

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION OCTOBER 6, 2025

ITEM NO: 2	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	Z-TA-1-25-Y (Companion Case Z-3-25-4-7-8) (Middle Housing)
Request:	Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing, as follows: Section 202 (Definitions), Section 507 Tab A (Guidelines for Design Review), Section 608 (Residence Districts), Section 609 (RE-35 Single-Family Residence District), Section 610 (R1-18 Single-Family Residence District), Section 611 (R1-10 Single-Family Residence District), Section 612 (R1-8 Single-Family Residence District), Section 613 (R1-6 Single-Family Residence District), Section 614 (R-2 Multifamily Residence District), Section 615 (R-3 Multifamily Residence District), Section 616 (R-3A Multifamily Residence District), Section 617 (R-4 Multifamily Residence District), Section 618 (R-5 Multifamily Residence District), Section 619 (Residential R-4A District—Multifamily Residence—General), Section 622 (Commercial C-1 District—Neighborhood Retail), Section 623 (Commercial C-2 District—Intermediate Commercial), Section 624 (Commercial C-3 District—General Commercial), Section 632 (High-Rise H-R1 District—High-Rise and High Density District), Section 701 (Bulk Regulations), Section 702 (Off-Street Parking and Loading), Section 703 (Landscaping, Fences, and Walls), Section 710 (Hillside Development), Section 1203 (Land Use Matrix, Downtown Code), Section 1205 (Frontage Elements, Downtown Code), Section 1303 (Transect Lot Standards, WU Code), Section 1306 (Land Use Matrix, WU Code), and Section 1307 (Parking and Loading Standards, WU Code).
Proposal:	Text Amendment to the Zoning Ordinance to address recent changes to state statute regarding missing middle housing (ARS 9-462.13)
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning and Development Department, Christopher DePerro

ACTIONS:

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 9/29/2025 Information only.

Alhambra 9/30/2025 Information only.

Camelback East 9/9/2025 Information only.

Central City 9/8/2025 No quorum.

Deer Valley 9/16/2025 Information only.
Desert View 9/2/2025 Information only.
Encanto 9/8/2025 Information only.
Estrella 9/16/2025 Information only.
Laveen 9/8/2025 Information only.
Maryvale 9/10/2025 Information only.
North Gateway 9/11/2025 Information only.
North Mountain 9/17/2025 Information only.
Paradise Valley 9/8/2025 Information only.
Rio Vista 9/9/2025 Information only.
South Mountain 9/9/2025 Information only.

Planning Commission Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Motion Discussion:

Commissioner Gorraiz made a MOTION to approve Z-TA-1-25-Y, as shown in the recommended text in Exhibit A of the Staff Report. Commissioner Jaramillo seconded that motion.

Commissioner Matthews proposed a SUBSTITUTE MOTION to deny Z-TA-1-25-Y. Vice-Chairman Boyd seconded that motion. The SUBSTITUTE MOTION failed by a vote of 3-5 (Odegard-Begay, Gorraiz, James, Jaramillo, Busching). The commissioners then voted on the original motion.

Motion details: Commissioner Gorraiz made a MOTION to approve Z-TA-1-25-Y, as shown in the recommended text in Exhibit A of the Staff Report.

Maker: Gorraiz
Second: Jaramollo
Vote: 6-2 (Matthews, Sorenson)
Absent: Hu
Opposition Present: Yes.

Findings:

1. This text amendment is quite extensive due to the need to apply development regulations consistently for both single-family housing and middle housing, in addition to making sure that middle housing is permitted where required. All of the revisions proposed are directly related to changes needed to allow middle housing as required by A.R.S. Section 9-462.13.
2. The proposed text amendment will create a Middle Housing (MH) Overlay District; revise various sections of the Zoning Ordinance to ensure compliance with the requirements of Section 9-462.13, Arizona Revised Statutes; and revise various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

Staff-proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

~~*Building Envelope:* The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals.~~ THE AREA OF A LOT EXCLUSIVE OF ALL REQUIRED YARDS.

~~*Building, Main:* A building, or buildings, in which is conducted the principal use of the lot on which it is situated. On lots with only single-family residential uses, the primary dwelling unit shall be considered the main building.~~ WHEN ONLY ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, THAT PDU SHALL BE CONSIDERED THE MAIN BUILDING. WHEN MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, EACH BUILDING WHICH CONTAINS A PDU SHALL BE CONSIDERED A MAIN BUILDING.

~~*Building, Open, Porch:* An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.~~

~~*Dwelling Unit:* One or more rooms within a building arranged, designed, or used for residential purposes for one family and containing independent living and sleeping areas, together with independent sanitary (toilet, sink, and bath/shower) and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.~~

~~*Accessory Dwelling Unit, ACCESSORY (ADU):* A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same SINGLE-FAMILY lot. ADUs, where permitted, do not count towards calculations of gross density.~~

~~*Adaptable Dwelling Units, ADAPTABLE:* A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.~~

~~*Accessory Dwelling Unit, Attached ACCESSORY:* An ADU which is constructed having a shared wall and attached foundations with the primary dwelling unit. An ADU connected to the primary dwelling unit in any other manner shall not be considered an attached ADU.~~

~~Accessory Dwelling Unit, Detached~~ **ACCESSORY**: An ADU which is constructed with no connection to the primary dwelling unit, except as may be explicitly permitted within the zoning ordinance. A detached ADU may include an integrated garage, carport, or porch. Two ADUs attached to each other, but not to the primary dwelling unit, shall each be considered a detached ADU.

Dwelling Unit, Primary (PDU): FOR A SINGLE-FAMILY LOT, a dwelling unit that is either (1) the only dwelling unit provided ~~on a single-family lot~~, or (2) the largest dwelling unit provided ~~on a single-family lot~~ when the applicable zoning regulations otherwise allow an accessory dwelling unit ~~or other types of dwelling units~~. FOR A MULTI-FAMILY LOT OR DEVELOPMENT, ALL DWELLING UNITS ARE CONSIDERED PRIMARY DWELLING UNITS.

Entry, Front: An arcade, ~~gated arch, covered porch, or~~ COVERED patio, pergola, COURTYARD, or similar architectural enhancement which clearly delineates the location of, ~~or~~ AND path to, ~~the front door~~ A PRIMARY ENTRANCE, AND IS VISIBLE FROM THE FRONT OF THE LOT.

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extended to the center of existing abutting street or alley right-of-way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication. Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way ~~when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way~~, shall include NO MORE THAN twenty-five feet of such right-of-way within THE gross area.

Guesthouse: See "~~Accessory Dwelling Unit~~, ACCESSORY."

~~**Landscape Setback, Average**: Repealed.~~

Multi-Family/Multiple-Family: A lot or parcel where two or more PRIMARY dwelling units are provided., ~~not including permitted accessory dwelling units.~~

Net Area: The area of a lot or parcel excluding all dedicated ~~streets or alleys~~ ROAD AND CANAL RIGHTS-OF-WAY and roadway or alley easements. ~~but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way.~~

PARKING, COVERED: ONE OR MORE PARKING SPACES PROTECTED FROM THE SUN AND WEATHER BY A CARPORT, GARAGE, ROOF OVERHANG, OR OTHER TYPE OF ROOFED STRUCTURE.

Perimeter: The boundaries or boundary of a lot, ~~tract, or~~ parcel of land, PLATTED SUBDIVISION, OR DEVELOPMENT.

Planned Residential Development: A DEVELOPMENT OPTION CONSISTING OF ~~a~~ group of dwelling units with common OPEN SPACE areas ~~which are designed as an integrated functional unit~~ A UNIFIED DEVELOPMENT and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas, DWELLING UNIT TYPES, and street configurationS ~~as long as the public health, safety and welfare are maintained.~~

PORCH: A STRUCTURE, WITH OR WITHOUT A ROOF, THAT IS ATTACHED TO A BUILDING AND IS AT LEAST 50 PERCENT OPEN ON THE UNATTACHED SIDE(S).

~~*Porch, Open:* See "Building, Open Porch".~~

Primary Entrance: A ground floor entrance to a commercial lobby or suite that is open to the public during business hours, ~~or an~~ THE MAIN/VISITOR entrance to a SHARED residential ~~courtyard, unit, or lobby~~ OR A PRIMARY DWELLING UNIT. Emergency, service and storage room entrances are not a primary entranceS.

~~*Projection:* Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.~~ ANY PORTION OF A PERMITTED BUILDING OR STRUCTURE THAT IS ATTACHED TO THE MAIN BUILDING AND EXTENDS FROM THE BUILDING ENVELOPE INTO A REQUIRED YARD OR SETBACK. A PROJECTION IS CONSIDERED "OPEN" WHEN ALSO MEETING THE DEFINITION OF "OPEN BUILDING".

~~*Residential Density:* The number of dwelling units divided by the gross acres of the legally described development area.~~

~~*Setback, Landscaped, Average:* The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage.~~

SETBACK, GARAGE DOOR / CARPORT ENTRY: THE REQUIRED MINIMUM DISTANCE BETWEEN THE STREET AND COVERED PARKING. THIS DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE TO THE FACE OF THE GARAGE DOOR OR CARPORT, UNLESS THE PROPERTY HAS AN EASEMENT DEDICATED ON THE FRONT OF THE PROPERTY FOR A SIDEWALK OR TRAIL, IN WHICH CASE THE DISTANCE SHALL BE MEASURED FROM THE LOT SIDE OF THE EASEMENT TO THE FACE OF THE GARAGE DOOR OR CARPORT.

SETBACK, LANDSCAPE: A SETBACK WHICH IS RESTRICTED TO THE FOLLOWING IMPROVEMENTS: LIVE PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS WITH AN AUTOMATIC IRRIGATION SYSTEM; SIDEWALKS; REQUIRED DRAINAGE FACILITIES; ENTRY MONUMENTS; SIGNS; PUBLIC ART INSTALLATIONS, AND WALLS AS OTHERWISE PERMITTED BY THIS ORDINANCE. PARKING AND MANEUVERING IS NOT PERMITTED WITHIN A LANDSCAPE SETBACK EXCEPT FOR APPROVED STREET AND DRIVEWAY CROSSINGS.

Shade Structure: A structure, such as a pergola, arbor, or ~~open~~-COVERED porch, which is designed and used for protection OF OUTDOOR LIVING AREAS from the sun and which ~~contains at least~~ HAS A MINIMUM OF one (1) side which is at least ~~fifty~~ 50 percent (50%) open.

STREET FRONTAGE REQUIREMENT: THE TYPE OR CLASS OF STREET ON WHICH THE FRONT PROPERTY LINE OF A LOT MUST ABUT.

STREET, PERIMETER: ANY PUBLIC STREET OR PRIVATE ACCESSWAY WHICH FORMS THE EXTERIOR BOUNDARY OF A SUBDIVISION OR DEVELOPMENT. THIS DEFINITION DOES NOT INCLUDE PUBLIC ALLEY RIGHT-OF-WAY OR CANAL RIGHT-OF-WAY, UNLESS THE RIGHT-OF-WAY IS ALSO A NAMED STREET USED FOR THE LEGAL ADDRESSES OF ABUTTING PROPERTIES.

Subdivision: The division of a ~~lot, tract, or parcel~~ of land into three or more ~~lots, tracts or parcels~~ PARCELS of which the original land area is greater than two and one half acres, ~~Land~~ for which a subdivision plat has been APPROVED AND recorded IN ACCORDANCE WITH THE PROVISIONS OF THE CITY CODE SECTION 32-32, OR BY MARICOPA COUNTY IF RECORDED PRIOR TO ANNEXATION., ~~and for any condominium, community apartment, townhouse or similar project.~~

Subdivision, Average Lot: ~~A subdivision in which residential density is controlled by the number of dwelling units~~ LOTS in a development rather than by minimum lot size. SEE "PLANNED RESIDENTIAL DEVELOPMENT".

~~Subdivision, Conventional: A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration. SEE "SUBDIVISION, STANDARD".~~

Subdivision, Planned Residential Development: See "Planned Residential Development".

~~SUBDIVISION, Single-Family Infill (SFI) Development: A type of single family development consisting of townhouses and a limited number of detached dwelling units. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development. A SUBDIVISION APPROVED AND DEVELOPED IN ACCORDANCE WITH THE SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT STANDARDS OF SECTION 608.I.~~

SUBDIVISION, STANDARD: A SUBDIVISION DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION OF A RESIDENTIAL ZONING DISTRICT. A SUBDIVISION PLAT SUBTITLED "A CONVENTIONAL SUBDIVISION", "SUBDIVISION OPTION", OR HAVING NO SUBTITLE SHALL ALSO BE CONSIDERED A STANDARD SUBDIVISION.

~~Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.~~

TRACT: A PARCEL OF LAND DESIGNATED WITHIN A SUBDIVISION WHICH IS NOT CONSIDERED A LOT AND IS NOT REQUIRED TO MEET MINIMUM LOT DIMENSIONS. A TRACT MAY BE DEVELOPED ONLY WITH SUBDIVISION AMENITIES, DRAINAGE FACILITIES, UTILITIES, LANDSCAPE, OR OTHER IMPROVEMENTS AS SPECIFICALLY PERMITTED FOR THE TRACT IN THE DEDICATION STATEMENT FOR THE SUBDIVISION PLAT.

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted projects-PROJECTIONS, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

Amend Chapter 5, Section 507 Tab A (Guidelines for Design Review) to read as follows:

Section 507 Tab A. Guidelines for Design Review

- II. *CITY-WIDE DESIGN REVIEW GUIDELINES.* The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).

C. **Subdivision and ~~Single-Family Detached~~ RESIDENTIAL LOT Design Review.**

8. **~~Single-Family Detached~~ SUBDIVISION DIVERSITY Design Review.** ~~New single-family detached dwelling units, lots having a single duplex or triplex, manufactured homes, and modular homes shall be subject to design review~~ SUBDIVISIONS HAVING AT LEAST TEN PERCENT OF LOTS EQUAL TO OR LESS THAN 65 FEET IN WIDTH, AND HAVING DETACHED SINGLE-FAMILY DWELLING UNITS; AND MANUFACTURED AND/OR MODULAR HOME SUBDIVISIONS REGARDLESS OF LOT WIDTH, ARE SUBJECT TO DESIGN REVIEW DIVERSITY GUIDELINES 8.1 THROUGH 8.4, ~~as follows~~ (R):
- (a) ~~Single-family detached developments where ten percent or more of the lots are equal to or less than 65 feet in width shall incorporate Design Guidelines Sections 8.1 through 8.4.~~
 - (b) ~~Individual single-family detached dwelling units, not subject to Subdivision Design Guidelines 8.1 through 8.4, on a lot or parcel of 65 feet in width or less, shall incorporate Design Guidelines Section 8.5. This requirement includes lots with a single duplex or triplex when not located in a subdivision subject to Section 507 Tab A.II.C.8(a).~~
 - (c) ~~Dwelling units on lots zoned or designated HP are exempt from the provisions of Design Guidelines Section 8.5, so long as the plans are reviewed and approved through historic preservation prior to issuance of any building permits.~~

- (d) ~~Individual manufactured and modular homes, regardless of lot width, shall incorporate Design Guidelines Section 8.5.~~
- (e) ~~Manufactured and modular home subdivisions, regardless of lot width, shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

The design guidelines in each of the following sections (subdivision design, housing design, garage treatment, and community safety) must be satisfied in one of two ways. The first method, called the standard approach, is to meet each of the design guidelines as written in the following tables. The second method, called the alternative approach, allows consideration of creative design solutions on a section by section basis, as long as the intent of that section has been met. Either method may be used for all or some of the following sections. For example, an applicant may choose the standard approach for the subdivision design and garage treatment sections and the alternative approach for the housing design and community safety sections or the standard approach may be used for all four sections. Whether the alternative approach is acceptable will be determined by the design advisor of the Planning and Development Department.

Diversity: The goal of diversity is to provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community. ~~This goal is addressed in two subsections, subdivision design and housing design.~~

- 8.1. **Subdivision Design.** Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) Vary the building's relationship to the street, 2) Vary the driveway orientation or location, 3) Vary the relationship between buildings, and 4) Vary street orientation.

Design Guidelines: All are required (R*), unless otherwise noted.

- 8.5. ~~**Individual Unit Design Standards.** The goal of these individual unit design standards is to ensure a minimum level of design quality for detached single family dwelling units, duplexes, manufactured homes, and modular homes. For information on relief from requirements (R) and (R*), and presumptions (P), refer to Section 507.C of the Zoning Ordinance.~~

- (a) ~~Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. (R)~~

(b) ~~The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P)~~

(1) ~~A minimum of one, two inch caliper or greater, drought resistant, accent tree.~~

(2) ~~A minimum of five, five gallon or greater, drought resistant shrubs.~~

(3) ~~Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.~~

(4) ~~An irrigation system.~~

~~*Rationale:* Landscaping contributes to an attractive environment, provides shade, and contributes to neighborhood identity.~~

(c) ~~Required covered parking shall not be located more than ten feet closer to the front property line than the front entry. (R*)~~

~~*Rationale:* When parking structures are concentrated in front of a dwelling unit, the building loses its residential character and compatibility with surrounding residences is negatively impacted.~~

(d) ~~Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*)~~

(e) ~~Development of lots with more than one dwelling unit should provide a single, common access drive to parking areas. (P)~~

~~*Rationale:* Shared access and common parking minimize unnecessary curb cuts and breaks in the streetscape. Common parking areas also reduce the paved area of a site.~~

(f) ~~All dwelling units should provide the following architectural design elements: (P)~~

- (1) Consistent detailing and design for each side of the building.
- (2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.
- (3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors.
- (4) Materials such as untextured concrete, unfinished block, steel panels, and shiny or highly reflective detailing should not be used as a predominant exterior material.

Rationale: High quality design promotes neighborhood pride and visual interest in residential architecture.

- (g) Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50 percent of the building width. (P)

Rationale: Garage doors should not be the aesthetic focus of a house; they should complement and appear subordinate to the main structure. This is particularly important if a duplex or triplex is constructed.

- (h) A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*)

Rationale: Emphasizing the entrance and front facade adds to the residential character of new dwelling units and provides eyes on the street.

- (i) Manufactured homes shall provide the following additional architectural design elements:

- (1) ~~Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P)~~
- (2) ~~The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)~~
- (3) ~~A minimum 50-square foot recessed entry or covered porch shall be provided along the front entry of the building. (R*)~~
- (4) ~~Permanent access to the porch or recessed entry should be constructed with materials and colors that are compatible with the dwelling unit. (P)~~
- (5) ~~A masonry stem wall shall be provided under the dwelling unit with no more than seven inches of exposed foundation measured from highest finished grade. (R*)~~
- (6) ~~The exposed masonry stem wall color should be compatible to the dwelling unit. (P)~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture for manufactured homes.~~

9. **RESIDENTIAL LOT DESIGN REVIEW.** THE FOLLOWING DESIGN REVIEW REGULATIONS APPLY TO ALL RESIDENTIAL LOTS THAT ARE 65 FEET OR LESS IN WIDTH AND HAVE FOUR OR FEWER PRIMARY DWELLING UNITS ON A LOT, AND ANY LOT HAVING A MANUFACTURED OR MODULAR HOME, WITH THE FOLLOWING EXCEPTIONS:

- a. THE LOT IS WITHIN AN APPROVED SINGLE-FAMILY INFILL (SFI) SUBDIVISION;
- b. THE LOT IS SUBJECT TO SECTION II.C.8 (SUBDIVISION DIVERSITY DESIGN REVIEW); OR

c. THE LOT IS ZONED OR DESIGNATED HP, AND THE CONSTRUCTION PLANS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH CHAPTER 8, HISTORIC PRESERVATION, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

9.1 ALL DWELLING UNITS ON A LOT SHALL EXHIBIT A DESIGN SCALE, FORM, AND CHARACTER OF A SINGLE-FAMILY HOME.
(P)

RATIONALE: NEW CONSTRUCTION SHOULD RESPECT THE DESIGN AND CHARACTER OF EXISTING ESTABLISHED NEIGHBORHOODS, REGARDLESS OF THE NUMBER OF UNITS PROVIDED ON A LOT. BUILDING MATERIALS SHOULD MATCH OR COMPLEMENT THE MATERIALS USED ON EXISTING HOMES IN THE VICINITY.

9.2 THE FRONT YARD, EXCLUDING AREAS APPROVED FOR VEHICLE ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS: (P)

(a) A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT, ACCENT TREE.

(b) A MINIMUM OF FIVE, FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.

(c) DUSTPROOFED WITH GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

(d) AN IRRIGATION SYSTEM.

RATIONALE: LANDSCAPING CONTRIBUTES TO AN ATTRACTIVE ENVIRONMENT, PROVIDES SHADE, AND CONTRIBUTES TO NEIGHBORHOOD IDENTITY.

9.3 A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE PROVIDED WHICH FACES AND IS VISIBLE FROM THE STREET.
(R*)

- 9.4 FOR TWO-STORY BUILDINGS, WINDOWS, BALCONIES (WITH DOORS FOR ACCESS), OR DECKS SHALL BE PROVIDED ON THE FRONT FAÇADE FOR A MINIMUM OF ONE-QUARTER OF THE BUILDING WIDTH. (R*)
- 9.5 EACH DWELLING UNIT SHALL HAVE AT LEAST ONE COVERED PARKING SPACE. (R*)
- 9.6 FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)
- 9.7 GARAGES AND CARPORTS SHALL NOT BE LOCATED MORE THAN TEN FEET CLOSER TO THE FRONT PROPERTY LINE THAN THE CLOSEST PRIMARY ENTRANCE. (R*)
- 9.8 WALLS, FENCES, AND ENCLOSURE MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, SHEETING, NONDECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, OR BARBED WIRE. (R*)
- 9.9 MANUFACTURED HOMES SHALL PROVIDE THE FOLLOWING ADDITIONAL ARCHITECTURAL DESIGN ELEMENTS:
- (a) MATERIALS SUCH AS WOOD, HARDBOARD, BRICK VENEER, HARDPLANK, STUCCO, OR HORIZONTAL VINYL SIDING SHALL BE USED AS A PREDOMINANT EXTERIOR MATERIAL. (P)
 - (b) THE EXPOSED ROOF PITCH SHALL BE AT A MINIMUM OF 3/12 FOR UNITS 28 FEET OR LESS IN WIDTH AND BE COVERED WITH SHINGLES, TILE OR METAL, EXCLUDING ALUMINUM. (R*)
 - (c) A MINIMUM 50 SQUARE FOOT FRONT ENTRY SHALL BE PROVIDED ALONG THE STREET SIDE OF THE BUILDING. (R*)
 - (d) PERMANENT ACCESS TO THE FRONT ENTRY SHOULD BE CONSTRUCTED WITH MATERIALS AND COLORS THAT ARE COMPATIBLE WITH THE DWELLING UNIT. (P)

(e) A MASONRY STEM WALL SHALL BE PROVIDED UNDER THE DWELLING UNIT WITH NO MORE THAN SEVEN INCHES OF EXPOSED FOUNDATION MEASURED FROM HIGHEST FINISHED GRADE. (R*)

(f) THE EXPOSED MASONRY STEM WALL COLOR SHOULD BE COMPATIBLE TO THE DWELLING UNIT. (P)

Amend Chapter 6, Section 608 (Residential Districts) to read as follows:

Section 608. Residential Districts.

- A. *Purpose.* Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections 609 through 619 and 635 are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, Chapter 32 of the City Code.

~~This section applies to the residential districts in Sections 609 through 619, in addition to Section 635 (Planned Area Development) when specified.~~

- B. *Applicability.* THIS SECTION APPLIES TO RESIDENTIAL DISTRICTS RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A (SECTIONS 609 THROUGH 619), AND WHERE SPECIFIED IN THE REGULATIONS FOR OTHER ZONING DISTRICTS. ~~*of Development Options.* The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections 611 through 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through 619.~~

~~All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.~~

~~For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:~~

- ~~1. Residential development with a site plan approved in accordance with Section 507 shall be considered under the planned residential development option.~~
- ~~2. Residential development with an approved subdivision setback exhibit shall be considered under the average lot development option if located in the RE-35 through R-5 zoning districts (Sections 609 through 618).~~
- ~~3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.~~

~~A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.~~

D. Residential Districts Land Use Matrix

Table 608.D. Residential Districts Land Use Matrix

LAND USE CATEGORIES		SECTION AND ZONING DISTRICT											
		609	610	611	612	613	614	615	616	617	618	619	635
Single-Family Detached (ac) (ac) Duplex Triplex	RE-35	pc1	R1-18	R1-10	R1-8	R1-6	R-2	R-3	R-3A	R-4	R-5	R-4A	PAD
		pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1
		pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2
		pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3
		np	np	pe4	pe4	pe4	pe4	pe4	pe4	pe4	pe4	pe4	pe4
Single-Family Attached SINGLE-FAMILY INFILL (SFI) SUBDIVISION		np	np	np	np	np	pe5	pe5	pe5	pe5	pe5	pe5	pe5
		pc64	pc64	pc64	pc64	pc64	pc64	pc64	pc64	pc64	pc64	pc64	pc64
		np	np	np	np	np	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc6 up6	np
Multi-Family		np	np	pe7 np	pe7 np	pe7 np	pc7	pc7	pc7	pc7	pc7	pc7	pc7
(ac) Residential Convenience Market		np	np	np	np	np	np	np	pc8	pc8	pc8	pc8	pc8
		np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
Off-Site Manufactured Home Developments		np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
***		***	***	***	***	***	***	***	***	***	***	***	***

*(ac) = accessory use permitted only with primary use listed immediately prior in the table.

E. *Land Use Conditions.*

1. *Single-Family Detached Dwelling Unit.* Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.
2. *Accessory Dwelling Unit (ADU).*
 - a. When a lot has no more than one single-family detached primary dwelling, two ADUs are permitted in addition to the primary dwelling unit. A third ADU may be permitted when at least one of the ADUs qualifies as affordable housing and the net lot size is a minimum 43,560 square feet. However, lots having ~~a duplex or triplex, single-family attached units or any~~ multi-family dwelling units are not permitted any ADUs.
 - b. An ADU is subject to the development regulations of Section 706.A.
3. *Guestrooms.* Each single-family dwelling unit may contain no more than two guestrooms.
4. ~~*Duplex.*~~
 - a. ~~*Single-Family Lots.*~~ One duplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit two dwelling units.
 - b. ~~*Multi-Family Lots.*~~ Duplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.
4. *SINGLE-FAMILY ATTACHED DWELLING UNIT.* ONE SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN THE APPLICABLE DEVELOPMENT OPTION HAS NO REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS.
5. ~~*Triplex.*~~

- a. ~~Single-Family Lots.~~ One triplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit three dwelling units.
- b. ~~Multi-Family Lots.~~ Triplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.

5. ~~SINGLE-FAMILY INFILL (SFI) SUBDIVISION.~~ SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1.

6. ~~Single-Family Attached Dwelling Unit.~~ One single-family attached dwelling unit is permitted per single-family lot when allowed by the underlying zoning district and development option.
 SINGLE-FAMILY INFILL (SFI) SUBDIVISION—R-4A ONLY. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1. EXCEPT FOR THE PERMITTED DENSITY, THE DEVELOPMENT STANDARDS SHALL BE THE SAME AS FOR THE R-4 PLANNED RESIDENTIAL DEVELOPMENT OPTION, AS MODIFIED BY SECTION 608.I.

7. ~~Multi-Family Dwelling Units.~~ Multi-family dwelling units are permitted ~~when allowed by the underlying zoning district and development option~~ EXCEPT WHEN THE DEVELOPMENT HAS BEEN PLATTED AS A SINGLE-FAMILY SUBDIVISION.

35. Off-site manufactured home developments are permitted with use permit approval per Section 307, and subject to the development regulations provided in-Section ~~608.F.7~~ 608.J.

F. ~~Special~~ GENERAL DEVELOPMENT Regulations.

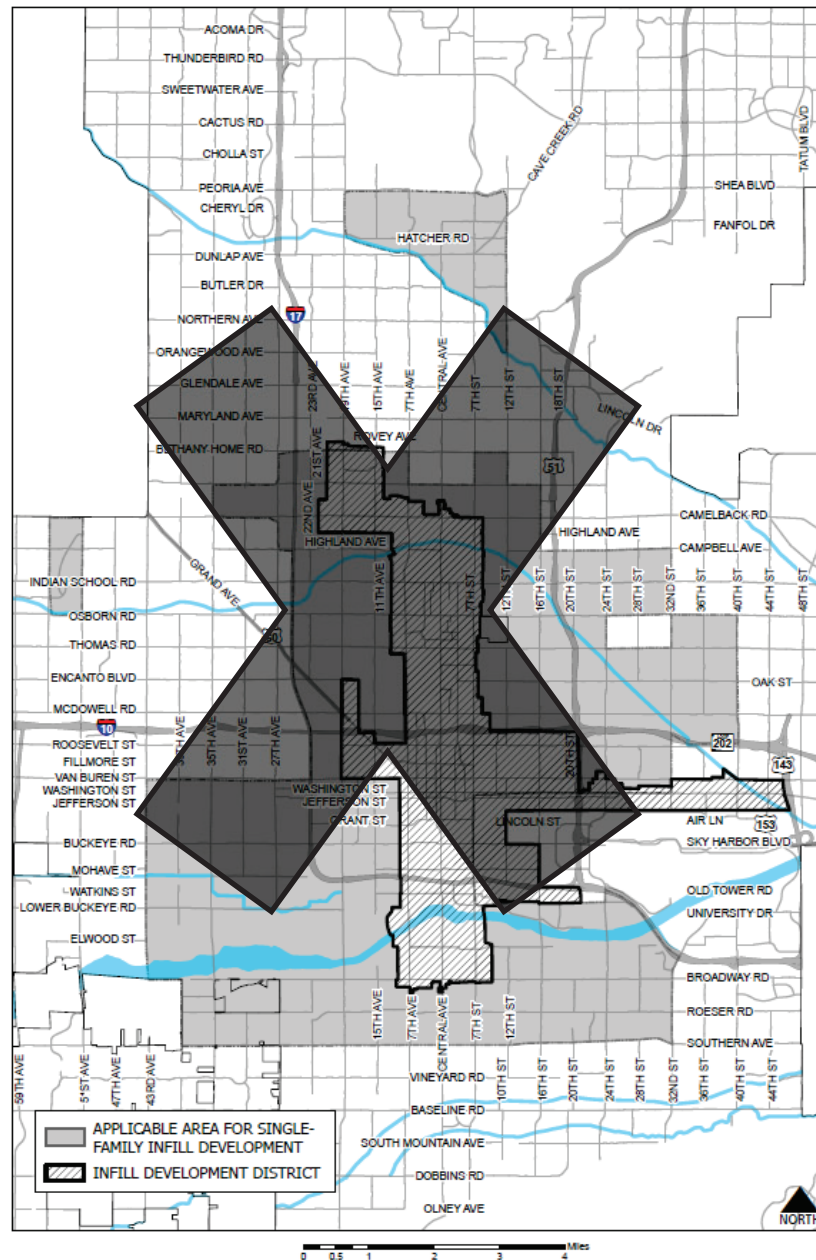
1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map AND THE PROVISIONS OF SECTION 714, FUTURE WIDTH LINES, unless exempted by this section.

2. In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.
3. No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets ~~except for single family attached development individual dwelling units~~ UNLESS THE LOT IS PART OF A PLATTED SUBDIVISION WHICH WAS APPROVED WITH MODIFIED STREET STANDARDS.
 - a. ~~For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58 foot half street right of way may be provided when all of the following conditions are met:~~
 - (1) ~~The street is not designated as a collector or~~ **arterial street.**
 - (2) ~~There are no restrictions to public access to the street.~~
 - (3) ~~Pavement width shall be 33.16 feet from back of curb to back of curb.~~
 - (4) ~~Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.~~
 - (5) ~~All terminations shall contain a 40 foot radius right of way.~~
 - (6) ~~The street has been constructed prior to March 19, 1986.~~
4. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.
5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:
 - a. Any building or landscaping materials.
 - b. Any machinery, parts, scrap, or appliances.
 - c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.

d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

6. *Single-Family Infill (SFI)*. Single-family infill development regulations may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within the following areas located outside of the infill development district:

Figure 608.F.6. Single-Family Infill Development Areas



- a. ~~The SFI development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFI development option and redevelopment areas, overlay zoning districts, special planning districts, and specific plans, the requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.~~
- b. ~~Historic preservation designated properties or properties in historic preservation districts cannot use the SFI development option.~~
- c. *Dwelling Units.* ~~The SFI development option is intended primarily for single-family attached dwelling units; however, up to 20 percent of the units in a development may be single-family detached dwelling units to allow for variety and efficiency of design.~~
 - (1) ~~Any provided detached dwelling units shall comply with the same development regulations applicable to that SFI development.~~
- d. *Design Requirements.*
 - (1) ~~Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.~~
 - (2) ~~Required covered parking spaces shall not front on perimeter street rights-of-way.~~
 - (3) ~~Individual unit rear yards shall not abut perimeter street ROW or an adjacent perimeter street landscape area.~~
 - (4) ~~Attached dwelling units constructed in a row shall not exceed a total length of 200 feet without having a minimum 20-foot wide open area.~~
- e. *Perimeter Landscape Setbacks and Requirements.*
 - (1) ~~Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot wide landscape tract or community-maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.~~
 - (2) ~~Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot wide landscape tract or community-maintained landscaping abutting the street.~~

- (3) ~~Perimeter of the development not abutting rights-of-way and adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback. Walls/fences up to six feet high within private rear yards may be provided within the perimeter setback so long as the required landscape is still provided.~~
- (4) ~~Trees shall be provided in required landscape setbacks at a minimum rate of 20 feet on center or equivalent groupings, as approved by the PDD landscape architect, subject to the following:~~
 - (a) ~~Fifty percent of the required trees shall be minimum one-and-one-half-inch caliper at the time of installation.~~
 - (b) ~~Twenty-five percent of the required trees shall be minimum two-inch caliper or multi-trunked trees at the time of installation.~~
 - (c) ~~Twenty-five percent of the required trees shall be minimum three-inch caliper or multi-trunked trees at the time of installation.~~
- (5) ~~A minimum of five five-gallon shrubs per tree shall be provided.~~
- f. ~~*Open Space Regulations.* The only walls/fences allowed within required common area open space are required pool security fences and other necessary security fences, as approved by PDD.~~
- g. ~~*Parking Requirements.* Section 702 applies to SFI development, except where specifically modified by this section.~~
 - (1) ~~Within the Infill Development District: one parking space per dwelling unit must be provided that is covered or located within a garage.~~
 - (2) ~~Within the applicable SFI area that is not located within the infill development district: two parking spaces per dwelling unit must be provided that are covered or located within a garage.~~
 - (3) ~~The required spaces for each dwelling unit must be located on the same lot as the unit for which they are provided.~~
 - (4) ~~A minimum 0.25 additional unreserved guest parking space per dwelling unit must be provided within any SFI development.~~

h. ~~*Alley Access and Maneuvering.*~~

- ~~(1) All maneuvering for on-site parking must be located on private property and not in public ROW.~~
- ~~(2) Access to the site from a fully dedicated and paved alley is permitted within the infill development district.~~
- ~~(3) Access to the site from a fully dedicated and paved alley is permitted applicable area outside of the infill development district if all three conditions are met, as follows:~~
 - ~~(a) The site is not across the alley from either a single-family or historic preservation zoning district;~~
 - ~~(b) Alley access is specifically approved as part of the use permit hearing; and~~
 - ~~(c) All necessary technical appeals have been approved.~~

i. ~~Maximum 40-inch fence height allowed in the required setbacks along perimeter street rights-of-way.~~

j. ~~Signage is subject to the regulations of Section 705, Table D-1, Single-Family Residential.~~

7. ~~*Off-Site Manufactured Home Developments.*~~ ~~Off-site manufactured home development is subject to use permit approval in the C-1, C-2, and C-3 districts, in addition to zoning districts indicated in Section 608.D; and subject to the following additional development regulations:~~

- ~~a. The provisions of Section 703.B do not apply to off-site manufactured home developments.~~
- ~~b. These regulations apply to development of a single lot or parcel, not to be further subdivided.~~
- ~~c. Placement for each off-site manufactured home shall be provided as follows:~~

- (1) ~~There shall be a minimum of 20 feet between off-site manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the off-site manufactured home.~~
 - (2) ~~There shall be at least 40 feet between off-site manufactured homes on opposite sides of a private accessway.~~
 - (3) ~~No off-site manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.~~
- d. ~~Each off-site manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least 15 feet in width.~~
- e. ~~At each occupied off-site manufactured home space, there shall be an enclosed storage locker for yard tools and other bulky items convenient to the space with a storage capacity of at least 150 cubic feet.~~
- f. ~~All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the approved development review documents required under Section 507.~~
- g. ~~Screening the perimeter of an off-site manufactured home development by a wall or other approved material may be required as a condition of use permit approval.~~
- h. ~~There shall be a network of pedestrian walkways connecting off-site manufactured home spaces with each other and with development facilities and amenities.~~
- i. ~~If storage yards are provided, there shall be a screened storage yard or yards for boats, recreational vehicles, etc. Such storage yards shall have a minimum of 60 square feet of storage space for each off-site manufactured home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.~~
- j. ~~Each off-site manufactured home shall (1) be affixed permanently to the ground or (2) have skirting around its perimeter to screen its wheels and undercarriage.~~
- k. ~~All utilities and the wires of any central television or radio antenna system shall be underground.~~

- ~~l. Not more than 15 percent of the spaces in any one off-site manufactured home development shall be developed or used for recreational vehicles.~~
- ~~m. Development of off-site manufactured home communities shall be under the planned residential development option applicable in the underlying zoning district.~~
- ~~n. Private drives may be used for access to each off-site manufactured home.~~
- ~~o. There shall be a minimum of five percent of the total area of the off-site manufactured home development dedicated or reserved as usable common open space land. Common open space lands shall be clearly designated on the plan as to the character of use and development but shall not include:~~
 - ~~(1) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor~~
 - ~~(2) Dedicated streets, alleys, and other public rights of way; nor~~
 - ~~(3) Vehicular drives, parking, loading, and storage areas; nor~~
 - ~~(4) Required setback areas at exterior boundaries of the site; nor~~
 - ~~(5) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of open space land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

G. ~~Reserved.~~

~~DEVELOPMENT OPTIONS. EACH RESIDENTIAL ZONING DISTRICT (RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A) PROVIDES DEVELOPMENT STANDARDS SPECIFIC TO THAT ZONING DISTRICT. ADDITIONALLY, DIFFERENT SETS OF DEVELOPMENT STANDARDS ("DEVELOPMENT OPTIONS") ARE PROVIDED WITHIN CERTAIN ZONING DISTRICTS.~~

1. GENERAL REQUIREMENTS.

- a. DEVELOPMENT OF ANY PARCEL OR LAND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH FOR A SINGLE DEVELOPMENT OPTION.

b. A DEVELOPMENT OPTION FOR A PROPERTY IS CONSIDERED ESTABLISHED IF ONE OF THE FOLLOWING IS TRUE:

- (1) A PRELIMINARY OR FINAL SITE PLAN HAS BEEN APPROVED FOR A PROPERTY AND IS STILL CONSIDERED VALID PER THE PROVISIONS OF SECTION 507.K.6.
- (2) THE PROPERTY HAS STRUCTURES FOR WHICH BUILDING PERMITS WERE ISSUED IN COMPLIANCE WITH STANDARDS FOR A DEVELOPMENT OPTION WHICH WAS VALID AT THE TIME OF PERMIT ISSUANCE.
- (3) THE PROPERTY IS PART OF A PLATTED AND RECORDED SUBDIVISION (ALSO SEE SUBSECTION G.2 BELOW).

c. IF A DEVELOPMENT OPTION HAS ALREADY BEEN ESTABLISHED FOR A PROPERTY, SUBSEQUENT DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE STANDARDS APPLICABLE TO THE ESTABLISHED DEVELOPMENT OPTION UNLESS USE PERMIT APPROVAL PER SECTION 307 IS OBTAINED, WITH THE FOLLOWING EXCEPTIONS:

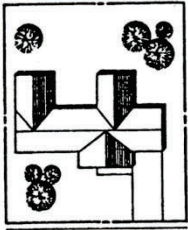
- (1) THE PROPERTY HAS BEEN REZONED PER SECTION 506 (BASE ZONING ONLY; DOES NOT INCLUDE HEIGHT OR DENSITY WAIVERS, SPECIAL PERMITS, OR ADDITION OF OVERLAY DISTRICTS); OR
- (2) THE PROPERTY IS A PREVIOUSLY PLATTED SUBDIVISION AND THE ENTIRE SUBDIVISION IS TO BE REPLATTED; OR
- (3) THE PROPERTY IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND IS BEING PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION; OR
- (4) THE PROPERTY IS PART OF A MASTER PLAT SUCH AS: STATE PLATS; AGRICULTURAL/RANCHING SUBDIVISIONS; PLATS USED TO MAKE DEDICATIONS AND CREATE DEVELOPMENT BLOCKS WITHIN MASTER-PLANNED DEVELOPMENTS; OR OTHER ATYPICAL SUBDIVISION PLATS AS APPROVED BY THE ZONING ADMINISTRATOR.

- d. IF A DEVELOPMENT OPTION HAS NEVER BEEN ESTABLISHED FOR A PROPERTY, ANY APPLICABLE DEVELOPMENT OPTION MAY BE CHOSEN.

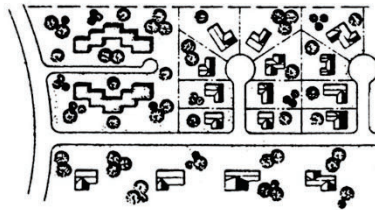
2. PLATTED SUBDIVISION LOTS SHALL COMPLY WITH THE STANDARDS APPLICABLE TO THE DEVELOPMENT OPTION STATED IN THE TITLE OF THE PLAT, AS FOLLOWS:

- a. DEVELOPMENTS HAVING AN APPROVED FINAL SITE PLAN OR APPROVED SETBACK EXHIBIT ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT MAY INSTEAD CHOOSE TO APPLY THE STANDARDS APPROVED PER THE PLAN/EXHIBIT, IF DIFFERENT FROM CURRENT STANDARDS. HOWEVER, ANY AMENDMENT TO A FINAL SITE PLAN OR SETBACK EXHIBIT SHALL BE IN ACCORDANCE WITH CURRENT DEVELOPMENT OPTIONS AND STANDARDS.
- b. PLATS TITLED “STANDARD”, “SUBDIVISION”, “CONVENTIONAL”, OR HAVING NO REFERENCE TO A DEVELOPMENT OPTION SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION.
- c. PLATS TITLED “AVERAGE LOT” OR “PLANNED RESIDENTIAL DEVELOPMENT” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.
- d. PLATS TITLED “SINGLE-FAMILY ATTACHED” OR “SINGLE-FAMILY INFILL” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, IN ADDITION TO THE STANDARDS OF SECTION 608.I.
- e. PLATS TITLED “PLANNED AREA DEVELOPMENT” SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 635 WHEN ZONED PAD-1 THROUGH PAD-15. OTHER PLATS WITH THE SAME TITLE BUT NOT ZONED PAD-1 THROUGH PAD-15 SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, OR THE BASE REGULATIONS OF THE DISTRICT IF THE PRD OPTION IS NOT OFFERED.
- f. FOR OTHER PLAT TITLES NOT IDENTIFIED WITHIN THIS SECTION, THE ZONING ADMINISTRATOR SHALL DETERMINE THE APPLICABLE DEVELOPMENT OPTION AND REGULATIONS.

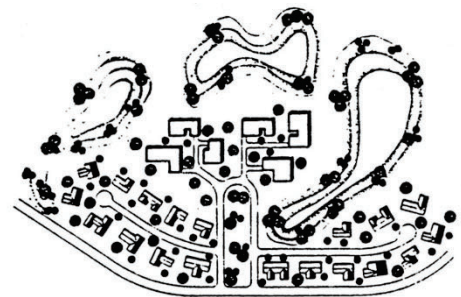
3. **STANDARD OPTION.** WHEN A ZONING DISTRICT PROVIDES MULTIPLE DEVELOPMENT OPTIONS, THE DEVELOPMENT REGULATIONS FOR THE STANDARD OPTION ARE IDENTIFIED IN THE ASSOCIATED DEVELOPMENT STANDARDS TABLE FOR THAT DISTRICT. IF ONLY ONE SET OF DEVELOPMENT STANDARDS IS PROVIDED FOR A ZONING DISTRICT, THOSE STANDARDS SHALL BE CONSIDERED THE STANDARD OPTION.
4. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION.** WHEN THE PLANNED RESIDENTIAL DEVELOPMENT OPTION IS UTILIZED FOR A SUBDIVISION AND/OR DEVELOPMENT, A SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 507. THE SITE PLAN SHALL ILLUSTRATE COMPLIANCE WITH ALL OF THE DEVELOPMENT STANDARDS FOR THE PRD OPTION.



Standard Option



Standard Subdivision



Planned Residential Development

H. ~~Reserved.~~ **BONUS PROVISIONS.**

1. **SINGLE-FAMILY SUBDIVISION DENSITY BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, SINGLE-FAMILY SUBDIVISIONS IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN INCREASED DENSITY AS SHOWN IN TABLE 608.H.1 BY PROVIDING SITE AMENITIES AND ENHANCEMENTS FROM TABLE 608.H.2, UP TO THE MAXIMUM DENSITY PERMITTED BY THE DISTRICT:

TABLE 608.H.1 PERMISSIBLE DENSITY BONUS BY DISTRICT	
RE-35 AND R1-18	0.05 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R1-10, R1-8, AND R1-6	0.10 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

R-2, R-3, AND R-3A	0.25 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-4 AND R-5	0.50 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	CATEGORY	
	PERIMETER/BACKUP TREATMENT	
10 PTS.	1.	INCREASE COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREET TO A MINIMUM 20 FEET.
10 PTS./FEATURE	2.	PROVIDE A MAJOR ENTRY FEATURE WITH A MINIMUM 1,500 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
5 PTS./FEATURE	3.	PROVIDE A MINOR ENTRY FEATURE WITH A MINIMUM 1,000 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
	STREETSCAPE	
20 PTS.	4.	PROVIDE DETACHED SIDEWALKS SEPARATED FROM THE CURB BY A MINIMUM 5-FOOT WIDE PLANTING AREA. PLANTING AREA SHALL BE PLANTED WITH MINIMUM 24-INCH BOX SIZE TREES PLANTED AT A RATE OF 1 PER LOT, TURF OR 5, 5-GALLON SHRUBS FOR EVERY TREE AND GROUND COVER; AND SUPPLIED WITH AN ADEQUATE IRRIGATION SYSTEM.
10 PTS.	5.	PROVIDE LANDSCAPING AND IRRIGATION FOR ALL FRONT YARDS WITHIN THE DEVELOPMENT WHICH SHALL INCLUDE A MINIMUM OF 1 24-INCH BOX TREE, 5, 5-GALLON SHRUBS, AND GROUND COVER.
5 PTS.	5A.	RECEIVE AN ADDITIONAL 5 BONUS POINTS FOR EACH ADDITIONAL TREE (MINIMUM 15-GALLON).
10 PTS.	6.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR DRIVEWAYS AND ON-LOT SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	CATEGORY	
10 PTS.	7.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE STREETS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	8.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G., INTERSECTIONS, CROSSWALKS, BORDERS.
2 PTS./FEATURE	9.	PROVIDE LANDSCAPED MEDIAN ISLANDS.
5 PTS.	10.	PROVIDE A COMPREHENSIVE STREET FURNITURE PACKAGE CONSISTING OF CUSTOM STREET SIGNS, BUS SHELTERS AND BENCHES.
5 PTS.	11.	PROVIDE CUSTOM STREETLIGHT STANDARDS AND/OR FIXTURES.
	ARCHITECTURAL DESIGN	
25 PTS.	12.	PROVIDE A COMPREHENSIVE STREETScape PLAN, DEVELOPMENT AGREEMENT OR OTHER MEANS WHICH SHALL ADDRESS VISUAL INTEREST AT A PEDESTRIAN SCALE; RHYTHM, FORM AND MASSING; AND RELATIONSHIP OF UNITS TO EACH OTHER FOR THE ENTIRE SUBDIVISION. SUCH PLAN SHALL PROVIDE ELEVATIONS, COLOR OPTIONS, AND LIMIT WHICH MODEL(S)/ELEVATION(S) MAY OR MAY NOT BE SITED ON INDIVIDUAL LOTS.
25 PTS.	13.	PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.
10 PTS.	14.	PROVIDE PREMIUM GRADE EXTERIOR MATERIALS AND FINISHES AS APPROVED BY THE DESIGN ADVISOR.

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	CATEGORY	
	OPEN SPACE/RECREATION	
2 PTS.	15.	PROVIDE ADDITIONAL COMMON OPEN SPACE, SUCH THAT EACH ADDITIONAL 1% OF COMMON OPEN SPACE EARNS 2 BONUS POINTS.
10 PTS./FEATURE	16.	PROVIDE MAJOR PRIVATE RECREATIONAL AMENITIES (E.G., TENNIS COURTS, POOL, COMMUNITY MEETING ROOM).
5 PTS./FEATURE	17.	PROVIDE MINOR PRIVATE RECREATIONAL AMENITIES (E.G., BIKEPATH OR MULTI-USE TRAIL WHICH PROVIDE AN INTERNAL LINKAGE WITHIN THE DEVELOPMENT AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE).

2. **MULTI-FAMILY OPEN SPACE BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.
 - a. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL DETERMINE THE ADEQUACY OF COMMON OPEN SPACE AS PART OF THE DEVELOPMENT REVIEW PROCESS. OPEN SPACE SHALL NOT INCLUDE:
 1. PUBLIC RIGHT-OF-WAY.
 2. VEHICULAR DRIVES OR PARKING AREAS.
 3. PRIVATE PATIO AREAS, NARROW STRIPS BETWEEN OR IN FRONT OF UNITS; OR, IN GENERAL, AREAS RESERVED FOR THE EXCLUSIVE USE OF INDIVIDUAL TENANTS.
 4. REQUIRED SETBACK AREAS AT THE EXTERIOR BOUNDARIES OF THE SITE.

5. GOLF COURSES.

- b. IN NO CASE SHALL THE DENSITY OF THE DEVELOPMENT EXCEED THE MAXIMUM DENSITY ALLOWED BY THE DISTRICT.

3. **AFFORDABLE HOUSING INCENTIVES.** IN ORDER TO OVERCOME A DEMONSTRATED DEFICIENCY IN THE SUPPLY OF HOUSING FOR PERSONS OF LOW INCOME, INCENTIVES ARE ESTABLISHED TO FOSTER THE PROVISION OF SUCH HOUSING.

- a. *APPLICABILITY.* ALL DEVELOPMENT LOCATED WITHIN A ZONING DISTRICT SUBJECT TO THE PROVISIONS OF SECTION 608 PROVIDING AFFORDABLE HOUSING AS DEFINED IN SECTION 202.

- b. *DENSITY BONUS.*

(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED 10 PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.

(2) A DENSITY BONUS AWARDED PER THIS SECTION SHALL APPLY TO THE MAXIMUM DENSITY FOR ANY DISTRICT AND MAY BE IN ADDITION TO A DENSITY BONUS EARNED PER THE PROVISIONS OF SECTIONS 608.H.1 or 608.H.2.

- c. *OTHER REQUIREMENTS.* THE TOTAL NUMBER OF UNITS WITHIN A PROJECT SHALL BE AS APPROVED BY THE HOUSING DEPARTMENT.

I. ~~*Development Regulations.* Following are definitions of terms used in the development standards tables for each district:~~

1. ~~**Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.~~

2. ~~**Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.~~

- a. ~~**Density Bonus Points.** Additional density may be granted by earning density bonus points by providing site enhancements from the table below, as follows:~~

- (1) Single-family detached development in the R1-10 through R1-6 districts (Sections 611 through 613) may earn increased density of 0.1 du/ac for each ten density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district.
- (2) Single-family detached development in the R-2 through R-4A districts (Sections 614 through 619) may earn increased density of 0.275 du/ac for each five density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district. However, at least half of the bonus points used to achieve densities in excess of 7.5 du/ac must be from the architectural design bonus point category.

Bonus Points	Enhancement Category
	PERIMETER/BACKUP TREATMENT
10 pts.	1. Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.
10 pts./feature	2. Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
5 pts./feature	3. Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
	STREETSCAPE
20 pts.	1. Provide detached sidewalks separated from the curb by a minimum 5' wide planting area. Planting area shall be planted with minimum 24" box size trees planted at a rate of 1 per lot, turf or 5-5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.
10 pts.	2. Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24" box tree, 5-5-gallon shrubs, and ground cover.
5 pts.	2a. Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).

10-pts.	3.	Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10-pts.	4.	Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10-pts.	5.	Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
2-pts./feature	6.	Provide landscaped median islands.
5-pts.	7.	Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.
5-pts.	8.	Provide custom streetlight standards and/or fixtures.

ARCHITECTURAL DESIGN

25-pts.	1.	Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.
25-pts.	2.	Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.
10-pts.	3.	Provide premium grade exterior materials and finishes as approved by the design advisor.

OPEN SPACE/RECREATION

2-pts.	1.	Provide additional common area, such that each additional 1% of common area earns 2 bonus points.
10-pts./feature	2.	Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).

5 pts./feature

3. ~~Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).~~

b. ~~Additional Common Area/Open Space. Additional density may be granted by providing additional common area above any minimum requirements as follows:~~

(1) ~~Qualifying developments (listed below) may earn:~~

(a) ~~A one percent density bonus for each four percent of basic common area; or~~

(b) ~~A one percent density bonus for each two percent of improved common area.~~

(c) ~~The Planning and Development Department shall determine the adequacy of both basic and improved common areas as part of the development review process. Open space shall not include:~~

(i) ~~Public right of way.~~

(ii) ~~Vehicular drives or parking areas.~~

(iii) ~~Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.~~

(iv) ~~Required setback areas at the exterior boundaries of the site.~~

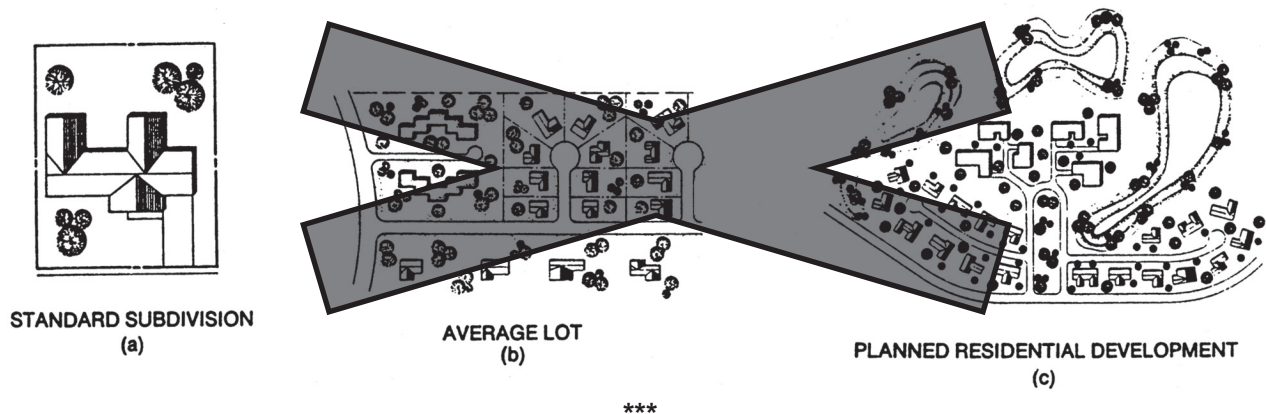
(v) ~~Golf courses.~~

(d) ~~In no case shall the density of the development exceed the maximum density allowed by the district.~~

(2) ~~Developments qualifying for the additional common area/open space density bonus are as follows:~~

- (a) ~~Single-family development in the RE-35 and R1-18 zoning districts (Sections 609 and 610), when also using the planned residential development option.~~
 - (b) ~~Single-family attached development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.~~
 - (c) ~~Single-family development in the R-2 through R-4A zoning districts (Sections 614 through 619), when using the single-family infill development option.~~
 - (d) ~~Multi-family development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.~~
- 3. ~~**Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section 507. These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.~~
- 4. ~~**Building setback:** The required separation of buildings from lot lines.~~
- 5. ~~**Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter 2.~~
- 6. ~~**Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter 2.~~
- 7. ~~**Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter 2 or maintained in a natural state as approved by the Planning and Development Department.~~

8. **Allowed Development:** ~~The development options tables provided in Sections 609 through 619 indicate the only types of residential development permitted under each development option and associated development regulations. The complete list of all permitted uses, including accessory and temporary uses, is provided in Section 608.C.~~
9. **Required review:** ~~Development review in accordance with Section 507 of this ordinance, and subdivision review in accordance with chapter 32 of the Phoenix City Code when new lots are created.~~
10. **Required parking:** ~~The minimum number of off-street parking spaces to be provided and which shall be according to Section 702.A.~~
11. **Street standards:** ~~The class of street required to provide access to any parcel or subdivided lot within a development.~~

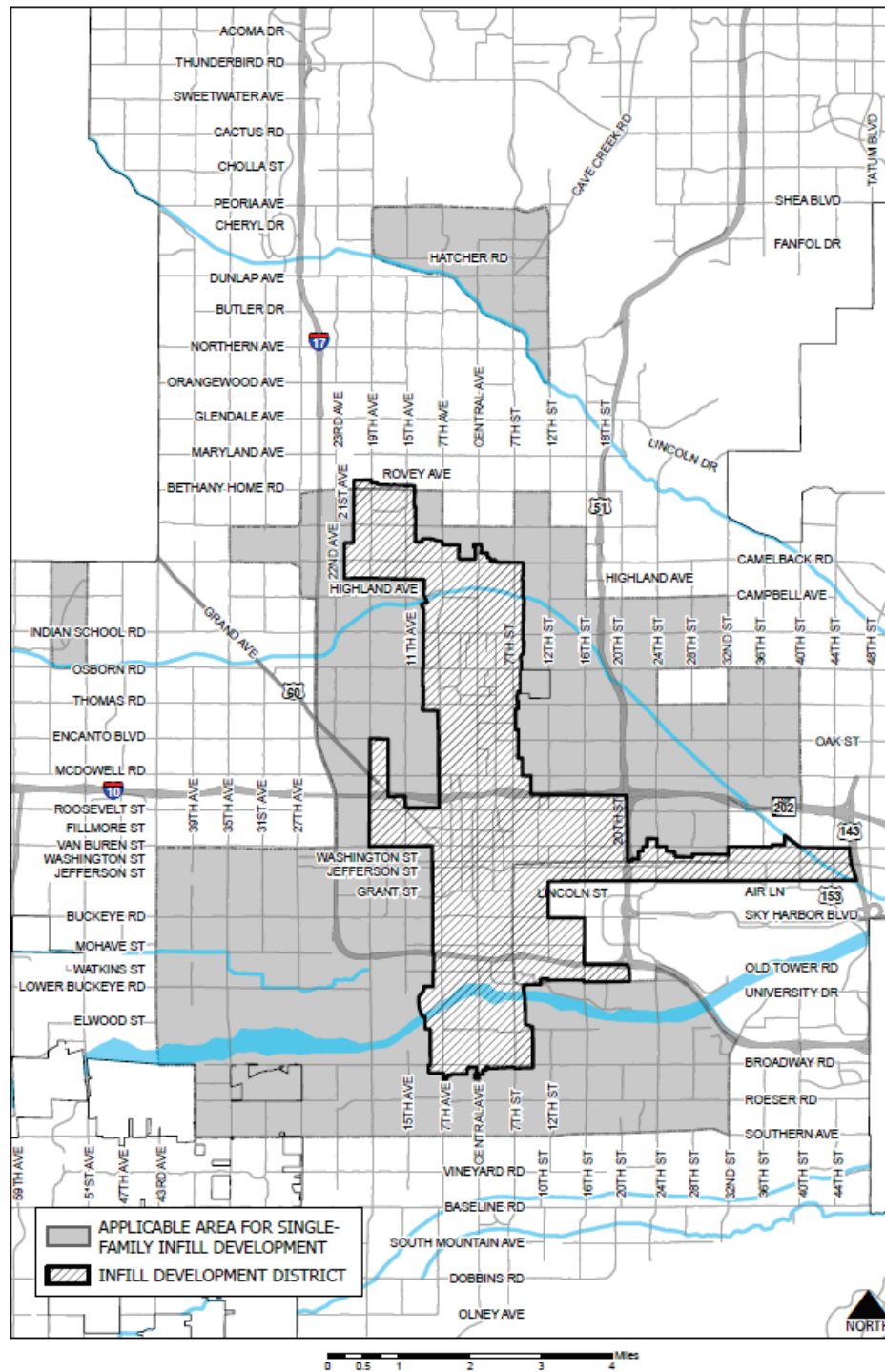


I. *SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.*

1. **APPLICABILITY.** THE SINGLE-FAMILY INFILL REGULATIONS OF THIS SECTION SHALL APPLY TO SUBDIVISIONS MEETING ALL OF THE FOLLOWING CRITERIA:
 - a. THE SUBDIVISION IS NOT ZONED HP OR HP-L, NOR DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORICAL PLACES.
 - b. THE SUBDIVISION IS ZONED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, C-3, DTC, OR WU CODE;
 - c. THE SUBDIVISION EITHER UTILIZES THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION, OR THE DISTRICT SPECIFICALLY STATES THAT AN SFI SUBDIVISION MAY BE DEVELOPED PER THE PROVISIONS OF THIS SECTION;

- d. THE SUBDIVISION IS EITHER LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN, OR THE SUBDIVISION IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND
- e. FOR EXISTING SUBDIVISIONS RECORDED PRIOR TO 2024 ONLY: THE PLAT HAS THE SUBTITLE “A SINGLE-FAMILY ATTACHED SUBDIVISION”; “A SINGLE-FAMILY INFILL SUBDIVISION”; “SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION”; OR ANOTHER ANALOGOUS SUBTITLE AS DETERMINED BY THE ZONING ADMINISTRATOR.

FIGURE 608.I.1
SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT AREAS



2. **SPECIAL PLANNING AREAS.** WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THIS SECTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.
3. **SFI DEVELOPMENT STANDARDS.**
 - a. THE FOLLOWING TABLE PROVIDES MODIFIED DEVELOPMENT STANDARDS TO BE APPLIED TO AN SFI SUBDIVISION DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION:

TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
(1)	<i>LOT WIDTH (MINIMUM)</i>	20 FEET
(2)	<i>LOT DEPTH (MINIMUM)</i>	NONE
(3)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	SAME AS BASE ZONING DISTRICT
(4)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	SAME AS BASE ZONING DISTRICT
(5)	<i>INDIVIDUAL LOT SETBACKS (MINIMUM)</i>	NONE
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	THREE FEET
(7)	<i>PROJECTIONS</i>	PER SECTION <u>701.A.3.c</u>
(8)	<i>DEVELOPMENT PERIMETER BUILDING SETBACKS (MINIMUM)</i>	PERIMETER STREET, FRONT: 10 FEET PERIMETER STREET, SIDE: 15 FEET PERIMETER STREET, REAR: PER SECTION <u>608.I.4.d</u> OTHER PERIMETER: 10 FEET

TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
(9)	<i>PERIMETER STREET LANDSCAPE SETBACKS (MINIMUM)</i>	10 FEET, REQUIRED TO BE COMMUNITY/ASSOCIATION MAINTAINED. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	<i>BUILDING HEIGHT (MAXIMUM)</i>	PER SECTION <u>608.I.3.b</u>
(11)	<i>LOT COVERAGE (MAXIMUM)</i>	INDIVIDUAL LOTS: NO MAXIMUM OTHER PARCELS/TRACTS: 50%
(12)	<i>COMMON OPEN SPACE (MINIMUM)</i>	SAME AS BASE ZONING DISTRICT
(13)	<i>STREET FRONTAGE REQUIREMENTS</i>	PER SECTION 608.I.7
(14)	<i>OTHER APPLICABLE REGULATIONS:</i>	SUBDIVISIONS: CHAPTER 32, CITY CODE DESIGN REVIEW: SECTION 507 TAB A BONUS: SECTION 608.H

b. MAXIMUM BUILDING HEIGHT.

- (1) IN ALL DISTRICTS, THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.
- (2) FOR PROPERTIES ZONED R-5, THE MAXIMUM PERMITTED HEIGHT IS 48 FEET.
- (3) FOR PROPERTIES ZONED DTC, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE CHARACTER AREA.
- (4) FOR PROPERTIES ZONED WU CODE, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE TRANSECT.

(5) IN ALL OTHER DISTRICTS, THE MAXIMUM PERMITTED HEIGHT IS 40 FEET WITHIN 150 FEET OF THE DEVELOPMENT PERIMETER, WITH A ONE-FOOT HEIGHT INCREASE PERMITTED FOR EACH ADDITIONAL ONE-FOOT SETBACK TO A MAXIMUM PERMITTED HEIGHT OF 48 FEET.

c. ALL OTHER DEVELOPMENT REGULATIONS FOR THE UNDERLYING ZONING DISTRICT ARE APPLICABLE UNLESS SPECIFICALLY MODIFIED BY THE PROVISIONS OF THIS SECTION.

4. **SINGLE-FAMILY INFILL DESIGN REVIEW REQUIREMENTS.**

a. INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE A FRONT ENTRY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDES A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE. (R*)

b. REQUIRED PARKING SPACES SHALL NOT FRONT ON OR BE ACCESSED FROM A PERIMETER STREET. (R*)

c. FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

d. NO REAR PROPERTY LINE OF ANY LOT IN AN SFI SUBDIVISION SHALL ABUT EITHER A PERIMETER STREET OR AN ASSOCIATED PERIMETER STREET LANDSCAPE SETBACK AREA. (R*)

e. ATTACHED DWELLING UNITS CONSTRUCTED IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200 FEET WITHOUT HAVING A MINIMUM 20-FOOT-WIDE OPEN AREA. (R*)

5. **LANDSCAPE REQUIREMENTS.**

a. TREES SHALL BE PROVIDED IN REQUIRED LANDSCAPE SETBACKS AT A MINIMUM RATE OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT, SUBJECT TO THE FOLLOWING: (T)

(1) FIFTY PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.

(2) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

(3) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM THREE-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

b. A MINIMUM OF FIVE, FIVE-GALLON SHRUBS PER TREE SHALL BE PROVIDED. (T)

6. **PARKING REQUIREMENTS.** SECTION 702 APPLIES TO SFI DEVELOPMENT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS SECTION.

a. A MINIMUM OF ONE COVERED PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED ON THE SAME LOT AS THE UNIT FOR WHICH IT IS PROVIDED.

b. COVERED PARKING SETBACKS ARE NOT REQUIRED TO BE LARGER THAN THE BUILDING SETBACKS REQUIRED FOR THE DWELLING UNIT.

c. A MINIMUM 0.25 ADDITIONAL UNRESERVED GUEST PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED WITHIN ANY SFI DEVELOPMENT.

7. **VEHICULAR ACCESS AND MANEUVERING.**

a. ALL MANEUVERING FOR ON-SITE PARKING MUST BE LOCATED ON PRIVATE PROPERTY AND NOT WITHIN PUBLIC RIGHT-OF-WAY. (T)

b. ACCESS TO AN SFI SUBDIVISION FROM A PUBLIC STREET OR PRIVATE ACCESSWAY IS PERMITTED. (T)

c. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

d. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1, WITH THE FOLLOWING CONDITIONS:

- (1) THE SFI SUBDIVISION IS NOT LOCATED ACROSS THE ALLEY FROM EITHER A SINGLE-FAMILY OR HP ZONING DISTRICT. (R)
- (2) THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

e. INDIVIDUAL LOTS MAY FRONT ON A PUBLIC STREET, PRIVATE ACCESSWAY, OR PRIVATE DRIVE, AS APPROVED BY THE CITY TO ALLOW FOR SUFFICIENT MANEUVERING AND PUBLIC UTILITY ACCESS. (T)

8. **WALLS/FENCES.**

a. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED PERIMETER LANDSCAPE SETBACKS IS 40 INCHES. (R*)

b. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED OPEN SPACE AREAS IS 40 INCHES, WITH THE EXCEPTION OF REQUIRED POOL FENCES AND OTHER NECESSARY VIEW FENCES, AS APPROVED BY PDD. (R*)

9. **SIGNAGE.** SIGNAGE IS SUBJECT TO THE REGULATIONS OF SECTION 705, TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

J. ~~*Incentives for Affordable Housing.* In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, incentives are established to foster the provision of such housing.~~

~~1. *Applicability.* All development located within a zoning district subject to the provisions of Section 608 providing affordable housing as defined in Section 202.~~

~~2. *Density Bonus.*~~

~~a. One additional unit shall be allowed for every two affordable housing units; provided, that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.~~

~~b. A density bonus awarded per this section shall apply to the maximum density for any district and may be in addition to a density bonus earned per the provisions of Section 608.1.2.~~

~~3. *Other Requirements.* The total number of units within a project shall be as approved by the Department of Housing.~~

J. *OFF-SITE MANUFACTURED HOME DEVELOPMENTS.* OFF-SITE MANUFACTURED HOME DEVELOPMENT IS SUBJECT TO USE PERMIT APPROVAL IN THE C-1, C-2, AND C-3 DISTRICTS, IN ADDITION TO ZONING DISTRICTS INDICATED IN SECTION 608.D; AND SUBJECT TO THE FOLLOWING ADDITIONAL DEVELOPMENT REGULATIONS:

1. THE PROVISIONS OF SECTION 703.B DO NOT APPLY TO OFF-SITE MANUFACTURED HOME DEVELOPMENTS.
2. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.
3. PLACEMENT FOR EACH OFF-SITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:
 - a. THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN OFF-SITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFF-SITE MANUFACTURED HOME.
 - b. THERE SHALL BE AT LEAST 40 FEET BETWEEN OFF-SITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.
 - c. NO OFF-SITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.
4. EACH OFF-SITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST 15 FEET IN WIDTH.
5. AT EACH OCCUPIED OFF-SITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST 150 CUBIC FEET.
6. ALL AREAS NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS REQUIRED UNDER SECTION 507.
7. SCREENING THE PERIMETER OF AN OFF-SITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

8. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFF-SITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.
9. IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF 60 SQUARE FEET OF STORAGE SPACE FOR EACH OFF-SITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.
10. EACH OFF-SITE MANUFACTURED HOME SHALL (1) BE AFFIXED PERMANENTLY TO THE GROUND OR (2) HAVE SKIRTING AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.
11. ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.
12. NOT MORE THAN 15 PERCENT OF THE SPACES IN ANY ONE OFF-SITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.
13. DEVELOPMENT OF OFF-SITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.
14. PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFF-SITE MANUFACTURED HOME.
15. THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFF-SITE MANUFACTURED HOME DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON OPEN SPACE LAND. COMMON OPEN SPACE LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:
 - a. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR
 - b. DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR
 - c. VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR

d. REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR

e. GOLF COURSES.

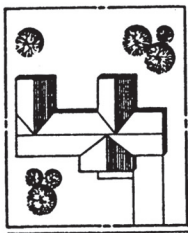
ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF OPEN SPACE LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

Amend Chapter 6, Section 609 (RE-35 Single-Family Residence District) to read as follows:

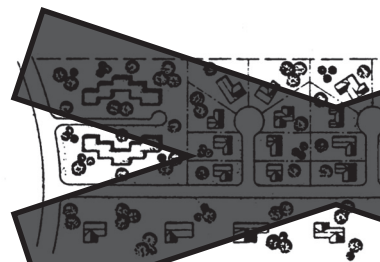
Section 609. RE-35 Single-Family Residence District

- B. **District Regulations.** The following tables establish standards to be used in the RE-35 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

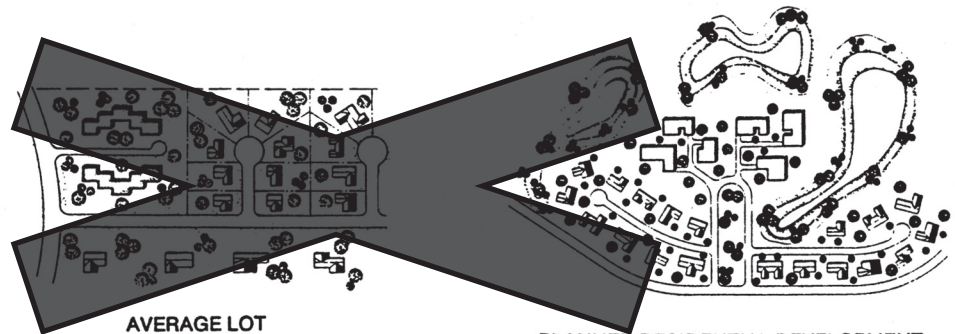
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



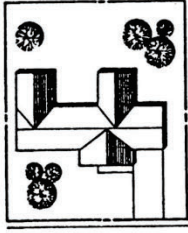
STANDARD SUBDIVISION
(a)



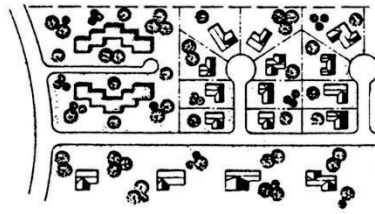
AVERAGE LOT
(b)



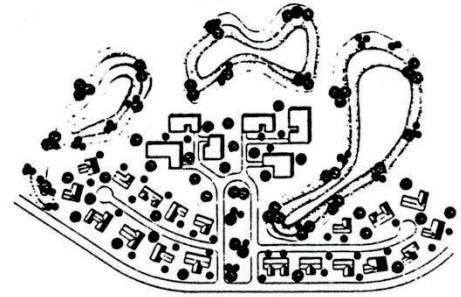
PLANNED RESIDENTIAL DEVELOPMENT
(c)



Standard Option



Standard Subdivision



Planned Residential Development

Table 609.A
RE-35 Development Options

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
Minimum lot dimensions (width and depth)	150' width, 175' depth (Minimum area 35,000 sq. ft.)	100' width, 125' depth	None
Dwelling unit density (units/gross acre)	1.10	1.10	1.15; 1.32 with bonus
Perimeter standards	None	40' front or rear, 20' side	40' adjacent to a public street ⁽²⁾ ; this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line
Building setbacks	40' front, 40' rear, 20' side	25' front, 50' total front and rear	25' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30'
Lot coverage	25%, except if all structures are less than 20' and 1 story in height then a maximum of 40% lot coverage is allowed.	30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.	30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.
Common areas	None	None	Minimum 5% of gross area

Table 609.A RE-35 Development Options			
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
Allowed development	Single-family detached	Single-family attached; plus (a)	Single-family attached; plus (a)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽¹⁾

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	LOT WIDTH (MINIMUM)	150 FEET	NONE.
(2)	LOT DEPTH (MINIMUM)	175 FEET	NONE.
(3)	DEVELOPMENT DENSITY (MAXIMUM)	1.2 PDU/AC (GROSS)	1.2 PDU/AC (GROSS); 1.5 WITH BONUS
(4)	SUBDIVIDED LOTS (MAXIMUM)	1.2 LOTS/AC (GROSS)	1.2 LOTS/AC (GROSS); 1.5 WITH BONUS
(5)	INDIVIDUAL LOT SETBACKS (MINIMUM)	FRONT: 40 FEET REAR: 40 FEET SIDES: 20 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS

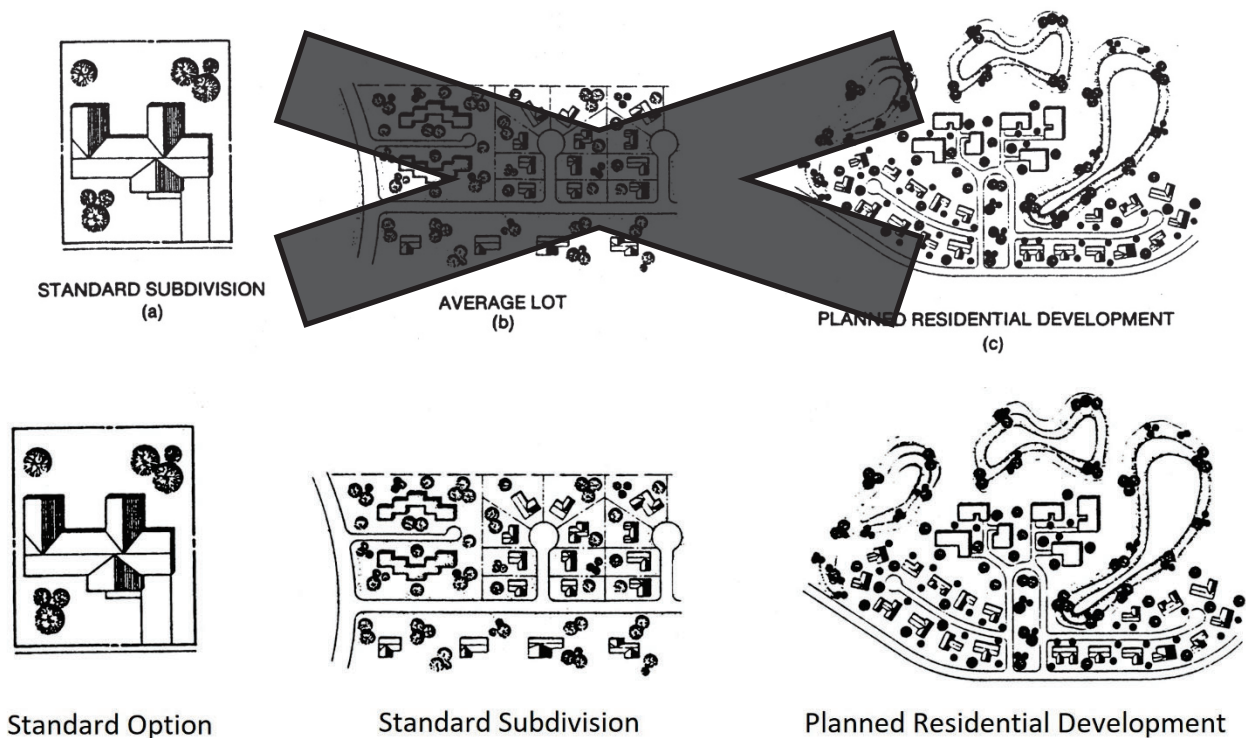
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	<i>PROJECTIONS</i>	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	<i>DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)</i>	NONE	PERIMETER STREET: 40 FEET. OTHER PROPERTY LINE: 20 FEET
(9)	<i>PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)</i>	NONE	20 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	<i>BUILDING HEIGHT (MAXIMUM)</i>	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	<i>LOT COVERAGE (MAXIMUM)</i>	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20 FEET AND 1 STORY IN HEIGHT THEN A MAXIMUM OF 40% LOT COVERAGE IS ALLOWED.	40% TOTAL FOR DEVELOPMENT
(12)	<i>COMMON OPEN SPACE (MINIMUM)</i>	NONE	5% OF GROSS AREA
(13)	<i>STREET FRONTAGE REQUIREMENT</i>	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	<i>OTHER APPLICABLE REGULATIONS:</i>	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 610 (R1-18 Single-Family Residence District) to read as follows:

Section 610. R1-18 Single-Family Residence District

- B. **District Regulations.** The following tables establish standards to be used IN THE R1-18 DISTRICT for each district. The definitions of terms used in these standards are found in Section 608. I. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Illustrations of Development Options

**Table 610.A
R1-18 Development Options**

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
Minimum lot dimensions (width and depth)	130' width, 120' depth (Minimum area 18,000 sq. ft.)	90' width, 80' depth	None
Dwelling unit density (units/gross acre)	1.95	1.95	2.05; 2.34 with bonus
Perimeter standards	None	30' front or rear, 10' side	20' adjacent to a public street ⁽²⁾ ; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, 30' rear, 10' side	25' front, 50' total front plus rear	25' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30'
Lot coverage	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single family detached	Single family attached; plus (a)	Single family attached; plus (a)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽¹⁾

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	LOT WIDTH (MINIMUM)	130 FEET	NONE.
(2)	LOT DEPTH (MINIMUM)	120 FEET	NONE.
(3)	DEVELOPMENT DENSITY (MAXIMUM)	2.0 PDU/AC (GROSS)	2.0 PDU/AC (GROSS); 2.5 WITH BONUS
(4)	SUBDIVIDED LOTS (MAXIMUM)	2.0 LOTS/AC (GROSS)	2.0 LOTS/AC (GROSS); 2.5 WITH BONUS
(5)	INDIVIDUAL LOT SETBACKS (MINIMUM)	FRONT: 25 FEET REAR: 30 FEET SIDES: 10 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	PROJECTIONS	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(10)	BUILDING HEIGHT (MAXIMUM)	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	LOT COVERAGE (MAXIMUM)	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 40%	40% TOTAL FOR DEVELOPMENT
(12)	COMMON OPEN SPACE (MINIMUM)	NONE	5% OF GROSS AREA
(13)	STREET FRONTAGE REQUIREMENT	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	OTHER APPLICABLE REGULATIONS:	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 611 (R1-10 Single-Family Residence District) to read as follows:

Section 611. R1-10 Single-Family Residence District

- B. **District Regulations.** The following tables establish ES standards to be used in the R1-10 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 611.A
R1-10 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum lot width	75' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	3.0	3.5; 4.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street(2)(front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35'; street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)

Table 611.A
R1-10 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50% plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50% plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single family detached ⁽³⁾	Single family detached ⁽³⁾
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots

Table 611.A
R1-10 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	<i>Planned Residential Development</i>
Street standards	Public street or private accessway ⁽¹⁾	Public street or private accessway ⁽¹⁾
Landscape standards		Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 611.B.

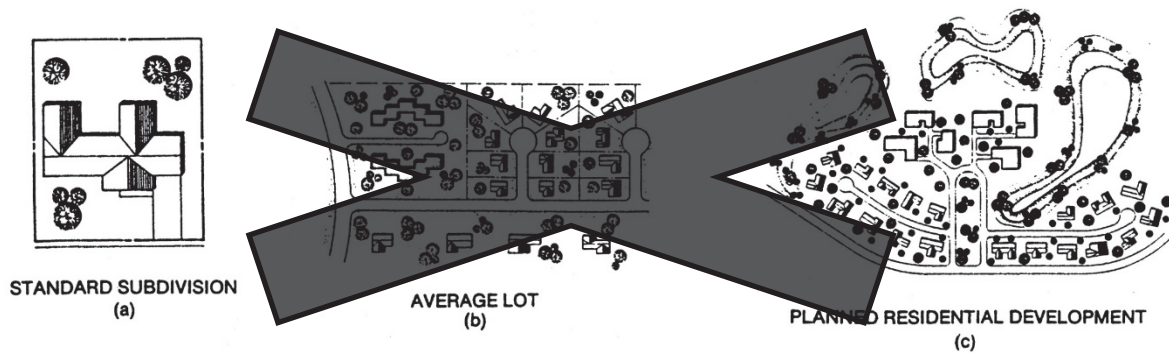


Table 611.B
R1-10 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
Minimum lot dimensions (width and depth)	80' width, 94' depth (Minimum area 10,000 sq. ft.)	60' width, 65' depth	None
Dwelling unit density (units/gross acre)	3.50	3.50	3.68; 4.20 with bonus
Perimeter standards	None	30' front, 25' rear, 10' side	20' adjacent to a public street ⁽²⁾ ; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or	50%, plus an additional 10% for an ADU and/or	50%, plus an additional 10% for an ADU and/or attached shade structures.

Table 611.B
R1-10 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

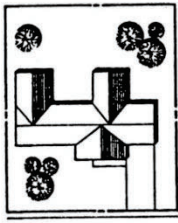
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
	attached shade structures. Total: 60%	attached shade structures. Total: 60%	Total: 60%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾ and duplex	Single-family attached; plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽¹⁾

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

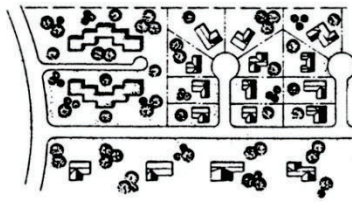
(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.

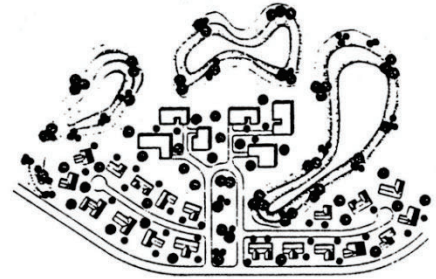
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	<i>LOT WIDTH (MINIMUM)</i>	80 FEET	NONE.
(2)	<i>LOT DEPTH (MINIMUM)</i>	94 FEET	NONE.
(3)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	3.5 PDU/AC (GROSS)	3.5 PDU/AC (GROSS); 4.5 WITH BONUS
(4)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	3.5 LOTS/AC (GROSS)	3.5 LOTS/AC (GROSS); 4.5 WITH BONUS
(5)	<i>INDIVIDUAL LOT SETBACKS (MINIMUM)</i>	FRONT: 25 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	<i>PROJECTIONS</i>	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(8)	DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	BUILDING HEIGHT (MAXIMUM)	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	LOT COVERAGE (MAXIMUM)	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	COMMON OPEN SPACE (MINIMUM)	NONE.	5% OF GROSS AREA
(13)	STREET FRONTAGE REQUIREMENT	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	OTHER APPLICABLE REGULATIONS:	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 612 (R1-8 Single-Family Residence District) to read as follows:

Section 612. R1-8 Single-Family Residence District

- B. **District Regulations.** The following tables establish ES standards to be used in the R1-8 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

<i>Table 612.A</i> <i>R1-8 Development Options</i> <i>Single-Family Detached Development⁽³⁾</i>		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum lot width	65' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	4.0	4.5; 5.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street ⁽²⁾ (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)

Table 612.A
~~R1-8 Development Options~~
~~Single-Family Detached Development~~⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35'; street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached⁽³⁾	Single-family detached⁽³⁾

Table 612.A
R1-8 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway ⁽¹⁾	Public street or private accessway ⁽¹⁾
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 612.B.

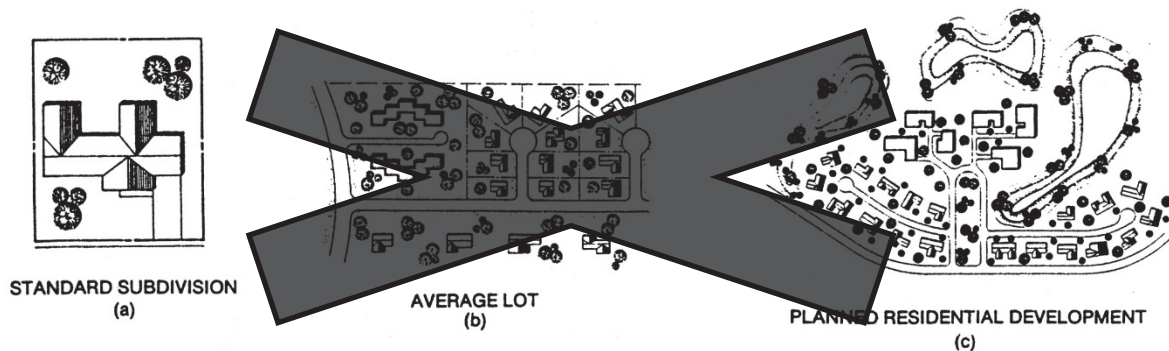


Table 612.B
R1-8 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

<i>Standards</i>	<i>(a) Subdivision</i>	<i>(b) Average Lot</i>	<i>(c) Planned Residential Development</i>
Minimum lot dimensions (width and depth)	70' width, 94' depth (Minimum area 8,000 sq. ft.)	50' width, 65' depth	None
Dwelling unit density (units/gross acre)	4.30	4.30	4.52; 5.16 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street ⁽²⁾ ; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%

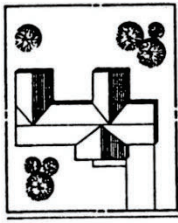
<i>Table 612.B</i> <i>R1-8 Development Options</i> <i>Single-Family Attached and Multi-Family Development, and</i> <i>Single-Family Detached Development (Subdivided Prior to June 2, 1999)</i>			
<i>Standards</i>	<i>(a)</i> <i>Subdivision</i>	<i>(b)</i> <i>Average Lot</i>	<i>(c)</i> <i>Planned Residential Development</i>
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾ and duplex	Single-family attached; plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽⁴⁾

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

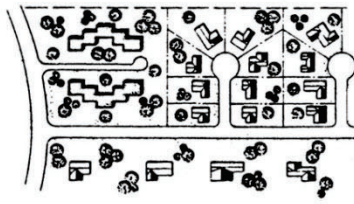
(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.

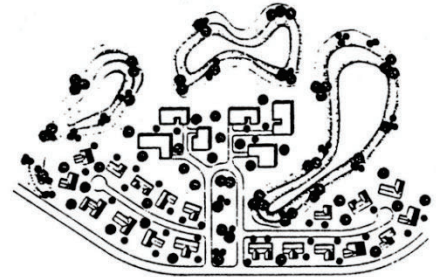
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	<i>LOT WIDTH (MINIMUM)</i>	70 FEET	NONE.
(2)	<i>LOT DEPTH (MINIMUM)</i>	94 FEET	NONE.
(3)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	4.5 PDU/AC (GROSS)	4.5 PDU/AC (GROSS); 5.5 WITH BONUS
(4)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	4.5 LOTS/AC (GROSS)	4.5 LOTS/AC (GROSS); 5.5 WITH BONUS
(5)	<i>INDIVIDUAL LOT SETBACKS (MINIMUM)</i>	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	<i>PROJECTIONS</i>	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(8)	DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	BUILDING HEIGHT (MAXIMUM)	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	LOT COVERAGE (MAXIMUM)	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	COMMON OPEN SPACE (MINIMUM)	NONE.	5% OF GROSS AREA
(13)	STREET FRONTAGE REQUIREMENT	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	OTHER APPLICABLE REGULATIONS:	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 613 (R1-6 Single-Family Residence District) to read as follows:

Section 613. R1-6 Single-Family Residence District

- B. **District Regulations.** The following tables establish ES standards to be used in the R1-6 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

<i>Table 613.A</i> <i>R1-6 Development Options</i> <i>Single-Family Detached Development⁽³⁾</i>		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	5.5; 6.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street ⁽²⁾ (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)

Table 613.A
R1-6 Development Options
Single-Family Detached Development⁽³⁾

<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35'; street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾	Single-family detached ⁽³⁾

Table 613.A
R1-6 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway ⁽¹⁾	Public street or private accessway ⁽¹⁾
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 613.B.

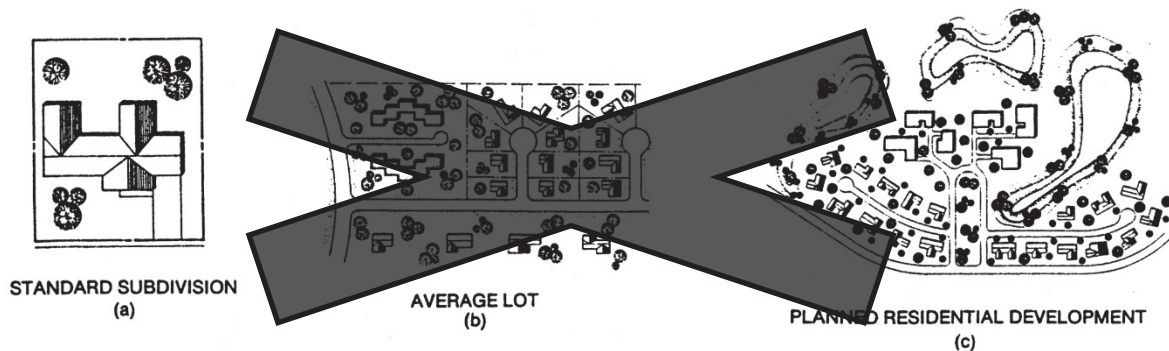


Table 613.B
~~R1-6 Development Options~~
~~Single-Family Attached and Multi-Family Development, and~~
~~Single-Family Detached Development (Subdivided Prior to May 1, 1998)~~

<i>Standards</i>	<i>Subdivision</i>	<i>Average Lot</i>	<i>Planned Residential Development</i>
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None
Dwelling unit density (units/gross acre)	5.30	5.30	5.54; 6.34 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street⁽²⁾; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%

Table 613.B
~~R1-6 Development Options~~
~~Single-Family Attached and Multi-Family Development, and~~
~~Single-Family Detached Development (Subdivided Prior to May 1, 1998)~~

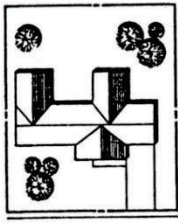
<i>Standards</i>	<i>Subdivision</i>	<i>Average Lot</i>	<i>Planned Residential Development</i>
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾ and duplex	Single-family attached plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section <u>507</u>
Street standards	Public street required	Public street	Public street or private accessway ⁽⁴⁾

(1) ~~Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

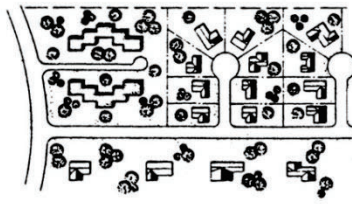
(2) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

(3) ~~The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

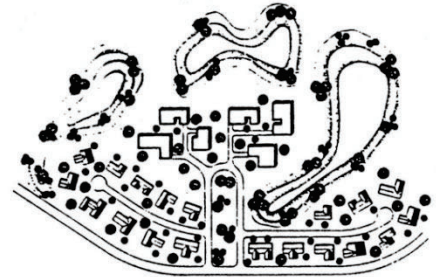
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	<i>LOT WIDTH (MINIMUM)</i>	60 FEET	NONE.
(2)	<i>LOT DEPTH (MINIMUM)</i>	94 FEET	NONE.
(3)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	5.5 PDU/AC (GROSS)	5.5 PDU/AC (GROSS); 6.5 WITH BONUS
(4)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	5.5 LOTS/AC (GROSS)	5.5 LOTS/AC (GROSS); 6.5 WITH BONUS
(5)	<i>INDIVIDUAL LOT SETBACKS (MINIMUM)</i>	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	<i>PROJECTIONS</i>	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(8)	DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	BUILDING HEIGHT (MAXIMUM)	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	LOT COVERAGE (MAXIMUM)	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	COMMON OPEN SPACE (MINIMUM)	NONE.	5% OF GROSS AREA
(13)	STREET FRONTAGE REQUIREMENT	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	OTHER APPLICABLE REGULATIONS:	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 614 (R-2 Multi-Family Residence District) to read as follows:

Section 614. R-2 Multifamily MULTI-FAMILY Residence District

- A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The TWO design DEVELOPMENT options, of average lot subdivision, STANDARD and planned residential DEVELOPMENT, and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

- B. **District Regulations.** The following tables establish ES standards to be used in the R-2 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 614.A
R-2 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	6.5; 12 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street ⁽²⁾ (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35'; street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)

Table 614.A
R-2 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾	Single-family detached ⁽³⁾
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway ⁽¹⁾	Public street or private accessway ⁽¹⁾

Table 614.A
R-2 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

(1) ~~Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

(2) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

(3) ~~For single family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 614.B.~~

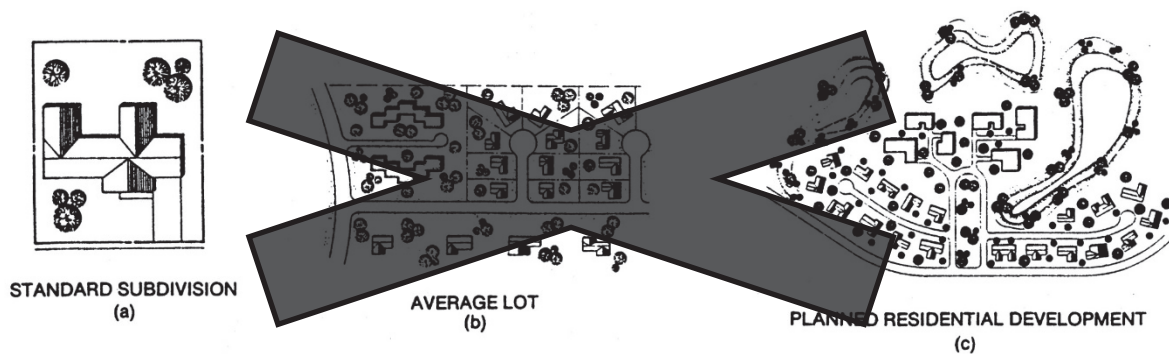


Table 614.B
R-2 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	10.0	10.0	10.50; 12.00 with bonus	10.50; 12.00 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front	Individual unit lot: none

Table 614.B
R-2 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum ⁽⁵⁾
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot; 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾ and duplex	Single-family attached plus (a)	Multi-family plus (b)	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507

Table 614.B
R-2 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Street standards	Public street required	Public street	Public street or private accessway ⁽⁴⁾	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive ⁽¹⁾

(1) ~~Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

(2) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

(3) ~~The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

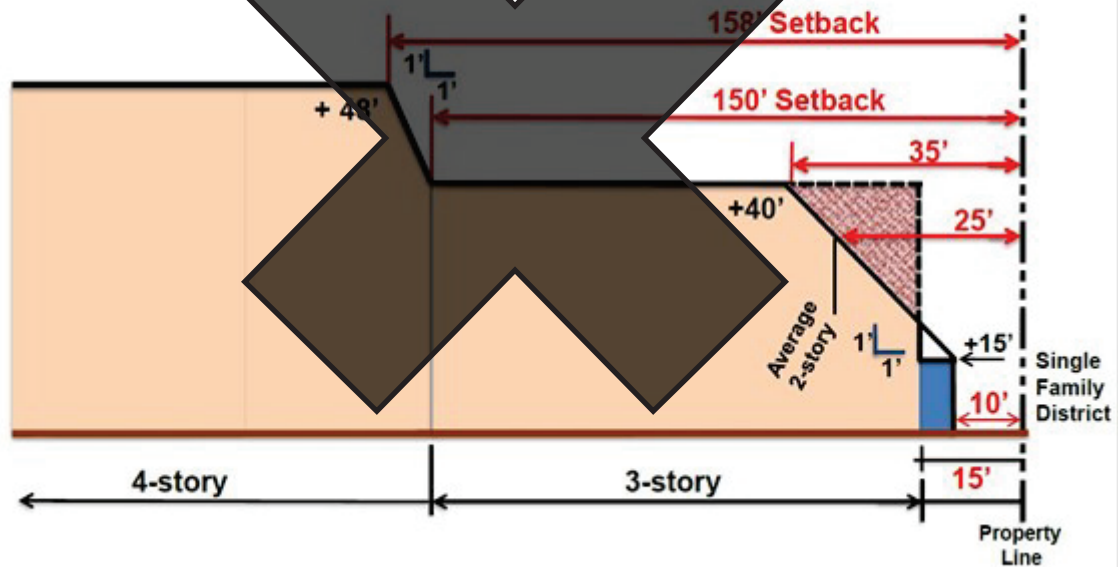
(4) ~~The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

(5) ~~There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~

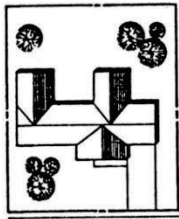
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

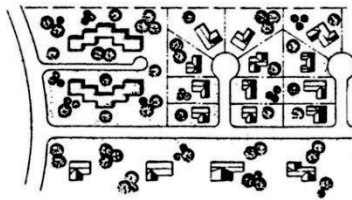
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



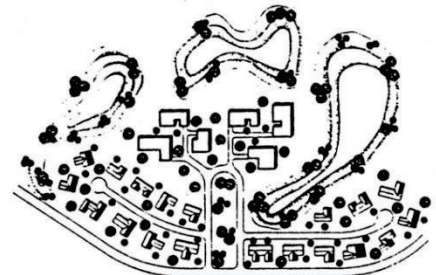
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 614.1 R-2 DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	LOT WIDTH (MINIMUM)	60 FEET	NONE

TABLE 614.1 R-2 DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(2)	<i>LOT DEPTH (MINIMUM)</i>	94 FEET	NONE
(3)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	10.0 PDU/AC (GROSS)	10.5 PDU/AC (GROSS); 12.0 WITH BONUS
(4)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	10.0 LOTS/AC (GROSS)	10.5 LOTS/AC (GROSS); 12.0 WITH BONUS
(5)	<i>INDIVIDUAL LOT SETBACKS (MINIMUM)</i>	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	SAME AS INDIVIDUAL LOT SETBACKS.	18 FEET FRONT OR STREET SIDE
(7)	<i>PROJECTIONS</i>	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	<i>DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)</i>	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	<i>PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)</i>	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(10)	BUILDING HEIGHT (MAXIMUM)	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	LOT COVERAGE (MAXIMUM)	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	COMMON OPEN SPACE (MINIMUM)	NONE	5% OF GROSS AREA
(13)	STREET FRONTAGE REQUIREMENT	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	OTHER APPLICABLE REGULATIONS:	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 615 (R-3 Multi-Family Residence District) to read as follows:

Section 615. R-3 ~~Multi-family~~ MULTI-FAMILY Residence District

- A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The TWO design DEVELOPMENT options, of average lot subdivision, STANDARD and planned residential DEVELOPMENT, and single family attached development are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.~~

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

- B. **District Regulations.** The following tables establish ES standards to be used in the R-3 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single family infill development option must meet Section 608.F.6 requirements. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.~~

Table 615.A
R-3 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	6.5; 12 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street⁽²⁾ (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35'; street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)

Table 615.A
R-3 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾	Single-family detached ⁽³⁾
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway ⁽¹⁾	Public street or private accessway ⁽¹⁾

Table 615.A
R-3 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

(1) ~~Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

(2) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

(3) ~~For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 615.B.~~

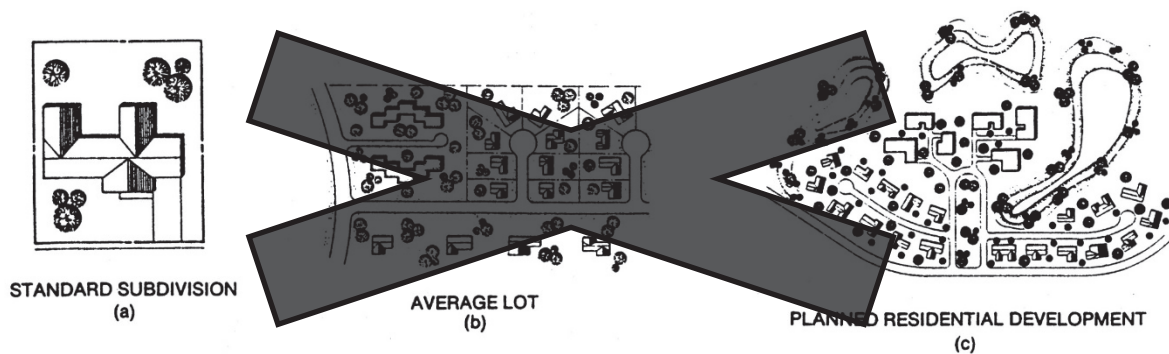


Table 615.B
R-3 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	14.5	14.5	15.23; 17.40 with bonus	15.23; 17.40 with bonus
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street ⁽²⁾ ; 15' adjacent to property line	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line
Building setbacks	25' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	Individual unit lot: none
Maximum height	2 stories and 30' ⁽⁶⁾	2 stories and 30' ⁽⁶⁾	2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum ⁽⁶⁾	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum ⁽⁶⁾

Table 615.B R-3 Development Options Single-Family Attached and Multi-Family Development, and Single-Family Detached Development (Subdivided Prior to May 1, 1998)				
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾ , single-family attached and multi-family	Single-family detached ⁽³⁾ , single-family attached and multi-family	Single-family detached ⁽³⁾ , single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽¹⁾	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive ⁽¹⁾

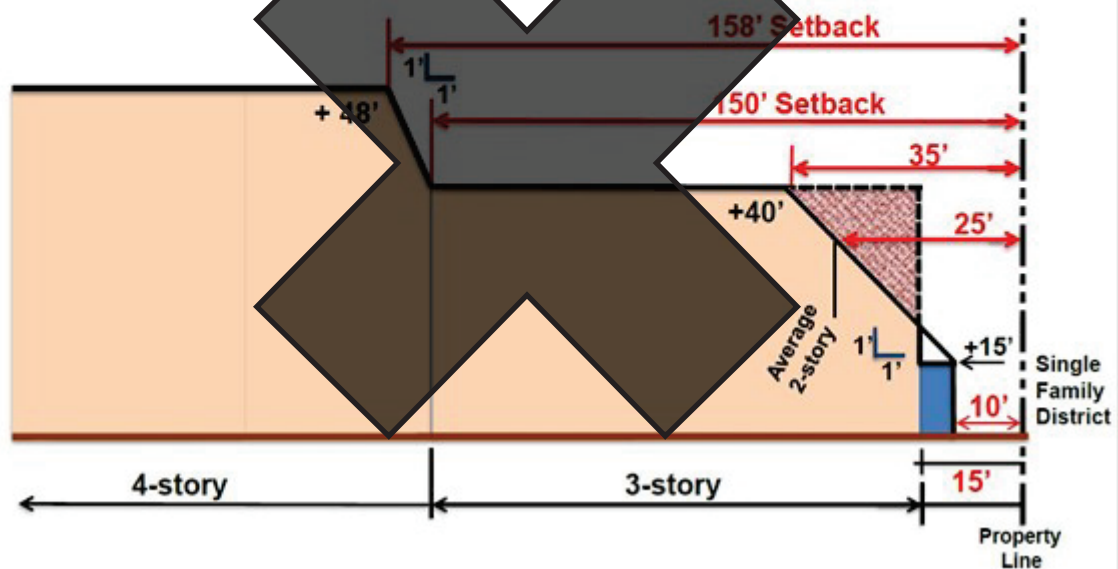
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

- (2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.
- (3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.
- (4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.
- (5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

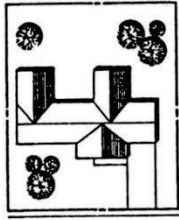
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

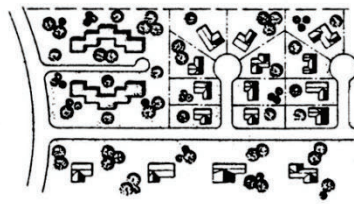
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



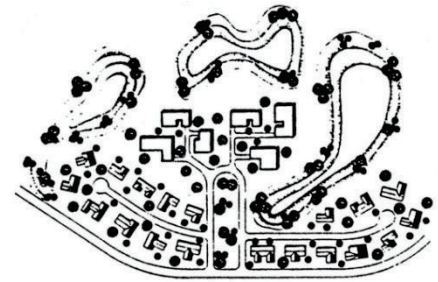
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 615.1 R-3 DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	<i>LOT WIDTH (MINIMUM)</i>	60 FEET	NONE
(2)	<i>LOT DEPTH (MINIMUM)</i>	94 FEET	NONE
(3)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	14.5 PDU/AC (GROSS)	15.5 PDU/AC (GROSS); 17.5 WITH BONUS
(4)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	14.5 LOTS/AC (GROSS)	15.5 LOTS/AC (GROSS); 17.5 WITH BONUS
(5)	<i>INDIVIDUAL LOT SETBACKS (MINIMUM)</i>	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	<i>PROJECTIONS</i>	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 615.1 R-3 DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(8)	<i>DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)</i>	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	<i>PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)</i>	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	<i>BUILDING HEIGHT (MAXIMUM)</i>	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	<i>LOT COVERAGE (MAXIMUM)</i>	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	<i>COMMON OPEN SPACE (MINIMUM)</i>	NONE	5% OF GROSS AREA
(13)	<i>STREET FRONTAGE REQUIREMENT</i>	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(14)	OTHER APPLICABLE REGULATIONS:	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 616 (R-3A Multi-Family Residence District) to read as follows:

Section 616. R-3A ~~Multifamily~~ MULTI-FAMILY Residence District

- A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The TWO design DEVELOPMENT options, of average lot subdivision, STANDARD and planned residential DEVELOPMENT, and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

- B. **District Regulations.** The following tables establish ES standards to be used in the R-3A district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ The single-family infill development option must meet Section 608.F.6 requirements. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 616.A
R-3A Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	6.5; 12 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street ⁽²⁾ (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35'; street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)

Table 616.A
R-3A Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾	Single-family detached ⁽³⁾
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway ⁽¹⁾	Public street or private accessway ⁽¹⁾

Table 616.A
R-3A Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

(1) ~~Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

(2) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

(3) ~~For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 616.B.~~

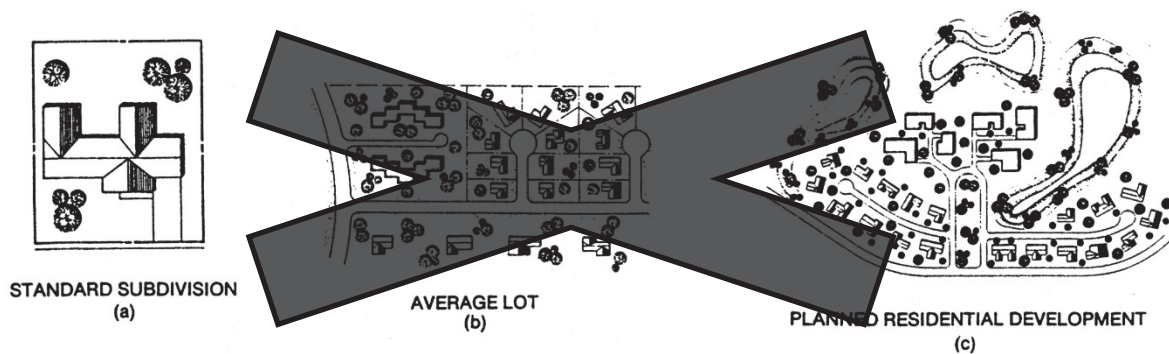


Table 616.B
R-3A Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	22	22	23.1; 26.4 with bonus	23.1; 26.4 with bonus
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street ⁽²⁾ ; 15' adjacent to property line	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line
Building setbacks	25' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	Individual unit lot: none
Maximum height	3 stories or 40' ⁽⁵⁾	3 stories or 40' ⁽⁵⁾	3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum ⁽⁵⁾	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum ⁽⁵⁾

Table 616.B R-3A Development Options Single-Family Attached and Multi-Family Development, and Single-Family Detached Development (Subdivided Prior to May 1, 1998)				
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾ , single-family attached and multi-family	Single-family detached ⁽³⁾ , single-family attached and multi-family	Single-family detached ⁽³⁾ , single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽¹⁾	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive ⁽¹⁾

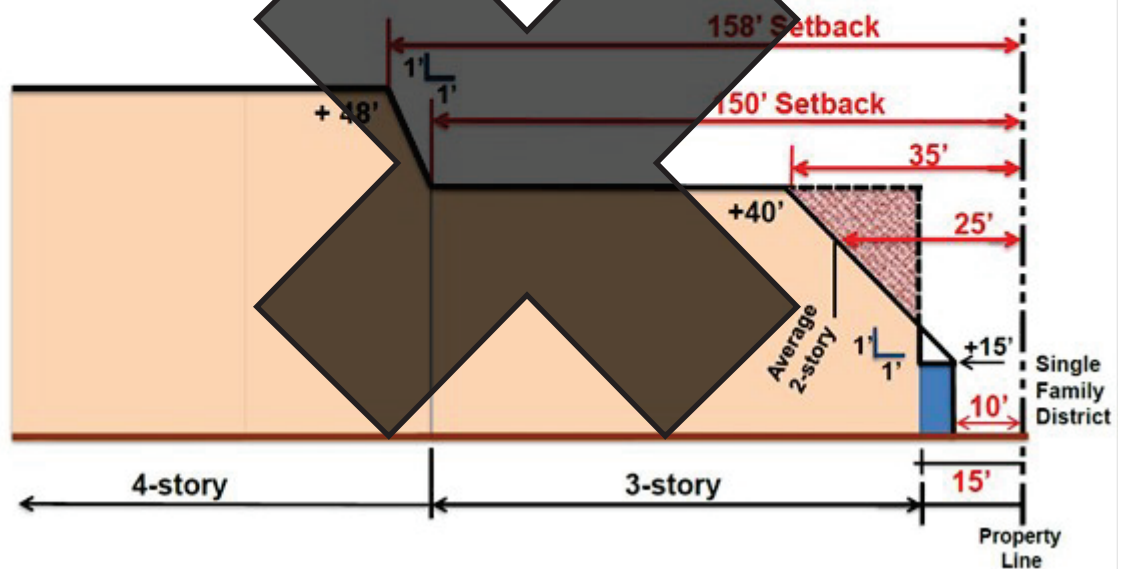
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

- (2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.
- (3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.
- (4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.
- (5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

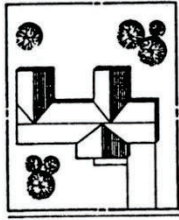
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

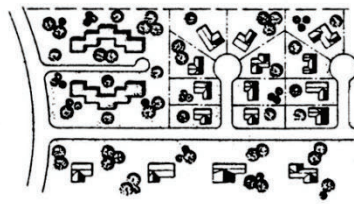
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



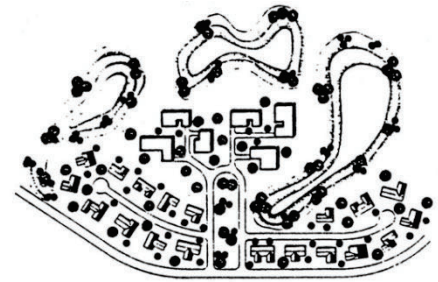
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 616.1 R-3A DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	<i>LOT WIDTH (MINIMUM)</i>	60 FEET	NONE
(2)	<i>LOT DEPTH (MINIMUM)</i>	94 FEET	NONE
(3)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	22.0 PDU/AC (GROSS)	23.0 PDU/AC (GROSS); 26.5 WITH BONUS
(4)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	22.0 LOTS/AC (GROSS)	23.0 LOTS/AC (GROSS); 26.5 WITH BONUS
(5)	<i>INDIVIDUAL LOT SETBACKS (MINIMUM)</i>	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	<i>PROJECTIONS</i>	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 616.1 R-3A DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(8)	<i>DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)</i>	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	<i>PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)</i>	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	<i>BUILDING HEIGHT (MAXIMUM)</i>	2 STORIES AND 30 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	<i>LOT COVERAGE (MAXIMUM)</i>	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	<i>COMMON OPEN SPACE (MINIMUM)</i>	NONE	5% OF GROSS AREA
(13)	<i>STREET FRONTAGE REQUIREMENT</i>	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(14)	OTHER APPLICABLE REGULATIONS:	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 617 (R-4 Multi-Family Residence District) to read as follows:

Section 617. R-4 Multifamily MULTI-FAMILY Residence District

- A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The TWO design DEVELOPMENT options, of average lot subdivision, STANDARD and planned residential DEVELOPMENT, and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

- B. **District Regulations.** The following tables establish ES standards to be used in the R-4 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 617.A
R-4 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	6.5; 12 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street⁽²⁾ (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35'; street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)

Table 617.A
R-4 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾	Single-family detached ⁽³⁾
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway ⁽¹⁾	Public street or private accessway ⁽¹⁾

Table 617.A
R-4 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

(1) ~~Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

(2) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

(3) ~~For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 617.B.~~

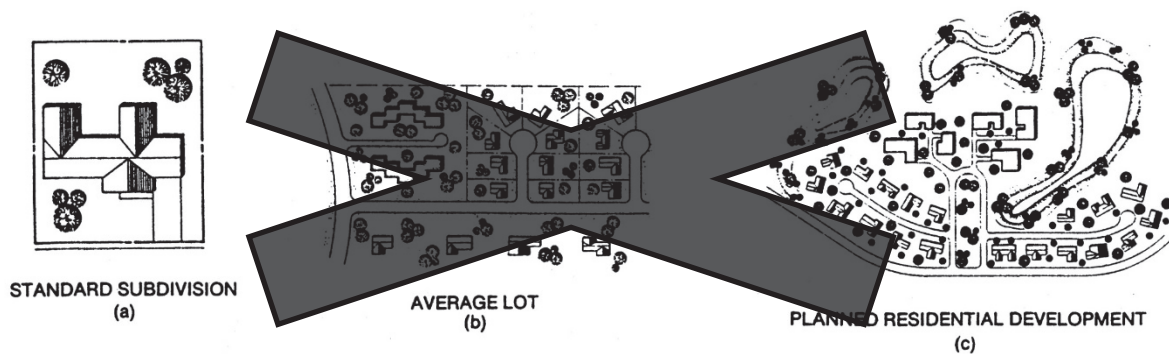


Table 617.B
R-4 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	29.0	29.0	30.45; 34.80 with bonus	30.45; 34.80 with bonus
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street ⁽²⁾ ; 15' adjacent to property line	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line
Building setbacks	20' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	Individual unit lot: none
Maximum height	3 stories or 40' ⁽⁵⁾	3 stories or 40' ⁽⁵⁾	3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum ⁽⁵⁾	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum ⁽⁵⁾

Table 617.B R-4 Development Options Single-Family Attached and Multi-Family Development, and Single-Family Detached Development (Subdivided Prior to May 1, 1998)				
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾ , single-family attached and multi-family	Single-family detached ⁽³⁾ , single-family attached and multi-family	Single-family detached ⁽³⁾ , single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽¹⁾	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive ⁽¹⁾

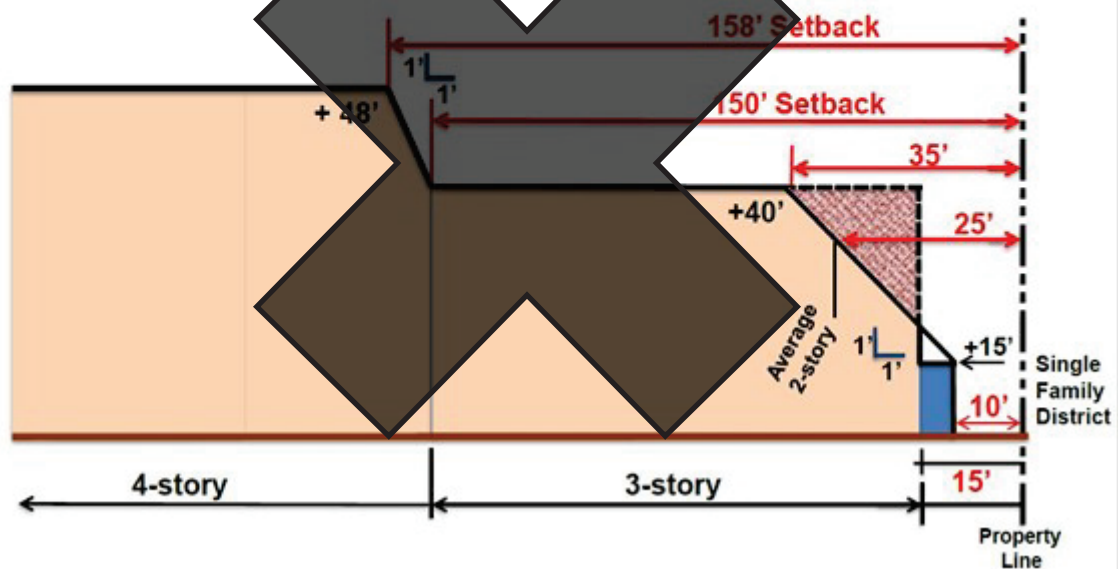
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

- (2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.
- (3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.
- (4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.
- (5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

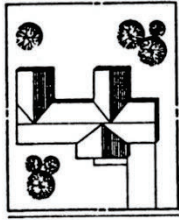
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

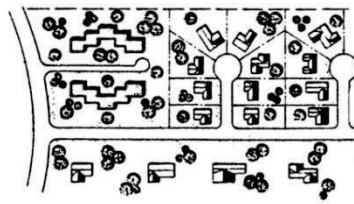
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



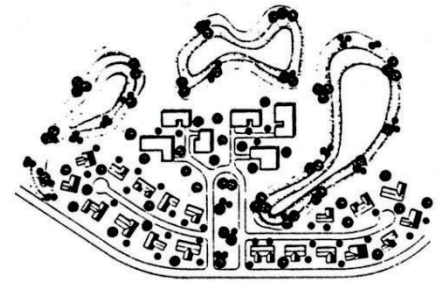
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 617.1 R-4 DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	<i>LOT WIDTH (MINIMUM)</i>	60 FEET	NONE
(2)	<i>LOT DEPTH (MINIMUM)</i>	94 FEET	NONE
(3)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	29.0 PDU/AC (GROSS)	30.0 PDU/AC (GROSS); 35.0 WITH BONUS
(4)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	29.0 LOTS/AC (GROSS)	30.0 LOTS/AC (GROSS); 35.0 WITH BONUS
(5)	<i>INDIVIDUAL LOT SETBACKS (MINIMUM)</i>	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	<i>PROJECTIONS</i>	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 617.1 R-4 DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(8)	<i>DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)</i>	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	<i>PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)</i>	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	<i>BUILDING HEIGHT (MAXIMUM)</i>	3 STORIES AND 40 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	<i>LOT COVERAGE (MAXIMUM)</i>	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	<i>COMMON OPEN SPACE (MINIMUM)</i>	NONE	5% OF GROSS AREA
(13)	<i>STREET FRONTAGE REQUIREMENT</i>	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(14)	OTHER APPLICABLE REGULATIONS:	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 618 (R-5 Multi-Family Residence District) to read as follows:

Section 618. R-5 Multi-Family Residence District—Restricted Commercial

- A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The TWO design DEVELOPMENT options, of average lot subdivision, STANDARD and planned residential DEVELOPMENT, and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

- B. **District Regulations—Residential Uses.** The following tables establish ES standards to be used in the R-5 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 618.A
R-5 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	6.5; 12 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street⁽²⁾ (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35'; street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)

Table 618.A
R-5 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾	Single-family detached ⁽³⁾
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway ⁽¹⁾	Public street or private accessway ⁽¹⁾

Table 618.A
R-5 Development Options
Single-Family Detached Development⁽³⁾

Standards	Conventional	Planned Residential Development
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

(1) ~~Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

(2) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

(3) ~~For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 618.B.~~

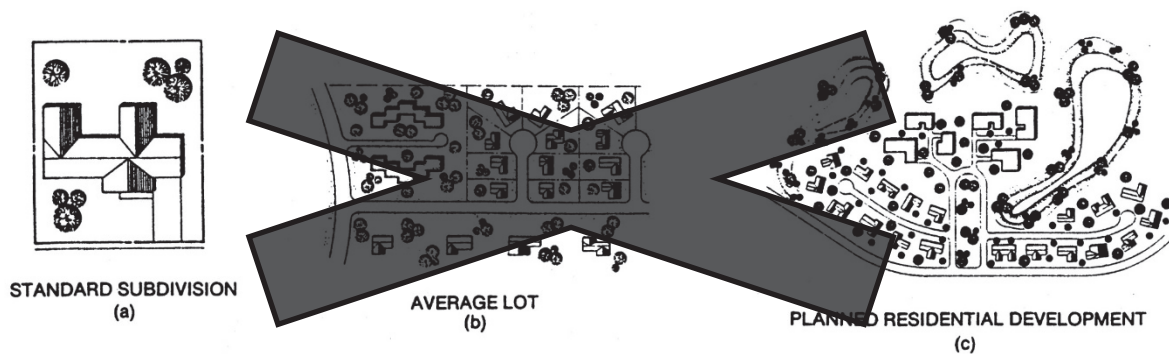


Table 618.B
R-5 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	43.5	43.5	45.68; 52.20 with bonus	45.68; 52.20 with bonus
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street ⁽²⁾ ; 15' adjacent to property line	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line
Building setbacks	20' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	Individual unit lot: none
Maximum height	4 stories or 48' ⁽⁵⁾	4 stories or 48' ⁽⁵⁾	4 stories or 48' ⁽⁵⁾	4 stories or 48' ⁽⁵⁾
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures

Table 618.B R-5 Development Options Single-Family Attached and Multi-Family Development, and Single-Family Detached Development (Subdivided Prior to May 1, 1998)				
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Infill⁽⁴⁾
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached, single-family attached and multi-family	Single-family detached, single-family attached and multi-family	Single-family detached, single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽¹⁾	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive ⁽¹⁾

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

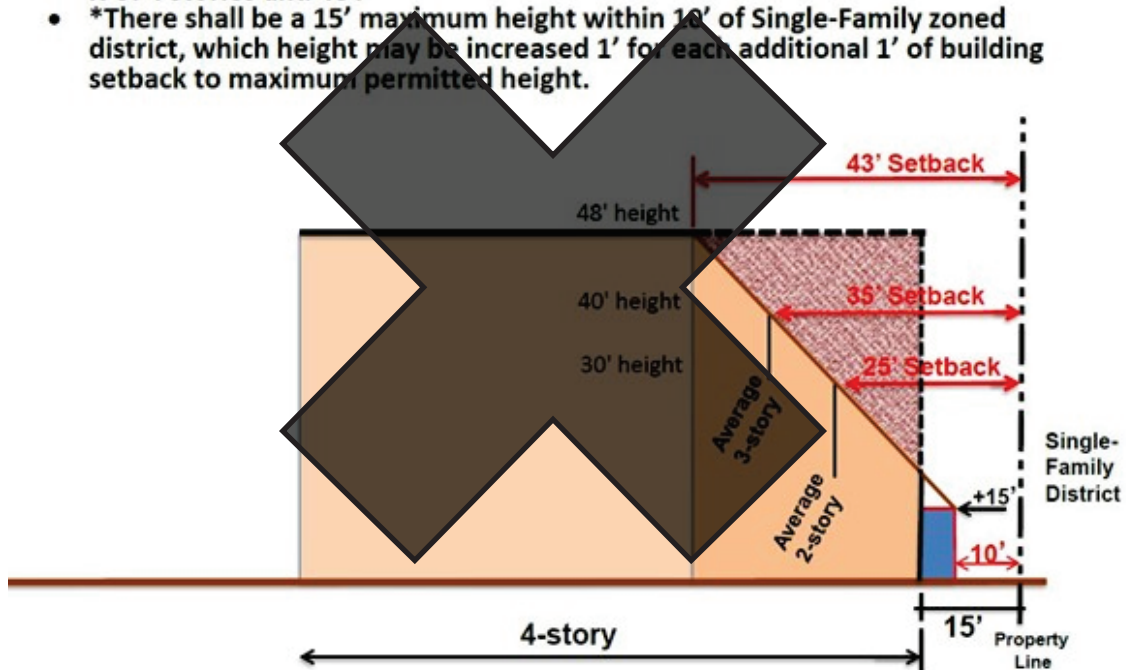
(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

- (4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.
- (5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

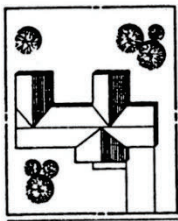
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

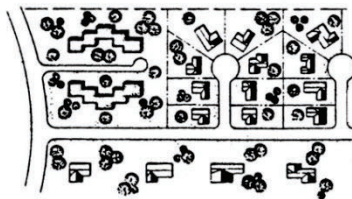
- R-5: 4 stories and 48'.
- *There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



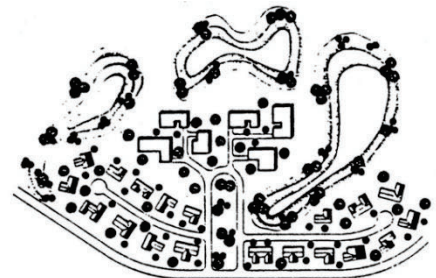
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS

CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(1)	<i>LOT WIDTH (MINIMUM)</i>	60 FEET	NONE
(2)	<i>LOT DEPTH (MINIMUM)</i>	94 FEET	NONE
(3)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	43.5 PDU/AC (GROSS)	45.5 PDU/AC (GROSS); 52.5 WITH BONUS
(4)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	43.5 LOTS/AC (GROSS)	45.5 LOTS/AC (GROSS); 52.5 WITH BONUS
(5)	<i>INDIVIDUAL LOT SETBACKS (MINIMUM)</i>	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	<i>GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)</i>	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	<i>PROJECTIONS</i>	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	<i>DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)</i>	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	<i>PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)</i>	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		(A) STANDARD OPTION	(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(10)	BUILDING HEIGHT (MAXIMUM)	4 STORIES AND 48 FEET**	4 STORIES AND 48 FEET**
(11)	LOT COVERAGE (MAXIMUM)	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	COMMON OPEN SPACE (MINIMUM)	NONE	5% OF GROSS AREA
(13)	STREET FRONTAGE REQUIREMENT	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	OTHER APPLICABLE REGULATIONS:	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 619 (Residential R-4A District—Multifamily Residence—General) to read as follows:

Section 619. Residential R-4A District—~~Multifamily~~ MULTI-FAMILY Residence—General

- A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section 608.D, plus the following:
1. Hospice, subject to a use permit.
 2. Nursing home, subject to a use permit and the following conditions:
 - a. A maximum lot coverage of 25 percent.
 - b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.
 3. ~~Single-family infill developments, per the provisions of Section 608.F.6 and Table 617.B, R-4 Development Options, column D.~~
- B. **Yard, Height and Area Requirements.** Except as required by Section 701, the following yard, height and area provisions shall be required for this district:

8. ~~Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section 619.B.1.~~
9. ~~Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section 619.B.1.~~

Amend Chapter 6, Section 622 (Commercial C-1 District—Neighborhood Retail) to read as follows:

Section 622. Commercial C-1 District—Neighborhood Retail.

- A. **Purpose.** The C-1, Commercial Neighborhood Retail District, is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.
- B. ~~Reserved.~~

~~C.~~ B. **District Restrictions.** Unless otherwise specifically provided in this Section, the following restrictions shall apply to this district:

1. All commercial uses are restricted to closed buildingS except parking lots and liquid fuel pump services.

10. The sale of used merchandise in connection with the following permitted uses when such used merchandise uses a floorspace having a total area of no more than five ~~(5)~~ percent of the gross floor area of the establishment:

- g. Audio and video rentals and retail sales.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.
2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE R-5 DISTRICT.
3. ADULT DAY CARE HOME AND CENTER
4. BOARDING HOUSE, SUBJECT TO A USE PERMIT
5. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT
6. GROUP HOME, SUBJECT TO A USE PERMIT
7. NURSING HOME, SUBJECT TO A USE PERMIT

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R-1-6 if zoned commercial prior to January 5, 1994, non single family residential, and single family attached uses permitted in R-3, R-4, THE R-5 DISTRICT and R-4A;~~ and in addition the following:

2. RESERVED. ~~Adult Day Care Home and Center~~

19. RESERVED. ~~Boarding House, subject to a use permit~~

38. RESERVED. ~~Community Residence Center, subject to a use permit~~

76. RESERVED. ~~Group Home, subject to a use permit~~

120. RESERVED. ~~Nursing Home, subject to a use permit~~

- E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth in ~~Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

- d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~
OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

2. ~~Any single family residential use shall conform to the following requirements:~~

- a. ~~Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

- b. ~~The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~
 - c. ~~The Zoning Administrator shall determine the residential zoning district to which the proposed single family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~
 - d. ~~Upon completion of development of a single family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~
2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

Amend Chapter 6, Section 623 (Commercial C-2 District —Intermediate Commercial) to read as follows:

Section 623. Commercial C-2 District —Intermediate Commercial.

- A. **Purpose.** The C-2, Commercial Intermediate District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.
- B. ~~Reserved.~~
- ~~C.~~ B. **District Restrictions.**
 - 1. Except as otherwise provided, all permitted uses and storing of materials or supplies shall be conducted entirely within a closed building.
 - 2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 623.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:
 - a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.~~C~~B.2.b;

9. With the exception of those instances listed above in 623.CB.7. and CB.8., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership and upon obtaining a special permit pursuant to Section 647.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.
2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-1 DISTRICT.
3. BOARDING HOUSE
4. COMMUNITY RESIDENCE CENTER
5. GROUP HOME
6. NURSING HOME

- D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6~~ if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, THE R-5, R-4A, and C-1 districts; and in addition the following:

50. RESERVED. ~~Community Residence Center.~~

126. RESERVED. ~~Nursing Home.~~

- E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth in ~~Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

- d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~
OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

2. ~~Any single family residential use shall conform to the following requirements:~~

- a. ~~Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~
 - b. ~~The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~
 - c. ~~The Zoning Administrator shall determine the residential zoning district to which the proposed single family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~
 - d. ~~Upon completion of development of a single family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

Amend Chapter 6, Section 624 (Commercial C-3 District —General Commercial) to read as follows:

Section 624. Commercial C-3 District —General Commercial.

A. **Purpose.** The C-3 Commercial General District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community.

~~B. Reserved.~~

~~C. B. District Restrictions.~~

1. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.
2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 624.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:
 - a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 624.~~C~~B.2.b;

4. With the exception of those instances listed above in 624.~~C~~B.3., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.
2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-2 DISTRICT.

- D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in R1-6 if zoned commercial prior to January 5, 1994, non single-family residential, and single family attached uses permitted in R-3, R-4, R-5, R-4A, C-1 and THE C-2 districts; and in addition the following, including the storage of all raw materials and finished products in connection herewith:

- E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth in ~~Section 645~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

- d. ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the provisions of Section 624.E.1.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.
 - e. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~
2. ~~Any single-family residential use shall conform to the following requirements:~~
 - a. ~~Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~
 - b. ~~The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

- ~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~
 - ~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~
- 2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. MIDDLE HOUSING (MH) OVERLAY DISTRICT

- A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY DISTRICT IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH SECTION 9-462.13, ARIZONA REVISED STATUTES, AS FOLLOWS:
 - 1. ENTITLE PROPERTIES WITHIN THE MIDDLE HOUSING OVERLAY DISTRICT TO HAVE UP TO FOUR PRIMARY DWELLING UNITS PER LOT.
 - 2. PROVIDE MODIFIED DEVELOPMENT REGULATIONS FOR MIDDLE HOUSING.
- B. **APPLICABILITY.**
 - 1. THE MH OVERLAY MAY BE COMBINED WITH ANY ZONING DISTRICT WHEN ALSO IN COMPLIANCE WITH THE ELIGIBILITY REQUIREMENTS OF SECTION 632.C.
 - 2. IF THE PROVISIONS OF THE MH OVERLAY CONFLICT WITH OTHER ZONING REGULATIONS APPLICABLE TO THE PROPERTY, THE MH OVERLAY PROVISIONS SHALL PREVAIL, UNLESS OTHERWISE STATED IN THIS SECTION.
- C. **ELIGIBILITY REQUIREMENTS.** THE MH OVERLAY DISTRICT SHALL BE APPLIED TO THE FOLLOWING:

1. A PROPERTY WHICH HAS BEEN REZONED WITH THE MH OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 506; OR
2. LOTS IN A SUBDIVISION HAVING A PLAT RECORDED ON OR AFTER JANUARY 1, 2026, WHICH MEET ALL OF THE FOLLOWING ADDITIONAL CRITERIA:
 - a. THE SUBDIVISION IS CONTIGUOUS AND A MINIMUM 10 GROSS ACRES IN SIZE.
 - b. THE SUBDIVISION HAS NEVER BEEN PART OF A PRIOR SUBDIVISION WHICH HAS APPLIED THE MIDDLE HOUSING PROVISIONS OF SECTION 9-462.13, ARIZONA REVISED STATUTES.
 - c. THE SUBDIVISION HAS BASE ZONING OF RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3.
 - d. FOR C-1, C-2, AND C-3 PROPERTIES ONLY: THE SUBDIVISION IS PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION AS SET FORTH IN SECTION 608.I.
 - e. THE NUMBER OF LOTS PROPOSED FOR APPLICATION OF THE MH OVERLAY DISTRICT DOES NOT EXCEED 20% OF THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION. FOR SUBDIVISIONS OF FEWER THAN FIVE LOTS, ONE LOT SHALL BE PERMITTED TO HAVE THE MH OVERLAY.
 - f. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALY LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486, ARIZONA REVISED STATUTES.
 - g. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461, ARIZONA REVISED STATUTES.
 - h. THE SUBDIVISION IS NOT LOCATED ON TRIBAL LAND.

- I. THE SUBDIVISION OWNER HAS REQUESTED THE CITY TO ASSIGN THE MH OVERLAY DISTRICT WITHIN THE SUBDIVISION THROUGH THE OPT-IN PROCEDURES PROVIDED IN THIS SECTION.

D. **OPT-IN PROCEDURE.** PRIOR TO UTILIZING THE PROVISIONS OF THE MH OVERLAY DISTRICT, SUBDIVISIONS ELIGIBLE PER SECTION 632.C.2 MUST REQUEST THAT THE CITY APPLY THE MH OVERLAY DISTRICT TO THE LOTS ON WHICH MIDDLE HOUSING SHALL BE PERMITTED, AS FOLLOWS:

1. THE SUBDIVISION OWNER SHALL SIGN BEFORE A NOTARY PUBLIC AN OPT-IN FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. CONCURRENT WITH THE OPT-IN FORM, THE SUBDIVISION OWNER SHALL SUBMIT A LEGAL DESCRIPTION OF THE LOTS ON WHICH THE MH OVERLAY DISTRICT SHALL BE APPLIED.
3. CITY STAFF SHALL REVIEW THE OPT-IN FORM AND LEGAL DESCRIPTION. WHEN THE REQUEST IS CONFIRMED TO BE ELIGIBLE, STAFF SHALL PROCESS A REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PHOENIX TO APPLY THE MH OVERLAY DISTRICT TO THE ELIGIBLE SUBDIVISION LOTS.
4. ONCE THE ZONING MAP CHANGE IS COMPLETED, THE LOTS SHALL BE OFFICIALLY ASSIGNED THE MH OVERLAY DISTRICT UNTIL SUCH TIME THAT THEY MAY BE REZONED IN ACCORDANCE WITH SECTION 506.

E. **MIDDLE HOUSING (MH) DEVELOPMENT REGULATIONS.** THE FOLLOWING MODIFIED DEVELOPMENT REGULATIONS APPLY ONLY WHEN THE MH DISTRICT IS COMBINED WITH THE RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3 ZONING DISTRICTS. FOR ALL OTHER PROPERTIES, THE DEVELOPMENT REGULATIONS OF THE BASE DISTRICT APPLY.

1. **PERMITTED USES.**
 - a. ALL USES PERMITTED WITHIN THE UNDERLYING BASE ZONING DISTRICTS, PLUS
 - b. MULTI-FAMILY DWELLING UNITS.
2. **DENSITY.** THE MAXIMUM NUMBER OF PRIMARY DWELLING UNITS (PDU) PROVIDED ON A LOT ASSIGNED THE MH OVERLAY DISTRICT SHALL NOT EXCEED THE NUMBER ALLOWED BY THE BASE ZONING, OR FOUR PDUS, WHICHEVER IS GREATER.

- a. THE MAXIMUM NUMBER OF SUBDIVIDED LOTS PER ACRE IS THE SAME AS ALLOWED BY THE BASE ZONING AND IS NOT MODIFIED BY THIS SECTION.
 - b. FOR THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, DENSITY BONUS PROVISIONS ARE APPLICABLE FOR SINGLE-FAMILY DEVELOPMENT AS SET FORTH IN SECTION 608.H.1.
- 3. **SETBACKS AND HEIGHT.** THE REQUIRED SETBACKS AND MAXIMUM HEIGHT(S) SHALL BE THE SAME AS FOR A SINGLE-FAMILY DWELLING UNIT ON THE SAME PROPERTY, INCLUDING THOSE FOR PERMITTED PROJECTIONS.
- 4. **LOT COVERAGE.** LOT COVERAGE SHALL BE THE SAME AS FOR THE BASE DISTRICT, WITH THE FOLLOWING EXCEPTION:
 - a. **LOTS WITH BASE ZONING OF RE-43, RE-35, RE-24, OR R1-14.** THE MAXIMUM PERMITTED LOT COVERAGE SHALL BE INCREASED TO 50% WHEN ALL STRUCTURES ON THE LOT ARE ONE-STORY AND A MAXIMUM 20 FEET IN HEIGHT.
- 5. **PARKING AND MANEUVERING.**
 - a. ON LOTS HAVING NO MORE THAN ONE PRIMARY DWELLING UNIT, A MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED ONSITE.
 - b. ON LOTS HAVING TWO OR MORE PRIMARY DWELLING UNITS, A MINIMUM OF ONE PARKING SPACE SHALL BE PROVIDED ONSITE PER PDU.
 - c. MANEUVERING WITHIN A PUBLIC ALLEY SHALL BE ALLOWED WHEN IN COMPLIANCE WITH THE FOLLOWING: (T)
 - (1) THE ALLEY IS A MINIMUM 16 FEET WIDE FOR THE LENGTH OF THE BLOCK;
 - (2) THE ALLEY IS PAVED TO THE TWO NEAREST EXISTING CROSS STREETS, TO THE STANDARDS REQUIRED BY THE CITY FOR A LOCAL STREET; AND
 - (3) A MINIMUM OF 24 FEET MANEUVERING AREA IS PROVIDED THAT IS A COMBINATION OF THE ALLEY PAVING AND ONSITE PAVING, OR AS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.

6. **DESIGN REVIEW.**

- a. *HISTORIC PRESERVATION (HP).* DESIGN REVIEW FOR HP-ZONED OR HP-DESIGNATED PROPERTIES SHALL BE AS REQUIRED PER THE PROVISIONS OF CHAPTER 8, WITH NO MODIFICATIONS BY THIS OVERLAY DISTRICT.
- b. ALL LOTS NOT ZONED HP OR DESIGNATED HP, REGARDLESS OF LOT WIDTH, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

Amend Chapter 7, Section 701.A.3 (Projections) to read as follows:

A. **Lots.**

3. **Projections.**

- a. **STANDARD OPTION.** The following provisions apply to development in Sections 604 through 607 and Section 619 and in the subdivision option of Sections 609 through 618 IN THE RE-43, RE-24, R1-14, AND R-4A DISTRICTS, AND IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE STANDARD DEVELOPMENT OPTION:

(1) Open projections.

- (a) ~~In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.~~
FRONT YARD. AN ATTACHED CARPORT, AWNING, PORCH/FRONT ENTRY, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO THE REQUIRED FRONT YARD.

- (b) ~~An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.~~
SIDE YARDS. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO ANY INTERIOR (NOT STREET) SIDE YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE SIDE PROPERTY LINE.
- (i) ~~For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.~~
- (ii) ~~No more than one such clear area, as stipulated in i. above, need be maintained on a lot.~~
- (c) ~~An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the centerline of a full sixteen- or twenty-foot wide alley where only a one-half or partial alley exists.~~
REAR YARD. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO THE REAR YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE REAR PROPERTY LINE.
- (i) WHERE A FULLY-DEDICATED ALLEY EXISTS, THIS PROJECTION MAY EXTEND TO THE PROPERTY LINE; OR WHERE ONLY A PARTIALLY-DEDICATED ALLEY EXISTS, TO WITHIN EIGHT OR TEN FEET OF WHAT WOULD BE THE CENTERLINE OF A FULL 16- OR 20- FOOT-WIDE ALLEY.
- (d) Open fire balconies, and OPEN fire escape stairs PROVIDED FOR EMERGENCY USE ONLY may project not more than five feet ~~over~~ INTO any required yard provided they come no closer than two feet from a property line.

- (e) Awnings, cornices, CANTILEVERED roof overhangs, and eaves may project more than three feet ~~over~~ INTO any required yard providing they come no closer than two feet from a property line.
- (f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches ~~over~~ INTO any required yard.
- (g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) Closed Projections.

- (a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any REQUIRED front or rear yard.
- (b) A chimney may project not more than three feet into any required yard; if ~~it~~ THE CHIMNEY is not more than six feet long measured in a direction parallel to the nearest property line AND ~~so long as it~~ is not closer than two feet from a property line.
- (c) The main building ~~in a residence district~~ may project five feet into the required front yard for no more than one-half of the maximum width of the structure.
- (d) The main building (which may include an attached ADU) may project into the required rear or side yard, subject to the following:
 - (i) The projection is no closer to a side property line than five feet;
 - (ii) The projection is no closer to a rear property line than three feet; and
 - (iii) The projection does not exceed 15 feet in height, unless greater height is permitted by obtaining a use permit per Section 307.

- b. **PLANNED RESIDENTIAL DEVELOPMENTS AND PLANNED AREA DEVELOPMENTS.** The following provisionS ~~applies~~ APPLY to development in the ~~average lot and~~ RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE Planned Residential Development options of ~~Sections 609 through 618,~~ AND SUBDIVISIONS DEVELOPED AS PLANNED AREA DEVELOPMENTS PER SECTION 635:

- (1) There shall be no projections into the required front or rear yard or required perimeter setbacks except:
- (a) A roof overhang may project not more than three feet into either of these ~~yard~~ AREAS; and
 - (b) An attached awning, ~~open porch,~~ PERGOLA, TRELLIS/ARBOR, OR BALCONY ~~or other similar shade structure~~ may project not more than ten feet into the required ~~rear yard~~ PERIMETER BUILDING SETBACK provided that the structure shall neither cover more than ~~two hundred~~ 200 square feet nor come closer than three feet to a side or rear property line.
 - (c) A CLOSED PROJECTION (WHICH MAY INCLUDE AN ATTACHED ADU) MAY PROJECT INTO THE REQUIRED PERIMETER BUILDING SETBACKS, SUBJECT TO THE FOLLOWING:
 - (I) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;
 - (II) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND
 - (III) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.
- (2) A roof overhang may project no more than three feet into a required street side yard setback.

- c. **SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.** The following provisions apply to ~~single family attached residential development:~~ SFI SUBDIVISIONS DEVELOPED IN ACCORDANCE WITH SECTION 608.I:

(1) Open Projections.

- (a) ~~An awning, open porch, or open balcony may project into any required setback not more than five feet.~~

AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO ANY REQUIRED YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

- (b) Where an FULLY-DEDICATED alley exists, an ATTACHED awning, ~~open porch~~, PERGOLA, TRELLIS/ARBOR, or ~~open balcony~~ may extend to the property line.

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required ~~building setback~~ YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

Amend Chapter 7, Section 702 (Off-Street Parking and Loading) to read as follows:

B. Site and Parking Space Design Standards.

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

- b. *Surface parking:*

- (5) ~~The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.~~
FOR RESIDENTIAL PROPERTIES HAVING NO MORE THAN FOUR PRIMARY DWELLING UNITS, THE MINIMUM DRIVE AISLE WIDTH MAY BE REDUCED TO 10 FEET FOR TWO-WAY TRAFFIC WHERE IT DOES NOT ALSO FUNCTION AS REQUIRED MANEUVERING FOR AN ADJACENT PARKING SPACE, AS APPROVED BY THE PDD TRAFFIC ENGINEER.

- C. **Parking Requirements.** Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section 702.D). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval.

Type of Land Use	Parking Requirements
***	***
Dwelling Unit, Multi-family	1.5 spaces per dwelling unit A minimum of 50% Of the required parking spaces, A MINIMUM OF 0.25 SPACES PER DWELLING UNIT must be provided as unreserved spaces WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.
Dwelling Unit, Single-Family Attached	Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618. 2 spaces per PRIMARY DWELLING unit if not developing under the SFI option. The required spaces for each dwelling unit must be provided on the same lot. An additional 0.25 unreserved spaceS per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit, Single-Family Detached	2 spaces per 1-PRIMARY dwelling unit
***	***

F. Special Parking Standards.

1. Residential DISTRICTS lots.

- a. Required parking spaces ~~for single-family residential uses may~~ SHALL not be located in the required front yard.
- b. ~~Spaces in excess of those required for single-family residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50 percent of the area of the required front yard, except that a driveway shall not be required to be less than 18 feet in width unless otherwise stipulated by Historic Preservation.~~
NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT YARD SHALL BE USED FOR DRIVEWAYS, MANEUVERING AREAS, AND NON-REQUIRED PARKING SPACES. HP-ZONED LOTS MAY BE STIPULATED TO MAXIMUM PAVING THAT IS LESS THAN 50 PERCENT AS A PART OF THE HP APPROVAL PROCESS SET FORTH IN CHAPTER 8.
- c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than ~~fifteen (15)~~ 15 passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation.
- d. Mobile homes shall not be parked in any residential district except as provided in Section ~~647.A.2.1~~ 608.J.

Amend Chapter 7, Section 703 (Landscaping, Fences, and Walls) to read as follows:

B. Landscaping and Open Areas-SPACE in Multiple-Family Development.

1. **Purpose.** ~~Multiple-family dwellings~~ UNITS can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many ~~multiple-family~~ projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials. Higher water use landscaping is to be restricted to interior areas devoted to resident use.
2. Landscaping and open space ~~areas~~ shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with five or more dwelling units. PROPERTIES WITH FOUR OR FEWER DWELLING UNITS SHOULD REFER TO SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

Amend Chapter 7, Section 710 (Hillside Development) to read as follows:

B. Applicability.

2. Development of land in any zoning district within a hillside development area shall ~~also be regulated by the provisions of THIS section, 32-32 of the Phoenix City Code, whether subdivided or not, and shall be subject to the following special conditions:~~
 - a. HILLSIDE DEVELOPMENT STANDARDS SHALL BE APPLIED IN PLACE OF THE DEVELOPMENT STANDARDS OF THE BASE ZONING DISTRICT OF A PROPERTY AS SET FORTH IN THIS SECTION, AND SHALL NOT BE MODIFIED BY A ZONING OVERLAY.
 - b. HILLSIDE DEVELOPMENT IS ALSO REGULATED BY THE PROVISIONS OF SECTION 32-32 OF THE PHOENIX CITY CODE, WHETHER SUBDIVIDED OR NOT.

C. Standards.

2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows:

Table 1

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	a. Single-family Residential (Conventional, Standard and Average Lot Options)	b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)	c. Multi-Family Residential	d. Any Non- Residential Zoning District
MINIMUM LOT AREA	18,000 square feet* *Lot areas of more than eighteen thousand (18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of	As required by zoning district	as required by zoning district	As required by zoning district

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	a. Single-family Residential (Conventional, Standard and Average Lot Options)	b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)	c. Multi-Family Residential	d. Any Non- Residential Zoning District
	the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH • DEPTH	120* 120* *Unless in conformance with Section 32-32(M) of the City Code	As required by zoning district	As required by zoning district	As required by zoning district
REQUIRED SETBACKS				

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	a. Single-family Residential (Conventional, Standard and Average Lot Options)	b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)	c. Multi-Family Residential	d. Any Non- Residential Zoning District
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or ten (10) feet, whichever is greater	As required by zoning district or ten (10) feet, whichever is greater	Minimum 15'**Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	Minimum 15'*, whichever is greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall	The main building and all accessory buildings shall	The main building and all accessory buildings shall	The main building and all accessory buildings shall

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	a. Single-family Residential (Conventional, Standard and Average-Lot Options)	b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)	c. Multi-Family Residential	d. Any Non- Residential Zoning District
	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less
MAXIMUM BUILDING HEIGHT	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		(A) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT	(B) MULTI-FAMILY RESIDENTIAL DEVELOPMENT	(C) NON-RESIDENTIAL DEVELOPMENT
(1)	<i>NET LOT AREA (MINIMUM)</i>	STANDARD: 18,000 SQUARE FEET, OR AS REQUIRED BY THE ZONING DISTRICT, WHICHEVER IS GREATER PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(2)	<i>LOT WIDTH ⁽¹⁾ (MINIMUM)</i>	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(3)	<i>LOT DEPTH ⁽¹⁾ (MINIMUM)</i>	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(4)	<i>DEVELOPMENT DENSITY (MAXIMUM)</i>	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(5)	<i>SUBDIVIDED LOTS (MAXIMUM)</i>	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		(A) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT	(B) MULTI-FAMILY RESIDENTIAL DEVELOPMENT	(C) NON-RESIDENTIAL DEVELOPMENT
(6)	<i>FRONT YARD SETBACK (MINIMUM)</i>	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(7)	<i>REAR YARD SETBACK (MINIMUM)</i>	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(8)	<i>SIDE YARD SETBACK (MINIMUM)</i>	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	15 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(9)	<i>PROJECTIONS</i>	PER SECTION 701.A.3	PER SECTION 701.A.3	NOT PERMITTED
(10)	<i>PERIMETER SETBACKS (MINIMUM)</i>	SAME AS BASE ZONING DISTRICT		

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		(A) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT	(B) MULTI-FAMILY RESIDENTIAL DEVELOPMENT	(C) NON-RESIDENTIAL DEVELOPMENT
(11)	<i>BUILDING HEIGHT (MAXIMUM)</i>	15 FEET WHEN WITHIN 10 FEET OF A SINGLE-FAMILY ZONED DISTRICT BOUNDARY, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT OF 2 STORIES AND 30 FEET, AS MEASURED FROM THE NATURAL GRADE OF THE PROPERTY AT ANY SECTION THROUGH THE STRUCTURE.		
(12)	<i>LOT COVERAGE (MAXIMUM)</i>	FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10 PERCENT: 25 PERCENT, OR AS REQUIRED BY THE BASE ZONING DISTRICT, WHICHEVER IS LESS. FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS LESS THAN 10 PERCENT: SAME AS BASE ZONING DISTRICT.		
(13)	<i>COMMON OPEN SPACE (MINIMUM)</i>	SAME AS BASE ZONING DISTRICT		
(14)	<i>STREET FRONTAGE REQUIREMENT (2)</i>	SAME AS BASE ZONING DISTRICT		
(15)	<i>OTHER APPLICABLE REGULATIONS:</i>	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A. MULTI-FAMILY: SECTION 703.B	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.

- (1) MINIMUM DIMENSIONS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.M, REGARDING PANHANDLE, DOUBLE FRONTAGE, AND OTHER UNORTHODOX LOTS.
- (2) STREET FRONTAGE REQUIREMENTS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.N, REGARDING HILLSIDE STREET AND PAVING STANDARDS.

Amend Section 1203. Land Use Matrix (Downtown Code) to read as follows:

Section 1203. Land Use Matrix

C. *Land Use Matrix.*

- D. *Land Use Conditions.* The following shall apply to uses that are permitted with conditions (pc) OR USE PERMIT (up) as indicated with a number that corresponds with the Land Use Matrix in Section 1203.C:

27. Single-Family Infill (SFI) subdivision, per ~~Sections 608.F.6 and 614, Table 614.B~~ SECTION 608.I, except as modified below:

- e. Frontage requirements: as per the applicable character area; or if lots front on a something other than a frontage zone, per the regulations of ~~Sections 608.F.6 and 614, Table B, Column D~~ SECTION 608.I.

- g. Allowed uses: single-family ~~attached~~ dwelling units and home occupations per Section 608, except that units fronting a perimeter street (not an alley) may have additional uses as permitted per the applicable character area. ~~Single-family detached units are permitted for no more than 20 percent of the units in an SFI development to allow for variety and efficiency of design.~~

Amend Section 1205. Frontage Elements (Downtown Code) to read as follows:

- A. *Active Front Yard (AFY).* An active front yard is a frontage element intended for use on blocks with a high percentage of existing and/or historic ~~single-family or duplex style~~ residential structures. AFY is not permitted for use on sites with primary uses which are nonresidential, or on residential lots with more than ~~two~~ FOUR PRIMARY dwelling units ~~(not including ADUs).~~ (R*)

1. For sites with HP zoning or designation, both the building elevations and improvements in the frontage zone shall be constructed as approved by Historic Preservation.

2. For sites not zoned or designated HP, buildings and improvements shall be installed in conformance with Section 507 Tab A ~~II.C.8.5 (Individual Unit Design Standards)~~ II.C.9 (RESIDENTIAL LOT DESIGN REVIEW). If any of the requirements of Section 507 Tab A ~~II.C.8.5~~ II.C.9 conflict with provisions of the Downtown Code, Section 507 Tab A ~~II.C.8.5~~ II.C.9 requirements shall prevail.

Amend Chapter 13, Section 1303 (Transect Lot Standards) to read as follows:

Section 1303. Transect Lot Standards

A. General Lot Standards.

1. Subdivisions shall comply with development standards per this chapter, including frontage standards, for all existing and newly created lots abutting public streets, private accessways, and private driveways, with the following caveats:
 - a. A development may instead utilize the Single-Family Infill development ~~option~~ SUBDIVISION standards per Section ~~608.F.6 and Table 614.B, column D (except for the density, which is not restricted)~~ 608.I if it meets all three of the following conditions:
 - (1) The ~~development~~ SUBDIVISION consists solely of single-family dwelling units and allowable accessory uses;
 - (2) ~~The development is located within the applicable area for the single-family infill development option or the infill development district as depicted on the map provided in Section 608.F.6; and~~ THE SUBDIVISION IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND
 - (3) The ~~development~~ SUBDIVISION is located in any transect other than T3.
 - b. All subdivisions must comply with the requirements of the Subdivision Ordinance (Chapter 32 of the City Code), as may be modified by the Subdivision Committee to further the goals of the Walkable Urban Code.

2. All developments adjacent to single-family zoning districts shall ~~follow the same setback and stepback standards as the single-family infill development option (Table 614.B, column D); with additional requirements as follows:~~ BE SUBJECT TO THE FOLLOWING STEPBACK AND SETBACK REQUIREMENTS:
- a. THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT. THIS stepback provision shall not ~~exceed~~ REQUIRE GREATER THAN A maximum 75-foot setback from rear and side property lines for building height before THE maximum height IS allowed.

Amend Chapter 13, Section 1306 (Land Use Matrix) to read as follows:

Section 1306. Land Use Matrix

B. Use Regulations.

Table 1306.1 Land Use Matrix

CATEGORY: RESIDENTIAL USES	T3	T4	T5:2	T5:3	T5:5	T5:6	T5:7	T6:7 T6:15	T6:22 T6: HWR
***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family Detached (Including Duplex and Triplex Uses)	P	P	NP	NP	NP	NP	NP	NP	NP
Dwelling Unit, Single-Family Attached	P	P	P	P	P	P	P	P	P
SINGLE-FAMILY INFILL SUBDIVISION	<u>NP</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>
***	***	***	***	***	***	***	***	***	***

C. Residential Uses, Land Use Conditions.

4. SINGLE-FAMILY INFILL SUBDIVISION, AS SET FORTH IN SECTION 1303.A.1.a.

Amend Chapter 13, Section 1307 (Parking and loading standards) to read as follows:

Section 1307. Parking and loading standards.

B. *Required Vehicular Parking.*

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1—5 Stories	T5 6—10 Stories	T6	MEASURE
***	***	***	***	***	***	***	***
Residential, Single-Family Attached	Per unit	Per Section 608.F.6 608.I, if developing under the provisions of Section 1303.A.1.a; otherwise per Section 702.					
***	***	***	***	***	***	***	***

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.