

PLANNING COMMISSION STUDY SESSION AGENDA



Commission Members

David Culbertson
Joe Foley
Bill Mansfield
David McFadden
Mark McKechnie
E. J. McManus
Patrick Miranda
Alex Poythress
Jared Pulver

Planning Commission study sessions
are held on the second and fourth
Mondays of every month
Study Sessions begin at noon

City of Medford

Lausmann Annex Room 151
200 S. Ivy Street, First Floor
Medford, OR 97501
541-774-2380



Planning Commission

Agenda

Study Session

October 8, 2018

Noon

Lausmann Annex, Room 151
200 South Ivy Street, Medford, Oregon

10. Introductions
20. Discussion items
 - 20.1 **DCA-18-118** Housing and Housekeeping Amendment
30. Adjournment

Meeting locations are generally accessible to persons with disabilities. To request interpreters for hearing impaired or other accommodations for persons with disabilities, please contact the ADA Coordinator at (541) 774-2074 or ada@cityofmedford.org at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735-1232.



MEMORANDUM

SUBJECT Housing & Housekeeping Amendment
FILE NO. DCA-18-118
TO Planning Commission *for the October 8, 2018 study session*
FROM Sarah Sousa, Planner IV
DATE October 3, 2018

BACKGROUND

The amendment proposes to make housekeeping corrections and minor changes related to housing and density to Chapter 10 of the Medford Municipal Code.

Beginning with the housekeeping updates, they are generally needed due to recent code amendments. Since the adoption of the Article Two reconfiguration in June, some minor errors or clarifications were found. Examples include 1) the requirement for public hearing sign posting is not needed for Type 2 applications and 2) the wrong code section is referenced for minor modifications. Another recently adopted code amendment, the Public Parks zoning, created a new application type called the Park Development Review. However, the amendment did not include the submittal requirements for this new review.

Other than the housekeeping updates, minor changes are proposed in regards to density and housing. Some of these changes are recommendations the Housing Advisory Committee made to the City Council. In February of this year, the City Council directed staff to begin working on those recommendations that help to promote housing and remove barriers.

OVERVIEW

The proposed project includes twenty four minor changes. Staff prepared a table listing a description of the change with the referenced code section and the type of change (Attachment One). The minor revisions to make housing more feasible are bulleted below:

- Equalizing lot coverage for all residential housing types
- Allowing structures built as single family homes to convert back and forth from residential to commercial in the commercial zones
- Removing the locational requirement for zone changes to the Single Family Residential – 6 dwelling units per gross acre zone
- Allowing townhomes the same setbacks as single family detached homes

- Revising the maximum density calculation to round up if .5 or greater
- Eliminating the restriction that duplexes must be on a corner lot in the Single Family Residential – 4 dwelling units per gross acre zone
- Clarifying that more than one duplex is permitted on a lot zoned multi-family
- Removing restrictions prohibiting residential care facilities for 15+ individuals in the multi-family zones and the Neighborhood Commercial zone

For this study session, please review the attached amendments. Staff is seeking feedback and recommended changes on the proposed language and revisions.

The proposed amendment is scheduled for a Planning Commission hearing on October 25, 2018 and a City Council hearing on December 6, 2018.

ATTACHMENTS

- 1 Housing & Housekeeping Amendments Table
- 2 Draft Code Amendments to Chapter 10 of the Medford Municipal Code

ATTACHMENT 1

HOUSING AND HOUSEKEEPING AMENDMENTS						
	Description of Amendment	Code Section	House Keeping Change	Density or Housing Barrier Change	Other Change	Housing Advisory Committee Recommendation
1.	Revised definition of Residential Care Facility	10.012	✓			
2.	Changed nonconforming section so that SFRs in commercial zones can convert back and forth between commercial and residential uses	10.033		✓		✓
3.	Changed referral agency review time from 30 working days to 30 calendar days	10.112			✓	
4.	Removed requirement for public hearing sign posting for Type 2 applications	10.124(B)	✓			
5.	Changed Type 2 notification from 10 working days to 14 calendar days	10.124(C)(1) 10.124-1			✓	
6.	Moved section 10.124(C)(1)(d-g) to 10.134(D)	10.124(C)(1) (d-g) 10.134(D)	✓			
7.	Revised wording for converting CUPs to Park Development Reviews	10.185	✓			
8.	Added submittal requirements for Park Development Reviews	10.185(E)	✓			

ATTACHMENT 1

	Description of Amendment	Code Section	House Keeping Change	Density or Housing Barrier Change	Other Change	Housing Advisory Committee Recommendation
9.	Made correction to sentence referencing too few criterions	10.204(B)	✓			
10.	Removed locational criteria for zone changes to SFR-6	10.204(B)(b)		✓		✓
11.	Removed restriction prohibiting residential care facilities for 15+ residents in multi-family zones	10.314		✓		✓
12.	Added cemeteries as permitted uses in the Public Parks zone/Clarified that wireless communication facilities in the r-o-w require a CUP	10.334			✓	
13.	Reduced side yard setbacks for townhomes	10.705(c) & 10.712		✓		
14.	Revised maximum density calculation	10.708(1)		✓	.	✓
15.	Added note about allowance for caretakers residence in industrial zones	10.710			✓	
16.	Increased lot coverage to 50% in SFR-4 & SFR-6 zones	10.710 10.712 10.713 10.714			✓	
17.	Eliminated restriction that only allows one duplex on a multi-family lot	10.713		✓		
18.	Removed standard restricting duplexes in SFR-4 to corner lots	10.713		✓		

ATTACHMENT 1

	Description of Amendment	Code Section	House Keeping Change	Density or Housing Barrier Change	Other Change	Housing Advisory Committee Recommendation
19.	Clarified that landscaping in the planter strip can count towards required frontage landscaping	10.797(2)			✓	
20.	Revised wording about wall signage allowance in Public Parks zone	10.1160(2)	✓			
21.	Corrected code reference in Section 10.108-1	10.108-1	✓			
22.	Added the Public Parks zone to the Wireless Communication Section	10.824(D) & (G)	✓			
23.	Removed disclosure requirement for Type II reviews	10.120-1			✓	
24.	Added residential care as permitted in the Neighborhood Commercial zone	10.337		✓		

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Housing & Housekeeping Amendment (DCA-18-118)

(Blue lettering = proposed addition / Red strikeout = words to be removed)

Article I

10.012

Residential facility.

(1) A licensed residential care, training, or treatment facility that provides, in one or more buildings on contiguous properties, residential care alone, or in conjunction with treatment or training, or a combination thereof, for six or more ~~to fifteen~~ individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents.

(2) A residential facility does not include residential schools, state or local correctional facilities (other than local facilities for persons enrolled in work release programs), juvenile training schools, youth care centers operated by a county juvenile department, juvenile detention facilities, nursing homes, hospitals, any place primarily engaged in recreational activities, foster homes, any place providing care and treatment on less than a 24-hour basis, or child-caring agencies.

10.033 Continuation of Nonconforming Development.

Except as otherwise provided in Sections 10.034, Criteria for Nonconformity Expansion or Change through 10.037, Completion of Nonconforming Development, a legal nonconforming structure or use may continue but shall only be changed, while continuing to be nonconforming, as authorized by this chapter.

(1) A structure that is legal nonconforming because of a failure to comply with a requirement of Articles IV, V, or VI may be altered or reconstructed if the Planning Director finds that the alteration or reconstruction will not result in an aggravation of the nonconformity. A structure that is legal nonconforming because of a public facility deficiency may only be further developed upon meeting the other requirements of this chapter and after provisions have been made to correct the public facility deficiency or to assure that the applicant will meet the pro rata share of the responsibility for correcting the deficiency when the correction takes place.

(2) A structure in any commercial zone that was originally built as a single family home may be converted to a permitted commercial use and then converted back to its original residential use subject to the requirements of the Building Code.

~~(2)~~ (3) A single-family residential structure that is legal nonconforming because of a failure to comply with the permitted or conditional uses in Article III may be reconstructed, as it was, if

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destroyed as in 10.036(2). The new structure may be altered from the original floor plan or design if the Planning Director finds that the alteration will not result in an aggravation of a nonconformity and is otherwise consistent with items 34 through 56 that follow.

(34) Subject to approval by the approving authority (Planning Commission) as a conditional use, a legal nonconforming use may be expanded or changed to serve another use, with the exception that the maximum amount of special relief that can be given is as follows:

(a) The floor area of a building shall not be increased by more than 20 percent.

(b) The land area covered by structures shall not be increased by more than 10 percent.

(45) The entire contiguous ownership of land shall be considered as a single parcel for determination of nonconformity as a consideration for approval of any further development or change in use. A record of separate lot or parcel boundaries shall be disregarded.

(56) A lot of record, or a parcel of land for which a deed or other instrument dividing the land was recorded with Jackson County prior to May 5, 1980, which has an area or dimension less than required by this code, shall be considered legal nonconforming and may be developed and occupied by a permitted use subject to compliance with the minimum standards of this code.

(67) The taking by eminent domain action of a portion of an existing legal nonconforming lot shall not affect the legal right of the owner to use the remainder of such lot in any manner that would have been legal prior to the taking.

(78) If, by the taking by eminent domain action of a portion of a lot, which includes a legal nonconforming sign(s), said sign(s) may be moved to another location on the remaining portion of the lot, as permitted by the Planning Director (or designee), with the signs retaining their legal nonconforming status. Such relocated sign shall otherwise be in conformance with all standards of the Land Development Code.

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Table 10.108-1. Land Use Review Procedures				
Land Use Review Type	Procedural Type	Applicable Standards	Approving Authority	Subject to 120 Day Rule (ORS 227.178)?
Minor Modification to a Site Plan & Architectural Review Approval	I	10.200(H)(2)	Planning Director	No
Major Modification to an Approved Conditional Use Permit	III	10.184(D)(1)	Planning Commission	Yes
Minor Modification to an Approved Conditional Use Permit	I	10.814(D)(2) 10.184(E)(2)	Planning Director	No

Article II

10.112 Referral Agencies.

(D) Referral Agency Action and Decision Time.

(1) After deeming an application complete per Section 10.122, the Planning Department shall transmit one copy of the proposed legislation, or land use permit application, and necessary accompanying data for review and comment to any governmental agency or private entity that is entitled to notice per the Planning Department’s Distribution Schedule.

(a) Type IV Land Use Reviews: Referral agencies shall have thirty **working calendar** days to submit comments on all Type IV land use applications/reviews. If the referral agency does not comments within thirty **working calendar** days, then the referral agency is assumed to have no comment. If requested in writing, by a referral agency, an extension of thirty **working calendar** days may be granted.

(b) Type II and III Land Use Reviews: Upon receipt of a Type II or III land use application/~~review~~ and necessary accompanying data, each referral agency shall make an investigation and submit a written report within fifteen **working calendar** days, and forward same to the Planning Department, clearly specifying any recommended conditions for development or approval.

10.120 Due Process.

Each of the procedural types outlined in Section 10.106 are subject to specific due process and administrative requirements which are outlined below in Table 10.120-1 for each land use application.

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Table 10.120-1. Due Process Elements by Procedure Type

Due Process Element	Land Use Procedure Type			
	Type I	Type II	Type III	Type IV
1. Completeness Review		✓	✓	✓
2. Notification		✓	✓	✓
3. Disclosure		✗	✓	✓
4. Conflict of Interest			✓	✓
5. Public Hearing			✓	✓
6. Cross-Examination			✓	✓
7. Action, Decision Time and Notice of Decision		✓	✓	✓
8. Findings of Fact		✓	✓	✓
9. Record		✓	✓	✓

10.124 Due Process Element 2: Notification.

(B) Public Hearing Signs. On-Site Posting. Public hearing signs shall be posted on the project site for any proposed Type ~~II~~, III, or IV (minor) land use actions according to the following:

(C) Notification, Affected Property Owners.

(1) Notice of Type II Land Use Action. In the case of Type II land use actions where there is no public hearing, notification shall be mailed to the applicant and all affected property owners within ~~10 working~~ 14 calendar days of deeming an application complete pursuant to Section 10.122.

~~(d) Notice of Decision, Type II. Upon reaching a final decision on the application, the Planning Director shall mail a copy of the decision to the applicant and any person who submits comments during the public comment period. The Planning Director shall also mail notice of the decision in writing to parties who were notified of the comment period in Subsection (C.1.b) of this Section.~~

~~(e) Notice of Decision Content, Type II. The content of the notice of decision shall:~~

~~(i) A description of the applicant's proposal and a summary of the City's decision on the proposal.~~

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- ~~—(ii) Identify the street address or other easily understandable geographical reference of the location of the site.~~
- ~~—(iii) Identify a statement of where the City's decision can be obtained and contact information.~~
- ~~—(iv) Include a statement that all persons entitled to notice may appeal the decision.~~
- ~~—(v) State that any person who is adversely affected or aggrieved, anyone who is entitled to written notice in Subsection (C.1.b) above, and anyone who provides written comments during the comment period may appeal the decision by filing an appeal in accordance with this Code within 14 days of the date the written notice of decision is mailed.~~
- ~~—(vi) State that copies of all evidence relied upon by the decision maker are available for review at no cost, and that copies can be obtained at reasonable cost from the City.~~
- ~~—(vii) State the decision will not become final until the period for filing a local appeal has expired.~~
- ~~—(viii) State that a person who is mailed written notice of the decision cannot appeal the decision directly to the Land Use Board of Appeals under ORS 197.830.~~
- ~~—(f) Final Decision and Effective Date, Type II. The effective date of the final decision shall be 14 calendar days following the date the notice of decision is mailed, unless appealed, in which case the decision is effective when the appeal is decided.~~
- ~~—(g) Appeal, Type II. A final decision may be appealed to the Planning Commission as provided in Section 10.140 of this Code.~~

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Table 10.124-1: Notice of Public Hearing Schedule by Procedure Type			
Procedure Type	Newspaper Publication	On-Site Public Hearing Sign	Affected Property Owners Notice
Type I	None	None	None
Type II	None	None	Within 10 working 14 calendar days of deeming an application complete, notice will be sent to all property owners within 200 feet of the project boundaries.

10.134 Due Process Element 7: Action, Decision Time, and Notice of Decision.

(A) Action. After acceptance of an application, the approving authority shall approve, approve with conditions, or deny the request. The decision of the approving authority shall be based upon the application, the evidence and comments from referral agencies and the public, and compliance with this chapter.

(B) Decision Time. Action on all land use reviews shall be taken within the time herein prescribed.

(C) Notice of Decision, ~~Type III/IV. For all Type III/IV land use reviews,~~ The Planning Department shall, within five working days of the decision date, provide written notification of the land use decision to the applicant and all persons who testify orally or in writing on the land use review. The notice shall indicate the date that the decision will take effect, the approval's expiration date, and the final date for appeal.

(D) Notice of Decision, Type II. Within three working days of a final decision on the application, the Planning Director shall mail a copy of the decision to the applicant and any person who submits comments during the public comment period. The Planning Director shall also mail notice of the decision in writing to parties who were notified of the comment period in Section 10.124(C)(1)(b).

(1) Notice of Decision Content, Type II. The content of the notice of decision shall:

- (a) Include a description of the applicant's proposal and summary of the City's decision on the proposal.
- (b) Identify the street address or other easily understandable geographical reference of the location of the site.
- (c) Identify a statement of where the City's decision can be obtained and contact information.

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(d) Include a statement that all persons entitled to notice may appeal the decision.

(e) State that any person who is adversely affected or aggrieved, anyone who is entitled to written notice in Section 10.124(C)(1)(b), and anyone who provides written comments during the comment period may appeal the decision by filing an appeal in accordance with this Code within 14 days of the date the written notice of decision is mailed.

(f) State that copies of all evidence relied upon by the decision-maker are available for review at no cost, and that copies can be obtained at reasonable cost from the City.

(g) State the decision will not become final until the period for filing a local appeal has expired.

(h) State that a person who is mailed written notice of the decision cannot appeal the decision directly to the Land Use Board of Appeals under ORS 197.830.

(2) Final Decision and Effective Date, Type II. The effective date of the final decision shall be 14 calendar days following the date the notice of decision is mailed, unless appealed, in which case the decision is effective when the appeal is decided.

(3) Appeal, Type II. A final decision may be appealed to the Planning Commission as provided in Section 10.140 of this Code.

10.185 Park Development Review.

In order to ensure a harmonious transition between parkland and surrounding uses, a Park Development Review is required for new and expanded parks, trails, and paths within the Public Parks zone. All park facilities, including paths and trails within the Public Parks zone, previously approved under a Conditional Use Permit are subject to the Park Development Review process as described in this section ~~for any major modification (as defined below) to the prior CUP.~~

(E) Park Development Review Application Form

An application for a Park Development Review shall contain the following:

(1) Vicinity map drawn at a scale of 1" = 1,000' identifying the location of the proposed site.

(2) Assessor's map with subject site identified.

(3) Site plan drawn to scale on an eighteen inch by twenty-four inch (18" x 24") sheet. Site plan shall identify all existing and proposed buildings, parking, drives, vegetation or landscaping, adjacent development.

(4) Property owner's (and agent's) names, addresses, and map and tax lot numbers within 200 feet of the subject site, typed on mailing labels.

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(5) Findings prepared by the applicant or his/her representative addressing the criteria set forth in Section 10.185 (A), Park Development Review Criteria.

(6) A conceptual stormwater facility plan with associated landscape plan, if applicable, pursuant to Sections 10.486(B) or 10.729(B).

(7) A Landscape Plan, drawn to scale, showing existing and proposed landscaping.

10.204 Zone Change.

(B) Zone Change Approval Criteria.

The Planning Commission shall approve a quasi-judicial, minor zone change if it finds that the zone change complies with subsections (1) ~~and (2)~~ through (3) below:

* * *

(b) For zone changes to ~~SFR-6 or~~ SFR-10 where the permitted density is proposed to increase, one of the following conditions must exist:

- (i) At least one parcel that abuts the subject property is zoned ~~the same as the proposed zone, either SFR-6 or~~ SFR-10 ~~respectively~~; or
- (ii) The area to be re-zoned is five acres or larger; or
- (iii) The subject property, and any abutting parcel(s) that is (are) in the same General Land Use Plan Map designation and is(are) vacant, when combined, total at least five acres.

(SEE NEXT PAGE)

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10.314 Permitted Uses in Residential Land Use Classification.

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS	SFR 00	SFR 2	SFR 4	SFR 6	SFR 10	MFR 15	MFR 20	MFR 30	Special Use or Other Code Section(s)
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**5. GROUP
QUARTERS**

(a) Boarding/Lodging House (1-2 guest rooms)	P	P	P	P	P	P	P	P	
(3-5 guest rooms) (owner occupied)	C	C	C	C	C	P	P	P	
(b) Retirement or Congregate Living Facility	X	X	X	X	X	Ps	Ps	Ps	10.838
(c) Nursing Home/Long Term Care Facility	X	X	X	X	X	P	P	P	
(d) Residential Facility (6 to 15 Residents)	Ps	10.836							
(e) Residential Facility (16 or More Residents)	X	X	X	X	X	Ps	Ps	Ps	10.836
(e f) Halfway Homes for Delinquents; Juvenile Correctional Homes, Residential Training Schools for Delinquents (6 to 15 Residents)	X	X	X	X	X	P	P	P	
(f g) Residential Drug and Alcohol Treatment Facility (16 or More Residents)	X	X	X	X	X	C	C	C	

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Article III

10.334 Uses Permitted in the Public Parks Zoning District

SIC #	Description of Use	Allowance Type	Additional Regulations/ Land Use Requirement
481	Wireless Communication Support Structure / <i>Wireless Communication Facilities in the Public Right-of-Way</i>	Cs	The special use references for Wireless Communication Support Structure and Wireless Communication Facilities, other than Support Structure, correspond with special uses 10.824
	Wireless Communication Facilities, other than Support Structure	Ps	
6553	Cemeteries	P	The special use reference for cemeteries corresponds with <i>Section 10.815</i>

10.337 Uses Permitted in Commercial and Industrial Zoning Districts.

* * *

83 SOCIAL SERVICES. This major group includes establishments providing social services and rehabilitation services to those persons with social or personal problems requiring special services and to the handicapped and disadvantaged.

		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
832	Individual and Family Social Services	P	P	P	P	P	X	X	X

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		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
836	Residential Care (All kinds, including those with over 15 residents)	P	XP	P	P	P	X	X	X
839	Social Services, nec	P	P	P	P	P	X	X	X

Article V

10.705 **Building Height and Side-Yard Determination.**

C. Determining Side-Yards for Detached Single-Family, ~~and~~ Duplex Dwellings, and Townhomes.

1) Side-yards are calculated using the building height measured at the adjacent contact ground level at the outside edges of the front wall of the building. The side-yard is measured from property line to the nearest vertical structural element (i.e. wall or post) of any area under roof cover.

10.708 **Residential Density.**

The minimum and maximum number of dwelling units permitted shall be determined by multiplying the project's gross acreage, less non-development areas (NDAs), by the zoning district minimum and maximum density factor, consistent with A, B, and C below.

A. Definitions.

When used in this Chapter in reference to the residential density calculations, the following terms shall have the meaning as herein assigned:

(1) Dwelling Unit (DU). The number of dwelling units permitted. Minimum and Maximum density is rounded to the nearest whole number (up for numbers 0.5 and greater, and down for numbers less than 0.5). ~~Maximum density is rounded down to the nearest whole number.~~

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10.710 Detached Single-Family Dwellings.

DETACHED SINGLE-FAMILY DWELLINGS One detached dwelling unit per lot.					
Development Standards	SFR-00	SFR-2	SFR-4	SFR-6	SFR-10
Minimum and Maximum Density Factor Range (See 10.708)	NA	0.8 to 2.0 dwelling units per gross acre	2.5 to 4.0 dwelling units per gross acre	4.0 to 6.0 dwelling units per gross acre	6.0 to 10.0 dwelling units per gross acre
Lot Area Range (Square Feet)	Land divisions not permitted in this zone	14,000 to 55,000	6,500 to 18,750	4,500 to 12,500	3,600 to 8,125
Maximum Coverage Factor (See 10.706)	40%	35% of lot area	50% 45% of lot area can exceed 50% 45% when the building footprint is not more than 2,000 sq. ft.		50%
Minimum Interior Lot Width	NA	80 feet	60 feet	50 feet	40 feet
Minimum Corner Lot Width	NA	90 feet	70 feet	60 feet	50 feet
Minimum Lot Depth	NA	90 feet can count only half of an adjoining alley toward the lot depth			
Minimum Lot Frontage	NA	30 feet EXCEPT Flag Lots which shall be 20 feet			
Minimum Front Yard Building Setback	15 feet EXCEPT the garage shall be a minimum of 20 feet. If the garage door is perpendicular to the street then the minimum setback to the side wall of the garage is 15 feet. (See Garage Setback Diagram).				
Minimum Street Side Yard Building Setback	10 feet EXCEPT 20 feet for vehicular entrances to garages or carports				
Minimum Side Yard Building Setback	4 feet for 0–18 feet building height 6 feet for 19–22 feet building height 8 feet for 23–26 feet building height 10 feet for 27– 30 feet building height 12 feet for 31 feet or taller building height				
Minimum Rear Yard Building Setback	The rear yard is equal to the greater of the side yard setbacks calculated in §10.705(C), and not less than 4 feet. EXCEPTION: If the rear property line abuts a collector or arterial street, or the parcel is a through lot, then the setback is a minimum of 10 feet.				
Maximum Height (See 10.705)	35 feet				
Bufferyard Setback	8 feet from bufferyard to any doors on a dwelling unit				
A detached single-family dwelling as a stand alone use is permitted in the Multiple-Family Residential (MFR) zoning districts ONLY if the lot is nonconforming as to minimum lot area, width, or depth. A detached single-family dwelling is permitted in the Industrial zones as a caretakers residence as per Section 10.835.					
<i>The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.</i>					

ATTACHMENT 2

10.712 Townhouse Dwellings.

TOWNHOUSE DWELLINGS			
Three or more attached dwelling units, with each unit on a separate tax lot, occupying the interior space from ground to roof, and having direct access to individual private outdoor space.			
Development Standards	SFR-10	MFR-15	MFR-20
Minimum and Maximum Density Factor Range (See 10.708)	6.0 to 10.0 dwelling units per gross acre	10.0 to 15.0 dwelling units per gross acre	15.0 to 20.0 dwelling units per gross acre
Lot Area Range (Square Feet)	3,250 to 8,125	2,500 to 4,500	1,800 to 3,000
Maximum Coverage Factor (See 10.706)	40% -50%		
Minimum Interior Lot Width	25 feet	20 feet	
Minimum Corner Lot Width	35 feet	30 feet	
Minimum Lot Depth	90 feet	90 feet	
Minimum Lot Frontage	25 feet	20 feet	
Minimum Front Yard Building Setback	15 feet * EXCEPT 20 feet for vehicular entrances to garages or carports		
Minimum Street Side Yard Building Setback	10 feet * EXCEPT 20 feet for vehicular entrances to garages or carports		
Minimum Side Yard Building Setback (side not attached to a building)	4 feet for 0–18 feet building height 6 feet for 19–22 feet building height 8 feet for 23–26 feet building height 10 feet for 27– 30 feet building height 12 feet for 31 feet or taller building height 10 feet *		
Minimum Rear Yard Building Setback	10 feet *		
Maximum Height (See 10.705)	35 feet		
Bufferyard Setback	8 feet from bufferyard to any doors on a dwelling unit		
* Those portions of any townhouse dwelling located within 20 feet of any property line common with property containing single-family zoning shall not exceed one story.			
<i>The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.</i>			

ATTACHMENT 2

10.713 Duplex Dwellings.

DUPLEX DWELLINGS						
Two attached dwelling units on an individual lot or divided by a lot-line.						
DEVELOPMENT STANDARDS	SFR-4	SFR-6	SFR-10	MFR-15	MFR-20	MFR-30
Special Standards	A duplex SHALL be divided by a lot-line. AND be on a corner lot.	A duplex SHALL be divided by a lot-line.	A duplex need not be divided by a lot-line. A duplex is permitted on a lot if it meets the density calculation.	One or more duplexes are permitted on a single site when density is met. A duplex is permitted on lots between 5,000 and 12,500 square feet in size.		
Minimum and Maximum Density Factor Range (See 10.708)	2.5 to 4.0 dwelling units per gross acre	4.0 to 6.0 dwelling units per gross acre	6.0 to 10.0 dwelling units per gross acre	10.0 to 15.0 dwelling units per gross acre	15.0 to 20.0 dwelling units per gross acre	20.0 to 30.0 dwelling units per gross acre
Lot Area Range (Square Feet)	8,500 to 18,750 each half	6,000 to 12,500 each half	6,000* to 12,500*	5,000* to 12,500*		
Maximum Coverage Factor (See 10.706)	50% 45%		50%			
Minimum Interior Lot Width	75 feet each half	60 feet each half	50 feet*			
Minimum Corner Lot Width	75 feet each half	60 feet each half	60 feet*			
Minimum Lot Depth	90 feet					
Minimum Lot Frontage	15 feet each half		30 feet*			
Minimum Front Yard Building Setback	15 feet EXCEPT the garage shall be a minimum of 20 feet. If the garage door is perpendicular to the street then the minimum setback to the side wall of the garage is 15 feet (see Garage Setback Diagram in Section 10.710)					
Minimum Street Side Yard Building Setback	10 feet EXCEPT 20 feet for vehicular entrances to garages or carports					
Minimum Side Yard Building Setback	4 feet for 0–18 feet building height 6 feet for 19–22 feet building height 8 feet for 23–26 feet building height 10 feet for 27–30 feet building height 12 feet for 31 feet or taller building height					
Minimum Rear Yard Building Setback	The rear yard is equal to the greater of the side yard setbacks calculated in §10.705(C), and not less than 4 feet. EXCEPTION: If the rear property line abuts a collector or arterial street, or the parcel is a through lot, then the setback is a minimum of 10 feet.					
Maximum Height (See 10.705)	35 feet					
Bufferyard Setback	8 feet from bufferyard to any doors on a dwelling unit					
Where the duplex is REQUIRED to be divided by a lot-line (SFR-4 and SFR-6), THEN the standards pertain to each half separately. For the other zoning districts, the * indicates standards that are divided in half IF the duplex is to be divided by a lot-line. Where the duplex is permitted without being divided by a lot-line, THEN two DETACHED dwelling units are permitted in lieu of the duplex.						
<i>The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.</i>						

ATTACHMENT 2

10.714 Multiple-Family Dwellings.

MULTIPLE-FAMILY DWELLINGS Three or more attached dwelling units.				
Development Standards	SFR-10	MFR-15	MFR-20	MFR-30
Special Standards	Multiple-family dwellings in SFR-10 are permitted ONLY if the units can be individually owned			
Minimum and Maximum Density Factor Range (See 10.708)	6.0 to 10.0 dwelling units per gross acre	10.0 to 15.0 dwelling units per gross acre	15.0 to 20.0 dwelling units per gross acre	20.0 to 30.0 dwelling units per gross acre
Minimum Lot Area (Square Feet)	15,000	9,000	8,000	
Maximum Coverage Factor (See 10.707)	50% 40%			50%
Minimum Interior Lot Width	80 feet			
Minimum Corner Lot Width	90 feet			
Minimum Lot Depth	120 feet	100 feet		
Minimum Lot Frontage	30 feet			
Minimum Front Yard Setback	20 feet * EXCEPT 15 feet IF vehicular access to the garage is parallel to the street			
Minimum Street Side Yard Setback	15 feet * EXCEPT 20 feet for vehicular entrances to garages or carports	10 feet * EXCEPT 20 feet for vehicular entrances to garages or carports		
Minimum Side Yard Setback	10 feet *	4 feet PLUS 1/2 foot for each foot in building height over 15 feet *		
Minimum Rear Yard Setback	20 feet	4 feet PLUS 1/2 foot for each foot in building height over 15 feet EXCEPT 10 feet IF the rear property line abuts a collector or arterial street *		
Maximum Height (See 10.705)	35 feet			
Bufferyard Setback	8 feet from bufferyard to any doors on a dwelling unit			
<ul style="list-style-type: none"> Those portions of any multiple-family dwelling located within 20 feet of any property line common with property containing single-family zoning shall not exceed one story. 				
<i>The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.</i>				

ATTACHMENT 2

10.797 Street Frontage Landscaping Requirements.

(2) For all other street frontages the number of plants required for distances above or below one hundred (100) feet shall be prorated with the resulting numbers of plants rounded so that one-half or more shall be deemed to require a full plant. All required planting shall be located in the required yard area adjacent to the street, or within the planter strip, or a combination of both. ~~unless otherwise approved by the approving authority.~~

10.824 Wireless Communication Facilities.

* * *

D. Conditional Use.

Approval of a Conditional Use Permit is required for new Wireless Communication Support Structures (as defined in Section 10.012) and Wireless Communication Facilities within the public right-of-way (ROW) in residential or Public Parks zones (as outlined in Section 10.824(G)), subject to the Conditional Use Permit procedural requirements of Section 10.184.

* * *

G. Public Right-of-Way.

Applications for Wireless Communication Facilities within the public right-of-way (ROW) shall be required to enter into a Franchise Agreement with the City, and to obtain a right-of-way permit from the Public Works Department. Such applications shall be approved by the Planning Director as a Type I Land Use Action if the facility is located within a commercial or industrial zone and it complies with all of the following design standards. Facilities located within residential or Public Parks zones, or facilities that do not comply with the design standards are subject to approval of a Conditional Use Permit pursuant to Section 10.824(D).

10.1160 Signs in the Public Parks (P-1) Zoning District: Basic Regulations.

(2) Wall Signs (non-illuminated):

(a) Maximum Square Footage: ~~60 square feet per sign~~ The aggregate area of all signs shall not exceed one square foot for each linear foot of building frontage.