

ZONING REVIEW COMMITTEE FINAL RECOMMENDATIONS JANUARY 29, 2016

This document provides all recommendations from the Zoning Review Committee, from December 15, 2015 through January 29, 2016.

1. SETBACKS

- Rear Yard Setbacks: To better regulate long building walls, for lots over 150 feet in depth, an additional 1 foot of rear yard setback for both floors will be required for each 10 feet of additional lot depth.
- Side Yard Setbacks: To determine the required side yard setback, the lot width shall be taken at the frontage of the lot OR at the required front yard setback line, whichever is greater.
- Design Review Issue: Articulation is important for side yards to avoid long, blank walls along side property lines, and language will be added to the Design Guidelines to this effect.

2. HEIGHT

- In The Village HOA area, the maximum height shall be 25' due to the fact that 92% of the lots are under 11,000 square feet and most are 75' wide or less.
- In the Highlands HOA area, there shall be a graduated height limit based on the table below due to the terraced lots in the Highlands, and the more pronounced grade differences between lots.

Lot Width	Height Allowed
Up to 75'	25'
>75' to 94'	27'
>94' to 114'	29'
>114'	30'

3. BASEMENTS

- Full basements are allowed for one-story homes. For two-story homes, basements are allowed at 50% of the footprint of the ground floor.
- Basement walls must be at least 10' feet from any property line.
- Basements are not allowed to extend beyond the footprint of the first floor.
- On flat lots, basements shall not daylight above grade; must be a true basement. Can provide a light well but light well must be fully subterranean and can extend into the setback as long as at least a 5 foot setback exists between the light well and the property line. Stairs to light well are OK as long as all Building and Fire Code requirements are met.
- Exposed basements on sloped lots count toward height.

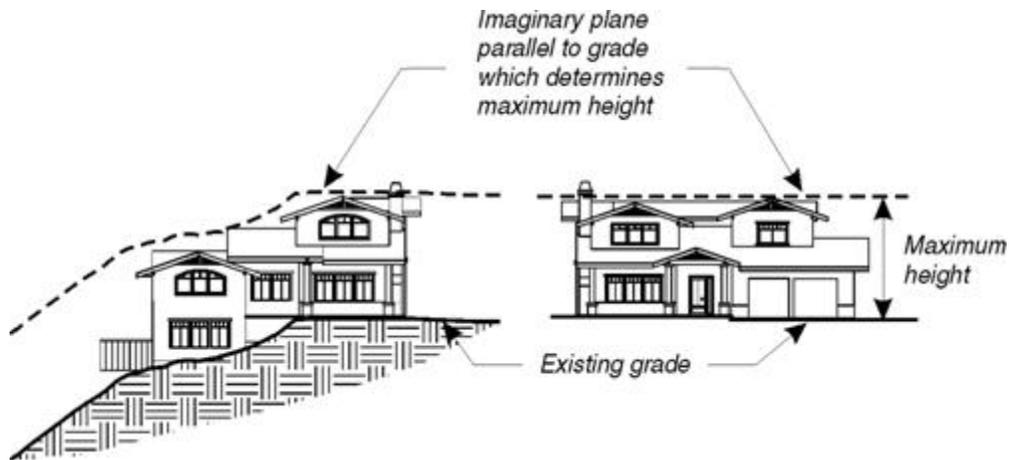
4. PARKING

- All homes over 5,000 square feet require a 3rd covered parking space, regardless of how many bedrooms are shown.
- All additions that add a 5th bedroom, or go over 5,000 square feet in area, require a 3rd covered parking space on site.
- Tandem parking may be allowed to add the 3rd parking space if approved through Design Review.
- For additions, applications for a Modification may be submitted for properties that cannot provide the 3rd parking space (due to site limitations or construction issues, historic home, etc.)
- Section on “Motor Vehicle Limitations” shall be removed from the Code. The current section reads:
 - *No more than four (4) motor vehicles shall be parked in the open, that is in a manner whereby the vehicles are visible from the adjacent public rights-of-way, on any single family residential lot for more than five (5) consecutive days.*

In place of the foregoing, the section on inoperable cars being a nuisance shall be added to the Zoning Code.

5. HILLSIDE STANDARDS

- Lots that are zoned RM (Residential Mountainous) and ALL lots that are over a 20% average slope, shall meet the following standards:
- Height Measurement: Height limitations are still 25' for lots with a width of 75' or less and 30' for lots over 75' in width, however, height will be measured at each point along existing grade as shown in the graphic below.

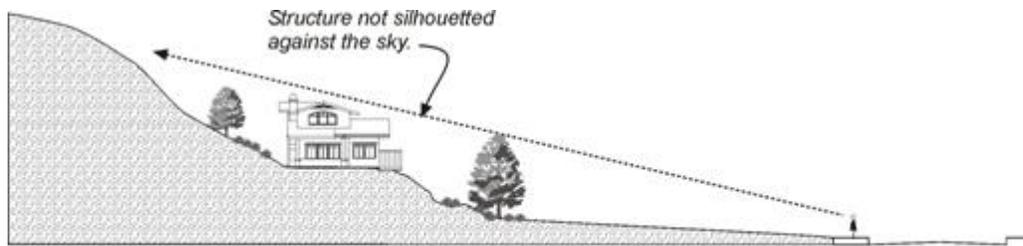


- Ridgeline Protection:

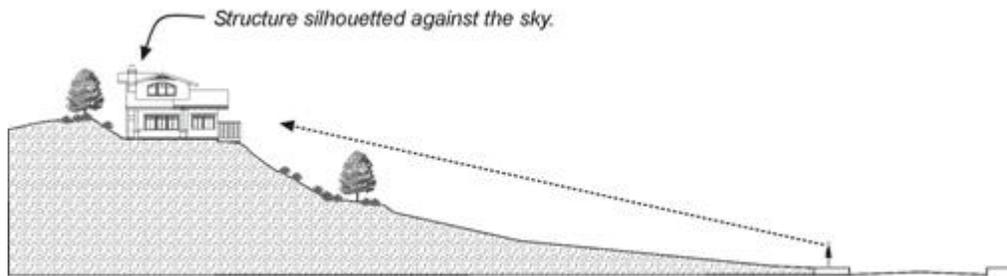
Each proposed structure shall comply with the following standards to assist in maintaining a natural appearance for hillsides and ridgelines.

Each structure shall be located as follows: provided the review authority may modify or waive these standards where it determines that a structure on the only feasible building site of an existing lot cannot comply: 1) No part of a proposed structure shall appear silhouetted against the sky above the nearest ridge when viewed from a public right-of-way, and 2) the topmost point of a proposed structure and all site grading shall be at least 30 feet below the top of the nearest ridge or knoll.

Each structure shall be located to take advantage of existing vegetation for screening and should include the installation of additional native vegetation to augment existing vegetation.



THIS



NOT THIS

- **Setbacks:** Setbacks from the toe or top of slopes. On an adjacent lot with a difference in elevation of three feet or more, the required side yard setback shall be measured as 5' from the nearest toe or top of the slope to the structure, whichever is closer.

B. Setbacks between structures and toes/tops of slopes. On adjacent lots having a difference in vertical elevation of three feet or more, the required side yard shall be measured from the nearest toe or top of slope to the structure, whichever is closer. See Figure 3-29.

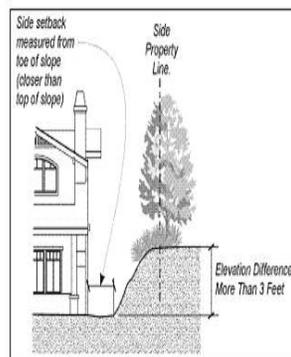
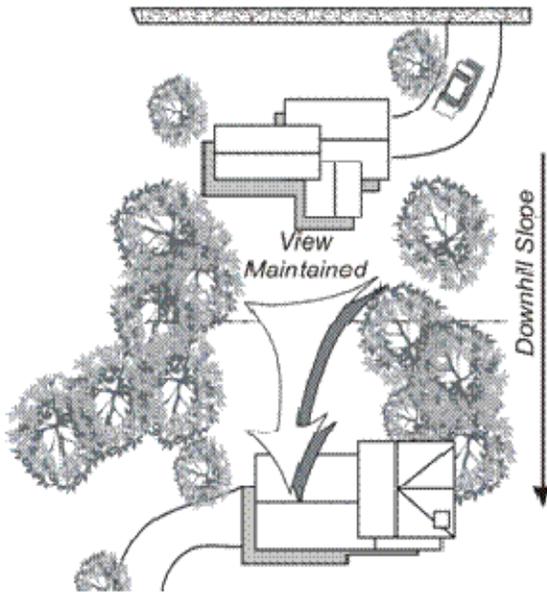
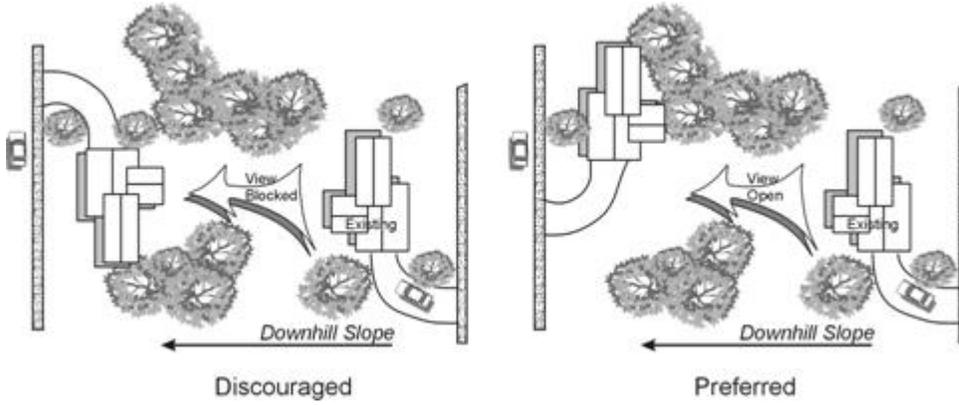


Figure 3-29. Side Setback Measurement

- Design Guideline for View Protection: Add design guideline language to encourage siting of structures to protect views on hillside properties, including the following images:



6. FLOOR AREA RATIO

The Committee agreed that a FAR is necessary for the City and also agreed as to what is included in a Floor Area Ratio calculation. Based on this, there are four different FARs recommended for the City based on the historic built environment and the differences throughout the City in lot sizes and development patterns, as follows:

- Single-Story Homes are permitted an incentive of 3% of the lot area in additional floor area.
- Required Parking allowance of 450 square feet for two-car garage and 650 square feet for three-car garage. These figures are NOT included in FAR.

FAR for Village HOA and Highlands HOA Area

Square Footage of Lot	Maximum Floor Area	FAR
10,000 or less	.35 of lot area	.35
10,001 – 15,000	Up to 3,500 square feet plus .25 of lot area over 10,000 square feet	.35 to .32
15,001 - 20,000	Up to 4,750 square feet plus .10 of lot area over 15,000 square feet	.32 to .26
20,001 - 30,000	Up to 5,250 square feet plus .10 of lot area over 20,000 square feet	.26 to .21
30,001 and up	Up to 6,250 square feet plus .10 of lot area over 30,000 square feet	.21 and lower

FAR for Lower Rancho HOA and Oaks HOA

Square Footage	Maximum Floor Area	FAR
10,000 or less	.37 of lot area	.37
10,001 - 15,000	Up to 3,700 square feet plus .37 of lot area over 10,000 square feet	.37
15,001 - 20,000	Up to 5,550 square feet plus .20 of lot area over 15,000 square feet	.37 to .33
20,001 - 30,000	Up to 6,550 square feet plus .20 of lot area over 20,000 square feet	.32 to .285
30,001 and up	Up to 8,550 square feet plus .15 of lot area over 30,000 square feet	.285 and lower

FAR for Non-HOA areas throughout City

Square Footage	Maximum Floor Area	FAR
7,500 or less	.45 of lot area	.45
7,501 to 10,000	Up to 3,375 plus .40 of lot area over 7,500 square feet	0.45 to .4375
10,001 - 15,000	Up to 4,375 square feet plus .35 of lot area over 10,000 square feet	.4375 to .41
15,001 - 20,000	Up to 6,125 square feet plus .25 of lot area over 15,000 square feet	.41 to .375
20,001 - 30,000	Up to 7,375 square feet plus .2 of lot area over 20,000 square feet	.375 to .31
30,001 and up	Up to 9,375 square feet plus .15 of lot area over 30,000 square feet	.31 and lower

FAR for Upper Rancho Area

Square Footage	Maximum Floor Area	FAR
10,000 or less	.45 of lot area	.45
10,001 or 15,000	Up to 4,500 square feet plus .40 of lot area over 10,000 square feet	.45 to .43
15,001 - 20,000	Up to 6,500 square feet plus .30 of lot area over 15,000 square feet	.43 to .40
20,001 - 40,000	Up to 8,000 square feet plus .25 of lot area over 20,000 square feet	.40 to .32
40,001 and up	Up to 13,000 square feet plus .10 of lot area over 40,000 square feet	.32 and lower

FAR COMPARISON TABLE

The table below shows sample lot areas ranging from 7,500 square feet to 60,000 square feet. The actual size of homes that would be allowed under each of the 4 scenarios is provided, along with the accompanying FAR. A maximum size of 15,000 sq. ft. was set for any house on any lot, with the ability to request a Modification. An example of a lot eligible for a Modification would be an extremely large lot or several lots that have been tied together.

Sample Lot Size (Sq. Ft.)	Village/Highlands Resulting Home Size & (FAR)	Oaks/Lower Rancho Resulting Home Size & (FAR)	Non-HOA areas Resulting Home Size & (FAR)	Upper Rancho Resulting Home Size & (FAR)
7,500	2,625 (35%)	2,775 (37%)	3,375 (45%)	3,375 (45%)
10,000	3,500 (35%)	3,700 (37%)	4,375 (44%)	4,500 (45%)
12,500	4,125 (33%)	4,625 (37%)	5,250 (42%)	5,500 (44%)
15,000	4,750 (32%)	5,550 (37%)	6,125 (41%)	6,500 (43%)
20,000	5,250 (26%)	6,550 (33%)	7,375 (37%)	8,000 (40%)
25,000	5,750 (23%)	7,550 (30%)	8,375 (34%)	9,250 (37%)
30,000	6,250 (21%)	8,550 (28%)	9,375 (31%)	10,500 (35%)
40,000	7,250 (18%)	10,050 (25%)	10,875 (27%)	13,000 (32%)
60,000	9,250 (15%)	13,050 (22%)	13,875 (23%)	15,000 (25%)

7. FENCES AND LANDSCAPING IN FRONT AND STREET SIDE YARDS

- Hedges can be a maximum of 4' high in front of a house to prevent a “fortress” effect along front property lines and street side property lines in front of a home. Hedges must be cut to comply.

8. RECOMMENDATIONS FOR FUTURE DESIGN REVIEW UPDATE

The Committee recommends that the Design Guidelines and Resolution No. 6770 be reviewed and updated following the adoption of changes to the Residential Development Standards. Of particular concern in this review are the following:

- Articulation in building walls, especially side building walls.
- Guidelines to enhance/protect privacy of adjacent homes and lots; including guidelines for two-story homes in predominantly single-story areas.
- Provide more detail and specific parameters and desired features for various architectural styles of homes. Identify preferred architectural styles if desired.
- Notification of residents (e.g. radius of notification, method, etc.)
- Plate height as a function of architectural styles; provide detail.