

# ORDINANCE No. 12-22

## ROLL CALL

VOTING	YES	NO
<b>MIKE MENDENHALL</b> <i>Mayor (votes only in case of tie)</i>		
<b>CHAD ARGYLE</b> <i>Councilmember</i>	X	
<b>STACY BECK</b> <i>Councilmember</i>	X	
<b>BRANDON B. GORDON</b> <i>Councilmember</i>	X	
<b>SHANE MARSHALL</b> <i>Councilmember</i>	X	
<b>KEVIN OYLER</b> <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Marshall

I SECOND the foregoing motion Oyler

## ORDINANCE No. 12-22

### AN ORDINANCE MAKING VARIOUS AMENDMENTS TO TITLE 15

WHEREAS Spanish Fork City has enacted a land use ordinance as Title 15 of the Spanish Fork Municipal Code ("Code") to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules concerning land use;

WHEREAS amendments to the land use ordinance need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices;

WHEREAS many of the proposed amendments would clarify requirements and improve consistency between different sections of the Code;

WHEREAS a public hearing was held before the Planning Commission on February 2, 2022, whereat public comment was received; and

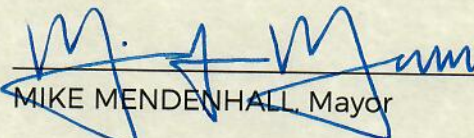
WHEREAS a public hearing was held before the Spanish Fork City Council on February 15, 2022, whereat additional public comment was received;

NOW THEREFORE, be it enacted and ordained by the Spanish Fork City Council as follows:

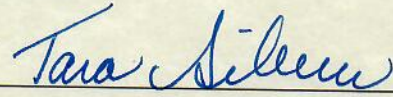
**Section 1. Amendment of Code.** The Spanish Fork Municipal Code is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein. Only the sections of the Code set forth in the Exhibit A shall be amended. All other sections of the Code remain unchanged.

**Section 2. Effective Date.** This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK,  
UTAH: February 15, 2022.

  
MIKE MENDENHALL, Mayor

Attest:

  
TARA SILVER, City Recorder



TITLE 15 AMENDMENTS

**15.3.24.030 Master Planned Development (PUD)**

- A. Purpose: The purpose of the Master Planned Development concept is to:
1. Allow for designs that provide for more efficient utilization of public infrastructure than what is achieved in a standard subdivision.
  2. Allow for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City.
  3. Allow developments to include a total number of units **that matches the base density up to the maximum density** found in the underlying zone as identified in Table 1 - Residential Development Standards of Title 15.
  4. Establish residential neighborhoods with a distinct character and convey a sense of unity.
  5. **Allow for the development of neighborhoods with multi-family homes and a mixture of housing types.**
- B. Permitted Uses:
1. All uses listed in R-1, R-3, **R-4 and R-5** Districts, subject to the same restrictions or limitations of the use.
  2. Multi-family homes **with more than four (4) attached units.**
- C. Subdivision Design:
1. For purposes of calculating **base maximum** density, sensitive **and unbuildable** lands shall be excluded from the calculation.

2. **The minimum size of a Master Planned Development is five (5) contiguous acres in the R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30 and R-1-40 Zones. The minimum size of a Master Planned Development in the R-1-6, R-3 and R-5 zones is two (2) contiguous acres. The minimum size of a Master Planned Development in the R-4 zone is twelve (12) gross contiguous residential acres.** School and church sites are to be excluded from the acreage calculation.
3. Density Calculations and Lot Size - Church sites, school sites, for other non-residential uses, **sensitive lands** and land that is unbuildable **~~because of easements or other restrictions~~** may not be counted in the density calculations. The average lot size for any development must meet or exceed the minimum lot size required for a standard subdivision in that zone. For projects that include land with multiple zoning districts, the total allowed density will be the sum of the allowed density for each of the distinctly zoned areas. This density may be dispersed throughout the project provided that average lot sizes in the project are commensurate with the distinctly zoned areas. Where projects include features that serve as amenities for the development, plazas, entrance features, private parks..., the land area of those features may be included in the lot area for purposes of calculating average lot size. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density and average lot size shall be limited to twice the minimum lot size of the Zoning District.
4. Street Design - Local streets shall not exceed 600 feet in length without an intersecting street.

D. Architecture:

1. Minimum House Sizes; finished area (square feet). For the purposes of calculating required finished area, square footage in basements shall not qualify. For split level homes, finished area on floors that are at least 50% below the finished grade of the lot shall not count towards the required finished area.

<b>Minimum Finished Floor Area R-1 and R-3 Zones</b> <b>(see 15.3.16.032 and 15.3.16.033 for R-4 and R-5 Zone requirements)</b>		
Minimum Lot Size and Multi-family	One Story	Multi-Level
80,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
60,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
40,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
30,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
20,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
15,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
12,000 sq. ft.	1,400 sq. ft.	2,000 sq. ft.
9,000 sq. ft.	1,300 sq. ft.	1,600 sq. ft.
8,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
6,000 sq. ft.	1,100 sq. ft.	1,400 sq. ft.
Multi-family	1,000 sq. ft. (one level)	1,200 sq. ft. (multi-level)

2. Distinct Designs - Master Planned Developments shall **provide include** a variety of home styles to ensure a diverse and interesting streetscape. Neighborhoods that have repetitive **single-family** homes constructed along the same street are not allowed. In order to ensure that the neighborhood is non-repetitive, the same street facing elevation shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another. Different elevations shall be characterized by elements such as, but not limited to, distinct footprints, rooflines, cladding materials or architectural features which contribute to home designs that are easily distinguishable from other home designs along the same street. ~~The City Council may waive this requirement for developments which include multi-family housing that present specific architectural designs for the multi-family portion of the development at the time of project approval.~~
3. Parking - **Master Planned Developments in the R-4, R-3, R-1-6, R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30 and R-1-40 zones shall provide at least 2.5 parking spaces per home in the development. Master Planned Developments in the R-5 zone shall provide at least 2.25**

**parking spaces per home in the development.** A two (2) car garage for each single-family residence **is required.** Townhomes and multi-family units must have one (1) attached or detached garage (minimum 12 feet x 20 feet) per unit. Developments shall include no less than **one-half zero-point five** (0.5) guest parking spaces per home. Developments that include, with each home, a two (2) car garage and driveway space for two (2) vehicles shall not be required to provide additional guest parking. When required, **at least one (1) space for** guest parking shall be located within 200 feet of each home.

4. Roofing - **Single-family** homes in the development shall have at least a 6/12 pitched roof on the main portion of the roof unless it is determined by the Community Development Department that a lesser pitch roof is essential to maintain the integrity of a particular architectural style and that the style is a substantial improvement to what would be built in a standard subdivision.
5. Exterior Materials - Homes in Master Planned Developments shall be clad in masonry, or masonry-based materials or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.

**E. Landscaping. Master Planned Developments shall meet all applicable landscaping requirements including those found in 15.4.16.130. Applications for Master Planned Developments shall also include a Street Tree Plan that identifies where trees shall be installed in the parkstrips of public rights-of-way throughout the development. Trees included in the Plan shall be spaced 30 feet apart, shall not be placed in restricted areas found in 15.4.16.150 and shall be selected from the Spanish Fork City Shade Tree List. Street trees in Master Planned Developments shall be installed prior to a Certificate of Occupancy being granted for the adjacent lot unless provisions are made for the developer to provide financial assurance to the City that the trees will be installed at a later time.**

F. Application. Applications to establish a Master Planned Development shall be processed as a subdivision if any new lots are to be created. If no new lots are

proposed, such as for an apartment project, an application will be processed according to the Site Plan procedures. All applications must include the following information in addition to normal filing requirements for a subdivision or Site Plan project:

1. Complete description of the intended nature and character of the development.
2. Description of all proposed private or public open space areas, including improvements, ownership, and maintenance provisions.
3. Proposed project phasing.
4. Plans representing proposed landscaping, fences, walls, entry treatments, signage and lighting.
5. Preliminary conditions, covenants, and restrictions (CC&R's).
6. Any variations from the non-Master Planned Development standards.
7. Any proposed amended development standards, including such things as variations in setbacks, heights, and lot sizes.
8. Proposed street cross sections, and proposed ownership and maintenance provisions, if the streets are proposed to be private.
9. A data table which includes total acreage, acreage of sensitive lands, total number of homes and units by type, dwelling units per acre, acreage of open space, percent of acreage in open space.

G. Phases. All residential subdivisions shall include a phasing plan that specifies the timing of public improvements and residential construction. This plan must be submitted at the submission of the Preliminary Plat. If the sequence of construction of various portions of the development is to occur in stages then the bonus density amenities shall be developed, or committed thereto, in proportion to the number of homes intended to be developed during any given stage of construction.

H. Findings. Prior to granting approval of a Master Planned Development, the applicable reviewing body shall make findings identifying why the applicant's proposal justifies approval. Those findings should include the following:

1. The proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the strict application of the provisions of the underlying zone.
2. The proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
3. Any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.

#### **15.3.16.032 R-4 Residential District**

This district is intended to allow high density residential uses. There will be a mix of home types in this zone and it is anticipated that the majority of the homes in this zone will be in multi-unit structures arranged in both townhome and stacked flat configurations. **Only individual lots for single-family homes will be approved as standard subdivisions. For a project to include twin homes, duplexes, and multi-family dwellings, a project must be approved as a Master Planned Development.**

A. Permitted Uses:

1. Single-family homes.
- ~~2. Twin homes.~~
- ~~3. Duplexes.~~
- ~~4. Townhomes.~~
- ~~5. Stacked flats.~~
6. Recreation and other support facilities connected to housing developments.

7. Municipal facilities required for local service.

8. Churches.

B. Uses Subject to Conditions:

1. Home Occupations (as described in §5.40.010 et seq.).

2. Master Planned Developments (as described in §15.3.24.030 et seq.).

3. Subdivision Model Home Complexes (as described in §15.3.24.060 et seq.).

4. Temporary office or construction trailers (as described in §15.3.24.040 et seq.).

C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Wireless communication facilities on existing structures, with the intent to make them stealth facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

D. Accessory Buildings and Uses (see §15.3.24.090).

E. Development Standards.

1. Density shall not exceed 20 units per acre. For purposes of calculating allowed density, sensitive lands, church sites, school sites, and sites for other non-residential uses may not be counted in the density calculations.

2. Minimum project size is 12 acres.

3. Minimum street frontage for a development is 80 feet.

4. Maximum impervious surface in the R-4 zone shall be 70% of the project area.

5. Minimum parking shall include two and one-half (2.5) spaces for each unit in the development. Enclosed garages shall be provided for 60% of

the units and **one-half (0.5) one-quarter (0.25)** spaces for each unit shall be made available for guest parking. Parking on adjacent sites (a site with a shared boundary) may be used to provide up to 30% of the required parking for an R-4 development provided that the following provisions are met:

1. That a perpetual parking easement is granted on the adjacent site for the shared parking.
  2. That clearly identified, well-lit, and otherwise safe pedestrian connections are provided between the two adjacent sites.
6. Minimum finished living space shall be provided as follows:
1. Single-family residence, 1,000 square feet.
  2. Twin home, 900 square feet, each unit.
  3. Duplex, 900 square feet, each unit.
  4. Townhome, 900 square feet, each unit.
  5. Other multi-family units, 600 square feet for each studio unit, 800 square feet for each one-bedroom unit, 1,080 square feet for each two-bedroom unit, 1,240 square feet for each unit with three or more bedrooms.
  6. All projects must have an average home size of 960 square feet or larger.
  - 7. Useable space on balconies for stacked flats may count towards the minimum living space requirement.**
7. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.

F. Development Design.

1. Building Design: multi-family projects shall include design features that differentiate adjoining units and create identity for each unit by meeting the following requirements:
  1. Multi-family projects shall include a variety of unit sizes
  - 2. Multi-family projects shall include elements that engage public rights-of-way and common areas.**
    - 1. Where possible, units shall have direct access to the public right-of-way.**
    - 2. Balconies and porches shall be provided adjacent to public rights-of-way and common areas.**
3. Multi-family projects shall include a variety of heights with a maximum height of 50 feet.
  1. Long, continuous rooflines and ridgelines greater than 50 feet shall not be permitted.
  2. Where projects abut property that is zoned R-1 or R-3, the maximum height shall be 35 feet within 100 feet of the property boundary line.
4. The front facade of multi-family structures shall exhibit visual relief through an array of architectural features such as roof dormers, hips, gables, balconies, porches, wall projections, and fenestration.
5. Multi-family projects shall include a variety of building colors and materials. A minimum of three (3) colors per elevation is required. Multi-family project proposals may be required to submit a sample board containing examples of all exterior surfacing materials and colors.
6. Side-by-side multi-family homes, that are attached horizontally, shall not exceed six (6) attached units per building.

7. Exposed foundation walls shall not exceed four (4) feet above finished grade at any point.
2. Project Design: multi-family projects shall meet the following requirements:
    1. All exposed sides of multi-family structures shall have framed windows.
    2. Side and rear elevations that are visible from public and private streets shall match the architectural detailing of the front facade.
    3. Building materials for multi-family structures shall consist of at least 50% brick, stone, or synthetic stone on all sides of the structure. **No more than 25% of the structure may be clad in stucco or a similar material.**
    4. Street oriented facades shall protrude beyond the garage door by at least five (5) feet.
    5. Shared entrances for multi-family structures shall be centrally located, accentuated with architectural detailing, and well lit.
    6. Utility and mechanical equipment extending from multi-family structures shall be clustered and screened. When the project architecture contains pitched roofs, the roof mounted utility equipment shall be situated on the back side of the roof pitch.
    7. Carports and garages shall complement the project architecture in terms of design, materials, and colors.
  3. Building Placement and Orientation: multi-family projects shall meet the following requirements:
    1. All multi-family structures shall front onto a **public** right-of-way.
    2. Where the R-4 zone abuts any R-1 or R-3 zone, the setback for primary buildings adjacent to the R-1 or R-3 zoned properties shall

match or exceed the building's height. Otherwise, setbacks shall be as follows for all primary buildings:

1. Front yard, 20 feet from public right-of-way or shared driveway to living space.
  2. Corner side yard, 15 feet to living space.
  3. Interior side yard, 10 feet, provided 15 feet exists between buildings.
  4. Rear yard, 15 feet.
  5. Accessory buildings, 5 feet to property lines and other structures.
  6. Garage doors, 20 feet from public right-of-way.
3. Interior fencing for multi-family projects shall be limited to encourage shared open space, pedestrian access, and project integration into the surrounding neighborhood. Private fencing (owned by an owner of an individual unit) shall only be permitted when the fence extends directly from the unit to delineate between common and private space. Fencing shall be uniform in design and construction.
  4. Parking should generally be located behind multi-family structures. This includes rear loaded garages, auto courtyards, and parking lots.
  5. Required guest parking shall be evenly distributed throughout multi-family projects and be easily accessible.
  6. Landscaping strips in the middle of driveways (between parking spaces) should be used to break up expanses of impervious surface.
  7. Parking areas shall be broken into smaller parking clusters of 12 spaces or less.

4. Open Space: no less than 30% of the gross project area shall be open space. Applicants shall submit landscape plans for all open space. Landscape plans **shall meet all applicable landscaping requirements including those found in 15.4.16.130 and** shall include a plant schedule, planting plan, irrigation plan, fencing plans, planting details, and plans for any proposed structures or features. Required open space may include the following:
  1. Open space areas shall be available to everyone residing in the boundaries of the development.
  2. Open space may include pathways and outdoor amenities.
  3. Open space excludes private balconies, decks, patio areas, recreation buildings, indoor amenities, vehicle parking, streets, and streetscape sidewalks.
  4. Open space should be centrally located.
  5. Open space should be clustered to create the most beneficial and efficient use of space.
5. Amenities: centrally located amenities shall be provided for multi-family projects.
  1. Projects of fewer than 50 homes shall provide an amenities package appropriate for the project size and location. Projects of 50 units or greater shall provide amenities as follows:
    1. Multi-family projects shall include at least one amenity per 50 units from the following list:
      1. Community garden.
      2. Courtyard with benches.
      3. Other active or passive recreational areas that meet the intent of this guideline.
      4. Picnic tables and BBQ area with shade structures.

5. Sports courts (i.e., tennis, basketball, volleyball).
  6. Swimming pool (indoor or outdoor).
  7. Tot lot with play structure.
2. Projects of 51 to 100 homes shall include the following amenities in addition to those required in subsection 15.3.16.032(F)(5)(a)(i).
    1. A minimum of one (1) inside, centrally located, fully functional social area, no less than 1,000 square feet in size, or a minimum of one (1) outside social function area, no less than 2,000 square feet in size.
  3. Projects of 101 or more homes shall include the following amenities in addition to those required in subsection 15.3.16.032(F)(5)(a)(i) and (ii).
    1. A minimum of one (1) inside, centrally located, fully functional social area, no less than 1,000 square feet in size.
    2. A minimum of one (1) outside social function area, no less than 2,000 square feet in size.
6. Access: street connectivity should be enhanced with an R-4 development and connections to surrounding neighborhoods.
    1. A traffic impact study may be required for multi-family projects.
    2. The number of street connections and access points for a multi-family project shall be proportional to the number of units.
    3. Local streets shall not exceed 600 feet in length without an intersecting street.
    4. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas. Pedestrian

access points should be installed between the project and the surrounding neighborhood.

5. All multi-family projects shall submit a photo-metric lighting plan.
7. Development Agreements: In order to ensure conformity to approved plans and conditions of approval, and to give assurance that any successor in interest is bound by the same plans and conditions, the City may require applicants to enter into project-specific development agreements with covenants which run with the land. A notice of the development agreement will be recorded against the land.

### **15.3.16.033 R-5 Residential District**

This district is intended to allow for the redevelopment of parcels located in the central part of the community. It is anticipated that the majority of the homes in this zone will be in multi-unit structures arranged primarily in a stacked configuration. The R-5 zone may only be utilized in the original plats of the City between 300 West, 1000 North, 800 East and 400 South. The R-5 zone is only available where properties have the Mixed Use, High Density Residential or Urban Density designations in the Comprehensive General Plan. **Only individual lots for single-family homes will be approved as standard subdivisions. For a project to include twin homes, duplexes, and multi-family dwellings, a project must be approved as a Master Planned Development.**

#### A. Permitted Uses:

1. Single-family homes.
- ~~2. Twin homes.~~
- ~~3. Duplexes.~~
- ~~4. Townhomes.~~
- ~~5. Stacked flats.~~
6. Recreation and other support facilities connected to housing developments.
7. Municipal facilities required for local service.
8. Churches (when located on a collector or arterial street).

B. Uses Subject to Conditions:

1. Home Occupations (as described in 5.40.010 et seq.).
2. Master Planned Developments (as described in 15.3.24.030 et seq.).
3. Subdivision Model Homes (as described in 15.3.24.060 et seq.).
4. Temporary office or construction trailers (as described in 15.3.24.040 et seq.).

C. Uses Subject to Conditional Use Permit (see 15.3.08.060):

1. Wireless communication facilities on existing structures, with the intent to make them stealth facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

D. Accessory Buildings and Uses (see 15.3.24.090).

E. Development Standards.

1. Density shall not exceed 18 units per acre. For purposes of calculating allowed density, sensitive lands, church sites, school sites, and sites for other non-residential uses may not be counted in the density calculations.
2. Minimum project size is 2 acres.
3. Minimum street frontage for a development is 80 feet.
4. Maximum impervious surface in the R-5 zone shall be 75% of the project area.
5. Minimum parking shall include 2.25 spaces for each unit in the development. One covered parking space shall be provided for each unit and enclosed garages shall be provided for fifty percent 50% of the units.
6. Minimum finished living space shall be provided as follows:
  1. Single-family residence, 1,000 square feet.

2. Twin home, 900 square feet, each unit.
3. Duplex, 900 square feet, each unit.
4. Townhome, 900 square feet, each unit.
5. Other multi-family units, 600 square feet for each studio unit, 800 square feet for each one-bedroom unit, 1,080 square feet for each two-bedroom unit, 1,240 square feet for each unit with three or more bedrooms.
6. All projects must have an average home size of 960 square feet or larger.
- 7. Useable space on balconies for stacked flats may count towards the minimum living space requirement.**

7. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.

F. Development Design.

1. Building Design: multi-family projects shall include design features that differentiate adjoining units and create identity for each unit by meeting the following requirements:
  1. Multi-family projects shall include a variety of unit sizes.
  2. Multi-family projects shall include elements that engage public rights of-way and common areas.
    1. Where possible, units shall have direct access to the public right-of-way.
    2. Balconies and porches shall be provided adjacent to public rights-of-way and common areas.
  3. Multi-family projects shall include a variety of heights with a maximum height of 40 feet.

4. Long, continuous rooflines and ridgelines greater than 40 feet shall not be permitted.
  5. The front facade of multi-family structures shall exhibit visual relief through an array of architectural features such as roof dormers, hips, gables, porches, wall projections and fenestration.
  6. Multi-family projects shall include a variety of building colors and materials. A minimum of three (3) colors per elevation is required. Multi-family project proposals may be required to submit a sample board containing examples of all exterior surfacing materials and colors.
  7. Side-by-side multi-family homes, that are attached horizontally, shall not exceed six (6) attached units per building.
  8. Exposed foundation walls shall not exceed four (4) feet above finished grade at any point.
2. Project Design: multi-family projects shall meet the following requirements:
1. All exposed sides of multi-family structures shall have framed windows.
  2. Side and rear elevations that are visible from public and private streets shall match the architectural detailing of the front facade.
  3. Building materials for multi-family structures shall consist of at least 50% brick, stone, or synthetic stone on all sides of the structure.
  4. Street oriented facades shall protrude beyond the garage door by at least five (5) feet.
  5. Shared entrances for multi-family structures shall be centrally located, accentuated with architectural detailing, and well lit.

6. Utility and mechanical equipment extending from multi-family structures shall be clustered and screened. When the project architecture contains pitched roofs, the roof mounted utility equipment shall be situated on the back side of the roof pitch.
  7. Carports and garages shall complement the project architecture in terms of design, materials, and colors.
3. Building Placement and Orientation: multi-family projects shall meet the following requirements:
1. All multi-family structures shall front onto a public right-of-way.
  2. Where the R-5 zone abuts any R-1 or R-3 zone, the setback for primary buildings adjacent to the R-1 or R-3 zoned properties shall match or exceed the building's height. Otherwise, setbacks shall be as follows for all primary buildings:
    1. Front yard, 10 feet from public right-of-way or shared driveway to living space.
    2. Corner side yard, 15 feet to living space.
    3. Interior side yard, 10 feet, provided 15 feet exists between buildings.
    4. Rear yard, 15 feet.
    5. Accessory buildings, five (5) feet to property lines and other structures.
    6. Garage doors, 20 feet from public rights-of-way.
  3. Interior fencing for multi-family projects shall be limited to encourage shared open space, pedestrian access, and project integration into the surrounding neighborhood. Private fencing (owned by an owner of an individual unit) shall only be permitted when the fence extends directly from the unit to delineate

between common and private space. Fencing shall be uniform in design and construction.

4. Parking should generally be located behind multi-family structures. This includes rear loaded garages, auto courtyards, and parking lots.
  5. Required guest parking shall be evenly distributed throughout multi-family projects and be easily accessible.
  6. Landscaping strips in the middle of driveways (between parking spaces) should be used to break up expanses of impervious surface.
  7. Parking areas shall be broken into smaller parking clusters of 12 spaces or less.
4. Open Space: no less than 20% of the gross project area shall be open space. Applicants shall submit landscape plans for all open space. Landscape plans **shall meet all applicable landscaping requirements including those found in 15.4.16.130 and** shall include a plant schedule, planting plan, irrigation plan, fencing plans, planting details, and plans for any proposed structures or features. Required open space may include the following:
1. Open space areas shall be available to everyone residing in the boundaries of the development.
  2. Open space may include pathways and outdoor amenities.
  3. Open space excludes private balconies, decks, patio areas, recreation buildings, indoor amenities, vehicle parking, streets, and streetscape sidewalks.
  4. Open space should be clustered to create the most beneficial and efficient use of space.
5. Amenities: centrally located amenities shall be provided for multi-family projects.

1. Projects of fewer than 50 homes shall provide an amenities package appropriate for the project size and location.
  1. Multi-family projects shall include at least one amenity per 50 units from the following list:
    1. Tot lot with play structure.
    2. Community garden.
    3. Courtyard with benches.
    4. Picnic tables and BBQ area with shade structures.
    5. Swimming pool (indoor or outdoor).
    6. Sports courts (i.e., tennis, basketball, volleyball).
    7. Other active or passive recreational areas that meet the intent of this guideline.
  2. Projects of 51 to 100 homes shall include the following amenities in addition to those required in subsection (5)(a)(1) of this section.
    1. A minimum of one inside, centrally located, fully functional social area, no less than 1,000 square feet in size, or a minimum of one outside social function area, no less than 2,000 square feet in size.
  3. Projects of 101 or more homes shall include the following amenities in addition to those required in subsection (5)(a)(1) and (2) of this section.
    1. A minimum of one inside, centrally located, fully functional social area, no less than 1,000 square feet in size.
    2. A minimum of one outside social function area, no less than 2,000 square feet in size.

6. Access: street connectivity should be enhanced with an R-5 development and connections to surrounding neighborhoods.
  1. A traffic impact study may be required for multi-family projects.
  2. The number of street connections and access points for a multi-family project shall be proportional to the number of units.
  3. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas. Pedestrian access points should be installed between the project and the surrounding neighborhood.
  4. All multi-family projects shall submit a photo-metric lighting plan.
7. Development Agreements: In order to ensure conformity to approved plans and conditions of approval, and to give assurance that any successor in interest is bound by the same plans and conditions, the City may require applicants to enter into project-specific development agreements with covenants which run with the land. A notice of the development agreement will be recorded against the land.

Table 1 - Residential Development Standards

District	Base Maximum Density Per Acre	Minimum lot dimensions			Minimum Setback				Max Building Height <sup>5</sup>	
		Lot Area	Width	Depth	Front <sup>6</sup>	Rear <sup>7</sup>	Side	Corner	Principal Building	Accessory Building <sup>1</sup>
A-E	N/A	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	N/A	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.39 units (base)	80,000 sq. ft.	180'	200'	40'	80'	20'	30'	35'	20'
R-1-60	.52 units (base)	60,000 sq. ft.	160'	200'	40'	60'	20'	30'	35'	20'
R-1-40	.78 units (base)	40,000 sq. ft.	140'	200'	30'	40'	20'	30'	35'	20'
R-1-30	1.05 units (base)	30,000 sq. ft.	130'	150'	40'	40'	15'	25'	35'	20'
R-1-20	1.57 units (base)	20,000 sq. ft.	125'	150'	30'	30'	15'	25'	35'	20'
R-1-15	2.09 units (base)	15,000 sq. ft.	100'	125'	20-25' <sup>2</sup>	25'	10'	15-25' <sup>4</sup>	35'	20'
R-1-12	2.61 units (base)	12,000 sq. ft.	100'	100'	20-25' <sup>2</sup>	25'	10'	15-25' <sup>4</sup>	35'	20'
R-1-9	3.48 units (base)	9,000 sq. ft.	85'	90'	15-25' <sup>2</sup>	25'	10'	15-25' <sup>4</sup>	35'	20'
R-1-8	3.92 units (base)	8,000 sq. ft.	75'	90'	15-25' <sup>2</sup>	25'	10'	15-25' <sup>4</sup>	35'	20'
R-1-6	5.23 units (base) <sup>9</sup>	6,000 sq. ft.	50'	90'	15-25' <sup>2</sup>	25'	5-10' <sup>3</sup>	15-25' <sup>4</sup>	35'	20'

R-3	12 units <b>(base)<sup>9</sup></b>	6,000 sq. ft.	50'	90'	15-25' <sup>2</sup>	25'	5-10' <sup>3</sup>	15-25' <sup>4</sup>	35'	20'
R-4	20 units <b>(maximum)</b>	6,000 sf	50'	90'	15-25' <sup>2</sup>	25'	5'- 10' <sup>3</sup>	15-25' <sup>4</sup>	45'	20'
R-5	18 units <b>(maximum)</b>	6,000 sf	50'	90'	10-20' <sup>8</sup>	15'	15'	15'	40'	20'
R-O	N/A	6,000 sf	50'	90'	15-25' <sup>2</sup>	25'	5-10' <sup>3</sup>	15-25' <sup>4</sup>	35'	20'

1. Refer to 15.3.24.090(A) for accessory buildings.
2. 15 feet to porches, 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.
3. 5 feet on one side, 10 feet on the other side for single-family dwellings except for lots with 50 feet of lot width or less. When the lot width is 50 feet or less the minimum setback is five (5) feet on each side. The setback is 10 feet for non-residential uses.
4. 15 feet to living area, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.
5. Flag poles are limited to the height of principal buildings in a residential zone.
6. Maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building.
7. On corner lots, the setback is reduced by five (5) feet.
8. 10 feet minimum front setback, 20-foot maximum front setback.
9. Except as defined with the Infill Overlay Zone.

### **15.1.04.020 Definitions**

**"Twin Home"**: One (1) single residence home attached to one (1) other single residence home by a common vertical wall, with each home located on a separate lot.

**"Unbuildable Land"**: Land that is made unsuitable for construction or incapable of being built upon because of easements or other legal restrictions, soil conditions, hazards created by previous land uses or other characteristics that adversely impact the lands usability.

**"Utilities"**: Includes culinary water lines; irrigation lines; sanitary and storm sewer lines; gas lines; electric power lines; telecommunication lines; underground conduits; and junction boxes and all appurtenances to the above.