All areas not occupied by structures, vehicular access ways and parking areas, pedestrian walkways, and paved or covered recreational facilities, shall have landscaping as provided by this Subsection.
 2. The landscaping requirements shall be subject to Chapter 4.23 (Water Efficient Landscape) of Title 4 of the LCFMC.
 3. At least one (1) tree shall be provided or retained per each eight hundred (800) square feet of landscaped area.
 4. Landscaping of parking lots shall comply with Subsection 11.5.04.007(J).
 5. A minimum of sixty (60) percent of the front setback area shall be landscaped.
 6. Plants shall be established and maintained in accordance with the approved landscape plan.
 7. An automatic timed irrigation system appropriate to the plant materials used shall be provided for all landscaped areas.
 8. All landscaped areas shall be permanently maintained with proper care, weeding, pruning, and irrigation. Plants shall be replaced as necessary to maintain conformance with approved landscaping plans.
 9. Street trees shall be provided and continuously maintained by the property owner. Street trees shall be selected and located in accordance with the City's standards for street trees, as maintained by the Director of Public Works.
 10. Any removal or pruning of existing trees on-site trees shall conform to the requirements of Chapter 11.5.06 (Preservation and Protection of Designated Trees on Private Property).

11. If removal of protected tree(s), as identified within Chapter 11.5.06 (Preservation and Protection of Designated Trees on Private Property), is required to accommodate development of an affordable housing project pursuant to Chapter 11.4.03 (Affordable Housing Density Bonus) that must be approved ministerially, the tree(s) shall be replaced onsite, unless a Certified Arborist determines planting of replacement tree(s) is/are unfeasible. The size of the replacement tree(s) shall be based on the size of the protected tree(s) removed, as follows:

Size of Protected Tree Removed	Replacement Tree Size at Planting
Less than 23" DBH*	24" box
24" – 35" DBH*	36" box
Over 35" DBH	48" box
*Diameter at breast height (DBH)	

12. Refer to Chapter 11.5.13 (Objective Design Standards) for objective design standards for landscaping in the R-3 zone.

- S. **Covenants, Conditions, and Restrictions.** The City reserves the right to be a party to the covenants, conditions, and restrictions.

§11.3.07.004 Design Standards for the MU Zone.

- A. **Compliance with Objective Design Standards Required.** All new projects in the MU zone shall comply with the Objective Design Standards in Chapter 11.5.13 (Objective Design Standards) and any other design standards in the Zoning Code to which the proposed development is otherwise subject.
- B. **Design Review Required.** All development within the MU requires Design Review by the Design Commission pursuant to Chapter 11.6.08.

Chapter 11.3.08 Special Purpose Zones

§11.3.08.001 Purpose of Chapter.

This Chapter provides regulations for Special Purpose zones established by Chapter 11.3.01 (Establishment of Zones and Zoning Map) to achieve the following:

- A. Provide appropriately located areas within the city for public, semi-public, open space, and recreation uses, which are necessary for an enhanced quality of life in the community and to protect the public health, safety, and general welfare of the community, as expressed in the General Plan.
- B. Protect properties zoned residential from noise, vehicular traffic, and other environmental effects associated with special purpose uses.
- C. Promote high standards of site planning, architecture, landscaping, and sustainable development practices for special purpose uses and developments within the city.

§11.3.08.002 Intent of Individual Special Purpose Zones.

The intent of the individual special purpose zones and the manner in which they are applied are as follows.

- A. **Public and Semi-Public (P-SP) Zone.** The P-SP zone is intended to provide appropriately located areas within the city for uses that are subject to public oversight and control or that function in a public or semi-public manner, and/or that may not be appropriate in other base zoning districts.
- B. **Open Space (OS) Zone.** The OS zone is intended to achieve the following purposes:
 - 1. Provide appropriately located areas within the city to preserve and protect open space, natural physical features, the city's undeveloped hillside, and resources of scenic, geologic, historic, and cultural value in accordance with the General Plan of the City; and
 - 2. Provide low-intensity public recreation opportunities with limited improvements, such as equestrian, hiking, and biking trails and associated staging and parking areas, which are compatible with the General Plan goals of preservation and protection of natural, scenic, geologic, historic, and cultural resources.
- C. **Parks and Recreation (PR) Zone.** The (PR) zone is intended to achieve the following purposes:
 - 1. Provide appropriately located areas within the city for public and private active recreational uses; and
 - 2. Implement the City's recreational trail system in accordance with the General Plan of the City and the Trails Master Plan.

§11.3.08.003 Land Uses and Permit Requirements.

Table 11.3.02-1 identifies the uses of land allowed by this Zoning Code in the special purpose zones and the land use permits required to establish each use, in compliance with §11.3.02.003 (Allowable Land Uses and Permit Requirements).

§11.3.08.004 Special Purpose General Development Standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures in all special purpose zones shall be designed, constructed, and/or established in compliance with the requirements in Table 11.3.08-1, the regulations in Part 4 (Special Regulations) and Part 5 (General Regulations), and all other applicable requirements of this Zoning Code. Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Code.

Table 11.3.08-1: Development Standards: Special Purpose Zones

Development Standards: Special Purpose Zones			
DEVELOPMENT STANDARDS	REQUIREMENTS BY ZONE		
	P-SP	OS	PR
Setbacks^{1,2}			
Front setback	10 ft. minimum, with 20 ft. average	See Footnote ³	See Footnote ³
Interior side setback	10 ft.	See Footnote ³	See Footnote ³
Exterior side setback	10 ft. minimum, with 20 ft. average	See Footnote ³	See Footnote ³
Rear Setback	10 ft. minimum, with 20 ft. average	See Footnote ³	See Footnote ³
Building Height^{4,5,6}			
Primary building or structure	35 ft. ⁷	15 ft.	28 ft.
Accessory building or structure	35 ft. ⁷	15 ft.	15 ft.
Floor Area Ratio (FAR)⁸			
Maximum FAR	0.5	N/A	0.35
Walls			
When required	See Footnote ⁹	See Footnote ⁹	See Footnote ⁹

¹ Setback areas shall be completely dedicated to landscaping or natural open space, except for the minimum necessary drive aisles.

² When adjacent to a residential zone, no play or sports equipment or courts or driving ranges shall be located within any required setback; golf courses are exempt from this requirement.

³ Properties shall be subject to the setbacks of the most restrictive adjoining zone.

⁴ In all cases, height shall be measured from the lowest finished grade adjacent to or directly below the structure or building face.

⁵ Elevator towers are exempt from the building height standard.

⁶ Any project abutting an R-1 zone shall comply with R-1 building bulk standards as provided for in Subsection 11.3.03.005(C).

⁷ In the P-SP zone, architectural extensions (including steeples, bell/carillon towers, and other similar non-habitable structures on religious buildings) up to a maximum height of fifty (50) feet are allowed for an area of up to ten (10) percent of a building's floor area, provided that the horizontal dimension of each individual extension does not exceed twenty (20) percent of the corresponding building dimension.

⁸ Maximum FAR may be averaged across multiple parcels for one project to accommodate campus-type development with approval of a Master Conditional Use Permit pursuant to §11.6.06.005.

⁹ Where a project abuts a residential zone, a screening wall of solid concrete, brick, or stone, a minimum of six (6) feet to a maximum of eight (8) feet high, is required. The wall shall be of finished appearance on both sides, and shall have any length exceeding twenty-five (25) feet broken up through landscaping, substantial reveals or pilasters, and/or by other means to the satisfaction of the Director. The wall shall be stepped down to a height not to exceed forty-two (42) inches when it is located within the extension of an abutting residential front or side street yard setback area(s). The decision-making authority may modify or waive wall requirements as a part of the applicable review process.

Chapter 11.3.09 Emergency Shelter (ES) Overlay Zone

§11.3.09.001 Purpose.

This Chapter establishes the emergency shelter (ES) overlay zone, the purpose of which is to achieve the following:

- A. Provide for areas within the commercial zones where emergency shelter facilities, in accordance with Government Code §65583, are allowed without a Conditional Use Permit or other discretionary permit.
- B. Establish designated boundaries in appropriately located commercially zoned areas to maximize the potential for provision of emergency shelter facilities in the city.
- C. Permit emergency shelter uses in areas that have a realistic potential for development or reuse opportunities for emergency shelter facilities.

§11.3.09.002 Applicability.

The ES overlay zone shall apply to certain areas in the Commercial General (CG), Commercial Neighborhood (CN), and Commercial Office (CO) zones as specified on the Zoning Map and available in the Community Development Department. All land use regulations and development standards for commercial uses as specified in Table 11.3.02-1 and Chapter 11.3.06 (Commercial Zones) shall remain in effect. The effect of the ES overlay zone shall be to define the area of applicability within the CG, CN, and CO zones where emergency shelter facilities shall be permitted with an Emergency Shelter Facilities Permit, pursuant to Chapter 11.4.04 (Emergency Shelter Facilities) and shall comply with the development standards for emergency shelters as specified in Chapter 11.4.04.

§11.3.09.003 General Provisions.

- A. Emergency shelters located in the ES overlay zone shall be developed and operated according to the land use regulations, development standards, and design guidelines for the CG, CN, and CO zones, as applicable, as well as Chapter 11.4.04 (Emergency Shelter Facilities).
- B. In accordance with Government Code §65583(4), one (1) emergency shelter is permitted by right in the city upon approval of a special permit (Emergency Shelter Facilities Permit) as specified in Table 11.3.02-1 and as provided for in Chapter 11.4.04 (Emergency Shelter Facilities). Additional emergency shelters beyond those necessary to meet the needs of the city's homeless population, as required by State law, would require a conditional use permit (CUP) as specified in Table 11.3.02-1.

Chapter 11.3.10 Housing Element Implementation (HEI) Overlay Zone

§11.3.10.001 Purpose

The purpose of the Housing Element Implementation Overlay Zone (HEI) overlay zone is to achieve the following:

- A. To facilitate housing production on certain sites that the City identified for housing pursuant to the Sites Inventory (Appendix C) in the 2021-2029 Housing Element, as may be amended from time to time.
- B. To provide regulations for development of housing on sites within the HEIOZ as specified in this Chapter.
- C. To provide a process whereby projects in the HEIOZ that contribute toward meeting the city's needs for lower income housing as specified in this Chapter receive ministerial review.

§11.3.10.002 Applicability.

The HEI overlay zone shall apply to certain properties as specified on the city's Zoning Map in accordance with §11.3.10.001, which the City identified for housing pursuant to the Sites Inventory (Appendix C) in the 2021-2029 Housing Element (as may be amended from time to time). These include:

- A. R-3 Multifamily Zone (R-3)
- B. Mixed Use Zone (MU)
- C. Public/Semi-Public Zone (P/SP)
- D. See the Downtown Village Specific Plan regarding sites identified in Appendix C that are within the Downtown Village Specific Plan.
- E. Any development not meeting the purpose and standards set forth in this Chapter shall be subject to the requirements otherwise applicable in the underlying zone.

§11.3.10.003 Definitions.

The following definitions shall apply to this Chapter only:

- A. "Ministerial action" is an action in which the following apply:
 - 1. The City shall not require a Conditional Use Permit, Planned Unit Development permit, or other discretionary permit of any kind. The project will not require a discretionary permit and thus will not be subject to review under the California Environmental Quality Act.

2. The City shall not exercise any subjective judgment in deciding whether and how to carry out or approve the project. The decision-making authority shall apply property development standards and objective design standards applicable to this HEI overlay zone and all other applicable non-discretionary standards and regulations, which shall be identified along with the decision letter issued for the project.
 3. The project shall not be subject to a public hearing and the City shall not impose any notice requirements on the project. There shall be no right of appeal.
- B. "Sites Inventory" shall mean Appendix C, Table C-1: 2021-2029 Sites Inventory, in the 2021-2029 Housing Element. If the 2021-2029 Sites Inventory is amended from time to time, this Chapter shall apply to the amended Sites Inventory as applicable.

§11.3.10.004 Permitted Uses.

The following uses are permitted on sites in the HEI overlay zone:

A. **In the R-3 (Multifamily) zone:**

1. All uses as provided for in the underlying zone, except that new single-family residences shall be prohibited; and
2. Multifamily development in accordance with this Chapter is permitted.

B. **In the MU (Mixed Use) zone:**

1. All uses as provided for in the underlying zone;
2. Stand-alone multifamily development in accordance with this Chapter.

C. **In the P/SP (Public/Semi-Public) zone:**

1. All uses as provided for in the underlying zone; and
2. Multifamily residential development on religious facility sites, provided that:
 - a. At least fifteen (15) percent of units are affordable to extremely low (zero to thirty (0-30) percent of Area Median Income), lower (below eighty (80) percent of Area Median Income) and/or moderate income (eighty-one to one-hundred and twenty (81-120) percent of Area Median Income) households;
 - b. The underlying property must be owned and operated by the religious facility; and
 - c. A minimum of ten (10) percent of the area of the site must be operated by the religious facility.

§11.3.10.005 HEI Overlay Zone Development Standards

The following standards in Table 11.3.10-1 (HEI Overlay Zone Development Standards by Zone) shall apply to all lots within the city that are identified with the HEI overlay zone. Primary and accessory

structures shall meet the same development standards unless otherwise specified by this Zoning Code, except as provided herein.

Table 11.3.10-1: HEI Overlay Zone Development Standards by Zone

HEI Overlay Zone Development Standards by Zone			
DEVELOPMENT STANDARDS	REQUIREMENTS BY ZONE		
	R-3	MU	P/SP
Density			
Density (Minimum to Maximum) ¹	25-30	25-30	25-30 ²
Height			
Maximum Height ^{3,4} – Main Structure(s)	35'	35'	35'
Maximum Height – Accessory Structure(s)	15'	15'	15'
Minimum Setbacks⁵			
Front:			
	5' average from the front property line for the ground floor and second floor, and an average of 10' for the third floor.	5' average from the front property line for the ground floor and second floor, and an average of 10' for the third floor.	5' average from the front property line for the ground floor and second floor, and an average of 10' for the third floor.
Rear ^{6,7}			
	5', or 15' when adjoining a R-1 zone	5', or 15' when adjoining a R-1 zone	5', or 15' when adjoining a R-1 zone
Interior Side:			
	Zero (0) feet, or an average of 15' for the ground floor and second floor, and an average of 20' for the third floor when abutting a R-1 zone ⁸	Zero (0) feet, or an average of 15' for the ground floor and second floor, and an average of 20' for the third floor when abutting a R-1 zone ⁸	zero feet, or an average of 15' for the ground floor and second floor, and an average of 20' for the third floor when abutting a R-1 zone ⁸
Exterior Side (Corner):			
	5' average for the ground floor and second floor, and an average of 10' for the third floor	5' average for the ground floor and second floor, and an average of 10' for the third floor	5' average for the ground floor and second floor, and an average of 10' for the third floor
Lot Coverage			
Maximum Lot Coverage	80%	80%	80%
Open Space			
Minimum Common Open Space	150 sq ft/du ⁹	150 sq ft/du ⁹	150 sq ft/du ^{9,10}
Parking¹¹			
Minimum Parking ^{12,13,14}			
• Resident Parking:			
○ 0-1 bedrooms/du	1 space/du	1 space/du	1 space/du
○ 2 or more bedrooms/du	2 spaces/du	2 spaces/du	2 space/du
• Senior Citizen Multifamily Residential			

Parking:			
○ 0 bedrooms/du	0.5 space/du	0.5 space/du	0.5 space/du
○ 1 or more bedrooms/du	1 space/du	1 space/du	1 space/du
● Guest Residential Parking ¹⁵	0.25 space/du	0.25 space/du	0.25 space/du
● Off-Street Loading ¹⁶	1 space	1 space	1 space
● Bicycle Parking	1 space/du	1 space/du	1 space/du
● Religious facility parking	See Table 11.3.08-2 (Required Minimum Off-Street Vehicle Parking Spaces)		
Accessory Dwelling Units			
Accessory Dwelling Units	See Chapter 11.4.02		

¹ Density bonus projects shall be allowed in accordance with Chapter 11.4.03 (Affordable Housing Density Bonus) and as otherwise provided for in California Density Bonus Law (Government Code §65915, et seq.)

² Residential density on a religious institution site shall be calculated based on the size of the area developed for multifamily residential use, including parking, landscaping, open space, etc., as identified on the site or plot plan required in Chapter 11.6.01 (Filing and Processing of Applications).

³ Height shall be measured from the lowest finished grade adjacent to or directly below the structure or building face except that fill exceeding 3 ft. shall be counted as part of the building height.

⁴ Elevator towers and architectural extensions of up to fifty (50) feet in height are allowed for an area of up to ten (10) percent of the building's floor area, provided that the horizontal dimension of each individual extension does not exceed twenty (2) percent of the corresponding building dimension.

⁶ Any project abutting an R-1 zone shall comply with R-1 building bulk limits along the common boundary.

⁷ In any case, a ground-level porch, uncovered or covered and open on three sides, may encroach into the front, side, corner side and reverse corner side setbacks by up to fifty (50) percent of the required setback.

⁸ For accessory buildings adjoining commercial properties, this setback may be reduced to a minimum five-foot (5') landscaped strip.

⁹ Any common open space provided to meet the required common open space standard shall comply with the following requirements:

- Must be designed and used for active or passive recreational purposes.
- Must be easily accessible to all residents within the project.
- Shall not include parking or vehicle circulation areas.
- Shall have a minimum level surface dimension of ten (10) feet.
- A community garden may provide up to twenty (20) percent of the total required common open space.
- Rooftop decks and terraces may be used to satisfy this requirement.

¹⁰ Open space on the religious facility portion of the site that is made available to the residential portion of the development (via a development agreement or other similar instrument) may be counted toward up to fifty (50) percent of the required open space for the residential portion of the development.

¹¹ The development must comply with all applicable requirements of Chapter 11.5.04 (Off-Street Parking) in addition to those included in this table.

¹² The minimum number of parking spaces provided may be reduced for affordable housing units in accordance with Chapter 11.4.03 (Affordable Housing Density Bonus) and as otherwise provided for in California Density Bonus Law (Government Code §65915, et seq.) or as otherwise provided for by Government Code, or under other appropriate circumstances when written evidence justifying the reduction is provided and approved by the decisionmaker.

¹² Parking spaces shall not be permitted in front or side setbacks.

¹³ When multifamily residential development is constructed on a religious facility site, parking may be shared between the religious and residential uses as permitted in Government Code §65913.6.

¹⁴ Required parking spaces for nonresidential uses can contribute up to fifty (50) percent of the required number of guest parking spaces for the residential use.

§11.3.10.006 Additional Standards.

- A. **Objective Design Standards.** The project shall comply with the objective design standards pursuant to Chapter 11.5.13 (Objective Design Standards).
- B. **Landscaping.** The standards for landscaping are as follows:
1. **Use.** All areas not occupied by structures, vehicular access ways and parking areas, pedestrian walkways, and paved, covered, or otherwise developed recreational facilities shall have landscaping as provided by this Subsection; except that 50% (fifty percent) of an off-street loading space required in Subsection 11.3.04.004(E) in the Old Town District that utilizes grasscrete for the entire loading area may count 50% (fifty percent) of that loading area toward the landscaping requirement of this Subsection.
 2. **Maintenance.** All landscaped areas shall be permanently maintained with proper care, weeding, pruning, and irrigation. Plants shall be replaced as necessary to maintain conformance with approved landscaping plans.
 3. **Street Trees.** Street trees shall be provided and continuously maintained by the property owner. Street trees shall be selected and located in accordance with the City's standards for street trees, as maintained by the Director of Public Works.
 4. **On-Site Trees.** Any removal or pruning of existing trees shall conform to the requirements of Chapter 11.5.07 (Preservation and Protection of Designated Trees on Private Property).
 5. **Landscape Buffer.**
 - a. *In the West Gateway, The Link, and Michigan Hill Districts:* A minimum five (5) foot landscaped buffer shall be provided between any uncovered parking space and the property line.
 - b. *In the Old Town District:* A landscaped buffer shall be provided between any uncovered parking space and the property line to the extent possible, as determined by the Director, but shall not be required to be less than two (2) feet or more than five (5) feet.
 6. **Curb.** All landscaped areas adjacent to parking, circulation, and vehicle storage areas shall be enclosed by a raised six-inch concrete curb or low wall. The concrete curb may include cut-outs as part of the design required for bioswales and bioretention basins. The Director of Community Development may waive this requirement when the landscaped areas are designed in accordance with an integrated, comprehensive low impact development parking lot design.
- C. **Storage of Building Material and Equipment.** In any building project, during construction and for thirty (30) days thereafter, property in the project may be used for the storage of building materials and equipment used in the construction of the building project and for the contractor's temporary office, subject to approval of the Director of Community Development.

- D. **Signage.** Any signage for the project shall conform to the requirements of Chapter 11.5.08 (Sign Regulations).
- E. **Legal Contracts.** The City reserves the right to be a party to any covenants, conditions, restrictions, or other similar legal contract.

§11.3.10.007 Application Requirements.

- A. **Submittal Requirements.** In addition to all materials required by the city's subdivision, building, and grading regulations and environmental review procedures applicable to projects falling within the scope of this chapter, submittal of the following application materials shall be required for all projects provided for herein. The items listed in subsections (A)(1) through (3) of this section may be combined on one or more drawings as prescribed by the director.

- 1. A site or plot plan, drawn to a scale prescribed by the city, but not less than a scale of one inch equals 100 feet, reflecting the proposed project, including representations of property lines and all recorded and proposed easements and public rights-of-way;
- 2. A topographical map of the project site and all adjacent development located within 75 feet of the project's proposed boundaries. This map shall be drawn to the same scale as the site plan required in subsection (A)(1) above, with a maximum contour interval of ten feet, or less as prescribed by the director. The average slope of the property shall be identified on this map, calculated by the following formula:

$$S = \frac{0.002296 \times I \times L}{A}$$

Where S = Average percent slope

I = Contour interval in feet

L = Summation of length of all contours in feet

A = Area in acres of project being considered

- 3. A complete grading plan for the project, drawn to the same scale as prescribed above, unless no grading requiring a permit is proposed. A tabulation of the areas within each gradient category may be required as prescribed by the director;
- 4. A landscaping plan which shall accurately show:
 - a. Existing trees on the project site with a trunk diameter of two inches or greater at a height of four feet above grade, and/or having a vertical height from the ground level to treetop level of five feet or greater,
 - b. Species of all such trees and their appropriate trunk diameter, height and condition,
 - c. Final disposition of all existing trees,
 - d. The type and extent of proposed vegetation, including provisions for ongoing maintenance and irrigation thereof,

- e. Mix and percentage of lot area used for landscaping and open space. Parking and vehicle circulation areas shall not be included in such calculations, and
 - f. Evidence of slope stability through vegetation of created slopes.
 - g. This landscaping plan shall be drawn to or keyed to a master map at the same scale as is prescribed for the application materials required by subsection (A)(1) above, and shall be completed by a professional landscape architect registered with the state of California;
- 5. A lighting plan showing the location, height, approximate brightness and style of all exterior lighting for the project;
 - 6. Elevation drawings at a scale of at least one-eighth inch equals one foot zero inches, with materials, colors, finishes and critical vertical dimensions clearly indicated. As deemed appropriate by the director or designee, proposed and existing-to-remain landscaping at maturity shall be shown in a manner that allows full visibility of building elevations beyond. Indication of nearby structures or features off site shall also be shown where deemed appropriate by the director or designee.
 - 7. Photographs of the site and its surroundings as prescribed by the director. Normally, such photos would include views of the site and properties adjacent for a distance of 300 feet from each end of the principal street frontage, as well as properties opposite the subject and adjacent properties. Photos should be mounted color prints, spliced from continuous views along the principal street(s), with a key map provided indicating relationship of views to parcels, streets and features;
 - 8. Color chips including reflectance values (LRVs) and keyed to elevation drawings;
 - 9. A completed residential development application;
 - 10. On sites with an average slope of 15% or greater, the applicant shall submit a hydrology report which shall include, but not be limited to:
 - a. The hydrologic conditions on the site,
 - b. Possible flood inundation,
 - c. Downstream flood hazards,
 - d. Natural drainage courses,
 - e. Analysis of the project, including its septic system, in relation to Regional Water Quality Control Board standards,
 - f. Design criteria to mitigate any identified hydrologic hazards consistent with applicable regulations,
 - g. Account of all runoff and debris from tributary areas,

- h. Consideration for each lot or dwelling unit site in a proposed development project,
- i. Runoff and debris amounts computed using the Los Angeles County flood control district criteria, and
- j. A concluding statement evaluating the impact of the project on slope stability, water quality, and downstream drainage.

This investigation and report shall be completed by a professional civil engineer experienced in the science of hydrology and hydrologic investigation and who is registered with the state of California;

11. Where alteration to existing topography is proposed:

- a. A soils engineering report which shall contain, but not be limited to:
 - i. Data regarding the nature, distribution and strengths of existing soils,
 - ii. Relationship of soil characteristics to drainage related to lot coverage and landscaping/irrigation design,
 - iii. Conclusions and recommendations for grading procedures,
 - iv. Design criteria for any identified corrective measures, and
 - v. A concluding statement evaluating the impact of the project on slope stability.

This investigation and report shall be performed by a professional soils engineer who is experienced in the practice of soil mechanics and who is registered with the state of California

- b. A geology report which shall include, but not limited to:
 - i. The surface and sub-surface geology of the site,
 - ii. Strike angle of bedrock strata,
 - iii. Degree of seismic hazard,
 - iv. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and
 - v. A concluding statement evaluating the impact of the project on slope stability;

12. Cross sections of the site and nearby affected areas as prescribed by the director, showing all buildings, fences, walls and landscaping at mature height anticipated under the planting conditions on site;

13. Recommended for complete understanding of the proposal where appropriate, a three-dimensional scale model of the project site, onsite erection of a full-size mockup (either balloons denoting building corners or a story pole frame), perspective views, building plans or such other graphic information which in the director's judgment would aid in the city's review of the project. All graphic information shall be drawn to such scale as prescribed by the director;
14. Where the impact of noncompliance with specified guidelines and/or standards of this chapter cannot be determined by the city following public review, the applicant will be required to provide alternative project plans which are in conformance with said guidelines and standards for the purpose of comparative evaluation.

B. **Waiver of Requirement for Application Materials.** The requirement to submit any or all of the materials enumerated above may be waived by the director, under any of the following conditions:

1. The materials are not applicable to the scope of the project and not pertinent to any of the findings contained in this section;
2. The existence of reports covering the same subject matter on the same site;
3. Inclusion of any or all of the above reports as part of an environmental impact report or negative declaration, if either is required or has been satisfactorily completed for the proposal on the site;
4. The existence of a report as described in subsection (A)(10) of this section, previously prepared for a site or area adjacent to the project site, if the project site and such adjacent site or area may reasonably be expected to possess similar characteristics relative to the development issues addressed by this chapter.

§11.3.10.008 Project Evaluation.

Project evaluation for multifamily developments proposed in accordance with the provisions of this chapter receive ministerial review.