

Attachment 1: Exhibit A

Proposed Amendments to Title 18 of the San Carlos Municipal Code

Please note: Any text displayed in strikethrough or a color other than black and blue is a proposed new text to the San Carlos Municipal Code Title 18. The use of purple, pink, and green text does not carry any specific meaning.

Summary of Proposed Amendments to SCMC Title 18

San Carlos Municipal Code Chapters		Summary of Proposed Amendments
1	18.03 (Rules of Measurement)	Clarifying the rule of overall height measurement.
2	18.04 (Residential Districts)	Making existing design standards objective, adding objective design standards for duplexes, townhomes and amending the use table.
3	18.12 (Hillside Overlay District)	Clarifying the “Natural State” requirement, measuring height, and downhill facing façade step back.
4	18.15 (General Site Regulations)	Allowing porches to be closer to the sidewalk by amending the porch projection allowance dimension.
5	18.20 (Parking and Loading)	Modifying driveway parking requirement when proposing a one-car garage.
6	18.26 (Planning Authorities)	Striking roles and responsibilities of the Residential Design Review Committee (RDRC).
7	18.27 (Common Procedures)	Amending roles and responsibilities.
8	18.29 (Design Review)	Removing RDRC review requirement, introducing a new Compliance Review process.
9	18.40 (Use Classification)	Modifying use classifications for single-family development, adding Urban Infill Units use type.
10	18.41 (Terms and Definitions)	Adding new definitions such as lower story wall, natural state, etc.
11	New Section: 18.23.310 (Standards of Specific Uses)	Introducing a new section dedicated to Urban Infill Units (SB-9 units).

Chapter 18.03

RULES OF MEASUREMENT

Sections:

- 18.03.010 Purpose.
- 18.03.020 General provisions.
- 18.03.030 Fractions.
- 18.03.040 Measuring distances.
- 18.03.050 Measuring height.
- 18.03.060 Measuring lot width and depth.
- 18.03.070 Determining average slope.
- 18.03.080 Determining floor area.
- 18.03.090 Determining floor area ratio.
- 18.03.100 Determining lot coverage.
- 18.03.110 Determining lot frontage.
- 18.03.120 Determining setbacks (yards).
- 18.03.130 Measuring signs.
- 18.03.140 Measuring parking lot landscaping.
- 18.03.150 Measuring pedestrian clearance.

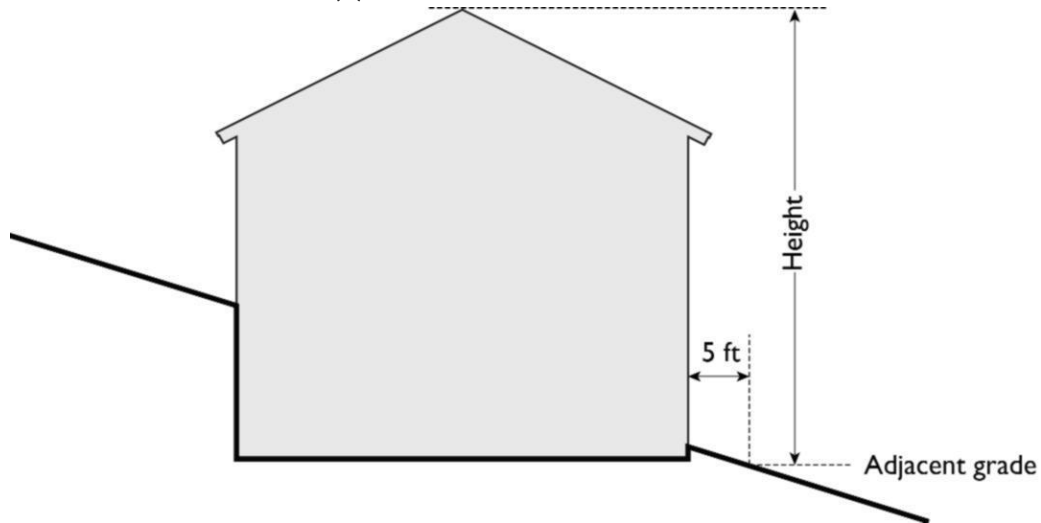
18.03.050 Measuring height.

A. Measuring Building Height. Building height is the vertical distance measured in feet between the finished grade "ground" level and the highest point of the structure directly above (the roof beams of a flat roof, the deck line of a mansard roof or the highest peak or gable of a pitched or hipped roof), unless otherwise specified in this Title. For purposes of this rule, the "ground" level is the lowest of the following three levels: the curb level, the established or mean street grade if no curb exists, or the finished ground level adjoining the building if the building is set back more than ten feet from the street right of way.

FIGURE 18.03.050-A: MEASURING BUILDING HEIGHT

1. Measuring Building Height on Sloped Lots. On lots with a grade change of ten percent or more between the front and rear lot lines, or the most distant point from the front lot line when there is no rear lot line, building height is measured from the adjacent grade, natural or finished, whichever is lower, at the highest point of the structure directly above.

FIGURE 18.03.050-A(1): MEASURING BUILDING HEIGHT ON SLOPED LOTS

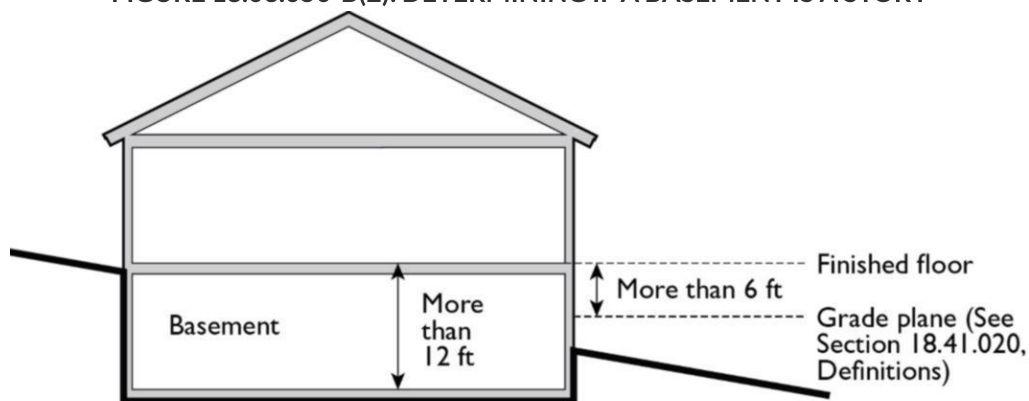


2. Exceptions. Antennas, belfries, chimneys, cooling towers, cupolas, domes, elevator bulkheads, flagpoles, ornamental towers, penthouses, solar collectors, spires and standpipes and necessary mechanical equipment may exceed the height limits pursuant to Section [18.15.060](#), Height and height exceptions.

B. Measuring the Number of Stories in a Building. In measuring the height of a building in stories, the following measurement rules shall apply:

1. A balcony or mezzanine shall be counted as a full story if its floor area exceeds one-third of the total area of the nearest full floor directly below it or if it is enclosed on more than two sides.
2. A basement shall be counted as a full story if the finished surface of the floor above the basement is:
 - a. More than six feet above grade plane; or
 - b. More than twelve feet above the finished ~~grade~~ ~~ground level~~ at any point.

FIGURE 18.03.050-B(2): DETERMINING IF A BASEMENT IS A STORY



3. A story shall not exceed twenty-five feet in height from the upper surface of the floor to the ceiling above.

Chapter 18.04

RESIDENTIAL DISTRICTS

Sections:

[18.04.010 Purpose.](#)

[18.04.020 Land use regulations.](#)

[18.04.030 Development standards—RS districts.](#)

[18.04.040 Objective design standards—Supplemental regulations—RS districts.](#)

[18.04.050 Development standards—RM districts.](#)

[18.04.060 Supplemental regulations—RM districts.](#)

[18.04.070 Residential development types.](#)

[18.04.080 Duplex standards](#)

[18.04.090 Townhouse standards](#)

[18.04.100 Small-lot subdivision standards](#)

18.04.010 Purpose.

The specific purposes of the residential districts are to:

- A. Preserve, protect, and enhance the character of the City's different residential neighborhoods.
- B. Ensure adequate light, air, and open space for each dwelling.
- C. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.
- D. Provide sites for public and semi-public land uses, such as parks and public safety facilities, that will serve City residents and will complement surrounding residential development.

Additional purposes of each residential district which follow implement General Plan classifications of "Single-Family, 3 du/acre," "Single-Family, 6 du/acre" "Multiple-Family, 15-20 du/acre," "Multiple-Family, 45-59 du/acre," and Multiple-Family, 75-100 du/acre."

E. RS-3 Single-Family. This district is intended for residential densities up to three (3) units per net acre. ~~Development~~ Dwelling types may include detached single-unit housing and accessory dwelling units, second single-units pursuant to Government Code Sections 65852.21 and 66411.7 ("urban infill units"), duplexes, and small lot subdivisions. In addition to single-unit homes, this district provides for uses such as small and large family child care, park and recreation facilities, and community gardens that may be appropriate in a single-family residential neighborhood.

F. RS-6 Single-Family. This district is intended for residential densities up to six (6) units per net acre. ~~Development~~ Dwelling types may include detached single-unit housing, accessory dwelling units, second single-units pursuant to Government Code Sections 65852.21 and 66411.7 ("urban infill units"), duplexes, townhomes, and small lot subdivisions. ~~small lot single-unit development, duplexes, townhomes, and accessory dwelling units.~~ This district also allows for uses such as small and large family child care, park and recreation facilities, and civic and institutional uses such as schools and places for community assembly that may be appropriate in a single-family residential neighborhood.

G. RM-20 Multiple-Family. This district is intended for residential densities of up to twenty (20) units per net acre developed at a scale and form that is appropriate to its neighborhood context and adjacent uses. Dwelling types include small lot single-unit development, bungalow courts, front or rear loaded townhomes, multi-unit buildings, and accessory dwelling units. This district also allows for limited uses such as small and large family day care, park and recreation facilities, and civic and institutional uses such as schools and places for community assembly that are appropriate in a low density multifamily residential environment.

H. RM-59 Multiple-Family. This district is intended for residential development at densities up to fifty-nine (59) units per net acre. This density range accommodates townhomes and multi-unit buildings developed at a scale and form that is appropriate to its neighborhood context and adjacent single-family residential uses and forms. Small lot single-unit and bungalow court development is allowed where site conditions exist rendering the development type equal to or better than multi-unit or townhome development. Accessory dwelling units are also permitted in this district. In addition to residential uses, this district allows for a limited number of public and semi-public uses such as day care centers, public safety facilities, and residential care facilities that are appropriate in a medium density multifamily residential environment. (Ord. 1568 § 1 (Exh. A), 2021; Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

I. RM-100 Multiple-Family. This district is intended for residential development at densities up to one hundred (100) units per net acre. This density range accommodates townhomes and multi-unit buildings developed at a scale and form that exemplifies high quality development. Accessory dwelling units are also permitted in this district. In addition to residential uses, this district allows for a limited number of public and semi-public uses such as day care centers, public safety facilities, and residential care facilities that are appropriate in a high density multifamily residential environment.

18.04.020 Land use regulations. [Revised 11/20](#) [Revised 3/21](#)

Table 18.04.020 prescribes the land use regulations for residential districts. The regulations for each district are established by letter designations as follows:

“P” designates permitted uses.

“M” designates use classifications that are permitted after review and approval of a minor use permit by the Zoning Administrator.

“C” designates use classifications that are permitted after review and approval of a conditional use permit by the Planning Commission.

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table.

“-” designates uses that are not permitted.

Use classifications are defined in Chapter [18.40](#), Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this title.

TABLE 18.04.020: LAND USE REGULATIONS—RESIDENTIAL DISTRICTS

Use Classification	RS-3	RS-6	RM-20	RM-59	RM-100	Additional Regulations
Residential Uses						
Residential Housing Types	See subclassifications below					
Single-Unit Dwelling	P	P	-	-	-	See Section 18.04.100, Small lot Subdivision standards
Small Lot Single-Unit Subdivision Development	C(1)	C(1)	P	C(2)	C(2)	
Bungalow Court	-	C(1)	P	C(2)	C(2)	
Accessory Dwelling Unit	P	P	P	P	P	
Junior Accessory Dwelling Unit	P	P	-	-	-	See Section 18.04.070 , Residential development types.
Duplex	P	P	P	-	-	See Section 18.04.080, Duplex standards
Urban Infill Units	P	P	-	-	-	See Section 18.04.090, Townhouse standards *For townhouse development in RM districts, Development Standards of RM District shall apply
Townhouse Development	-	C	P*	P*	P*	
Multi-Unit Residential	-	-	P	P	P	
Elderly and Long-Term Care	-	-	-	C	C	
Family Day Care	See subclassifications below					
Small	P	P	P	P	P	
Large	P	P	P	P	P	
Group Residential	-	-	-	P	P	
Residential Care Facilities	See Subclassification below					

Use Classification	RS-3	RS-6	RM-20	RM-59	RM-100	Additional Regulations
General	-	-	M	M	M	See Section 18.23.200 , Residential care facilities
Limited	P	P	P	P	P	
Senior	-	-	M	M	M	See Section 18.23.200 , Residential care facilities
Single Room Occupancy	-	-	C	C	C	See Section 18.23.220 , Single room occupancy hotels
Transitional Housing	P	P	P	P	P	See Section 18.23.250 , Transitional and supportive housing
Supportive Housing	P	P	P	P	P	See Section 18.23.250 , Transitional and supportive housing
Public and Semi-Public Uses						
Community Assembly	-	C	-	C	C	See Section 18.23.080 , Community assembly facilities
Community Garden	P	P	P	P	P	
Cultural Institution	-	C	-	C	C	
Day Care Centers	-	-	-	P	P	See Section 18.23.090 , Day care
Park and Recreation Facilities, Public	P	P	P	P	P	
Public Safety Facilities	-	C	C	C	C	
Schools, Public or Private	-	C	C	C	C	
Social Service Facilities	-	-	-	M	M	

Use Classification	RS-3	RS-6	RM-20	RM-59	RM-100	Additional Regulations
Commercial Uses						
Eating and Drinking Establishments, Convenience	-	C(3)	-	-	-	See Section 18.23.140 , Outdoor dining
Retail Sales, Convenience Markets	-	C(3)	-	-	-	
Transportation, Communication, and Utilities Uses						
Communication Facilities	See Chapter 18.24 , Wireless Telecommunications Facilities					
Utilities, Minor	P	P	P	P	P	
Other Applicable Types						
Accessory Uses and Structures	See Sections 18.15.020 , Accessory buildings and structures, and 18.23.030 , Accessory uses					
Home Occupations	P	P	P	P	P	See Section 18.23.120 , Home occupations
Nonconforming Use	Chapter 18.19 , Nonconforming Uses, Structures, and Lots					
Temporary Use	See Section 18.23.240 , Temporary uses					

Specific Limitations:

1. In addition to standard use permit findings, the Planning Commission must find that the development is designed with massing and height that is sensitive to the building pattern of the area and adjacent properties.
2. In addition to standard use permit findings, the Planning Commission must find that specific site conditions exist such that the proposed development type is equal to or better than multi-unit residential or townhouse development types with regard to design and achievable density and the project is designed with massing and height that is sensitive to the building pattern of the area and adjacent properties.
3. Subject to the following limitations:
 - a. Limited to cafes, coffee shops, delis, and neighborhood markets. Full service restaurants are not allowed.
 - b. Limited to one thousand five hundred square feet of sales area.
 - c. Hours of operation are limited to between seven a.m. and nine p.m.
 - d. Must be located within a two-story building.

e. Must be located on a corner lot with frontage on an arterial a minimum of one-half mile from the MU-DC-100, MU-D-100, and MU-D-120 districts and other existing neighborhood-serving retail.

f. In addition to the findings required for all use permits, the Planning Commission must find that the proposed use promotes community health, interaction, and socialization of the neighborhood; complements the residential character of the surrounding neighborhood; and will not adversely impact adjacent properties.

(Ord. 1568 § 1 (Exh. A), 2021; Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.04.030 Development standards—RS districts. [Revised 11/20](#)

1. Table 18.04.030 prescribes the development standards for RS districts. Additional regulations are denoted in a right-hand column. Section numbers in this column refer to other sections of this title, while individual letters refer to subsections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

2. Deviation from Standards.

- a. The standards set forth in this section shall apply to all residential development applications in the RS district. Proposed development projects that comply with all development and objective standards contained in this section shall qualify for approval as a matter of right, and subject only to Zoning Clearance review pursuant to Chapter 18.28 (Zoning Clearance) and 18.29 (Design Review and Objective Design Standards Compliance Review) of this title unless as specified within Table 18.04.020 Land Use Regulations - Residential Districts. For proposed projects that deviate from one or more objective standards, such applications shall be subject to the Design Review provisions set forth in Chapter 18.29.
- b. Deviations Subject to Design Review. Any application involving a deviation or exception from the objective standards for the following shall be subject to Design Review for that standard pursuant to Chapter 18.29:
 - i. Building articulation and massing
 - ii. Building materials and colors
 - iii. Building modification to preserve a protected tree unless a setback modification requires a variance.
 - iv. Driveway location, width, and configuration
 - v. Entry location, connectivity, and treatments
 - vi. Garage location and setbacks
 - vii. Landscape design
 - viii. Roof form and detail
 - ix. Window treatments

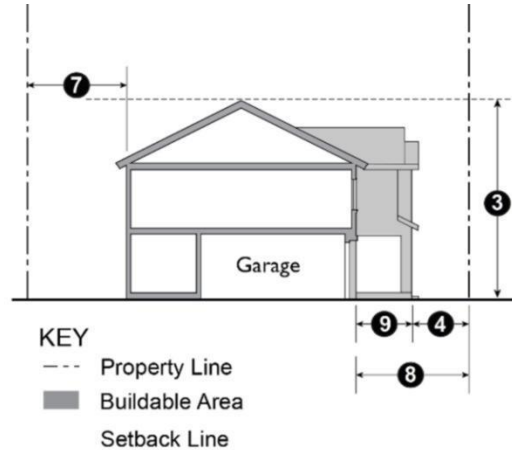
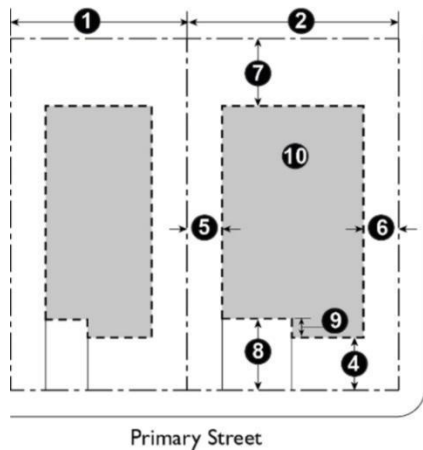


TABLE 18.04.030: DEVELOPMENT STANDARDS—RESIDENTIAL SINGLE-FAMILY DISTRICTS

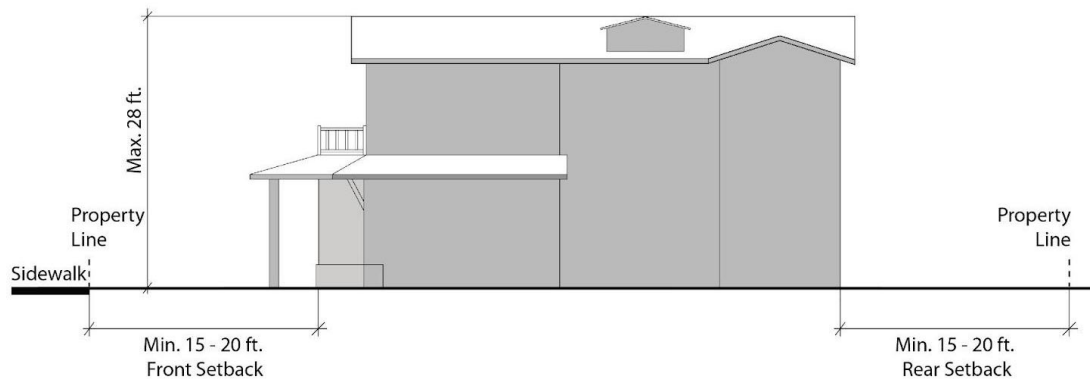
District	RS-3	RS-6	Additional Regulations	#
Lot and Density Standards				
Maximum Density (units/net acre)	3	6		
Minimum Lot Size (sq. ft.)	10,000*	5,000*	*New subdivision lots shall be subject to SCMC Table 17.16.030	
Corner Lots	10,000*	6,000*	*New subdivision lots shall be subject to SCMC Table 17.16.030	
Minimum Lot Width (ft.)	75*	40*	*New subdivision lots shall be subject to SCMC Table 17.16.030	1
Corner Lots	75*	60*	*New subdivision lots shall be subject to SCMC Table 17.16.030	2
Maximum Floor Area				
Maximum Floor Area (MFA)	No MFA	For lots less than or equal to 7,500 sq. ft. MFA is the greater of 1,100 sq. ft. + 35% of the lot area or 50% of the lot area; for lots greater than 7,500 sq. ft. MFA is 50% of the lot area.	See Chapter 18.03 , Rules of Measurement; See Section 18.23.210 for accessory dwelling unit and junior accessory dwelling unit standards	
Building Form and Location				
Maximum Height (ft.)	28 (A)	28 (A)	See Section 18.15.060 , Height and height exceptions and See Chapter 18.12 for permissible height within a Hillside Overlay District	3

TABLE 18.04.030: DEVELOPMENT STANDARDS—RESIDENTIAL SINGLE-FAMILY DISTRICTS

District	RS-3	RS-6	Additional Regulations	#
Public and Semi-Public Uses	28	45		
Minimum Setbacks (ft.)				
Front	20	1st Story: 15 (B) 2nd Story: 19	See Section 18.15.080 , Projections into yards	4
Interior Side	1st Story: 10 2nd Story: 14 (C,D,E)	1st Story: 5 (C) (B) 2nd Story: 9 (D) (C,D,E)		5
Street Side	1st Story: 10 (E) 2nd Story: 14 (C, D, E)	1st Story: 7.5 (E) 2nd Story: 11.5 (C,D, E)		6
Rear	20	15 (F)		7
Garage, from property line	20	20	See Section A.3.d,e Detached Garages and See Chapter 18.12 for Hillside Overlay District Provisions	8
Garage, from primary facade	5 (G)	5 (G)		9
Maximum Lot Coverage (Percent of Lot)	25 in H Overlay 35 outside H Overlay	50	See Chapter 18.03 , Rules of Measurement	10

- A. Building Height within the Front and Rear Fifteen Feet of the Building. The maximum height within the front and rear fifteen (15) feet of the building shall be measured as indicated in Section 18.03.050 (Measuring height) not exceeding twenty-eight (28) feet. For buildings located in the Hillside Overlay zoning district, refer to Chapter 18.12 (Hillside Overlay District).

FIGURE 18.04.030-A: MEASURING BUILDING HEIGHT - RS Districts



- B. Side Setback Exception. For lots less than fifty (50) feet in width, the minimum ground-floor side setback shall be a minimum of ten (10) percent of the lot width or three (3) feet, whichever is greater.
- C. The upper story may align with the lower story at the required lower story five (5) feet setback for up to thirty (30) percent of the length of the lower story. The maximum thirty (30) percent projection shall be measured from the rear wall of the lower story. Any window located on the projecting portion of the building shall be either a clerestory window or shall be glazed, tinted, etched, frosted, or treated in any similar manner that limits views into and from the window.

FIGURE 18.04.030-C: SECOND STORY PROJECTION

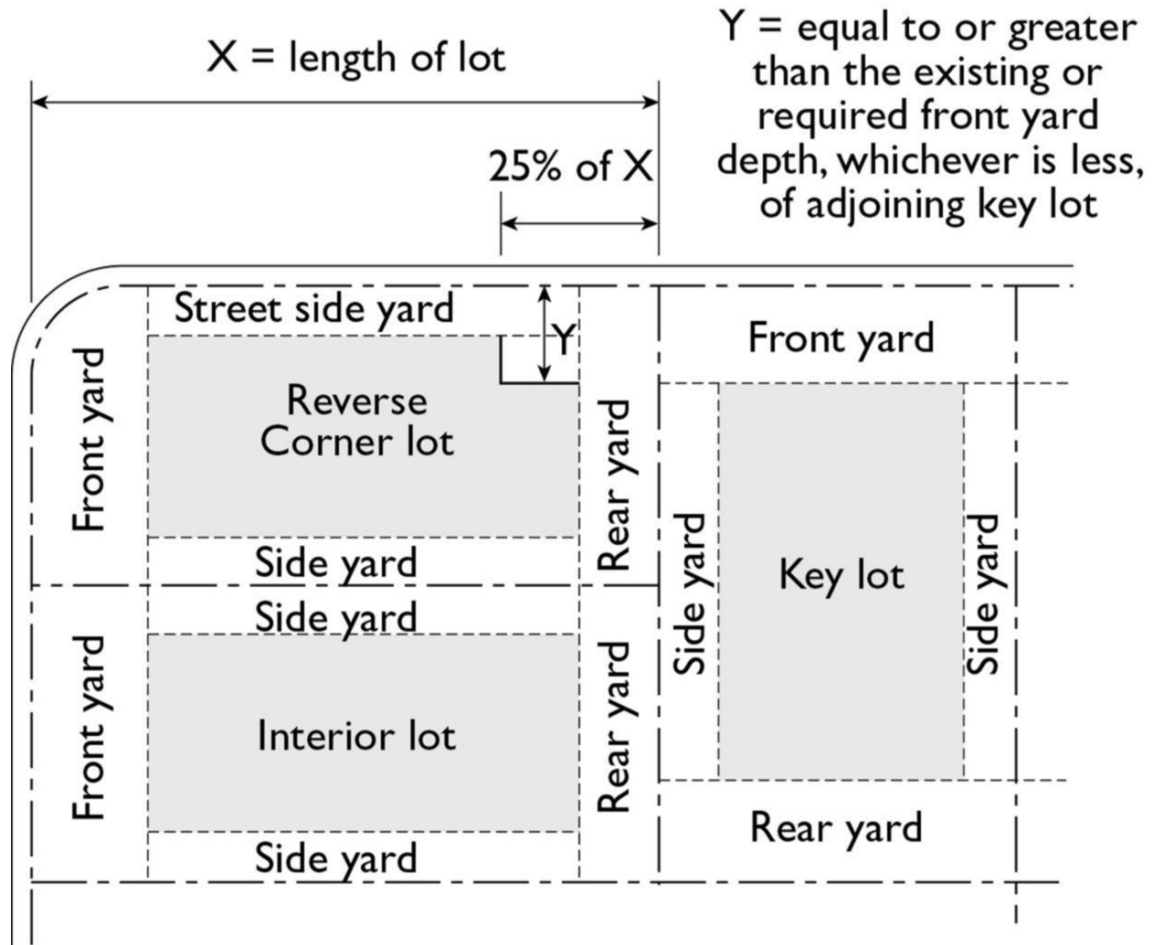


FIGURE 18.04.030-D,E: SEVEN (7) FEET INTERIOR SIDE SETBACK



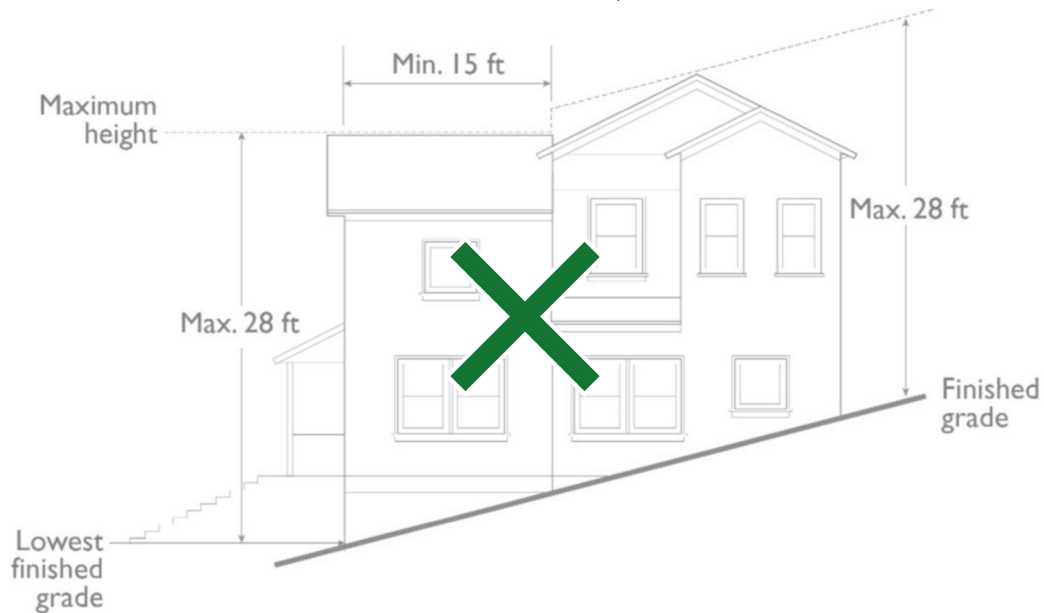
- D. Where the entire ground floor is set back at least seven (7) feet from the property line, the upper story may align with the lower story for the entire length of the building.
- E. For a ground floor setback of seven (7) feet a projection of up to two (2) feet is allowed on the lower and upper story. The alignment of the stories shall not exceed thirty (30) percent of the length of the lower story. The maximum thirty (30) percent projection shall be measured from the rear wall of the lower story. Any window located on the projecting portion of the building shall be either a clerestory window or shall be glazed, tinted, etched, frosted, or treated in any similar manner that limits views into and from the window.
- F. Street Side Setbacks on Lots with Reversed Frontage. The exterior side setback in the rear twenty-five percent of a reversed corner lot shall not be less than the front yard required or existing, whichever is less, on the adjoining key lot.

FIGURE 18.04.030-F: STREET SIDE SETBACKS ON LOTS WITH REVERSED FRONTAGE



A. Building Height, Single Family Homes. Within the front and rear fifteen feet of the building, the maximum height shall be no more than twenty eight feet, measured as a vertical distance from the lowest finished grade at the building face to the topmost point of the roof.

FIGURE 18.04.030-A: BUILDING HEIGHT, SINGLE-FAMILY HOMES

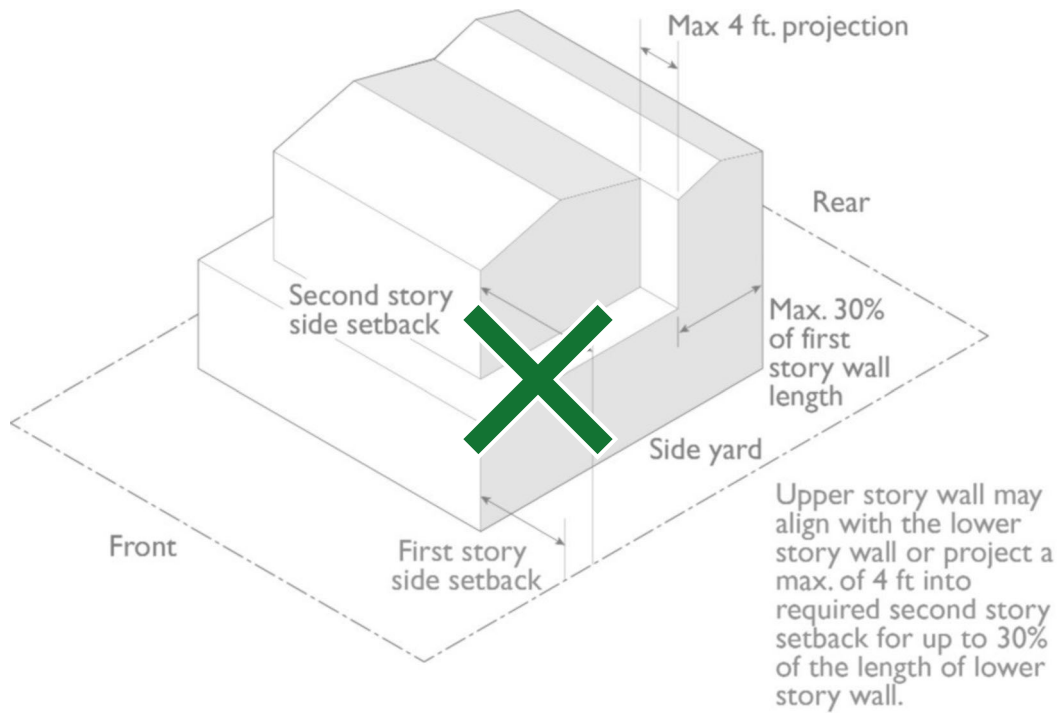


~~B. Ground Floor Front Setback. Where twenty five percent or more of the lots on the same block face have been improved with buildings, the minimum ground floor front setback requirement shall be the average of the actual front setback of all improved lots on such block face or fifteen feet, whichever is less.~~

~~C. Narrow Lot Side Setback. The minimum ground floor side setback for lots with an average width of forty five feet or less shall be a minimum of ten percent of the lot width, or three feet, whichever is greater.~~

~~D. Second Story Projection. The upper story may align with the lower story or project a maximum of four feet into the required second story setback for up to thirty percent of the length of the lower story.~~

FIGURE 18.04.030-D: SECOND STORY PROJECTION



~~E. Street Side Setbacks on Lots with Reversed Frontage. The exterior side setback in the rear twenty-five percent of a reversed corner lot shall not be less than the front yard required or existing, whichever is less, on the adjoining key lot.~~

~~F. Rear Setback. The ground floor may be located up to five feet from the rear property line if a minimum of fifteen percent of the area of the building site is provided clear and unobstructed to the rear of the dwelling.~~

~~G. Garage Setback Exception. Exceptions to the garage setback may be granted through the design review process where the review authority finds the visual prominence of the garage has been minimized and the site is small and constrained such that locating the garage five or more feet from the primary facade is not feasible.~~

~~H. Detached Garages. Detached garages shall be located in the rear half of the lot. The Director may approve a detached garage in the front half of the lot subject to the front setback requirements of the base district where the size, shape, topography, location, surroundings, or existing structures of the property make it infeasible to locate the garage in the rear half of the lot. (Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)~~

18.04.040 Objective Design Standards for Supplemental regulations—RS districts.

A. Site Planning

1. Entry location and street connectivity.

- a. Entry Location. The principal entry for all new primary units shall be located and oriented to face the adjacent public or private street.
- b. Street connectivity
 - i. A separate walkway measuring minimum 36" in width shall be provided from the sidewalk to the primary entry.
 - ii. The driveway shall not serve as the primary walkway to the building entry.
 - iii. The primary walkway shall be differentiated from the driveway with the use of paving materials. Differentiated paving materials may include but are not limited to pavers, stepping stones, flagstones, or gravel.

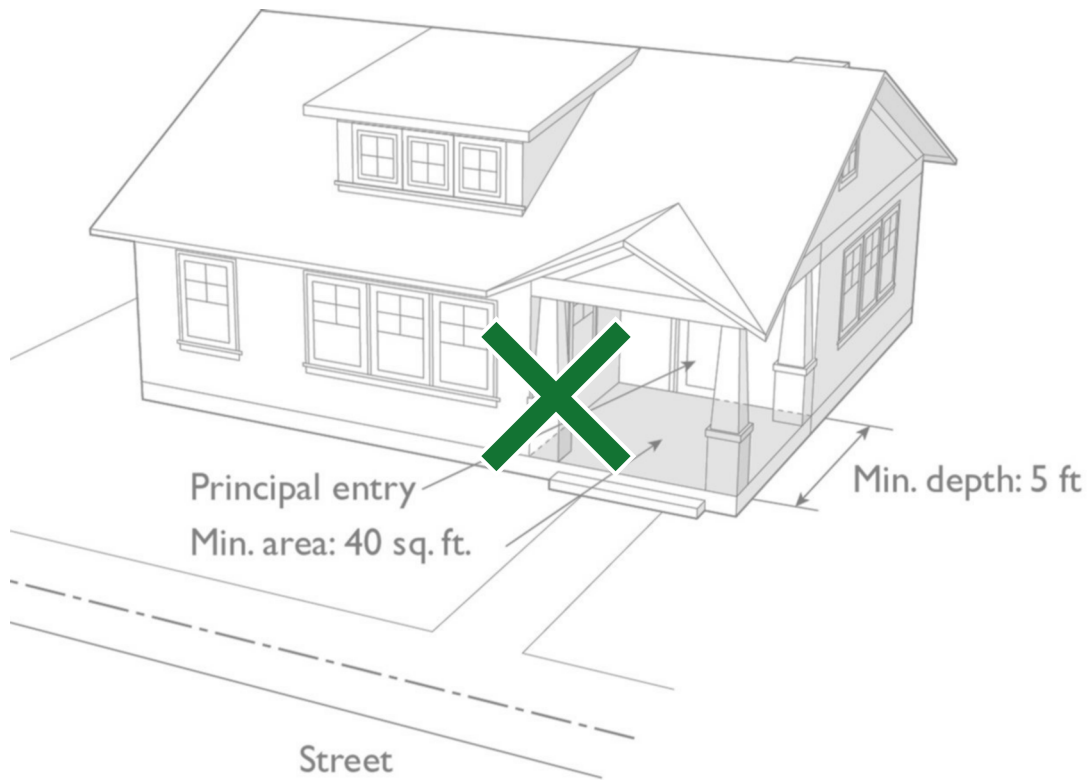
FIGURE 18.04.040-A-1: ENTRY LOCATION AND STREET CONNECTIVITY - RS DISTRICTS



~~A. Design of Building Additions. Roof lines, exterior materials, windows, railings, porches, and other design elements shall be designed in a manner which is compatible with the design elements of the existing buildings and surrounding neighborhood.~~

~~B. Building Entrances. The principal entry shall be located in a visible location facing the street and shall incorporate a projection (e.g., porch) or recess, or combination of projection and recess at least forty square feet in area, with a minimum depth of five feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be approved through the design review process.~~

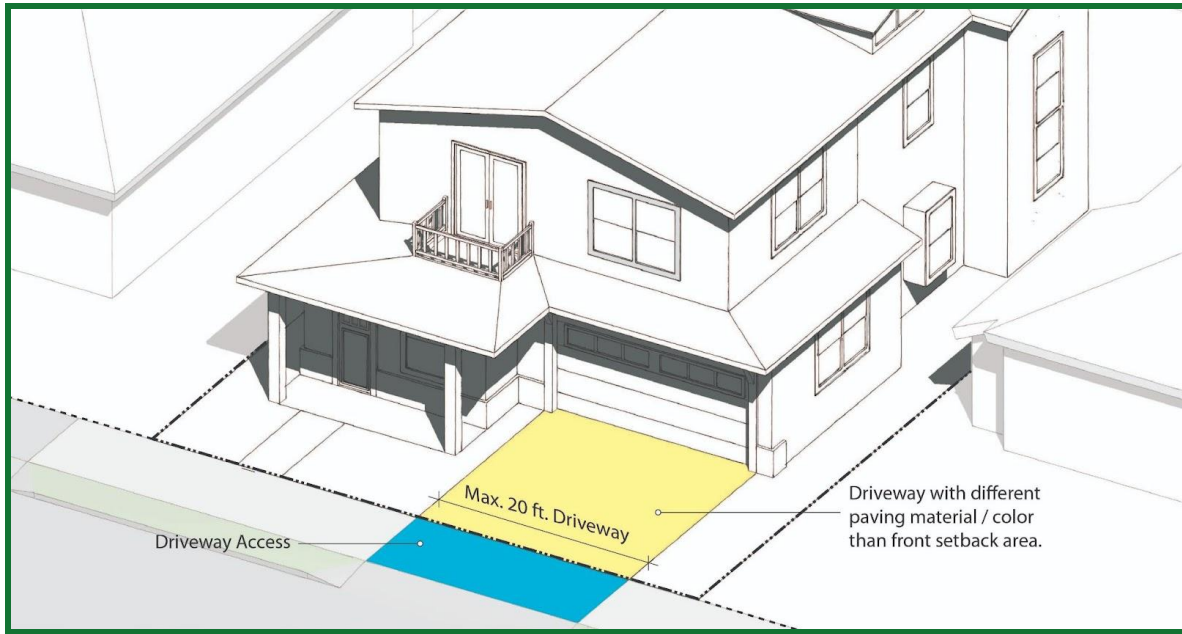
~~FIGURE 18.04.040-B: BUILDING ENTRANCES - RS DISTRICTS~~



2. Parking and Driveways

- a. Parking/Garage Access. Parking spaces shall be provided as required by SCMC Chapter 18.20 (Parking and Loading).
- b. Driveways.
 - i. Driveway approaches (curb cuts) shall be permitted only to provide access to approved garages, carports, and parking spaces.
 - ii. Curb cuts are permitted pursuant to Chapter 12.04 (Sidewalk and Driveway Approach Construction and Repair).
 - iii. Driveways up to twenty (20) feet wide are permitted to serve the primary unit.
 - iv. Tandem parking configurations are permitted when only a single-car garage is proposed or existing. The driveway shall be a maximum of ten (10) feet wide and a maximum of thirty-eight (38) feet in length.
 - v. Driveways serving two or more units shall be the minimum width required by the City Engineer per SCMC Sections 18.20.100, 12.04.090, and 12.04.100.
 - vi. Driveways abutting a side property line shall include a minimum two (2)-foot-wide pervious surface edge treatment along that abutting property line.
 - vii. Driveways must be distinguished with a use of different color or material than the adjacent material in the front setback area.
 - viii. Driveways on corner lots shall be located at least twenty (20) feet from the property lines at the intersection corner.

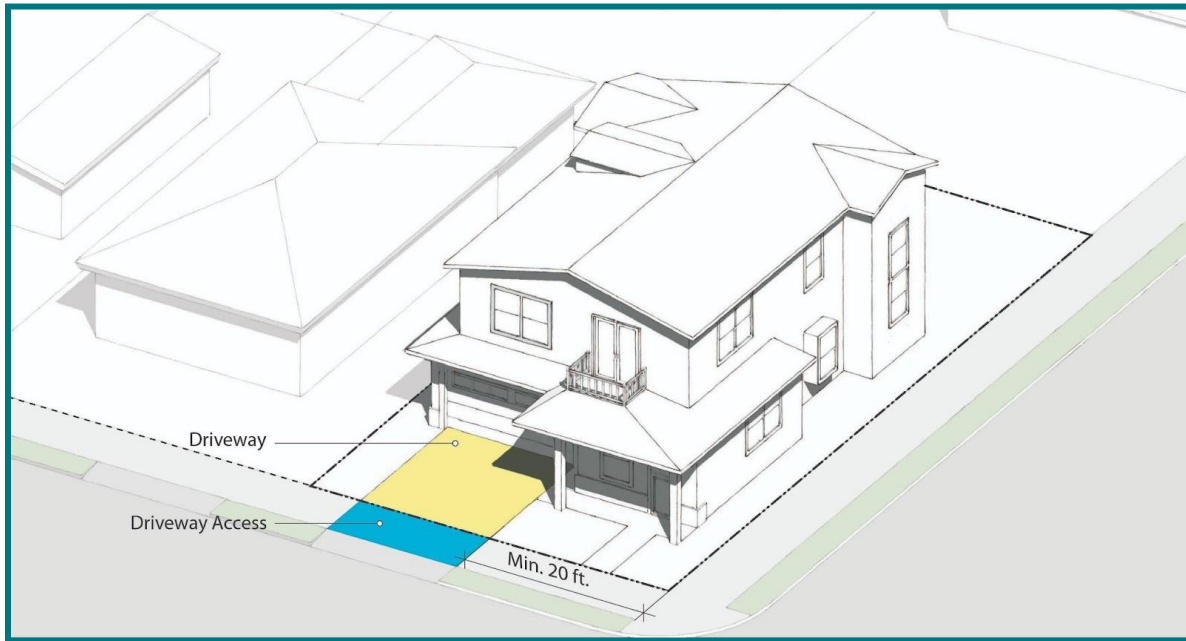
FIGURE 18.04.040-A-2: PARKING AND DRIVEWAY - RS DISTRICTS



3. Garage Frontage

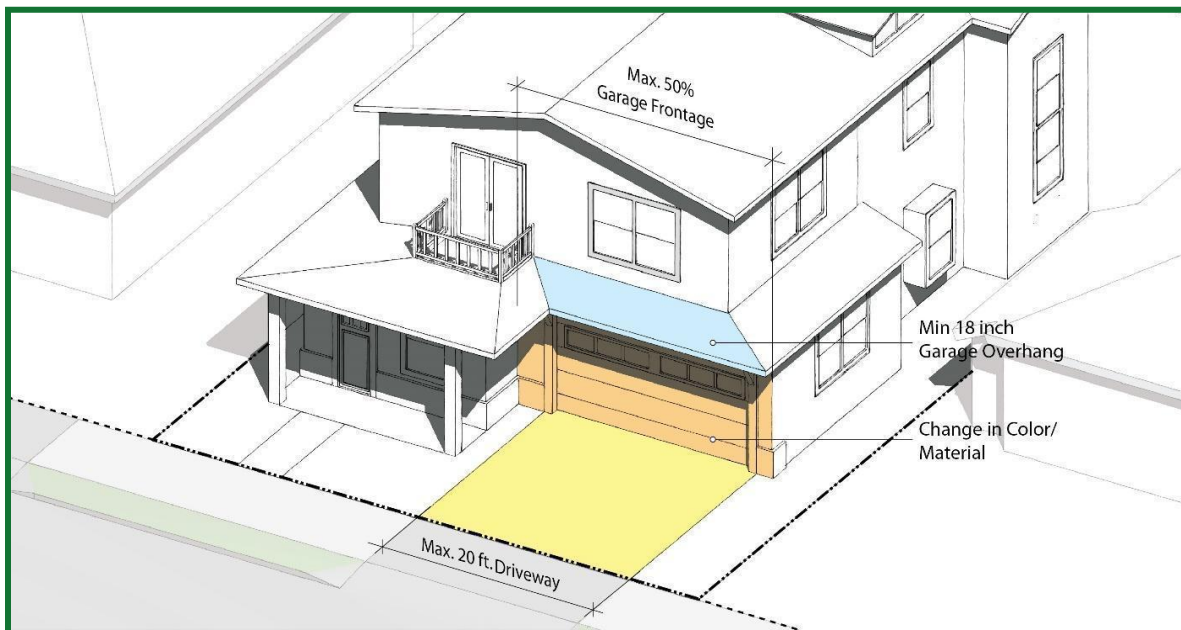
- a. Where a garage is located on the front half of the lot and the garage door faces a street and the lot width is sixty (60) feet or less, the garage frontage including the door width shall not exceed fifty (50) percent of the width of the front facade of the building. For lots wider than sixty (60) feet, the garage façade including the door shall not exceed forty (40) percent of the front facade of the building.

FIGURE 18.04.040-A-3: DRIVEWAY ON CORNER LOTS - RS DISTRICTS



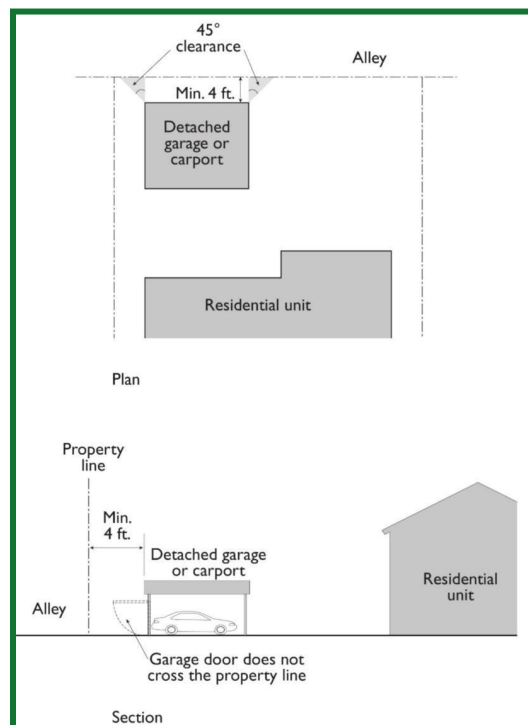
- b. Garage doors facing the street shall have articulating elements consisting of at least one (1) of the following design elements on the façade:
- i. An overhang of at least 18 inches in depth
 - ii. Windows
 - iii. Have the garage doors use colors or materials that are in the same color family as those of the primary building façade.
 - iv. Decorative trellis

FIGURE 18.04.040-A-3: GARAGE FRONTAGE STANDARDS - RS DISTRICTS



- c. Side-loaded garages may be used to diminish the impact of garages along the street frontage. The use of at least one (1) of the following design elements is required to avoid the blank wall of the garage.
 - i. Landscaping with a mature height of at least twenty-four (24) inches
 - ii. Raised planters with a minimum height of twelve (12) inches and landscaping with a mature height of at least twelve (12) inches
 - iii. Windows
 - iv. Decorative trellis
 - v. Material change relative to materials used for the building
- d. Detached Garages. Detached garages shall have a minimum setback of three (3) feet from a property line and (4) feet from an alley.
- e. Alley Access. A detached garage or carport is permitted to have access to the alley if all following conditions are achieved:
 - i. The garage or carport entrance shall be set back a minimum of four (4) feet from the alley;
 - ii. A forty-five (45)-degree visibility triangle shall be provided on either side of the garage or carport; and
 - iii. The garage door does not cross the property line when opening or closing.

FIGURE 18.04.040-A-4: ALLEY ACCESS - RS DISTRICTS



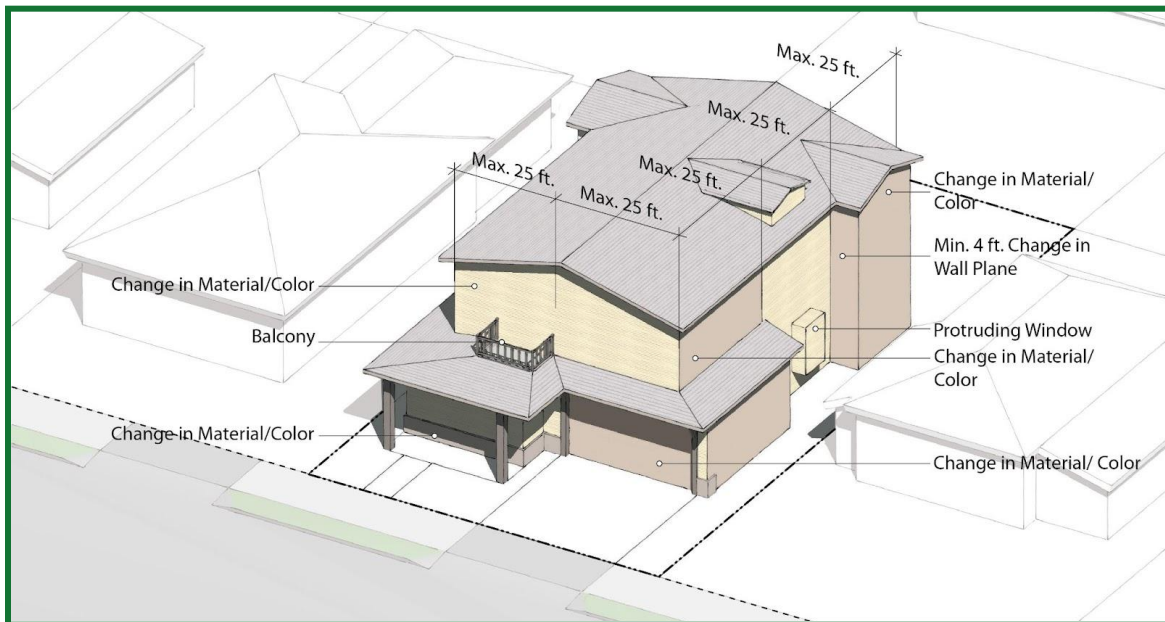
B. Building Design

1. Massing. The purpose of regulating building mass is to ensure a building fits well on a site, respects the scale of the neighborhood, and avoids bulky appearance. Building walls and the massing of the

structure shall not run in a continuous plane of more than twenty-five (25) feet without one or more of the following treatments:

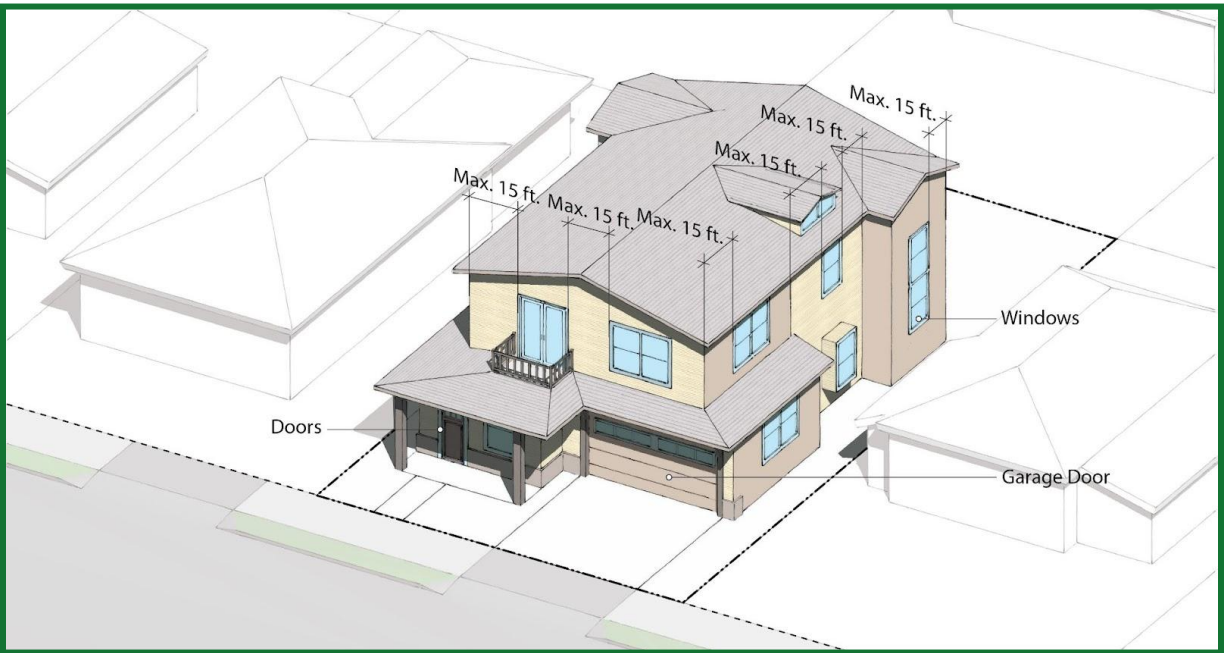
- a. Incorporate a change in wall plane with a minimum of four (4) feet in depth for the façade.
- b. Provide a recessed entry of at least three (3) feet in depth.
- c. Provide a protruding window (such as a bay window) of at least two (2) feet in depth.
- d. Use at least two (2) distinct materials and colors on each façade (see Section 7-Materials).
- e. Provide an upper story balcony in the front step back area.

■
FIGURE 18.04.040-B-1: BUILDING MASSING - RS DISTRICTS



2. Articulation. The purpose of regulating articulation is to avoid flat, blank walls that may result from massing requirements as indicated within the Building Design subsection and to create a visual interest to enhance the character of the neighborhood. The following regulations apply.
 - a. No facade shall run in a continuous plane of more than fifteen (15) feet without one of the following treatments included on the façade at every building story:
 - i. Window
 - ii. Entry door
 - iii. Change in material (see Section 7 – Materials)
 - iv. Decorative shutters
 - v. Trellis

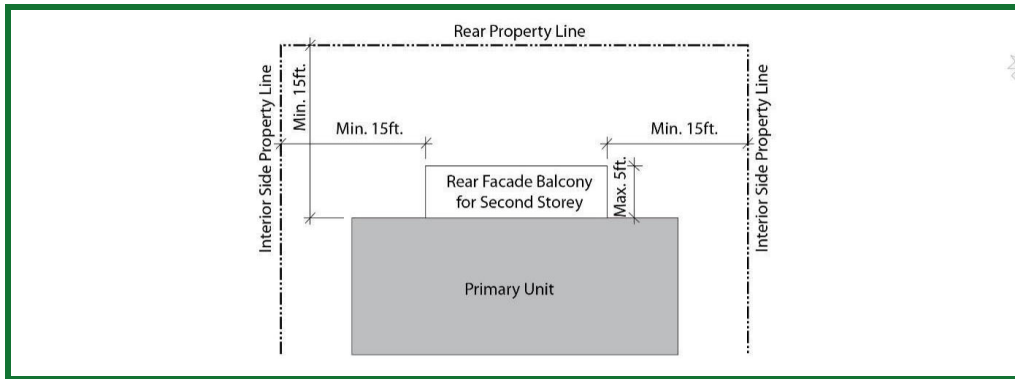
FIGURE 18.04.040-B-2: BUILDING ARTICULATION - RS DISTRICTS



b. Balconies

- i. Usable balconies shall not be located on any facade facing a side yard. Juliette/French balconies may be used as an accent feature on side yard facades, provided such balconies have a projection of no more than eighteen (18) inches.
- ii. Projected and/or recessed balconies shall be at least four (4) feet deep and six (6) feet wide.
- iii. Projected and/or recessed balconies located on rear facades shall not be located within fifteen (15) feet from any interior side property line.
- iv. Projected and/or recessed balconies shall incorporate screening features that obstruct views into neighboring yards. Screening may be accomplished by architectural methods or by providing landscape screening along side-yard property lines. If landscape screening is provided without supporting elements, it shall comprise woody shrubs or trees that are at least fifteen (15) feet in height at installation and that will be less than 8' wide at maturity.
- v. Projected balconies located on rear facades shall not encroach more than five (5) feet into the rear setback.

FIGURE 18.04.040-B-2(b): BALCONY LOCATION FROM INTERIOR PROPERTY LINE - RS DISTRICTS



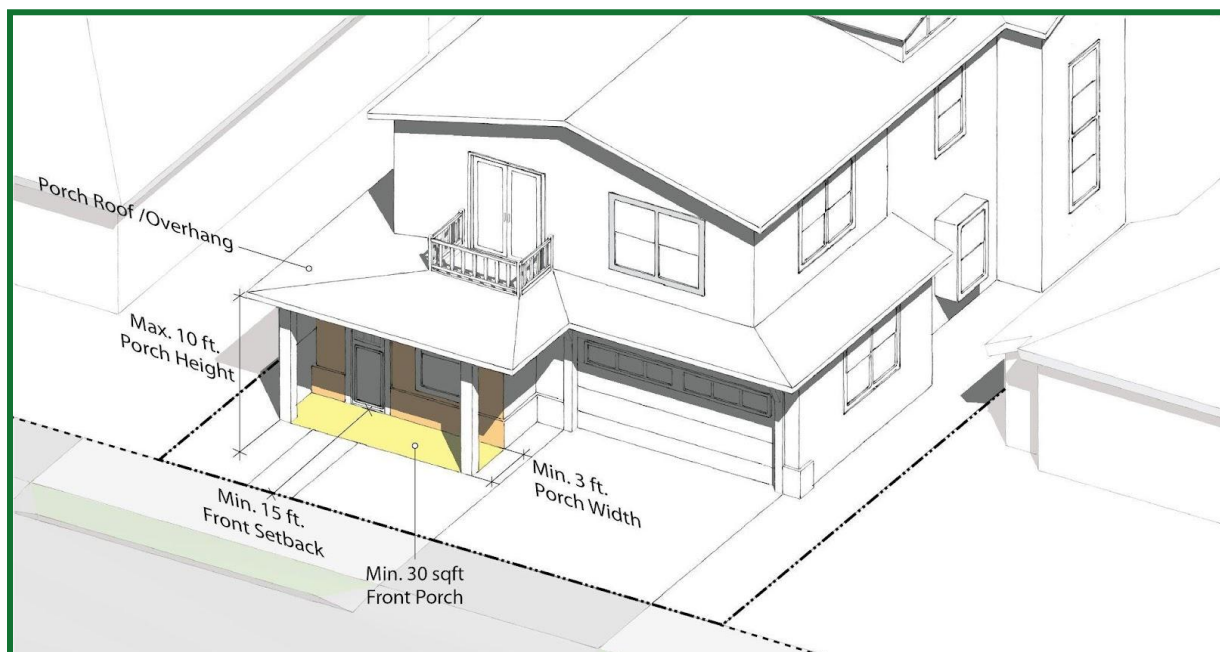
3. Ground Floor Entryways. All units shall have an entryway defined by at least one of the following elements with:

- a. Porch
- b. Recessed entry
- c. Deep overhang

4. Ground Floor Entryway Treatments. Entryways shall be a characteristic component of the selected architectural style unless otherwise specified in the reference guide. The following standards shall apply:

- a. Porch Design.
 - i. The front porch shall be part of the primary entrance and connected to the front yard.
 - ii. Porches shall have a minimum depth of three (3) feet for up to thirty (30) square feet.
 - iii. Porches shall not encroach more than five (5) feet into the front setback.
 - iv. Porches shall not exceed ten (10) feet in height measured from the finished grade to the bottom of the eave, not including the roof element.

FIGURE 18.04.040-B-4: PORCH DESIGN - RS DISTRICTS



- b. Recessed Entry.

- i. Recessed entries shall be recessed at least three (3) feet from the building façade to create a covered landing area. The recessed entry shall be oriented towards the street.

FIGURE 18.04.040-B-4: PORCH ENCROACHMENT - RS DISTRICTS

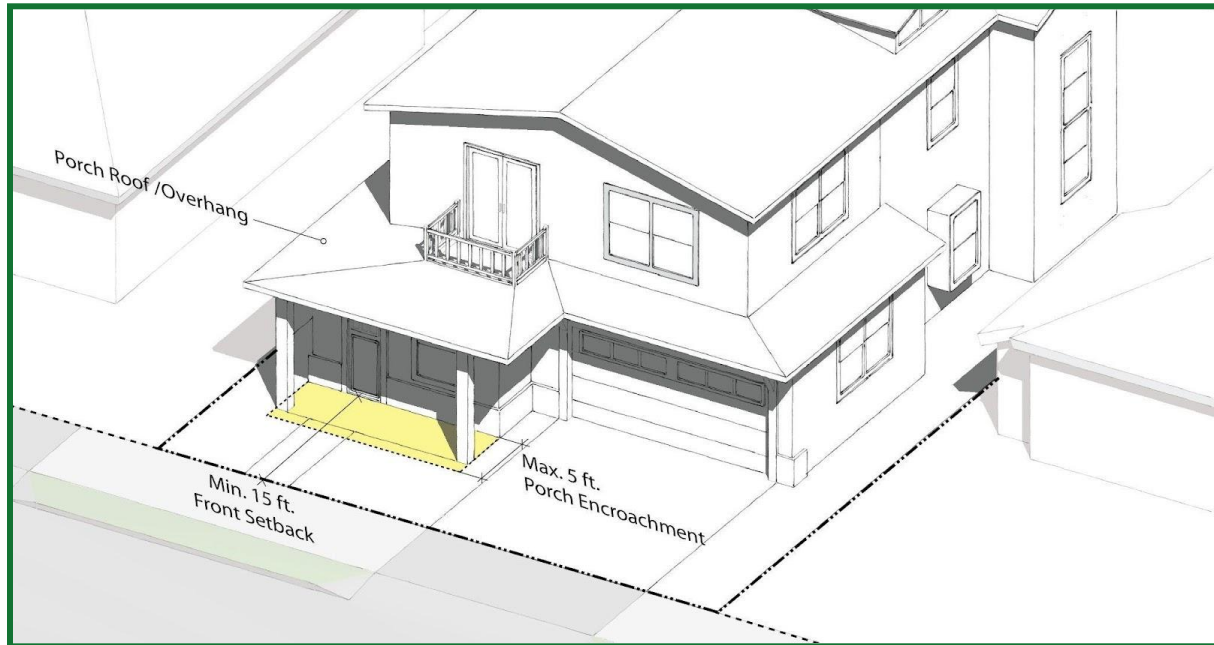


FIGURE 18.04.040-B-4: RECESSED ENTRY - RS DISTRICTS



- ii. Recessed entries shall not exceed twelve (12) in height from floor to ceiling.

c. Deep Overhang.

- i. Deep overhangs shall be a minimum depth of three (3) feet and a maximum of five (5) feet.
- ii. Deep overhangs shall not exceed twelve (12) in height measured from the finished grade to the top of the overhang, not including the roof element.

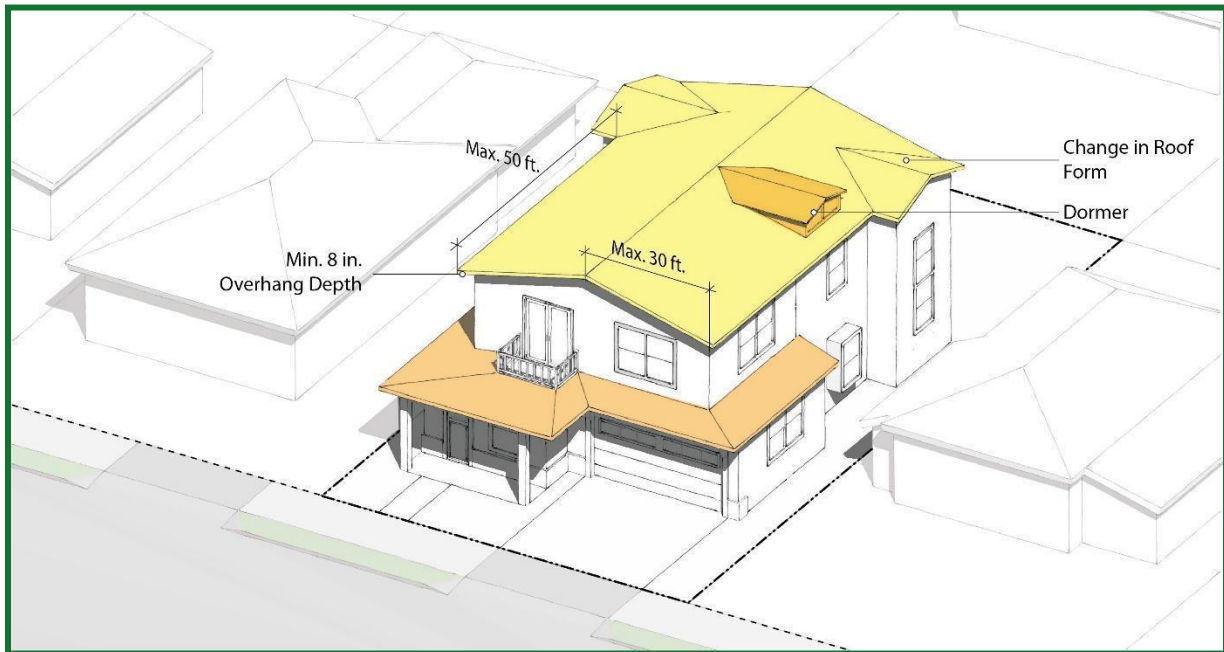
5. Architectural Style

- a. For the purpose of defining architectural styles as set forth in this section, the reference guide shall be the most currently published version of *A Field Guide to American Houses: the definitive guide to identifying and understanding America's domestic architecture* by Virginia Savage McAlester or *American House Styles: A Concise Guide* by John Milnes Baker, AIA. The City may identify an alternative source or sources, provided such source is made publicly available.
- b. Using the building design reference document identified above, projects shall identify an architectural design style and include at least four (4) features in their design consistent with the description of the selected style:
 - i. Roof type and characteristic pitch (required)
 - ii. Roof rake, eave overhang, and cornice detail
 - iii. Wall façade symmetry or asymmetry and detail
 - iv. Wall material and arrangement relative to roof
 - v. Window type, relative proportion, shape, and detail
 - vi. Door type, relative proportion, shape, and detail
 - vii. Porch type, relative proportion, shape, and detail

6. Roof Treatments

- a. Roof Form - Rooflines that are thirty (30) feet or longer along a street-facing property line and greater than fifty (50) linear feet for all other sides shall be articulated with at least one of the following techniques :
 - i. Change in the roof ridge
 - ii. Change in the shape of the roof
 - iii. Change in the angle of the slope
 - iv. Change in the eave depth
 - v. Change in detailing in the form of dormers
 - vi. Change in the detailing in the form of skylights

FIGURE 18.04.040-B-6: ROOF FORM AND DETAILS - RS DISTRICTS



- b. Roof form articulation shall allow an exception where solar panels are to be provided. The applicant shall be required to provide documentation from a qualified designer or contractor citing specific building code requirements that necessitate the exception.
- c. Roof Form Detail
 - i. Sloped roofs shall incorporate a minimum of eight (8)-inch-deep eaves to create shadows and add depth to facades. If a particular style based on the Architectural Style Subsection has a roof or eave style that is different from this standard, this standard shall not apply.
 - ii. Flat roofs, when used, shall incorporate a decorative cornice consistent with the architectural style as specified in Architectural Style Subsection and shall visually cap the building at a minimum of three (3) inches deep and twelve (12) inches tall.
- d. Roof-top Utilities and Equipment. Rooftop utilities and equipment shall be screened by a parapet or mansard roof so that such equipment is not visible from the public right-of-way.

FIGURE 18.04.040-B-6: FLAT ROOF FORM AND DETAILS - RS DISTRICTS



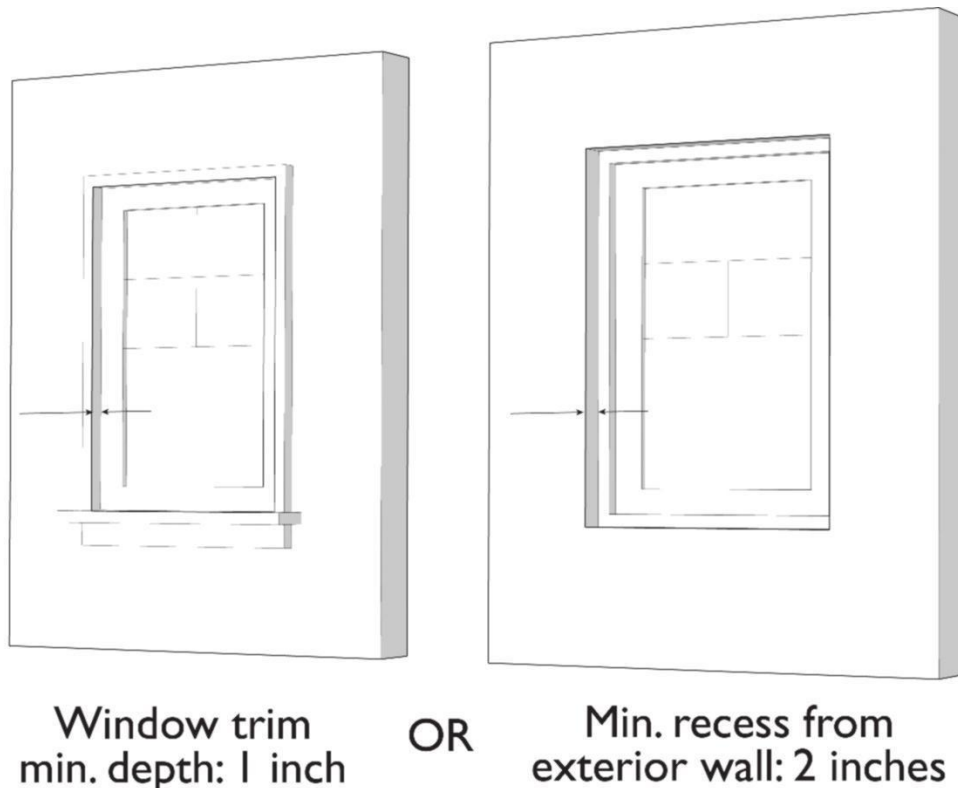
7. Windows

a. Window Detail

i. Window Trim or Recess. Trim at least one inch in depth must be provided around all windows, or window must be recessed at least two inches from the plane of the surrounding exterior wall. For double-hung and horizontal sliding windows, at least one sash shall achieve a two-inch recess.

ii. Windows. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window. Exceptions may be granted through the design review process to accommodate alternative window design complementary to the architectural style of the structure.

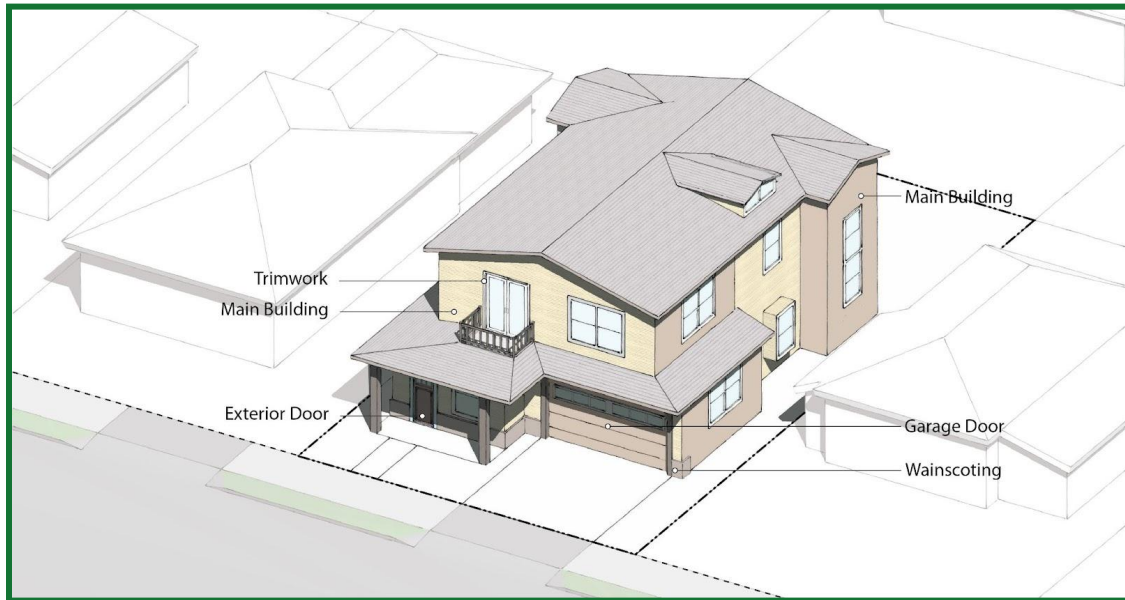
FIGURE 18.04.040-7G: WINDOW TRIM OR RECESS—RS DISTRICTS



8. Materials

- a. At a minimum, at least three (3) materials or color shall be used consistently on the entire building façade and shall consist of materials appropriate to the selected architectural style (per architectural style reference guide) of the building. Roof and glazing material or color are excluded and do not count towards this requirement. The following building elements with materials and colors count towards this requirement:
 - i. Main building
 - ii. Wainscoting
 - iii. Trim work
 - iv. Exterior doors
 - v. Garage doors
 - vi. Decorative elements including trellis, iron work, planter boxes, etc., each with a minimum of ten (10) square feet in surface area.

FIGURE 18.04.040-B-8: MATERIALS - RS DISTRICTS

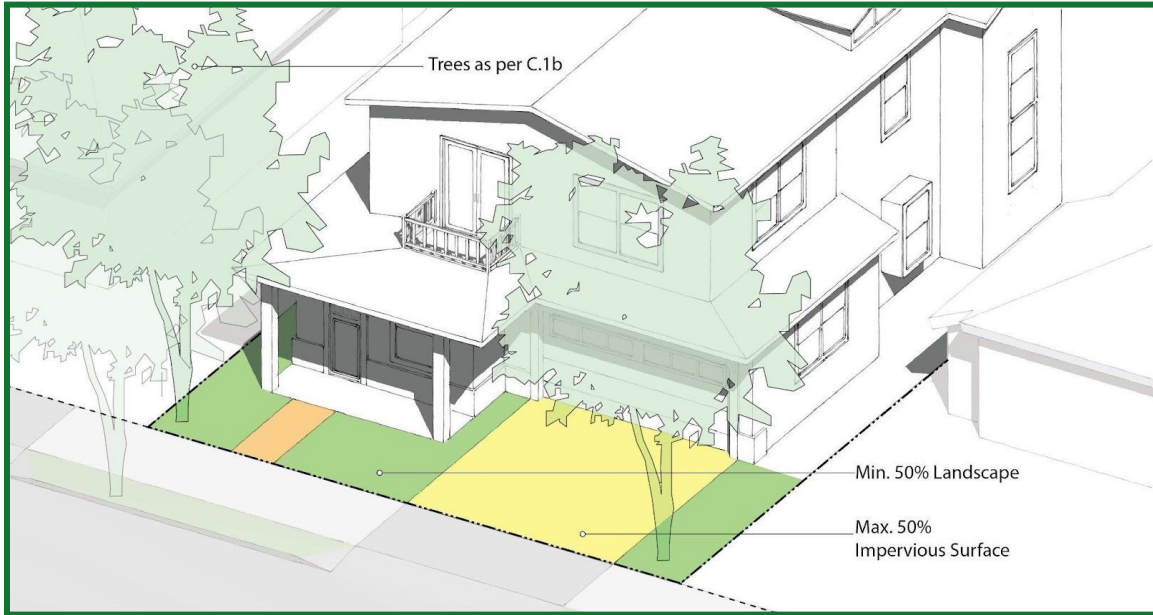


- b. Where an exterior wainscoting is provided, such wainscoting shall have a minimum height of eighteen (18) inches from the finished grade. Wainscoting shall not end at the corner of the building but shall wrap around and continue at least eighteen (18) inches to provide a finished appearance.
- c. The exterior use of porous materials, foam for trims, plastic, and plywood as siding materials is prohibited.
- d. The Planning Director shall maintain a list of approved façade and trim materials, with such list accessible to the public.

C. Other Details

1. Landscape Design. The following standards are supplemental to the standards contained in Chapter 18.18 (Landscaping). Where conflicts exist, the stricter standard shall prevail.
 - a. Front Yard Landscaping
 - i. Within the required front yard area, impervious surfaces shall not exceed fifty (50) percent.
 - ii. At least fifty (50) percent of the required front yard area shall consist of landscaped as specified in Chapter 18.18 (Landscaping).

FIGURE 18.04.040-B-8: LANDSCAPE DESIGN - RS DISTRICTS



- b. Front Yard Trees. The number and location of required trees shall be governed as specified in Section 18.18.070 (Trees).
- 2. Lighting. All exterior lighting shall comply with the provisions of Section 18.15.070 (Lighting and illumination). The following standards are supplemental to the existing standards and where conflicts exist, the stricter standard shall prevail.
 - a. Location. Any light fixture located along the pathways shall not obstruct ADA path of travel.
 - b. Brightness. Shall not exceed four hundred fifty (450) lumens per light fixture (equivalent to 30-watt halogen light bulb) and should not exceed five (5) foot-candles in any given spot.
 - c. Direction. For freestanding light fixtures, the light elements shall be screened to minimize light spillage and confine light to the site and directed away from neighbors.
 - i. All outdoor lighting, including in-ground-lighting and parking area lights, shall be located and directed away from windows of residential units to reduce light impact on residents. Such lighting shall be directed downward and away from adjacent residences and public right-of-way.
 - ii. To minimize the light glare and spillage, all wall-mounted fixtures shall be oriented to an angle towards the ground. The optimal angle shall be between fifty (50) to seventy (70) degrees.
 - iii. Bollard lighting used to light walkways and other landscape features shall cast its light downward.
 - d. Security Lighting. Motion-activated security lighting shall not be capable of being activated by any person(s) in the public right-of-way or on adjacent property.

3. Utilities

- a. All utility screening shall comply with Chapter 18.15.090 (General Site Regulations).
- b. Ground-level utilities and mechanical equipment directly serving the primary or secondary units shall not be located within any front yard area.
- c. Public utilities equipment, where provided above ground, shall comply with the following.
 - i. Such equipment shall not be located within any required front setback area.
 - ii. Such equipment shall be screened using one or more of the following approaches:
 - a) Landscaping
 - b) Raised planters' minimum height of twelve (12) inches with landscape.
 - c) Mesh fence for vertical vegetation
 - d) Walls or fencing consistent with the overall architecture of the building.

~~D. Architectural Articulation. Buildings shall include adequate design features to create visual variety and avoid a large-scale and bulky appearance.¶¶~~

~~1. No street-facing facade shall run in a continuous plane of more than twenty-five feet without a window or a projection, offset, or recess of the building wall at least one foot in depth. Building entrances and front porches, and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.¶¶~~

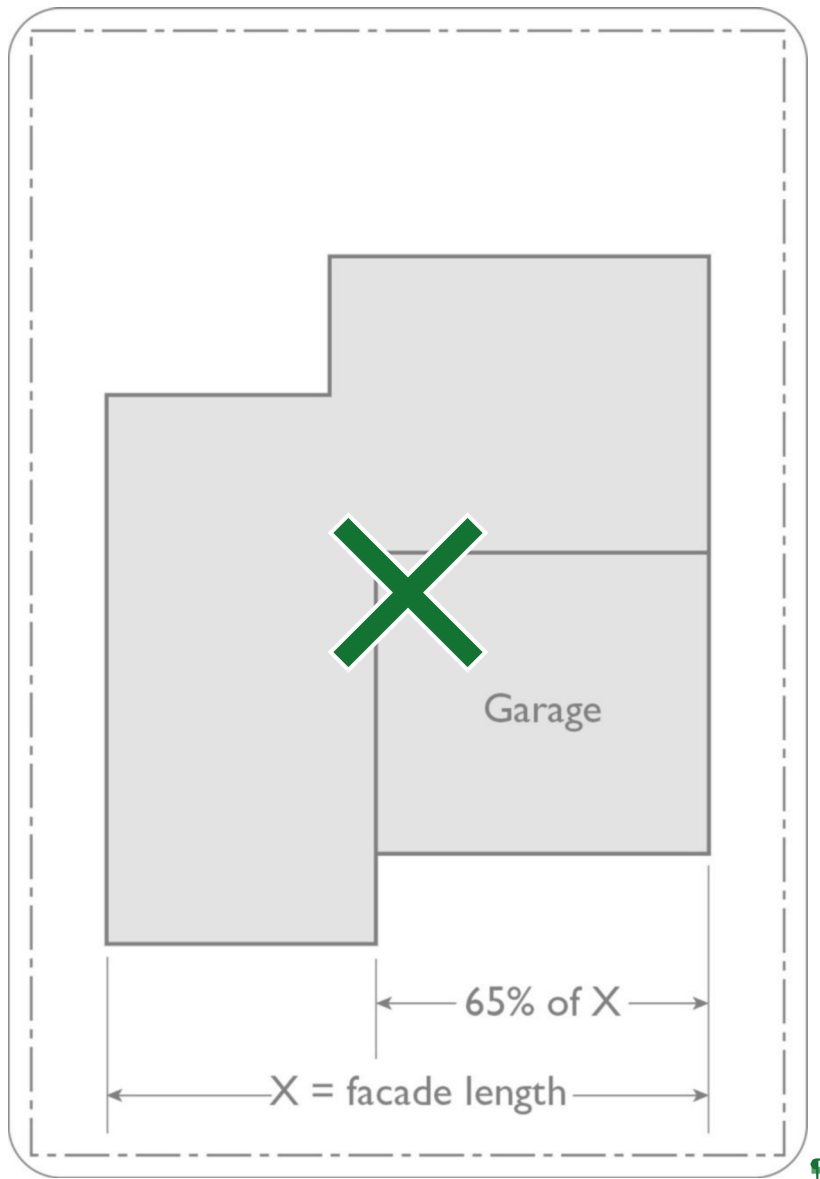
~~2. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Alternative designs to accommodate a complete architectural style may be approved through the design review process when the review authority finds that adequate design features have been incorporated to create visual variety and avoid a bulky or monolithic appearance.¶¶~~

~~FIGURE 18.04.040-D: ARCHITECTURAL ARTICULATION—RS DISTRICTS¶¶~~

~~E. Materials. All materials shall be high quality to allow for long-term durability and appearance. The exterior use of foam as trim and plywood or aluminum as siding materials is prohibited.¶¶~~

~~F. Garage Frontage. Where an attached garage is located on the front half of the lot and garage doors face a street, garage width shall not exceed sixty-five percent of the width of the front facade of the building (sixty percent on lots wider than one hundred feet).¶¶~~

~~FIGURE 18.04.040 F: GARAGE FRONTAGE - RS DISTRICTS~~



~~G. Paving. The maximum amount of paving in street-facing yards is fifty percent of the required yard.~~

~~H. Driveways. Curb cuts and driveways shall be minimized.~~

~~1. Driveway approaches (curb cuts) shall be permitted only to provide access to approved garages, carports and parking spaces.~~

~~2. A maximum of one driveway up to twenty feet wide is permitted to serve a single unit. Driveways serving two or more units shall be the minimum width required by the City Engineer.~~

~~3. All driveways must have minimum two-foot-wide planted area on each side.~~

~~I. Alley Access. A detached garage or carport is permitted to have access to the alley if:~~

1. The garage or carport entrance is set back a minimum of four feet from the rear property line;
2. A forty-five-degree visibility triangle is provided on either side of the garage or carport;
3. The garage door does not cross the property line when opened or closed; and
4. The Director finds that such access will not adversely affect vehicle or pedestrian use of the street or alley.

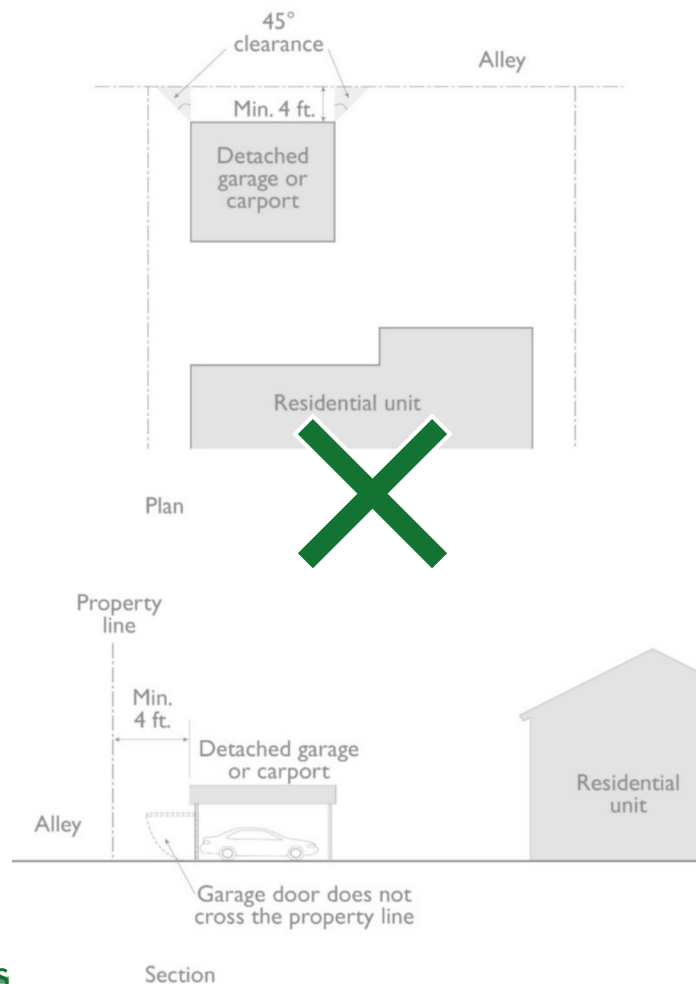


FIGURE 18.04.040 I: ALLEY ACCESS

J. Small Lot Subdivisions.

1. Purpose. The purpose of this subsection is to provide opportunities to increase the supply of smaller dwelling units and rental housing units by allowing the creation of subdivisions with smaller lots and dwellings. It also is intended to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood, where the General Plan anticipates no change to existing neighborhood character.
2. Location. A small lot subdivision may be proposed and approved on any site within the RS district where such development would be compatible with adjacent uses and the character of the area. A small lot subdivision shall not be allowed where the review authority determines that public utilities

~~and services are inadequate or the landform is inappropriate for such development because of grading or impacts on views from adjacent lots.~~

~~3. Development Types. Small lot subdivisions may be proposed and approved for small lot single unit, bungalow court, and townhouse development developed according to Section [18.04.070](#), Residential development types.~~

~~4. Lot Standards. The lot standards listed in Table 18.04.040 J, Small Lot Subdivision Lot Standards, apply to small lot subdivisions.~~

~~TABLE 18.04.040 J: SMALL LOT SUBDIVISION LOT STANDARDS~~

Standard	Small Lot	Bungalow Court	Townhouse
Minimum Lot Size (sq. ft.)	2,000	2,000	n/a
Minimum Lot Width (ft.)	30	30	20

~~5. Permit Requirement. A proposed small lot subdivision shall require the approval of a conditional use permit in compliance with Chapter [18.30](#), Use Permits, and a tentative map in compliance with the Subdivision Ordinance.~~

~~6. Required Findings. In addition to standard use permit findings, the review authority must find that the development is compatible with the neighborhood and that dwellings are proportionate to the lot size. (Ord. 1537 (Exh. B (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)~~

**18.04.050 Development standards—RM districts. - NO AMENDMENT
PROPOSED AT THIS TIME**

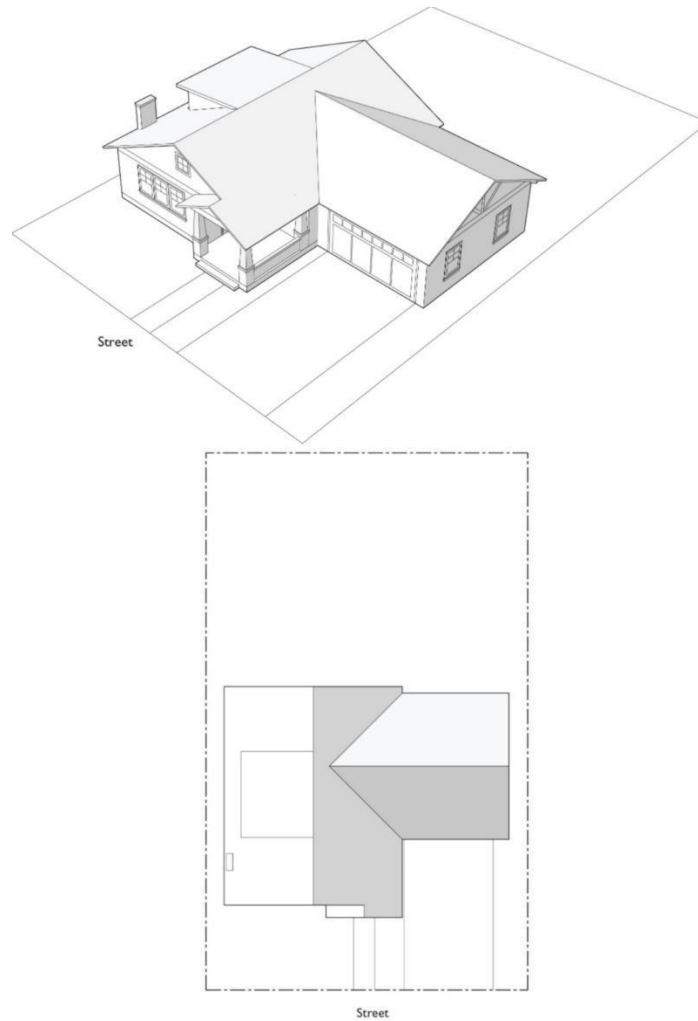
**18.04.060 Supplemental regulations—RM districts. - NO AMENDMENT
PROPOSED AT THIS TIME**

18.04.070 Residential development types.

This section prescribes development and supplemental standards specific to each development type allowed within the residential districts. Sections 18.04.080 through 18.04.100 prescribe development and objective standards specific to the following development types allowed within the RS residential districts: duplexes, townhomes, and small-lot subdivisions.

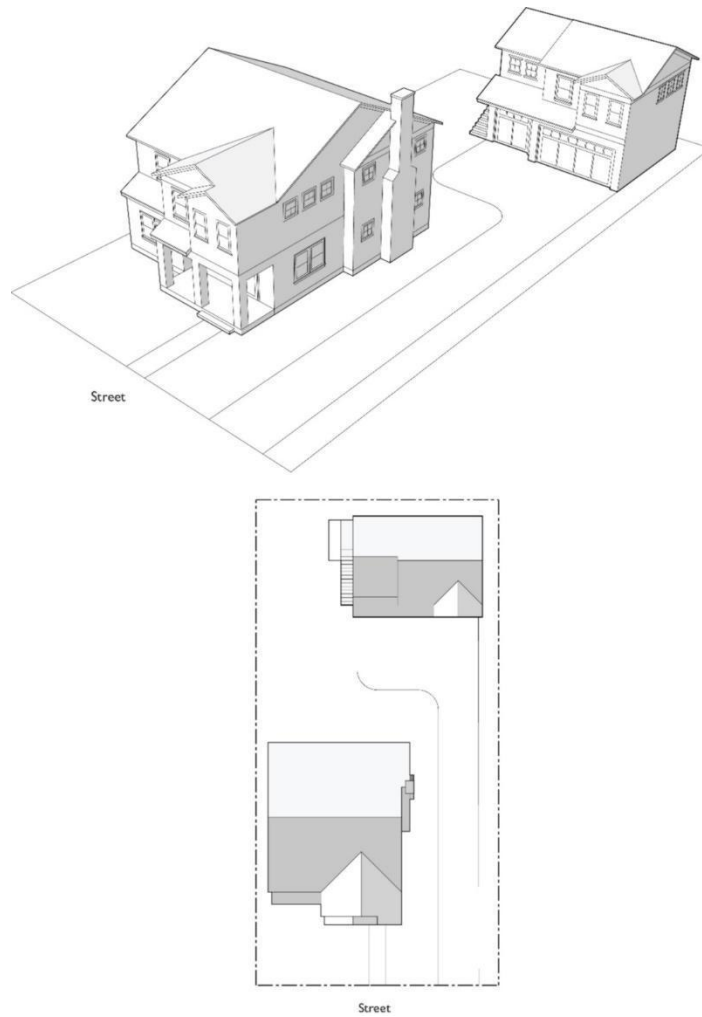
A. Single-Unit Dwellings. Single-unit dwellings ~~and duplexes~~ are subject to the development standards ~~and supplemental regulations~~ and objective standards of the RS district, Sections [18.04.030](#), Development standards—RS districts, and Section 18.04.040 Objective Design Standards for RS Districts, ~~and 18.04.040, Supplemental regulations—RS districts~~. The figures in this subsection illustrate RS district development standards and what resulting single-unit development might look like.

FIGURE 18.04.070-A: RESIDENTIAL TYPES—SINGLE-UNIT



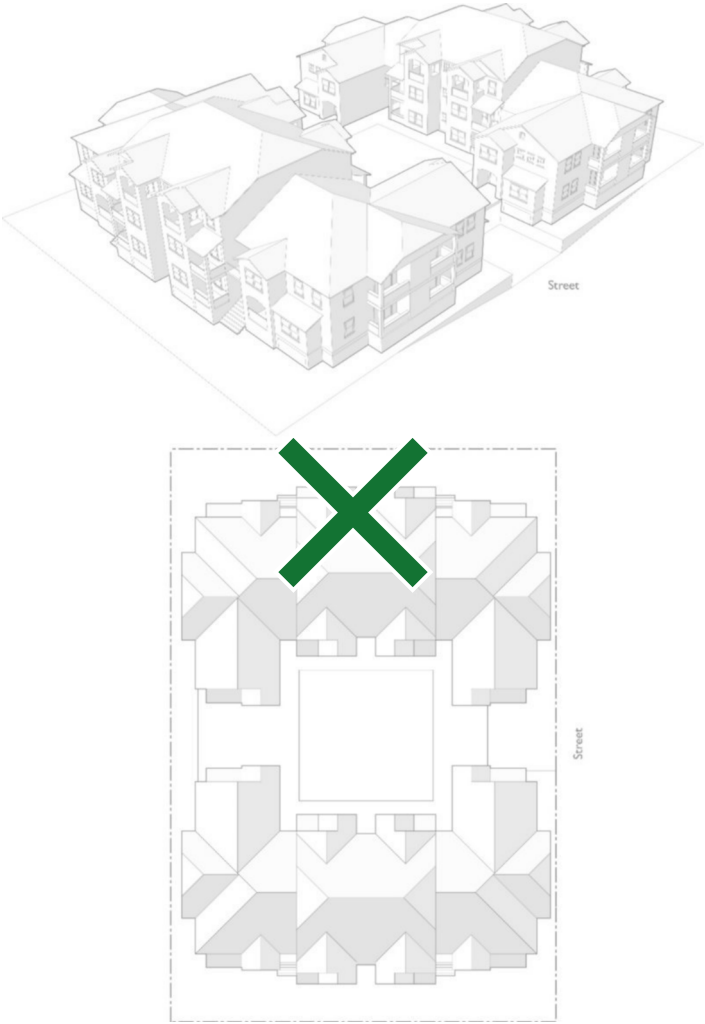
B. Accessory Dwelling Units. Accessory dwelling units are subject to the development standards ~~and supplemental regulations and objective standards~~ of the RS district, Sections [18.04.030](#), Development standards—RS districts, ~~18.04.040, Supplemental regulations—RS districts,~~ [Section 18.04.040 Objective Design Standards for RS Districts](#) and 18.23.210, Accessory dwelling units/junior accessory dwelling units. The figures in this subsection illustrate accessory dwelling unit development standards and what resulting accessory dwelling unit development might look like.

FIGURE 18.04.070-B: RESIDENTIAL TYPES—ACCESSORY DWELLING UNITS



~~C. Multi-Unit Residential. Multi-unit residential development is subject to the development standards and supplemental regulations of the RM district, Sections 18.04.050, Development standards—RM districts, and 18.04.060, Supplemental regulations—RM districts. The figures in this subsection illustrate RM district development standards and what resulting development might look like.~~

FIGURE 18.04.070 C: RESIDENTIAL TYPES – MULTI-UNIT RESIDENTIAL



CD. Small Lot Single-Unit Development. Small lot single-unit development is subject to the development standards and objective standards and supplemental regulations of the base district unless modified by Table 18.04.1000-CD. The figures in this subsection illustrate small lot single-unit development standards and what resulting development might look like.

TABLE 18.04.070 D: DEVELOPMENT STANDARDS – SMALL LOT SINGLE UNIT DEVELOPMENT

TABLE 18.04.070 D: DEVELOPMENT STANDARDS – SMALL LOT SINGLE UNIT DEVELOPMENT	
Standard	Small Lot Single Unit
Site Standards	
Minimum Project Site Width (ft.)	80

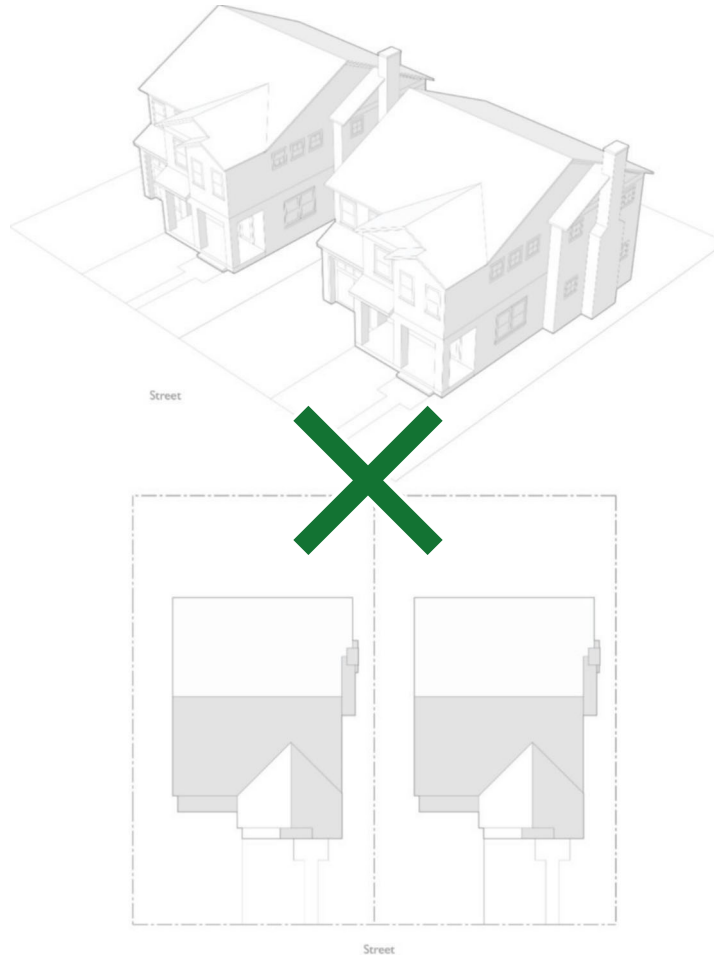
TABLE 18.04.070-D: DEVELOPMENT STANDARDS—SMALL LOT SINGLE UNIT DEVELOPMENT

Standard	Small Lot Single Unit
Maximum Project Site Floor Area Ratio (FAR)	.45
Maximum Project Site Lot Coverage (percent of site)	35
Building Height and Form	
Maximum Number of Stories	3
Maximum Building Length (ft.)	n/a
Setbacks	
Project Site	The overall project site is subject to the setback requirements of the base district.
Individual Lot (ft.)	
Front	10; 7 for porch
Side	1-story portion: 4; 2-story portion: 8
Rear	15; 0 for detached garage on alley
Building Separation of Detached Units (ft.)	5
Parking and Access	
Minimum Garage Setback from Primary Facade (ft.)	5
Maximum Garage Width (ft.)	25; common garages not visible from the street may accommodate up to four cars.
Access Location	Alley or side street wherever possible.
Building Orientation	
Orientation	Facades shall be designed to orient towards the public street and a common courtyard, if provided.
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.
Usable Open Space	
Minimum Private Open Space (sq. ft. per unit)	300
Minimum Common Open Space (sq. ft. per unit)	200
Minimum Horizontal Dimensions	
Ground floor, common (ft.)	20

TABLE 18.04.070 D: DEVELOPMENT STANDARDS – SMALL LOT SINGLE UNIT DEVELOPMENT

Standard	Small Lot Single Unit
Ground floor, private (ft.)	10
Balcony (ft.)	7
Additional Standards	
Minimum Amount of Landscaping (percent of site)	35
Minimum Amount of Enclosed Personal Storage (sq. ft.)	80

FIGURE 18.04.070 D: RESIDENTIAL TYPES – SMALL LOT SINGLE UNIT DEVELOPMENT



E. Bungalow Court Development. Bungalow court development is subject to the development standards and supplemental regulations of the base district unless modified by Table 18.04.070 E. The figures in this subsection illustrate bungalow court development standards and what resulting development might look like.

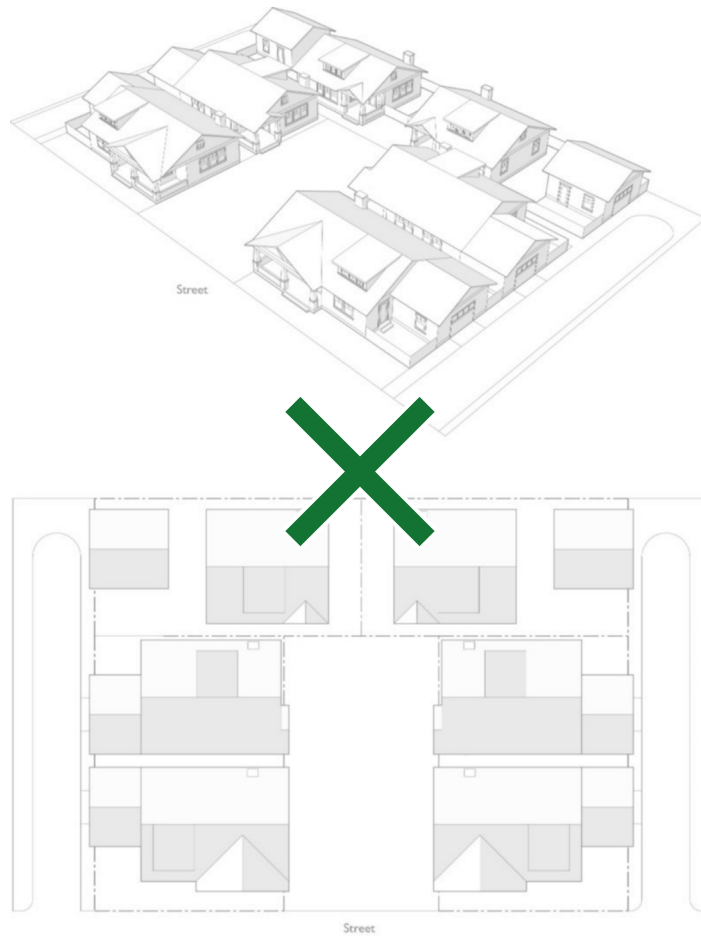
TABLE 18.04.070 E: DEVELOPMENT STANDARDS — BUNGALOW COURT DEVELOPMENT

Standard	Bungalow Court
Site Standards	
Minimum Project Site Width (ft.)	100
Maximum Project Site Floor Area Ratio (FAR)	45
Maximum Project Site Lot Coverage (percent of site)	35
Building Height and Form	
Maximum Number of Stories	2
Maximum Building Length (ft.)	n/a
Setbacks	
Project Site	The overall project site is subject to the setback requirements of the base district.
Individual Lot (ft.)	
Front	10; 7 for porch
Side	1-story portion: 4; 2-story portion: 8
Rear	15; 0 for detached garage on alley
Building Separation of Detached Units (ft.)	5
Parking and Access	
Minimum Garage Setback from Primary Facade (ft.)	5
Maximum Garage Width (ft.)	25; common garages not visible from the street may accommodate up to four cars.
Access Location	Alley or side street wherever possible.
Building Orientation	
Orientation	Facades shall be designed to orient towards the public street and a common courtyard, if provided.
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.
Usable Open Space	
Minimum Private Open Space (sq. ft. per unit)	150

TABLE 18.04.070 E: DEVELOPMENT STANDARDS—BUNGALOW COURT DEVELOPMENT

Standard	Bungalow Court
Minimum Common Open Space	15% of lot area provided as a central courtyard
Minimum Horizontal Dimensions	
Ground floor, common (ft.)	30
Ground floor, private (ft.)	10
Balcony (ft.)	7
Additional Standards	
Minimum Amount of Landscaping (percent of site)	35
Minimum Amount of Enclosed Personal Storage (sq. ft.)	80

FIGURE 18.04.070 E: RESIDENTIAL TYPES—BUNGALOW COURT



DF. Townhouse Development. Townhouse development is subject to the development standards and objective standards~~supplemental regulations~~ of the base district unless modified by Table 18.04.0900-F. The figures in this subsection illustrate townhouse development standards and what resulting development might look like.

TABLE 18.04.070 F: DEVELOPMENT STANDARDS TOWNHOUSE DEVELOPMENT

Standard	Townhouse
Site Standards	
Minimum Project Site Width (ft.)	80
Maximum Project Site Floor Area Ratio (FAR)	4.0
Maximum Project Site Lot Coverage (percent of site)	35
Building Height and Form	
Maximum Number of Stories	3
Maximum Building Length (ft.)	150
Setbacks	
Project Site	The overall project site is subject to the setback requirements of the base district.
Individual Lot (ft.)	
Front	10; 7 for porch
Side (apply to the end of rows of attached units)	1-story portion: 4; 2-story portion: 8
Rear	15; 0 for detached garage on alley
Building Separation of Detached Units (ft.)	5
Parking and Access	
Minimum Garage Setback from Primary Facade (ft.)	5
Maximum Garage Width (ft.)	25; common garages not visible from the street may accommodate up to four cars.
Access Location	Alley or side street wherever possible.
Building Orientation	
Orientation	Facades shall be designed to orient towards the public street and a common courtyard, if provided.

TABLE 18.04.070 F: DEVELOPMENT STANDARDS – TOWNHOUSE DEVELOPMENT

Standard	Townhouse
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.
Usable Open Space	
Minimum Private Open Space (sq. ft. per unit)	300
Minimum Common Open Space (sq. ft. per unit)	200
Minimum Horizontal Dimensions	
Ground floor, common (ft.)	20
Ground floor, private (ft.)	10
Balcony (ft.)	7
Additional Standards	
Minimum Amount of Landscaping (percent of site)	35
Minimum Amount of Enclosed Personal Storage (sq. ft.)	80

(Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

FIGURE 18.04.070 F: RESIDENTIAL TYPES – TOWNHOUSE DEVELOPMENT



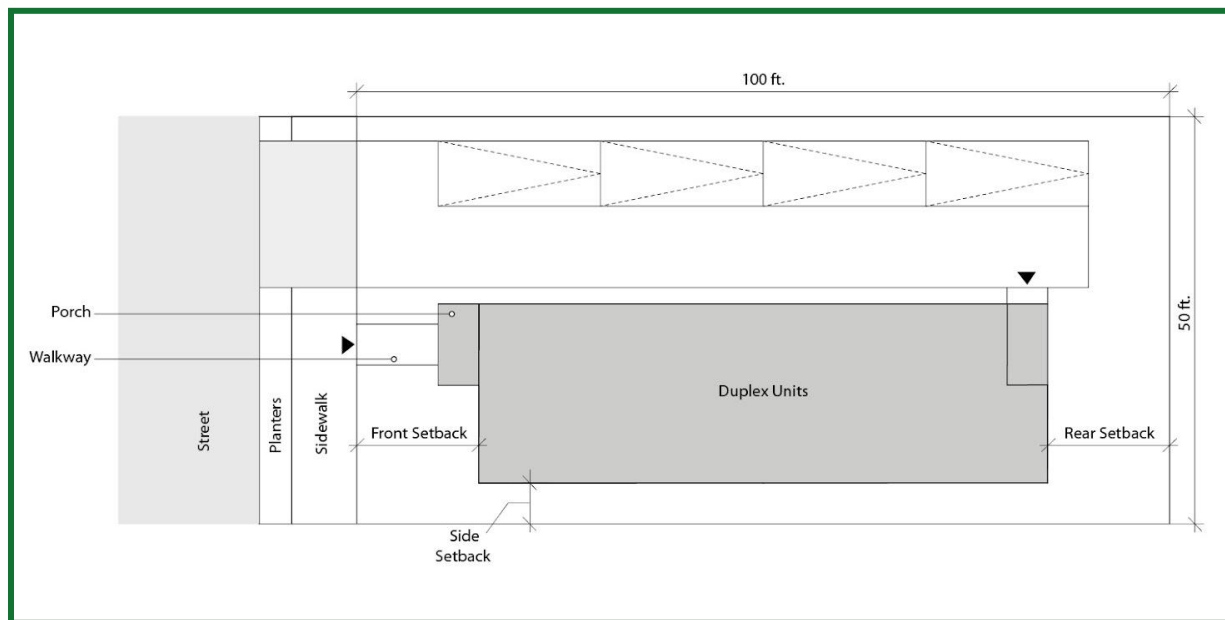
FF. Duplex Development. Duplex development is subject to the development standards and objective standards of the base district unless modified by Section 18.04.080 - Duplex standards. The figures in this subsection illustrate townhouse development standards and what resulting development might look like.

F. Urban Infill Units. Urban Infill Unit development is subject to the development standards and objective standards specified in Section 18.23.310 Urban Infill Units, Section 18.04.030 Development Standards - RS Districts, Section 18.04.040 Objective Design Standards for RS Districts and 18.04.080 Duplex Standards.

18.04.080 Duplex Standards [NEW SECTION]

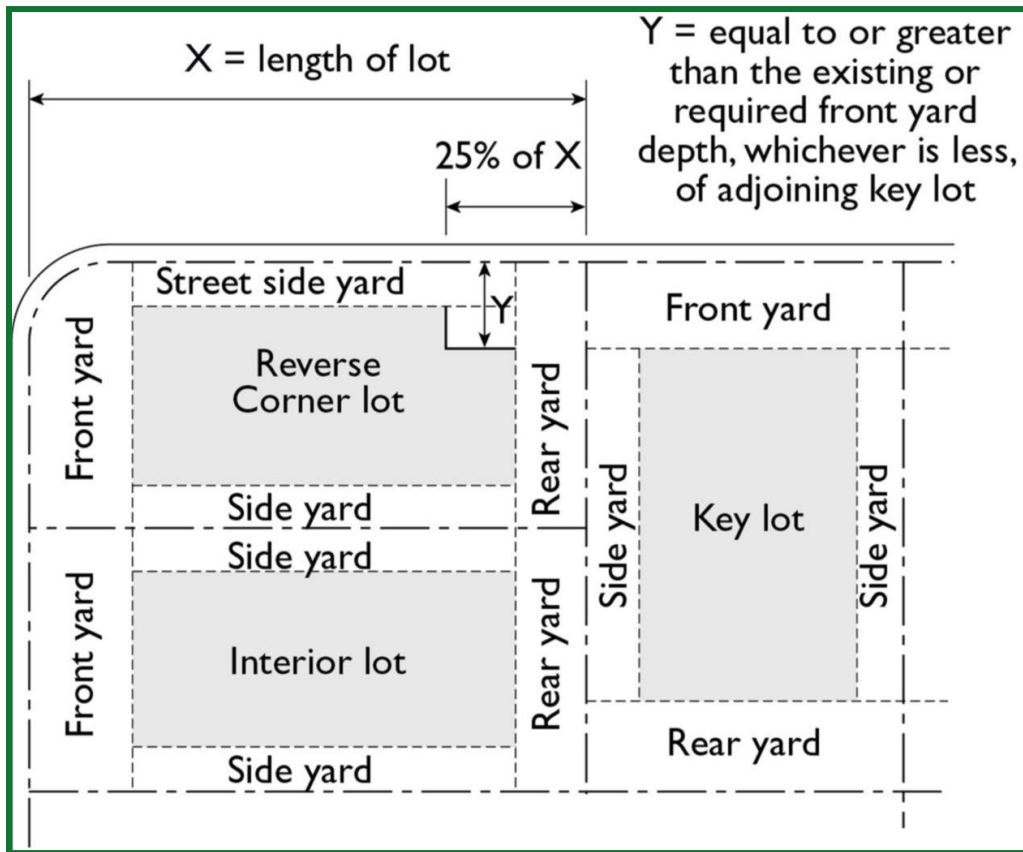
Duplexes are subject to the development standards of the RS districts, specifically Section 18.04.030, Development standards—RS districts unless modified by the standards specific to duplexes contained in this section. In the event of a conflict between the general standards for the RS districts and the standards specific to duplexes contained in this section, the standards in this section shall prevail.

FIGURE 18.04.080: TYPES—DUPLEX DEVELOPMENT



- A. Overall Approach. The building design for duplexes shall be treated as a single building with unified massing and articulation to give the appearance of a single-unit development.
- B. Building Height within the Front and Rear Fifteen Feet of the Building. The maximum height shall be measured as indicated in Section 18.03.050 (Measuring height), with no more than twenty-eight (28) feet to the highest point of the roof structure from the lowest finished grade. For buildings located in the Hillside Overlay zoning district, refer to Chapter 18.12 (Hillside Overlay District).
- C. Side Setback Exception. For lots less than fifty (50) feet in width, the minimum ground-floor side setback shall be a minimum of ten (10) percent of the lot width or three (3) feet, whichever is greater.
- D. Upper Story Alignment.
 1. The upper story may align with the lower story at the required lower story five (5)-foot setback up to thirty (30) percent of the length of the lower story. The maximum thirty (30) percent projection shall be measured from the rear wall of the lower story. Any window located on the projecting portion of the building shall be either a clerestory window or shall be glazed, tinted, etched, frosted, or treated in any similar manner that limits views into and from the window.
 2. Where the ground floor is set back at least seven (7) feet from the property line, the upper story may align with the lower story for the entire length of the building.
- E. Street Side Setbacks on Lots with Reversed Frontage. The exterior side setback in the rear twenty-five percent of a reversed corner lot shall not be less than the front yard required or existing, whichever is less, on the adjoining key lot.

FIGURE 18.04.080: STREET SIDE SETBACKS ON LOTS WITH REVERSED FRONTAGE—DUPLEX DEVELOPMENT



F. Objective Design Standards for Duplexes
G. Site Planning

1. Entry location and street connectivity.

- a. Entry Location. The principal entry to ground-floor, street-facing duplex units shall be located and oriented to face the adjacent public or private street.
 - i. Street Connectivity: A separate walkway measuring minimum 36" in width shall be provided to each ground-floor, street-facing duplex unit.
 - ii. The driveway shall not serve as the primary walkway to the building entry.
 - iii. The primary walkway shall be differentiated from the driveway with the use of paving materials. Differentiated paving materials may include but are not limited to pavers, stepping stones, flagstones, or gravel.

2. Parking and Driveways

- a. Parking/Garage Access. Parking spaces shall be provided as required by SCMC Chapter 18.20 (Parking and Loading).
- b. Driveways.

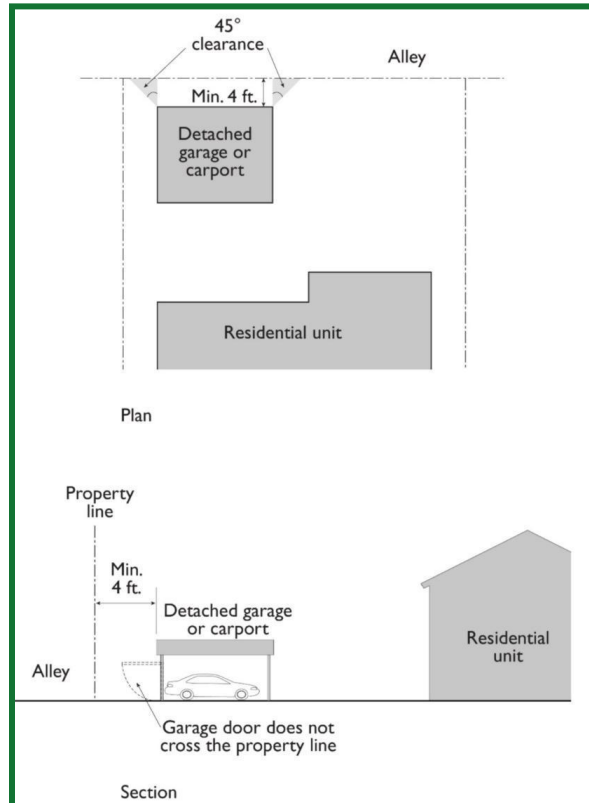
- i. Driveway approaches (curb cuts) shall be permitted only to provide access to approved garages, carports, and parking spaces.
- ii. Curb cuts are permitted pursuant to Chapter 12.04 (Sidewalk and Driveway Approach Construction and Repair).
- iii. Driveways up to twenty (20) feet wide are permitted to serve the primary unit. The minimum width of any driveway shall be ten (10) feet.
- iv. Tandem parking configurations are permitted when only a single-car garage is proposed or existing. The driveway shall be a maximum of ten (10) feet wide and a maximum of thirty-eight (38) feet in length.
- v. Driveways abutting a side property line shall include a minimum three (3)-foot-wide pervious surface edge treatment along that abutting property line.
- vi. Driveways must be distinguished from any front yard paving with a use of different color or material than the adjacent material in the front yard area.
- vii. Driveways on corner lots shall be located at least twenty (20) feet from the property lines at the intersection corner.
- viii. Driveways that provide access to the side or back of the building shall comply with current Building Division and Fire Department standards in adopted standards manuals.

3. Garage Frontage

- a. Where a garage is located on the front half of the lot and the garage door faces a street, the garage frontage, including the door width, shall not exceed fifty (50) percent of the width of the front facade of the building.
 - b. Garage doors facing the street shall have articulating elements consisting of at least one (1) of the following design elements on the façade:
 - i. An overhang of at least eighteen (18) inches in depth
 - ii. Windows
 - iii. Have the garage door use colors or materials that are in the same color family as those of the primary building facade.
 - iv. Decorative trellis
 - c. The garage door shall not be more than twenty (20) feet wide.
 - d. Side-loaded garages may be used to diminish the impact of garages along the street frontage. The use of at least one (1) of the following design elements is required to avoid the blank wall of the garage:
 - i. Landscaping with a mature height of at least twenty-four (24) inches
 - ii. Raised planters with a minimum height of twelve (12) inches and landscaping with a mature height of at least twelve (12) inches
 - iii. Windows
 - iv. Decorative trellis
 - v. Material change relative to materials used for the building
 - e. Detached Garages. Detached garages shall have a minimum setback of three (3) feet from a property line and four (4) feet from an alley.
- ### 4. Alley Access.
- A detached garage or carport is permitted to have access to the alley if all following conditions are achieved:
- a. The garage or carport entrance shall be set back a minimum of four (4) feet from the alley;

- b. A forty-five (45)-degree visibility triangle shall be provided on either side of the garage or carport; and
- c. The garage door shall not cross the property line when opening or closing.

FIGURE 18.04.080: ALLEY ACCESS—DUPLEX DEVELOPMENT



H. Building Design

1. **Massing.** The purpose of regulating building mass is to ensure a building fits well on a site, respects the scale of the neighborhood, and avoids bulky appearance. Building walls and the massing of the duplex structure shall not run in a continuous plane of more than twenty-five (25) feet without one or more of the following treatments:
 - a. Incorporate a change in wall plane with a minimum of four (4) feet in depth for the façade.
 - b. Provide a recessed entry of at least three (3) feet in depth.
 - c. Provide a protruding window (such as a bay window) of at least two (2) feet in depth.
 - d. Use at least two (2) distinct materials and colors on each façade (see Section 7-Materials).
 - e. Provide an upper story balcony in the front step back area.
2. **Articulation.** The purpose of regulating articulation is to avoid flat, blank walls that may result from the massing requirements as specified within the Building Design subsection and to create a visual interest to enhance the character of the neighborhood. The following regulations apply.
 - a. **Facades.** All facades on every floor shall not run in a continuous plane of more than fifteen (15) feet without one of the following treatments included on the façade at every building story:
 - i. Window
 - ii. Entry door (ground floor only)

- iii. Change in material (see Section 7-Materials)
 - iv. Decorative shutters
 - v. Trellis
 - b. Balconies
 - i. Usable balconies shall not be located on any facade facing a side yard. Juliette/French balconies may be used as an accent feature on side yard facades, provided such balconies have a projection of no more than eighteen (18) inches.
 - ii. Projected and/or recessed balconies shall be at least four (4) feet deep and six (6) feet wide.
 - iii. Projected and/or recessed balconies located on rear facades shall not be located within fifteen (15) feet from any interior side property line.
 - iv. Projected and/or recessed balconies shall incorporate screening features that obstruct views into neighboring yards. Screening may be accomplished by architectural methods or by providing landscape screening along side-yard property lines. If landscape screening is provided without supporting elements, it shall comprise woody shrubs or trees that are at least fifteen (15) feet in height at installation and that will be less than 8' wide at maturity.
 - v. Projected balconies located on rear facades shall not encroach more than five (5) feet into the required rear setback.
3. Entryways. All ground-floor, street-facing units shall have an entryway defined by at least one of the following elements.
- a. Porch
 - b. Recessed entry
 - c. Deep overhang
 - d. Stoops
4. Entryway Treatments. Entryways shall be a characteristic component of the selected architectural style. The following standards shall apply to the selected treatment unless otherwise specified in the reference guide.
- a. Porch Design.
 - i. The front porch facing the street shall be part of the primary entrance and connected to the front yard.
 - ii. Porches shall have a minimum depth of three (3) feet for up to thirty (30) square feet.
 - iii. Porches facing the street shall not encroach more than five (5) feet into the front setback.
 - iv. Porches facing the street shall not exceed ten (10) feet in height, as measured from the finished grade to the bottom of the eave, not including the roof element.
 - b. Recessed Entry.
 - i. Recessed entries facing the street shall be recessed at least three (3) feet from the building façade to create a covered landing area and to provide orientation toward the street.
 - ii. Recessed entries facing the street shall not exceed twelve (12) in height, not including the roof element.
 - c. Deep Overhang.
 - i. Deep overhangs facing the street shall be a minimum depth of three (3) feet and a maximum of five (5) feet.

- ii. Deep overhangs facing the street shall not exceed twelve (12) in height, as measured from the finished grade to the top of the overhang, not including the roof element.
 - d. Stoops
 - i. A stoop may be provided to each unit's primary entrance or as a common entrance for both units.
 - ii. The stoop shall be of a minimum height of eighteen (18) inches.
5. Architectural Style
- a. For the purpose of defining architectural styles as set forth in this section, the reference guide shall be the most currently published version of A Field Guide to American Houses: the definitive guide to identifying and understanding America's domestic architecture by Virginia Savage McAlester or American House Styles: A Concise Guide by John Milnes Baker, AIA. The City may identify an alternative source or sources, provided such source is made publicly available.
 - b. Using the building design reference document identified above, projects shall identify an architectural design style and include at least four (4) features in their design consistent with the description of the selected style:
 - i. Roof type and characteristic pitch (required)
 - ii. Roof rake, eave overhang, and cornice detail
 - iii. Wall façade symmetry or asymmetry and detail
 - iv. Wall material and arrangement relative to roof
 - v. Window type, relative proportion, shape, and detail
 - vi. Door type, relative proportion, shape, and detail
 - vii. Porch type, relative proportion, shape, and detail
 - c. Both duplex units shall have a consistent architectural style.
6. Roof Treatments
- a. Roof Form - Rooflines that are thirty (30) feet or longer along a street-facing property line and greater than fifty (50) linear feet for all other sides shall be articulated with at least one of the following techniques:
 - i. Change in the roof ridge
 - ii. Change in the shape of the roof
 - iii. Change in the angle of the slope
 - iv. Change in the eave depth
 - v. Change in detailing in the form of dormers
 - vi. Change in the detailing in the form of skylights
 - b. Roof form articulation shall allow an exception where solar panels are to be provided. The applicant shall be required to provide documentation from a qualified designer or contractor citing specific building code requirements that necessitate the exception.
 - c. Roof Form Detail
 - i. Sloped roofs shall incorporate a minimum of eight (8)-inch-deep eaves to create shadows and add depth to facades. If a particular style based on the Architectural Style Subsection has a roof or eave style that is different from this standard, this standard shall not apply.

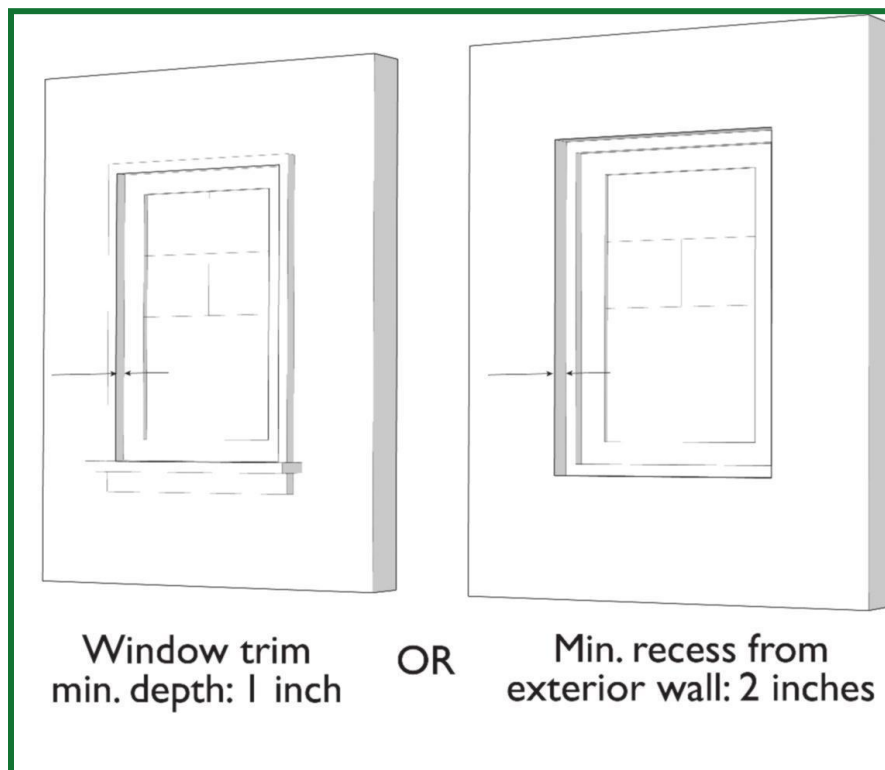
- ii. Flat roofs, when used, shall incorporate a decorative cornice consistent with the architectural style selected, as specified in the cited reference book, and shall visually cap the building at a minimum of three (3) inches deep and twelve (12) inches tall.
- d. Roof-top Utilities and Equipment. Rooftop utilities and equipment shall be screened by a parapet or mansard roof so that such equipment is not visible from the public right-of-way.

7. Windows

a. Window Detail

- i. Window Trim or Recess. Trim at least (1) one inch in depth must be provided around all windows, or window must be recessed at least two (2) inches from the plane of the surrounding exterior wall. For double-hung and horizontal sliding windows, at least one sash shall achieve a two (2) inch recess.

FIGURE 18.04.080: WINDOW DETAIL – DUPLEX DEVELOPMENT



- ii. Windows. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.

8. Materials

- a. At a minimum, at least three (3) materials or color shall be used consistently on the entire building façade and shall consist of materials appropriate to the selected architectural style (per architectural style reference guide) of the building. Roof and glazing material or color are excluded and do not count towards this requirement. The following building elements with materials and colors count towards this requirement:
 - i. Main building
 - ii. Wainscoting
 - iii. Trim work
 - iv. Exterior doors
 - v. Garage doors
 - vi. Decorative elements including trellis, iron work, planter boxes, etc., each with a minimum of ten (10) square feet in surface area.
- b. Where an exterior wainscoting is provided, such wainscoting shall have a minimum height of eighteen (18) inches from the finished grade. Wainscoting shall not end at the corner of the building but shall wrap around and continue at least eighteen (18) inches to provide a finished appearance
- c. The exterior use of porous materials, foam for trims, plastic, and plywood as siding materials is prohibited. ■
- d. The Planning Director shall maintain a list of approved façade and trim materials, with such a list accessible to the public.

I. Other Details

1. Landscape Design. The following standards are supplemental to the standards contained in Chapter 18.18 (Landscaping). Where conflicts exist, the stricter standard shall prevail.
 - a. Front Yard Landscaping
 - i. Within the required front yard area, impermeable surfaces shall not exceed fifty (50) percent.
 - ii. At least fifty (50) percent of the required front yard area shall consist of landscaped as specified in Chapter 18.18 (Landscaping).
 - b. Front Yard Trees. The number of required trees shall be governed as specified in Section 18.18.070 (Trees).
2. Lighting. All exterior lighting shall comply with the provisions of Section 18.15.070 (Lighting and illumination). The following standards are supplemental to the existing standards and where conflicts exist, the stricter standard shall prevail.
 - a. Location. Any light fixture located along the pathways shall not obstruct ADA path of travel.
 - b. Brightness. Shall not exceed four hundred fifty (450) lumens per light fixture (equivalent to 30-watt halogen light bulb) and should not exceed five (5) foot-candles in any given spot.
 - c. Direction. When using free standing light fixtures, the light elements shall be screened to minimize light spillage and confine light to site and directed away from neighbors.

- i. All outdoor lighting, including in-ground lighting and parking area lights, shall be located and directed away from windows of residential units to reduce light impact on residents. All such lighting shall be directed downward and away from adjacent residences and public rights-of-way.
 - ii. To minimize the light glare and spillage all wall-mounted fixtures shall be oriented to an angle towards the ground. The optimal angle shall be between fifty (50) to seventy (70) degrees.
 - iii. Bollard lighting used to light walkways and other landscape features shall cast its light downward.
- d. Security Lighting. Motion-activated security lighting shall not be capable of being activated by any person(s) in the public right-of-way or on adjacent property.

3. Utilities

- a. All utility screening shall comply with Chapter 18.15.090 (General Site Regulations).
- b. Ground-level utilities and mechanical equipment directly serving the primary or secondary units shall not be located within any front yard area.
- c. Public utilities equipment, where provided above ground, shall comply with the following.
 - i. Such equipment shall not be located within any required front setback area.
 - ii. Such equipment shall be screened using one or more of the following approaches:
 - (1) Landscaping
 - (2) Raised planters' minimum height of twelve (12) inches with landscape.
 - (3) Mesh fence for vertical vegetation
 - (4) Walls or fencing consistent with the overall architecture of the building.

18.04.090. Townhouse Development. [NEW SECTION]

- A. Townhouse development shall be subject to the development standards and objective design standards of the base district unless modified by Table 18.04.090-F.

FIGURE 18.04.090: TOWNHOUSE DEVELOPMENT



TABLE 18.04.090-F: DEVELOPMENT STANDARDS—TOWNHOUSE DEVELOPMENT

Standard	Townhouse
Site Standards	
Minimum Project Site Width	80 ft.
Maximum Project Site Floor Area Ratio (FAR)	1.0 FAR
Maximum Project Site Lot Coverage (percent of site)	35%
Building Height and Form	
Building Height - Maximum	30 feet; see also Section 18.12 (Hillside Overlay District)
Building Length - Maximum	125 feet
Setbacks (Minimums)	
Individual Lot	
Front	10 ft. 5 ft. for porch
Side (apply to the end of rows of attached units)	1-story and 2- story portion: 4 ft. 3-story portions: 8 ft. Alternate – 6 ft. setback with no stepbacks
Rear	15 ft.; 4 ft. for detached garage on alley

TABLE 18.04.090-F: DEVELOPMENT STANDARDS—TOWNHOUSE DEVELOPMENT

Standard	Townhouse
Building Separation of Detached Units	As required by Building and Fire Codes
Parking and Access	
Garage Door Width - Maximum	20 feet for garage facing the street
Access Location	Alley or side street where such is provided. For developments with no alley or side street, a single drive aisle of up to 10 feet width may provide access to garages.
Building Orientation	
Orientation	Facades shall be designed to orient towards the adjacent public street.
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly from the street.
Usable Open Space	
Minimum Common and/or Private Open Space (percent of site)	15%
Minimum Horizontal Dimensions	
Ground floor, common	20 ft.
Ground floor, private	10 ft.
Balcony (ft.)	The standards for the RS districts shall apply.
Additional Standards	
Minimum Amount of Landscaping in the front yard (percent of site)	50%
Enclosed Personal Storage – Minimum required per unit	80 cu. ft. To be located in individual garage units, provided a clear area of at least 400 sq. ft. is provided for the parking of vehicles. Alternatively, may be located a central location or locations serving all units in the development.

Figure 18.04.090-F: FRONT SETBACK

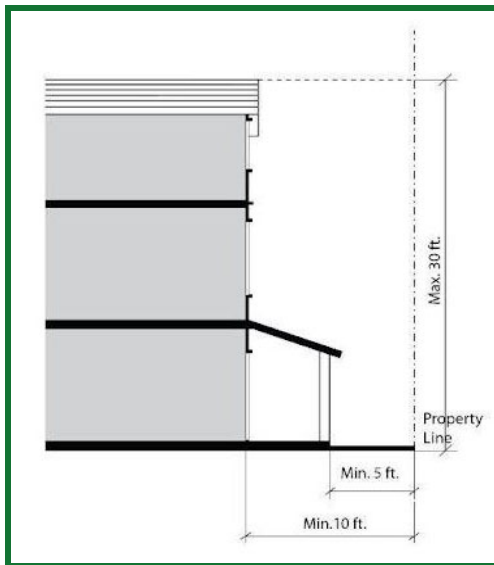


Figure 18.04.090-F: SIDE SETBACK - 4ft

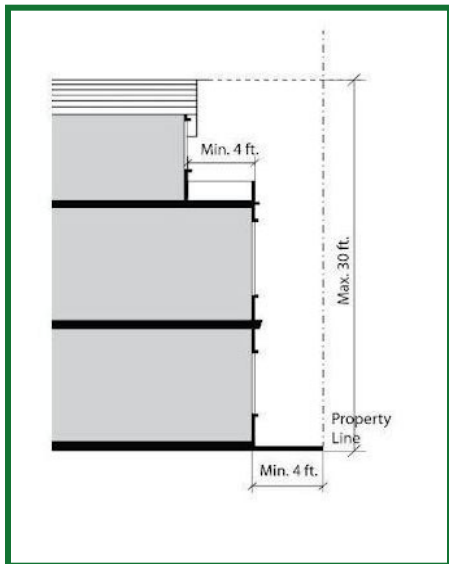
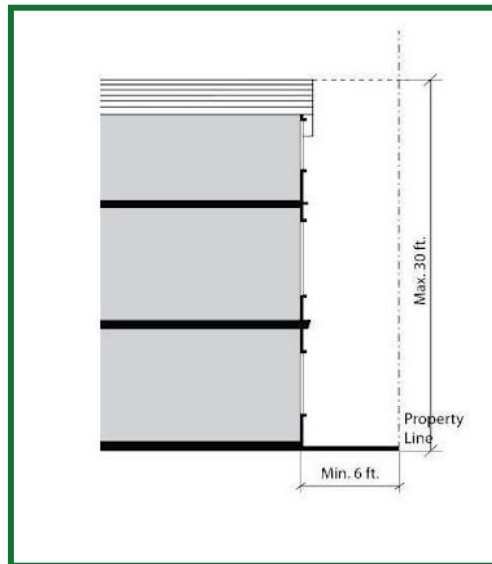


Figure 18.04.090-F: SIDE SETBACK - 6ft



B. Building Height within the Front and Rear Fifteen Feet of the Building. The maximum height shall be measured as indicated in Section 18.03.050 (Measuring height), with no more than twenty-eight (28) feet to the highest point of the roof structure from the lowest finished grade. For buildings located in the Hillside Overlay zoning district, refer to Chapter 18.12 (Hillside Overlay District).

C. Story Alignment.

1. The third story may align with the lower story at the required lower story four (4)-foot setback up to thirty (30) percent of the length of the lower story. The maximum thirty (30) percent projection shall be measured from the rear wall of the lower story. Any window located on the projecting portion of the building shall be either a clerestory window or shall be glazed, tinted, etched, frosted, or treated in any similar matter that limits views into and from the window.
2. Where the ground floor is set back at least six (6) feet from the property line, the third story may align with the lower stories for the entire length of the building.

D. Objective Design Standards for Townhouse Developments

1. Site Planning - Entry Location and Street Connectivity.

a. Entry Location.

- i. Street-fronting townhouses shall be designed to orient to the adjacent public street.
- ii. The main entrance to each street fronting townhouse unit shall be visible to and located directly off a street.
- iii. Entrances to non-street fronting townhouse units shall be provided directly off a driveway, common courtyard, or common open space.

b. Street connectivity

- i. A separate walkway measuring minimum 36" in width shall be provided to the street fronting townhouses from the sidewalk to the primary entry.
- ii. The driveway shall not serve as the primary walkway to the building entry.
- iii. The primary walkway shall be differentiated from the driveway with the use of paving materials. Differentiated paving materials may include but are not limited to pavers, stepping stones, flagstones, or gravel.

2. Site Planning - Parking and Driveways

a. Parking/Garage Access. Parking spaces shall be provided as required by SCMC Chapter 18.20 (Parking and Loading).

b. Driveways.

- i. Driveway approaches (curb cuts) shall be permitted only to provide access to approved garages, carports, and parking spaces.
- ii. Curb cuts are permitted pursuant to Chapter 12.04 (Sidewalk and Driveway Approach Construction and Repair).
- iii. Driveways up to twenty (20) feet wide are permitted to serve the primary unit.
- iv. Tandem parking configurations are permitted when only a single-car garage is proposed or existing. The driveway shall be a maximum of ten (10) feet wide and a maximum of thirty-eight (38) feet in length.
- v. Driveways abutting a side property line shall include a minimum three (3)-foot-wide pervious surface edge treatment along that abutting property line.
- vi. Driveways must be distinguished from any front yard paving with a use of different color or material than the adjacent material in the front yard area.
- vii. Driveways on corner lots shall be located at least twenty (20) feet from the property lines at the intersection corner.
- viii. Driveways that provide access to the side or back of the building shall comply with current Building Division and Fire Department standards in adopted standards manuals.

3. Site Planning - Garage Frontage

- a. Where a garage is located on the front half of the lot and the garage door faces a street, the garage frontage, including the door width, shall not exceed fifty (50) percent of the width of the front facade of the building.
 - b. Garage doors facing the street shall have articulating elements consisting of at least one (1) of the following design elements on the façade:
 - i. An overhang of at least eighteen (18) inches in depth
 - ii. Windows
 - iii. Have the garage door use colors or materials that are in the same color family as those of the primary building facade.
 - iv. Decorative trellis
 - c. The garage door shall not be more than twenty (20) feet wide.
 - d. Side-loaded garages may be used to diminish the impact of garages along the street frontage. The use of at least one (1) of the following design elements is required to avoid the blank wall of the garage.
 - i. Landscaping with a mature height of at least twenty-four (24) inches
 - ii. Raised planters with a minimum height of twelve (12) inches and landscaping with a mature height of at least twelve (12) inches
 - iii. Windows
 - iv. Decorative trellis
 - v. Material change relative to materials used for the building
4. Building Design – Massing. The purpose of regulating building mass is to ensure a building fits well on a site, respects the scale of the neighborhood, and avoids bulky appearance. Building walls and the massing of the structure shall not run in a continuous plane of more than twenty-five (25) feet without one or more of the following treatments:
 - a. Incorporate a change in wall plane with a minimum of four (4) feet in depth for the façade.
 - b. Provide a recessed entry of at least three (3) feet in depth.
 - c. Provide a protruding window (such as a bay window) of at least two (2) feet in depth.
 - d. Use at least two (2) distinct materials and colors on each façade (see Section 7-Materials).
 - e. Provide an upper story balcony, where allowed, in the front stepback area.
5. Building Design - Articulation. The purpose of regulating articulation is to avoid flat, blank walls that may result from massing requirements as indicated within the Building Design subsection and to create a visual interest to enhance the character of the neighborhood. The following regulations apply.
 - a. All facades on every floor shall not run in a continuous plane of more than ten (10) feet without one of the following treatments included on the façade at every building story:
 - i. Window
 - ii. Entry door (ground floor only)
 - iii. Change in material (see Section 7- Materials)
 - iv. Decorative shutters
 - v. Trellis

- b. Townhouse developments shall be designed and constructed so that each individual residential unit is clearly distinguishable as a distinct living unit. This shall be accomplished by using two (2) or more of the following approaches:
- A change in the front façade wall plane to a minimum depth of two (2) feet for each unit, if three or more units are combined.
 - Use of colors and building materials that are different from but complementary to those used on each attached unit on either side.
 - A change in roof pitch for individual units.
 - A change in door color and/or door materials relative to each attached unit on either side.
 - Use of front door overhangs that vary from unit to unit.
 - Use of stoop materials that are different than those used on each attached unit on either side.

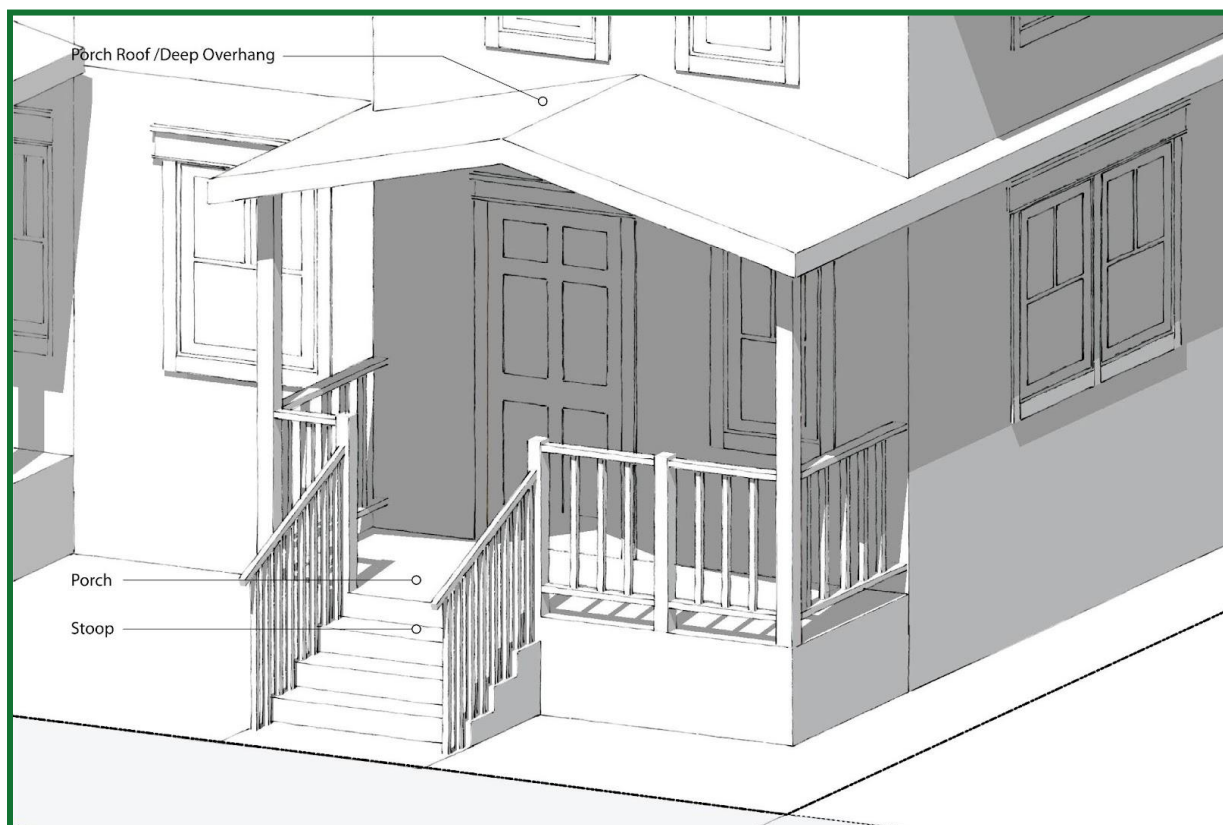
FIGURE 18.04.090: BUILDING DESIGN – TOWNHOUSE DEVELOPMENT



- c. Side and rear facades shall have windows and façade treatments that match those on the front façade of that unit.
- d. Balconies
- Usable balconies shall not be located on any facade facing a side yard. Juliette/French balconies may be used as an accent feature on side yard facades, provided such balconies have a projection of no more than eighteen (18) inches.
 - Usable balconies shall not be provided on the third story.
 - Balconies can be proposed in the front facing the street or in the rear setback area. Balconies can encroach into the setback area to a maximum of four (4) feet.
 - Projected and/or recessed balconies shall be at least four (4) feet of depth and six (6) feet of length.
 - Projected and/or recessed balconies located on rear facades shall not be located within fifteen (15) feet from any interior side property line.

- vi. Projected and/or recessed balconies shall incorporate screening features that obstruct views into neighboring yards. Screening may be accomplished by architectural methods or by providing landscape screening along side-yard property lines. If landscape screening is provided without supporting elements, it shall comprise woody shrubs or trees that are at least fifteen (15) feet in height at installation and that will be less than 8' wide at maturity.
 - vii. Patios on the ground floor facing the side yard are allowed and shall be screened from neighboring units. These balconies/patios spaces may count towards private open space requirement.
- e. Entryways. All townhouse development units shall have an entryway facing the street defined by at least one of the following elements unless otherwise specified in the reference guide:
- i. Porch
 - ii. Recessed entry
 - iii. Deep overhang
 - iv. Elevated stoop

FIGURE 18.04.090: BUILDING DESIGN - ENTRYWAYS— TOWNHOUSE DEVELOPMENT

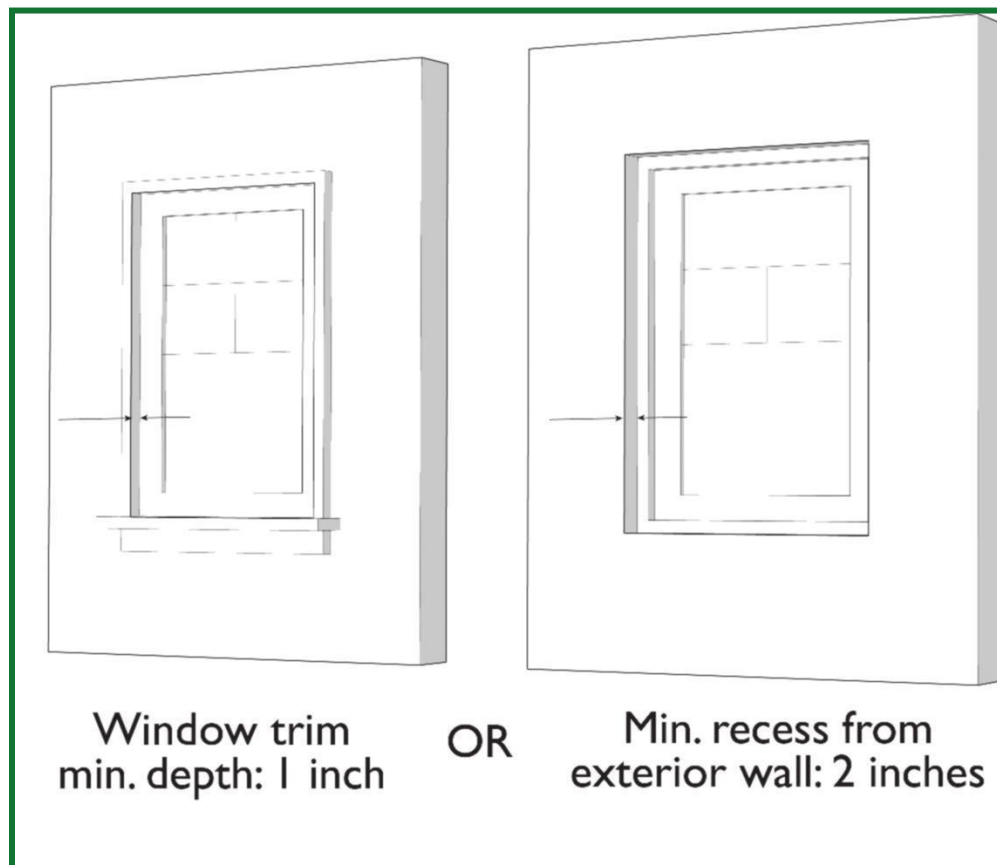


- f. Entryway Treatments. Entryways shall be a characteristic component of the selected architectural style unless otherwise specified in the reference guide. The following standards shall apply.
- i. Porch Design.
 - a) The front porch facing the street shall be part of the primary entrance and connected to the front yard.

- b) Porches facing the street shall have a minimum depth of three (3) feet for up to thirty (30) square feet.
 - c) Porches facing the street shall not encroach more than three (3) feet into the front setback.
 - d) Porches facing the street shall not exceed ten (10) feet in height measured from the finished grade to the bottom of the eave, not including the roof element.
 - ii. Recessed Entry.
 - a) Recessed entries facing the street shall be recessed at least three (3) feet from the building façade to create a covered landing area and to provide orientation toward the street.
 - b) Recessed entries facing the street shall not exceed twelve (12) in height, not including the roof element.
 - iii. Deep Overhang.
 - a) Deep overhangs facing the street shall be a minimum depth of three (3) feet and a maximum of five (5) feet.
 - b) Deep overhangs facing the street shall not exceed twelve (12) in height measured from the finished grade to the top of the overhang, not including the roof element.
 - iv. Stoops
 - a) Individual stoops shall be provided for each unit.
 - b) The stoop shall have a minimum height of two (2) feet.
- g. Architectural Style
 - i. For the purpose of defining architectural styles as set forth in this section, the reference guide shall be the most currently published version of A Field Guide to American Houses: the definitive guide to identifying and understanding America's domestic architecture by Virginia Savage McAlester or American House Styles: A Concise Guide by John Milnes Baker, AIA. The City may identify an alternative source or sources, provided such source is made publicly available.
 - ii. Using the building design reference document identified above, projects shall identify an architectural design style and include at least four (4) features in their design consistent with the description of the selected style:
 - a) Roof type and characteristic pitch (required)
 - b) Roof rake, eave overhang, and cornice detail
 - c) Wall façade symmetry or asymmetry and detail
 - d) Wall material and arrangement relative to roof
 - e) Window type, relative proportion, shape, and detail
 - f) Door type, relative proportion, shape, and detail
 - g) Porch type, relative proportion, shape, and detail
 - iii. All attached townhome units shall have a consistent architectural style.
- h. Roof Treatments
 - i. Roof Form - Rooflines that are thirty (30) feet or longer along a street-facing property line and greater than fifty (50) linear feet for all other sides shall be articulated with at least one of the following techniques:
 - a) Change in the roof ridge
 - b) Change in the shape of the roof
 - c) Change in the angle of the slope
 - d) Change in the eave depth
 - e) Change in detailing in the form of dormers
 - f) Change in the detailing in the form of skylights

- ii. Roof form articulation shall allow an exception where solar panels are to be provided. The applicant shall be required to provide documentation from a qualified designer or contractor citing specific building code requirements that necessitate the exception.
 - iii. Roof Form Detail
 - a) Sloped roofs shall incorporate a minimum of eight (8)-inch-deep eaves to create shadows and add depth to facades. If a particular style based on the Architectural Style Subsection has a roof or eave style that is different from this standard, this standard shall not apply.
 - b) Flat roofs, when used, shall incorporate a decorative cornice consistent with the architectural style as specified in the book of the building and shall visually cap the building at a minimum of three (3) inches deep and twelve (12) inches tall.
 - iv. Roof-top Utilities and Equipment. Rooftop utilities and equipment shall be screened by a parapet or mansard roof so that such equipment is not visible from the public right-of-way.
- i. Windows
- i. Window Detail
 - a) Window Trim or Recess. Trim at least one (1) inch in depth must be provided around all windows, or window must be recessed at least two inches from the plane of the surrounding exterior wall. For double-hung and horizontal sliding windows, at least one sash shall achieve a two (2) inch recess.

FIGURE 18.04.090: WINDOW DETAIL – TOWNHOUSE DEVELOPMENT



- b) Windows. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.

j. Materials

- i. At a minimum, at least three (3) materials or color shall be used consistently on the entire building façade and shall consist of materials appropriate to the selected architectural style (per architectural style reference guide) of the building. Roof and glazing material or color are excluded and do not count towards this requirement. The following building elements with materials and colors count towards this requirement:
 - a) Main building
 - b) Wainscoting
 - c) Trim work
 - d) Exterior doors
 - e) Garage doors
 - f) Decorative elements including trellis, iron work, planter boxes, etc., each with a minimum of ten (10) square feet in surface area.
 - g) Building entrances, including porch and stoop
- ii. Where an exterior wainscoting is provided, such wainscoting shall have a minimum height of eighteen (18) inches from the finished grade. Wainscoting shall not end at the corner of the building but shall wrap around and continue at least eighteen (18) inches to provide a finished appearance.
- iii. The exterior use of porous materials, foam for trims, plastic, and plywood as siding materials is prohibited.
- iv. The Planning Director shall maintain a list of approved façade and trim materials, with such a list accessible to the public.

5. Other Details

- a. Landscape Design. The following standards are supplemental to the standards contained in Chapter 18.18 (Landscaping). Where conflicts exist, the stricter standard shall prevail.
 - i. Front Yard and Rear Yard Landscaping
 - a) Within the required front yard and rear yard area, impermeable surfaces shall not exceed fifty (50) percent.
 - b) At least fifty (50) percent of the required front yard and rear yard areas shall consist of landscape materials as specified in Chapter 18.18 (Landscaping).
 - c) Front yard and rear yard landscaping may count towards the private/public open space requirement.
 - ii. Front Yard Trees. The number of required trees shall be governed as specified in Section 18.18.070 (Trees).
- b. Lighting. All exterior lighting shall comply with the provisions of Section 18.15.070 (Lighting and illumination). The following standards are supplemental to the existing standards and where conflicts exist, the stricter standard shall prevail.
 - i. Location. Any light fixture located along the pathways shall not obstruct ADA path of travel.
 - ii. Brightness. Shall not exceed four hundred fifty (450) lumens per light fixture (equivalent to 30-watt halogen light bulb) and should not exceed five (5) foot-candles in any given spot.
 - iii. Direction. When using freestanding light fixtures the light elements shall be screened to minimize light spillage and confine light to site and directed away from neighbors.

- a) All outdoor lighting, including in-ground lighting and parking area lights, shall be located and directed away from windows of residential units to reduce light impact on residents. Such lighting shall be directed downward and away from adjacent residences and public rights-of-way.
 - b) To minimize the light glare and spillage all wall-mounted fixtures shall be oriented to an angle towards the ground. The optimal angle shall be between fifty (50) to seventy (70) degrees.
 - c) Bollard lighting used to light walkways and other landscape features shall cast its light downward.
 - iv. Security Lighting. Motion-activated security lighting shall not be capable of being activated by any person(s) in the public right-of-way or on adjacent property.
- c. Utilities
 - i. All utility screening shall comply with Chapter 18.15.090 (General Site Regulations).
 - ii. Ground-level utilities and mechanical equipment directly serving the townhome units shall not be located within any front or rear yard area.
 - iii. Public utilities equipment, where provided above ground, shall comply with the following.
 - a) Such equipment shall not be located within any required front setback area.
 - b) Such equipment shall be screened using one or more of the following approaches:
 - (1) Landscaping
 - (2) Raised planters' minimum height of twelve (12) inches with landscape.
 - (3) Mesh fence for vertical vegetation
 - (4) Walls or fencing consistent with the overall architecture of the building.

18.04.100 Small-lot Subdivisions

- A. Purpose. The purpose of this section is to provide opportunities to increase the supply of smaller dwelling units and rental housing units by allowing the creation of subdivisions with smaller lots and dwellings. It also is intended to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood, where the General Plan anticipates no change to existing neighborhood character.
- B. Location. A small lot subdivision may be proposed and approved on any site within the RS district where such development would be compatible with adjacent uses and the character of the area. A small lot subdivision shall not be allowed where the review authority determines that public utilities and services are inadequate or the landform is inappropriate for such development because of grading or impacts on views from adjacent lots.
- C. Development Types. Small lot subdivisions may be proposed and approved for small lot single-unit subdivision, and townhouse development developed according to Section 18.04.070, Residential development types.
- D. Lot Standards. The lot standards listed in Table 18.04.100-D, Small Lot Subdivision Lot Standards, apply to small lot subdivisions.

FIGURE 18.04.090: BUILDING DESIGN – SMALL LOT SUBDIVISION DEVELOPMENT



TABLE 18.04.100-D: SMALL LOT SUBDIVISION LOT STANDARDS

Standard	Small Lot	Townhouse
Minimum Lot Size (sq. ft.)	2,000	n/a
Minimum Lot Width (ft.)	30	20

- E. **Permit Requirement.** A proposed small lot subdivision shall require the approval of a conditional use permit in compliance with Chapter 18.30, Use Permits, and a tentative map in compliance with the Subdivision Ordinance.
- F. **Required Findings.** In addition to standard use permit findings, the review authority must find that the development is compatible with the neighborhood and that dwellings are proportionate to the lot size. (Ord. 1537 (Exh. B (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)
- G. **Applicable Development Standards.** Small lot single-unit development projects shall conform with the development standards and objective design standards of the base district unless modified by Table 18.04.100-G.

TABLE 18.04.100-G: DEVELOPMENT STANDARDS—SMALL LOT SUBDIVISION SINGLE-UNIT DEVELOPMENT

Standard	Small Lot Single-Unit
Site Standards	
Minimum Project Site Width	80 feet
Maximum Project Site Floor Area Ratio (FAR)	0.45
Maximum Project Site Lot Coverage (percent of site)	35%
Building Height and Form	
Maximum Height	28 feet See also Section 18.12 (Hillside Overlay District)
Maximum Building Length (ft.)	n/a
Setbacks	
Project Site	The overall project site is subject to the setback requirements of the base district.
Individual Lot	
Front	10 ft.; 5 ft. for porch
Side	1- and 2-story portion: 4 ft. 3-story portion: 8 ft. Alternative: 6-ft. side setback for entire building with no stepbacks
Rear	15 ft.; 4 ft. for detached garage on alley
Building Separation of Detached Units	5 ft.
Parking and Access	
Garage behind Primary Facade	5 ft.
Maximum Garage Width	20 ft.; common garages not visible from the street may accommodate up to four cars.
Access Location	Alley or side street wherever possible.
Building Orientation	
Orientation	Facades shall be designed to orient towards the public street.
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off the street.
Usable Open Space	
Minimum Common and/or Private Open Space (percent of site area)	15%
Minimum Horizontal Dimensions	

TABLE 18.04.100-G: DEVELOPMENT STANDARDS—SMALL LOT SUBDIVISION SINGLE-UNIT DEVELOPMENT

Standard	Small Lot Single-Unit
Ground floor, common (ft.)	20
Ground floor, private (ft.)	10
Balcony (ft.)	Same as RS standards
Additional Standards	
Minimum Amount of Landscaping in the front yard (percent of site)	50%
Minimum Amount of Enclosed Personal Storage (sq. ft.)	80

FIGURE 18.04.100: Front Setback

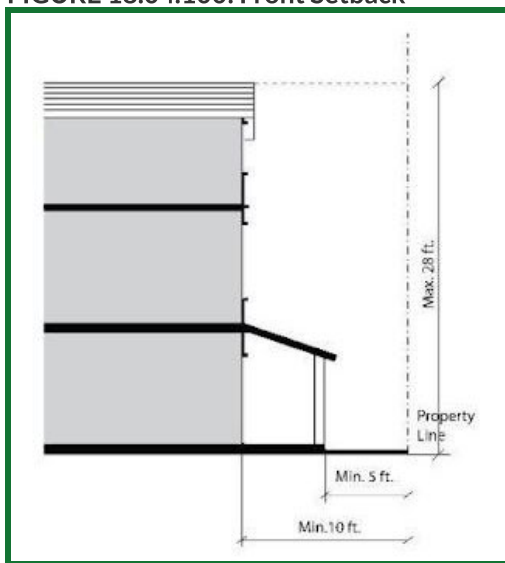
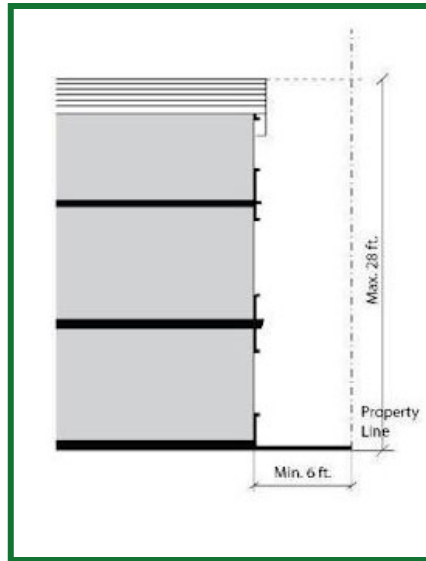
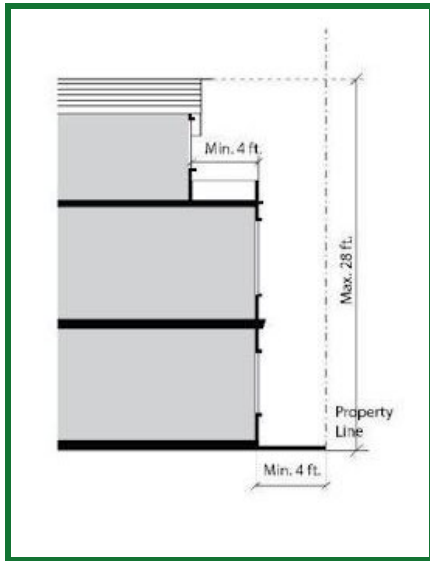


FIGURE 18.04.100: Side Setback - 4ft

FIGURE 18.04.100: Side Setback - 6ft



Chapter 18.12 HILLSIDE (H) OVERLAY DISTRICT

Sections:

- 18.12.010 Purpose.
- 18.12.020 Applicability.
- 18.12.030 Hillside subdivision standards.
- 18.12.040 Excavations and grading.
- 18.12.050 Development standards.
- 18.12.060 Building design standards.
- 18.12.070 Landscaping.

18.12.010 Purpose.

The Hillside (H) Overlay District is intended to protect the health, safety, and welfare of residents of the City by establishing regulations for managing the development of hillside areas. The specific purposes of the H Overlay District are to:

- A. Protect public health and safety by minimizing hazards, including soil erosion and fire danger associated with development on hillsides;
- B. Preserve and enhance San Carlos' scenic character, including its natural hillsides;
- C. Conserve the City's open spaces and significant natural features;
- D. Require hillside development to be designed and constructed in a manner that respects and minimizes the disturbance of existing terrain, native vegetation, and significant natural landforms and features. ~~Respect natural features in the design and construction of hillside development, and~~

~~E. Design hillside development to be sensitive to existing terrain, views, and significant natural landforms and features.~~ (Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.12.020 Applicability.

- A. The provisions of this chapter apply to all lots and sites that have ~~an average footprint~~ slope of ~~twenty (20) nineteen and nine-tenths percent or greater. and to lots and sites with a slope of nineteen and nine-tenths percent street to setback gradient.~~ The slope is measured at the steepest point between opposite sides of the building. ~~The average slope shall be determined using the formula set forth in SCMC Section 18.03.070 Determining average slope. Depending on the scope of the project, the~~ Director may require a survey and slope analysis to determine whether the provisions of this chapter apply to a specific property or development.
- B. These regulations may be combined with any district. In the event of a conflict between the provisions of this chapter and any underlying base district, the most restrictive provisions shall apply. (Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

~~New graphic coming soon.~~

18.12.030 Hillside subdivision standards.

- A. Further Reduction in Number of Allowed Lots. The review authority may reduce further than required by this section the maximum number of lots in a new subdivision based upon site-specific problems or constraints identified through the environmental review of the proposed subdivision.
- B. Building Site Requirements. Each proposed lot shall be designed and located to provide at least one building site where all proposed structures can comply with all other applicable requirements of this title.
- C. Roads. Each new road shall follow natural terrain contours to the ~~maximum extent feasible~~ to minimize grading. ~~Deviation from this standard shall be allowed based on site-specific conditions identified through the preliminary grading plan.~~ Proposed driveways shall comply with the requirements of Section [18.12.050](#), Development standards. (Ord. 1443 § 4 (Exh. A (part)), 2012; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.12.040 Excavations and grading.

The following requirements shall be in addition to all other requirements which may from time to time be adopted by the City in various building and engineering regulations, ~~and specifically SCMC Chapter 12.08 (Grading and Excavations),~~ unless such regulations specifically repeal or state they supersede the standards of this section.

- A. Grading and excavations shall result in the minimal disturbance feasible to the terrain and natural land features. ~~A plan shall be provided identifying ridgelines, hilltops, drainage courses, and rock outcrops, and indicating how those features will be retained on the grading plan.~~
- B. Existing trees and native vegetation shall be retained ~~to the extent possible~~ to stabilize hillsides, reduce erosion and to preserve the natural ~~state site conditions, scenic beauty of the area.~~ ~~Deviation from this standard may be allowed based on site-specific conditions identified through the preliminary grading plan.~~
- C. Grading plans shall ~~to the extent feasible~~ balance cut and fills ~~materials~~ on site so that the import and export of materials for development is ~~achieved, minimized.~~ ~~Where balance cannot be achieved, a plan shall~~

be provided indicating a schedule for import/export activities, the volume of import/export materials anticipated, and haul routes for trucks transporting materials.

D. All areas of the site not planned to be under structures that have a finished average slope greater than fifteen (15) percent shall not be covered by any impervious surface. ~~with a final slope greater than fifteen percent shall be left uncovered by impervious surface and may be disturbed only as may be necessary to develop the site.~~

E. Final contours and slopes shall generally reflect existing landforms and transition to existing grades on adjoining property unless retaining walls are used consistent with the provisions of this chapter. ~~be compatible with existing grades on adjoining property.~~

F. Slopes created by grading of the site shall not exceed thirty (30) percent.

G. The outside corners or edges of all cut and fill slopes, except at the tops of slopes, shall be rounded to eliminate the sharp corners and shall have a minimum curvature radius of at least five (5) feet.

H. Exceptions to the standards of this subsection may be approved by the Planning and Transportation Commission through the Design Discretionary Review Process pursuant to SCMC Chapter 18.29 if the following findings are made:

1. The project design alternative substantially meets the purposes of the H Overlay District; and
2. The project incorporates alternative design solutions that minimize grading, retain more of the project site in its natural state, minimize visual impacts, protect ~~mature~~ significant trees, and/or protect natural resources and result in a demonstrably superior project designed with greater sensitivity to the natural setting and compatibility with nearby structures. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.12.050 Development standards.

A. General Site Planning Standards. Each structure shall be located in the most accessible, least visually prominent, most geologically stable portion or portions of the site, and at the lowest feasible elevation based on unique site conditions, including geology, presence of drainage features, and presence of mature trees and native vegetation. Structures shall also be designed and located to aligned with the natural contours of the site prior to any planned grading, and to be screened by existing vegetation, depressions in topography, or other natural features. ~~Siting structures in the least prominent locations is especially important on open hillsides where the high visibility of construction should be minimized by placing structures so that they will be screened by existing vegetation, depressions in topography, or other natural features.~~

B. Parking Front Setback Adjustment. ~~In order to~~ To reduce grading, required parking (including a private garage) may be located, ~~at the discretion of the Director,~~ as close as five feet to the street property line, ~~provided,~~ that portions of the dwelling and accessory structures other than the garage shall comply with the setback requirements of the base zoning district.

C. Natural State. ~~A minimum area of twenty five percent of the lot area plus the percentage figure of average slope, not to exceed a maximum of eighty five percent, must remain in its natural state. This standard may be waived or reduced for lots zoned PD or developed with clustered development subject to approval by the review authority. Any area of the lot that is not part of a building pad,~~ underneath any

allowed cantilever building section, disturbed to install required utilities, used as an uncovered parking area, a paved patio area or deck adjacent to a structure, or a swimming pool/spa shall remain in a natural state consisting of ungraded terrain and indigenous vegetation, with no improvements whatsoever. That which is not considered natural state is considered disturbed area. The minimum required percentage of a lot to remain in its natural state and undisturbed is thirty-five (35) percent notwithstanding the exceptions below. Exceptions include:

1. Any area used as an uncovered surface parking area shall not be larger in area than eight hundred (800) square feet.
2. The combined area of any paved patio area, swimming pool/spa, accessory structure, and/or deck shall not exceed five hundred (500) square feet.
3. A terraced area or areas not exceeding a combined total of one thousand (1,000) square feet may be used for the planting of decorative, non-native landscaping, including trees.
4. Connecting pathways consisting of pervious surfaces may be constructed to connect the primary unit and/or accessory dwelling units (ADUs) to other improved areas on the lot.
5. A statewide exemption accessory dwelling unit (ADU) as defined in SCMC Section 18.23.210 is not subject to natural state requirements, and its area is not counted as disturbed, for the purposes of demonstrating natural state compliance.

This standard may be reduced for lots zoned PD or developed with clustered development, subject to approval by the review authority.

D. Site Access, Driveways. Each driveway shall follow natural terrain contours ~~to the maximum extent feasible to minimize grading, and also shall comply with the following standards:~~ Deviation from this standard shall be allowed based on site-specific conditions identified through the preliminary grading plan. The following additional standards shall apply:

1. Maximum Grade. The finished grade of a driveway shall conform to the finished grade of the lot, but in no case shall exceed an average grade of eighteen (18) percent.
2. Agency Review. The location and design of any driveway shall be referred to the Fire Department for review and comment as to on- and off-street safety of vehicles, vehicle passengers and pedestrians, and access for emergency vehicles ~~consistent with standards established by the Fire Department.~~

E. Retaining Walls. Large retaining walls in a uniform ~~vertical or horizontal~~ plane shall ~~not be permitted. be avoided.~~ Retaining walls ~~higher than eight (8) feet~~ shall be divided into terraces ~~with variations in plane and include landscaping on the terraces to screen the walls and stabilize the soils. break up the length of walls and to screen them from view.~~ The horizontal run of any retaining wall shall not extend greater than thirty (30) feet without a recessed offset feature measuring at least three (3) feet in depth to break up the length of the wall. No retaining wall located in the front or rear yard area shall be higher than six (6) feet, ~~and must incorporate a three-foot recessed offset feature every thirty feet, or other methods of articulation.~~ (Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.12.060 Building design standards.

A. Height Limits. A proposed structure shall comply with the setback requirements of the base zoning district and the following:

1. Overall Height Limit. The maximum overall height of a structure shall not exceed a height of thirty-five (35) feet, measured from the lowest finished grade elevation on the site where the structure touches finished grade, to the highest point of the roof.

2. Downhill Facing, Street-Facing Building Elevation. Where the building elevation at the adjacent street is facing downhill facing the downslope and facing the street, the downhill facing, street-facing building elevation shall have a maximum height of twenty (20) feet from finished grade, with sufficient articulation from that building face to the next highest story to minimize the visual height and bulk as viewed from the lowest finished grade.

i. Required Stepback. The building face of the next highest story shall step back a minimum of five (5) feet from the downhill facing building elevation. The intent of the rule is to create sufficient articulation, shadow lines, and minimized visual height and bulk viewed from the street.

FIGURE 18.12.060-A: HILLSIDE OVERLAY DISTRICT HEIGHT LIMITS ~~Revisions underway.~~

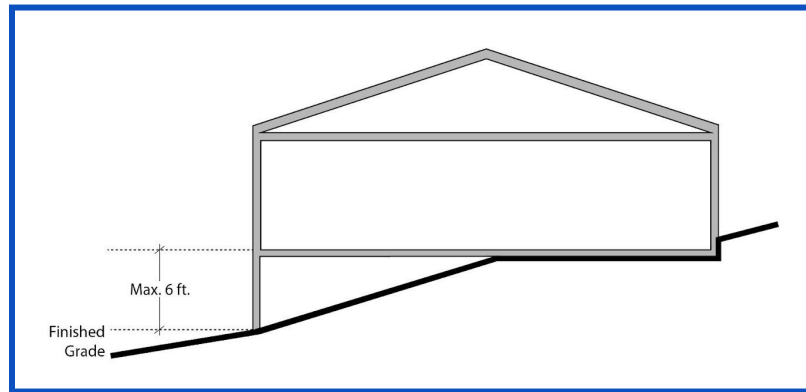


B. Articulation. The apparent size of exterior wall surfaces visible from off the site shall utilize at least one of the following single-story elements: be minimized through the use of single-story elements; bays, recesses, stepbacks, overhangs, landscaping, and/or other means of horizontal and vertical articulation. to The intent of this regulation is to create changing shadow lines and to break up massive forms.

C. Foundation Design. The use of multi-level foundations (floor levels separated by a minimum of four (4) feet) shall be the standard design for residential structures unless an alternative design involving less grading is approved through the design review process as appropriate for the site based on topography, soils or geologic conditions, protection of onsite natural resources and landforms, and/or presences of mature trees, with less grading, is approved through the design review process as more appropriate for the site.

D. Underfloors. Areas between the lowest floor and approved finished grade shall not exceed six (6) feet in height and shall be completely enclosed with fire-retardant materials to prevent exposure to wildfire hazard.

FIGURE 18.12.060-D: MAXIMUM UNDERFLOOR HEIGHT



E. Decks. No portion of the walking surface of a deck with visible ~~underpinnings~~ ~~support structures~~ shall exceed a height of six (6) feet above finished grade. Decks shall be integrated into the architecture of the building(s) ~~house~~ through, at minimum, use of similar building materials, direct connection to the adjacent building floor at the same level, and alignment of the deck edge with the floor below (no cantilever), and shall not appear as an add-on to the primary building mass, ~~and not appear as an add-on to the primary building mass through~~

F. Colors and Materials. Colors and materials shall be used to guard against wildland fire hazards and provide for structures to mimic the natural colors of the hillside vegetation and other natural features. ~~A mixture of materials and color shall be used to blend structures with the natural appearance of the hillside.~~

1. Earth-tone colors shall be used for building walls and roofs. For the purpose of this requirement, earth-tone shall mean colors found in nature that have a variety of hues with brown undertones, including rust, marigold, burnt sienna brown, terracotta, sage, and turmeric. For the purposes of this definition, brown shall mean a hue with a hexadecimal RGB code of 964B00. ~~Based upon the graphic principle that darker colors are less noticeable than light colors, darker tones, including earth tones, shall be used for building walls and roofs on highly visible sites so that structures appear to blend in with the natural terrain.~~

~~2. Exterior finish materials shall be appropriate for the architectural style of the structure and compatible with the hillside environment.~~

~~2.3.~~ In areas of potential high fire hazard, exterior building materials shall be fire-retardant and consistent with applicable requirements of the Fire Department. (Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.12.070 Landscaping.

A. Required Landscaping. Landscaping shall provide for the following:

1. Screening of retaining walls over four (4) feet in height, accessory structures, and buildings visible from a downslope;
2. Screening of parking areas in multiple residential or nonresidential developments; and
3. Slope stabilization for all cut, fill, and natural slopes of three (3) feet or more in vertical height with deep-rooted plants.

B. Fire Hazards. Within designated high-fire-hazard zones, landscaping shall comply with the requirements of the San Carlos/Redwood City Fire Department. ~~Fire-resistant, drought-tolerant species shall be used where appropriate to reduce fire hazards.~~

C. Installation and Maintenance. Landscaping shall be installed and maintained consistent with the regulations of Chapter [18.18](#), Landscaping. (Ord. 1438 § 4 (Exh. A (part)), 2011)

Chapter 18.15

GENERAL SITE REGULATIONS

Sections:

- [18.15.010 Purpose and applicability.](#)
- [18.15.020 Accessory buildings and structures.](#)
- [18.15.030 Development on substandard lots.](#)
- [18.15.040 Fences and walls.](#)
- [18.15.050 Hazardous material site assessment.](#)
- [18.15.060 Height and height exceptions.](#)
- [18.15.070 Lighting and illumination.](#)
- [18.15.080 Projections into yards.](#)
- [18.15.090 Screening.](#)
- [18.15.100 Swimming pools and spas.](#)
- [18.15.110 Trash and recycling collection areas.](#)
- [18.15.120 Underground utilities.](#)
- [18.15.130 Visibility at intersections and driveways.](#)

18.15.070 Lighting and illumination.

A. Applicability. The standards of this section apply to all new development and additions that expand existing floor area by ten percent or more.

B. General Standards.

1. Multiple-Unit Residential Buildings. Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least one-quarter foot-candle at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.
2. Nonresidential Buildings. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of one-half foot-candle of light.
3. Pedestrian-Oriented Lighting. In the mixed-use districts, exterior lighting shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination.
4. Maximum Height. Lighting standards shall not exceed the maximum heights specified in the following table:

District	Maximum Height (ft.)
Residential Districts	16
Commercial and Mixed-Use Districts	16 feet within 100 feet of any street frontage; 20 feet in any other location.
Industrial Districts	20 feet within 100 feet of any street frontage; 25 feet in any other location.
Public and Semi-Public and Airport District	25, or as necessary for safety and security.

C. Control of Outdoor Artificial Light.

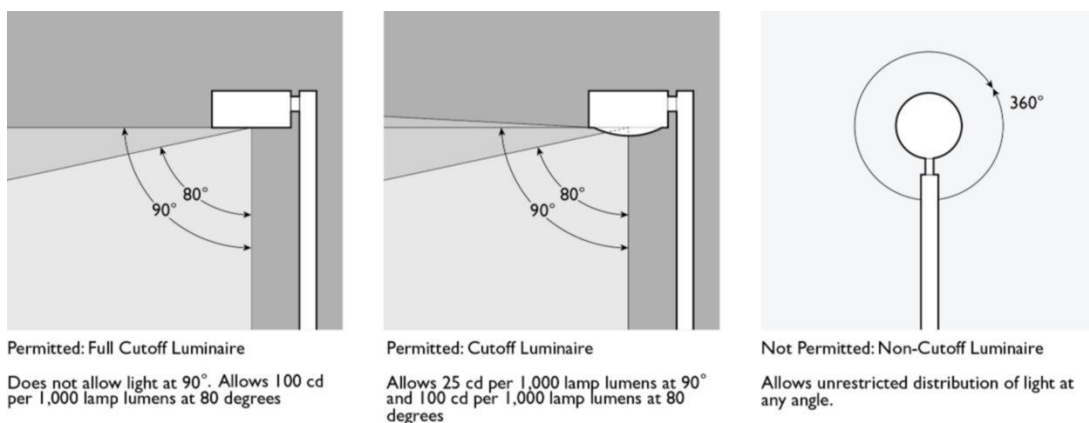
1. Purpose. This subsection is intended to minimize outdoor artificial light that may have a detrimental effect on the environment, astronomical research, amateur astronomy, and enjoyment of the night sky. These provisions are also intended to reduce the unnecessary illumination of adjacent lots and the use of energy.

2. Exemptions. The following types of lighting fixtures are exempt from the requirements of this section:

- a. Public and private street lighting.
- b. Athletic Field Lights. Athletic field lights used within a school campus or public or private park.
- c. Safety and Security Lighting. Safety and security lighting for public facilities, including but not limited to the airport and hospitals.
- d. Construction and Emergency Lighting. All construction or emergency lighting fixtures, provided they are temporary and are discontinued immediately upon completion of the construction work or abatement of the emergency.

- e. Seasonal Lighting. Seasonal lighting displays related to cultural or religious celebrations.
3. Prohibited Lighting. The following types of exterior lighting are prohibited:
- a. Drop-down lenses;
 - b. Mercury vapor lights; and
 - c. Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves.
4. Fixture Types. All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. **Lighting fixtures shall adhere to the below requirements:**
- a. Freestanding fixtures. When using free standing light fixtures, the light elements shall be screened to minimize light spillage, confine light to site, and directed away from neighbors.
 - b. Outdoor and parking lights. All outdoor and parking lights shall be situated away from windows of residential units to reduce light impact on residents and shall be directed downward and away from adjacent residences and public right of way.
 - c. Wall-mounted fixtures. To minimize the light glare and spillage all wall-mounted fixtures shall be oriented to an angle towards the ground. The optimal angle shall be between 50 to 70 degrees.
 - d. Bollard lighting. Bollard lighting can be used to light walkways and other landscape features but shall cast its light downward.
 - e. Security lighting. Motion-activated security lighting shall not be capable of being activated by any person(s) in the public right-of-way or on adjacent property.
 - f. Luminaires. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for cutoff or full cutoff luminaires.
- ~~All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for cutoff or full cutoff luminaires.~~

FIGURE 18.15.070-C(4): FIXTURE TYPES



Source: IESNA

5. Glare. No use shall be operated such that significant, direct glare incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Light or glare from mechanical or chemical processes, high-temperature processes such as combustion or welding, or from reflective

materials on buildings or used or stored on a site, shall be shielded or modified to prevent emission of adverse light or glare onto other properties.

6. Light Trespass. Lights shall be placed to deflect light away from adjacent lots and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties.

a. Direct or sky-reflected glare from floodlights shall not be directed into any other lot or street.

b. No light or combination of lights, or activity shall cast light exceeding one foot-candle onto a public street, with the illumination level measured at the centerline of the street.

c. No light, combination of lights, or activity shall cast light exceeding one-half foot-candle onto a residentially zoned lot, or any lot containing residential uses.

7. Required Documentation. Project applicants shall submit photometric data from lighting manufacturers to the City to demonstrate that the lighting requirements have been satisfied.

8. Alternate Materials and Methods of Installation. Designs, materials, or methods of installation not specifically prescribed by this section may be approved; provided, that the proposed design, material, or method provides approximate equivalence to the specific requirements of this section or is otherwise satisfactory and complies with the intent of these provisions. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.080 Projections into yards.

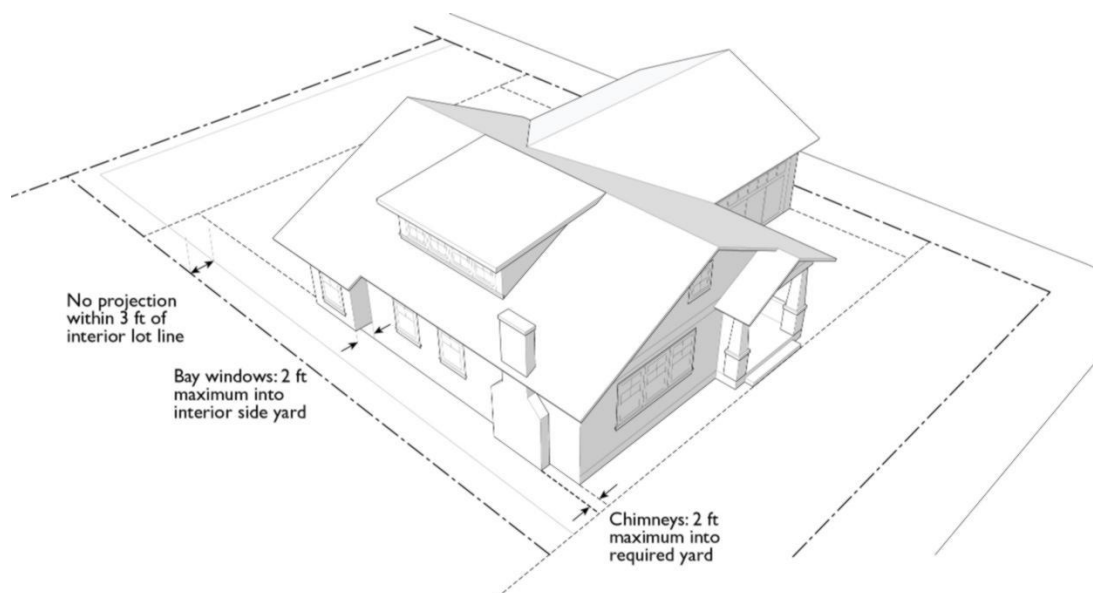
Building projections may extend into required yards, according to the standards of Table 18.15.080, Allowed Building Projections into Required Yards, subject to all applicable requirements of the California Building Code. The "Limitations" column states any dimensional, area, or other limitations that apply to such structures where they project into required yards.

Projection	Front or Street Side Yard (ft.)	Interior Side Yard (ft.)	Rear Yard (ft.)	Limitations
All projections	Notwithstanding any other subsection of this section, no projection may extend closer than three feet to an interior lot line or into a public utility easement. Where any setback of this title conflicts with the California Building Code, the more restrictive shall apply.			

Cornices, canopies, eaves, and similar architectural features; chimneys	2	2	2	
Bay windows	3	2	3	Shall not occupy more than one-third of the length of the building wall on which they are located or one-half of the length of a single room.
Balconies	3	2	5	Applies only to RS-3 and RS-6 zoning districts
Fire escapes required by law or public agency regulation	4	4	4	
Uncovered stairs, ramps, stoops, or landings that service above first floor of building	3	2	3	
Depressed ramps or stairways and supporting structures designed to permit access to parts of buildings that are below average ground level	3.5	3.5	3.5	

Decks, porches and stairs				
Less than 18 inches above ground elevation	6	2	Any distance if uncovered; 10 if covered	Must be open on at least three sides and no closer than 7 ft to a street-facing property line or 3 ft to an interior property line. The Director may grant exceptions in the Hillside Overlay District to provide access to a driveway or street.
18 inches or more above ground elevation	53	2	3	
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act; see Chapter 18.33 , Waivers.			

FIGURE 18.15.080: BUILDING PROJECTIONS



(Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.090 Screening.

A. Applicability. The standards of this section apply to all new development and additions that expand existing floor area by ten percent or more.

B. Screening of Mechanical and Electrical Equipment. All exterior mechanical and electrical equipment shall be screened **by a parapet or mansard roof**, or incorporated into the design of buildings, so as not to be visible **to pedestrians** from the **adjacent** street, highway, train tracks, or adjacent residential districts. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Director where screening is infeasible due to health and safety or utility requirements.

C. Outdoor Storage Areas. Outdoor storage areas shall be screened from view from any public street or freeway; existing or planned residential area; or publicly accessible open space area, parking area, access driveway, or similar thoroughfare.

1. Screening walls and fences visible from any public street or highway; residential or mixed-use district; or publicly accessible open space area, parking area, access driveway, or similar thoroughfare shall be architecturally compatible with the main structure on the site and shall not have barbed wire or razor wire visible from any street or public access.

2. Screening walls and fences shall not exceed maximum fence heights established in Section [18.15.040](#). Fences and walls, except fencing and screening fences and walls up to fifteen feet in height may be allowed outside required setback areas in the GCI, IL, and IH Districts with Director approval. No stored goods may exceed the height of the screening wall or fence.

D. Common Property Lines. A screening wall eight feet in height shall be provided on the interior lot lines of any lot that contains any industrial use, or transportation, communication and utilities use (except communication facilities and minor utilities), or use allowed in the Mixed-Use Neighborhood District on East San Carlos Avenue and Old County Road, as defined in Chapter [18.40](#), Use Classifications, and abuts a residential district. Such screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another nonresidential use classification.

1. Location. Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.

2. Materials. Industrial uses must provide a solid screening wall of stucco, decorative block, or concrete panel. Screening walls for other uses may be constructed of stucco, decorative block, concrete panel, wood or other substantially equivalent material. Chain-link fencing does not fulfill the screening wall requirement.

3. Berms. An earth berm may be used in combination with the above types of screening walls, but not more than two-thirds of the required height of such screening may be provided by the berm.

4. Maintenance. Screening walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.120 Underground utilities.

- A. **Underground utilities.** All electrical, telephone, cable television, and similar distribution lines providing direct service to a project shall be installed underground within the site. This requirement may be waived by the Director upon determining that underground installation is infeasible.
- B. **Above-ground utilities.** Public utilities equipment, where provided above ground, shall comply with the following:
 - a. Such equipment shall not be located within any required front setback area.
 - b. Such equipment shall be screened using one or more of the following approaches:
 - i. Landscaping
 - ii. Raised planters' minimum height of twelve (12) inches with landscape.
 - iii. Mesh fence for vertical vegetation.
 - iv. Walls or fencing consistent with the overall architecture of the building.

(Ord. 1438 § 4 (Exh. A (part)), 2011)

Chapter 18.20 PARKING AND LOADING

Sections:

- 18.20.010 Purpose.**
- 18.20.020 Applicability.**
- 18.20.030 General provisions.**
- 18.20.040 Required parking spaces.**
- 18.20.050 Parking reductions.**
- 18.20.060 Parking in-lieu fee.**
- 18.20.070 Location of required parking.**
- 18.20.080 Bicycle parking.**
- 18.20.090 On-site loading.**
- 18.20.100 Parking area design and development standards.**

18.20.040 Required parking spaces.

A. Minimum Number of Spaces Required. Each land use shall be provided at least the number of on-site parking spaces stated in this subsection.

1. Mixed-Use Districts. The required numbers of on-site parking spaces are stated in Table 18.20.040-A(1), Required On-Site Parking Spaces, Mixed-Use Districts. The parking requirement for any use not listed in Table 18.20.040-A(1) shall be the same as required for the land use in other districts as stated in Table 18.20.040-A(3), Required On-Site Parking Spaces, Other Districts.

TABLE 18.20.040-A(1): REQUIRED ON-SITE PARKING SPACES, MIXED-USE DISTRICTS

Land Use	Required Parking Spaces	
Residential		
Studio and one-bedroom units	1 space per unit	One covered space shall be provided for each unit.
Two or more bedrooms	1.5 spaces per unit	
Nonresidential		
Office	1 space per 450 square feet	
Retail	1 space per 400 square feet	
Restaurant	1 space per 250 square feet	

2. Industrial Arts District. Each land use in the IA District shall provide one parking space per two thousand square feet of industrial use area plus one parking space per three hundred square feet of office or customer area.

3. Other Districts. Each land use in all districts except for mixed-use and industrial arts districts shall be provided at least the number of on-site parking spaces stated in Table 18.20.040-A(3), Required On-Site Parking Spaces, Other Districts. The parking requirement for any use not listed in Table 18.20.040-A(3) shall be determined by the Director based upon the requirements for the most similar

comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand.

**TABLE 18.20.040-A(3): REQUIRED ON-SITE PARKING SPACES,
OTHER DISTRICTS**

Land Use Classification		Required Parking Spaces
Residential Use Classifications		
Single-Unit Residential	2 spaces per dwelling unit.	In RS-6, both spaces must be either within a garage or carport, or 1 space within a garage or carport with the other space located within a 20-ft.-wide, 2-car driveway or within a two-car tandem driveway. For all other R districts, parking must be within a garage or carport.
Accessory Dwelling Unit	1 space for each unit. See Section 18.23.210(F)(3) for accessory dwelling units parking exemptions.	
Junior Accessory Dwelling Unit	No parking required. See Section 18.23.210.	
Affordable Housing Developments (Moderate Income and Below)		
Studio	0.75 spaces per unit.	1 additional guest parking space shall be provided for every 4 units, and overall, the number of covered spaces provided shall equal or exceed the number of units. Residential developments with 1 or more on-site below market rate units shall be allowed limited reductions in the parking requirements pursuant to Chapter 18.17, Affordable Housing Incentives.
One- or Two-Bedroom	1 space per unit.	
Three or More Bedrooms	2 spaces per unit.	
Multi-Unit Residential		
Studio	1 space per unit.	1 covered space shall be provided for each unit.
One- or Two-Bedroom	1.5 spaces per unit.	
Three or More Bedrooms	2 spaces per unit.	
Small Family Day Care	None in addition to what is required for the residential use.	
Large Family Day Care	None in addition to what is required for the residential use.	
Elderly and Long-Term Care	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each nonresident employee.	
Group Residential	1 per bed plus 1 for every 10 beds.	
Residential Care, Limited	None in addition to what is required for the residential use.	
Residential Care, General and Senior	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each nonresident employee.	
Single Room Occupancy	0.5 spaces per unit.	

**TABLE 18.20.040-A(3): REQUIRED ON-SITE PARKING SPACES,
OTHER DISTRICTS**

Land Use Classification	Required Parking Spaces
Public and Semi-Public Use Classifications	
Colleges and Trade Schools, Public or Private	1 per 3 members of the school population (including students, faculty, and staff) based on maximum enrollment.
Community Assembly	1 for each 4 permanent seats in main assembly area, or 1 for every 30 sq. ft. of assembly area for group activities or where temporary or moveable seats are provided.
Cultural Institutions	For theaters and auditoriums: 1 for each 4 permanent seats in main assembly area, or 1 for every 30 sq. ft. of assembly area where temporary or moveable seats are provided. Galleries, libraries and museums: 1 for every 1,000 sq. ft. of floor area. Other establishments: as determined by the Director.
Day Care Center	1 per employee plus additional parking as provided in the pick-up/drop-off plan required pursuant to Section 18.23.090 , Day care. Reductions in parking may be granted upon approval of a minor use permit.
Emergency Shelter	1 per 200 sq. ft. of floor area.
Government Offices	1 per 300 sq. ft. of floor area.
Hospitals and Clinics	1.75 per bed.
Instructional Services	1 per 200 sq. ft. of public or instruction area.
Schools, Public or Private	Elementary and middle schools: 1 per classroom, plus 1 per 250 sq. ft. of office area. High schools: 7 per classroom.
Social Service Facilities	1 per 200 sq. ft. of floor area.
Commercial Use Classifications	
Animal Care, Sales and Services	
Grooming and Pet Stores	1 per 300 sq. ft. of floor area.
Kennels	1 per employee plus an area for loading and unloading animals on site.
Veterinary Services	1 per 250 sq. ft. of floor area.
Artists' Studios	1 per 1,000 sq. ft. of floor area.
Automobile/Vehicle Sales and Services	
Automobile Rentals	1 per 250 sq. ft. of office area in addition to spaces for all vehicles for rent.
Automobile/Vehicle Sales and Leasing	1 per 3,000 sq. ft. of lot area. Any accessory auto repair: 2 per service bay.
Automobile/Vehicle Repair, Major or Minor	1 space plus 4 per service bay. 1 per 250 sq. ft. of any retail or office on site.

**TABLE 18.20.040-A(3): REQUIRED ON-SITE PARKING SPACES,
OTHER DISTRICTS**

Land Use Classification	Required Parking Spaces
Automobile/Vehicle Washing	1 per 250 sq. ft. of any indoor sales, office, or lounge areas.
Service Station	4 per service bay, if service bays are included on site. 1 per 250 sq. ft. of any retail or office on site.
Banks and Financial Institutions	1 per 300 sq. ft. of floor area.
Business Services	1 per 300 sq. ft. of floor area.
Commercial Recreation	Establishments with seating: 1 for each 4 fixed seats, or 1 for every 30 sq. ft. of seating area where temporary or moveable seats are provided. Athletic clubs: 1 per 150 sq. ft. of floor area. Bowling alleys: 2 per lane. Game courts (e.g., tennis): 2 per court. Swimming pools: 1 per 200 sq. ft. of pool area plus 1 per 500 sq. ft. of area related to the pool. Other commercial entertainment and recreation uses: as determined by the Director.
Eating and Drinking Establishments	
Bars/Night Clubs/Lounges	1 per 75 sq. ft. of public area.
Full Service	1 per 75 sq. ft. of customer seating area; no parking is required for outdoor seating when seats provided equal to 50 percent or less of total indoor seating.
Convenience/Fast Food	1 per 100 sq. ft. of floor area.
Food Preparation	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office area.
Funeral Parlors and Mortuaries	1 for each 4 permanent seats in assembly areas, plus 1 per 250 sq. ft. of office area or 1 for every 30 sq. ft. of assembly area where temporary or moveable seats are provided.
Lodging	
Bed and Breakfast	1 per room for rent in addition to parking required for residential use.
Hotels and Motels	1 per each sleeping unit, plus 2 spaces adjacent to registration office. Additional parking required for ancillary uses, such as restaurants, according to the parking requirements for the ancillary use.
Maintenance and Repair Services	1 per 600 sq. ft. of floor area, plus 1 space for each fleet vehicle.
Nurseries and Garden Centers	1 per 500 sq. ft. of floor area; 1 per 1,000 sq. ft. of outdoor display area.
Offices	

**TABLE 18.20.040-A(3): REQUIRED ON-SITE PARKING SPACES,
OTHER DISTRICTS**

Land Use Classification	Required Parking Spaces
Business and Professional	1 per 300 sq. ft. of floor area up to 100,000 sq. ft. 1 per 350 sq. ft. over 100,000 sq. ft.
Medical and Dental	1 per 275 sq. ft. of floor area.
Walk-In Clientele	1 per 300 sq. ft. of floor area.
Parking, Public or Private	1 per attendant station (in addition to the spaces that are available on the site).
Personal Services	1 per 300 sq. ft. of floor area.
Retail Sales	
Building Materials and Services	1 per 500 sq. ft. of floor area; 1 per 1,000 sq. ft. of outdoor display area.
All Other Retail Sales Subclassifications	1 per 300 sq. ft. of floor area. 1 per 750 sq. ft. of floor area for appliance and furniture stores.
Industrial Use Classifications	
Cannabis Microbusiness	1 per 1,000 sq. ft. of cultivation area; 1 per 1,500 sq. ft. of manufacturing area; 1 per 2,000 sq. ft. of distribution area up to 10,000 sq. ft. or 1 per 5,000 sq. ft. of distribution area over 10,000 sq. ft.; plus 1 per 300 sq. ft. of office.
Construction and Materials Yards	1 per 2,500 sq. ft. up to 10,000 sq. ft. 1 per 5,000 sq. ft. over 10,000 sq. ft.
Custom Manufacturing	1 per 2,000 sq. ft. of floor area, plus 1 per 300 sq. ft. of office.
Industry, General	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office.
Industry, Limited	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office.
Recycling Facility	
Collection Facility	See Section 18.23.190 , Recycling facilities.
Intermediate Processing Facility	1 for each 2 employees on the maximum work shift, or 1 per 1,000 sq. ft. of floor area, whichever is greater.
Research and Development	1 per 600 sq. ft. of manufacturing and assembly; 1 per 300 sq. ft. of office; 1 per 1,500 sq. ft. of warehousing; and 1 per 800 sq. ft. of laboratory.
Salvage and Wrecking	1 per 500 sq. ft. of building area plus 1 per 0.5 acre of gross outdoor use area.
Warehousing and Storage	
Chemical, Mineral, and Explosives Storage	1 per 2 employees or 1 per 300 sq. ft. of office area, whichever is greater.

**TABLE 18.20.040-A(3): REQUIRED ON-SITE PARKING SPACES,
OTHER DISTRICTS**

Land Use Classification	Required Parking Spaces
Indoor Warehousing and Storage and Outdoor Storage	1 per 2,000 sq. ft. of area up to 10,000 sq. ft., 1 per 5,000 sq. ft. over 10,000 sq. ft., plus 1 per 300 sq. ft. of office.
Personal Storage	1 space per 75 storage units, plus 1 space per 300 sq. ft. of office area. A minimum of 5 spaces shall be provided.
Wholesaling and Distribution	1 per 2,000 sq. ft. of use area up to 10,000 sq. ft., 1 per 5,000 sq. ft. over 10,000 sq. ft., plus 1 per 300 sq. ft. of office.
Transportation, Communication, and Utilities Use Classifications	
Light Fleet-Based Services	1 per 300 sq. ft. of office floor area, plus 1 space for each fleet vehicle.
Utilities, Major	1 for each employee on the largest shift plus 1 for each vehicle used in connection with the use. Minimum of 2.
Utilities, Minor	None.

18.20.070 Location of required parking.

A. Residential Uses.

1. Single-Unit Dwellings, Duplexes, **Urban Infill Units** and Accessory Dwelling Units. Required parking for a single-unit dwelling, duplex, **urban infill unit**, or accessory dwelling unit shall be located on the same lot as the dwelling(s) served. Parking shall not be located within required setbacks except for accessory dwelling units and for the required parking space in the driveway under the provisions for lots in the RS-6 zoning district.
2. Other Residential Uses. Required parking for residential uses other than single-unit dwellings, duplexes, and accessory dwelling units shall be on the same lot as the dwelling or use they serve or in an off-site facility as provided in subsection C of this section. Parking shall not be located within a required front or street-facing side yard.

B. Nonresidential Uses. Required parking spaces serving nonresidential uses shall be located on the same lot as the use they serve, or in an off-site parking facility as provided in subsection C of this section. If located in an off-site parking facility, a parking agreement shall be filed as provided in subsection C of this section.

C. Off-Site Parking Facilities. Parking facilities for uses other than single-unit dwellings, duplexes, and accessory dwelling units may be provided off site with approval of a minor use permit, provided the following conditions are met:

1. Location.
 - a. Residential Uses. Any off-site parking facility must be located within one hundred (100) feet, along a pedestrian route, of the unit or use served.

b. Nonresidential Uses. Any off-site parking facility must be located within four hundred (400) feet, along a pedestrian route, of the principal entrance containing the use(s) for which the parking is required.

2. Parking Agreement. A written agreement between the landowner(s) and the City in a form satisfactory to the City Attorney shall be executed and recorded in the Office of the County Recorder. The agreement shall include:

- a. A guarantee among the landowner(s) for access to and use of the parking facility; and
- b. A guarantee that the spaces to be provided will be maintained and reserved for the uses served for as long as such uses are in operation. (Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. C (part)), 2018; Ord. 1480 (Exh. C (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.100 Parking area design and development standards.

All parking areas, except those used exclusively for stacked parking, shall be designed and developed consistent with the following standards. Parking areas used exclusively for stacked parking are subject only to subsections I through R of this section. Stacked parking areas which will allow parking at some times without attendants must be striped in conformance with the layout requirements of this section.

A. Handicapped Parking. Each lot or parking structure where parking is provided for the public as clients, guests, or employees shall include parking accessible to handicapped or disabled persons as near as practical to a primary entrance.

B. Tandem Parking. Tandem parking may be permitted to satisfy the off-street parking requirement in accordance with the following:

- 1. No more than two vehicles shall be placed one behind the other **unless otherwise allowed under this Title.**
- 2. Both spaces shall be assigned to a single dwelling unit or nonresidential establishment.
- 3. Tandem parking to meet required parking for nonresidential uses may be used for employee parking; the maximum number of tandem parking spaces shall not exceed fifty percent of the total number of spaces.
- 4. Tandem parking to meet required parking for multi-unit development shall be located within an enclosed structure; the maximum number of tandem parking spaces shall not exceed fifty percent of the total number of spaces.
- 5. Tandem parking shall not be used to meet the guest parking requirement.

C. Carpool and Vanpool Parking. At least ten percent of the required parking spaces for offices and all uses within the industrial use classification shall be designated and reserved for carpools or vanpools. These spaces shall be located closest to the main entrance of the project (exclusive of spaces designated for handicapped).

D. Shopping Cart Storage. When there are businesses that utilize shopping carts, adequate temporary shopping cart storage areas shall be provided throughout the parking lots. No temporary storage of shopping carts is allowed on walkways outside of buildings.

Chapter 18.26 PLANNING AUTHORITIES

Sections:

- 18.26.010 Purpose.
- 18.26.020 City Council.
- 18.26.030 Planning and Transportation Commission.
- ~~18.26.040 Residential Design Review Committee.~~
- 18.26.050 Community Development Director.
- 18.26.060 Zoning Administrator.
- 18.26.070 Summary of review authorities for decisions and appeals.

18.26.010 Purpose.

The purpose of this chapter is to identify the bodies, officials, and administrators with designated responsibilities under various chapters of the Zoning Ordinance. Subsequent chapters of Article IV provide detailed information on procedures, applications, and permits, including zoning and General Plan text and map amendments, establishment of fees, and enforcement. When carrying out their assigned duties and responsibilities, all bodies, administrators, and officials shall interpret and apply the provisions of this title as minimum requirements adopted to implement the policies and achieve the objectives of the General Plan. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.26.020 City Council.

The powers and duties of the City Council under this title include but are not limited to the following:

- A. Consider and adopt, reject or modify amendments to the General Plan map and text pursuant to the provisions of Chapter [18.34](#), Amendments to General Plan, and of the Government Code, following a public hearing and recommended action by the Planning Commission.
- B. Consider and adopt amendments to the Zoning Map and to the text of this title pursuant to the provisions of Chapter [18.35](#), Amendments to Zoning Ordinance and Map, and the Government Code, following a public hearing and recommended action by the Planning Commission.
- C. Adopt guidelines for design review pursuant to Chapter [18.29](#), Design Review.
- D. Hear and decide proposals to revoke permits, pursuant to Section [18.27.140](#), Revocation of permits, following a public hearing and recommended action by the Planning Commission.
- E. Hear and decide applications for development agreements, pursuant to Chapter [18.37](#), Development Agreements.
- F. Hear and decide appeals from decisions of the Planning Commission on use permits, variances, and any other permits that can be appealed, pursuant to Section [18.27.150](#), Appeals.
- G. Hear and decide appeals on environmental determinations by the Director or the Planning Commission, pursuant to Section [18.27.050](#), Environmental review.
- H. Appoint and remove members of the Planning Commission as provided for in Title [2](#), Administration and Personnel.
- ~~I. Appoint and remove a citizen volunteer and a design professional as members of the Residential Design Review Committee.~~

~~IJ~~ Establish, by resolution, a municipal fee schedule listing fees, charges, and deposits for various applications and services provided pursuant to this title. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.26.030 Planning and Transportation Commission.

The Planning Commission is established and organized pursuant to Chapter [2.24](#), Commissions, and the requirements of the Government Code. The powers and duties of the Planning Commission under this title include but are not limited to the following:

- A. Initiate, conduct hearings, and make recommendations to the City Council on proposed amendments to the General Plan map and text, pursuant to Chapter [18.34](#), Amendments to General Plan.
- B. Annually review progress towards implementation of the General Plan and recommend to the City Council changes needed due to new legislation, development trends and changing economic, social and environmental conditions.
- C. Initiate, conduct hearings, and make recommendations to the City Council on proposed amendments to the Zoning Map and to the text of this title, pursuant to Chapter [18.35](#), Amendments to Zoning Ordinance and Map.
- D. Approve, conditionally approve, modify or deny conditional use permits and variances, pursuant to Chapter [18.30](#), Use Permits, and Chapter [18.32](#), Variances.
- E. Hear and decide on modifications to approved conditional use permits and variances, pursuant to Section [18.27.130](#), Modification of approved plans.
- F. Conduct hearings and make recommendations to the City Council on applications for preliminary development plans, pursuant to Chapter [18.36](#), Planned Development.
- G. Conduct hearings and make recommendations to the City Council on proposed revocations of permits, pursuant to Section [18.27.140](#), Revocation of permits.
- H. Hear and decide appeals from decisions of the Community Development Director or the Zoning Administrator on decisions, determinations, or interpretations made in the enforcement of this title and any other decisions that are subject to appeal, pursuant to Section [18.27.150](#), Appeals.
- ~~I. Hear and decide appeals of decisions by the Residential Design Review Committee, pursuant to Section [18.27.150](#), Appeals.~~
- ~~IJ~~ Make environmental determinations on any approvals it grants that are subject to environmental review under the California Environmental Quality Act and the City of San Carlos' adopted environmental review guidelines pursuant to the State law and the procedures in Section [18.27.050](#), Environmental review.
- ~~JK~~ Prepare and recommend to the City Council for adoption guidelines for conducting design review, pursuant to Chapter [18.29](#), Design Review.
- ~~KL~~ Conduct design review on any approvals it grants that are subject to design review pursuant to Chapter [18.29](#), Design Review.
- ~~M. Appoint and remove one member of the Planning Commission as a member of the Residential Design Review Committee.~~

~~L.N.~~ Such other duties and powers as assigned or directed by the City Council. (Ord. 1438 § 4 (Exh. A (part)), 2011)

~~18.26.040 Residential Design Review Committee.~~

~~The Residential Design Review Committee is established to conduct design review of proposed residential development pursuant to Chapter 18.29, Design Review. It is organized as established by City Council resolution and has the powers and responsibilities as follows:~~

~~A. Powers and Responsibilities. The Residential Design Review Committee shall conduct residential design review in accord with Chapter 18.29, Design Review, and any adopted design review guidelines. (Ord. 1530 § 3 (Exh. A (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)~~

18.26.050 Community Development Director.

The powers and duties of the Community Development Director (the “Director”) under this title include but are not limited to the following:

- A. Maintain and administer the Zoning Ordinance, including processing of applications, abatements and other enforcement actions.
- B. Interpret the Zoning Ordinance to members of the public and to other City departments.
- C. Prepare and effect rules and procedures necessary or convenient for the conduct of the Director’s business. These rules and procedures must be as approved by a resolution of the City Council following review and recommendation of the Planning Commission. They may include the administrative details of hearings officiated by the Director (e.g., scheduling, rules of procedure and recordkeeping).
- D. Issue administrative regulations for the submission and review of applications subject to the requirements of this title and Government Code Section [65950](#), Deadlines for Project Approval Conformance; Extensions.
- E. Review applications for permits and licenses for conformance with this title and issue a zoning clearance when the proposed use, activity or building is allowed by right and conforms to all applicable development and use standards.
- F. Review applications for discretionary permits and approvals under this title for conformance with applicable submission requirements and time limits.
- G. Review applications for discretionary permits and approvals to determine whether the application is exempt from review under the California Environmental Quality Act and the City’s environmental review requirements and notify the applicant if any additional information is necessary to conduct the review.
- H. Process and make recommendations to the City Council on all applications, amendments, appeals and other matters upon which the Council has the authority and the duty to act under this title.
- I. Process and make recommendations to the Planning Commission on all applications, appeals and other matters upon which the Commission has the authority and the duty to act under this title.
- J. Conduct design review pursuant to Chapter [18.29](#), Design Review.
- K. Refer items to the Planning Commission where, in his/her opinion, the public interest would be better served by a Planning Commission public hearing and action.

- L. Approve, conditionally approve, modify or deny requests for tree removal, pursuant to Section [18.18.070](#)(C), Tree Removal Permit.
- M. Approve, conditionally approve, modify or deny requests for waivers to dimensional requirements, pursuant to Chapter [18.33](#), Waivers.
- N. Negotiate the components and provisions of development agreements for recommendation to the City Council.
- O. Serve as staff of the Planning Commission ~~and Residential Design Review Committee.~~
- P. Investigate and make reports to the Planning Commission on violations of permit terms and conditions when the City has initiated revocation procedures.
- Q. Delegate administrative functions as he/she so deems to members of the Planning Division.
- R. Appoint a Zoning Administrator pursuant to Section [18.26.060](#), Zoning Administrator.
- S. Other duties and powers as may be assigned by the City Council or established by legislation. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.26.060 Zoning Administrator.

The Zoning Administrator is a City staff member appointed by the Director with the following powers and duties:

- A. Hear and decide applications for minor use permits, modifications to conditions of approved minor use permits, and time extensions of use permits, pursuant to Chapter [18.30](#), Use Permits.
- B. Approve, conditionally approve, modify or deny applications for temporary use permits, pursuant to Chapter [18.31](#), Temporary Use Permits.
- C. Hear and decide requests for minor modifications to approved permits, pursuant to Section [18.27.130](#), Modification of approved plans.
- D. Refer items to the Planning Commission where, in his opinion, the public interest would be better served by a Planning Commission public hearing and action.
- E. Other duties and powers as may be assigned by the Director. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.26.070 Summary of review authorities for decisions and appeals.

TABLE 18.26.070: REVIEW AUTHORITY

Application or Action	Found in Chapter	Advisory Body	Decision-Maker	Appeal Body
Type One: Ministerial Actions				
Zoning Clearance	18.28	N/A	Director	Planning Commission

TABLE 18.26.070: REVIEW AUTHORITY

Application or Action	Found in Chapter	Advisory Body	Decision-Maker	Appeal Body
Interpretations	18.27	N/A	Director	Planning Commission
Minor Changes to an Approved Permit	18.27	N/A	Zoning Administrator	Planning Commission
Type Two: Discretionary Quasi-Judicial Actions				
Tree Removal	18.18	N/A	Director	Planning Commission
Waiver from Dimensional Standards	18.33	N/A	Director	Planning Commission
Permit Modifications, Major	18.27	Zoning Administrator	Review Authority of Original Permit	City Council
Permit Revocation	18.27	Planning Commission	City Council	Superior Court
Temporary Use Permits	18.31	N/A	Zoning Administrator	Planning Commission
Design Review	18.29	N/A	Director, Residential Design Review Committee , or Planning Commission	Planning Commission or City Council
Minor Use Permits	18.30	N/A	Zoning Administrator	Planning Commission
Conditional Use Permits	18.30	Director	Planning Commission	City Council
Deviation or Exceptions to Objective Design Standards	18.04	Director	Planning and Transportation Commission	City Council
Variances	18.32	Director	Planning Commission	City Council
Type Three: Discretionary Legislative Actions				
General Plan Text and Map Amendments	18.34	Planning Commission	City Council	Superior Court
Zoning Ordinance and Map Amendments	18.35	Planning Commission	City Council	Superior Court
Planned Development Districts	18.36	Planning Commission	City Council	Superior Court
Development Agreements	18.37	Director	City Council	Superior Court

TABLE 18.26.070: REVIEW AUTHORITY

Application or Action	Found in Chapter	Advisory Body	Decision-Maker	Appeal Body
Rezoning	18.38	Planning Commission	City Council	Superior Court

(Ord. 1438 § 4 (Exh. A (part)), 2011)

Chapter 18.27 COMMON PROCEDURES

Sections:

- 18.27.010 Purpose.
- 18.27.020 Application forms and fees.
- 18.27.030 Pre-application review.
- 18.27.040 Review of applications.
- 18.27.050 Environmental review.
- 18.27.060 Public notice.
- 18.27.070 Conduct of public hearings.
- 18.27.080 Timing and notice of action and findings required.
- 18.27.090 Ex parte communications.
- 18.27.100 Scope of approvals.
- 18.27.110 Effective dates.
- 18.27.120 Expiration and extension.
- 18.27.130 Modification of approved plans.
- 18.27.140 Revocation of permits.
- 18.27.150 Appeals.
- 18.27.160 Interpretations and determinations.

18.27.150 Appeals.

A. Applicability. Any action by the Zoning Administrator, Director, ~~Residential Design Review Committee,~~ or Planning Commission in the administration or enforcement of the provisions of this title may be appealed in accordance with this section.

1. Appeals of Zoning Administrator Decisions. Decisions of the Zoning Administrator may be appealed to the Planning Commission by filing a written appeal with the Planning Division.
2. Appeals of Director Decisions. Decisions of the Director may be appealed to the Planning Commission by filing a written appeal with the Planning Division.¶
- ~~3. Appeals of Residential Design Review Committee Decisions. Decisions of the Residential Design Review Committee may be appealed to the Planning Commission by filing a written appeal with the Planning Division.~~
- ~~3.4.~~ Appeals of Planning Commission Decisions. Decisions of the Planning Commission may be appealed to the City Council by filing a written appeal with the City Clerk.

B. Rights of Appeal. Appeals may be filed by the applicant, by the owner of property, or by any other person aggrieved by a decision that is subject to appeal under the provisions of this title.

C. Time Limits. Unless otherwise specified in State or Federal law, all appeals shall be filed in writing within ten days of the date of the action, decision, motion, or resolution from which the action is taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.

D. Procedures.

1. Filing. The appeal shall identify the decision being appealed and shall clearly and concisely state the reasons for the appeal. The appeal shall be accompanied by the required fee.

2. Proceedings Stayed by Appeal. The timely filing of an appeal shall stay all proceedings in the matter appealed including, but not limited to, the issuance of City building permits and business licenses.

3. Transmission of Record. The Director, or in the case of appeals to the City Council, City Clerk, shall schedule the appeal for consideration by the authorized hearing body within forty-five days of the date the appeal is filed. The Director shall forward the appeal, the notice of action, and all other documents that constitute the record to the hearing body. The Director shall also prepare a staff report that responds to the issues raised by the appeal and may include a recommendation for action.

E. Calls for Review. A majority of the City Council may call for review of a decision of the Director, Zoning Administrator, ~~Residential Design Review Committee~~ or Planning Commission within the ten-day appeal period. The call for review shall be processed in the same manner as an appeal by any other person. Such action shall stay all proceedings in the same manner as the filing of an appeal. Such action shall not require any statement of reasons and shall not represent opposition to or support of an application or appeal.

F. Standards of Review. When reviewing any decision on appeal, the appeal body shall use the same standards for decision-making required for the original decision. The appeal body may adopt the same decision and findings as were originally approved; it also may request or require changes to the application as a condition of approval.

G. Public Notice and Hearing. Public notice shall be provided and the hearing conducted by the applicable appeal body pursuant to this chapter. Notice of the hearing shall also be given to the applicant and party filing the appeal and any other interested person who has filed with the City Clerk a written request for such notice. In the case of an appeal of a Planning Commission decision, notice of such appeal shall also be given to the Planning Commission. The Planning Commission may be represented at the hearing.

H. Action. An action to grant an appeal shall require a majority vote of the hearing body members. A tie vote shall have the effect of rejecting the appeal. (Ord. 1438 § 4 (Exh. A (part)), 2011)

Chapter 18.29

DESIGN REVIEW AND OBJECTIVE DESIGN STANDARDS COMPLIANCE REVIEW

Sections:

18.29.010 Purpose.

18.29.020 Applicability.

18.29.030 Assignment of ~~design~~ review responsibilities.

18.29.040 Procedures—~~Design guidelines.~~

18.29.050 Scope of design review.

18.29.060 Design review criteria.

18.29.070 Required findings.

18.29.080 Conditions of approval.

18.29.090 Appeals—Expiration, extensions, and modifications.

18.29.010 Purpose.

This chapter establishes the design review and compliance review procedure to ensure that new development supports the General Plan's goal of creating a vibrant pedestrian- and transit-oriented core and distinctive neighborhoods and districts with a diversity of building types that provide continuity in scale and character with appropriate transitions, where needed. The specific purposes of the design review and compliance review process are to:

- A. Promote excellence in site planning and design and the harmonious appearance of buildings and sites;
- B. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and
- C. Supplement other City regulations and standards in order to ensure control of aspects of design that are not otherwise addressed. (Ord. 1537 (Exh. D (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

18.29.020 Applicability.

Design review is required for all projects that require a permit for new construction, reconstruction, rehabilitation, alteration, or other improvements to the exterior of a structure, site, or a parking area, except for:

- A. Construction, reconstruction, alterations, improvements, and landscaping for a project developed in compliance with a previous design review approval; and
- B. Additions of floor area within an existing building envelope. (Ord. 1537 (Exh. D (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)
- C. As specified by the State Law

Compliance review is required for any residential improvement in the RS districts that are subject to the Objective Design Standards of the specified district.

18.29.030 Assignment of ~~design~~ review responsibilities.

~~A. Residential Design Review Committee. The Residential Design Review Committee shall conduct design review of any residential improvement in the RS districts that:~~

- ~~1. Results in more than three thousand square feet of floor area (including garages) and meets or exceeds the FAR thresholds identified in Table 18.29.030 A(1); and~~

**TABLE 18.29.030 A(1): RESIDENTIAL
SINGLE-UNIT DESIGN REVIEW
THRESHOLDS**

Average Cross-Slope of Project (Percent)	Floor-Area Ratio
0 – 4.9	0.40
5 – 19.9	0.30
20 – 29.9	0.25
30 +	0.20

2. Does not require and is not a part of a project that requires approval of a use permit, variance, or other discretionary approval by the Planning Commission.

A. ~~B.~~ Planning and Transportation Commission. The Planning and Transportation Commission shall have design review authority for all projects requiring Planning and Transportation Commission approval (such as conditional use permits, deviations or exceptions to the Objective Design Standards, and variances).

B. ~~C.~~ Director.

1. The Director shall conduct Compliance Review of any residential improvement in the RS districts subject to Objective Design Standards.

2. Upon written request by the applicant, adjacent or directly facing neighbors of the project site, the Director shall conduct verification of any Compliance Review decision.

3. ~~1.~~ The Director shall have design review authority for all projects that do not meet one or more of the criteria listed in subsection A of this section for a decision by the Residential Design Review Committee or subsection A ~~B~~ of this section for a decision by the Planning and Transportation Commission, including outdoor dining and outdoor retail sales pursuant to Sections 18.23.140 and 18.23.150.

4. ~~2.~~ The Director may refer items directly to the Planning and Transportation Commission or Residential Design Review Committee when in his/her/their opinion the public interest would be better served by having the Planning and Transportation Commission or Residential Design Review Committee conduct design review. (Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.29.040 Procedures ~~Design guidelines.~~ Revised 1/22

A. Forms and Fees. Written applications for design review applications shall be submitted to the Planning Division in compliance with the application procedures in Chapter 18.27, Common Procedures.

B. Design Guidelines. Design guidelines where applicable and adopted by the City Council provide recommendations to be used in the design review process. They are intended to promote high-quality design, well-crafted and maintained buildings and landscaping, the use of high-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

C. Concurrent Processing. When a development project requires a use permit, variance, or any other discretionary approval, the design review application shall be submitted to the Planning Division as a part of the application for the underlying permit, use permit, **deviation or exception to the Objective Design Standards** or variance.

D. Peer Review. At the sole discretion of the Director, a project may be referred to an architect or design professional retained by the City to provide independent peer review of architectural plans and specifications, landscape plans, and related documents for consistency with the purposes of this section, the General Plan, adopted design guidelines, and the findings required in Section **18.29.070**, Required findings. The applicant shall pay the reasonable actual cost and a reasonable administrative fee for hiring an approved architect or design professional to provide peer review.

E. Public Notice.

1. All applications for **Compliance design Review** by the Director or his/her/their designee ~~subject to the ministerial Objective Design Standards compliance review by the Residential Design Review Committee shall provide notice of the proposed action and shall be posted in the Planning Division and mailed to all property owners of record within a minimum three hundred (300) foot radius of the subject property as shown on the latest available assessment roll at least ten (10) days prior to the date of action. The notice shall include the date, time, and location of the public hearing, a general description of the subject of the application, the location of the property, the date of the decision, the procedure for submitting comments, and the procedure for appealing the decision. In addition, all applicants with projects subject to review by the Residential Design Review Committee shall be required to perform noticing and outreach as outlined by the Planning Division within the Compliance Review procedures. to provide and place signage on the project site and located in the front yard and visible from the street. Such signage shall be placed on site at least ten (10) days prior to the date of action and contain the same required contents of the mailed notice and using the template provided by the Planning Division.~~

2. All applications for design review subject to review by the Planning and **Transportation** Commission shall require public notice and hearing before the Planning and **Transportation** Commission pursuant to Chapter **18.27**, Common Procedures.

F. Alterations to Drawings. If alterations to the approved drawings are desired by the applicant, the drawings shall be resubmitted and processed according to the procedures established for approval of the original drawings.

G. Private Architectural Review. Where deed restrictions or private property covenants, codes, and restrictions require review by a private architectural board, committee, or homeowners' association, the review shall be accomplished by the applicant and the findings of the board or committee shall be transmitted in writing to the City prior to City action. Application to the board and transmission of its findings shall be the responsibility of the applicant, not the City. Conditions or requirements imposed pursuant to private covenants, restrictions, and regulations are not binding upon or enforced by the City unless approved by the City pursuant to the requirements of this chapter. (Ord. 1574 § 4 (Exh. A), 2021; Ord. 1537 (Exh. D (part)), 2018; Ord. 1443 § 4 (Exh. A (part)), 2012; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.29.050 Scope of design review.

Design review shall be based on consideration of the requirements of this chapter as they apply to the design of the site plan, structures, landscaping, and other physical features of a proposed project, including:

A. Building proportions, massing, and architectural details;

- B. Site design, orientation, location, and architectural design of buildings relative to existing structures on or adjacent to the property, topography, and other physical features of the natural and built environment;
- C. Size, location, design, development, and arrangement of on-site parking and other paved areas;
- D. Exterior materials and, except in the case of design review of a single-family residence, color as they relate to each other, to the overall appearance of the project, and to surrounding development;
- E. Height, materials, design, and, except in the case of design review of a single-family residence, color of fences, walls, and screen plantings;
- F. Location and type of landscaping including selection and size of plant materials, design of hardscape, and irrigation; and
- G. Size, location, design, color, lighting, and materials of all signs. (Ord. 1537 (Exh. D (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

18.29.060 Design review criteria.

When conducting design review, the ~~Residential Design Review Committee~~, Director, Planning and Transportation Commission, or City Council shall evaluate applications to ensure that they satisfy the following criteria, conform to the policies of the General Plan and any applicable specific plan, the City's design guidelines, and are consistent with any other policies or guidelines the City Council may adopt for this purpose. To obtain design review approval, projects must satisfy these criteria to the extent they apply.

- A. The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site and surrounding natural and built environment.
- B. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.
- C. Project details, materials, signage and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.
- D. The project has been designed to be compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.
- E. The project contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, roof lines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.
- F. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.
- G. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such unified character.
- H. The project design preserves major public views and vistas from major public streets and open spaces and enhances them by providing areas to stroll, benches to rest and enjoy views, and similar amenities.

I. Parking areas are designed and developed to buffer surrounding land uses; complement pedestrian-oriented development; enhance the environmental quality of the site, including minimizing stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.

J. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare.

K. The proposed building design and landscaping supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site.

L. Landscaping is designed to be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape. Proposed planting materials avoid conflicts with views, lighting, infrastructure, utilities, and signage. (Ord. 1537 (Exh. D (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

18.29.070 Required findings.

The Director, ~~Residential Design Review Committee~~, Planning and ~~Transportation~~ Commission, or City Council may only approve a design review application if it finds that the application is consistent with the purposes of this chapter and with the following:

A. The applicable standards and requirements of this title;

B. The General Plan and any applicable specific plans the City Council has adopted;

C. Any applicable design guidelines adopted by the City Council;

D. Any approved tentative map, use permit, variance, or other planning or zoning approval that the project required; and

E. The applicable design review criteria in Section [18.29.060](#), Design review criteria. (Ord. 1537 (Exh. D (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

18.29.080 Conditions of approval.

In granting design review approval, the Director, ~~Residential Design Review Committee~~, Planning and ~~Transportation~~ Commission, or City Council may impose conditions that are reasonably related to the application and deemed necessary to achieve the purposes of this chapter and ensure compliance with the applicable criteria and standards established by this title. They may not impose requirements pertaining to use or that are more restrictive than the standards set forth in this title or a valid use permit or variance if such conditions would require a reduction in the residential density or the floor area ratio (FAR) of a proposed project. (Ord. 1537 (Exh. D (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

18.29.090 Appeals—Expiration, extensions, and modifications.

A. Appeals. Design review decisions are subject to the appeal provisions of Section [18.27.150](#), Appeals.

B. Expiration, Extensions and Modifications. Design review approval is effective and may only be extended or modified as provided for in Chapter [18.27](#), Common Procedures. (Ord. 1537 (Exh. D (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

Chapter 18.40 USE CLASSIFICATIONS

Sections:

- 18.40.010 Purpose and applicability.**
- 18.40.020 Residential use classifications.**
- 18.40.030 Public and semi-public use classifications.**
- 18.40.040 Commercial use classifications.**
- 18.40.050 Industrial use classifications.**
- 18.40.060 Transportation, communication, and utilities use classifications.**

18.40.010 Purpose and applicability.

Use classifications describe one or more uses of land having similar characteristics but do not list every use or activity that may appropriately be within the classification. The Planning Commission, upon request from the Director, shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any classification in this chapter. The Commission may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.40.020 Residential use classifications.

A. Residential Housing Types.

1. Single-Unit Dwelling. One (1) dwelling unit located on a single lot, within which all rooms are internally accessible and that is not attached to any other dwelling unit. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section [18551](#) of the California Health and Safety Code.
2. Small Lot Single-Unit **Subdivision** Development. Detached single-unit dwellings located on lots less than six thousand (6,000) square feet in area.
- ~~3. Bungalow Court. Detached single-unit dwellings arranged around a common, shared courtyard that is wholly open to the street.~~
- 3.4.** Junior Accessory Dwelling Unit. A unit that is no more than five hundred (500) square feet in size and contained entirely within a single-family dwelling unit (must contain a separate, external entrance). A junior accessory dwelling unit may include separate sanitation facilities (bathroom containing, at minimum, a sink, toilet, and shower) or may share sanitation facilities with the single-family dwelling. An efficiency kitchen is required, which must include a sink and a built-in cooking facility with appliances (e.g., microwave, toaster oven, hot plate), as well as a food preparation counter and storage cabinets.
- 4.5.** Accessory Dwelling Unit. An attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and located on a single lot with a proposed or existing single-unit dwelling. It shall include a separate external entrance and permanent provisions for living, sleeping, eating, cooking, and sanitation (at minimum, a sink, toilet, and shower) on the same parcel as the single-family or multifamily dwelling. At a minimum, the kitchen shall contain a sink, standard refrigerator, and either a built-in cooktop or range, as well as a food preparation counter and storage cabinets.

5.6. Duplex. A single building on a lot that contains two (2) dwelling units or two (2) single-unit dwellings on a single lot. This use is distinguished from a second dwelling unit, which is an accessory residential unit as defined by State law and this title.

6.7. Townhouse Development. A group of two (2) or more attached units where each unit has its own front access and individual garage and no unit is located over another unit. This development type includes fee simple projects where each unit is separated by one (1) or more common and fire-resistant walls and owners have fee simple title to the property.

7.8. Multi-Unit Residential. Three (3) or more dwelling units on a site or lot. Types of multiple-unit dwellings include townhouses, garden apartments, senior housing developments, and multi-story apartment buildings. This use includes multi-unit development in which individual units are occupied exclusively by one (1) or more persons sixty-two (62) years of age or older.

8. Urban Infill Units. One (1) dwelling unit located on a single lot with another single-unit dwelling pursuant to California Senate Bill 9, wherein all rooms are internally accessible. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

Chapter 18.41
TERMS AND DEFINITIONS Revised 7/22

Sections:

[18.41.010 List of terms.](#) Revised 7/22

[18.41.020 Definitions.](#) Revised 7/22

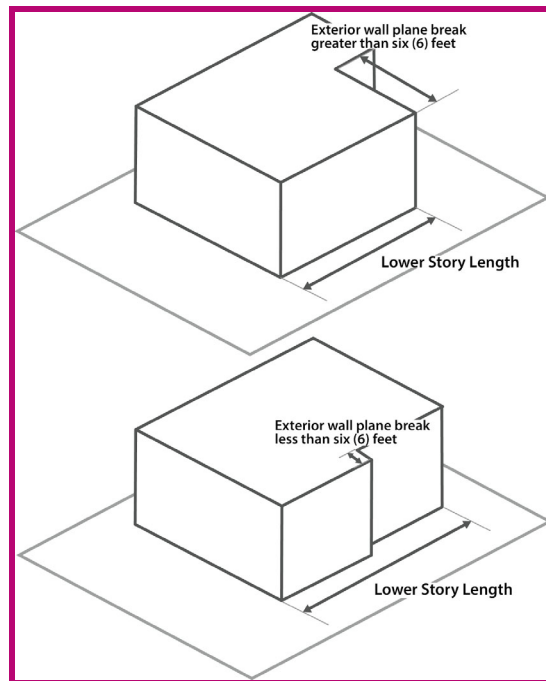
18.41.010 List of terms. Revised 7/22

“Compatible” means ~~that which exists without compromising the safety and health of adjacent buildings and/or uses. that which is harmonious with and will not adversely affect surrounding buildings and/or uses.~~

“Compliance Review” means ministerial review of qualifying development applications based on the Objective Design Standards of the underlying zoning district.

“Lower story length” means the continuous distance between the rear- and front-facing outer wall surfaces, or right-side- and left-side- facing outer wall surfaces, of the ground floor story of the building, exclusive of cantilevered areas, covered porch areas, or any other unenclosed areas. Posts, columns, chimneys, bay windows, other projections, or walls not part of a fully-enclosed portion of the building, are not considered outer wall surfaces for determining lower story length. Where the wall plane of the ground floor jogs or breaks between the front/rear-facing or right/left side-facing outer wall surfaces, a plane break less than six (6) feet shall be considered continuous for the purposes of determining the lower story length. If the ground floor wall plane break is six (6) feet or greater, the lower story outer wall surface located closest to the required setback shall be treated as the lower story length to be measured for the purposes of determining an allowable projection of the upper story (see Figure 18.41.020-D).

FIGURE 18.41.020-D: LOWER STORY LENGTH FOR THE PURPOSES OF DETERMINING ALLOWABLE UPPER STORY PROJECTION



Chapter 18.23

STANDARDS FOR SPECIFIC USES AND ACTIVITIES Revised 8/22

Sections:

- 18.23.010 Purpose.
- 18.23.020 Applicability.
- 18.23.030 Accessory uses.
- 18.23.040 Adult-oriented businesses.
- 18.23.050 Automobile/vehicle sales and services.
- 18.23.060 Bars/nightclubs/lounges and commercial entertainment and recreation.
- 18.23.070 Bed and breakfast lodging.
- 18.23.080 Community assembly facilities.
- 18.23.090 Day care centers.
- 18.23.100 Drive-in and drive-through facilities.
- 18.23.110 Emergency shelters.
- 18.23.120 Home occupations.
- 18.23.130 Large-format retail.
- 18.23.140 Outdoor dining.
- 18.23.150 Outdoor retail sales.
- 18.23.160 Outdoor storage.
- 18.23.170 Personal services.
- 18.23.180 Personal storage.
- 18.23.190 Recycling facilities.
- 18.23.200 Residential care facilities.
- 18.23.210 Accessory dwelling units/junior accessory dwelling units.
- 18.23.220 Single room occupancy hotels.
- 18.23.230 Social service facilities.
- 18.23.240 Temporary uses.
- 18.23.250 Transitional and supportive housing.
- 18.23.260 Formula business uses.
- 18.23.270 Commercial cannabis businesses.
- 18.23.280 Personal cannabis cultivation.
- 18.23.290 Retail establishments selling ammunition or firearms.
- 18.23.300 Indoor shooting ranges.
- 18.23.310 Urban Infill Units

18.23.310 Urban Infill Unit Subdivision and Development (SB 9 units)

A. Purpose and Applicability. The purpose of this section is to:

1. Establish regulations and objective standards to govern the development of qualified Senate Bill 9 subdivisions and development projects on RS-3 (single-family, low density) and RS-6 (single-family) properties within San Carlos.
2. Maintain the character of single-family residential neighborhoods in the City to the greatest extent possible.
3. In cases of conflict between this chapter and any other provision of this title, the provisions of this chapter shall prevail. To the extent that any provision of this chapter is in conflict with State law, the applicable provision of State law shall control, but all other provisions of this chapter shall remain in full force and effect.

B. Urban Infill Subdivision.

1. Eligibility for subdivision. The following parcels are not eligible for a subdivision or development under this article:

- a. Any parcel that was established through a prior exercise of a subdivision as provided for in this article.
- b. Any parcel proposing to be subdivided that is adjacent to another parcel where either the owner of the parcel proposing to be subdivided or any person acting in concert with said owner has previously subdivided that adjacent parcel using the provisions in this article. For the purposes of this article, "any person acting in concert" with the owners includes, but is not limited to, an individual or entity operating on behalf of, acting jointly with, or in partnership or another form of cooperative relationship with, the property owner.
- c. Any parcel located within an historic district or included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or a parcel within a site that is designated or listed as a City of San Carlos or San Mateo County landmark or historic property or district pursuant to a City of San Carlos or San Mateo County ordinance.
- d. Any parcel where the subdivision or the proposed housing development would require the demolition or alteration of any of the following types of housing:
 - i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - iii. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
 - iv. Housing that has been occupied by a tenant in the last three years.
- e. Any parcel locations under Government Code Section 65913.4(a)(6)(B)-(K), such as in an earthquake fault zone, lands under conservation easement, a federally designated flood plain, and high fire hazard severity zones as defined under state law.
- f. Any parcel where the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

2. Objective standards and requirements for a Urban Infill subdivision. The following objective standards and regulations apply to all subdivisions under this article. All applicable objective standards and requirements within Article 17 of the San Carlos Municipal Code shall apply in addition to the objective standards and requirements under the provisions of this article:

- a. A Parcel Map and an application for Subdivision Application shall be submitted to the City for all proposed subdivisions.

- b. The subdivision shall create no more than two new parcels of approximately equal area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision. In no instance shall any resulting parcel be smaller than 1,200 square feet in area.
- c. Existing corner parcels shall be split approximately perpendicular to the longest contiguous property line.
- d. Flag lots are not allowed.
- e. No setbacks shall be required for an existing dwelling structure on the parcel from a proposed property line.
- f. All new Urban infill units shall comply with San Carlos Municipal Code, adopted California Building Code, and California Fire Code.
- g. Subdivisions under this section are subject to all development and impact fees related to the creation of a new parcel.
- h. Development projects pursuant to this section shall be subject to all impact or development fees.
- i. No dedications of rights-of-way or the construction of offsite improvements for the parcels being created pursuant to this section shall be required as a condition of approval.
- j. A note on the parcel map and a recorded deed restriction in a form approved by the City Attorney shall be applied to all newly created parcels indicating that the parcel was split using the provision of this article and that no further subdivision of the parcels is permitted.
- k. Prior to the recordation of the parcel map, the applicant shall sign and record an affidavit stating that the applicant intends to reside in one of the proposed or existing primary dwelling units or Urban infill units for three years from the date of the approval of the subdivision. This requirement shall not apply if the applicant is a community land trust or a qualified nonprofit corporation as provided in Sections 402.1 and 214.15 of the Revenue and Taxation Code.

C. Urban Infill Unit Development Projects. The following objective standards and regulations apply to all development on a parcel under the provisions of this section. In addition, all applicable objective standards within Title 18 of the San Carlos Municipal Code shall apply in addition to the objective standards under the provisions of this article:

- 1. Dwelling units on a parcel subdivided pursuant to this article.
 - a. A maximum of two units shall be allowed per subdivided parcel
 - b. The following development is permitted on the parcel:
 - i. An existing primary dwelling unit and an urban infill unit; or
 - ii. Two urban infill units.
 - iii. A primary dwelling unit and ADU or JADU.
 - iv. If there is an existing primary dwelling unit and ADU or JADU on the property, then no further development is permitted for that property.

c. If the parcel is fully developed with the number of units, floor area, or lot coverage permitted under this section, the applicant or property owner shall record a deed restriction in a form approved by the City Attorney stipulating that no further development of the parcel is permitted.

d. If the proposed dwelling units are developed subsequent to a subdivision completed pursuant to this Article, the owner shall sign and record an affidavit placing a covenant that will run with the parcel to confirm that the owner intends to reside in either the primary dwelling unit or an SB 9 unit on the parcel for three years from the issuance of an SB 9 dwelling unit's Certificate of Occupancy and closing of all construction permits pertaining to the parcel.

e. **Floor Area.** The combined maximum floor area for all units shall be subject to the underlying zoning district, unless otherwise exempted under this Title or State Law. The floor area of the rear-most unit shall be no greater than 800 square-feet.

2. Dwelling units on a parcel not proposed for subdivision.

a. The maximum of four (4) units are allowed per lot.

b. The following development is permitted on the parcel:

i. a primary dwelling unit and an Urban infill unit

ii. two urban infill units

iii. a primary dwelling unit and an ADU; and

iv. a primary dwelling unit and a JADU

c. **Floor Area.** The combined maximum floor area for all units shall be subject to the underlying zoning district, unless otherwise exempted under this Title or State Law. If maximum floor area and/or maximum lot coverage are reached prior to the creation of an urban infill unit, 800 square feet of additional floor area and lot coverage are permitted for an SB 9 unit that is not the primary dwelling.

3. Objective standards requirements for all Urban infill units.

a. Grading shall not exceed 999 cubic yards.

b. **Parking.** One uncovered parking space is required per Urban Infill Unit. The parking space shall be at least 10 feet wide by 20 feet deep and shall be contained entirely on the private property. No parking is required when the parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code; or if there is a car share vehicle located within one block of the parcel The uses shall be limited to those permitted in the underlying zoning district.

c. **Setbacks.** The minimum front setback for any new primary dwelling unit or SB 9 dwelling unit shall adhere to the underlying zoning district and be a minimum of four (4)

feet from the interior side and rear property lines. No setback is required for a new SB 9 dwelling unit constructed in the same location as an existing structure on the parcel.

d. Floor Area. The combined maximum floor area for all units shall be subject to the underlying zoning district, unless otherwise exempted under this Title or State Law. If maximum floor area and/or maximum lot coverage are reached prior to the creation of an urban infill unit, 800 square feet of additional floor area and lot coverage are permitted for an SB 9 unit that is not the primary dwelling.

e. Height. The maximum height of all new Urban infill units (attached or detached) shall be 16 feet. If there is an existing primary dwelling on the parcel, the maximum height per the underlying zoning district of the existing residence cannot be increased. Basements are permitted. The maximum height of Urban infill units within Hillside Overlay Districts shall be 20'.

f. All outdoor patios, covered patios, decks, and other hardscape shall meet the City's requirements with regard to lot coverage, setbacks, natural state, height, etc.

g. All new Urban infill units shall comply with San Carlos Municipal Code and adopted California Building Code.

h. Fire access to all new units shall be compliant with the Redwood City - San Carlos Fire Department standard specifications and the California Fire Code.

i. No dwelling unit shall be rented for a period of less than thirty (30) days and cannot be occupied as a short-term rental unit.

j. An SB 9 unit may be rented separately from the primary dwelling unit.

k. If the two Urban infill units are configured as a duplex on a parcel, a deed restriction in a form approved by the City Attorney shall be recorded stipulating that the duplex shall be maintained as two separate units.

l. Feasibility of urban infill units. If it is not feasible to comply with all applicable Objective Design Standards when constructing up to two 800 square foot residential units on a property, the applicant shall provide all necessary information requested by the City (e.g., a topographic survey, etc.) to demonstrate that it is infeasible to construct one or both of the two 800 square foot residential units while complying with all applicable Objective Design Standards for review by the City. On review of the complete feasibility study, the Planning Director shall determine which of these Objective Design Standards may be reduced and/or waived to allow for up to two residential units that are no more than 800 square feet and evaluate feasible locations for the residential unit(s) to find the location(s) that create the fewest impacts to environmentally sensitive areas such as hillside districts, stream overlays, etc.

m. All additional applicable objective standards within Title 18 regarding landscaping, lighting, trash enclosures, utilities, equipment, screening, and fencing apply.

n. If attached, two Urban Infill Units are required to comply with Objective Design Standards for Duplexes.

- o. All other units under this Section shall comply with Single Family Objective Design Standards.

D. Permit review process and Fees.

1. All applications for lot splits and new development using this article shall be ministerially approved without public hearings or discretionary review.
2. Development projects pursuant to this section shall be subject to all impact or development fees related to the development of a new dwelling unit.
3. The City Council may establish and set by resolution all fees and charges, consistent with Government Code sections 65852.2 and 65852.22, and related provisions, as may be necessary to effectuate the purpose of this article.