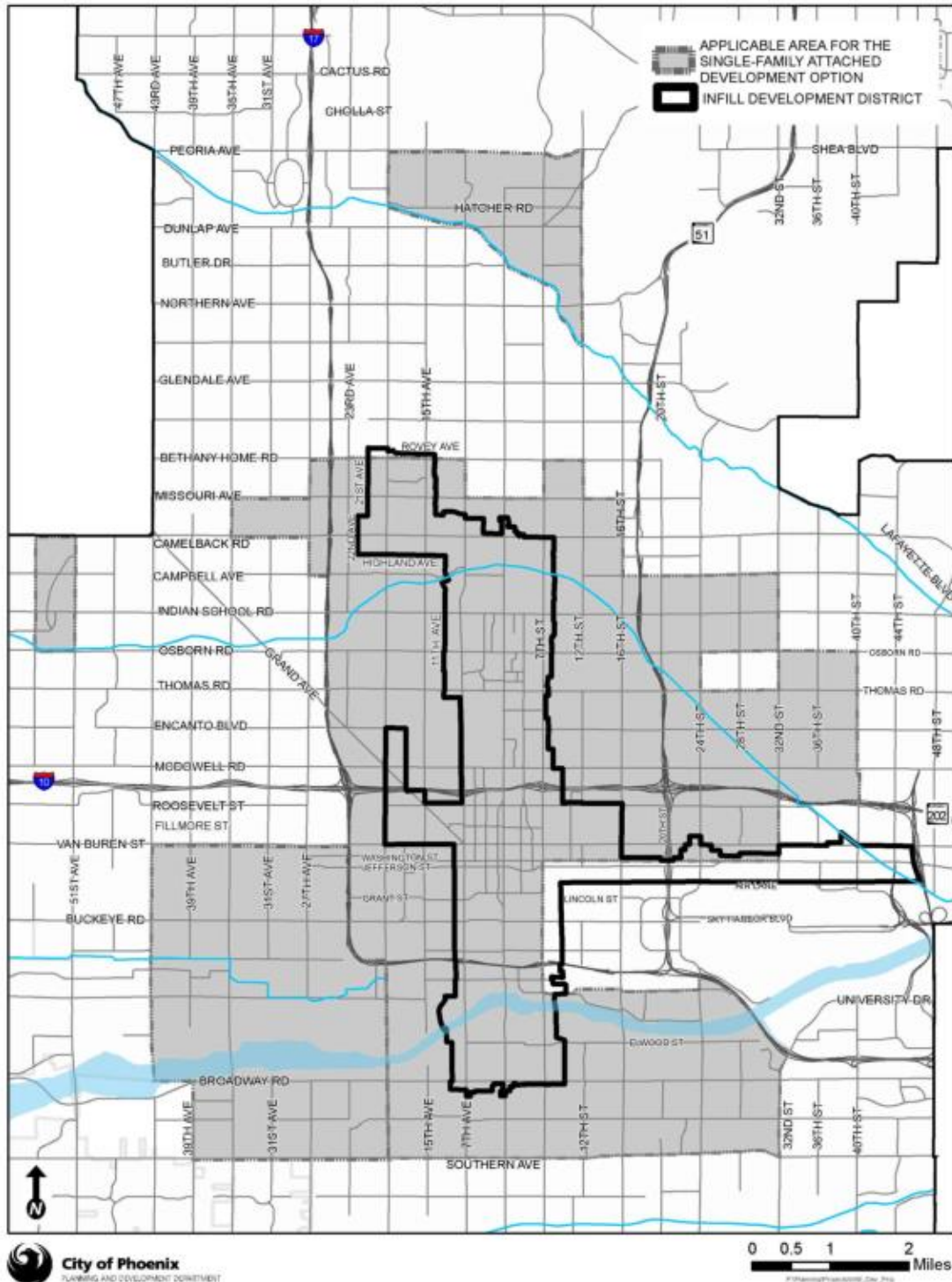


## Ordinance Sections for the Infill Development District and the Single-Family Attached Option

**Section 608.F.8.** Single-family attached (SFA) development option is allowed within the infill development district identified in the General Plan or with use permit approval for R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2 and C-3 zoned properties within the following boundaries:



a. The SFA development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFA 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.

Historic preservation designated properties or properties in historic preservation districts cannot use the single-family attached development option.

b. Design Requirements. Applicants must provide photographs of the property surrounding their site and an explanation of how the single-family attached project architecture would complement and be integrated into the surrounding neighborhood.

(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 street rights-of-way.

c. 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 must provide a minimum five-foot landscape setback, except that development adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback.

(4) Minimum trees spaced 20 feet on center or equivalent groupings in required landscape setbacks.

Minimum one-and-one-half-inch caliper (50 percent of required trees). Minimum two-inch caliper or multi-trunk tree (25 percent of required trees). Minimum three-inch caliper or multi-trunk tree (25 percent of required trees). Provide minimum five five-gallon shrubs per tree.

d. Open Space. Only fences to enclose pool or community amenities allowed within required open space.

e. Attached single-family units in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

f. Parking Requirements.

(1) Within infill development district: 1.3 spaces per efficiency unit, 1.5 spaces per two-bedroom unit and two spaces per three or more bedroom unit must be provided that are covered or located within a garage and a minimum 0.25 unreserved guest parking space per unit must be provided on site.

(2) Within the applicable 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. The required spaces for each unit must be located on the lot that the unit is on. A minimum 0.25 unreserved guest parking space per unit must be provided on site.

g. Alley Access.

(1) Within infill development district: alley access allowed.

(2) Within the applicable area that is not located within the infill development district: No alley access allowed if adjacent to single-family or historic preservation zoning district unless approved as part of the use permit hearing and all necessary technical appeals have been approved.

h. Maximum 40-inch fence height allowed in the required building setback along perimeter rights-of-way.

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