

### Division 1 - LAND USE AND SITE DESIGN

This chapter establishes standards for development throughout the City. City staff is proposing clerical corrections and other clarifications throughout the chapter that are not substantive to the administration of the code provisions. The purpose of this document is to summarize substantive changes that are being proposed.

#### **1.0 - General.**

This introductory section is amended to clarify that the purpose statement is for the entire Division 1, not just for architectural design (Section 1.1). As currently written, this section implies that the standards as a whole do not apply to single-family residential development. However, there are many standards within Division 1 that apply to single-family residential development. An applicability statement is added to each section of Division 1 to clarify to what types of projects the standards apply.

#### **1.1 - Architectural design.**

Subsection 3 discusses variations to large wall surfaces applicable to multi-family and non-residential buildings (the section is not applicable to single-family residences). Current verbiage only “encourages” variations in wall planes. The following provision is added to define what is required:

*“On commercial and institutional buildings, façades greater than 100 feet in continuous length must incorporate recesses or projections of not less than 3 feet in depth for a minimum of 20 percent of the façade length, and wall planes may not run more than 50 feet in a continuous direction without a recess, projection or offset.”*

Subsection 5 is amended to remove the provision prohibiting the use of “smooth-faced block or fabricated metal wall panels” as the predominant building material.

Subsection 6 is deleted to remove the requirement that buildings “should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent trim.” This removes paint color from being regulated by the City.

#### **1.4 - Guest building development.**

Under current zoning regulations, a “guest building” is a dwelling unit on the same lot as the primary dwelling unit, “which may provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation, and which is used exclusively for housing the family members of the primary residence and their non-paying guests.”

Subsection 2 is amended to add a minimum lot size of 8,000 square feet for the development of a guest building.

Subsection 4 is amended to add a minimum lot size of 21,000 square feet in order to have a guest building of up to 1,000 square feet. Lot sizes under 21,000 square feet are allowed a guest building of up to 700 square feet.

#### **1.6 – Child care facilities performance standards.**

Subsection 4 is amended to increase the permitted size of a sign for a child care facility within a residential zoning district from 2 square feet to 6 square feet consistent with the permitted size of a real estate sign on a residential property.

#### **1.7 – Bed and breakfast inn performance standards.**

Subsection 4 is amended to allow a sign for a bed and breakfast inn within a residential zoning district (where a bed and breakfast inn is permitted) of up to 6 square feet consistent with the permitted

size of a real estate sign on a residential property. Currently, a sign is permitted but no maximum sign size is stated.

### **1.8 – Satellite dishes and antennas.**

This section is deleted in its entirety, with applicable regulations falling under Division 1.8 (Wireless communication facilities and equipment) and Chapter 18.15 (Communications facilities and equipment). Small satellite dishes (39 inches in diameter or less) are exempt from City wireless communication facilities standards in accordance with FCC regulations. Larger dishes are regulated under the wireless communication facility standards, so this section is unnecessary.

### **1.10 - Personal storage and metal storage containers.**

Subsection 2(l) is amended to require an administrative review of permits for storage containers in commercial, industrial and public zoning districts every 5 years rather than taking each review to the Planning Commission every 5 years.

Currently, metal storage containers (e.g. “conex” boxes or shipping containers) are prohibited on all residentially zoned properties. Subsection 3 is added to allow storage containers on residential properties as follows:

3. Metal storage containers may be used in residential zoning districts upon approval of an application for a metal storage container by the Director and subject to the following requirements:

(a) Metal storage containers may only be placed in the side or rear yard area and must meet the location, placement and maximum permitted area standards for detached accessory structures contained in this title;

(b) Metal storage container exterior walls shall be fully covered in building siding material to have the appearance of a permanent structure and shall be painted either to blend with the primary structure or painted earth-tone colors to minimize visual impacts;

(c) Metal storage containers shall be used for storage purposes only with no human occupancy;

(d) No storage shall be placed upon or above the metal storage container; and

(e) Notwithstanding the above provisions regarding metal storage containers in residential zoning districts, a storage container may be placed on a hard surface in the front yard area on a temporary basis of up to 30 days, with approval from the Director, when used to store household goods during a construction or home remodeling project or when moving to or from the residence.

### **1.13 - Fences, walls and hedges.**

4. The height of a fence, wall or hedge shall be measured from the highest adjacent ground, either natural or filled, upon which it is located ~~, except within 15 feet of any front property line or within 30 feet of any street intersection, wherein all base measurements shall be considered from an extension of street grade~~.

The subsection above is changed as noted. The stated method of measuring fence height in front yards and near intersections has not been used in actual practice. Such a measurement would require surveying tools. The standard method of measuring fence height is adequate to accomplish the intended purpose of limiting fence heights in front-yard areas.

### **Residential and Non-Residential District Intensity and Dimension Standards**

These tables are deleted because they are duplicated in Sections 18.04.190 and 18.04.195.

### **1.18 - Residential development standards in non-residential districts.**

Subsection 4(a) is amended to increase the required setback adjacent to a residential zoning district from 20 feet to 30 feet consistent with the 30 feet that is currently required by the setback tables in section 18.04.195.