

**ORIGINAL****(ORDINANCE NO. 1130-364)**

**ORDINANCE AMENDING THE REDWOOD CITY ZONING ORDINANCE TO (a) REPEAL ARTICLES 7, 12, 21, AND 26, AND AMEND ARTICLE 31 TO DELETE SECTIONS 31.3, 31.15, AND 31.19; (b) MAKE MISCELLANEOUS PROCEDURAL AND CLEAN UP AMENDMENTS TO ARTICLES 4, 5, 6, 8, 9, 10, 16, 18, 20, 23, 30, 32, AND 52; AND (c) AMEND ARTICLE 31 TO DELETE AND RESERVE SECTIONS 31.4, 31.12, 31.20, AMEND ARTICLE 32 TO DELETE AND RESERVE SECTIONS 32.10 AND 32.11, AMEND ARTICLE 36 FOR REORGANIZATIONAL PURPOSES, AND MAKE CONFORMING AMENDMENTS TO ARTICLE 2**

**WHEREAS**, this proposed Phase 1 Zoning Ordinance Amendment is comprised of three parts:

- (a) Repeal Articles 7 (RG – Garden Apartments District), 12 (CA – Central Administrative District), 21 (AG – Agriculture-Greenhouse District), and 26 (CBR – Commercial Business Retail District), and amend Article 31 (Special Uses) to delete Sections 31.3 (Circuses and Carnivals), 31.15 (Auction Houses), and 31.19 (Temporary Fireworks Sales);
- (b) Make miscellaneous procedural and clean up amendments to Articles 4 (RH – Residential Hillside District), 5 (R-1 – Residential Single-Family District), 6 (R-2 – Residential Duplex District), 8 (R-3 – Multi-Family Low Density District), 9 (R-4 – Multi-Family Medium Density District), 10 (R-5 – Multi-Family High Density District), 16 (CP – Commercial Park District), 18 (IP – Industrial Park District), 20 (TP – Tidal Plain District), 23 (PF – Public Facilities District), 30 (Off-Street Parking and Loading), 32 (Supplementary Provisions), and 52 (Planned Community Permit or P District); and
- (c) Amend Article 31 (Special Uses) to delete Sections 31.4, 31.12, and 31.20, amend Article 32 (Supplementary Provisions) to delete Sections 32.10 and 32.11, amend Article 36 (Streetscape Provisions) for reorganizational purposes, and make conforming amendments to Article 2 (Definitions); and

**WHEREAS**, on June 17, 2014, the Planning Commission recommended the City Council adopt the Phase 1 Zoning Ordinance Amendment upon finding that the proposed Phase 1 Zoning Ordinance Amendment is in the public interest and consistent with the Redwood City General Plan; and

**WHEREAS**, a notice of public hearing on the Phase 1 Zoning Ordinance Amendment was mailed to all properties within a 300-foot radius of the area affected by

the Phase 1 Zoning Ordinance Amendment and duly published in the Daily News at least 10 days prior to the public hearing; and

**WHEREAS**, on July 27, 2015, the City Council held a public hearing on the proposed Phase 1 Zoning Ordinance Amendment and on said date the public hearing was opened, held and closed; and

**WHEREAS**, at the public hearing, the City Council considered the whole of the record, including with respect to the Initial Study Checklist dated May 27, 2014.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:**

**Section 1.** Article 2 (Definitions) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout (example)~~, as provided in Exhibit A. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 2.** Article 4 (RH – Residential Hillside District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout (example)~~, as provided in Exhibit B. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 3.** Article 5 (R-1 – Residential Single-Family District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout (example)~~, as provided in Exhibit C. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 4.** Article 6 (R-2 – Residential Duplex District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout (example)~~, as provided in Exhibit D. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 5.** Article 7 (RG – Garden Apartments District) of the Redwood City Zoning Ordinance is repealed in its entirety and reserved.

**Section 5.** Article 8 (R-3 – Multi-Family Low Density District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout (example)~~, as provided in Exhibit E. Wording in

brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 6.** Article 9 (R-4 – Multi-Family Medium Density District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in strikeout (~~example~~), as provided in Exhibit F. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 7.** Article 10 (R-5 – Multi-Family High Density District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in strikeout (~~example~~), as provided in Exhibit G. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 8.** Article 12 (CA – Central Administrative District) of the Redwood City Zoning Ordinance is repealed in its entirety and reserved.

**Section 9.** Article 16 (CP – Commercial Park District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) to Table 16-1, as provided in Exhibit H. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 10.** Article 18 (IP – Industrial Park District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in strikeout (~~example~~), as provided in Exhibit I. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 11.** Article 20 (TP – Tidal Plain District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in strikeout (~~example~~), as provided in Exhibit J. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 12.** Article 21 (AG – Agriculture-Greenhouse District) of the Redwood City Zoning Ordinance is repealed in its entirety and reserved.

**Section 13.** Article 23 (PF – Public Facilities District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in strikeout (~~example~~), as provided in Exhibit K. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 14.** Article 26 (CBR – Commercial Business Retail District) of the Redwood City Zoning Ordinance is repealed in its entirety and reserved.

**Section 15.** Article 30 (Off-Street Parking and Loading) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in strikeout (~~example~~), as provided in Exhibit L. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 16.** Article 31 (Special Uses) of the Redwood City Zoning Ordinance is amended to delete Sections 31.3 (Circuses and Carnivals), 31.4 (Disaster Shelters), 31.12 (Swimming Pools), 31.15 (Auction Houses), 31.19 (Temporary Fireworks Sales), and 31.20 (Arbors and Trellises) in their entirety and reserve those sections for future use.

**Section 17.** Article 32 (Supplementary Provisions) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in strikeout (~~example~~), and by deleting Sections 32.10 (Accessory Buildings) and 32.11 (Construction in Yards) in their entirety and reserving those sections for future use, as provided in Exhibit M. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 18.** Article 36 (Streetscape Provisions) is repealed and replaced with the text provided in Exhibit N. Wording in brackets ([example]) is informational only and is not to be included in the published ordinance.

**Section 19.** Article 52 (Planned Community Permit or P District) of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in strikeout (~~example~~), as provided in Exhibit O. Wording in brackets ([example]) is information only and is not to be included in the published ordinance.

**Section 20.** This Ordinance has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). The City Council has considered an Initial Study Checklist and Negative Declaration, which found no significant environmental effects as a result of the proposed changes. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained

from, the Office of the City Clerk at 1017 Middlefield Road, Redwood City, California. The City Clerk is the custodian of records for all matters before the City.

**Section 21.** The recitals set forth above are true and correct, and are hereby incorporated herein by this reference as if fully set forth in their entirety.

**Section 22.** Based on the facts in the staff report, written and oral testimony, and exhibits presented, the City Council finds the Zoning Ordinance Amendment to be in the public interest and in conformance with the General Plan.

**Section 23.** If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or sections of the Ordinance. The City Council of the City of Redwood City hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

**Section 24.** The City Clerk shall publish this Ordinance in accordance with applicable law.

**Section 25.** This Ordinance shall go into effect thirty (30) days after the date of its passage and adoption.

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## EXHIBIT A

### Revisions to Article 2: Definitions

#### ARTICLE 2 Definitions

##### Sections:

##### 2.1 Use of Definitions.

##### 2.2 Definitions.

##### 2.2 Definitions. [New and revised definitions only; to be kept in alphabetical order.]

*Arbor* ~~(also see Trellis). See Section 36.4 (Arbors).~~ An accessory structure that is detached from a main or accessory building, and that is substantially open to the passage of light and air on all sides, and which has a roof of typical lattice or a roof that is not less than sixty (60) percent open to the sky at any point across the entire structure. "Substantially open" sides of the structure shall also be not less than sixty (60) percent open at any point across each entire side.

*Architectural features.* See Section 32.3 (Supplemental Setback Requirements).

*Disaster Shelter.* ~~See Section 36.6 (Disaster Shelters).~~ A building constructed above or below the ground, designed for and having as its primary purpose the protection of the inhabitants thereof from such disasters as blast, radiation, bombs, fallout, storms, and fire.

*Fence.* ~~See Section 36.3 (Fences).~~ An artificially constructed barrier or wall of any material or combination of materials erected to physically separate properties, provide privacy, or provide security or confinement. Fence shall include the term wall.

The following definitions shall apply to certain types of fences, as referenced in Article 36 of this ordinance:

A. ~~Open Fence.~~ Fence (including any gates in such fence) which permits direct vision through at least eighty (80) percent of any one (1) square foot segment of vertical fence surface area. This measured surface area shall not include major posts, pilasters, or other structures which provide lateral strength. The open area shall be uniformly distributed along the fence and shall not be concentrated in one area (along the entire length). No single component or element of the fence, including lamp posts or pilasters, shall be wider than twelve (12) inches.

B. ~~Solid Fence.~~ Fence (including any gates in such fence) which permits direct vision through less than eighty (80) percent of any one (1) square foot segment of vertical fence surface area more than eight (8) inches above grade.

~~C. Combination Solid/Open Fence. Fence which incorporates both solid and open fences whereby the solid portion is no higher than three (3) feet.~~

~~D. Decorative Fence. Fence which has a distinctive style, trim, color, or design, which matches or to some degree complements the existing residence. It may be open or solid. A decorative fence shall have the following characteristics:~~

- ~~1. The fence is constructed of material which matches or complements the architecture of the residence and its surroundings. The materials may include but not be limited to, wrought iron, brick, wood, stone, or a combination thereof.~~
- ~~2. The fence is painted, stained, or is a natural color which is compatible to the residence.~~
- ~~3. The fence may have a distinctive cap, trim, or design which distinguishes it from the more typical wall board design.~~

~~*Trellis (also see Arbor).* An accessory structure that is attached to a main or accessory building, and that is substantially open to the passage of light and air on all sides that do not abut a main or accessory building, and that has a roof of typical lattice or a roof that is not less than sixty (60) percent open to the sky at any point across the entire structure. "Substantially open" sides of the structure shall also be not less than sixty (60) percent open at any point across each entire side.~~

## EXHIBIT B

# Revisions to Article 4: RH (Residential – Hillside) District

### ARTICLE 4 RH (Residential–Hillside) District

#### Sections:

- 4.1 Purpose.
- 4.2 Permitted Uses.
- 4.3 Accessory Uses.
- 4.4 Conditional Uses.
- 4.5 Height Regulations.
- 4.6 Lot Area.
- 4.7 Lot Width.
- 4.8 Lot Coverage.
- 4.9 Yard Requirements.
- 4.10 Other Required Conditions.
- 4.12 Front Yard Exception.
- 4.13 Minimum Pervious Area and Stormwater Requirements.
- 4.14 Required Pervious Area in Front Yard.

[All sections not listed below remain unchanged.]

#### 4.5 Height Regulations.

- A. The maximum building height for all structures is 28 feet. No more than 2.5 stories is permitted. No structures shall exceed two and one half (2½) stories or twenty eight (28) feet in height, whichever is greater. No accessory building shall exceed one and one half (1½) stories or fourteen (14) feet in height, whichever is greater.

[Sections B – C remain unchanged]

#### 4.7 Lot Width.

The minimum average lot width shall be sixty (60) feet. Every lot shall have a minimum of thirty-five (35) feet of frontage on a public street or private street (privately-owned and maintained but publicly accessible).



## **EXHIBIT C**

# **Revisions to Article 5: R-1 (Residential-Single-Family) District**

### **ARTICLE 5 R-1 (Residential-Single-Family) District**

#### **Sections:**

- 5.1 Purpose.**
- 5.2 Permitted Uses.**
- 5.3 Accessory Uses.**
- 5.4 Conditional Uses.**
- 5.5 Height Regulations.**
- 5.6 Lot Area.**
- 5.7 Lot Width.**
- 5.8 Lot Coverage.**
- 5.9 Yard Requirements.**
- 5.10 Other Required Conditions.**

**5.11 Minimum Pervious Area and Stormwater Requirements.**

**5.12 Required Pervious Area in Front Yard.**

[All sections not listed below remain unchanged.]

**5.5 Height Regulations.**

- A. The maximum building height for all structures is 28 feet. No more than 2.5 stories is permitted. ~~No structures shall exceed two and one half (2½) stories or twenty eight (28) feet in height, whichever is greater. No accessory building shall exceed one and one half (1½) stories or fourteen (14) feet in height, whichever is greater.~~

[Sections B – C remain unchanged]

**5.7 Lot Width.**

The minimum average lot width shall be fifty (50) feet. Every lot shall have a minimum of thirty-five (35) feet of frontage on a public street or private street (privately-owned and maintained but publicly accessible).

## EXHIBIT D

# Revisions to Article 6: R-2 (Residential-Duplex) District

### ARTICLE 6 R-2 (Residential-Duplex) District

#### Sections:

- 6.1 Purpose.
- 6.2 Permitted Uses.
- 6.3 Accessory Uses.
- 6.4 Conditional Uses.
- 6.5 Height Regulations.
- 6.6 Lot Area.
- 6.7 Lot Width.
- 6.8 Lot Coverage.
- 6.9 ~~Yard~~ Setback and Open Space Requirements.
- 6.10 Other Required Conditions.
- 6.11 Minimum Pervious Area and Stormwater Requirements.
- 6.12 Required Pervious Area in Front Yard.

[All sections not listed below remain unchanged.]

#### 6.2 Permitted Uses.

The following structures and uses are permitted in the R-2 District:

- A. Single-family dwellings;
- B. Two (2) family (duplex) dwellings;
- C. Three (3) family (triplex) dwellings;
- D. Accessory dwellings, subject to ~~the definition set forth in Article 2 and the provisions of Article 37;~~
- E. ~~Multiple~~ Four or more dwellings in a single development with approval of a Planned Development Permit. ~~Subject also to securing a Planned Development permit as set forth in the provisions of Article 46 and located on development sites of at least twelve thousand five hundred (12,500) square feet, in gross lot area.~~

#### 6.5 Height Regulations.

- A. The maximum building height for all structures is 28 feet. No more than 2.5 stories is permitted. ~~No structures shall exceed two and one half (2½) stories or twenty eight (28) feet in height, whichever is greater. No accessory building shall exceed one and one half (1½) stories or fourteen (14) feet in height, whichever is greater.~~

[Sections B – C remain unchanged]

## 6.7 Lot Width.

The minimum average lot width shall be fifty (50) feet for a single-family dwelling and for a two (2)-family (duplex) dwelling, and seventy-five (75) feet for a three (3)-family (triplex) dwelling. Every lot shall have a minimum of thirty-five (35) feet of frontage on a public street for a single-family dwelling, and a minimum of fifty (50) feet of frontage on a public street for a two (2)-family (duplex) dwelling, three (3)-family (triplex) dwelling, or dwelling group. The required frontage may be located on a street or private street (privately-owned and maintained but publicly accessible).

## 6.9 ~~Yard~~Setback and Open Space Requirements.

~~A. The following yard setbacks are required in the R-2 District:~~ **Definitions and Modifications.** For further information on how to measure a setback and modifications to setback requirements, see Section 32.3 (Supplemental Setback Requirements).

**B. Applicability.** Setbacks in this section apply to main buildings. See Article 36 for further information on setbacks for fences, accessory structures, or other types of improvements.

~~**1C. Front yards: Setback.** Structures must be set back a minimum of 15 feet from the front property line; carport entrances and garage doors must be set back a minimum of 20 feet. Front yards shall have a basic minimum yard setback of fifteen (15) feet, and provided further that no garage or carport space shall have its entrance located within twenty (20) feet of any property line.~~

~~**2D. Side yards: Setback.**~~

~~**a1. Interior Side Yards, one (1) story dwellings:** One-story structures must be set back a minimum distance of 10 percent of the lot width at each interior side yard. In no case shall the minimum required setback be less than 4 feet or more than 6 feet. For two-story requirements, see Section 32.3 (Supplemental Setback Requirements). Interior side yards, one (1) story dwellings: Interior side yards (side yards that abut other yards) shall have a basic minimum yard setback of six (6) feet provided that the horizontal distance to the side lot line of any point on any building face shall not be less than one half (½) its height above the side lot line. Wherever a main entrance to a building containing three (3) or more units opens into an interior side yard, a fifteen (15) foot minimum side yard setback shall be required which shall apply only to that portion of the lot between the front lot line and such main entrance.~~

~~One (1) story dwellings/one (1) story additions: On any residential lot where a one (1) story dwelling or a one (1) story addition to a one (1) story dwelling is proposed, and wherever a portion of a lot is less than sixty (60) feet wide, each interior side yard setback may be reduced to ten (10) percent of the width of that portion of the lot, but not to less than four (4) feet; and on corner lots, the width of each exterior side yard setback may be reduced to twenty-five (25) percent of the width of that portion of the lot.~~

- b2. Exterior (Street-Side) Side yards/Setback for Corner Lots;** For corner lots, structures must be set back from the street side lot line a minimum of 25 percent of the lot width. In no case shall the minimum required setback be less than 12.5 feet or more than 15 feet. Wherever a side yard is adjacent to a street, such side yard shall have a basic minimum yard setback of fifteen (15) feet.
- ~~c. Two (2) story dwellings/two (2) story additions: Second story structures shall maintain the basic minimum side yard for a maximum length which is equal to twenty five (25) percent of the lot depth or thirty five (35) feet, whichever is less. Remaining portions of the second floor shall have a minimum setback equal to one-half (½) the height measured at the plate line, or ridge beam, whichever is highest.~~
- ~~d. Any single family dwelling which is in compliance with the yard setback requirements in effect at the time it was constructed, notwithstanding that the previous side yard setbacks requirements are less than allowed under current requirements, may be enlarged so long as the side yard setbacks are a minimum of five (5) feet, and the front and rear yards setbacks are a minimum of twenty (20) feet. Such additions shall comply with the requirements of subsection (A) (2) (c) of this section.~~
- ~~e. Any dwelling constructed with side yard setbacks less than required by subsection (A) (2) (a), (b) or (c) of this section shall have front and rear yard setbacks of not less than twenty (20) feet.~~

**3E. Rear Yards: Setback.** Structures must be set back 20 feet from the rear property line. Rear yards setbacks shall have a basic minimum yard setback of twenty (20) feet.

**BF. Open Space Requirements.** See Refer to Article 32, Supplementary Provisions, Section 32.9 (Open Space Requirements) for additional usable open space requirements in the R-2 District.

## EXHIBIT E

# Revisions to Article 8: R-3 (Multi-Family – Low Density) District

### ARTICLE 8 R-2 (Multi-Family – Low Density) District

#### Sections:

8.1 Purpose.

8.2 Permitted Uses.

8.3 Accessory Uses.

8.4 Conditional Uses.

8.5 Height Regulations.

8.6 Lot Area.

8.7 Lot Width.

8.8 Lot Coverage.

8.9 ~~Yard~~Setback and Open Space Requirements.

8.11 Other Required Conditions.

8.12 Minimum Pervious Area and Stormwater Requirements.

8.13 Required Pervious Area in Front Yard.

[All sections not listed below remain unchanged.]

#### 8.5 Height Regulations.

The maximum building height for all structures is 35 feet, except single-family homes and duplexes which have a maximum building height of 28 feet. No structure shall exceed thirty five (35) feet in height, and no accessory building shall exceed fourteen (14) feet in height, whichever is greater.

#### 8.7 Lot Width.

The minimum average lot width shall be fifty (50) feet for a single-family dwelling and for a two (2)-family (duplex) dwelling, and seventy-five (75) feet for a three (3)-family (triplex) dwelling. Every lot shall have a minimum of thirty-five (35) feet of frontage on a public street for a single-family dwelling, and a minimum of fifty (50) feet of frontage on a public street for a two (2)-family (duplex) dwelling, three (3)-family (triplex) dwelling, or dwelling group. The required frontage may be located on a street or private street (privately-owned and maintained but publicly accessible).

#### 8.9 ~~Yard~~ Setback and Open Space Requirements.

**A. The following yard setbacks are required in the R-3 District: Definitions and Modifications.** For further information on how to measure a setback and modifications to setback requirements, see Section 32.3 (Supplemental Setback Requirements).

**B. Applicability.** Setbacks in this section apply to main buildings. See Article 36 for further information on setbacks for fences, accessory structures, or other types of improvements.

**1C. Front yards: Setback.** Structures must be set back a minimum of 15 feet from the front property line; carport entrances and garage doors must be set back a minimum of 20 feet. Front yards shall have a basic minimum yard setback of fifteen (15) feet, and provided further that no garage or carport space shall have its entrance located within twenty (20) feet of any property line.

**2D. Side Yards: Setback.**

**a1. Interior Side Yards, one-story dwellings.** One-story structures must be set back a minimum distance of 10 percent of the lot width at each interior side yard. In no case shall the minimum required setback be less than 4 feet or more than 6 feet. For two-story requirements, see Section 32.3 (Supplemental Setback Requirements). Interior side yards (side yards that abut other yards) shall have a basic minimum yard setback of six (6) feet provided that the horizontal distance to the side lot line of any point on any building face shall not be less than one-half (1/2) its height above the side lot line. Wherever a main entrance to a building containing three (3) or more units opens into an interior side yard, a fifteen (15) foot minimum side yard setback shall be required which shall apply only to that portion of the lot between the front lot line and such main entrance.

One (1)-story dwellings/one (1)-story additions: On any residential lot where a one (1)-story dwelling or a one (1)-story addition to a one (1)-story dwelling is proposed, and wherever a portion of a lot is less than sixty (60) feet wide, each interior side yard setback may be reduced to ten (10) percent of the width of that portion of the lot, but not to less than four (4) feet; and on corner lots, the width of each exterior side yard setback may be reduced to twenty five (25) percent of the width of that portion of the lot.

**b2. Exterior (Street-Side) Side yards/Setback for Corner Lots:** For corner lots, structures must be set back from the street side lot line a minimum of 25 percent of the lot width. In no case shall the minimum required setback be less than 12.5 feet or more than 15 feet. Wherever a side yard is adjacent to a street, such side yard shall have a basic minimum yard setback of fifteen (15) feet.

**c. Two (2) story dwellings/two (2) story additions:** Second story structures shall maintain the basic minimum side yard for a maximum length which is equal to twenty five (25) percent of the lot depth or thirty five (35) feet, whichever is less. Remaining portions of the second floor shall have a minimum setback equal to one-half (1/2) the height measured at the plate line, or ridge beam, whichever is highest.

**d. Any single family dwelling which is in compliance with the yard setback requirements in effect at the time it was constructed, notwithstanding that the**

- previous side yard setbacks requirements are less than allowed under current requirements, may be enlarged so long as the side yard setbacks are a minimum of five (5) feet, and the front and rear yards setbacks are a minimum of twenty (20) feet. Such additions shall comply with the requirements of subsection (A) (2) (c) of this section.
- e. ~~Any dwelling constructed with side yard setbacks less than required by subsections (A) (2) (a), (b), or (c) of this section shall have front and rear yard setbacks of not less than twenty (20) feet.~~
  - f. ~~Any structure exceeding two (2) stories in height shall comply with all the above minimum setback requirements but in no case shall any setbacks be less than one-half (1/2) the height of the building on each frontage.~~
- 3E. Rear Yards: Setback.** Structures must be set back 20 feet from the rear property line. ~~Rear yard setbacks shall have a basic minimum yard setback of twenty (20) feet.~~
- BF. Open Space Requirements.** See ~~Refer to Article 32, Supplementary Provisions, Section 32.9 (Open Space Requirements) for additional usable open space requirements in the R-3 District.~~



## EXHIBIT F

# Revisions to Article 9: R-4 (Multi-Family – Medium Density) District

### ARTICLE 9 R-4 (Multi-Family – Medium Density) District

#### Sections:

#### 9.1 Purpose.

#### 9.2 Permitted Uses.

#### 9.3 Accessory Uses.

#### 9.4 Conditional Uses.

#### 9.5 Height Regulations.

#### 9.6 Lot Area.

#### 9.7 Lot Width.

#### 9.8 Lot Coverage.

#### 9.9 ~~Yard~~ Setback and Open Space Requirements.

#### 9.11 Other Required Conditions.

#### 9.12 Minimum Pervious Area and Stormwater Requirements.

#### 9.13 Required Pervious Area in Front Yard.

[All sections not listed below remain unchanged.]

#### 9.5 Height Regulations.

The maximum building height for all structures is 45 feet, except single-family homes and duplexes which have a maximum building height of 28 feet. No structure shall exceed forty five (45) feet in height, and no accessory building shall exceed fourteen (14) feet in height, whichever is greater.

#### 9.7 Lot Width.

The minimum average lot width shall be fifty (50) feet for a single-family dwelling and for a two (2)-family (duplex) dwelling, and seventy-five (75) feet for a multiple dwelling. Every lot shall have a minimum of thirty-five (35) feet of frontage on a public street for a single-family dwelling, and a minimum of fifty (50) feet of frontage on a public street for a two (2)-family (duplex) dwelling, multiple dwelling, or building group. The required frontage may be located on a street or private street (privately-owned and maintained but publicly accessible).

#### 9.9 ~~Yard~~ Setback and Open Space Requirements.

A. The following yard setbacks are required in the R-4 District: **Definitions and Modifications.** For further information on how to measure a setback and modifications to setback requirements, see Section 32.3 (Supplemental Setback Requirements).

**B. Applicability.** Setbacks in this section apply to main buildings. See Article 36 for further information on setbacks for fences, accessory structures, or other types of improvements.

**1C. Front yards: Setback.** Structures must be set back a minimum of 15 feet from the front property line; carport entrances and garage doors must be set back a minimum of 20 feet. Buildings of 3 or more stories must have a minimum setback of one-half the height of the building. Front yards shall have a basic minimum yard setback of fifteen (15) feet, and provided further that no garage or carport space shall have its entrance located within twenty (20) feet of any property line.

**2D. Side YardsSetback.**

**a1. Interior ~~S~~side Yards, one (1) story dwellings:** One-story structures must be set back a minimum distance of 10 percent of the lot width at each interior side yard. In no case shall the minimum required setback be less than 4 feet or more than 6 feet. For two-story requirements, see Section 32.3 (Supplemental Setback Requirements). ~~Interior side yards, one (1) story dwellings: Interior side yards (side yards that abut other yards) shall have a basic minimum yard setback of six (6) feet provided that the horizontal distance to the side lot line of any point on any building face shall not be less than one-half (1/2) its height above the side lot line. Wherever a main entrance to a building containing three (3) or more units opens into an interior side yard, a fifteen (15) foot minimum side yard setback shall be required which shall apply only to that portion of the lot between the front lot line and such main entrance.~~

~~One (1) story dwellings/one (1) story additions: On any residential lot where a one (1) story dwelling or a one (1) story addition to a one (1) story dwelling is proposed, and wherever a portion of a lot is less than sixty (60) feet wide, each interior side yard setback may be reduced to ten (10) percent of the width of that portion of the lot, but not to less than four (4) feet; and on corner lots, the width of each exterior side yard setback may be reduced to twenty five (25) percent of the width of that portion of the lot.~~

**b2. Exterior (Street-Side) ~~S~~side yards/Setback for Corner Lots:** For corner lots, structures must be set back from the street side lot line a minimum of 25 percent of the lot width. In no case shall the minimum required setback be less than 12.5 feet or more than 15 feet. Buildings of 3 or more stories must have a minimum setback of one-half the height of the building. Wherever a side yard is adjacent to a street, such side yard shall have a basic minimum yard setback of fifteen (15) feet.

~~c. Two (2) story dwellings/two (2) story additions: Second story structures shall maintain the basic minimum side yard for a maximum length which is equal to twenty five (25) percent of the lot depth or thirty five (35) feet, whichever is less. Remaining portions of the second floor shall have a minimum setback equal to one-half (1/2) the height measured at the plate line, or ridge beam, whichever is higher.~~

~~d. Any single family dwelling which is in compliance with the yard setback requirements in effect at the time it was constructed, notwithstanding that the~~

~~previous side yard setback requirements are less than allowed under current requirements, may be enlarged so long as the side yard setbacks are a minimum of five (5) feet, and the front and rear yards setbacks are a minimum of twenty (20) feet. Such additions shall comply with the requirements of subsection (A) (2) (c) of this section.~~

~~e. Any dwelling constructed with side yard setbacks less than required by subsection (A) (2) (a), (b), or (c) of this section shall have front and rear yard setbacks of not less than twenty (20) feet.~~

~~f. Any structure exceeding two (2) stories in height shall comply with all the above minimum setback requirements but in no case shall any setbacks be less than one-half (1/2) the height of the building on each frontage.~~

**3E. Rear Yards Setback.** Structures must be set back 20 feet from the rear property line. ~~Rear yard setbacks shall have a basic minimum yard setback of twenty (20) feet.~~

**BF. Open Space Requirements.** See Refer to Article 32, Supplementary Provisions, Section 32.9 (Open Space Requirements) for additional usable ~~open space requirements in the R-3 District.~~

## EXHIBIT G

# Revisions to Article 10: R-5 (Multi-Family – High Density) District

### ARTICLE 10 R-5 (Multi-Family – High Density) District

#### Sections:

##### 10.1 Purpose.

##### 10.2 Permitted Uses.

##### 10.3 Accessory Uses.

##### 10.4 Conditional Uses.

##### 10.5 Height Regulations.

##### 10.6 Lot Area.

##### 10.7 Lot Width.

##### 10.8 Lot Coverage.

##### 10.9 ~~Yard~~Setback and Open Space Requirements.

##### 10.11 Other Required Conditions.

##### 10.12 Minimum Pervious Area and Stormwater Requirements.

##### 10.13 Required Pervious Area in Front Yard.

[All sections not listed below remain unchanged.]

#### 10.5 Height Regulations.

The maximum building height for all single family homes and duplexes is 28 feet. The maximum building height for structures of all other types of uses is 75 feet. ~~No structure shall exceed seventy five (75) feet in height except as follows:~~

- A. On any parcel having an average width of at least one hundred (100) feet and an area of at least twenty thousand (20,000) square feet, the maximum height shall be one hundred (100) feet.
- B. On any parcel having an average width of at least one hundred fifty (150) feet and an area of at least forty thousand (40,000) square feet, there shall be no maximum height limit.
- C. ~~No accessory building shall exceed fourteen (14) feet in height.~~

#### 10.7 Lot Width.

The minimum average lot width shall be fifty (50) feet for a single-family dwelling and for a two (2)-family (duplex) dwelling, and seventy-five (75) feet for a multiple dwelling. Every lot shall have a minimum of thirty-five (35) feet of frontage on a public street for a single-family dwelling, and a minimum of fifty (50) feet of frontage on a public street for a two (2)-family (duplex) dwelling, multiple dwelling, or dwelling group. The required

frontage may be located on a street or private street (privately-owned and maintained but publicly accessible).

## 10.9 ~~Yard~~Setback and Open Space Requirements.

**A.** The following yard setbacks are required in the R-4 District: **Definitions and Modifications.** For further information on how to measure a setback and modifications to setback requirements, see Section 32.3 (Supplemental Setback Requirements).

**B. Applicability.** Setbacks in this section apply to main buildings. See Article 36 for further information on setbacks for fences, accessory structures, or other types of improvements.

**1C. Front yards: Setback.** Structures must be set back a minimum of 15 feet from the front property line; carport entrances and garages doors must be set back a minimum of 20 feet. Buildings of 3 or more stories must have a minimum setback of one-half the height of the building. ~~Front yards shall have a basic minimum yard setback of fifteen (15) feet, and provided further that no garage or carport space shall have its entrance located within twenty (20) feet of any property line.~~

### **2D. Side YardsSetback.**

**a1. Interior Sside Yyards, one (1)-story dwellings:** One-story structures must be set back a minimum distance of 10 percent of the lot width for each interior side yard. In no case shall the minimum required setback be less than 4 feet or more than 6 feet. For two-story requirements, see Section 32.3 (Supplemental Setback Requirements). ~~Interior side yards (side yards that abut other yards) shall have a basic minimum yard setback of six (6) feet provided that the horizontal distance to the side lot line of any point on any building face shall not be less than one-half (1/2) its height above the side lot line. Wherever a main entrance to a building containing three (3) or more units opens into an interior side yard, a fifteen (15) foot minimum side yard setback shall be required which shall apply only to that portion of the lot between the front lot line and such main entrance.~~

~~One (1) story dwellings/one (1) story additions: On any residential lot where a one (1) story dwelling or a one (1) story addition to a one (1) story dwelling is proposed, and wherever a portion of a lot is less than sixty (60) feet wide, each interior side yard setback may be reduced to ten percent of the width of that portion of the lot, but not to less than four (4) feet; and on corner lots, the width of each exterior side yard setback may be reduced to twenty-five percent (25%) of the width of that portion of the lot.~~

**b2. Exterior (Street-Side) Sside yards/Setback for Corner Lots:** For corner lots, structures must be set back from the street side lot line a minimum of 25 percent of the lot width. In no case shall the minimum required setback be less than 12.5 feet or more than 15 feet. Buildings of 3 or more stories must have a minimum setback of one-half the height of the building. ~~Wherever a side yard is adjacent to a street, such side yard shall have a basic minimum yard setback of fifteen (15) feet.~~

~~c. Two (2) story dwellings/two (2) story additions: Second story structures shall maintain the basic minimum side yard for a maximum length which is equal to twenty five percent (25%) of the lot depth or thirty five (35) feet, whichever is less. Remaining portions of the second floor shall have a minimum setback equal to one-half (1/2) the height measured at the plate line, or ridge beam, whichever is higher.~~

~~d. Any single family dwelling which is in compliance with the yard setback requirements in effect at the time it was constructed, notwithstanding that the previous side yard setbacks requirements are less than allowed under current requirements, may be enlarged so long as the side yard setbacks are a minimum of five (5) feet, and the front and rear yards setbacks are a minimum of twenty (20) feet. Such additions shall comply with the requirements of subsections (A) (2) (c) above.~~

~~e. Any dwelling constructed with side yard setbacks less than required by subsections (A) (2) (a), (b) or (c) of this section shall have front and rear yard setbacks of not less than twenty (20) feet.~~

~~f. Any structure exceeding two (2) stories in height shall comply with all the above minimum setback requirements but in no case shall any setbacks be less than one-half (1/2) the height of the building on each frontage.~~

**3E. Rear Yards: Setback.** Structures must be set back 20 feet from the rear property line. Rear yard setbacks shall have a basic minimum yard setback of twenty (20) feet.

**BF. Open Space Requirements.** See Refer to Article 32, Supplementary Provisions, Section 32.9 (Open Space Requirements) for additional ~~usable~~ open space requirements in the R-3 District.

## EXHIBIT H

# Revisions to Article 16: CP (Commercial Park) District

### ARTICLE 16 CP (Commercial Park) District

#### Sections:

**16.1 Purpose.**

**16.2 Use Regulations.**

**16.3 Development Standards.**

**16.4 Outdoor Equipment and Facilities.**

**16.5 Minimum Pervious Area and Stormwater Requirements.**

**Table 16-1**

<b>Table 16-1 Allowed Uses for Commercial Park Zoning District</b>	<b>P: A: C: -:</b>	<b>Permitted by Right Permitted as Accessory Use Conditional Use Permit Required Not Allowed</b>
Business Office	P	
<u>Research and Development Office or Lab</u>	<u>P</u>	
Finance Service Office	P	

[Remaining text of table 16-1 is unchanged.]

## EXHIBIT I

### Revisions to Article 18: IP (Industrial Park) District

#### ARTICLE 18 IP (Industrial Park) District

##### Sections:

- 18.1 Purpose.
- 18.2 Permitted Uses.
- 18.3 Accessory Uses.
- 18.4 Conditional Uses.
- 18.5 Height Regulations.
- 18.6 Lot Area.
- 18.7 Lot Width.
- 18.8 Lot Coverage.
- 18.9 Yard Requirements.
- 18.10 Uses in Buildings.
- 18.11 Disposal Facilities.
- 18.12 Off-street Parking Facilities.
- 18.13 Fences.
- 18.14 Type of Fuel.
- 18.15 Minimum Pervious Area and Stormwater Requirements.
- 18.16 Type of Buildings.
- 18.17 Floor Area Ratio.
- 18.18 Grandfathered Facilities.

[All sections not listed below remain unchanged.]

#### 18.5 Height Regulations.

The maximum building height for all structures is 50 feet or 3 stories, whichever is less.

~~No structures shall exceed either three stories or 50 feet in height, whichever is greater.~~



## EXHIBIT J

### Revisions to Article 20: TP (Tidal Plain) District

#### ARTICLE 20 TP (Tidal Plain) District

##### Sections:

20.1 Purpose.

20.2 Permitted Uses.

20.3 Accessory Uses.

20.4 Conditional Uses.

20.5 Height Regulations.

20.6 Lot Area.

20.7 Lot Coverage

20.8 Yard Requirements.

20.9 Minimum Pervious Area and Stormwater Requirements.

[All sections not listed below remain unchanged.]

#### **20.5 Height Regulations.**

The maximum building height for all structures is 30 feet or 2.5 stories, whichever is less. ~~No structures shall exceed two and one-half (2½) stories or thirty (30) feet in height, whichever is greater.~~

## EXHIBIT K

# Revisions to Article 23: PF (Public Facilities) District

### ARTICLE 23 PF (Public Facilities) District

#### Sections:

**23.1 Purpose.**

**23.2 Permitted Uses.**

**23.3 Accessory Uses.**

**23.4 Conditional Uses.**

**23.5 Height Regulations.**

**23.6 Lot Area.**

**23.7 Lot Width.**

**23.8 Lot Coverage.**

**23.9 Yard and Open Space Requirements.**

**23.10 Exemptions Unaffected.**

**23.11 Minimum Pervious Area and Stormwater Requirements.**

[All sections not listed below remain unchanged.]

#### **23.5 Height Regulations.**

The maximum building height for all structures is 35 feet. Public and quasi-public buildings may exceed this height through specific provisions located in Section 32.7 (Permitted Exceptions to Height Limitations). ~~No structures shall exceed thirty five feet in height or the maximum permissible height for public and quasi-public buildings in the least restrictive abutting district, whichever height is greater.~~

## EXHIBIT L

# Revisions to Article 30: Off-Street Parking and Loading

### ARTICLE 30 Off-Street Parking and Loading

#### Sections:

**30.1 Purpose.**

**30.2 Required Number of Parking Spaces – Downtown Parking Zone.**

**30.3 In-Lieu Parking Fee.**

**30.4 Required Number of Parking Spaces – Mixed-Use Zoning Districts.**

**30.5 Required Number of Parking Spaces – Outside of the Downtown Parking Zone and Mixed-Use Zoning Districts.**

**30.6 Size and Spaces.**

**30.7 ~~Reserved. Parking Area Standards, Spaces and Aisles.~~**

**30.8 Required Loading Facilities.**

**30.9 Access Drives.**

**30.10 Access to Public Right-of-Way.**

**30.11 Improvement of Rights-of-Way.**

**30.12 Joint Use of Parking Space.**

**30.13 Character of Obligation.**

**30.14 Approval of Parking or Loading Plans.**

**30.15 Fractional Measurements.**

**30.16 Location of Required Parking and Loading Facilities.**

**30.17 Exceptions for Parking Assessment District.**

**30.18 Improvements for Parking and Loading Facilities.**

[All sections not listed below remain unchanged.]

#### **30.6 Size and Spaces.**

**A. Standard spaces:** A standard parking space shall have a minimum width of not less than eight and one-half (8½) feet and minimum length of not less than eighteen (18) feet.

1. Angled Parking. Parking areas for 3 or more vehicles must also meet the following minimum aisle width requirements:

a. 90 Degree parking requires aisle widths of 24 feet.

b. 60 Degree parking requires aisle widths of 18 feet.

c. 45 degree parking requires aisle width of 13 feet.

d. For angled parking at intermediate angles, minimum aisle width requirements are determined by straight-line interpolation between specified standards.

2. Parking lots must be designed such that backing out into a public street is not a necessity for ordinary turning movements.

**B. Garage and carport sizes:**

1. A standard enclosed two (2) car garage shall be a minimum of nineteen (19) feet wide by twenty and one-half (20½) feet deep in the clear interior dimension. A standard enclosed one (1) car garage shall be a minimum of ten (10) feet wide by twenty and one-half (20½) feet deep in the clear interior dimension;
2. A carport shall provide for the required parking space(s) clear of any obstructions, subject to the additional spacing requirements outlined in subsection (B)(3) of this section;
3. No required off-street parking space shall be situated within one (1) foot of any wall or vertical obstruction above curb height. Structural columns between adjacent parking spaces are excluded from this requirement when such columns are located at least three (3) feet, but not more than five (5) feet, from either or both ends of the respective parking spaces.

~~C. **Handicapped spaces:** Parking spaces specifically reserved for vehicles licensed by the state of California for use by the handicapped shall be provided in each parking facility as required by State Law.~~

DC. **Carpool and Vanpool:** All designated carpool and vanpool spaces shall be clearly marked with signs and pavement markings indicating that they are for employee carpools and vanpools only. ~~E.~~ With the exception of requirements for the location of handicapped parking spaces, all designated carpool and vanpool parking spaces shall be located as close as possible to the main entrance(s) of the building served by the required parking area.

FD. **Bicycle Parking.**

1. In all "C" Districts, "I" Districts, "PO" Districts, and "PF" Districts, there shall be no less than one (1) bicycle parking space per five thousand (5,000) square feet of floor area. For those uses which require carpool parking, two (2) carpool spaces may be eliminated for every off-street bicycle parking area that allows for the storage of five (5) bicycles. However, no more than twenty (20) percent of designated carpool parking spaces shall be eliminated and substituted for bicycle parking.  
In "CN" zones, two (2) off-street parking spaces may be eliminated for every off-street parking area that allows for the storage of at least five (5) bicycles. However, no more than ten (10) percent of the required parking shall be eliminated and substituted for bicycle parking.

3. All designated bicycle parking areas shall be clearly marked and equipped with facilities necessary for protecting and securing bicycles.

**GE. Motorcycle Parking.** Every parking area with parking for one hundred (100) cars or more shall have five (5) percent of its required parking spaces designated for motorcycle parking. Motorcycle spaces must be a minimum of 4 feet wide and 6 feet long.

### **30.7 Reserved. Parking Area Standards, Spaces and Aisles.**

~~A. All parking areas with spaces for three (3) or more vehicles, which spaces are intended to fulfill the off-street parking requirements prescribed in this article, shall conform to the following standards:~~

- ~~1. Parking spaces, and circulation aisles necessary for the movement and turning within a parking area and for maneuvering into and out of parking spaces, shall have the minimum dimension as shown on the following table:~~

**~~Minimum Parking Dimensions in Feet~~**

	Stall Width Parallel to Aisle	Stall Depth to Wall	Aisle Width
45-degree			
7.5 stall	10.6	17.0	11.0
8.5 stall	12.0	19.5	13.0
9.0 stall	12.7	19.5	12.0
9.5 stall	13.4	19.5	11.0
60-degree			
7.5 stall	8.7	17.7	14.0
8.5 stall	9.8	20.5	18.0
9.0 stall	10.4	20.5	16.0
9.5 stall	11.0	20.5	15.0
75-degree			
7.5 stall	7.8	17.3	17.4
8.5 stall	8.3	20.0	24.0
9.0 stall	9.3	20.0	23.0
9.5 stall	9.8	20.0	22.0
90-degree			
7.5 stall	7.5	16.0	20.0

8.5 stall	8.5	18.0	24.0
9.0 stall	9.0	18.0	24.0
9.5 stall	9.5	18.0	24.0

- ~~2. For intermediate angle parking, the aisle width shall be determined by straight line interpolation between specified standards.~~
  - ~~3. Parking lots shall be so designed that vehicles can maneuver with ordinary turning movements and avoid the necessity of backing out into a public street.~~
- ~~B. No garage or carport space shall have its entrance located within twenty (20) feet of any street right of way line.~~

## EXHIBIT M

# Revisions to Article 32: Supplementary Provisions

### ARTICLE 32 Supplementary Provisions

#### Sections:

#### 32.1 Purpose.

#### 32.2 Supplementary Lot Area Requirements for Sloping Sites.

#### 32.3 Supplemental Yard Setback Requirements.

#### 32.4 Reserved. ~~Front Yard Modifications.~~

#### 32.5 Double Frontage Lots.

#### 32.6 Reserved. ~~Side Yard Modifications.~~

#### 32.7 Permitted Exceptions to Height Limitations.

#### 32.8 Conditional Exceptions to Height Limitations.

#### 32.9 Open Space Requirements.

#### 32.10 Reserved. ~~Accessory Buildings.~~

#### 32.11 Reserved. ~~Construction in Yards.~~

#### 32.12 Stormwater Treatment.

#### 32.19 Affordable Housing Density Bonuses.

#### 32.20 Affordable Housing Density Bonuses for Condominium Conversions.

#### 32.21 Conditional Exceptions to Density Requirements for Housing for Seniors/Elderly.

[All sections not listed below remain unchanged.]

#### 32.3 Supplemental Yard Setback Requirements.

As used in this article, the following definitions and conditions shall apply:

- A. **Setback Measurement.** Setbacks are measured at the closest distance from any point on a building or architectural feature to the adjacent property line. ~~Horizontal distance to the lot line: The distance from any point on a building face or architectural feature measured along a horizontal line to the point of its intersection with a vertical line extended from the nearest point along the lot line so as to intersect at right angles with such horizontal line.~~
- B. **Second Story Setbacks.** In residential zoning districts, second-stories must be set back a minimum of 6 feet from the side property line. Additional setback is required for portions that exceed 35 feet in length or 25 percent of the lot line adjacent to the 25 percent of the lot depth, whichever is less. This additional setback is one-half the wall height along the setback. ~~**Height above the lot line:** The distance between the point of intersection and the point on the lot line measured along the vertical line as described in subsection A above. (Also see Sections 2.110 to 2.113 for definitions of yards.)~~

- C. **Setbacks above Second Story.** Any structure exceeding two (2) stories in height shall comply with the minimum district setbacks for the first and second stories. The third story and above shall have a minimum setback of  $\frac{1}{2}$  the wall height at the base of the third story.
- D. **Distance between Main Buildings.** Whenever a lot has more than one main building, each of the main buildings shall be separated by a minimum setback of 6 feet. The buildings must also comply with all required setbacks of the zoning district. ~~Two (2) or more main buildings:~~ Whenever a lot has more than one (1) main building, each of the main buildings shall be separated by a minimum setback of six (6) feet, and also meet all other applicable front, side, and rear yard setbacks.

**DE. Architectural Features:**

1. **Definition. Architectural features.** Architectural features include cornices, eaves, bay windows, canopies, fireplaces, chimneys, and unenclosed portions of buildings. Decks, landing places, stairways and balconies qualify as architectural features if they remain unenclosed and do not have a roof or any supporting structural members. Bay windows qualify as an architectural feature if they are cantilevered 24 inches above ground level and do not provide for additional floor area. Architectural features, such as cornices, eaves, bay windows, canopies, fireplaces and unenclosed portions of buildings, including unenclosed porches, unenclosed stairways, unenclosed landing places, or unenclosed balconies, may extend into an interior side yard or rear yard, provided that the horizontal distance to the nearest point along the lot line to any point of such architectural features or unenclosed portions of a building shall not be less than one third ( $\frac{1}{3}$ ) its height above such lot line; but such architectural features or unenclosed portions of a building may only extend into a required front yard or exterior side yard adjacent to a street to a maximum of three (3) feet.

Architectural features and portions of buildings shall be deemed enclosed if it includes a roof and any supporting structural members.

Fireplaces and chimneys may extend into a required side or rear yard a maximum of three (3) feet, but in no event may they be closer than three (3) feet from the property line.

2. **Architectural features may encroach up to 3 feet into any required yard provided they are set back a minimum of 3 feet from the property line.**

- EF. Front Yard or Corner Lot Setbacks on a Final Recorded Subdivision Map.** If the final recorded subdivision map provides for greater front yard setbacks or side yard setbacks on the street side of a corner lot or side yard setbacks than required in this ordinance, the most restrictive setbacks are required. **Accessory buildings:** Any subordinate building(s) on a lot, the use of which is incidental to that of the main building(s) on the same lot, but not including any building(s) used for living or sleeping quarters.

**G. Side Yard Exceptions.**



1. **Angled Lots.** One corner of the first floor of a main structure may have a minimum setback of 4 feet in a residential zoning district when adjacent to, but not parallel with, an angled lot line. The remainder of the building must meet the minimum setback of the zoning district.
2. **Nonconformity.** Any single family dwelling which is in compliance with the yard setback requirements in effect at the time it was constructed may be enlarged so long as the side yard setbacks are a minimum of 5 feet, and the front and rear yard setbacks are a minimum of 20 feet.

#### **32.4 Reserved. Front Yard Modifications.**

~~Whenever building setback lines shown on a final recorded subdivision map approved subsequent to the original effective date of this ordinance provide for a greater front yard setback than that required in this ordinance, the required front yard setback shall be as shown by the setback lines on said map, notwithstanding any provision in this ordinance to the contrary.~~

#### **32.6 Reserved. Side Yard Modifications.**

~~The following exceptions and modifications shall apply to any side yard setback requirements otherwise established by this ordinance:~~

- ~~A. Side yards may vary in width where the finished outside wall of a building is not parallel with the side lot line or is broken or otherwise irregular. In such case, the average width of the side yard setback where adjacent to the building shall be not less than the otherwise required minimum side yard setback; provided, that such side yard setback shall not be narrower at any point than four fifths (4/5) the otherwise required minimum side yard setback, but never less than four (4) feet in any event.~~
- ~~B. Whenever building setback lines shown on a final recorded subdivision map approved subsequent to the original effective date of this ordinance provide for a greater side yard setback on the street side of a corner lot than that required in this ordinance, then said side yard setback shall be as shown by the setback lines on said map, notwithstanding any provisions in this ordinance to the contrary.~~

#### **32.10 Reserved. Accessory Buildings.**

#### **32.11 Reserved. Construction in Yards.**

## EXHIBIT N

# Revisions to Article 36: Exterior Site Improvements

*The existing Article 36 is repealed in its entirety and replaced by the following:*

### ARTICLE 36 Exterior Site Improvements

#### Sections:

#### 36.1 Purpose.

#### 36.2 Applicability.

#### 36.3 Fences.

#### 36.4 Arbors.

#### 36.5 Accessory Buildings.

#### 36.6 Disaster Shelters.

#### 36.7 Outdoor Equipment, Decks and Patios.

#### 36.8 Pools and Spas.

#### 36.9 Sidewalks and Park Strips.

#### 36.1 Purpose.

To encourage quality design and reduce potential impacts of exterior improvements on adjoining properties.

#### 36.2 Applicability.

The provisions of this article apply to all zoning districts unless specifically stated otherwise.

#### 36.3 Fences.

##### A. Definitions.

1. *Fence*. An artificially constructed barrier or wall of any material or combination of materials erected to physically separate properties, provide privacy, or provide security or confinement. Walls are included in the definition of a fence.
2. *Decorative Fence*. A fence that has a distinctive style, trim, or design, which matches or to some degree complements the existing residence. Decorative fences may be open or solid. A decorative fence must be:
  - a. Constructed of material which matches or complements the architecture of the residence and its surroundings. The materials may include wrought iron, brick, wood, stone, or a combination of materials.
  - b. Designed with a distinctive cap, trim or design which distinguishes it from the more typical wall board design.

3. *Open Fence.* A fence, including any gates in such fence, that permits direct vision through at least 80 percent of any one square foot segment of vertical fence surface area. Measured surface area does not include major posts, pilasters, or other structures which provide lateral strength. The open area is uniformly distributed along the fence and is not concentrated in one area. No single component or element of the fence, including lamp posts or pilasters, shall be wider than 12 inches.
4. *Solid Fence.* Any fence that does not qualify as an open fence.

**B. General Requirements.**

1. **Fence Height.** Fence height is measured from the nearest adjoining grade. In the case of differing grades, fences are measured from the highest adjoining grade. Lattice or other decorative elements are counted towards the total fence height.
2. **Vision Triangles.** In order to ensure visibility and safety, no solid fence or hedge exceeding 3 feet in height shall be located within a 15 foot vision triangle on either side of a driveway providing access to required on-site parking or where 2 streets intersect on the corner (refer to Figure 36.3 (Visibility Triangle).
3. **Prohibited Materials.**
  - a. **Residential Zoning Districts.** Electrically charged fences, barbed wire, razor wire or other types of wire fences are prohibited in residential zones.
  - b. **Mixed Use Zoning Districts.** Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing are prohibited in Mixed Use Corridor (MUC), Mixed Use Neighborhood (MUN) and Mixed Use Live Work (MULW) Zoning Districts.

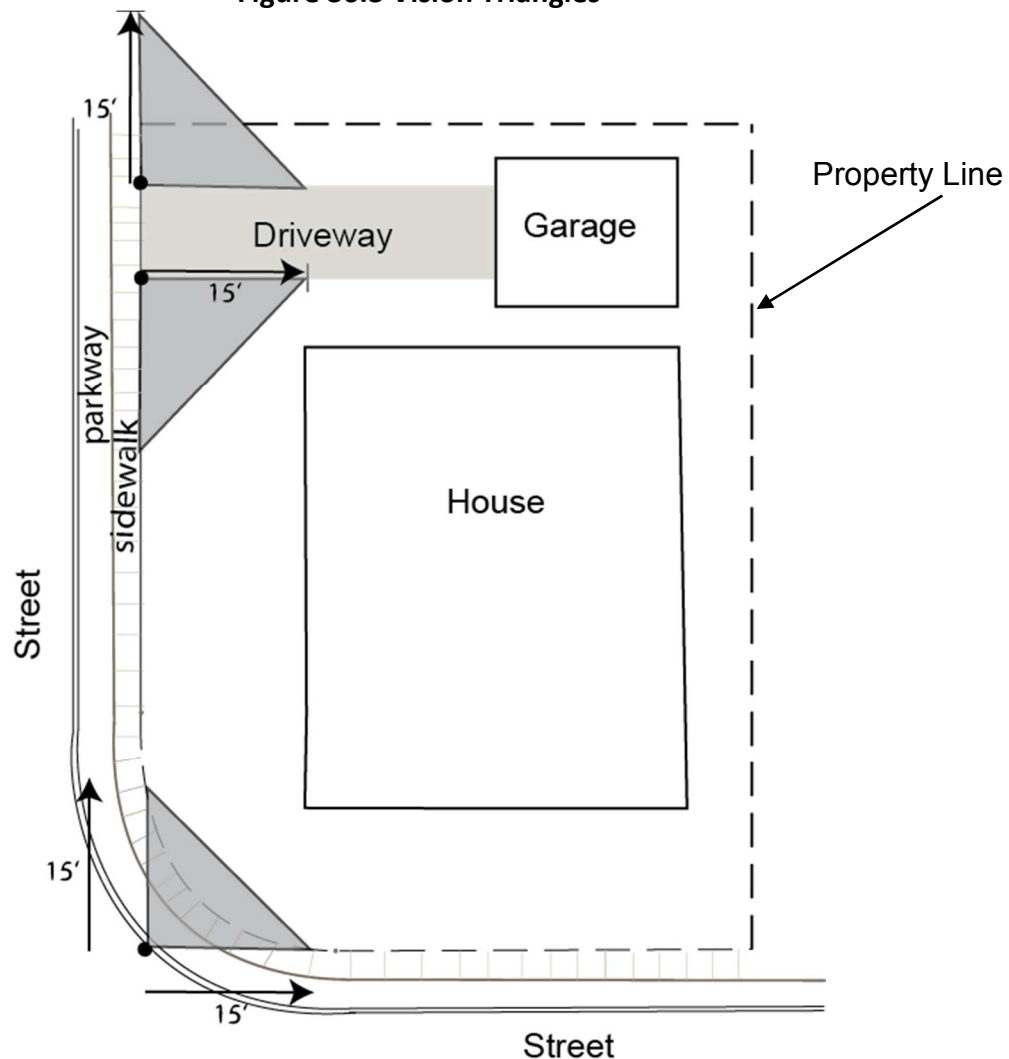
**C. Location-Specific Requirements.**

**1. Front Yard**

- a. All solid fences located in the required front yard shall not exceed 3 feet in height;
- b. All open decorative fences and combination solid/open decorative fences located in the required front yard shall not exceed 5 feet in height. Chain link fencing above 3 feet is prohibited in the front yard in residential zoning districts.
- c. Privately constructed fences are prohibited in the public right-of-way.
2. **Interior Side and Rear.** All fences, regardless of type, are limited to 7 feet in height in the side or rear yards. Such height may be increased to 10 feet in any district except the Professional Office (PO) or any Residential (R) District upon approval of an Architectural Permit.
3. **Side Yard Adjacent to the Street on Corner Lots.**
  - a. Fences are limited to 6 feet in height in the side yard adjacent to the street on corner lots. The fence must be set back from the sidewalk at

- the distances specified below, depending on the type of fencing.
- Privately constructed fences are prohibited in the public right of way.
- b. Decorative Fencing. All decorative fences must be set back a minimum of 18 inches from the sidewalk. The privately owned area between the decorative fence and sidewalk must be landscaped and maintained in a healthy and weed-free condition.
  - c. Non-decorative Fencing. All non-decorative fences must be set back at least 5 feet from the property line. The setback area shall not be surfaced with asphalt, concrete, or other similar paving material except for driveways or walkways. Chain link fences above 3 feet in height are prohibited in side yards adjacent to the street in residential zoning districts.

**Figure 36.3 Vision Triangles**



*In case of a discrepancy between the wording of the regulation and the diagram, the regulation controls.*

### 36.4 Arbors.

- A. **Definition:** An arbor is an accessory structure that is substantially open to the passage of light and air on all sides. The arbor has a roof consisting of lattice that is a minimum of 60 percent open to the sky at any point across the entire structure. "Substantially open" sides of the structure shall also be a minimum of 60 percent open at any point across the entire side. Trellises are included in the definition of arbor.
- B. **Applicability:** Arbors are permitted in any zoning district subject to the restrictions of this section.
- C. **Measurement of Setbacks** - Setbacks are measured to the outside of the supporting posts of the arbor, and beams may extend up to one foot closer to the lot line than the minimum setback otherwise allowed.
- D. **Measurement of Area** - The maximum dimensions for arbors at gates and entries are measured to the outside of the supporting posts or to the edge of the beams, whichever is greater.
- E. **Lot Coverage** - Arbors do not count towards lot coverage.
- F. **Requirements for Arbors:**
  - 1. **Height.** The maximum arbor height is 14 feet; 9 feet when located in street-side yards.
  - 2. **Setback.** The minimum setback must be 3 feet from the front and rear lot line and 6 feet from side lot line except where otherwise allowed by (G) below.
  - 3. **Length.** The maximum length of the arbor is 30 percent of the length of the rear lot line.
- G. **Special Requirements for Arbors at Entries:** Arbors provided at gates or entries have the following requirements:
  - 1. **Height.** The maximum height is 9 feet.
  - 2. **Setback.** There is no minimum setback. Such arbors must be integrated into perimeter fencing (unless no fencing exists) in required front and street side yards.
  - 3. **Length and Depth.** Arbor length is limited to 8 feet and depth is limited to 3 feet.
  - 4. **Number.** Each property is limited to one arbor per street frontage and required yard, for a maximum of 4 arbors per property.

### 36.5 Accessory Buildings.

The requirements of this section apply to all accessory buildings in any zoning districts.

- A. **Definition. Accessory Building.** An accessory building is any subordinate detached building on the lot. Where an accessory building is in any way connected at any point to a main building, it must comply with the requirements for main buildings. Accessory buildings do not include disaster shelters, which are regulated separately in Section 36.6 (Disaster Shelters).
- B. **Use of Accessory Buildings.** Accessory buildings cannot include conditioned space (defined as habitable by the building code). Bathrooms in accessory buildings are limited

to being a “half” bath with two water fixtures. Any building with a full bathroom, including toilet, bath/shower, and sink or used as sleeping quarters must comply with the setbacks and development standards for main buildings in that zoning district.

- C. **Location.** An accessory building must be located behind the rear wall line of the main building and meet the following setback requirements:
  - 1. **Side Yard.** For both interior and exterior street side yard setbacks, the accessory building must meet the minimum side yard setbacks of the main building (refer to individual zoning district articles for further information).
  - 2. **Rear Yard.** A minimum rear yard setback of 6 feet.
  - 3. **Setback from Other Buildings.** The accessory building must be set back at least 6 feet from any other main building on the same lot.
- D. **Height.** The total height of an accessory building is limited to 14 feet, and the top of the wall height is limited to 9 feet.
- E. **Provisions for Small Accessory Buildings without Foundations.**
  - 1. **Height.** Accessory buildings of 30 square feet or less (“small” accessory structures) without foundations shall not exceed 7 feet in height, or the maximum height of a fence allowed in the yard.
  - 2. **Location.** Small Accessory buildings without foundations must be located in the rear of the lot, behind the rear wall line of the main building and. ~~Accessory buildings without foundations~~ may be located in the ~~lot’s~~ required setback area.
  - 3. **All Other Requirements.** All other requirements of this section apply.
- F. **Total Amount of Accessory Buildings.** Accessory buildings must not occupy more than 50 percent of the required rear yard.

### 36.6 Disaster Shelters.

- A. **Definition.** *Disaster Shelter.* A disaster shelter is a building constructed above or below the ground, designed solely to protect inhabitants from disasters such as blast, radiation, bombs, fallout, storms and fire.
- B. **Size.** A disaster shelter designed for 15 or fewer persons is allowed by right, provided the requirements of this section are met. Disaster shelters for 16 or more persons require a Use Permit.
- C. **Location.** Disaster shelters shall not be located within any street right-of-way, official plan line area, or public utility, storm drainage, sanitary sewer, or water line easement.
  - 1. **Front Yard.** Disaster shelters in the required front yard area must be at least 6 inches below the natural grade of the yard, unless the shelter is located beneath the driveway. Disaster shelters located beneath the driveway may be flush with the driveway surface but must not project above the natural grade.
  - 2. **Side or Rear Yard.** Disaster shelters in the required side or rear yard must not project more than 3 feet above the natural slope of the yard, including any fill placed on the roof.

- D. **Safety of Vehicles.** Any disaster shelter constructed below the ground surface is required to be marked and blocked so that vehicles will not pass over it. In the case of a disaster shelter located in the driveway, the shelter must be constructed with walls and roof of sufficient strength to support a load limit of H-20-33 as established by the “Standard Specifications for Highway Bridges” adopted by the American Association of State Highway Officials in 1953 and as amended or revised.
- E. **Safety of Pedestrians.** Ventilating structures or entrances rising up to 1 foot above the ground in any yard having uncontrolled access by the public shall be marked or blocked by planting or fencing.
- F. **Entrances.** Entrances and ventilating structures in a required front yard shall be screened from adjacent properties and public right-of-way by landscaping or fencing.

### 36.7 Outdoor Equipment, Decks and Patios

- A. **Decks and Patios.**
  - a. **Setbacks.** Patio slabs, decks, driveways, sidewalks, and other paving one-foot high or less in height as measured from finished grade do not have a minimum setback requirement. Patio slabs, decks or other paving that exceeds one foot in height must meet the setback requirements for the zoning district.
  - b. **Pervious Surface Requirements.** See individual zoning district articles for requirements on minimum area of pervious surface. See Section 32.12 (Stormwater Treatment) for further information on pervious areas and stormwater infiltration.
- B. **Outdoor Equipment.** Outdoor equipment such as air conditioning units or pool equipment must be located in the side or rear yard and setback a minimum of 5 feet from the property line. Outdoor equipment shall not exceed 55dBA in noise level at any point along the property line.

### 36.8 Pools and Spas

- A. **Applicability.** The requirements of this section apply to all pools, spas, ponds, lakes or open tanks (referred to collectively in this section as “pools”) with the following exceptions:
  - 1. An pool located within a completely enclosed building, or
  - 2. Any pool with no more than 24 inches in depth.
- B. **Commercial Use Prohibited.** Such pools shall be used solely for the enjoyment of the occupants of the premises on which located, and their guests, and shall not be used for any commercial or business purposes or for economic gain.
- C. **Setbacks.** Pools must be set back a minimum of 6 feet from the side and rear property lines and must comply with the minimum front yard setback for the individual zoning district.

- D. **Equipment.** Pool equipment must meet the requirements of Section 36.5 (Outdoor Equipment, Decks and Patios).

### **36.9 Sidewalks and Park Strips**

- A. **Requirements.** Sidewalks and park strips must be integrated into adjacent development drainage design to provide for the treatment of stormwater prior to discharge to creeks, other watercourses or channels, or the storm drain system, where possible. Stormwater control measures must be consistent with the provisions of Section 32.12 (Stormwater Treatment) of the Zoning Ordinance and of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that section and chapter, respectively, may be amended from time to time.
- B. **Techniques.** Techniques may include the use of park strips for infiltration of runoff, the use of permeable materials for sidewalks and the use of vegetated swales rather than asphalt or concrete ditches for drainage.
- C. **Review and Approval.** All such methods are subject to review and approval by the Community Development Department.



## EXHIBIT O

# Revisions to Article 52: Planned Community District or P District

### ARTICLE 52 Planned Community District or P District

#### Sections:

- 52.1 Planned Community District Purpose.
- 52.2 Planned Community District Establishment.
- 52.3 Planned Community District Requirements.
- 52.4 Precise Plans.
- 52.5 Precise Plans Adoption or Amendment.
- 52.6 Precise Plans, Subsequent Review.
- 52.7 Planned Community (PC) Permits.
- 52.8 Planned Community Permits, Application.
- 52.9 Planned Community Permits, Planning Director Hearing.
- 52.10 Planned Community Permits, Planning Director Action.
- 52.11 Planned Community Permits, Planning Commission Public Hearing.
- 52.12 Planned Community Permits, Planning Commission Action.
- 52.13 Planned Community Permits, Failure to Act.
- 52.14 Appeals.

[All sections not listed below remain unchanged.]

#### 52.2 Planned Community District Establishment.

The Planned Community District (P District) will be established for the area of any Precise Plan and the P District and Precise Plan will be adopted simultaneously. The following Precise Plans have been adopted:

- A. P – Downtown (Downtown Precise Plan)
- B. P – Sequoia (Sequoia Hospital Precise Plan)
- C. P – Kaiser (Kaiser Permanente Precise Plan)
- D. P – Stanford (Stanford in Redwood City Precise Plan)
- E. P – Peninsula Park (Peninsula Park Precise Plan)
- F. P – North Main (North Main Precise Plan)
- G. P – Preserve (The Preserve at Redwood Shores Precise Plan)

NO. 1130-364

Passed and adopted by the Council of the City of Redwood City at a  
Joint City Council/Successor Agency Board/Public Financing Authority

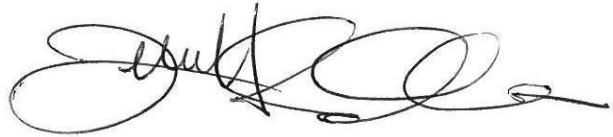
Meeting thereof held on the 24th of August 2015 by the following votes:

Council members: Council Members Aguirre, Bain, Foust, Howard, Pierce,  
Seybert, and Mayor Gee

NOES: None

ABSTAINED: None

ABSENT: None



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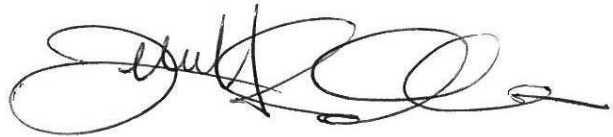
Jeffrey Gee  
Mayor of the City of Redwood City

Attest:

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Silvia Vonderlinden  
City Clerk of Redwood City

I hereby approve the foregoing  
Ordinance this 26th day of August 2015



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Jeffrey Gee  
Mayor of the City of Redwood City

ORD. #1130-364  
FORMERLY MUFF # 602