



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-TA-5-23-Y

Zoning Ordinance Text Amendment

July 27, 2023

Application No. Z-TA-5-23-Y: Amend the following sections of the Phoenix Zoning Ordinance to permit Accessory Dwelling Units (ADUs) in residential districts; create and/or amend related development standards and definitions; clarify related terms and references and reorganize sections of the Zoning Ordinance as necessary to allow ADUs.

Section 202 (Definitions), Section 507 Tab A.II.C.8 (Single-Family Design Review), Section 603 (Suburban S-1 District—Ranch or Farm Residence), Section 604 (Suburban S-2 District—Ranch or Farm Commercial), Section 605 (Residential Estate RE-43 District—One-Family Residence), Section 606 (Residential Estate RE-24 District—One-Family Residence), Section 607 (Residential R1-14 District—One-Family Residence), 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 635 (Planned Area Development), Section 649 (Mixed Use Agricultural (MUA) District), Section 651 (Baseline Area Overlay District), Section 653 (Desert Character Overlay District), Section 658 (Deer Valley Airport Overlay (DVAO) District), Section 664 (North Central Avenue Special Planning District (SPD) Overlay District), Section 701.A.3 (Projections), Section 702.F (Special Parking Standards), Section 703.B (Landscaping and Open Areas In Multiple-Family Development), Section 706 (Accessory Uses and Structures), Section 708 (Temporary uses), Sections 1204.C and D (Land Use Matrix), Section 1303 (Transect lot standards), Section 1305.C (Fence Standards), Section 1306 (Land Use Matrix), and Section 1310 (Open Space Improvements).

Staff Recommendation

Staff recommends approval of Z-TA-5-23-Y as shown in the proposed text in Exhibit A.

Reason for Addendum

The purpose of this Addendum is to address minor revisions to the recommended text in Exhibit A. Upon additional review of the proposed text revisions, staff identified some typographical errors and omissions, and also identified a few necessary clarifications from questions posed at the Village Planning Committee meetings. Below is a summary of the proposed revisions to the text amendment which are denoted as **BOLD/UNDELINED** text in Exhibit A dated July 27, 2023.

Proposed Changes

Following the VPC meetings, staff proposes that the following changes be made to the proposed language for Z-TA-5-23-Y, as follows:

- A. Revise Section 202 to revise the definition of “multifamily / multiple-family” to clarify that an ADU on a single-family lot in addition to the primary dwelling unit will not cause a lot to be considered multifamily:

MULTIFAMILY/MULTIPLE-FAMILY: A LOT OR PARCEL WHERE TWO OR MORE DWELLING UNITS ARE PROVIDED, **NOT INCLUDING A PERMITTED ACCESSORY DWELLING UNIT.**

- B. Revise Section 605.A.12.b to remove a contradictory provision regarding setbacks for accessory structures:

- 12. Accessory uses and buildings.

- a. ACCESSORY DWELLING UNITS ARE SUBJECT TO THE ADDITIONAL PROVISIONS OF SECTION 706.A.

- ~~a-b. **Any OTHER accessory building(S) shall maintain the same yard requirements as the main building.**~~ No accessory use shall be maintained in which there is solicitation of recipients for a service or product, or the operation of the use so that it is commonly known as offering a commercial service or product.

- C. Revise Section 606.A.11.b to remove a contradictory provision regarding setbacks for accessory structures:

- 11. Accessory uses and buildings.

- a. ACCESSORY DWELLING UNITS ARE SUBJECT TO THE ADDITIONAL PROVISIONS OF SECTION 706.A.

- a. ~~b.~~ **OTHER ACCESSORY BUILDING(S) SHALL MAINTAIN THE SAME YARD REQUIREMENTS AS THE MAIN BUILDING.** No accessory use shall be maintained in which there is solicitation of recipients for a service or product, or the operation of the use so that it is commonly known as offering a commercial service or product.

D. Revise Section 608.D to add the following footnote following the Residential Land Use Table Matrix:

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

E. Revise Section 608.E.8.c to update “handicapped individuals” to “accessible spaces”:

- c. NO PARKING SPACES SHALL BE REQUIRED OR PERMITTED FOR THE MARKET EXCEPT FOR SPACES DESIGNATED FOR DELIVERIES OR ~~HANDICAPPED INDIVIDUALS ACCESSIBLE SPACES.~~

F. Revise Section 608.E.19.a to add an omitted word and fix two incorrect references:

19. **MODEL HOMES AND/OR SUBDIVISION SALES OFFICES WHEN LOCATED IN MODEL HOMES; PROVIDED THAT:**

a. MODEL HOMES ARE PERMITTED SUBJECT TO THE FOLLOWING:

- (1) A DEVELOPER OF A SINGLE-FAMILY SUBDIVISION SHALL BE ALLOWED TO BUILD MODEL HOMES PRIOR TO RECORDING A SUBDIVISION PLAT, SUBJECT TO THE PROVISIONS BELOW AND SUBJECT TO SUBMITTING **A** MODEL COMPLEX SITE PLAN WHICH SHALL SHOW THE FOLLOWING INFORMATION FOR EACH MODEL HOME LOT:
- (2) STREET ADDRESSES FOR EACH MODEL HOME AS ASSIGNED BY THE **WATER SERVICES PLANNING AND DEVELOPMENT** DEPARTMENT.
- (3) FINISHED FLOOR ELEVATIONS FOR EACH MODEL HOME AS ASSIGNED BY THE DIVISION OF ENGINEERING.
- (4) PROPOSED LOTS FOR MODEL HOMES SHALL BE IN CONFORMANCE WITH LOT LINES AS SHOWN ON THE APPROVED PRELIMINARY **PLAN PLAT**.

- (5) EACH MODEL HOME SHALL BE LOCATED ON EACH PROPOSED LOT IN CONFORMANCE WITH YARD REQUIREMENTS OF THE DISTRICT.
- (6) THE FINAL PLAT IS NOT REQUIRED TO HAVE FINAL APPROVAL PRIOR TO OBTAINING PERMITS FOR MODEL HOMES.

G. Revise Section 608.E.25 to remove an unnecessary repeated sentence:

- 25. **FARMERS MARKET**, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307 AND SUBJECT TO THE FOLLOWING STANDARDS: ~~**FARMERS MARKET, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307 AND SUBJECT TO THE FOLLOWING STANDARDS:**~~

H. Revise Section 608.E.27.b to revise an incorrect code reference:

- 27. **HOME OCCUPATIONS** INCLUDING BUT NOT LIMITED TO ARCHITECT, LAWYER, OFF-SITE SALES BUSINESSES, ACCOUNTANT, REAL ESTATE AGENT, TELEMARKETING SALES, AND PSYCHOLOGIST. FOR PURPOSES OF THIS SECTION, OFF-SITE SALES MEANS PROCESSING ORDERS BY MAIL, FACSIMILE, PHONE, MODEM OR INTERNET.
 - a. NO ONE OUTSIDE THE FAMILY RESIDING IN THE DWELLING UNIT SHALL BE EMPLOYED IN THE HOME OCCUPATION.
 - b. NO EXTERIOR DISPLAY, NO EXTERIOR STORAGE OF MATERIALS, NO SIGN, AND NO OTHER EXTERIOR INDICATION OF THE HOME OCCUPATION OR VARIATION FROM THE RESIDENTIAL CHARACTER OF THE PRINCIPAL OR ACCESSORY BUILDING, EXCEPT AS AUTHORIZED IN SECTION ~~608.E.3.H.608.E.27.h.~~

I. Revise Section 608.F.7.b to include a clarification that multi-family landscape and open space standards to not apply to offsite manufactured home developments, and to renumber the remaining section accordingly:

- 7. **OFFSITE MANUFACTURED HOME DEVELOPMENTS.** OFFSITE 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 OFFSITE MANUFACTURED HOME DEVELOPMENTS.**

a.b. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

b.c. PLACEMENT FOR EACH OFFSITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

- (1) THERE SHALL BE A MINIMUM OF TWENTY FEET BETWEEN OFFSITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFFSITE MANUFACTURED HOME.
- (2) THERE SHALL BE AT LEAST FORTY FEET BETWEEN OFFSITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.
- (3) NO OFFSITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

c.d. EACH OFFSITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST FIFTEEN FEET IN WIDTH.

d.e. AT EACH OCCUPIED OFFSITE 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 ONE HUNDRED FIFTY CUBIC FEET.

e.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.

f.g. SCREENING THE PERIMETER OF AN OFFSITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

- g. h.** THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFFSITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.
- h. 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 SIXTY SQUARE FEET OF STORAGE SPACE FOR EACH OFFSITE 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.
- i. j.** EACH OFFSITE MANUFACTURED HOME SHALL A): BE AFFIXED PERMANENTLY TO THE GROUND OR B): HAVE "SKIRTING" AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.
- i. k.** ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.
- k. l.** NOT MORE THAN FIFTEEN PERCENT OF THE SPACES IN ANY ONE OFFSITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.
- l. m.** DEVELOPMENT OF OFFSITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.
- m. n.** PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFFSITE MANUFACTURED HOMES.
- n. o.** THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFFSITE 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
VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR
- (3) REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR
- (4) 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.

J. Revise Section 608.I.2.b(2)(b) to add the omitted word "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**.

K. Revise Section 706.A.10 to further clarify that a property must be rented as a whole if either the ADU or the primary dwelling unit are not owner-occupied:

10. PERMIT ISSUANCE AND RESTRICTIVE COVENANT. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR AN ADU, THE PROPERTY OWNER SHALL SIGN BEFORE A NOTARY PUBLIC A RESTRICTIVE COVENANT THAT RUNS WITH THE LAND ON A FORM PREPARED BY THE CITY ATTORNEY OR DESIGNEE AFFIRMING THAT THE PROPERTY OWNER SHALL:

- a. OCCUPY EITHER THE PRIMARY DWELLING UNIT OR THE ADU,
OR

b. IF THE PROPERTY OWNER RENTS OR LEASES A PROPERTY WITH BOTH A PRIMARY DWELLING UNIT AND AN ADU TO A THIRD PARTY, THEN NEITHER THE PRIMARY RESIDENCE NOR THE ADU SHALL BE **RENTED OR LEASED SEPARATELY FROM THE REMAINDER OF THE PROPERTY, NOR** SUB-LEASED.

L. Revise Section 706.B.2.b to clarify that the required setback applies to a street side property line:

b. HEIGHTS IN EXCESS OF 15 FEET, WHEN NOT LOCATED WITHIN 10' OF **A STREET** SIDE PROPERTY LINE, MAY BE APPROVED THROUGH A USE PERMIT OBTAINED PER SECTION 307.

Exhibit A

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

Amend Chapter 2, Section 202 (Definitions) to add new definitions and revise existing definitions regarding Accessory Dwelling Units and related residential terms.

Accessory Dwelling UNIT (ADU): A subordinate dwelling UNIT, AS DEFINED IN THIS SECTION, SUBORDINATE TO THE PRIMARY DWELLING UNIT AND situated on the same lot ~~with the main dwelling~~ and used as ~~FOR an~~ A RESIDENTIAL accessory use. ADUs, WHERE PERMITTED, DO NOT COUNT TOWARDS CALCULATIONS OF GROSS DENSITY.

Apartment: ~~See "Dwelling, Multiple-Family".~~ A DWELLING UNIT WITHIN A DUPLEX, TRIPLEX, TOWNHOME DEVELOPMENT, AND/OR MULTIFAMILY DEVELOPMENT WHERE EACH UNIT HAS A PRIMARY ACCESS TO A SHARED WALKWAY OR CORRIDOR, AND EACH UNIT IS NOT INDIVIDUALLY OWNED.

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. ~~In any residential district, any dwelling shall be deemed to be the main building of the lot on which the same is situated.~~ ON LOTS WITH ONLY SINGLE-FAMILY RESIDENTIAL USES, THE PRIMARY DWELLING UNIT SHALL BE CONSIDERED THE MAIN BUILDING.

DUPLEX: A BUILDING ON ONE LOT, WHICH HOUSES EXACTLY TWO DWELLING UNITS, NEITHER OF WHICH MAY BE CONSIDERED AN ACCESSORY DWELLING UNIT. EACH DUPLEX UNIT COUNTS TOWARDS THE CALCULATION OF GROSS DENSITY.

Dwelling, Multifamily: ~~A building or buildings attached to each other and containing two or more dwelling units. The term "multifamily dwelling" is intended to apply to dwelling types~~

~~as triplex, fourplex, and apartments where any dwellings have their primary access to a common hallway or corridor.~~

~~*Dwelling, Single-Family Attached:* A building containing dwelling units each of which has primary ground floor access to the outside and which are attached to each other. Each unit extends from the foundation to roof and has open spaces on at least two sides. The term "attached single-family dwelling" is intended primarily for dwelling types as townhouses and duplexes.~~

~~*Dwelling, Single-Family, Detached:* A building containing only one dwelling unit entirely separated by open space from buildings on adjoining lots or building sites.~~

~~*Dwelling Unit:* One (1) or more rooms within a building arranged, designed, or used for residential purposes for one (1) 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.~~

~~*DWELLING UNIT, PRIMARY:* 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.~~

~~*Guesthouse:* A free-standing building which is designed to house guests or servants of the occupants of the primary dwelling unit.—SEE "ACCESSORY DWELLING UNIT".~~

~~For purposes of a guest house, a "free-standing building" shall be one which is either not connected to the primary dwelling unit or, if connected to the primary dwelling unit, shall be considered free-standing if:~~

- ~~1. The connecting structure is less than ten (10) feet wide; or~~
- ~~2. The connecting structure is greater than ten (10) feet wide and the length of the connection is more than twice the width of the connecting structure.~~

~~For purposes of a guest house, the width of the connecting structure shall be the shortest distance across its narrowest point, measured from the inside surfaces of the exterior, enclosing walls. The length of the connecting structure shall be the shortest possible straight line distance from the outside surface of the primary dwelling unit to the most distant outside surface of the connecting structure.~~

~~For purposes of a guest house, a structure shall be deemed to be "designed to house guests or servants of the occupants or the primary dwelling unit" if it contains the following;~~

- ~~1. A shower or bath;~~
- ~~2. A commode;~~
- ~~3. Space for sleeping; and~~
- ~~4. Cooking facilities or space and plumbing and electrical wiring which can be legally accessed and connected without the requirement of a permit issued by the City and which is reasonably capable of accommodation of cooking facilities.~~

~~*Interior Suite with Accessory Cooking Facilities:* A room or group of rooms located within a single dwelling unit designed or arranged to allow for semi-private residential use and includes accessory cooking facilities.~~

~~*Multifamily Residence:* See "Dwelling, Multifamily."~~

MULTIFAMILY/MULTIPLE-FAMILY: A LOT OR PARCEL WHERE TWO OR MORE DWELLING UNITS ARE PROVIDED, **NOT INCLUDING A PERMITTED ACCESSORY DWELLING UNIT.**

~~*Offsite Manufactured Home Development:* any SINGLE lot, tract, or parcel of land, NOT TO BE FURTHER SUBDIVIDED, used or offered for use in whole or in part, with or without charge, for the parking of occupied offsite manufactured homes.~~

~~*Single Family Attached (SFA) Development:* A group of single family attached dwelling units located on individually owned lots with common areas which are designed as an integrated functional unit. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development. Includes townhouse and row house dwellings located on small single-family owned lots.~~

SINGLE-FAMILY: A LOT OR DEVELOPMENT WHERE NO MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED PER LOT.

SINGLE-FAMILY ATTACHED: A SINGLE-FAMILY LOT OR DEVELOPMENT WHERE EACH DWELLING UNIT IS ATTACHED TO AT LEAST ONE, BUT NO MORE THAN TWO NEIGHBORING PRIMARY DWELLING UNITS AT THE ABUTTING SIDE PROPERTY LINE(S). EACH DWELLING UNIT MUST ALSO COMPLY WITH THE DEFINITION OF “TOWNHOME/TOWNHOUSE”.

SINGLE-FAMILY DETACHED: A SINGLE-FAMILY LOT OR DEVELOPMENT WHERE EACH DWELLING UNIT IS NOT ATTACHED TO ANY OTHER DWELLING UNIT OTHER THAN A PERMITTED ADU.

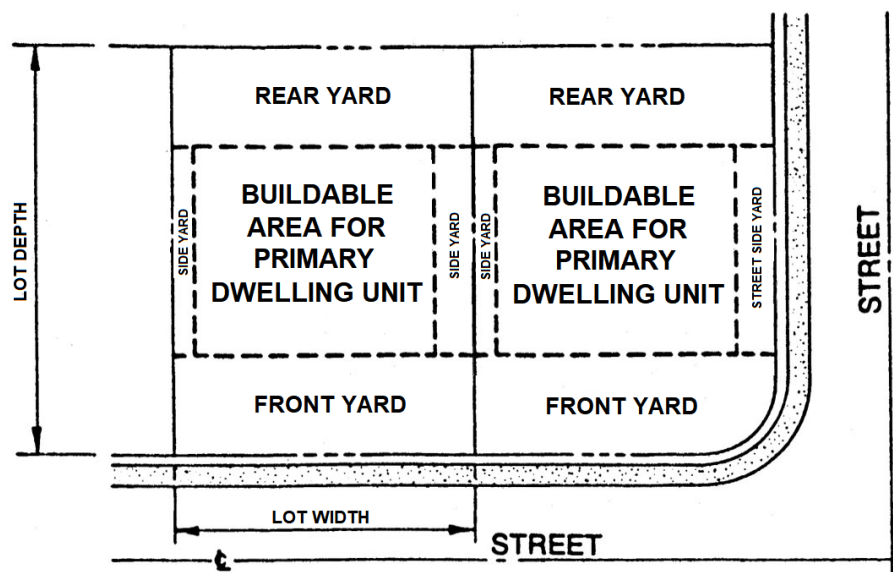
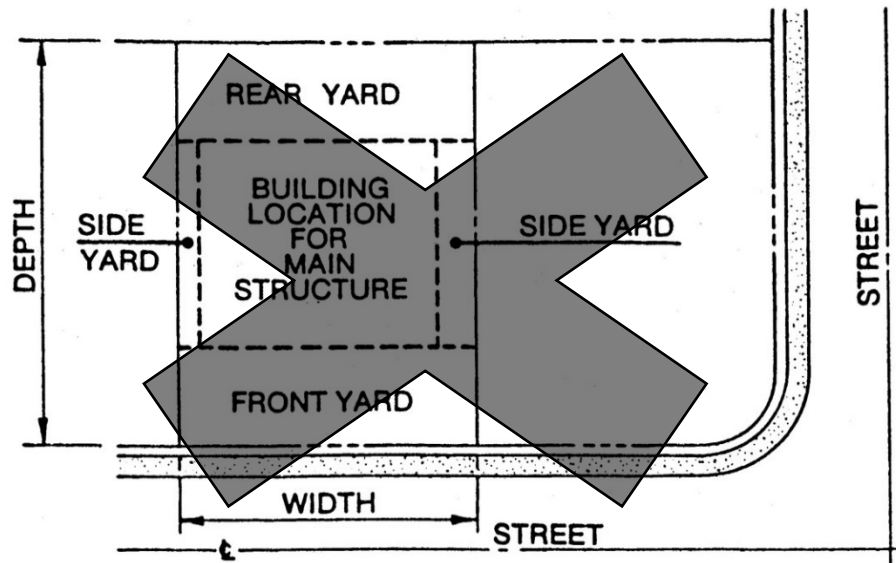
SINGLE-FAMILY INFILL (SFI) DEVELOPMENT: A TYPE OF SINGLE-FAMILY DEVELOPMENT CONSISTING OF TOWNHOUSES AND A LIMITED NUMBER OF DETACHED DWELLING UNITS. PERIMETER STANDARDS ARE DEFINED AND POTENTIAL BONUS DENSITY AND DESIGN FLEXIBILITY ALLOW FOR QUALITY INDIVIDUAL PROPERTY OWNERSHIP WITHIN A LARGER DEVELOPMENT.

TOWNHOME/TOWNHOUSE: A TYPE OF DWELLING UNIT WHICH IS ATTACHED TO AT LEAST ONE OTHER DWELLING UNIT. THE DWELLING UNITS MAY BE ATTACHED AT A PROPERTY LINE (SEE “SINGLE-FAMILY ATTACHED”), OR THEY MAY BE MULTIPLE UNITS ON A SINGLE LOT (SEE “DUPLEX”, “TRIPLEX”, AND/OR “MULTIFAMILY”). THE KEY CHARACTERISTIC OF A TOWNHOME IS THAT THERE IS NO VERTICAL OVERLAP OF ANY DWELLING UNITS.

TRIPLEX: A BUILDING ON ONE LOT WHICH HOUSES EXACTLY THREE DWELLING UNITS, NONE OF WHICH MAY BE CONSIDERED AN ACCESSORY DWELLING UNIT. EACH TRIPLEX UNIT COUNTS TOWARDS THE CALCULATION OF GROSS DENSITY.

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, 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.

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Amend Chapter 5, Section 507 Tab A II.C. (Subdivision Design/Development) and Section 507 Tab A II.C. 8 (Single-Family Design Review) to clarify and simplify Single-Family Design Review requirements for individual lots, especially as related to duplex and triplex uses, and to read as follows:

C. Subdivision AND SINGLE-FAMILY DETACHED Design REVIEW/Development

8. **Single-Family DETACHED Design Review.** New single-family detached dwelling units, LOTS HAVING A SINGLE individual duplexes OR TRIPLEX ~~(duplex developments consisting of ten or more duplex buildings located on the same lot or adjacent lots are not subject to single-family design review),~~ manufactured homes, and modular homes ~~that have not received preliminary site plan or subdivision approval, or building permit issuance prior to August 1, 2005~~ shall be subject to single-family design review, as follows ~~(R*)(R)~~:

- (a) Single-family detached developments where 10% or more of the lots are equal to or less than 65' FEET in width ~~or any residential horizontal property regime~~ 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 II.C.8(a).
- (c) ~~Individual duplexes (as specified above) shall incorporate Design Guidelines Section 8.5.~~ DWELLING UNITS ON LOTS ZONED OR DESIGNATED HP ARE EXEMPT FROM THE PROVISIONS OF 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.

(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) ~~Plot plans shall show all required design guidelines as plan details or general notes. (R)~~

~~*Rationale:* Design guidelines should be shown on plans to help ensure they are easily understood by the public and equally applied by City staff.~~

- (b) ~~Where two detached units are placed on a single lot, a notice that the lots are not to be split without prior City approval shall be recorded with the Maricopa County Recorder's Office prior to issuance of building permits. The recorded document shall be on a form approved by the City Attorney's Office. A copy of the recorded document shall be submitted with the application for building permit approval and the recorded document noted on the submitted site plan. (R)~~

~~*Rationale:* The public is often unaware that the City has lot split requirements and may unknowingly create an illegal lot, causing self-imposed obstacles to development.~~

- (c) ~~All driveways and parking spaces shall be hard surfaced with brick, pavers, concrete, asphalt or equivalent. (R)~~

~~*Rationale:* A defined driveway and parking area reduces vehicle maneuvering on areas not suitable for vehicles. Hard surfaces contribute to dust emissions substantially less than loose or unimproved surfaces. Hard surfaces are generally more attractive and compatible with surrounding residences.~~

- (d)(a) ~~Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. The design of the covered parking shall be substantially similar with regard to texture, color and material to that of the housing. (R*)(R)~~

~~*Rationale:* Covered parking reduces the visual impact of parked cars. Carports and garages that are designed with the same level of quality as the house are more attractive and more compatible with surrounding residences.~~

- (e)(b) ~~The FRONT YARD area between the front building line and the front property line, excluding areas necessary approved for VEHICLE access, should be landscaped with the following elements: (P)~~

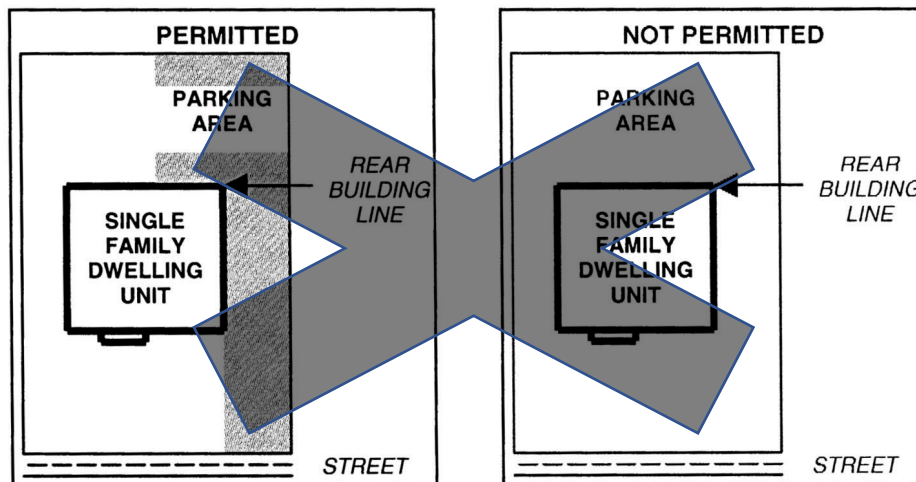
- (1) A minimum of one, two inch caliper or greater, drought resistant, accent tree. (P*)
- (2) A minimum of five, five gallon or greater, drought resistant shrubs. (P*)
- (3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department. (P*)
- (4) An irrigation system. (P*)

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

- (f) ~~Unless all parking is provided off an alley, no more than half of the area between the rear lot line and the rear building line of a single family dwelling unit, or two thirds of said area for duplexes, should be used for parking. (P*)~~

~~*Rationale:* Excessive vehicle parking areas reduces compatibility with surrounding residences and minimizes the opportunity for recreational activity and landscaped space.~~

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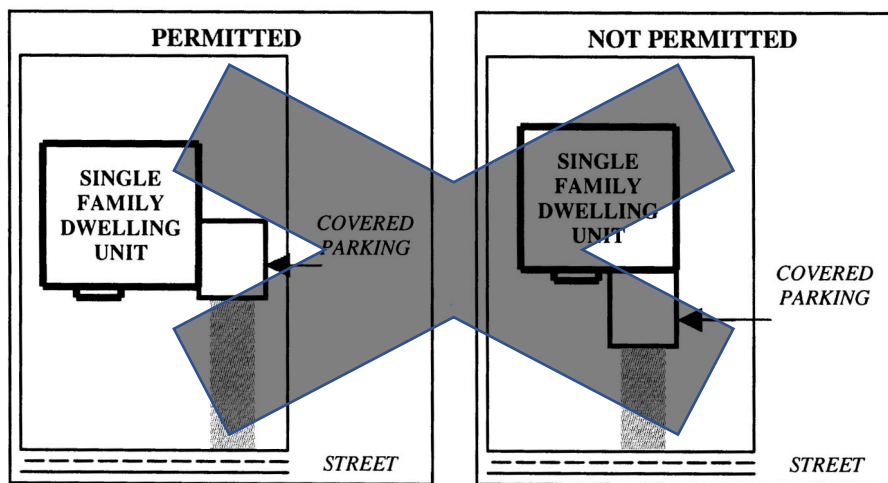


Parking—Rear Building Line

- (g)(c) Required covered parking for single family dwelling units, duplexes, manufactured homes, and modular homes shall not protrude BE LOCATED more than ten feet beyond CLOSER TO THE FRONT PROPERTY LINE THAN the front ENTRY building line. (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.

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Covered Parking 2

- (h) The area between the rear building line and the rear lot line shall be enclosed by a block wall, wrought iron fence, or equivalent enclosure, a minimum of four feet in height, as approved by the Planning and Development Department. (R*)

Rationale: Rear yard enclosures provide physical security and also ensure rear yard activities, such as pool areas and material storage, are not readily visible. In addition, enclosures are visually appealing and benefit the neighborhood.

- ~~(i)~~(d) Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, non-decorative corrugated metal and fencing made or topped with razor, concertina, OR barbed wire, or equivalent as approved by the Planning and Development Department. (R*)

~~*Rationale:* Certain enclosure materials are not durable, and are incompatible with surrounding residences.~~

- ~~(j)~~(e) Development of ~~two detached dwelling units on a lot, duplexes, manufactured homes, or modular homes~~ LOTS WITH MORE THAN ONE DWELLING UNIT should provide a single, common access drive to parking areas. (P*) (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~~

- ~~(k)~~(f) ~~Single family~~ ALL dwelling units, ~~duplexes, manufactured homes, and modular homes~~ should provide the following architectural design elements: (P)

(1) Consistent detailing and design for each side of the building. (P*)

(2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building. (P*)

(3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors. (P*)

(4) ~~The front entry of the building should be clearly defined and identifiable from the street.~~ (P*)

~~(5)~~(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. (P*)

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

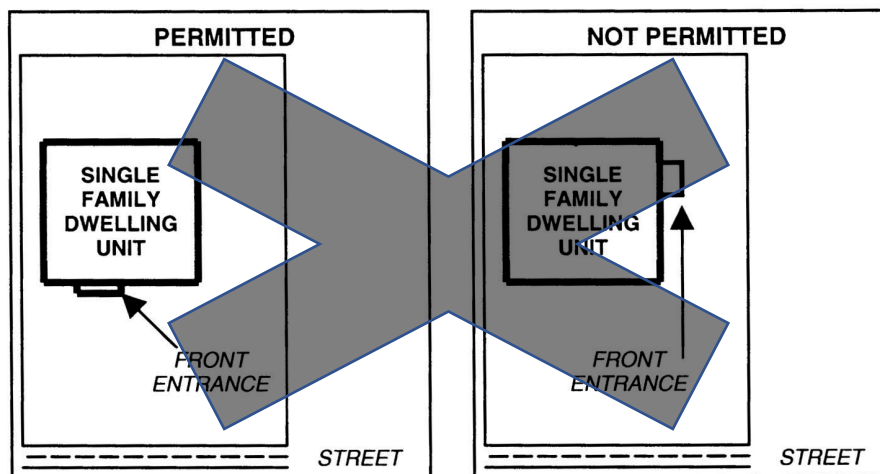
- ~~(f)~~(g) Garage doors FACING visible from the public street AND ATTACHED TO THE PRIMARY DWELLING UNIT should not exceed 50% of the house-BUILDING width. ~~(P*)~~ (P)

Rationale: Garage doors should not be the aesthetic focus of a house; they should complement COMPLEMENT and appear subordinate to the main structure. THIS IS PARTICULARLY IMPORTANT IF A DUPLEX OR TRIPLEX IS CONSTRUCTED.

- ~~(m)~~(h) The front entrance, of buildings within 50 feet of the front property line, shall face the street and shall not be set back more than ten feet behind the front building line. 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.

[remove picture, do not replace]



Parking—Front Entrance

- ~~(n)~~(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*~~) (P)
- (2) The exposed roof pitch shall be at a minimum of 3/12 for units twenty-eight (28) feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)
- (3) A minimum fifty (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*~~) (P)
- (5) A masonry stem wall shall be provided under the dwelling unit with no more than seven (7) 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*~~) (P)

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

Amend Chapter 6, Section 603 (Suburban S-1 District—Ranch or Farm Residence) to read as follows:

Section 603. Suburban S-1 District—Ranch or Farm Residence.

A. Permitted Uses.

1. ~~A maximum of one dwelling unit for one acre and one additional dwelling unit for each ten additional acres. These dwelling units are for farm owner and farm employees only.~~ DWELLING UNITS. EACH LOT MAY HAVE THE FOLLOWING:

- a. ONE PRIMARY DWELLING UNIT.
- b. ONE ACCESSORY DWELLING UNIT, AND
- c. FOR EACH ADDITIONAL 10 ACRES PROVIDED ABOVE THE MINIMUM LOT SIZE, ONE ADDITIONAL ACCESSORY DWELLING UNIT FOR USE BY ON-SITE LABORERS MAY BE PROVIDED.

12. ~~Same accessory uses and buildings as RE-24.~~ THE FOLLOWING ADDITIONAL USES, WHEN ACCESSORY TO THE RESIDENTIAL USE OF LAND OR STRUCTURES BY RESIDENTS, SHALL BE PERMITTED:

- a. RECREATIONAL FACILITIES, FOR WHICH ALL NECESSARY CONSTRUCTION AND OTHER REQUIRED PERMITS HAVE BEEN OBTAINED.
- b. PARKING OF VEHICLES IN FACILITIES AND LOCATIONS ON THE PROPERTY NOT OTHERWISE IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE.
- c. MATERIALS USED IN CONJUNCTION WITH A HOBBY, AVOCATION OR PASTIME, THE USE OF WHICH DOES NOT OTHERWISE CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE.
- d. FACILITIES FOR HOUSEHOLD PETS, THE MAINTENANCE OF WHICH IS NOT OTHERWISE PROHIBITED BY STATUTE, REGULATION OF THE CITY CODE OF THE CITY OF PHOENIX AND WHICH FACILITIES ARE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY OF PHOENIX.

B. Yard, Height and Area Requirements.

- 1. ~~There shall be a~~ EACH lot SHALL HAVE A NET AREA of not less than one acre.
- 2. For all ~~residential uses~~ DWELLING UNITS:
 - a. ~~There shall be a front yard of not less than~~ THE MINIMUM FRONT SETBACK IS ~~forty~~ 40 feet.

- ~~b. There shall be two side yards each having a width of not less than THE MINIMUM SIDE SETBACK IS thirty 30 feet.~~
 - ~~c. There shall be a rear yard having a depth of not less than THE MINIMUM REAR SETBACK IS thirty 30 feet.~~
3. Sales stands ~~or~~ AND NON-RESIDENTIAL accessory buildings shall NOT be located ~~not~~ nearer than ~~fifty~~ 50 feet from any side or rear property line and shall not be located nearer than ~~forty~~ 40 feet from the front property line.
4. ~~The main building and all accessory buildings shall not occupy more than twenty percent of the total area of the lot for all lots under two acres or not more than ten percent of all lots two acres or over in total area.~~
LOT COVERAGE:
 - a. FOR LOTS TWO ACRES OR LESS IN NET AREA, THE PERMITTED LOT COVERAGE IS 20%, WITH AN ADDITIONAL 5% PERMITTED FOR ACCESSORY DWELLING UNITS AND/OR ATTACHED SHADE STRUCTURES.
 - b. FOR LOTS GREATER THAN TWO ACRES IN NET AREA, THE PERMITTED LOT COVERAGE IS 10%, WITH AN ADDITIONAL 5% PERMITTED FOR ACCESSORY DWELLING UNITS AND/OR ATTACHED SHADE STRUCTURES.
5. No building shall exceed a height of two stories, not to exceed ~~thirty~~ 30 feet.
6. ACCESSORY DWELLING UNITS ARE SUBJECT TO THE ADDITIONAL PROVISIONS OF SECTION 706.A.

Amend Chapter 6, Section 604 (Suburban S-2 District—Ranch or Farm Commercial) to read as follows:

Section 604. Suburban S-2 District—Ranch or Farm Commercial

B. Yard, height and area requirements.

1. ~~There shall be a~~ EACH lot SHALL HAVE A NET AREA of not less than three acres.
2. For all ~~residential uses~~ DWELLING UNITS:

- a. ~~There shall be a front yard of not less than~~ THE MINIMUM FRONT SETBACK IS ~~forty~~ 40 feet.
 - b. ~~There shall be two side yards each having a width of not less than~~ THE MINIMUM SIDE SETBACK IS ~~thirty~~ 30 feet.
 - c. ~~There shall be a rear yard having a depth of not less than~~ THE MINIMUM REAR SETBACK IS ~~thirty~~ 30 feet.
3. Sales stands ~~or~~ AND NON-RESIDENTIAL accessory buildings shall NOT be located ~~not~~ nearer than ~~fifty~~ 50 feet from any side or rear property line and shall not be located nearer than ~~forty~~ 40 feet from the front property line.
 4. ~~The main building and all accessory buildings shall not occupy more than ten percent of the total lot area.~~
LOT COVERAGE: THE PERMITTED LOT COVERAGE IS 10%, WITH AN ADDITIONAL 5% PERMITTED FOR ACCESSORY DWELLING UNITS AND/OR ATTACHED SHADE STRUCTURES.
 5. No building shall exceed a height of two stories, not to exceed ~~thirty~~ 30 feet.
 6. ACCESSORY DWELLING UNITS ARE SUBJECT TO THE ADDITIONAL PROVISIONS OF SECTION 706.A.

Amend Chapter 6, Section 605 (Residential Estate RE-43 District—One-Family Residence) to read as follows:

Section 605. Residential Estate RE-43 District—One-Family Residence.

The provisions of this section shall apply only to land zoned RE-43 prior to September 13, 1981.

A. Permitted Uses.

1. ~~One single family dwelling on any lot or parcel, except that a developer of a subdivision shall be allowed to build model homes prior to recording a subdivision plat, subject to the provisions of paragraph 7 below and subject to submitting a final plat which shall show the following information for each model home lot:~~
DWELLING UNITS. EACH LOT MAY HAVE THE FOLLOWING:

- a. ~~Street addresses for each model home as assigned by the Water Services Department.~~
ONE PRIMARY DWELLING UNIT.
- b. ~~Finished floor elevations for each model home as assigned by the Division of Engineering.~~
ONE ACCESSORY DWELLING UNIT.
- c. ~~Proposed lots for model homes shall be in conformance with lot lines as shown on the approved preliminary plan.~~
MODEL HOMES ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 608.E.19.
- d. ~~Each model home shall be located on each proposed lot in conformance with yard requirements of the district.~~

~~Such final plat need not have the required approvals for purposes of obtaining permits for model homes.~~

11. ~~RESERVED. Guesthouse, subject to the following conditions:~~

- a. ~~The square footage of the guesthouse shall not exceed fifty percent of the gross floor area of the primary dwelling unit with a maximum of nine hundred square feet, except as set forth in subsection b, below. Any garage area attached to the guesthouse which is more than the area of a single-car garage shall be counted toward the allowable square footage of the guesthouse.~~
- b. ~~On lots with more than forty-three thousand five hundred sixty square feet in net area with a primary dwelling unit of at least three thousand six hundred square feet in gross floor area, the square footage of the guesthouse may be twenty-five percent of the gross floor area of the primary dwelling unit.~~
- c. ~~The floor area of the connecting structure shall be included in the floor area of the guesthouse.~~
- d. ~~Pergolas and other roofed structures without walls shall not be considered a connecting structure.~~

- e. ~~Vehicular access to the accessory dwelling unit must be provided from the same curb (driveway) as the primary dwelling unit, except that separate access may be permitted from a paved alley.~~
- f. ~~One parking space must be provided for the accessory dwelling unit in addition to the parking required for the primary dwelling unit.~~
- g. ~~Only one guesthouse is permitted on a single lot.~~
- h. ~~The guesthouse shall be constructed of similar building materials and in the same architectural style as that of the primary dwelling unit and shall not exceed the height in feet or number of stories of the primary dwelling unit.~~
- i. ~~A guesthouse shall not:~~
 - (1) ~~Provide more parking than the one required space;~~
 - (2) ~~Be advertised for occupancy through any print or electronic media or through placement of signs on the property;~~
 - (3) ~~Provide separate mail service or have a separate address from the primary dwelling unit; or~~
 - (4) ~~Be separately metered for utilities.~~
- (j) ~~Single family use requirements shall apply to the guesthouse and the primary dwelling unit as a single unit.~~
- (k) ~~Any guesthouse existing as of (the effective date of this ordinance) may qualify as "connected to the primary dwelling unit" by being connected to the primary dwelling unit without meeting the minimum width requirements.~~

12. Accessory uses and buildings.

- a. ACCESSORY DWELLING UNITS ARE SUBJECT TO THE ADDITIONAL PROVISIONS OF SECTION 706.A.
- a.b. ~~**Any OTHER accessory building(S) shall maintain the same yard requirements as the main building.**~~ No accessory use shall be maintained in which there is solicitation of recipients for a service or product, or the operation of the use so that it is commonly known as offering a commercial service or product.

~~b.c.~~ No accessory use of land or structures shall be maintained except as hereinafter provided or except as may be permitted as a home occupation.

~~e.d.~~ The following uses, when accessory to the residential use of land or structures by residents, shall be permitted:

(1) ~~Sleeping, eating, and r~~Recreational facilities, for which all necessary construction and other required permits have been obtained.

(2) Parking of vehicles in facilities and locations on the property not otherwise in conflict with the provisions of this ordinance.

(3) Materials used in conjunction with a hobby, avocation or pastime, the use of which does not otherwise conflict with the provisions of this ordinance.

(4) Facilities for household pets, the maintenance of which is not otherwise prohibited by statute, regulation or the City Code of the City of Phoenix and which facilities are in compliance with all applicable ordinances of the City of Phoenix.

~~(5)~~ Reserved.

~~d.e.~~ Except as may be provided by use permit approval in conjunction with a home occupation, 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:

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

1. There shall be a lot area of not less than ~~forty-three thousand five hundred sixty~~ 43,560 square feet. No lot shall hereafter be subdivided to provide less than ~~forty-three thousand five hundred sixty~~ 43,560 square feet of lot area, nor to have a width of less than ~~one hundred sixty five~~ 165 feet, nor to have a lot depth of less than ~~one hundred seventy five~~ 175 feet. ~~The provisions of Section 701.A.3, as it refers to carports, porches, and balconies in the side yard, shall not be applicable.~~

7. YARDS FOR ACCESSORY DWELLING UNITS AND OTHER ACCESSORY STRUCTURES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 706.
8. PROJECTIONS INTO THE REQUIRED SIDE YARDS, PER THE PROVISIONS OF SECTION 701.A.3.a (1)(b), ARE NOT PERMITTED.

Amend Chapter 6, Section 606 (Residential Estate RE-24 District—One-Family Residence) to read as follows:

Section 606. Residential Estate RE-24 District—One-Family Residence.

The provisions of this section shall apply only to land zoned RE-24 prior to September 13, 1981.

A. Permitted Uses.

1. ~~One single family dwelling on any lot or parcel, except that a developer of a subdivision shall be allowed to build model homes prior to recording a subdivision plat, subject to the provisions of Section 606A.4.b below and subject to submitting a final plat which shall show the following information for each model home lot:~~

DWELLING UNITS. EACH LOT MAY HAVE THE FOLLOWING:

- a. ~~Street addresses for each model home as assigned by the Water Services Department.~~
ONE PRIMARY DWELLING UNIT.
- b. ~~Finished floor elevations for each model home as approved by the Engineering Department.~~
ONE ACCESSORY DWELLING UNIT.
- c. ~~Proposed lots for model homes shall be in conformance with lot lines as shown on the approved preliminary plat.~~
MODEL HOMES ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 608.E.19.
- d. ~~Each model home shall be located on each proposed lot in conformance with yard requirements of the district.~~

~~Such final plat need not have the required approvals for purposes of obtaining permits for model homes.~~

11. Accessory uses and buildings.

a. ACCESSORY DWELLING UNITS ARE SUBJECT TO THE ADDITIONAL PROVISIONS OF SECTION 706.A.

~~a.b.~~ **OTHER ACCESSORY BUILDING(S) SHALL MAINTAIN THE SAME YARD REQUIREMENTS AS THE MAIN BUILDING.** No accessory use shall be maintained in which there is solicitation of recipients for a service or product, or the operation of the use so that it is commonly known as offering a commercial service or product.

~~b.c.~~ No accessory use of land or structures shall be maintained except as hereinafter provided or except as may be permitted as a home occupation.

~~e.d.~~ The following uses, when accessory to the residential use of land or structures by residents, shall be permitted:

(1) ~~Sleeping, eating, and r~~Recreational facilities, for which all necessary construction and other required permits have been obtained.

(2) Parking of vehicles in facilities and locations on the property not otherwise in conflict with the provisions of this ordinance.

(3) Materials used in conjunction with a hobby, avocation or pastime, the use of which does not otherwise conflict with the provisions of this ordinance.

(4) Facilities for household pets, the maintenance of which is not otherwise prohibited by statute, regulation or the City Code of the City of Phoenix and which facilities are in compliance with all applicable ordinances of the City of Phoenix.

~~(5)~~ ~~Reserved.~~

~~d.e.~~ Except as may be provided by use permit approval in conjunction with a home occupation, 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:

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

1. There shall be a lot area of not less than ~~twenty-four thousand~~ 24,000 square feet. No lot shall hereafter be subdivided to provide less than ~~twenty-four thousand~~ 24,000 thousand square feet of lot area nor to have a width of less than ~~one hundred thirty~~ 130 feet nor a lot depth of less than ~~one hundred twenty~~ 120 feet. ~~The provisions of Section 701.A.1 and 701.A.2 shall not be applicable. The provisions of Section 701.A.3, as it refers to carports, porches, and balconies in the side yard, shall not be applicable.~~

7. Yards for ACCESSORY DWELLING UNITS AND ~~detached~~ OTHER accessory buildings STRUCTURES shall be ~~permitted as~~ PROVIDED in ACCORDANCE WITH THE PROVISIONS OF Section 706.
8. PROJECTIONS INTO THE REQUIRED SIDE YARDS, PER THE PROVISIONS OF SECTION 701.A.3.a(1)(b), ARE NOT PERMITTED.

Amend Chapter 6, Section 607 (Residential R1-14 District—One-Family Residence) to read as follows:

Section 607. Residential R1-14 District—One-Family Residence.

The provisions of this section shall apply only to land zoned R1-14 prior to September 13, 1981.

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

1. There shall be a lot area of not less than ~~fourteen thousand~~ 14,000 square feet. No lot shall hereafter be subdivided to provide less than ~~fourteen thousand~~ 14,000 square feet of lot area not to have a width of less than ~~one hundred ten~~ 110 feet nor a depth less than ~~one hundred twenty~~ 120 feet. ~~The provisions of Section 701.A.1 and 701.A.2 shall not be applicable. The provisions of Section 701.A.3, as it refers to carports, porches, and balconies in the side yard, shall not be applicable.~~

7. Yards for ACCESSORY DWELLING UNITS AND ~~detached~~ OTHER accessory ~~buildings~~ STRUCTURES shall be ~~permitted as~~ PROVIDED in ACCORDANCE WITH THE PROVISIONS OF Section 706.
8. PROJECTIONS INTO THE REQUIRED SIDE YARDS, PER THE PROVISIONS OF SECTION 701.A.3.a(1)(b), ARE NOT PERMITTED.

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

Section 608. ~~Residence~~ 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 ~~618-619~~ 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 ~~618-619~~, IN ADDITION TO SECTION 635 (PLANNED AREA DEVELOPMENT) WHEN SPECIFIED.

Amend Chapter 6, Section 608.B (Residence Districts—Use of district regulations) to read as follows:

B. ~~Use of district regulations~~ APPLICABILITY 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:

2. Residential development with ~~a subplot site plan~~ **AN APPROVED SUBDIVISION SETBACK EXHIBIT** approved by the ~~subdivision committee~~ shall be considered under the average lot development option if located in the RE-35 through ~~R1-5~~ R-5 zoning districts (Sections 609 through 618).

Amend Chapter 6, Section 608.C (Residence Districts—Permitted Uses) to read as follows:

~~C. Permitted Uses~~

Use	Permitted	Permitted with Conditions (1)	Use Permit and Conditions (2)
Single Family DU	X		
Governmental Uses	X		
Community Residence Home		X	
Interior Suite with Accessory Cooking Facilities		X	

Boarding House		X	X
Group Home		X	X

1—6 Dependent Care Facility		X	
1—4 Adult Day Care Home		X	
Display for Sale of Vehicle		X	
Guestrooms		X	
Public Utility Buildings and Facilities		X	
Schools, Private		X	X
		X	

5—10 Adult Day Care Home		X	X
Churches/Place of Worship		X	X
Construction Facilities and Storage		X	X
Home Occupations		X	X
Model Homes and/or Subdivision Sales Office		X	X
Nondaily Newspaper Delivery Service		X	X
Public Assembly—Residential		X	X

7—12 Dependent Care Facility			X
Environmental Remediation Facility			X

- (1) Please note some uses that are permitted with conditions require a use permit approval if they exceed established thresholds.
- (2) There is also a fourth category of residential uses permitted with approval of a special permit. Please see Section 647.

- C. 1. One single family dwelling on any lot or parcel, except that a developer of a subdivision shall be allowed to build model homes prior to recording a subdivision plat, subject to the provisions of Section 608.C.3 and subject to submitting a final plat which shall show the following information for each model home lot:
 - a. Street addresses for each model home as assigned by the Water Services Department.
 - b. Finished floor elevations for each model home as approved by the Engineering Department.

- ~~c. Proposed lots for model homes shall be in conformance with lot lines as shown on the approved preliminary plat.~~
- ~~d. Each model home shall be located on each proposed lot in conformance with yard requirements of the district.~~

~~Such final plat need not have the required approvals for purposes of obtaining permits for model homes.~~

- ~~2. Governmental uses are permitted.~~
- ~~3. No accessory use of land or structures shall be maintained except as hereinafter provided or except as may be permitted as a home occupation.~~

C. **USE REGULATIONS.** THE REGULATIONS GOVERNING THE USES OF LAND AND STRUCTURES SHALL BE AS SET FORTH IN THE RESIDENTIAL DISTRICTS LAND USE MATRIX, SECTION 608.D, AND LAND USE CONDITIONS IN SECTION 608.E, AS FOLLOWS:

- 1. ANY USE NOT LISTED IN SECTION 608.D (RESIDENTIAL DISTRICTS LAND USE MATRIX) SHALL NOT BE PERMITTED UNLESS THE USE IS OTHERWISE PERMITTED WITHIN THE REGULATIONS SPECIFIC TO THE ZONING DISTRICT, PER SECTIONS 609 – 619 AND 635.
- 2. ALL USES INDICATED WITH “p” ARE PERMITTED WITH THE APPLICABLE ZONING DISTRICT, SUBJECT TO DEVELOPMENT REGULATIONS LISTED BELOW AND ELSEWHERE WITHIN THE ZONING ORDINANCE.
- 3. ALL USES INDICATED WITH “pc” ARE PERMITTED WITHIN THE APPLICABLE ZONING DISTRICT ONLY IF SPECIFIC CONDITIONS ARE MET. THE CONDITIONS ARE DESCRIBED IN SECTION 608.E, LAND USE CONDITIONS, BY THE ASSOCIATED CONDITION NUMBER (E.G. “pc15” IS DESCRIBED UNDER SECTION 608.E.15). IN SOME CASES, A USE PERMIT PER SECTION 307 MAY BE REQUIRED AS OUTLINED IN THE CONDITIONS.
- 4. ALL USES INDICATED WITH “up” ARE PERMITTED WITHIN THE APPLICABLE ZONING DISTRICT ONLY UPON APPROVAL OF A USE PERMIT PER SECTION 307. IF A NUMBER IS ALSO PROVIDED (E.G. “UP25”), THERE ARE ALSO CONDITIONS WHICH MUST BE COMPLIED WITH BEFORE APPLYING FOR A USE PERMIT.

5. ALL USES INDICATED WITH “sp” ARE PERMITTED WITHIN THE APPLICABLE ZONING DISTRICT ONLY UPON APPROVAL OF A SPECIAL PERMIT PER SECTION 504.1.
6. ALL USES INDICATED WITH “np” ARE NOT PERMITTED WITHIN THE APPLICABLE ZONING DISTRICT.
7. NO ACCESSORY USE OF LAND OR STRUCTURES SHALL BE MAINTAINED EXCEPT AS HEREINAFTER PROVIDED OR EXCEPT AS MAY BE PERMITTED AS A HOME OCCUPATION.

Amend Chapter 6, Section 608.D (Residence Districts—Permitted Uses with Conditions) to read as follows:

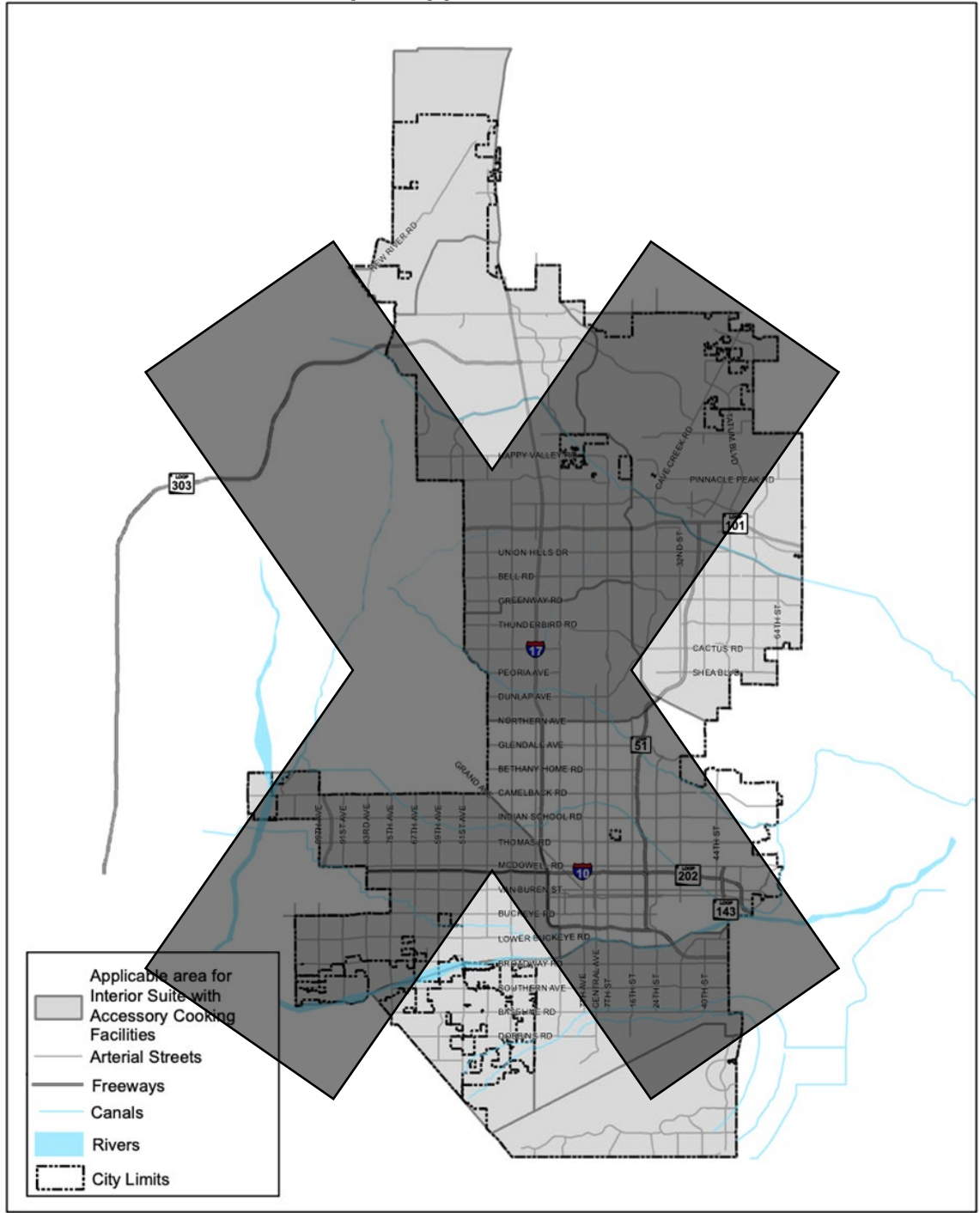
D. ~~Permitted Uses with Conditions.~~

1. ~~Adult day care home for the care of one to four adult persons; provided, that:~~
 - a. ~~Outdoor recreation areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.~~
2. ~~Community residence home; provided, that:~~
 - a. ~~The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), Arizona Revised Statutes); or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - (1) ~~Such home shall be registered with, and administratively verified by, the Planning and Development Department Director’s designee as to compliance with the standards of this section as provided in Section 701.~~
 - (2) ~~No community residence home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another community residence home that has been registered with six to ten residents.~~
 - (3) ~~Disability accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

3. ~~Dependent care facility for six dependents, subject to the following conditions:~~
 - a. ~~Resident dependents under the age of 12 years shall not be counted.~~
 - b. ~~Outdoor play areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.~~
 - c. ~~The employees must reside at the facility unless a nonresident employee is required by the Arizona Department of Health Services.~~
4. ~~The display for sale of a vehicle, which for purposes of this provision includes trailers, watercraft or other types of transportation that are built to carry passengers or cargo shall be subject to the following restrictions:~~
 - a. ~~No more than one vehicle can be labeled for sale or show any indication that it is for sale at any given time on a property, whether visible on site or through some other form of advertising.~~
 - b. ~~No more than two vehicles can be sold on a property during any calendar year.~~
 - c. ~~For purposes of Sections 608.A and B, two jet skis, a boat or similar types of recreational vehicles that are transported on one trailer shall, together with the trailer, be considered one vehicle.~~
 - d. ~~The ownership of the vehicle(s) must be registered to the location where the vehicle is listed for sale.~~
 - e. ~~No vehicle can be labeled for sale or show any indication that it is for sale at an unoccupied house or on a vacant lot or parcel.~~
 - f. ~~No vehicle can be labeled for sale or show any indication that it is for sale in conjunction with a retail or wholesale vehicle sales dealership or business without obtaining a temporary use permit.~~
5. ~~Guestrooms. Each single-family dwelling may contain no more than two guestrooms.~~
6. ~~Public utility buildings and facilities when necessary for serving the surrounding territory; provided, that no public business offices and no repair or storage facilities are maintained therein, are permitted in each district.~~
7. ~~Schools are permitted in each district subject to a site plan being approved in conformance with Section 507.~~

- 8. ~~Interior suite with accessory cooking facilities, subject to the following:~~
 - a. ~~Dwelling units with an interior suite with accessory cooking facilities are permitted only in residential subdivisions of 15 acres or more and located within the boundaries illustrated in Map 1, as follows:~~
 - (1) ~~Subdivided after July 5, 2019; or~~
 - (2) ~~Subdivided prior to July 5, 2019, but with less than 25 percent of the lots having constructed dwelling units or valid building permits as of July 5, 2019.~~

Map 1: Applicable Area



- b. ~~An interior suite with accessory cooking facilities shall only be part of a single-family detached dwelling unit and must be under the same roof structure. Only one interior suite with accessory cooking facilities shall be permitted per lot and shall be located on the ground floor.~~
- c. ~~The square footage of the interior suite with accessory cooking facilities shall not exceed 30 percent of the total net floor area or 800 square feet (whichever is less). Garage or patio areas shall not be included for the purpose of this calculation.~~
- d. ~~An interior suite with accessory cooking facilities shall not have utility services that are metered separately from the remainder of the dwelling unit.~~
- e. ~~At least one internal doorway shall be provided between the interior suite with accessory cooking facilities and the remainder of the dwelling unit.~~
- f. ~~An interior suite with accessory cooking facilities shall not have a private yard area that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fencing, or other fencing used for different purposes.~~
- g. ~~No more than one parking space, which may be covered or enclosed, shall be provided for an interior suite with accessory cooking facilities in addition to the parking provided for the remainder of the dwelling unit, with a maximum of four spaces total. This requirement does not apply to parking that may occur on the driveway in front of the garage(s).~~
- h. ~~An interior suite with accessory cooking facilities shall not have a parking space served by a driveway separated from the main driveway and parking areas provided for the remainder of the dwelling unit.~~
- i. ~~An interior suite with accessory cooking facilities shall not provide separate mail service or have a separate address from the remainder of the dwelling unit.~~
- j. ~~Design requirements. Elevations must minimize any secondary entry visible from the street and have the appearance of a single-family home. This shall be treated as a presumption as outlined in Section 507.C.2.~~

LAND USE CATEGORIES		SECTION AND ZONING DISTRICT											
		609 RE-35	610 R1-18	611 R1-10	612 R1-8	613 R1-6	614 R-2	615 R-3	616 R-3A	617 R-4	618 R-5	619 R-4A	635 PAD
(ac)	Accessory To Church/Place Of Worship	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>	<u>pc21</u>
	Public Assembly--Residential	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>	<u>pc22</u>
	Environmental Remediation Facility	<u>up23</u>	<u>up23</u>	<u>up23</u>	<u>up23</u>	<u>up23</u>	<u>up23</u>	<u>up23</u>	<u>up23</u>	<u>up23</u>	<u>up23</u>	<u>up23</u>	<u>up23</u>
	Community Garden	<u>pc24</u>	<u>pc24</u>	<u>pc24</u>	<u>pc24</u>	<u>pc24</u>	<u>pc24</u>	<u>pc24</u>	<u>pc24</u>	<u>pc24</u>	<u>pc24</u>	<u>pc24</u>	<u>np</u>
	Farmer's Market	<u>pc25</u>	<u>pc25</u>	<u>pc25</u>	<u>pc25</u>	<u>pc25</u>	<u>pc25</u>	<u>pc25</u>	<u>pc25</u>	<u>pc25</u>	<u>pc25</u>	<u>pc25</u>	<u>np</u>
ACCESSORY USES IN RESIDENCE DISTRICTS													
	Construction Facilities And Storage	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>	<u>pc26</u>
	Home Occupations	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>	<u>pc27</u>
	Non-Daily Newspaper Service	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>	<u>pc28</u>
	Display For Sale Of Vehicle	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>	<u>pc29</u>
	Facilities For Household Pets	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>	<u>pc30</u>
	Garage Or Yard Sales	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>	<u>pc31</u>
	Hobbies And Associated Supplies	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>	<u>pc32</u>
	Parking (Accessory)	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>	<u>pc33</u>
	Private Tennis / Outdoor Game Courts	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>	<u>pc34</u>

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

Amend Chapter 6, Section 608.E (Residence Districts—Permitted Uses with Conditions and May Require Approval of a Use Permit Pursuant to Section 307) to read as follows:

~~E. Permitted Uses with Conditions and May Require Approval of a Use Permit Pursuant to Section 307.~~

- ~~1. Churches or similar places of worship, including parish houses, parsonages, rectories, and convents and dormitories with no more than ten residents accessory thereto, are permitted in each district, except temporary tents or buildings. Athletic activities in conjunction with the above and on the same lot or contiguous lots may be permitted. See Public Assembly—Residential.~~
 - ~~a. Bingo may be operated as an accessory use on the premises of the church when conducted no more than two days a week. Fundraising events located on the same lot or contiguous lots shall be permitted, subject to the following requirements:
 - ~~(1) The sponsoring, organizing and benefiting entities shall be nonprofit or religious organizations.~~~~
 - ~~b. Events held entirely within a building or buildings shall not be further regulated; however, events to be conducted wholly or in part outdoors shall be subject to the following additional conditions:
 - ~~(1) Any outdoor portion of the event must be located a minimum of 50 feet from a property line adjacent to a residential zoning district and a residential use.~~
 - ~~(2) The event shall not be conducted between the hours of 10:00 p.m. and 5:00 a.m.~~
 - ~~(3) The event shall not be conducted in such manner as to reduce the number of parking spaces required for any normal functions of the primary use which are held during the event.~~
 - ~~(4) Lighting shall be so placed as to reflect the light away from adjacent residences.~~~~
 - ~~c. Pocket shelters as accessory uses to churches or similar places of worship, subject to the following standards (and applicable Maricopa County and City of Phoenix health and safety regulations):~~

- (1) ~~A pocket shelter shall house no more than 12 unrelated persons. A pocket shelter may house up to 20 unrelated persons upon approval of a use permit in accordance with the procedures and standards of Section 307. Minors (age 18 years or younger) accompanied by a parent or a guardian shall not be counted in the number of unrelated persons.~~
- (2) ~~The church or similar place of worship shall be located on an arterial or collector street as defined on the street classification map. A shelter at a church or similar place of worship which is not on an arterial or collector street shall be permitted upon approval of a use permit in accordance with the procedures and provisions of Section 307.~~
- (3) ~~The church or similar place of worship shall provide on-site supervision of shelter residents at all times that two or more unrelated residents are at the shelter.~~
- (4) ~~Drug, alcohol, other substance abuse, or mental health rehabilitation programs shall not be allowed as part of the shelter services. This provision shall not prevent the church or similar place of worship from referring shelter residents to other appropriate programs at the church or similar place of worship or elsewhere, e.g., Alcoholics Anonymous, which are not part of the shelter services.~~
- (5) ~~Shelter residents shall not possess alcohol, weapons, or illegal drugs at the shelter.~~
- (6) ~~Open areas surrounding pocket shelter structures shall be screened from view from abutting and/or adjoining properties by hedges, trees, other landscaping, or walls.~~
- (7) ~~Pocket shelter structures shall not have direct access to abutting and/or adjoining properties.~~
- (8) ~~Pocket shelters shall be housed in permanent structures rather than in tents or other similar temporary structures.~~
- (9) ~~A church or similar place of worship shall house no more than one pocket shelter.~~

2. ~~Construction facilities and storage, incidental to a construction project and located on the project site, are permitted. When such facilities or storage are used for construction on a lot or lots other than the lot or lots used for such facilities or storage, such use shall maintain the setbacks provided by the requirements of this chapter and shall be subject to securing a use permit. When such facilities and storage serve a residential subdivision, are approved in conjunction with model homes by the Planning and Development Department, and meet all of the standards listed below, no use permit is required:~~
 - a. ~~The facilities shall not be placed on a lot which abuts, joins at the corners, or is across a street or alley from a dwelling unit which is under construction or occupied at the time of said placement, unless written agreement to the placement is given by the owner or occupant of the affected property.~~
 - b. ~~All outside storage shall be screened by a six-foot high solid fence or masonry wall. No construction vehicles or machinery shall be placed within ten feet of the screen fence or wall.~~
 - c. ~~All signs on the facility shall fully comply with Section 705, the Sign Code.~~
 - d. ~~All facilities and storage shall be removed within three months of the closure of the model homes.~~
3. ~~Home occupations including but not limited to architect, lawyer, off-site sales businesses, accountant, real estate agent, telemarketing sales, and psychologist. For purposes of this section, off-site sales means processing orders by mail, facsimile, phone, modem or Internet.~~
 - a. ~~No one outside the family residing in the dwelling unit shall be employed in the home occupation.~~
 - b. ~~No exterior display, no exterior storage of materials, no sign, and no other exterior indication of the home occupation or variation from the residential character of the principal or accessory building, except as authorized in Section 608.E.3.h.~~
 - c. ~~No home occupation shall emit odor, dust, gas, noise, vibration, smoke, heat, or glare beyond any boundary of the lot on which the home occupation is conducted.~~

- d. ~~Activity shall be limited to the hours between 7:00 a.m. and 10:00 p.m.~~
- e. ~~No mechanical equipment shall be used except that normally used for domestic, hobby, standard office, or household purposes.~~
- f. ~~Not more than 25 percent of the total area under roof on the site shall be used for any home occupation.~~
- g. ~~Any parking incidental to the home occupation shall be provided on the site.~~
- h. ~~Home occupations shall obtain a use permit from the Zoning Administrator in accordance with Section 307 when:~~
 - (1) ~~Traffic (other than trips by occupants of the household) is generated by the home occupation; or~~
 - (2) ~~The home occupation is conducted in an accessory building; or~~
 - (3) ~~The home occupation is conducted as an outside use; or~~
 - (4) ~~Minor variations to Section 608.E.3.c are required to conduct the home occupation; or~~
 - (5) ~~An applicant desires an official approval of a home occupation.~~
- i. ~~A home occupation shall not include, but such exclusion shall not be limited to, the following uses:~~
 - (1) ~~Barbershops and beauty parlors.~~
 - (2) ~~Commercial stables, veterinary offices.~~
 - (3) ~~Dog grooming.~~
 - (4) ~~Massage parlors.~~
 - (5) ~~Reserved.~~
 - (6) ~~Restaurants.~~
 - (7) ~~Veterinary hospitals and commercial kennels.~~

4. ~~Model homes and/or subdivision sales offices when located in model homes subject to approval of the Planning and Development Department's representative to the Site Planning Division, and subject to the following conditions:~~
 - a. ~~Such model home and/or subdivision sales offices shall be located in a subdivision or portion thereof which is owned by or held in trust for the subdivision developer proposing to erect the model homes and/or proposing to operate the sales office.~~
 - b. ~~Subdivision sales offices and/or model homes shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices and/or model homes.~~
 - c. ~~The time limit allowed in Section 608.E.4.b for an additional 36 months shall be extended only upon securing a use permit.~~
 - d. ~~The subdivision sales office shall be removed and the model homes shall be discontinued as model homes on or before the termination date set forth in Section 608.E.4.b or upon expiration of the extension granted by the Zoning Administrator pursuant to Section 608.E.4.c, or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever comes first. Notwithstanding these provisions, the model home complex shall, subject to obtaining a use permit in accordance with the provisions of Section 307, be able to be used as off-site models after sale of 75 percent of the lots in the subdivision provided that the model home complex is within 400 feet of an arterial or collector street and that the use as off-site models shall not exceed, in combination with the use as on-site models, a total of 72 months.~~
 - e. ~~For the purposes of Section 608.E.4.a and d, the term "subdivision" shall mean all the land included within the preliminary plat submitted to the Planning and Development Department.~~
 - f. ~~Subdivision sales offices in buildings other than model homes may be permitted subject to the following standards to be reviewed and approved by the Planning and Development Department:~~
 - (1) One trailer per subdivision;

~~(2) Trailer shall be removed upon occupancy of first model home or within six months of approval (whichever occurs first);~~

~~(3) Signs shall not exceed six square feet;~~

~~(4) Subject to all provisions listed in Section 608.C.1.~~

~~g. Modular subdivision sales office, subject to the following criteria:~~

~~(1) The structure shall be integrated with, architecturally compatible to, and blend in color to the model homes approved for the subdivision, as determined by the Planning and Development Department.~~

~~(2) Modular subdivision sales offices shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices.~~

~~(3) The time limit allowed in Section 608.E.4.g.2 for an additional 36 months shall be extended only upon securing a use permit.~~

~~(4) The modular subdivision sales office shall be removed on or before the termination date set forth in Section 608.E.4.g.2 or upon expiration of the extension granted by the Zoning Administrator or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever comes first.~~

~~(5) For the purposes of this section, the term "subdivision" shall mean all of the land included within the preliminary plat submitted to the Planning and Development Department.~~

~~(6) Prior to issuance of any sales office permits, a site plan shall be approved by the Planning and Development Department for verification of setback conformance.~~

~~(7) Two signs are permitted. Signs shall not exceed a combined total of 32 square feet.~~

~~(8) One sales office shall be permitted for each model home complex allowed in accordance with Section 608.E.4.h.~~

- h. ~~More than one model home complex in a subdivision shall be permitted subject to the above standards and the following standards:~~
- ~~(1) A maximum of either six percent of the lots in the development or two lots, whichever is greater, may be used for model homes.~~
 - ~~(2) The model home complexes shall be within 400 feet of an arterial or collector street.~~
 - ~~(3) Temporary street closures and temporary fences over the public right-of-way shall be approved by the Street Transportation Department.~~
 - ~~(4) Off-street parking and circulation shall be dust proofed.~~
 - ~~(5) Lighting shall be limited to security lighting of the model home complex.~~

~~If these standards cannot be met, the additional model home complex shall be subject to obtaining a use permit in accordance with the provisions of Section 307.~~

5. ~~Nondaily newspaper delivery service shall be permitted subject to the following limitations:~~
- ~~a. Delivered bulk materials related to nondaily publications shall be transferred to an enclosed building or secured area so that materials are not visible from the street or adjacent properties unless for preparation of materials for same day distribution. Preparation of materials for same day distribution may occur on or about adjacent public rights-of-way; provided, that materials do not remain in public view for longer than 24 hours.~~
 - ~~b. Materials stored for periods greater than 24 hours shall be enclosed within a building or secured by a wall or fence of such material, construction, and height so as to conceal the materials located.~~
 - ~~c. Activities relating to and/or accessory to the preparation of materials stored for periods greater than 24 hours shall occur within an enclosed building or an area secured by a wall or fence of such material, construction, and height so as to completely conceal the activities.~~

- d. ~~Such delivery shall be limited to two bulk deliveries in a seven-day period. More frequent deliveries shall require a use permit in accordance with the procedures of Section 307.~~
 - e. ~~No traffic other than that required for the bulk delivery and pickup shall be allowed by outside employees. Any other business-related traffic shall require a use permit in accordance with the procedures of Section 307.~~
6. ~~Public Assembly—Residential. A use permit shall be required for all public assembly—residential uses with vehicular access on local or minor collector streets.~~

E. LAND USE CONDITIONS.

1. **SINGLE-FAMILY DETACHED DWELLING UNIT.** EACH SINGLE-FAMILY LOT IS PERMITTED ONE (1) SINGLE-FAMILY DETACHED PRIMARY DWELLING UNIT AND NO ADDITIONAL DWELLING UNITS, UNLESS OTHERWISE PERMITTED ELSEWHERE IN THIS SECTION.
2. **ACCESSORY DWELLING UNIT (ADU).**
 - a. EACH SINGLE-FAMILY DETACHED LOT IS PERMITTED ONE (1) ACCESSORY DWELLING UNIT IN ADDITION TO THE PRIMARY DWELLING UNIT, EXCEPT THAT LOTS HAVING A DUPLEX OR TRIPLEX MAY NOT HAVE AN ADU.
 - 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 (1) 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. **MULTIFAMILY 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.

5. **TRIPLEX:**

a. **SINGLE-FAMILY LOTS:** ONE (1) 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. **MULTIFAMILY 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.

6. **SINGLE-FAMILY ATTACHED DWELLING UNIT.** ONE (1) SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN ALLOWED BY THE UNDERLYING ZONING DISTRICT AND DEVELOPMENT OPTION.

7 **MULTIFAMILY DWELLING UNITS.** MULTIFAMILY DWELLING UNITS ARE PERMITTED WHEN ALLOWED BY THE UNDERLYING ZONING DISTRICT AND DEVELOPMENT OPTION.

8. **RESIDENTIAL CONVENIENCE MARKET.** A RESIDENTIAL CONVENIENCE MARKET IS PERMITTED AS AN ACCESSORY USE TO A MULTIFAMILY DEVELOPMENT WHERE SPECIFIED IN THE RESIDENTIAL DISTRICT LAND USE MATRIX, SUBJECT TO THE FOLLOWING CONDITIONS:

a. THE DEVELOPMENT SHALL CONTAIN A MINIMUM OF 400 DWELLING UNITS.

- b. THE MARKET SHALL NOT EXCEED 1,000 SQUARE FEET IN TOTAL FLOOR AREA (DISPLAY AND STORAGE) IF THE DEVELOPMENT CONTAINS LESS THAN 850 DWELLING UNITS. THE MARKET SHALL NOT EXCEED 3,000 SQUARE FEET IN TOTAL FLOOR AREA (DISPLAY AND STORAGE) IF THE DEVELOPMENT CONTAINS 850 OR MORE DWELLING UNITS.
 - c. NO PARKING SPACES SHALL BE REQUIRED OR PERMITTED FOR THE MARKET EXCEPT FOR SPACES DESIGNATED FOR DELIVERIES OR HANDICAPPED INDIVIDUALS ACCESSIBLE SPACES.
 - d. SIGNAGE SHALL BE ALLOWED ONLY AS PART OF A COMPREHENSIVE SIGN PLAN PURSUANT TO SECTION 705. THE ZONING ADMINISTRATOR MAY APPROVE WALL MOUNTED SIGNAGE UP TO A MAXIMUM HEIGHT OF 30 FEET AS PART OF AN APPROVED COMPREHENSIVE SIGN PLAN.
- 9. **BOARDING HOUSE**, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:

 - a. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY, THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - b. NO BOARDING HOUSE SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION, OF THE LOT LINE OF ANOTHER BOARDING HOUSE, GROUP HOME, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - c. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
 - d. A MINIMUM OF 100 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED, WHICH MAY BE REDUCED TO 50 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED IN THE R-5 AND R-4A DISTRICTS.
 - e. THE LOT SHALL ONLY HAVE VEHICULAR ACCESS FROM AN ARTERIAL OR COLLECTOR STREET.

10. **ADULT DAY CARE HOME FOR THE CARE OF ONE TO FOUR ADULT PERSONS;** PROVIDED THAT:
 - a. OUTDOOR RECREATION AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A SIX-FOOT-HIGH LANDSCAPE HEDGE, SOLID FENCE, OR SOLID WALL.

11. **ADULT DAY CARE HOME FOR THE CARE OF FIVE TO TEN ADULT PERSONS,** SUBJECT TO A USE PERMIT; AND PROVIDED THAT:
 - a. OUTDOOR RECREATION AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A SIX-FOOT-HIGH LANDSCAPE HEDGE, SOLID FENCE, OR SOLID WALL.

12. **ADULT DAY CARE CENTER FOR THE CARE OF ELEVEN OR MORE ADULT PERSONS,** SUBJECT TO A USE PERMIT; AND PROVIDED THAT:
 - a. OUTDOOR RECREATION AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A SIX-FOOT-HIGH LANDSCAPE HEDGE, SOLID FENCE, OR SOLID WALL.

13. **COMMUNITY RESIDENCE HOME;** PROVIDED, THAT:
 - a. THE HOME HAS NO MORE THAN FIVE RESIDENTS, NOT INCLUDING STAFF (UNLESS PERMITTED BY SECTION 36-582(A), ARIZONA REVISED STATUTES).
 - b. FOR A HOME WITH SIX TO TEN RESIDENTS, NOT INCLUDING STAFF, THE FOLLOWING CONDITIONS SHALL APPLY:
 - (1) SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY, THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.

(2) NO COMMUNITY RESIDENCE HOME SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION, OF THE LOT LINE OF ANOTHER COMMUNITY RESIDENCE HOME THAT HAS BEEN REGISTERED WITH SIX TO TEN RESIDENTS.

(3) DISABILITY ACCOMMODATION FROM THE SPACING REQUIREMENT MAY BE REQUESTED BY AN APPLICANT PER SECTION 701.E.3.

14. **COMMUNITY RESIDENCE CENTER**, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:

a. SUCH CENTER SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY, THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.

b. NO COMMUNITY RESIDENCE CENTER SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION, OF THE LOT LINE OF ANOTHER COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.

c. DISABILITY ACCOMMODATION FROM THE SPACING REQUIREMENT MAY BE REQUESTED BY AN APPLICANT PER SECTION 701.E.3.

d. A MAXIMUM LOT COVERAGE OF 25 PERCENT.

e. A MINIMUM OF 100 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED, WHICH MAY BE REDUCED TO 50 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED IN THE R-5 AND R-4A DISTRICTS.

f. THE LOT SHALL ONLY HAVE VEHICULAR ACCESS FROM AN ARTERIAL OR COLLECTOR STREET.

15. **DEPENDENT CARE FACILITY FOR UP TO SIX DEPENDENTS**, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. RESIDENT DEPENDENTS UNDER THE AGE OF 12 YEARS SHALL NOT BE COUNTED.
- b. OUTDOOR PLAY AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A SIX-FOOT-HIGH LANDSCAPE HEDGE, SOLID FENCE, OR SOLID WALL.
- c. THE EMPLOYEES MUST RESIDE AT THE FACILITY UNLESS A NONRESIDENT EMPLOYEE IS REQUIRED BY THE ARIZONA DEPARTMENT OF HEALTH SERVICES.

16. **DEPENDENT CARE FACILITY FOR SEVEN TO 12 DEPENDENTS**, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307 AND SUBJECT TO THE FOLLOWING STANDARDS:

- a. RESIDENT DEPENDENTS UNDER THE AGE OF 12 YEARS SHALL NOT BE COUNTED WHEN THEY ARE PRESENT ON THE PREMISES.
- b. OUTDOOR PLAY AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A SIX-FOOT-HIGH LANDSCAPE HEDGE, SOLID FENCE, OR SOLID WALL.
- c. HOURS OF OPERATION SHALL BE ONLY BETWEEN 6:00 A.M. AND 10:00 P.M. THESE HOURS MAY BE RESTRICTED AS PART OF THE USE PERMIT APPROVAL.
- d. NONRESIDENT EMPLOYEES MAY BE PERMITTED WITH THE USE PERMIT IF NECESSARY TO MEET STATE REQUIREMENTS.
- e. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE WHO DOES NOT RESIDE AT THE FACILITY.
- f. NO SIGNAGE SHALL BE PERMITTED.
- g. THE FACILITY SHALL BE SUBJECT TO ARIZONA LICENSING REQUIREMENTS.

17. **DEPENDENT CARE FACILITY FOR 13 OR MORE DEPENDENTS AND SCHOOLS FOR THE MENTALLY OR PHYSICALLY HANDICAPPED** SUBJECT TO SECURING A USE PERMIT PURSUANT TO SECTION 307.

18. **GROUP HOME**, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:

- a. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY, THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
- b. NO GROUP HOME SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION, OF THE LOT LINE OF ANOTHER GROUP HOME, BOARDING HOUSE, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
- c. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
- d. A MINIMUM OF 100 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED, WHICH MAY BE REDUCED TO 50 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED IN THE R-5 AND R-4A DISTRICTS.
- e. THE LOT SHALL ONLY HAVE VEHICULAR ACCESS FROM AN ARTERIAL OR COLLECTOR STREET.

19. **MODEL HOMES AND/OR SUBDIVISION SALES OFFICES** WHEN LOCATED IN MODEL HOMES; PROVIDED THAT:

- a. MODEL HOMES ARE PERMITTED SUBJECT TO THE FOLLOWING:
 - (1) A DEVELOPER OF A SINGLE-FAMILY SUBDIVISION SHALL BE ALLOWED TO BUILD MODEL HOMES PRIOR TO RECORDING A SUBDIVISION PLAT, SUBJECT TO THE PROVISIONS BELOW AND SUBJECT TO SUBMITTING **A** MODEL COMPLEX SITE PLAN WHICH SHALL SHOW THE FOLLOWING INFORMATION FOR EACH MODEL HOME LOT:
 - (2) STREET ADDRESSES FOR EACH MODEL HOME AS ASSIGNED BY THE **WATER SERVICES PLANNING AND DEVELOPMENT** DEPARTMENT.

- (3) FINISHED FLOOR ELEVATIONS FOR EACH MODEL HOME AS ASSIGNED BY THE DIVISION OF ENGINEERING.
 - (4) PROPOSED LOTS FOR MODEL HOMES SHALL BE IN CONFORMANCE WITH LOT LINES AS SHOWN ON THE APPROVED PRELIMINARY ~~PLAN~~ PLAT.
 - (5) EACH MODEL HOME SHALL BE LOCATED ON EACH PROPOSED LOT IN CONFORMANCE WITH YARD REQUIREMENTS OF THE DISTRICT.
 - (6) THE FINAL PLAT IS NOT REQUIRED TO HAVE FINAL APPROVAL PRIOR TO OBTAINING PERMITS FOR MODEL HOMES.
- b. MODEL HOMES AND/OR SUBDIVISION SALES OFFICES SHALL BE LOCATED IN A SUBDIVISION OR PORTION THEREOF WHICH IS OWNED BY OR HELD IN TRUST FOR THE SUBDIVISION DEVELOPER PROPOSING TO ERECT THE MODEL HOMES AND/OR PROPOSING TO OPERATE THE SALES OFFICE.
- c. SUBDIVISION SALES OFFICES AND/OR MODEL HOMES SHALL BE PERMITTED FOR A PERIOD NOT TO EXCEED 36 MONTHS FROM THE DATE OF APPROVAL FOR THE SALES OFFICES AND/OR MODEL HOMES.
- d. THE TIME LIMIT ALLOWED IN SECTION 608.E.19.C FOR AN ADDITIONAL 36 MONTHS SHALL BE EXTENDED ONLY UPON SECURING A USE PERMIT.

- e. THE SUBDIVISION SALES OFFICE SHALL BE REMOVED AND THE MODEL HOMES SHALL BE DISCONTINUED AS MODEL HOMES ON OR BEFORE THE TERMINATION DATE SET FORTH IN SECTION 608.E.19.C OR UPON EXPIRATION OF THE EXTENSION GRANTED BY THE ZONING ADMINISTRATOR PURSUANT TO SECTION 608.E.19.D, OR AFTER SIX MONTHS FOLLOWING SALE OR OCCUPANCY OF ALL LOTS IN THE SUBDIVISION OTHER THAN THE MODEL HOMES, WHICHEVER COMES FIRST. NOTWITHSTANDING THESE PROVISIONS, THE MODEL HOME COMPLEX SHALL, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307, BE ABLE TO BE USED AS OFF-SITE MODELS AFTER SALE OF 75 PERCENT OF THE LOTS IN THE SUBDIVISION PROVIDED THAT THE MODEL HOME COMPLEX IS WITHIN 400 FEET OF AN ARTERIAL OR COLLECTOR STREET AND THAT THE USE AS OFF-SITE MODELS SHALL NOT EXCEED, IN COMBINATION WITH THE USE AS ON-SITE MODELS, A TOTAL OF 72 MONTHS.
- f. FOR THE PURPOSES OF SECTION 608.E.19.C AND D, THE TERM "SUBDIVISION" SHALL MEAN ALL THE LAND INCLUDED WITHIN THE PRELIMINARY PLAT SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT.
- g. SUBDIVISION SALES OFFICES IN BUILDINGS OTHER THAN MODEL HOMES MAY BE PERMITTED SUBJECT TO THE FOLLOWING STANDARDS TO BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
- (1) ONE TRAILER PER SUBDIVISION;
 - (2) TRAILER SHALL BE REMOVED UPON OCCUPANCY OF FIRST MODEL HOME OR WITHIN SIX MONTHS OF APPROVAL (WHICHEVER OCCURS FIRST);
 - (3) SIGNS SHALL NOT EXCEED SIX SQUARE FEET;
 - (4) SUBJECT TO ALL PROVISIONS LISTED IN SECTION 608.E.19.A.
- h. MODULAR SUBDIVISION SALES OFFICE, SUBJECT TO THE FOLLOWING CRITERIA:

- (1) THE STRUCTURE SHALL BE INTEGRATED WITH, ARCHITECTURALLY COMPATIBLE TO, AND BLEND IN COLOR TO THE MODEL HOMES APPROVED FOR THE SUBDIVISION, AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- (2) MODULAR SUBDIVISION SALES OFFICES SHALL BE PERMITTED FOR A PERIOD NOT TO EXCEED 36 MONTHS FROM THE DATE OF APPROVAL FOR THE SALES OFFICES.
- (3) THE TIME LIMIT ALLOWED IN SECTION 608.E.19.H(2) FOR AN ADDITIONAL 36 MONTHS SHALL BE EXTENDED ONLY UPON SECURING A USE PERMIT.
- (4) THE MODULAR SUBDIVISION SALES OFFICE SHALL BE REMOVED ON OR BEFORE THE TERMINATION DATE SET FORTH IN SECTION 608.E.19.H(2) OR UPON EXPIRATION OF THE EXTENSION GRANTED BY THE ZONING ADMINISTRATOR OR AFTER SIX MONTHS FOLLOWING SALE OR OCCUPANCY OF ALL LOTS IN THE SUBDIVISION OTHER THAN THE MODEL HOMES, WHICHEVER COMES FIRST.
- (5) FOR THE PURPOSES OF THIS SECTION, THE TERM "SUBDIVISION" SHALL MEAN ALL OF THE LAND INCLUDED WITHIN THE PRELIMINARY PLAT SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT.
- (6) PRIOR TO ISSUANCE OF ANY SALES OFFICE PERMITS, A SITE PLAN SHALL BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT FOR VERIFICATION OF SETBACK CONFORMANCE.
- (7) TWO SIGNS ARE PERMITTED. SIGNS SHALL NOT EXCEED A COMBINED TOTAL OF 32 SQUARE FEET.
- (8) ONE SALES OFFICE SHALL BE PERMITTED FOR EACH MODEL HOME COMPLEX ALLOWED IN ACCORDANCE WITH SECTION 608.E.19.I.

i. MORE THAN ONE MODEL HOME COMPLEX IN A SUBDIVISION SHALL BE PERMITTED SUBJECT TO THE ABOVE STANDARDS AND THE FOLLOWING STANDARDS:

- (1) A MAXIMUM OF EITHER SIX PERCENT OF THE LOTS IN THE DEVELOPMENT OR TWO LOTS, WHICHEVER IS GREATER, MAY BE USED FOR MODEL HOMES.
- (2) THE MODEL HOME COMPLEXES SHALL BE WITHIN 400 FEET OF AN ARTERIAL OR COLLECTOR STREET.
- (3) TEMPORARY STREET CLOSURES AND TEMPORARY FENCES OVER THE PUBLIC RIGHT-OF-WAY SHALL BE APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
- (4) OFF-STREET PARKING AND CIRCULATION SHALL BE DUST PROOFED.
- (5) LIGHTING SHALL BE LIMITED TO SECURITY LIGHTING OF THE MODEL HOME COMPLEX.

IF THESE STANDARDS CANNOT BE MET, THE ADDITIONAL MODEL HOME COMPLEX SHALL BE SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307.

20. **PUBLIC UTILITY BUILDINGS AND FACILITIES** WHEN NECESSARY FOR SERVING THE SURROUNDING TERRITORY; PROVIDED, THAT NO PUBLIC BUSINESS OFFICES AND NO REPAIR OR STORAGE FACILITIES ARE MAINTAINED THEREIN, ARE PERMITTED IN EACH DISTRICT.
21. **CHURCHES OR SIMILAR PLACES OF WORSHIP**, INCLUDING PARISH HOUSES, PARSONAGES, RECTORIES, AND CONVENTS AND DORMITORIES WITH NO MORE THAN TEN RESIDENTS ACCESSORY THERETO, ARE PERMITTED IN EACH DISTRICT, EXCEPT TEMPORARY TENTS OR BUILDINGS. ATHLETIC ACTIVITIES IN CONJUNCTION WITH THE ABOVE AND ON THE SAME LOT OR CONTIGUOUS LOTS MAY BE PERMITTED. ALL CHURCH USES ARE ALSO CONSIDERED "PUBLIC ASSEMBLY—RESIDENTIAL", AND ARE SUBJECT TO SECTION 608.E.22.

a. BINGO MAY BE OPERATED AS AN ACCESSORY USE ON THE PREMISES OF THE CHURCH WHEN CONDUCTED NO MORE THAN TWO DAYS A WEEK. FUNDRAISING EVENTS LOCATED ON THE SAME LOT OR CONTIGUOUS LOTS SHALL BE PERMITTED, SUBJECT TO THE FOLLOWING REQUIREMENTS:

(1) THE SPONSORING, ORGANIZING AND BENEFITING ENTITIES SHALL BE NONPROFIT OR RELIGIOUS ORGANIZATIONS.

b. EVENTS HELD ENTIRELY WITHIN A BUILDING OR BUILDINGS SHALL NOT BE FURTHER REGULATED; HOWEVER, EVENTS TO BE CONDUCTED WHOLLY OR IN PART OUTDOORS SHALL BE SUBJECT TO THE FOLLOWING ADDITIONAL CONDITIONS:

(1) ANY OUTDOOR PORTION OF THE EVENT MUST BE LOCATED A MINIMUM OF 50 FEET FROM A PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONING DISTRICT AND A RESIDENTIAL USE.

(2) THE EVENT SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 10:00 P.M. AND 5:00 A.M.

(3) THE EVENT SHALL NOT BE CONDUCTED IN SUCH MANNER AS TO REDUCE THE NUMBER OF PARKING SPACES REQUIRED FOR ANY NORMAL FUNCTIONS OF THE PRIMARY USE WHICH ARE HELD DURING THE EVENT.

(4) LIGHTING SHALL BE SO PLACED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENCES.

c. **POCKET SHELTERS** AS ACCESSORY USES TO CHURCHES OR SIMILAR PLACES OF WORSHIP, SUBJECT TO THE FOLLOWING STANDARDS (AND APPLICABLE MARICOPA COUNTY AND CITY OF PHOENIX HEALTH AND SAFETY REGULATIONS):

- (1) A POCKET SHELTER SHALL HOUSE NO MORE THAN 12 UNRELATED PERSONS. A POCKET SHELTER MAY HOUSE UP TO 20 UNRELATED PERSONS UPON APPROVAL OF A USE PERMIT IN ACCORDANCE WITH THE PROCEDURES AND STANDARDS OF SECTION 307. MINORS (AGE 18 YEARS OR YOUNGER) ACCOMPANIED BY A PARENT OR A GUARDIAN SHALL NOT BE COUNTED IN THE NUMBER OF UNRELATED PERSONS.
- (2) THE CHURCH OR SIMILAR PLACE OF WORSHIP SHALL BE LOCATED ON AN ARTERIAL OR COLLECTOR STREET AS DEFINED ON THE STREET CLASSIFICATION MAP. A SHELTER AT A CHURCH OR SIMILAR PLACE OF WORSHIP WHICH IS NOT ON AN ARTERIAL OR COLLECTOR STREET SHALL BE PERMITTED UPON APPROVAL OF A USE PERMIT IN ACCORDANCE WITH THE PROCEDURES AND PROVISIONS OF SECTION 307.
- (3) THE CHURCH OR SIMILAR PLACE OF WORSHIP SHALL PROVIDE ON-SITE SUPERVISION OF SHELTER RESIDENTS AT ALL TIMES THAT TWO OR MORE UNRELATED RESIDENTS ARE AT THE SHELTER.
- (4) DRUG, ALCOHOL, OTHER SUBSTANCE ABUSE, OR MENTAL HEALTH REHABILITATION PROGRAMS SHALL NOT BE ALLOWED AS PART OF THE SHELTER SERVICES. THIS PROVISION SHALL NOT PREVENT THE CHURCH OR SIMILAR PLACE OF WORSHIP FROM REFERRING SHELTER RESIDENTS TO OTHER APPROPRIATE PROGRAMS AT THE CHURCH OR SIMILAR PLACE OF WORSHIP OR ELSEWHERE, E.G., ALCOHOLICS ANONYMOUS, WHICH ARE NOT PART OF THE SHELTER SERVICES.
- (5) SHELTER RESIDENTS SHALL NOT POSSESS ALCOHOL, WEAPONS, OR ILLEGAL DRUGS AT THE SHELTER.
- (6) OPEN AREAS SURROUNDING POCKET SHELTER STRUCTURES SHALL BE SCREENED FROM VIEW FROM ABUTTING AND/OR ADJOINING PROPERTIES BY HEDGES, TREES, OTHER LANDSCAPING, OR WALLS.

- (7) POCKET SHELTER STRUCTURES SHALL NOT HAVE DIRECT ACCESS TO ABUTTING AND/OR ADJOINING PROPERTIES.
 - (8) POCKET SHELTERS SHALL BE HOUSED IN PERMANENT STRUCTURES RATHER THAN IN TENTS OR OTHER SIMILAR TEMPORARY STRUCTURES.
 - (9) A CHURCH OR SIMILAR PLACE OF WORSHIP SHALL HOUSE NO MORE THAN ONE POCKET SHELTER.
22. **PUBLIC ASSEMBLY—RESIDENTIAL.** A USE PERMIT SHALL BE REQUIRED FOR ALL PUBLIC ASSEMBLY—RESIDENTIAL USES HAVING VEHICULAR ACCESS TO LOCAL OR MINOR COLLECTOR STREETS, INCLUDING PRIVATE SCHOOLS AND CHURCH USES.
23. **ENVIRONMENTAL REMEDIATION FACILITY,** SUBJECT TO THE FOLLOWING CONDITIONS:
- a. A USE PERMIT SHALL BE OBTAINED IN ACCORDANCE WITH SECTION 307.
 - b. THE ABOVE GROUND AREA OF LAND OCCUPIED BY THE ENVIRONMENTAL REMEDIATION FACILITY SHALL NOT EXCEED THE MINIMUM NUMBER OF SQUARE FEET NECESSARY TO IMPLEMENT THE REMEDIAL OR CORRECTIVE ACTION.
 - c. ALL STRUCTURES AND DEVICES CONSTRUCTED ABOVE GROUND LEVEL SHALL BE SHIELDED FROM THE VIEW OF PERSONS OUTSIDE THE PROPERTY BOUNDARY BY AN OPAQUE FENCE CONSTRUCTED OF MATERIALS OF SIMILAR COMPOSITION AND APPEARANCE TO FENCES AND STRUCTURES ON NEARBY PROPERTY.
 - d. OUTDOOR EQUIPMENT INSTALLED AS PART OF THE FINAL ENVIRONMENTAL REMEDIATION FACILITY SHALL NOT EXCEED A HEIGHT OF TEN FEET AND SHALL BE SET BACK FROM THE PERIMETER WALL A MINIMUM OF THREE FEET FOR EVERY ONE FOOT OF HEIGHT OVER SIX FEET.
 - e. AFTER INSTALLATION, NO EQUIPMENT OR MATERIALS BEYOND THAT NECESSARY TO OPERATE THE FACILITY SHALL BE STORED ON THE LOT.

- f. A PERIMETER LANDSCAPING PLAN SHALL BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AS NECESSARY UNLESS AN APPLICABLE APPROVED LANDSCAPE PLAN ALREADY EXISTS.
 - g. ANY LIGHTING SHALL BE PLACED SO AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS. NOISE, ODOR, OR VIBRATION SHALL NOT BE EMITTED ANY TIME BY THE FACILITY 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 LOT ON WHICH THE TREATMENT FACILITY IS LOCATED.
 - h. THE FACILITY SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FIRE CODE.
 - i. A PERMIT ISSUED UNDER SECTION 307 SHALL INCLUDE REASONABLE RESTRICTIONS ON THE OPERATION OF THE FACILITY TO MITIGATE ANY ADVERSE IMPACTS ON NEARBY LAND, INCLUDING BUT NOT LIMITED TO RESTRICTIONS ON VEHICULAR TRAFFIC AND HOURS OF OPERATION OF THE FACILITY.
 - j. THIS SECTION ALLOWS AUTHORIZATION OF ACTIVITIES TO UNDERTAKE ALL ON-SITE INVESTIGATIVE, CONSTRUCTION, AND MAINTENANCE ACTIVITIES ANCILLARY TO THE OPERATION OF THE FACILITY. ALL OFF-SITE DISCHARGES OF ANY SUBSTANCE SHALL BE SEPARATELY AUTHORIZED PURSUANT TO APPLICABLE LAWS.
 - k. THE STRUCTURES USED FOR THE FACILITY SHALL NOT EXCEED A TOTAL AREA OF 5,000 SQUARE FEET.
24. **COMMUNITY GARDEN.** ACCESSORY SALES OF PRODUCTS CULTIVATED ON SITE WITHIN TEN DAYS OF HARVESTING SUBJECT TO APPROVAL OF A USE PERMIT PURSUANT TO SECTION 307. ON-SITE OPERATIONAL CONDITIONS AND IMPROVEMENTS MAY BE STIPULATED AS A CONDITION OF USE PERMIT APPROVAL.

25. **FARMERS MARKET**, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307 AND SUBJECT TO THE FOLLOWING STANDARDS: **FARMERS MARKET, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307 AND SUBJECT TO THE FOLLOWING STANDARDS:**
- a. NO MORE THAN SIX ONE-DAY MARKET EVENTS IN ANY 30-DAY PERIOD.
 - b. HOURS OF OPERATION SHALL BE ONLY BETWEEN 7:00 A.M. AND 9:00 P.M. THESE HOURS MAY BE RESTRICTED AS PART OF THE USE PERMIT APPROVAL.
 - c. NO SIGNAGE SHALL BE PERMITTED.
 - d. ON-SITE IMPROVEMENTS AND OTHER OPERATIONAL CONDITIONS MAY BE STIPULATED AS A CONDITION OF USE PERMIT APPROVAL.
26. **CONSTRUCTION FACILITIES AND STORAGE**, INCIDENTAL TO A CONSTRUCTION PROJECT AND LOCATED ON THE PROJECT SITE, ARE PERMITTED. WHEN SUCH FACILITIES OR STORAGE ARE USED FOR CONSTRUCTION ON A LOT OR LOTS OTHER THAN THE LOT OR LOTS USED FOR SUCH FACILITIES OR STORAGE, SUCH USE SHALL MAINTAIN THE SETBACKS PROVIDED BY THE REQUIREMENTS OF THIS CHAPTER AND SHALL BE SUBJECT TO SECURING A USE PERMIT. WHEN SUCH FACILITIES AND STORAGE SERVE A RESIDENTIAL SUBDIVISION, ARE APPROVED IN CONJUNCTION WITH MODEL HOMES BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND MEET ALL OF THE STANDARDS LISTED BELOW, NO USE PERMIT IS REQUIRED:
- a. THE FACILITIES SHALL NOT BE PLACED ON A LOT WHICH ABUTS, JOINS AT THE CORNERS, OR IS ACROSS A STREET OR ALLEY FROM A DWELLING UNIT WHICH IS UNDER CONSTRUCTION OR OCCUPIED AT THE TIME OF SAID PLACEMENT, UNLESS WRITTEN AGREEMENT TO THE PLACEMENT IS GIVEN BY THE OWNER OR OCCUPANT OF THE AFFECTED PROPERTY.
 - b. ALL OUTSIDE STORAGE SHALL BE SCREENED BY A SIX-FOOT-HIGH SOLID FENCE OR MASONRY WALL. NO CONSTRUCTION

VEHICLES OR MACHINERY SHALL BE PLACED WITHIN TEN FEET OF THE SCREEN FENCE OR WALL.

c. ALL SIGNS ON THE FACILITY SHALL FULLY COMPLY WITH SECTION 705, THE SIGN CODE.

d. ALL FACILITIES AND STORAGE SHALL BE REMOVED WITHIN THREE MONTHS OF THE CLOSURE OF THE MODEL HOMES.

27. **HOME OCCUPATIONS** INCLUDING BUT NOT LIMITED TO ARCHITECT, LAWYER, OFF-SITE SALES BUSINESSES, ACCOUNTANT, REAL ESTATE AGENT, TELEMARKETING SALES, AND PSYCHOLOGIST. FOR PURPOSES OF THIS SECTION, OFF-SITE SALES MEANS PROCESSING ORDERS BY MAIL, FACSIMILE, PHONE, MODEM OR INTERNET.

a. NO ONE OUTSIDE THE FAMILY RESIDING IN THE DWELLING UNIT SHALL BE EMPLOYED IN THE HOME OCCUPATION.

b. NO EXTERIOR DISPLAY, NO EXTERIOR STORAGE OF MATERIALS, NO SIGN, AND NO OTHER EXTERIOR INDICATION OF THE HOME OCCUPATION OR VARIATION FROM THE RESIDENTIAL CHARACTER OF THE PRINCIPAL OR ACCESSORY BUILDING, EXCEPT AS AUTHORIZED IN SECTION **608.E.3.H.608.E.27.h.**

c. NO HOME OCCUPATION SHALL EMIT ODOR, DUST, GAS, NOISE, VIBRATION, SMOKE, HEAT, OR GLARE BEYOND ANY BOUNDARY OF THE LOT ON WHICH THE HOME OCCUPATION IS CONDUCTED.

d. ACTIVITY SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 10:00 P.M.

e. NO MECHANICAL EQUIPMENT SHALL BE USED EXCEPT THAT NORMALLY USED FOR DOMESTIC, HOBBY, STANDARD OFFICE, OR HOUSEHOLD PURPOSES.

f. NOT MORE THAN 25 PERCENT OF THE TOTAL AREA UNDER ROOF ON THE SITE SHALL BE USED FOR ANY HOME OCCUPATION.

- g. ANY PARKING INCIDENTAL TO THE HOME OCCUPATION SHALL BE PROVIDED ON THE SITE.
- h. HOME OCCUPATIONS SHALL OBTAIN A USE PERMIT FROM THE ZONING ADMINISTRATOR IN ACCORDANCE WITH SECTION 307 WHEN:

 - (1) TRAFFIC (OTHER THAN TRIPS BY OCCUPANTS OF THE HOUSEHOLD) IS GENERATED BY THE HOME OCCUPATION; OR
 - (2) THE HOME OCCUPATION IS CONDUCTED IN AN ACCESSORY BUILDING, INCLUDING AN ADU; OR
 - (3) THE HOME OCCUPATION IS CONDUCTED AS AN OUTSIDE USE; OR
 - (4) MINOR VARIATIONS TO SECTION 608.E.3.C ARE REQUIRED TO CONDUCT THE HOME OCCUPATION; OR
 - (5) AN APPLICANT DESIRES AN OFFICIAL APPROVAL OF A HOME OCCUPATION.
- i. A HOME OCCUPATION SHALL NOT INCLUDE, BUT SUCH EXCLUSION SHALL NOT BE LIMITED TO, THE FOLLOWING USES:

 - (1) BARBERSHOPS AND BEAUTY PARLORS.
 - (2) COMMERCIAL STABLES, VETERINARY OFFICES.
 - (3) DOG GROOMING.
 - (4) MASSAGE PARLORS.
 - (5) RESTAURANTS.
 - (6) VETERINARY HOSPITALS AND COMMERCIAL KENNELS.

28. **NONDAILY NEWSPAPER DELIVERY SERVICE** SHALL BE PERMITTED SUBJECT TO THE FOLLOWING LIMITATIONS:

- a. DELIVERED BULK MATERIALS RELATED TO NONDAILY PUBLICATIONS SHALL BE TRANSFERRED TO AN ENCLOSED BUILDING OR SECURED AREA SO THAT MATERIALS ARE NOT VISIBLE FROM THE STREET OR ADJACENT PROPERTIES UNLESS FOR PREPARATION OF MATERIALS FOR SAME DAY DISTRIBUTION. PREPARATION OF MATERIALS FOR SAME DAY DISTRIBUTION MAY OCCUR ON OR ABOUT ADJACENT PUBLIC RIGHTS-OF-WAY; PROVIDED, THAT MATERIALS DO NOT REMAIN IN PUBLIC VIEW FOR LONGER THAN 24 HOURS.
 - b. MATERIALS STORED FOR PERIODS GREATER THAN 24 HOURS SHALL BE ENCLOSED WITHIN A BUILDING OR SECURED BY A WALL OR FENCE OF SUCH MATERIAL, CONSTRUCTION, AND HEIGHT SO AS TO CONCEAL THE MATERIALS LOCATED.
 - c. ACTIVITIES RELATING TO AND/OR ACCESSORY TO THE PREPARATION OF MATERIALS STORED FOR PERIODS GREATER THAN 24 HOURS SHALL OCCUR WITHIN AN ENCLOSED BUILDING OR AN AREA SECURED BY A WALL OR FENCE OF SUCH MATERIAL, CONSTRUCTION, AND HEIGHT SO AS TO COMPLETELY CONCEAL THE ACTIVITIES.
 - d. SUCH DELIVERY SHALL BE LIMITED TO TWO BULK DELIVERIES IN A SEVEN-DAY PERIOD. MORE FREQUENT DELIVERIES SHALL REQUIRE A USE PERMIT IN ACCORDANCE WITH THE PROCEDURES OF SECTION 307.
 - e. NO TRAFFIC OTHER THAN THAT REQUIRED FOR THE BULK DELIVERY AND PICKUP SHALL BE ALLOWED BY OUTSIDE EMPLOYEES. ANY OTHER BUSINESS-RELATED TRAFFIC SHALL REQUIRE A USE PERMIT IN ACCORDANCE WITH THE PROCEDURES OF SECTION 307.
29. **THE DISPLAY FOR SALE OF A VEHICLE**, WHICH FOR PURPOSES OF THIS PROVISION INCLUDES TRAILERS, WATERCRAFT OR OTHER TYPES OF TRANSPORTATION THAT ARE BUILT TO CARRY PASSENGERS OR CARGO SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:
- a. NO MORE THAN ONE VEHICLE CAN BE LABELED FOR SALE OR SHOW ANY INDICATION THAT IT IS FOR SALE AT ANY GIVEN TIME ON A PROPERTY, WHETHER VISIBLE ON SITE OR THROUGH SOME OTHER FORM OF ADVERTISING.

- b. NO MORE THAN TWO VEHICLES CAN BE SOLD ON A PROPERTY DURING ANY CALENDAR YEAR.
 - c. FOR PURPOSES OF SECTIONS 608.A AND B, TWO JET SKIS, A BOAT OR SIMILAR TYPES OF RECREATIONAL VEHICLES THAT ARE TRANSPORTED ON ONE TRAILER SHALL, TOGETHER WITH THE TRAILER, BE CONSIDERED ONE VEHICLE.
 - d. THE OWNERSHIP OF THE VEHICLE(S) MUST BE REGISTERED TO THE LOCATION WHERE THE VEHICLE IS LISTED FOR SALE.
 - e. NO VEHICLE CAN BE LABELED FOR SALE OR SHOW ANY INDICATION THAT IT IS FOR SALE AT AN UNOCCUPIED HOUSE OR ON A VACANT LOT OR PARCEL.
 - f. NO VEHICLE CAN BE LABELED FOR SALE OR SHOW ANY INDICATION THAT IT IS FOR SALE IN CONJUNCTION WITH A RETAIL OR WHOLESALE VEHICLE SALES DEALERSHIP OR BUSINESS WITHOUT OBTAINING A TEMPORARY USE PERMIT.
- 30. **FACILITIES FOR HOUSEHOLD PETS**, THE MAINTENANCE OF WHICH IS NOT OTHERWISE PROHIBITED BY STATUTE, REGULATIONS, OR THE CITY CODE OF THE CITY OF PHOENIX AND WHICH FACILITIES ARE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY OF PHOENIX, ARE PERMITTED.
 - 31. **GARAGE OR YARD SALES** MAY BE CONDUCTED TWICE EVERY 12 MONTHS ON ANY RESIDENTIALLY ZONED PROPERTY OCCUPIED BY A DWELLING UNIT. ANY SALE SHALL NOT EXCEED THE TIME PERIOD OF THREE CONSECUTIVE DAYS.
 - 32. **MATERIALS USED IN CONJUNCTION WITH A HOBBY, AVOCATION, OR PASTIME**, THE USE OF WHICH DOES NOT OTHERWISE CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE, ARE PERMITTED.
 - 33. **PARKING OF VEHICLES** IN FACILITIES AND LOCATIONS ON THE PROPERTY NOT OTHERWISE IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE, IS PERMITTED.
 - 34. **PRIVATE TENNIS OR OUTDOOR GAME COURTS** AS AN ACCESSORY USE IS PERMITTED. TENNIS OR OUTDOOR GAME COURT FENCES OVER SIX FEET HIGH IN REQUIRED REAR YARD OR REQUIRED SIDE

YARD ARE PERMITTED SUBJECT TO A USE PERMIT. TENNIS OR OUTDOOR GAME COURT LIGHTS ARE ALSO SUBJECT TO A USE PERMIT.

35. **OFFSITE MANUFACTURED HOME DEVELOPMENTS** ARE PERMITTED WITH USE PERMIT APPROVAL PER SECTION 307, AND SUBJECT TO THE DEVELOPMENT REGULATIONS PROVIDED IN SECTION 608.F.7.

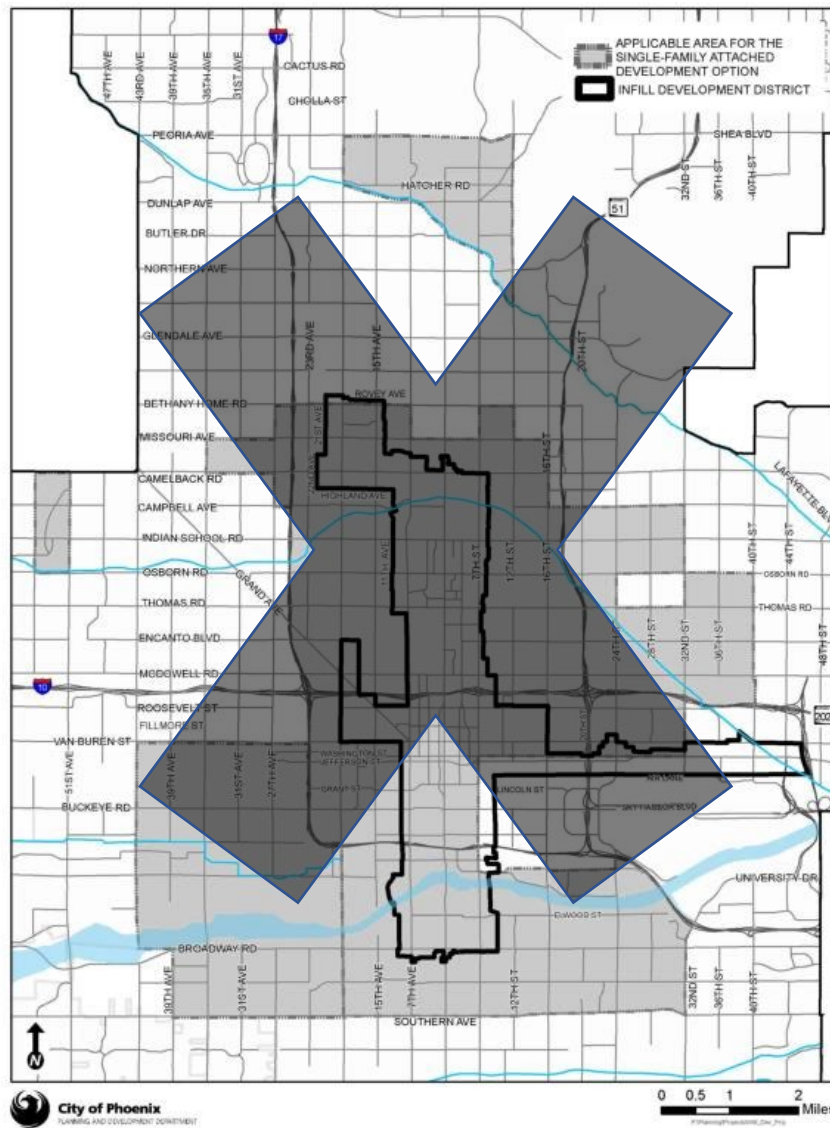
Amend Chapter 6, Section 608.F (Residence Districts—Permitted with Use Permit Approval Pursuant to Section 307) to read as follows:

F. ~~Permitted Uses with Use Permit Approval Pursuant to Section 307.~~

1. ~~Boarding house permitted in the R-3, R-3A, R-4, R-4A, and R-5 zoning districts, subject to a use permit and conditions as outlined in each respective zoning district.~~
2. ~~Group home permitted in the R-3, R-3A, R-4, R-4A, and R-5 zoning districts, subject to a use permit and conditions as outlined in each respective zoning district.~~
3. ~~Adult day care home for the care of five to ten adult persons, subject to a use permit; and provided, that:~~
 - a. ~~Outdoor recreation areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.~~
4. ~~Dependent care facility for seven to 12 dependents, subject to obtaining a use permit in accordance with the provisions of Section 307 and subject to the following standards:~~
 - a. ~~Resident dependents under the age of 12 years shall not be counted when they are present on the premises.~~
 - b. ~~Outdoor play areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.~~
 - c. ~~Hours of operation shall be only between 6:00 a.m. and 10:00 p.m. These hours may be restricted as part of the use permit approval.~~

- d. ~~Nonresident employees may be permitted with the use permit if necessary to meet state requirements.~~
 - e. ~~One parking space shall be provided for each employee who does not reside at the facility.~~
 - f. ~~No signage shall be permitted.~~
 - g. ~~The facility shall be subject to Arizona licensing requirements.~~
5. ~~Environmental remediation facility, subject to the following conditions:~~
- a. ~~A use permit shall be obtained in accordance with Section 307.~~
 - b. ~~The above ground area of land occupied by the environmental remediation facility shall not exceed the minimum number of square feet necessary to implement the remedial or corrective action.~~
 - e. ~~All structures and devices constructed above ground level shall be shielded from the view of persons outside the property boundary by an opaque fence constructed of materials of similar composition and appearance to fences and structures on nearby property.~~
 - d. ~~Outdoor equipment installed as part of the final environmental remediation facility shall not exceed a height of ten feet and shall be set back from the perimeter wall a minimum of three feet for every one foot of height over six feet.~~
 - e. ~~After installation, no equipment or materials beyond that necessary to operate the facility shall be stored on the lot.~~
 - f. ~~A perimeter landscaping plan shall be approved by the Planning and Development Department as necessary unless an applicable approved landscape plan already exists.~~
 - g. ~~Any lighting shall be placed so as to reflect the light away from adjacent residential districts. Noise, odor, or vibration shall not be emitted any time by the facility 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 lot on which the treatment facility is located.~~

- ~~h. The facility shall comply with all applicable provisions of the Fire Code.~~
 - ~~i. A permit issued under Section 307 shall include reasonable restrictions on the operation of the facility to mitigate any adverse impacts on nearby land, including but not limited to restrictions on vehicular traffic and hours of operation of the facility.~~
 - ~~j. This section allows authorization of activities to undertake all on-site investigative, construction, and maintenance activities ancillary to the operation of the facility. All off-site discharges of any substance shall be separately authorized pursuant to applicable laws.~~
 - ~~k. The structures used for the facility shall not exceed a total area of 5,000 square feet.~~
- ~~6. Community Garden. Accessory sales of products cultivated on site within ten days of harvesting subject to approval of a use permit pursuant to Section 307. On-site operational conditions and improvements may be stipulated as a condition of use permit approval.~~
- ~~7. Farmers market, subject to obtaining a use permit in accordance with the provisions of Section 307 and subject to the following standards: Farmers market, subject to obtaining a use permit in accordance with the provisions of Section 307 and subject to the following standards:
 - ~~a. No more than six one-day market events in any 30-day period.~~
 - ~~b. Hours of operation shall be only between 7:00 a.m. and 9:00 p.m. These hours may be restricted as part of the use permit approval.~~
 - ~~c. No signage shall be permitted.~~
 - ~~d. On-site improvements and other operational conditions may be stipulated as a condition of use permit approval.~~~~
- ~~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, 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.~~

9. ~~**Offsite manufactured home developments.**~~

A. ~~Offsite manufactured home development is allowed R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, and C-3 zoning districts subject to a use permit and the conditions outlined below:~~

(1) ~~Placement for each offsite manufactured home shall be provided as follows:~~

- (a) ~~There shall be a minimum of twenty feet between offsite manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the offsite manufactured home.~~
 - (b) ~~There shall be at least forty feet between offsite manufactured homes on opposite sides of a private accessway.~~
 - (c) ~~No offsite manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.~~
- (2) ~~Each offsite manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least fifteen feet in width.~~
 - (3) ~~For each occupied offsite 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 one hundred fifty cubic feet.~~
 - (4) ~~All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the site plans required under Section 507.~~
 - (5) ~~Screening the perimeter of an offsite manufactured home development by a wall or other approved material may be required.~~
 - (6) ~~There shall be a network of pedestrian walks connecting offsite manufactured home spaces with each other and with development facilities.~~
 - (7) ~~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 sixty square feet of storage space for each offsite 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.~~

- ~~(8) Each offsite manufactured home shall a): be affixed permanently to the ground or b): have "skirting" around its perimeter to screen its wheels and undercarriage.~~
- ~~(9) All utilities and the wires of any central television or radio antenna system shall be underground.~~
- ~~(10) Not more than fifteen percent of the spaces in any one offsite manufactured home development shall be developed or used for recreational vehicles.~~
- ~~(11) Development of offsite manufactured home communities shall be under the Planned Residential Development option of the underlying zoning district.~~
- ~~(12) Private drives may be used for access to each offsite manufactured homes only when there is no subdivision of the mobile home development into individual lots.~~
- ~~(13) There shall be a minimum of five percent of the total area of the offsite 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.~~~~

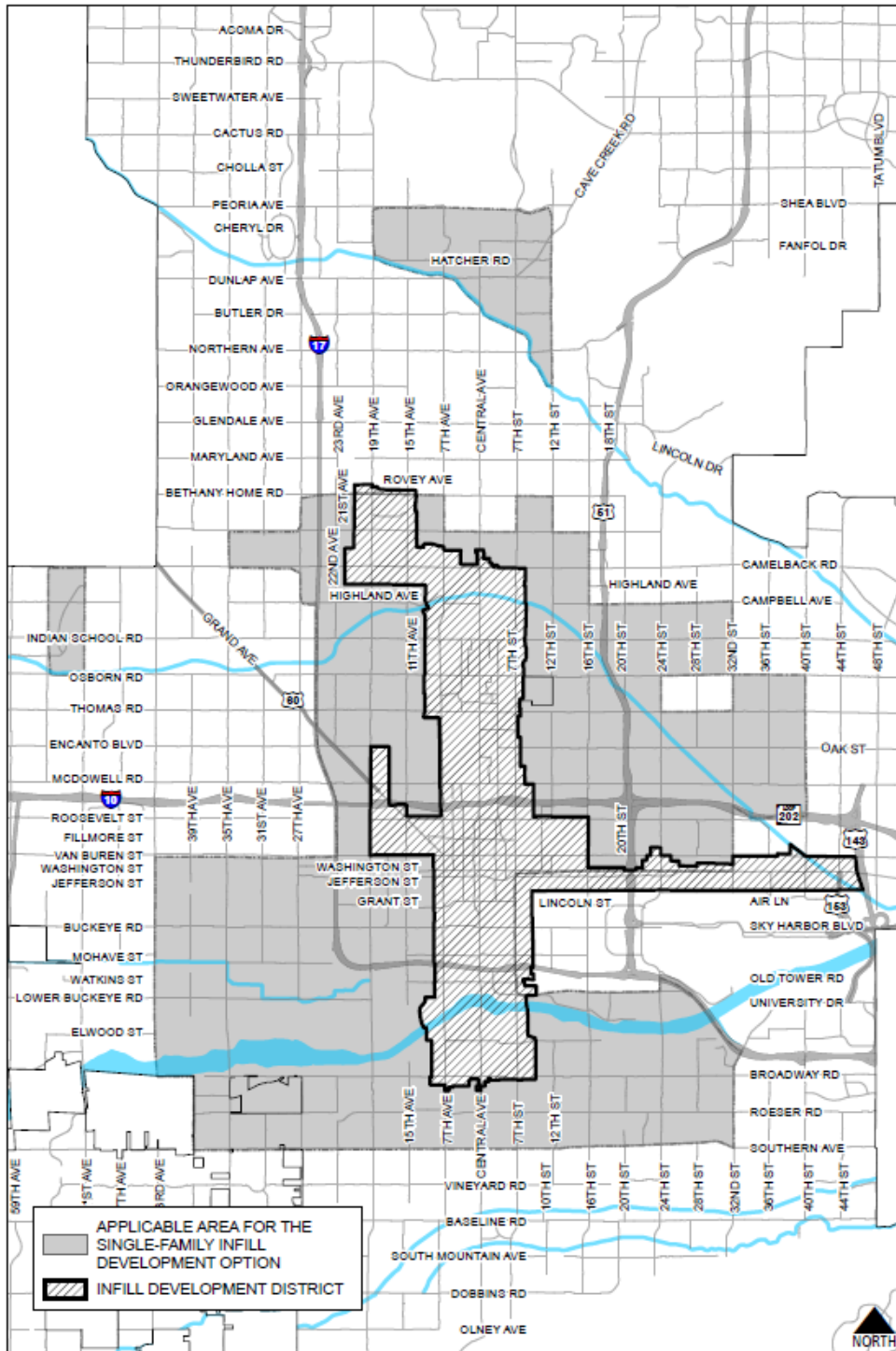
~~Adequate guarantees must be provided to ensure permanent retention of "open space" land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

F. SPECIAL 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 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.
 - 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:

MAP 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% 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 6 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) 50% OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.
 - (b) 25% OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.
 - (c) 25% 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 (1) 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 (2) 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 WITHIN THE SFI 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.

h. MAXIMUM 40-INCH FENCE HEIGHT ALLOWED IN THE REQUIRED SETBACKS ALONG PERIMETER STREET RIGHTS-OF-WAY.

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

7. **OFFSITE MANUFACTURED HOME DEVELOPMENTS.** OFFSITE 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 OFFSITE MANUFACTURED HOME DEVELOPMENTS.**

a. b. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

b. c. PLACEMENT FOR EACH OFFSITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

(1) THERE SHALL BE A MINIMUM OF TWENTY FEET BETWEEN OFFSITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFFSITE MANUFACTURED HOME.

- (2) THERE SHALL BE AT LEAST FORTY FEET BETWEEN OFFSITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.
- (3) NO OFFSITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

e. d. EACH OFFSITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST FIFTEEN FEET IN WIDTH.

d. e. AT EACH OCCUPIED OFFSITE 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 ONE HUNDRED FIFTY CUBIC FEET.

e. 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.

f. g. SCREENING THE PERIMETER OF AN OFFSITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

g. h. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFFSITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.

- h.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 SIXTY SQUARE FEET OF STORAGE SPACE FOR EACH OFFSITE 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.
- i.j.** EACH OFFSITE MANUFACTURED HOME SHALL A): BE AFFIXED PERMANENTLY TO THE GROUND OR B): HAVE "SKIRTING" AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.
- i.k.** ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.
- k.l.** NOT MORE THAN FIFTEEN PERCENT OF THE SPACES IN ANY ONE OFFSITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.
- l.m.** DEVELOPMENT OF OFFSITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.
- m.n.** PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFFSITE MANUFACTURED HOMES.
- n.o.** THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFFSITE 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

- VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR
- (3) REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR
- (4) 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 608.G (Accessory Uses) to read as follows:

G. ~~Accessory Uses.~~ RESERVED.

- ~~1. Facilities for household pets, the maintenance of which is not otherwise prohibited by statute, regulations, or the City Code of the City of Phoenix and which facilities are in compliance with all applicable ordinances of the City of Phoenix.~~
- ~~2. Garage or yard sales may be conducted twice every 12 months on any residentially zoned property occupied by a dwelling unit. Any sale shall not exceed the time period of three consecutive days.~~
- ~~3. Materials used in conjunction with a hobby, avocation, or pastime, the use of which does not otherwise conflict with the provisions of this ordinance.~~
- ~~4. Parking of vehicles in facilities and locations on the property not otherwise in conflict with the provisions of this ordinance.~~
- ~~5. Private tennis or outdoor game courts as an accessory use. Tennis or outdoor game court fences over six feet high in required rear yard or required side yard, subject to a use permit. Tennis or outdoor game court lights, subject to a use permit.~~
- ~~6. No accessory use of land or structures shall be maintained except as hereinafter provided or except as may be permitted as a home occupation.~~

7. ~~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.~~

Amend Chapter 6, Section 608.H (General Provisions) to read as follows:

H. ~~General Provisions. RESERVED.~~

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 unless exempted by this section.~~

~~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.~~

~~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.~~

- 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.~~
2. ~~There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.~~

Amend Chapter 6, Section 608.I (Development Regulations) to read as follows:

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

2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.
 - a. ~~Under the planned residential development, additional density may be granted in the R1-10 through R-4A districts (Sections 611 through 619) for detached single-family development by providing site enhancements from the following list. In R1-10 through R1-6, an increase of 0.1 du/ac may be achieved for each ten bonus points earned up to the maximum listed in Table A. In R-2 through R-4A, an increase of 0.275 du/ac may be achieved for each five bonus points earned up to a maximum of 12 du/ac. However, at least half of the bonus points used to achieve densities in excess of seven and one-half du/ac must be from the architectural design category.~~
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 (10) 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 (5) 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 SEVEN AND ONE-HALF (7.5) DU/AC MUST BE FROM THE ARCHITECTURAL DESIGN BONUS POINT CATEGORY.

- b. ~~Under the planned residential development option, additional density may be granted in the R1-10 through R-4A districts (Sections 611 through 619) for attached single-family and multifamily development, and under the single-family attached development additional density may be granted in the R-2 through R-4A districts (Sections 614 through 619) up to the maximum shown in Table B by providing open space areas beyond the minimum required in each district in accordance with the following:~~

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 one percent density bonus for each four percent of basic common area; or~~
 - (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) ~~A one percent density bonus for each two percent of improved common area.~~

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) MULTIFAMILY DEVELOPMENT IN THE R1-10 THROUGH R-4A ZONING DISTRICTS (SECTIONS 611 THROUGH 619), WHEN USING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.
- (3) ~~Review and determination of the adequacy of common areas, basic and improved, will be part of development review by the Site Planning Division of the Planning and Development Department. Open space shall not include:~~
- ~~(a) Public right-of-way.~~
 - ~~(b) Vehicular drives or parking areas.~~
 - ~~(c) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.~~
 - ~~(d) Required setback areas at the exterior boundaries of the site.~~
 - ~~(e) Golf courses.~~

8. ~~Allowed uses-DEVELOPMENT: Refer to the following tables for uses allowed in each district and to chapter 2 for definitions of permitted uses. 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.~~

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

Section 609. RE-35 Single-Family Residence District

- A. **Purpose.** A basic purpose of these regulations is to foster the creation of living areas which can assist the establishment of stable, functional neighborhoods. An established pattern of living in this metropolitan area reflects a tradition of single-family occupied dwellings which also emphasize outdoor living. Many of these dwellings are thereby located on relatively large urban or suburban lots.

These regulations provide standards for dwellings built at low and moderate densities. While the predominant housing type is expected to be single-family dwelling, provisions are made for alternative housing types within the same density limits.

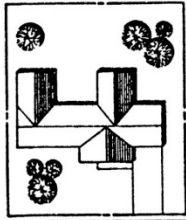
- B. **District Regulations.** The following tables establishes standards to be used for each district in the RE-35 district. ~~Following are definitions of terms used in these standards:~~ THE DEFINITIONS OF TERMS USED IN THESE STANDARDS ARE FOUND IN SECTION 608.I.

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. Under the planned residential development option, additional density may be granted for areas beyond minimum required in each district in accordance with the following:~~
 - 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. ~~Review and determination of the adequacy of common areas, basic and improved, will be part of the development review by the Site Planning Division of the Planning and Development Department. Open space shall not include:~~
 - (1) ~~Public right-of-way.~~
 - (2) ~~Vehicular drives or parking areas.~~

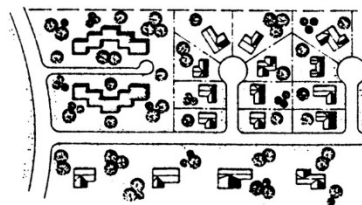
- (3) ~~Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.~~
 - (4) ~~Required setback areas at the exterior boundaries of the site.~~
 - (5) ~~Golf courses.~~
3. ~~**Perimeter standards:** Setbacks for structures 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 uses:** Refer to the following tables for uses allowed in each district and to chapter 2 for definitions of permitted uses.~~
 9. ~~**Required review:** Where a site plan is required, development shall be according to Section 507 of this ordinance. Development on land for which neither a subdivision nor a site plan has been approved shall be according to standards in option (a), subdivision.~~
 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.

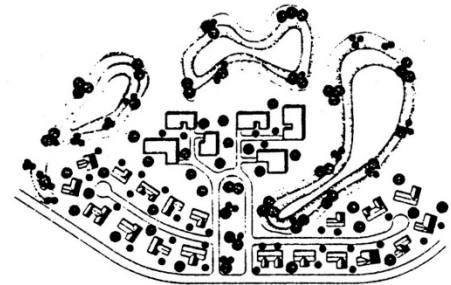
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

TABLE 609.A RE-35 Development Option 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-STREET ⁽²⁾ ; this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line

TABLE 609.A RE-35 Development Option OPTIONS			
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
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 30% lot coverage is allowed.	Primary structure, not including attached shade structures: 25% Total: 30%	Primary structure, not including attached shade structures: 25% Total: 30%
Common areas	None	None	Minimum 5% of gross area
Allowed uses 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 ⁽²⁾ (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.

C. Special Regulations.

1. ~~Guesthouse, subject to the following conditions:~~

- a. ~~The square footage of the guesthouse shall not exceed fifty percent of the gross floor area of the primary dwelling unit with a maximum of nine hundred square feet, except as set forth in subsection b, below. Any garage area attached to the guesthouse which is more than the area of a single car garage shall be counted toward the allowable square footage of the guesthouse.~~
- b. ~~On lots with more than forty three thousand five hundred sixty square feet in net area with a primary dwelling unit of at least three thousand six hundred square feet in gross floor area, the square footage of the guesthouse may be twenty five percent of the gross floor area of the primary dwelling unit.~~
- c. ~~The floor area of the connecting structure shall be included in the floor area of the guesthouse.~~
- d. ~~Pergolas and other roofed structures without walls shall not be considered a connecting structure.~~
- e. ~~Vehicular access to the accessory dwelling unit must be provided from the same curb (driveway) as the primary dwelling unit, except that separate access may be permitted from a paved alley.~~
- f. ~~One parking space must be provided for the accessory dwelling unit in addition to the parking required for the primary dwelling unit.~~
- g. ~~Only one guesthouse is permitted on a single lot.~~
- h. ~~The guesthouse shall be constructed of similar building materials and in the same architectural style as that of the primary dwelling unit and shall not exceed the height in feet or number of stories of the primary dwelling unit.~~
- i. ~~A guesthouse shall not:~~
 - (1) ~~Provide more parking than the one required space;~~
 - (2) ~~Be advertised for occupancy through any print or electronic media or through placement of signs on the property;~~
 - (3) ~~Provide separate mail service or have a separate address from the primary dwelling unit; or~~

- ~~(4) Be separately metered for utilities.~~
- ~~(j) Single family use requirements shall apply to the guesthouse and the primary dwelling unit as a single unit.~~
- ~~(k) Any guesthouse existing as of (the effective date of this ordinance) may qualify as "connected to the primary dwelling unit" by being connected to the primary dwelling unit without meeting the minimum width requirements.~~

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

Section 610. R1-18 Single-Family Residence District.

- A. **Purpose.** A basic purpose of these regulations is to foster the creation of living areas which can assist the establishment of stable, functional neighborhoods. An established pattern of living in this metropolitan area reflects a tradition of single-family occupied dwellings which also emphasize outdoor living. Many of these dwellings are thereby located on relatively large urban or suburban lots.

These regulations provide standards for dwellings built at low and moderate densities. While the predominant housing type is expected to be single-family dwelling, provisions are made for alternative housing types within the same density limits.

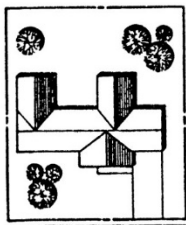
- B. **District Regulations.** The following tables establishes standards to be used for ~~each district~~ in the R1-18 district. ~~Following are definitions of terms used in these standards:~~ THE DEFINITIONS OF TERMS USED IN THESE STANDARDS ARE FOUND IN SECTION 608.I.

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. Under the planned residential development option, additional density may be granted for areas beyond minimum required in each district in accordance with the following:~~

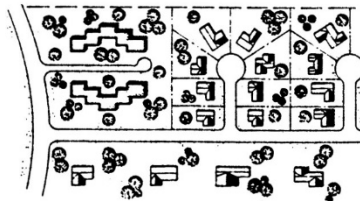
- a. ~~A one percent density bonus for each four percent of basic common area; or~~
 - b. ~~A one percent density bonus for each two percent of improved common area.~~
 - c. ~~Review and determination of the adequacy of common areas, basic and improved, will be part of the development review by the Site Planning Division of the Planning and Development Department. 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.~~
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 uses:** Refer to the following tables for uses allowed in each district and to chapter 2 for definitions of permitted uses.
- 9. **Required review:** Where a site plan is required, development shall be according to Section 507 of this ordinance. Development on land for which neither a subdivision nor a site plan has been approved shall be according to standards in option (a), subdivision.
- 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.

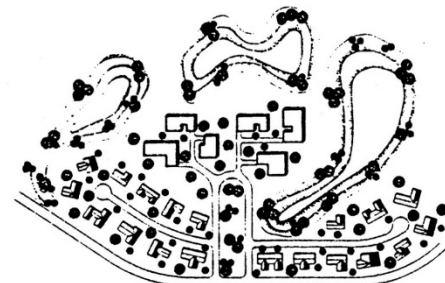
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

TABLE 610.A R1-18 Development Option 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

TABLE 610.A R1-18 Development Option OPTIONS			
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
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-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	25%-30% , PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 40%	Primary structure, not including attached shade structures: 25% Total: 30% , PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 40%	Primary structure, not including attached shade structures: 25% Total: 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 uses DEVELOPMENT	Single-family detached	Single-family attached; plus (a)	Single-family attached; plus (a)

TABLE 610.A R1-18 Development Option OPTIONS			
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
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 ⁽²⁾ (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.

~~C. Reserved.~~

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

Section 611. R1-10 Single-Family Residence District.

A. **Purpose.** A basic purpose of these regulations is to foster the creation of living areas which can assist the establishment of stable, functional neighborhoods. An established pattern of living in this metropolitan area reflects a tradition of single-family occupied dwellings which also emphasize outdoor living. Many of these dwellings are thereby located on relatively large urban or suburban lots.

These regulations provide standards for dwellings built at low and moderate densities. While the predominant housing type is expected to be single-family dwelling, provisions are made for alternative housing types within the same density limits.

- B. **District Regulations.** The following tables establish standards to be used is-IN the R1-10 district. The definitions of terms used in these standards are found in Section 608.D-608.I.

**Table A. Single-Family Detached Development
R1-10 Development Options**

TABLE 611.A R-10 R1-10 Development Option OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	75' minimum	45' minimum (unless approved by either the design advisor or the DESIGN REVIEW COMMITTEE Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage. (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))
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 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)

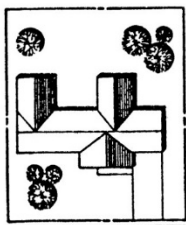
TABLE 611.A		
R-10 R1-10 Development Option OPTIONS		
SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Common landscaped setback adjacent to perimeter streets STREETS ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting 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)
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)

TABLE 611.A R-10 R1-10 Development Option OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Lot coverage	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%
Common areas	None	Minimum 5% of gross area
Allowed uses DEVELOPMENT	Single-family detached DETACHED ⁽³⁾	Single-family detached 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 street built to City standards with a homeowners' association established for maintenance OR PRIVATE ACCESSWAY ⁽¹⁾	Public street or private accessway ⁽¹⁾
On-lot and common retention	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements

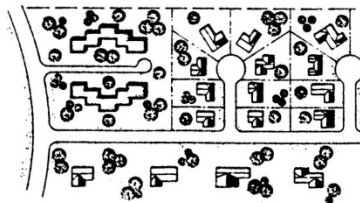
TABLE 611.A R-10 R1-10 Development Option OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
Standards	Conventional	Planned Residential Development
Landscape standards		Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

- (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 single-family, detached development built or subdivided under the subdivision option prior to June 2, 1999, refer to the subdivision option in table B. FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.~~
- (3) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way. FOR SINGLE-FAMILY DETACHED DEVELOPMENT BUILT OR SUBDIVIDED PRIOR TO JUNE 2, 1999, REFER TO THE DEVELOPMENT STANDARDS OF TABLE 611.B.~~

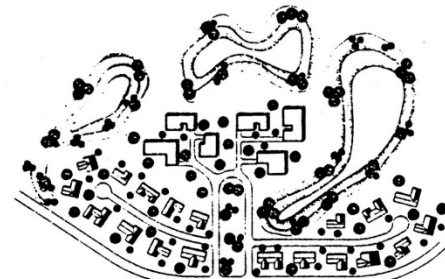
~~Table B. Single-Family Detached (Subdivided Prior to June 2, 1999), Single-Family Attached and Multifamily Development~~



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

TABLE 611.B R1-10 DEVELOPMENT OPTIONS SINGLE-FAMILY ATTACHED AND MULTIFAMILY 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 -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

TABLE 611.B R1-10 DEVELOPMENT OPTIONS SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO JUNE 2, 1999)			
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
Lot coverage	40%–50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 45%–50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 45%–50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%
Common areas	None	None	Minimum 5% of gross area
Allowed uses DEVELOPMENT	Single-family detached DETACHED ⁽³⁾ AND DUPLEX	Single-family attached; plus (a)	Multiple-family MULTIFAMILY 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 ⁽²⁾⁽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 THIS TABLE APPLY TO ARE ONES BUILT OR SUBDIVIDED PRIOR TO JUNE 2, 1999.

G. Reserved.

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

Section 612. R1-8 Single-Family Residence District.

- A. **Purpose.** A basic purpose of these regulations is to foster the creation of living areas which can assist the establishment of stable, functional neighborhoods. An established pattern of living in this metropolitan area reflects a tradition of single-family occupied dwellings which also emphasize outdoor living. Many of these dwellings are thereby located on relatively large urban or suburban lots.

These regulations provide standards for dwellings built at low and moderate densities. While the predominant housing type is expected to be single-family dwelling, provisions are made for alternative housing types within the same density limits.

- B. **District Regulations.** The following tables establish standards to be used ~~is~~ IN the R1-8 district. The definitions of terms used in these standards are found in Section ~~608.D~~ 608.I.

~~Table A. Single-Family Detached Development~~

<p align="center">TABLE 612.A R1-8 Development Option OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾</p>		
Standards	Conventional	Planned Residential Development
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	65' minimum	45' minimum (unless approved by either the design advisor or the DESIGN REVIEW COMMITTEE Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage. (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))
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 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 STREETS ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)

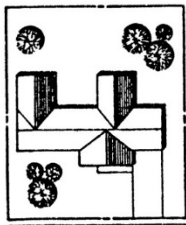
TABLE 612.A R1-8 Development Option OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 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	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%

TABLE 612.A R1-8 Development Option OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Common areas	None	Minimum 5% of gross area
Allowed uses-DEVELOPMENT	Single-family detached DETACHED ⁽³⁾	Single-family detached 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 street built to City standards with a homeowners' association established for maintenance-OR PRIVATE ACCESSWAY ⁽¹⁾	Public street or private accessway ⁽¹⁾
On-lot and common retention	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements
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.

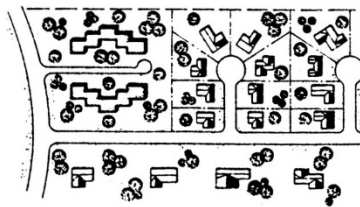
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

- (2) For single family, detached development built or subdivided under the subdivision option prior to June 2, 1999, refer to the subdivision option in table B. FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.
- (3) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way. FOR SINGLE-FAMILY DETACHED DEVELOPMENT BUILT OR SUBDIVIDED PRIOR TO JUNE 2, 1999, REFER TO THE DEVELOPMENT STANDARDS OF TABLE 612.B.

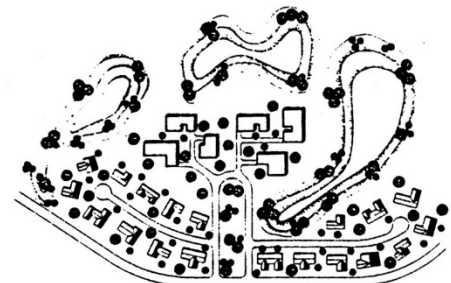
Table B. Single-Family Detached (Subdivided Prior to June 2, 1998), Single-Family Attached and Multifamily Development



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

TABLE 612.B R1-8 DEVELOPMENT OPTIONS SINGLE-FAMILY ATTACHED AND MULTIFAMILY 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)	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

TABLE 612.B R1-8 DEVELOPMENT OPTIONS SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO JUNE 2, 1999)			
<i>Standards</i>	<i>(a)</i> <i>Subdivision</i>	<i>(b)</i> <i>Average Lot</i>	<i>(c)</i> <i>Planned Residential</i> <i>Development</i>
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street 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	40%-50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 45%- 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 45%- 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%
Common areas	None	None	Minimum 5% of gross area

TABLE 612.B R1-8 DEVELOPMENT OPTIONS SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO JUNE 2, 1999)			
<i>Standards</i>	<i>(a)</i> <i>Subdivision</i>	<i>(b)</i> <i>Average Lot</i>	<i>(c)</i> <i>Planned Residential Development</i>
Allowed uses DEVELOPMENT	Single-family detached DETACHED ⁽³⁾ AND DUPLEX	Single-family attached; plus (a)	Multiple-family MULTIFAMILY 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 ⁽²⁾ (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 THIS TABLE APPLY TO ARE ONES BUILT OR SUBDIVIDED PRIOR TO JUNE 2, 1999.

G. ~~Reserved.~~

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

Section 613. R1-6 Single-Family Residence District.

- A. **Purpose.** A basic purpose of these regulations is to foster the creation of living areas which can assist the establishment of stable, functional neighborhoods. An established pattern of living in this metropolitan area reflects a tradition of single-family occupied dwellings which also emphasize outdoor living. Many of these dwellings are thereby located on relatively large urban or suburban lots.

These regulations provide standards for dwellings built at low and moderate densities. While the predominant housing type is expected to be single-family dwelling, provisions are made for alternative housing types within the same density limits.

- B. **District Regulations.** The following tables establish standards to be used in the R1-6 district. The definitions of terms used in these standards are found in Section ~~608.D~~ 608.I.

Table A. Single-Family, Detached Development

TABLE 613.A R1-6 Development Option OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	55' minimum	45' minimum (unless approved by either the design advisor or the DESIGN REVIEW COMMITTEE Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage. (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))
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

TABLE 613.A
R1-6 Development Option-~~Options~~ OPTIONS
SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾

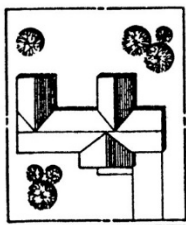
Standards	Conventional	Planned Residential Development
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street STREET ⁽²⁾ (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets 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)
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

TABLE 613.A R1-6 Development Option-Options OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
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	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%
Common areas	None	Minimum 5% of gross area
Allowed uses DEVELOPMENT	Single-family detached DETACHED ⁽³⁾	Single-family detached 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 street built to City standards with a homeowners' association established for maintenance OR PRIVATE ACCESSWAY ⁽¹⁾	Public street or private accessway ⁽¹⁾
On-lot and common retention	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements

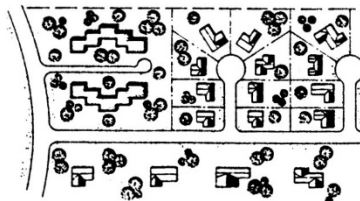
TABLE 613.A R1-6 Development Option-Options OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
Standards	Conventional	Planned Residential Development
Landscape standards		Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per 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 single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998, refer to the subdivision option in table B.~~ FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.
- (3) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~ FOR SINGLE-FAMILY DETACHED DEVELOPMENT BUILT OR SUBDIVIDED PRIOR TO MAY 1, 1998, REFER TO THE DEVELOPMENT STANDARDS OF TABLE 613.B

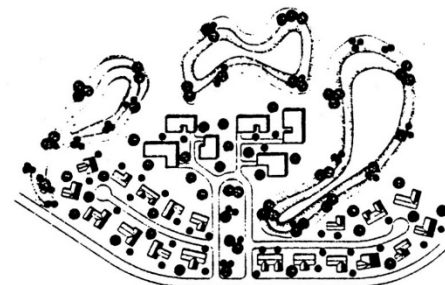
~~Table B. Single-Family Detached (Subdivided Prior to May 1, 1998), Single-Family Attached and Multifamily Development~~



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

TABLE 613.B R1-6 DEVELOPMENT OPTIONS SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)			
Standards	(a) Subdivision⁽³⁾	(b) Average Lot	(c) Planned Residential Development
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 -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

TABLE 613.B R1-6 DEVELOPMENT OPTIONS SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)			
Standards	(a) Subdivision⁽³⁾	(b) Average Lot	(c) Planned Residential Development
Lot coverage	40%-50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 45%. 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 45%. 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%
Common areas	None	None	Minimum 5% of gross area ⁽³⁾ AREA
Allowed uses DEVELOPMENT	Single-family detached DETACHED ⁽³⁾ AND DUPLEX	Single-family attached; PLUS (a)	Multiple-family MULTIFAMILY and single-family attached PLUS (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽²⁾⁽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) ~~These standards apply only to single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998. THE ONLY SINGLE-FAMILY DETACHED DEVELOPMENTS THAT THE STANDARDS OF THIS TABLE APPLY TO ARE ONES BUILT OR SUBDIVIDED PRIOR TO MAY 1, 1998.~~
- ~~G. Reserved.~~

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

Section 614. R-2 Multifamily Residence District.

- B. **District Regulations.** The following tables establish 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 ~~attached~~-INFILL development option must meet Section 608.F.6 requirements.

~~**Table A. Single-Family, Detached Development⁽²⁾**~~

TABLE 614.A R-2 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	55' minimum	45' minimum (unless approved by either the design advisor or the DESIGN REVIEW COMMITTEE Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage. (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))
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 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 STREETS ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)

**TABLE 614.A
R-2 Development Option-OPTIONS
SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾**

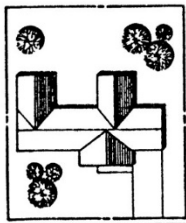
Standards	Conventional	Planned Residential Development
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by 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	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%
Common areas	None	Minimum 5% of gross area

TABLE 614.A R-2 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Allowed uses DEVELOPMENT	Single-family detached DETACHED ⁽³⁾	Single-family detached 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 street built to City standards with a homeowners' association established for maintenance OR PRIVATE ACCESSWAY ⁽¹⁾	Public street or private accessway ⁽¹⁾
On-lot and common retention	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements
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.

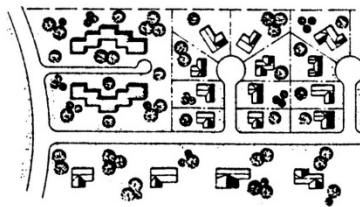
- (1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.
- (2) ~~For single family, detached development built or subdivided under the subdivision option prior to May 1, 1998, refer to the subdivision option in table B.~~ FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.

- (3) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way. FOR SINGLE-FAMILY DETACHED DEVELOPMENT BUILT OR SUBDIVIDED PRIOR TO MAY 1, 1998, REFER TO THE DEVELOPMENT STANDARDS OF TABLE 614.B

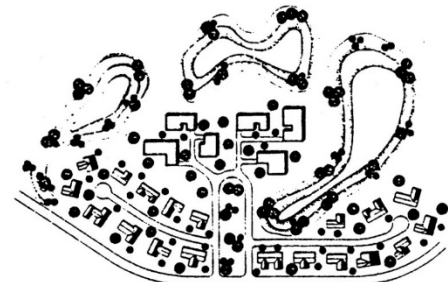
Table B. Single-Family Detached (Subdivided Prior to May 1, 1998), Single-Family Attached and Multifamily Development



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

TABLE 614.B R-2 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1,1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth	40' width, 50' 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

<p align="center">TABLE 614.B R-2 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1,1998)</p>				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
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 STREET ⁽²⁾ ; 40' 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, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front	Individual unit lot: none
Maximum height	2 stories and 30' 30' ⁽⁵⁾	2 stories and 30' 30' ⁽⁵⁾	2 stories and 30' for first 150'; 1' in 5' increase to 48' high HEIGHT, and 4- stories* STORY MAXIMUM ⁽⁵⁾	3 stories or AND 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum* MAXIMUM ⁽⁶⁾

TABLE 614.B R-2 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1,1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Lot coverage	40%–50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	45%–50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	45%–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 STRUCTURE S.
Common areas	None	None	Minimum 5% of gross area ⁽²⁾	Minimum 5% of gross area ⁽²⁾
Allowed uses DEVELOPMENT	Single-family DETACHED ⁽³⁾ , SINGLE-FAMILY attached, and multifamily	Single-family DETACHED ⁽³⁾ , SINGLE-FAMILY attached, and multifamily	Single-family DETACHED ⁽³⁾ , SINGLE-FAMILY attached, and multifamily	Single-family attached and SINGLE-FAMILY DETACHED (PER THE PROVISIONS OF 608.F.6 ONLY) home occupations per Section 608
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 MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1,1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Street standards	Public street required	Public street	Public street or private accessway ACCESSWAY ⁽¹⁾	Development site: public street, PUBLIC ALLEY, or private accessway. Individual unit lot: private accessway, alley right-of-way or driveway OR PRIVATE DRIVE ⁽¹⁾ .

* ~~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.~~

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

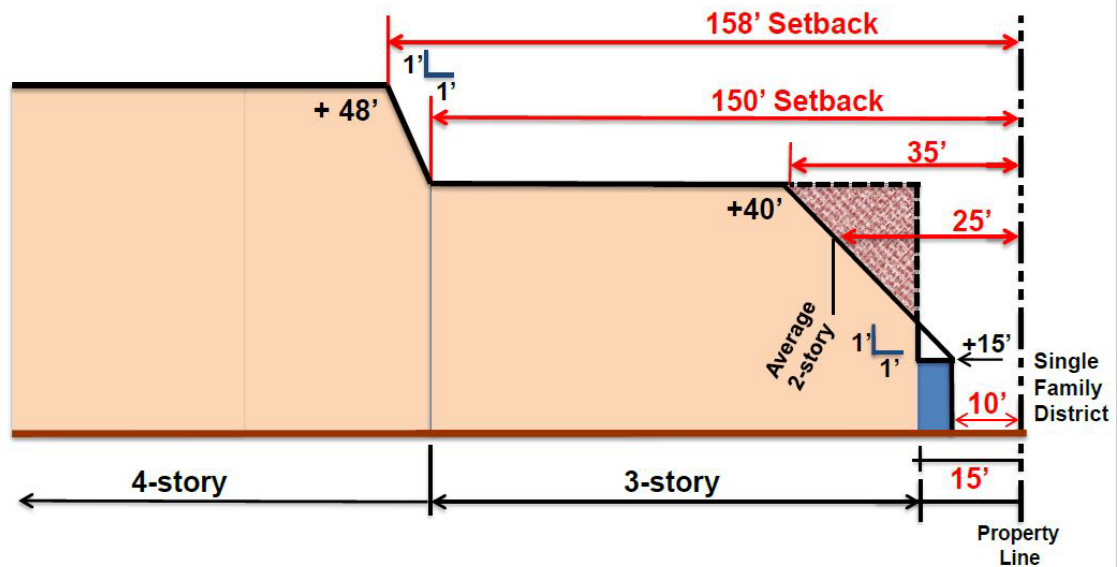
(2) ~~These standards also apply to single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998. FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.~~

- (3) ~~The single-family attached development option must meet Section 608.F.8 requirements.~~ THE ONLY SINGLE-FAMILY DETACHED DEVELOPMENTS THAT THE STANDARDS OF THIS 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:

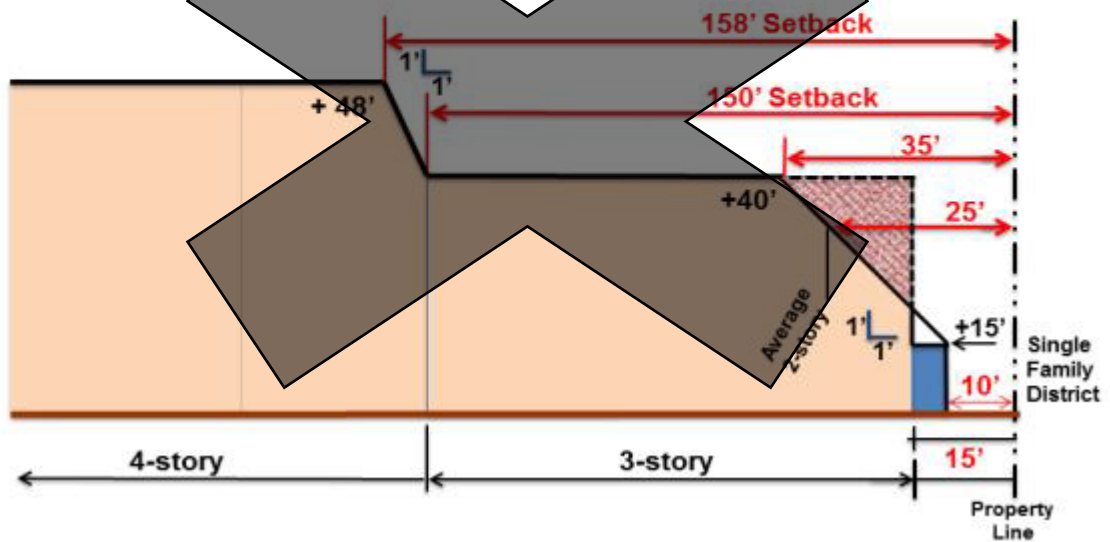
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



~~Single-Family Attached~~

PROPOSED BUFFER FROM ADJACENT SINGLE-FAMILY 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.



C. ~~Special Regulations~~

1. ~~A site plan in accordance with Section 507 is required for all development in the R-2, R-3, R-3A, R-4, R-4A and R-5 districts except when the development consists of single-family dwellings on individual lots.~~
2. ~~Reserved.~~

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

Section 615. R-3 Multifamily Residence District.

- B. **District Regulations.** The following tables establish 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 ~~attached~~-INFILL development option must meet Section 608.F.6 requirements.

Table A. Single-Family Development⁽²⁾

TABLE 615.A R-3 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
Standards	Conventional	Planned Residential Development
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	55' minimum	45' minimum (unless approved by either the design advisor or the DESIGN REVIEW COMMITTEE Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage. (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))
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 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 STREETS ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)

**TABLE 615.A
R-3 Development Option-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	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%
Common areas	None	Minimum 5% of gross area

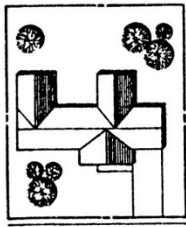
TABLE 615.A R-3 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
Standards	Conventional	Planned Residential Development
Allowed uses DEVELOPMENT	Single-family detached DETACHED ⁽³⁾	Single-family detached DETACHED ⁽³⁾
Required review	Development review per Section 507, and subdivision 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 street built to City standards with a homeowners' association established for maintenance OR PRIVATE ACCESSWAY ⁽¹⁾	Public street or private accessway ⁽¹⁾
On-lot and common retention	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements
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.

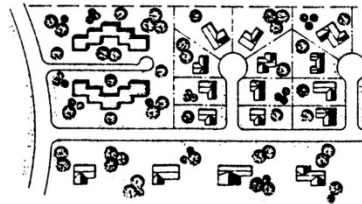
(2) ~~For single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998, refer to the subdivision option in table B.~~
FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.

- (3) For purposes of this section, ~~canal rights-of-way shall be treated the same as public street rights-of-way.~~ FOR SINGLE-FAMILY DETACHED DEVELOPMENT BUILT OR SUBDIVIDED PRIOR TO MAY 1, 1998, REFER TO THE DEVELOPMENT STANDARDS OF TABLE 615.B

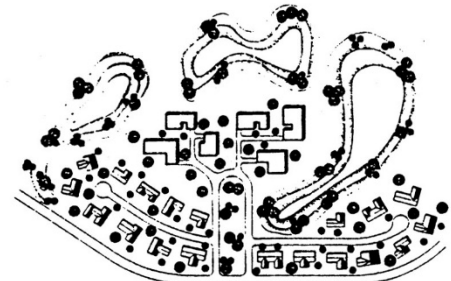
Table B. Single-Family (Subdivided Prior to May 1, 1998), Single-Family Attached and Multifamily Development



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

TABLE 615.B R-3 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth	40' width, 50' depth	None	Individual unit lot: 20' width, no minimum depth
Dwelling unit density (units/gross acre)	14.5	14.5	15.23; 17.40 with bonus	15.23; 17.40 with bonus

<p align="center">TABLE 615.B R-3 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)</p>				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
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 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' * 30' ⁽⁵⁾	2 stories and 30' * 30' ⁽⁵⁾	2 stories and 30' for first 150'; 1' in 5' increase to 48' high-HEIGHT, and 4- stories* STORY MAXIMUM ⁽⁵⁾	3 stories or AND 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum* MAXIMUM ⁽⁶⁾

TABLE 615.B R-3 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Lot coverage	40%–50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	45%–50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	45%–50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	100% FOR EACH INDIVIDUAL LOT. 50% FOR OTHER PARCELS OR TRACTS WITH ACCESSORY STRUCTURE S.
Common areas	None	None	Minimum 5% of gross area ⁽²⁾	Minimum 5% of gross area
Allowed uses DEVELOPMENT	Single-family DETACHED ⁽³⁾ , SINGLE-FAMILY attached, and multifamily	Single-family DETACHED ⁽³⁾ , SINGLE-FAMILY attached, and multifamily	Single-family DETACHED ⁽³⁾ , SINGLE-FAMILY attached, and multifamily	Single-family attached and SINGLE-FAMILY DETACHED (PER THE PROVISIONS OF 608.F.6 ONLY) home occupations per Section 608
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507

TABLE 615.B R-3 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Street standards	Public street required	Public street	Public street or private accessway ACCESSWAY ⁽¹⁾	Development site: public street, PUBLIC ALLEY, or private accessway. Individual unit lot: private accessway, alley right-of-way or driveway OR PRIVATE DRIVE ⁽¹⁾ .

* ~~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.~~

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

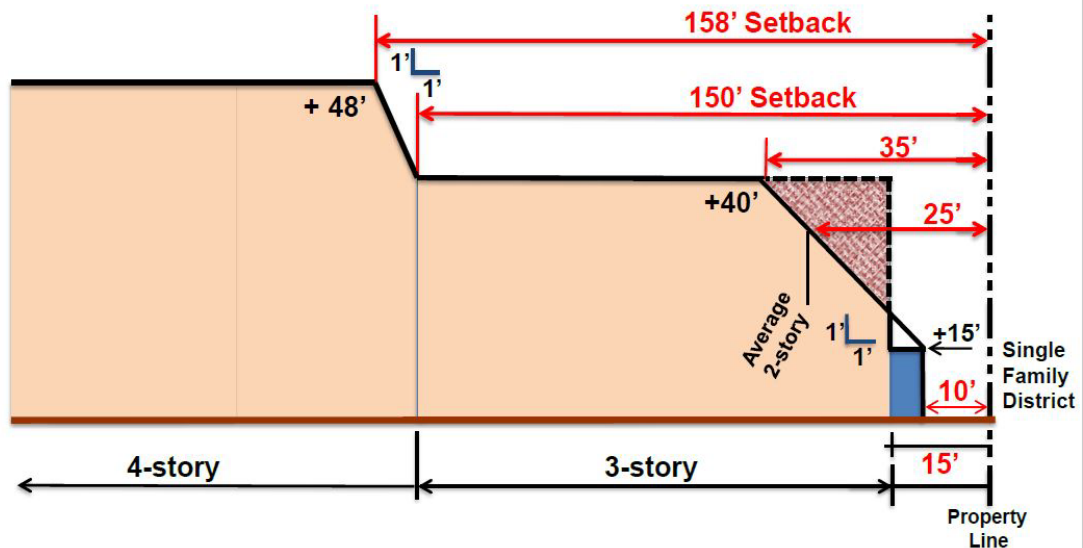
(2) ~~These standards also apply to single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998.~~ FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.

- (3) ~~The single-family attached development option must meet Section 608.F.8 requirements.~~ THE ONLY SINGLE-FAMILY DETACHED DEVELOPMENTS THAT THE STANDARDS OF THIS 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.



C. Special Regulations

1. Adult day care home for the care of one to four adult persons; provided, that:

- a. ~~Outdoor recreation areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.~~
2. ~~Boarding house, subject to a use permit and the following conditions:~~
 - a. ~~Such home shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - b. ~~No boarding house shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another boarding house, group home, or community residence home or center within a residential zoning district.~~
 - c. ~~A maximum lot coverage of 25 percent.~~
 - d. ~~A minimum of 100 square feet of usable outdoor open space per bed shall be provided.~~
 - e. ~~The lot shall only have vehicular access from an arterial or collector street.~~
3. ~~Community residence center, subject to a use permit and the following conditions:~~
 - a. ~~Such center shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - b. ~~No community residence center shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another community residence home or center within a residential zoning district.~~
 - c. ~~Disability accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~
 - d. ~~A maximum lot coverage of 25 percent.~~
 - e. ~~A minimum of 100 square feet of usable outdoor open space per bed shall be provided.~~

- f. ~~The lot shall only have vehicular access from an arterial or collector street.~~
- 4. ~~Group home, subject to a use permit and the following conditions:~~
 - a. ~~Such home shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - b. ~~No group home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another group home, boarding house, or community residence home or center within a residential zoning district.~~
 - c. ~~A maximum lot coverage of 25 percent.~~
 - d. ~~A minimum of 100 square feet of usable outdoor open space per bed shall be provided.~~
 - e. ~~The lot shall only have vehicular access from an arterial or collector street.~~
- 5. ~~Group foster home, subject to a use permit.~~
- 6. ~~Dormitories and convents shall be permitted as accessory uses to churches or similar places of worship.~~
- 7. ~~A site plan in accordance with Section 507 is required for all development in the R-2, R-3, R-3A, R-4, R-4A and R-5 districts except when the development consists of single family dwellings on individual lots.~~
- 8. ~~Dependent care facility for 13 or more dependents and schools for the mentally or physically handicapped subject to securing a use permit pursuant to Section 307.~~

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

Section 616. R-3A Multifamily Residence District.

- B. **District Regulations.** The following tables establish 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 attached-INFILL development option must meet Section 608.F.6 requirements.

Table A. Single-Family Development⁽²⁾

TABLE 616.A R-3A Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	55' minimum	45' minimum (unless approved by either the design advisor or the DESIGN REVIEW COMMITTEE Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage. (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))
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 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)

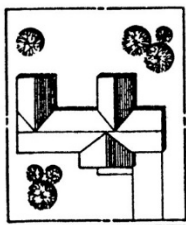
TABLE 616.A R-3A Development Option-Options OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Common landscaped setback adjacent to perimeter streets STREETS ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto 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)
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)

TABLE 616.A R-3A Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
Standards	Conventional	Planned Residential Development
Lot coverage	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%
Common areas	None	Minimum 5% of gross area
Allowed uses DEVELOPMENT	Single-family detached DETACHED ⁽³⁾	Single-family detached 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 street built to City standards with a homeowners' association established for maintenance OR PRIVATE ACCESSWAY ⁽¹⁾	Public street or private accessway ⁽¹⁾
On-lot and common retention	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements

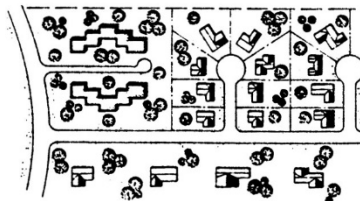
TABLE 616.A R-3A Development Option-Options OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
Standards	Conventional	Planned Residential Development
Landscape standards		Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per 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 single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998, refer to the subdivision option in table B.~~ FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.
- (3) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~ FOR SINGLE-FAMILY DETACHED DEVELOPMENT BUILT OR SUBDIVIDED PRIOR TO MAY 1, 1998, REFER TO THE DEVELOPMENT STANDARDS OF TABLE 616.B

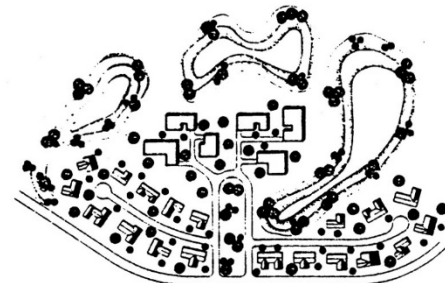
Table B. Single-Family (Subdivided Prior to May 1, 1998), Single-Family Attached and Multifamily Development



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

<p align="center">TABLE 616.B R-3A Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)</p>				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth	40' width, 50' depth	None	Individual unit lot: 20' width, no minimum depth
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 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

TABLE 616.B R-3A Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)				
<i>Standards</i>	<i>(a)</i> <i>Subdivision⁽²⁾</i>	<i>(b)</i> <i>Average Lot</i>	<i>(c)</i> <i>Planned Residential Development</i>	<i>(d)</i> <i>Single-Family Attached⁽³⁾ INFILL⁽⁴⁾</i>
Maximum height	3 stories or 40' * 40' ⁽⁵⁾	3 stories or 40' * 40' ⁽⁵⁾	3 stories or 40' for 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* MAXIMUM ⁽⁶⁾
Lot coverage	40% -50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	45% -50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	45% -50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	100% FOR EACH INDIVIDUAL LOT. 50% FOR OTHER PARCELS OR TRACTS WITH ACCESSORY STRUCTURE S.
Common areas	None	None	Minimum 5% of gross area ⁽²⁾	Minimum 5% of gross area

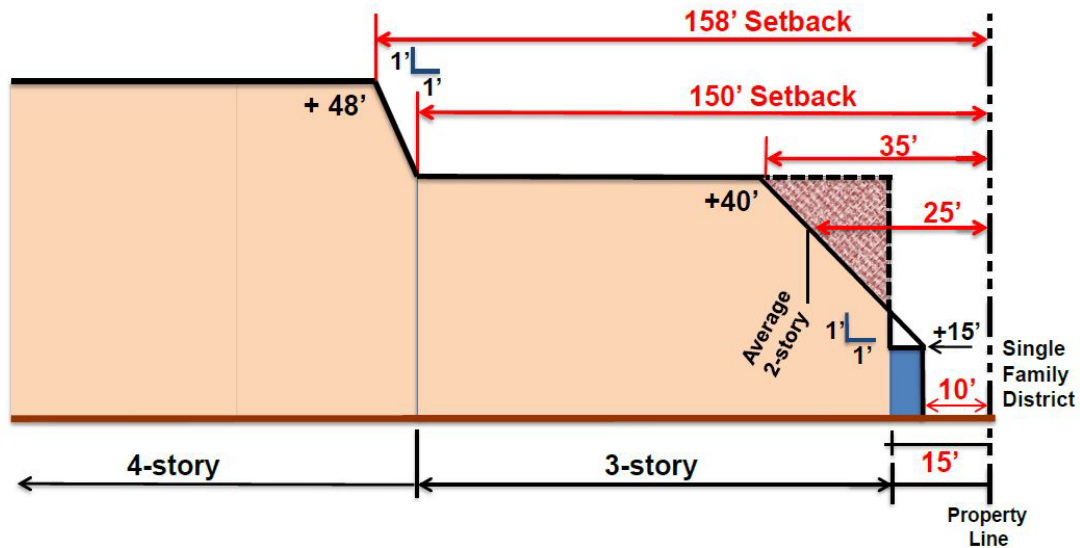
<p align="center">TABLE 616.B R-3A Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)</p>				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Allowed uses DEVELOPME NT	Single-family DETACHED ⁽³⁾ , SINGLE- FAMILY attached, and multifamily	Single-family DETACHED ⁽³⁾ , SINGLE- FAMILY attached, and multifamily	Single-family DETACHED ⁽³⁾ , SINGLE- FAMILY attached, and multifamily	Single-family attached and SINGLE- FAMILY DETACHED (PER THE PROVISIONS OF 608.F.6 ONLY) home occupations per Section <u>608</u>
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 ACCESSWAY ⁽¹⁾	Development site: public street, PUBLIC ALLEY, or private accessway. Individual unit lot: private accessway; alley right-of- way or driveway OR PRIVATE DRIVE ⁽¹⁾ .

- * ~~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.~~
- (1) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~ 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) ~~These standards also apply to single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998.~~ FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.
- (3) ~~The single-family attached development option must meet Section 608.F.8 requirements.~~ THE ONLY SINGLE-FAMILY DETACHED DEVELOPMENTS THAT THE STANDARDS OF THIS 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.



G. Special Regulations

1. Adult day care center, subject to a use permit; and provided, that:
 - a. Outdoor recreation areas shall be screened from adjacent properties by a six-foot high landscape hedge, solid fence, or solid wall.
2. Boarding house, subject to a use permit and the following conditions:
 - a. Such home shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.
 - b. No boarding house shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another boarding house, group home, or community residence home or center within a residential zoning district.

- ~~c. A maximum lot coverage of 25 percent.~~
 - ~~d. A minimum of 100 square feet of usable outdoor open space per bed shall be provided.~~
 - ~~e. The lot shall only have vehicular access from an arterial or collector street.~~
3. ~~Community residence center, subject to a use permit and the following conditions:~~
- ~~a. Such center shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - ~~b. No community residence center shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another community residence home or center within a residential zoning district.~~
 - ~~c. Disability accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~
 - ~~d. A maximum lot coverage of 25 percent.~~
 - ~~e. A minimum of 100 square feet of usable outdoor open space per bed shall be provided.~~
 - ~~f. The lot shall only have vehicular access from an arterial or collector street.~~
4. ~~Group home, subject to a use permit and the following conditions:~~
- ~~a. Such home shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - ~~b. No group home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another group home, boarding house, or community residence home or center within a residential zoning district.~~

- ~~e. A maximum lot coverage of 25 percent.~~
 - ~~d. A minimum of 100 square feet of usable outdoor open space per bed shall be provided.~~
 - ~~e. The lot shall only have vehicular access from an arterial or collector street.~~
- ~~5. Group foster home, subject to a use permit.~~
- ~~6. Dormitories and convents shall be permitted as accessory uses to churches or similar places of worship.~~
- ~~7. A site plan in accordance with Section 507 is required for all development in the R-2, R-3, R-3A, R-4, R-4A and R-5 districts except when the development consists of single family dwellings on individual lots.~~
- ~~8. A residential convenience market is permitted as an accessory use to a multiple family development, subject to the following conditions:
 - ~~a. Signage shall be allowed only as part of a Comprehensive Sign Plan pursuant to Section 705. The Zoning Administrator may approve wall mounted signage up to a maximum height of 30 feet as part of an approved Comprehensive Sign Plan.~~
 - ~~b. The development shall contain a minimum of 400 dwelling units.~~
 - ~~c. The market shall not exceed 1,000 square feet in total floor area (display and storage) if the development contains less than 850 dwelling units. The market shall not exceed 3,000 square feet in total floor area (display and storage) if the development contains 850 or more dwelling units.~~
 - ~~d. No parking spaces shall be required or permitted for the market except for spaces designated for deliveries or handicapped individuals.~~~~
- ~~9. Dependent care facility for 13 or more dependents and schools for the mentally or physically handicapped subject to securing a use permit pursuant to Section 307.~~

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

Section 617. R-4 Multifamily Residence District.

- B. **District Regulations.** The following tables establish 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 attached-INFILL development option must meet Section 608.F.6 requirements.

Table A. Single-Family Development⁽²⁾

TABLE 617.A R-4 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	55' minimum	45' minimum (unless approved by either the design advisor or the DESIGN REVIEW COMMITTEE Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage. (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))
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

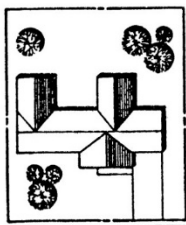
TABLE 617.A R-4 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street STREET ⁽²⁾ (front, 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 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)
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

TABLE 617.A R-4 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
		demonstrating enhanced architecture)
Lot coverage	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%
Common areas	None	Minimum 5% of gross area
Allowed uses DEVELOPMENT	Single-family detached DETACHED ⁽³⁾	Single-family detached 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 street built to City standards with a homeowners' association established for maintenance OR PRIVATE ACCESSWAY ⁽¹⁾	Public street or private accessway ⁽¹⁾
On-lot and common retention	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements

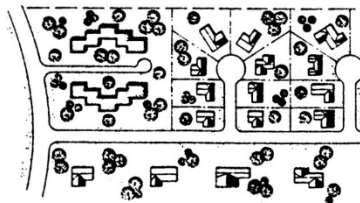
TABLE 617.A R-4 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Landscape standards		Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 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 single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998, refer to the subdivision option in table B.~~ FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.
- (3) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~ FOR SINGLE-FAMILY DETACHED DEVELOPMENT BUILT OR SUBDIVIDED PRIOR TO MAY 1, 1998, REFER TO THE DEVELOPMENT STANDARDS OF TABLE 617.B

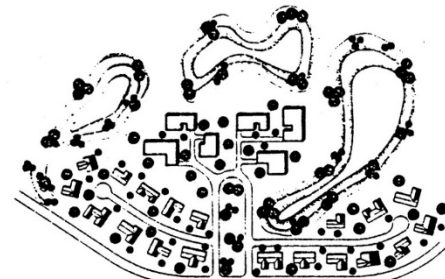
Table B. Single-Family (Subdivided Prior to May 1, 1998) Single-Family Attached and Multifamily Development



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

TABLE 617.B R-4 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth	40' width, 50' depth	None	Individual unit lot: 20' width, no minimum depth
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 STREET ⁽²⁾ ; 10'-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

TABLE 617.B R-4 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Maximum height	3 stories or 40'* 40' ⁽⁵⁾	3 stories or 40'* 40' ⁽⁵⁾	3 stories or 40' for 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* MAXIMUM ⁽⁶⁾
Lot coverage	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	100% FOR EACH INDIVIDUAL LOT. 50% FOR OTHER PARCELS OR TRACTS WITH ACCESSORY STRUCTURE S.
Common areas	None	None	Minimum 5% of gross area ⁽³⁾	Minimum 5% of gross area

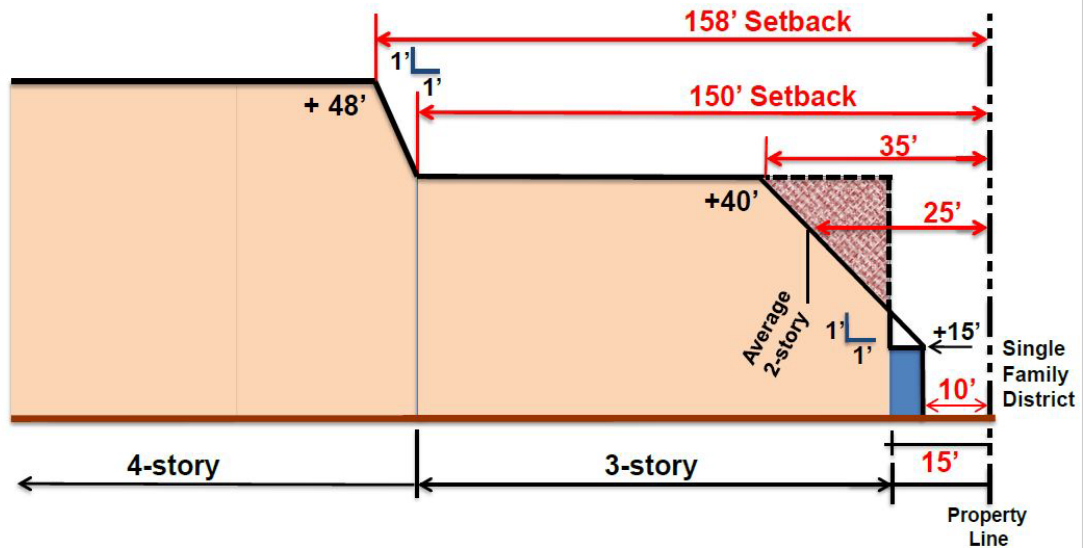
<p align="center">TABLE 617.B R-4 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)</p>				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Allowed uses DEVELOPME NT	Single-family DETACHED ⁽³⁾ , SINGLE- FAMILY attached, and multifamily	Single-family DETACHED ⁽³⁾ , SINGLE- FAMILY attached, and multifamily	Single-family DETACHED ⁽³⁾ , SINGLE- FAMILY attached, and multifamily	Single-family attached and SINGLE- FAMILY DETACHED (PER THE PROVISIONS OF 608.F.6 ONLY) home occupations per Section <u>608</u>
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 ACCESSWAY ⁽¹⁾	Development site: public street, PUBLIC ALLEY, or private accessway. Individual unit lot: private accessway; alley right-of- way or driveway OR PRIVATE DRIVE ⁽¹⁾ .

- * ~~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.~~
- (1) ~~1.3 for efficiency; 1.5 for one or two bedrooms; 2.0 for more than two bedrooms or for single-family detached.~~ 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) ~~These standards also apply to single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998.~~ THE ONLY SINGLE-FAMILY DETACHED DEVELOPMENTS THAT THE STANDARDS OF THIS TABLE APPLY TO ARE ONES BUILT OR SUBDIVIDED PRIOR TO MAY 1, 1998.
- (4) ~~The single-family attached development option must meet Section 608.F.8 requirements.~~ 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.



G. Special Regulations

1. ~~Adult day care center, subject to a use permit; and provided, that:~~
 - a. ~~Outdoor recreation areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.~~
2. ~~Boarding house, subject to a use permit and the following conditions:~~
 - a. ~~Such home shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - b. ~~No boarding house shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another boarding house, group home, or community residence home or center within a residential zoning district.~~

- ~~c. A maximum lot coverage of 25 percent.~~
 - ~~d. A minimum of 100 square feet of usable outdoor open space per bed shall be provided.~~
 - ~~e. The lot shall only have vehicular access from an arterial or collector street.~~
- ~~3. Community residence center, subject to a use permit and the following conditions:~~
 - ~~a. Such center shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - ~~b. No community residence center shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another community residence home or center within a residential zoning district.~~
 - ~~c. Disability accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~
 - ~~d. A maximum lot coverage of 25 percent.~~
 - ~~e. A minimum of 100 square feet of usable outdoor open space per bed shall be provided.~~
 - ~~f. The lot shall only have vehicular access from an arterial or collector street.~~
- ~~4. Group home, subject to a use permit and the following conditions:~~
 - ~~a. Such home shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - ~~b. No group home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another group home, boarding house, or community residence home or center within a residential zoning district.~~

- ~~e. A maximum lot coverage of 25 percent.~~
 - ~~d. A minimum of 100 square feet of usable outdoor open space per bed shall be provided.~~
 - ~~e. The lot shall only have vehicular access from an arterial or collector street.~~
- ~~5. Group foster home, subject to a use permit.~~
- ~~6. Dormitories and convents shall be permitted as accessory uses to churches or similar places of worship.~~
- ~~7. A site plan in accordance with Section 507 is required for all development in the R-2, R-3, R-3A, R-4, R-4A and R-5 districts except when the development consists of single family dwellings on individual lots.~~
- ~~8. A residential convenience market is permitted as an accessory use to a multiple family development, subject to the following conditions:
 - ~~a. Signage shall be allowed only as part of a Comprehensive Sign Plan pursuant to Section 705. The Zoning Administrator may approve wall mounted signage up to a maximum height of 30 feet as part of an approved Comprehensive Sign Plan.~~
 - ~~b. The development shall contain a minimum of 400 dwelling units.~~
 - ~~c. The market shall not exceed 1,000 square feet in total floor area (display and storage) if the development contains less than 850 dwelling units. The market shall not exceed 3,000 square feet in total floor area (display and storage) if the development contains 850 or more dwelling units.~~
 - ~~d. No parking spaces shall be required or permitted for the market except for spaces designated for deliveries or handicapped individuals.~~~~
- ~~9. Dependent care facility for 13 or more dependents and schools for the mentally or physically handicapped subject to securing a use permit pursuant to Section 307.~~

Amend Chapter 6, Section 618 (R-5 Multifamily Residence District) to read as follows:	
Section 618. R-5 Multifamily Residence District – RESTRICTED COMMERCIAL.	

B.	District Regulations - RESIDENTIAL USES. THE FOLLOWING TABLES ESTABLISH STANDARDS TO BE USED FOR RESIDENTIAL DEVELOPMENTS 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.
1.	Development Standards for Residential Uses. The following tables establish 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 attached development option must meet Section 608.F.8 requirements.

~~**Table A. Single-Family, Detached Development (Subdivided on or after May 1, 1998)–**~~

TABLE 618.A R-5 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	55' minimum	45' minimum (unless approved by either the design advisor or the DESIGN REVIEW COMMITTEE Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage. (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))

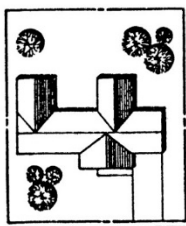
TABLE 618.A R-5 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross 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 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)
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

TABLE 618.A R-5 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
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	Primary structure, not including attached shade structures: 40% Total: 50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 60%	Primary structure, not including attached shade structures: 40% Total: 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 DETACHED ⁽³⁾	Single-family detached 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 street built to City standards with a homeowners' association established for maintenance-OR PRIVATE ACCESSWAY ⁽¹⁾	Public street or private accessway ⁽¹⁾
On-lot and common retention	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements

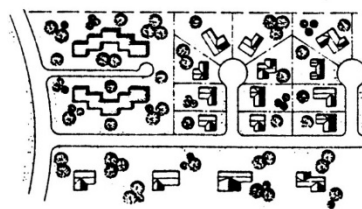
TABLE 618.A R-5 Development Option-OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT ⁽³⁾		
<i>Standards</i>	<i>Conventional</i>	<i>Planned Residential Development</i>
Landscape standards		Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 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 MAY 1, 1998, REFER TO THE DEVELOPMENT STANDARDS OF TABLE 618.B

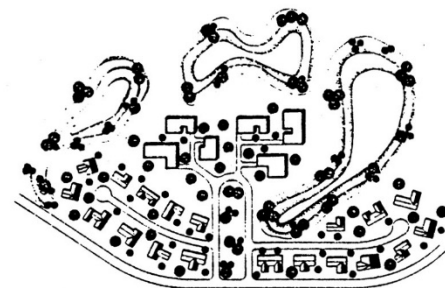
~~Table B. Single-Family (Subdivided Prior to May 1, 1998), Single-Family Attached and Multifamily Development~~



STANDARD SUBDIVISION
(a)



AVERAGE LOT
(b)



PLANNED RESIDENTIAL DEVELOPMENT
(c)

<p align="center">TABLE 618.B R-5 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)</p>				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Minimum lot dimensions (width and depth)	60' width, 94' depth	40' width, 50' depth	None	Individual unit lot: 20' width, no minimum depth
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 STREET ⁽²⁾ ; 10'-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' ^{(1)_(2)} (5)	4 stories or 48' ^{(1)_(2)} (5)	4 stories or 48' ^{(1)_(2)} (5)	4 stories or 48' ^{(1)_(2)} (6)

TABLE 618.B R-5 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Lot coverage	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURE S. TOTAL: 60%	100% FOR EACH INDIVIDUAL LOT. 50% FOR OTHER PARCELS OR TRACTS WITH ACCESSORY STRUCTURE S.
Common areas	None	None	Minimum 5% of gross area ⁽³⁾	Minimum 5% of gross area
ALLOWED DEVELOPMENT	SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, AND MULTIFAMILY	SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, AND MULTIFAMILY	SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, AND MULTIFAMILY	SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED (PER THE PROVISIONS OF 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 618.B R-5 Development Options SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT, AND SINGLE-FAMILY DETACHED DEVELOPMENT (SUBDIVIDED PRIOR TO MAY 1, 1998)				
Standards	(a) Subdivision⁽²⁾	(b) Average Lot	(c) Planned Residential Development	(d) Single-Family Attached⁽³⁾ INFILL⁽⁴⁾
Street standards	Public street required	Public street	Public street or private accessway ACCESSWAY ⁽¹⁾	Development site: public street, PUBLIC ALLEY, or private accessway. Individual unit lot: private accessway, alley right-of-way or driveway OR PRIVATE DRIVE ⁽¹⁾ .

* ~~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.~~

(1) ~~1.3 for efficiency; 1.5 for one or two bedrooms; 2.0 for more than two bedrooms or for single-family detached.~~ 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) ~~The height limitation of four stories or 48 feet applies to residential uses.~~ FOR PURPOSES OF THIS SECTION, CANAL RIGHTS-OF-WAY SHALL BE TREATED THE SAME AS PUBLIC STREET RIGHTS-OF-WAY.

(3) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~ THE ONLY SINGLE-FAMILY DETACHED

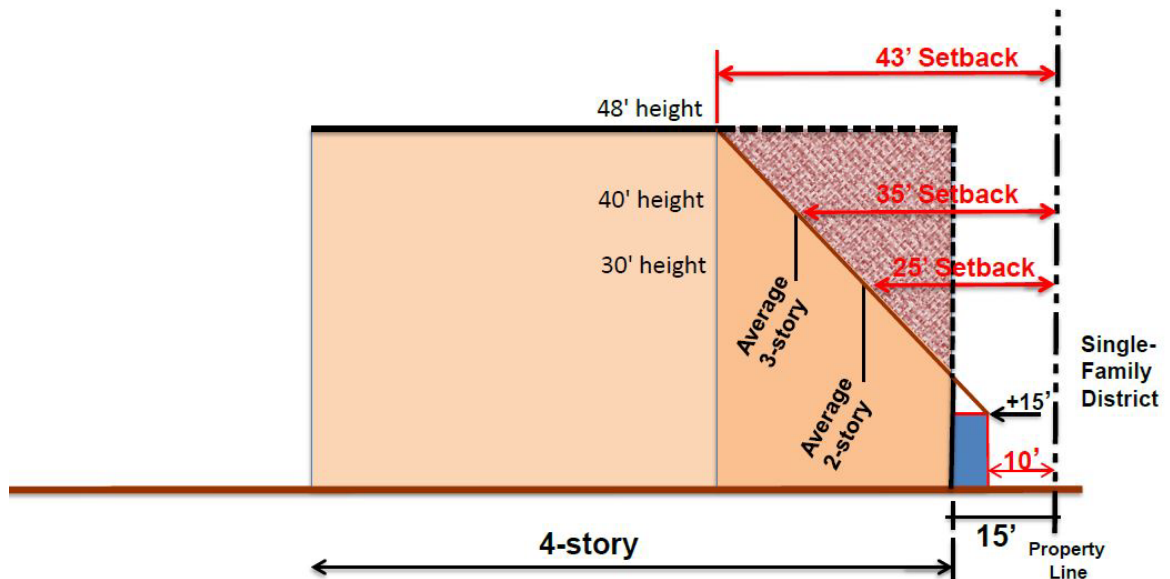
DEVELOPMENTS THAT THE STANDARDS OF THIS TABLE APPLY TO ARE ONES BUILT OR SUBDIVIDED PRIOR TO MAY 1, 1998.

- (4) ~~The single-family attached development option must meet Section 608.F.8 requirements.~~ 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.



- 2. ~~Development standards for commercial and mixed uses (including hotels and motels) shall be in accordance with Section 622.E.3 and E.4.~~

C. ~~Special-DISTRICT Regulations FOR NON-RESIDENTIAL AND MIXED USES.~~
DEVELOPMENT REGULATIONS FOR NON-RESIDENTIAL AND MIXED USES
SHALL BE IN ACCORDANCE WITH C-1 STANDARDS (SECTIONS 622.E.3 AND
E.4).

- ~~1. A site plan in accordance with Section 507 is required for all development in the R-2, R-3, R-3A, R-4, R-4A and R-5 districts except when the development consists of single-family dwellings on individual lots.~~

D. ADDITIONAL Permitted Uses.

- ~~1. Adult day care center, subject to a use permit; and provided, that:~~
- ~~a. Outdoor recreation areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.~~
- ~~2-1. Bed and breakfast establishment.~~
- ~~3-2. Biomedical and Medical Research Offices. A biomedical or medical research laboratory shall be permitted as an accessory use to a biomedical and medical research office, subject to the following limitations:~~
- a. The use shall be subject to obtaining a use permit in accordance with the procedures and standards of Section 307.
 - b. Entrance to the laboratory shall only be from within the building and shall not be through doors which open to the outside of the building.
 - c. No sign or display for the laboratory shall be visible from adjacent public rights-of-way.
 - d. Access to a property containing a laboratory shall only be from a major arterial or arterial, as designated on the street classification map.
- ~~4-3. Biomedical and Medical Research Offices. A biomedical or medical research laboratory shall be permitted as an accessory use to a biomedical and medical research office, subject to the following limitations:~~
- ~~5. Boarding house, subject to a use permit and the following conditions:~~

- ~~f. The lot shall only have vehicular access from an arterial or collector street.~~

- ~~8- 5. Copy and reproduction center, subject to a use permit.~~

- ~~9. Dependent care facility for 13 or more dependents and schools for the mentally or physically handicapped subject to securing a use permit pursuant to Section 307.~~

- ~~10. Group foster home, subject to a use permit.~~

- ~~11. Group home, subject to a use permit and the following conditions:~~
 - ~~a. Such home shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~

 - ~~b. No group home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another group home, boarding house, or community residence home or center within a residential zoning district.~~

 - ~~c. A maximum lot coverage of 25 percent.~~

 - ~~d. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.~~

- ~~12. Dormitories and convents shall be permitted as accessory uses to churches or similar places of worship.~~

- ~~13- 6. Hospice, subject to a use permit.~~

- ~~14- 7. Hotel or Motel. The following accessory uses are permitted; provided, that the entrance to said accessory uses shall be from within the building only and that no sign or display for the accessory uses shall be located so as to be visible from a public thoroughfare or adjacent property:~~
 - ~~a. Auto rental agency; provided, that there are no more than three vehicles stored on the hotel property.~~

 - ~~b. Child care, for hotel/motel guests only.~~

- c. Cocktail lounges with recorded music or one musician.
 - d. Convention or private group activities.
 - e. Gift shop.
 - f. News stand.
 - g. Restaurants with recorded music or one musician.
 - h. Other services customarily accessory thereto.
- ~~15~~-8. Office for Administrative, Clerical, or Sales Services. No commodity or tangible personal property, either by way of inventory or sample, shall be stored, kept, or exhibited for purposes of sale in any said office or on the premises wherein the said office is located. Seminars shall be permitted as an accessory use; provided, that they are clearly accessory to the office use.
- ~~16~~-9. Office for professional use, including medical center, wellness center, and counseling services (provided that services are administered or overseen by a State licensed professional).
- a. The following accessory uses are permitted; provided, that the entrance to said accessory uses shall be from within the building only, that no sign or display for the accessory uses shall be located so as to be visible from a public thoroughfare or adjacent property, and that no more than 25 percent of the floor area can be used for the accessory uses:
 - (1) Fitness center.
 - (2) Massage therapy, administered by a State licensed massage therapist.
 - (3) Ophthalmic materials dispensing.
 - (4) Pharmacy.
 - (5) Sleep disorder testing with less than a 24-hour stay duration.
 - (6) Snack bar.

- (7) Surgical center, provided there are no overnight stays.
- b. The following accessory uses are permitted, subject to a use permit and provided that the entrance to said accessory uses shall be from within the building only, that no sign or display for the accessory uses shall be located so as to be visible from a public thoroughfare or adjacent property:
 - (1) Medical and dental laboratories.
 - (2) Orthotics and prosthetic laboratories.
- 47. 10. 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.
- 48. 11. Private clubs and lodges qualifying by law as a nonprofit entity, subject to a use permit. The use permit is not required if a special permit, according to Section 647, is obtained. Bingo may be operated as an accessory use on the premises of the club no more than two days per week.
- 19. ~~A residential convenience market is permitted as an accessory use to a multiple-family development, subject to the following conditions:~~
 - a. ~~Signage shall be allowed only as part of a Comprehensive Sign Plan pursuant to Section 705. The Zoning Administrator may approve wall mounted signage up to a maximum height of 30 feet as part of an approved Comprehensive Sign Plan.~~
 - b. ~~The development shall contain a minimum of 400 dwelling units.~~
 - c. ~~The market shall not exceed 1,000 square feet in total floor area (display and storage) if the development contains less than 850 dwelling units. The market shall not exceed 3,000 square feet in total floor area (display and storage) if the development contains 850 or more dwelling units.~~

- d. ~~No parking spaces shall be required or permitted for the market except for spaces designated for deliveries or handicapped individuals.~~

~~20-12.~~ Teaching of the fine arts, subject to use permit.

~~21-13.~~ Volunteer community blood centers qualifying by law as a nonprofit entity, subject to a use permit.

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

Section 619. R-4A District—Multifamily 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. ~~All uses permitted in the RE-24, R-3 and R-4 districts.~~

2. ~~Same accessory uses and buildings as RE-24.~~

3. ~~Adult day care center, subject to a use permit; and provided, that:~~

- a. ~~Outdoor recreation areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.~~

4. ~~Boarding house, subject to a use permit and the following conditions:~~

- a. ~~Such home shall be registered with, and administratively verified by, the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
- b. ~~No boarding house shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another boarding house, group home, or community residence home or center within a residential zoning district.~~

- ~~d. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.~~
- 8. 1. Hospice, subject to a use permit.
- 9. 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.
- ~~10. Dormitories and convents shall be permitted as accessory uses to churches or similar places of worship.~~
- 11. A residential convenience market is permitted as an accessory use to a multiple-family development, subject to the following conditions:
 - a. ~~Signage shall be allowed only as part of a Comprehensive Sign Plan pursuant to Section 705. The Zoning Administrator may approve wall mounted signage up to a maximum height of 30 feet as part of an approved Comprehensive Sign Plan.~~
 - b. ~~The development shall contain a minimum of 400 dwelling units.~~
 - c. ~~The market shall not exceed 1,000 square feet in total floor area (display and storage) if the development contains less than 850 dwelling units. The market shall not exceed 3,000 square feet in total floor area (display and storage) if the development contains 850 or more dwelling units.~~
 - d. ~~No parking spaces shall be required or permitted for the market except for spaces designated for deliveries or handicapped individuals.~~
- 12. The display for sale of a vehicle, which for purposes of this provision includes trailers, watercraft or other types of transportation that are built to carry passengers or cargo, shall be subject to the following restrictions:
 - a. ~~No more than one [1] vehicle can be labeled for sale or show any indication that it is for sale at any given time on a property, whether visible on site or through some other form of advertising.~~

- b. ~~No more than two [2] vehicles can be sold on a property during any calendar year.~~
 - c. ~~For purposes of Subsections a and b above, two [2] jet skis, a boat or similar types of recreational vehicles that are transported on one trailer shall, together with the trailer, be considered one vehicle.~~
 - d. ~~The ownership of the vehicle[s] must be registered to the location where the vehicle is listed for sale.~~
 - e. ~~No vehicle can be labeled for sale or show any indication that it is for sale at an unoccupied house or on a vacant lot or parcel.~~
 - f. ~~No vehicle can be labeled for sale or show any indication that it is for sale in conjunction with a retail or wholesale vehicle sales dealership or business without obtaining a temporary use permit.~~
13. ~~Dependent care facility for 13 or more dependents and schools for the mentally or physically handicapped subject to securing a use permit pursuant to Section 307.~~
3. SINGLE-FAMILY INFILL DEVELOPMENTS, PER THE PROVISIONS OF SECTION 608.F.6 AND SECTION 617 (R-4) TABLE B, 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:

- 7. Yards for ACCESSORY DWELLING UNITS and ~~detached~~ OTHER accessory ~~buildings~~ STRUCTURES shall be ~~permitted~~ as in ACCORDANCE WITH THE PROVISIONS OF Section 706.
- 8. Single-family ~~attached~~ INFILL development must comply with R-4 ~~standards~~ ALL REGULATIONS APPLICABLE TO SFI DEVELOPMENT IN THE R-4 DISTRICT EXCEPT FOR DENSITY, WHICH SHALL BE PERMITTED PER SECTION 619.B.1.

9. OFFSITE 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

- C. ~~Site Plan Required.~~ A site plan in accordance with Section 507 is required for all development in the R-2, R-3, R-3A, R-4, R-4A and R-5 districts except when the development consists of single-family dwellings on individual lots.

Amend Chapter 6, Section 635 (Planned Area Development) to read as follows:

Section 635. Planned Area Development.

C. Use Regulations.

1. **Uses permitted.** In the planned area development districts only the following uses are permitted:
 - a. ~~Single-family detached, duplex, and multiple dwellings; apartment houses.~~ AS STATED IN SECTION 608.D, RESIDENTIAL DISTRICTS LAND USE MATRIX.
 - b. ~~Other uses as permitted in Sections 608 and 703.A.~~
 - e.b. Neighborhood retail uses and other nonresidential uses limited to those enumerated in the C-1 district may be specifically and selectively authorized as to type and size only when integrated by design as an accessory element of the project, and only when located in an area proposed to be appropriately zoned for said use and approved as provided below, provided that the development is planned for more than four hundred dwelling units.
 - d. ~~Same accessory uses and buildings as RE-24.~~
 - e. ~~The display for sale of a vehicle, which for purposes of this provision includes trailers, watercraft or other types of transportation that are built to carry passengers or cargo shall be subject to the following restrictions:~~

- (1) ~~No more than one [1] vehicle can be labeled for sale or show any indication that it is for sale at any given time on a property, whether visible on site or through some other form of advertising.~~
- (2) ~~No more than two [2] vehicles can be sold on a property during any calendar year.~~
- (3) ~~For purposes of subsections a and b above, two [2] jet skis, a boat or similar types of recreational vehicles that are transported on one trailer shall, together with the trailer, be considered one vehicle.~~
- (4) ~~The ownership of the vehicle[s] must be registered to the location where the vehicle is listed for sale.~~
- (5) ~~No vehicle can be labeled for sale or show any indication that it is for sale at an unoccupied house or on a vacant lot or parcel.~~
- (6) ~~No vehicle can be labeled for sale or show any indication that it is for sale in conjunction with a retail or wholesale vehicle sales dealership or business without obtaining a temporary use permit.~~

Amend Chapter 6, Section 649 (Mixed Use Agricultural (MUA) District) to read as follows:

Section 649. Mixed Use Agricultural (MUA) District.

- E. **Permitted Accessory Uses.** Land in the MUA District may be used as permitted accessory uses and structures, incidental to and on the same zoning lot as the primary use, for the following uses:

4. ~~Guesthouse, provided that it does not exceed six hundred square feet or twenty five percent of the floor area of the principal structure, whichever is larger.~~ ACCESSORY DWELLING UNIT, PER THE PROVISIONS OF SECTION 706.A.

Amend Chapter 6, Section 651 (Baseline Area Overlay District) to read as follows:

Section 651. Baseline Area Overlay District (BAOD).

- C. **Use Regulations.** The regulations governing the uses of land and structures shall be as set forth in the underlying zoning districts except as expressly modified by the following regulations.

~~Detached guesthouses are permitted in R1-18 to R1-6 single family districts, provided that:~~

1. ~~The structure shall not exceed seven hundred square feet. A use permit is required to exceed seven hundred square feet.~~
2. ~~The minimum lot size is eight thousand square feet.~~
3. ~~An additional parking space shall be provided.~~
4. ~~There shall be no more than one guesthouse per lot.~~
5. ~~The guesthouse shall maintain the same setbacks as the primary structure.~~
6. ~~The guesthouse shall maintain the same architectural style, color and building materials as the primary dwelling in order to be viewed as an accessory to the main unit and not a separate dwelling.~~
7. ~~A use permit shall be required for all guests homes where the primary structure existed prior to the effective date of this section of the ordinance.~~
8. ~~There shall be a minimum lot width of sixty five feet.~~

Amend Chapter 6, Section 653 (Desert Character Overlay Districts) to read as follows:

Section 653. Desert Character Overlay Districts.

B. Desert Maintenance Overlay (Sub-Districts A and B).

4. **Permitted uses for Sub-Districts A and B.** Land and structures in the Desert Maintenance Overlay Sub-Districts A and B shall only be used for the following purposes subject to the standards and procedures in Chapters 3 and 5 of the Zoning Ordinance and the regulations and special standards set forth herein. In the event there is a conflict these provisions shall prevail.

- c. ~~AN guesthouse~~ **ACCESSORY DWELLING UNIT, WHEN PERMITTED, shall be allowed as a structure subordinate to a residence. It is to be sited within the building envelope. The SHOULD HAVE AN architectural character and detailing must be consistent with the main residence. and should appear to tie in to the main residence.**

5. **District regulations for Desert Maintenance Overlay Sub-District A.**

- s. Model homes are allowed prior to recording a subdivision plat, subject to submitting a final plat which shall show the following information for each model home lot as well as meet other requirements of this ordinance and Section ~~608.C.3~~ 608.D.7 of the Zoning Ordinance.

6. **District regulations for Desert Maintenance Overlay Sub-District B.**

- h. Model homes are allowed prior to recording a subdivision plat, subject to submitting a final plat which shall show the following information for each model home lot as well as meet other requirements of this ordinance and Section ~~608.C.3~~ 608.D.7 of the Zoning Ordinance.

Amend Chapter 6, Section 658 (Deer Valley Airport Overlay (DVAO) District) to read as follows:

Section 658. Deer Valley Airport Overlay (DVAO) District.

- C. **Regulation Areas:** The DVAO District is divided into three separate regulation areas. When a parcel falls partially into one or more of the regulation areas, the most restrictive regulation area shall apply to the entire parcel.

- 2. **Prohibited uses, Areas 2 & 3:** Same as Area 1 and the following:

- d. Church or similar place of worship; including parish houses, parsonages, rectories and convents, and dormitories (including all elements of such as defined in Section ~~608.E.4~~ 608.E.21).

Amend Chapter 6, Section 664 (North Central Avenue Special Planning District (SPD) Overlay District) to read as follows:

Section 664. North Central Avenue Special Planning District (SPD) Overlay District.

- D. **District Regulations.** The following table establishes variations to the current standards for the R1-10 Subdivision Option. The definitions of terms used in these standards are found in Section ~~608.D~~ 608.I. Development standards that are not listed here shall follow the standards in the R1-10 Subdivision Option, Section 611, Table 611.B. Variances to these regulations should also consider objectives of the

Special Planning District Plan. To use a development option other than subdivision requires approval through the rezoning public hearing process, Section 506.B.

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

A. Lots.

3. Projections.

- a. The following provisions apply to development in ~~the subdivision option of~~ Sections 604 through 607 AND 619, and IN THE SUBDIVISION OPTION OF Sections 609 through 618:

(2) Closed Projections.

- (d) The main building ~~in a residence district~~ (WHICH MAY INCLUDE AN ATTACHED ADU) may project ~~five feet~~ into the required rear yard ~~for no more than one-half the maximum width of the structure.~~ WHEN NO PORTION OF THE PROJECTION EXCEEDS 15' IN HEIGHT; THE PROJECTION IS NO CLOSER TO THE REAR PROPERTY LINE THAN 3', AND THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN ALLOWED BY THE DISTRICT; ~~UNLESS A greater projection than five feet is subject to obtaining a use permit IS OBTAINED~~ in accordance with the provisions of Section 307.

Amend Chapter 7, Section 702.F (Special Parking Standards) to read as follows:

F. Special Parking Standards.

1. **Residential lots.**

- a. Required parking spaces for single-family ~~and duplex~~ residential uses may not be located in the required front yard.
- b. Spaces in excess of those required for single family ~~and duplex~~ residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed ~~forty-five percent (45%)~~ 50% OF THE AREA OF THE REQUIRED FRONT YARD, EXCEPT THAT A DRIVEWAY SHALL NOT BE REQUIRED TO BE LESS THAN 18' IN WIDTH UNLESS OTHERWISE STIPULATED BY HISTORIC PRESERVATION.
 - (1) ~~The area of the required front yard, or~~
 - (2) ~~An area equal to the required front yard setback times the average lot width when the adjoining side property lines are not parallel. Notwithstanding the above requirements, the parking and maneuvering area shall not be required to be less than:~~
 - (a) ~~Eighteen (18) feet in width, or~~
 - (b) ~~The cumulative width of all front facing garage doors or carports plus three (3) feet, whichever is greater.~~

Amend Chapter 7, Section 703.B (Landscaping and Open Areas In Multiple-Family Development) to read as follows:

- B. 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 ~~in any district containing a structure with two~~ FOUR or more dwelling units.

Amend Chapter 7, Section 706 (Accessory Uses and Structures) to add language regarding Accessory Dwelling Units, and revising the existing language to apply only to other types of accessory structures, and to read as follows:

Section 706. Accessory Uses and Structures.

- A. ~~No detached accessory structures or swimming pools are permitted within the required front yard(s) of any residential district.~~
- B. ~~All detached accessory structures in the side and rear yard, not used for sleeping or living purposes, are to maintain a minimum setback of three feet from property lines. Swimming pools are to maintain a minimum setback of three feet from exterior property lines.~~
- C. ~~All accessory structures located within the required side yard are not to exceed eight feet in height.~~
- D. ~~On any corner lot contiguous to a key lot, detached structures with a height which exceeds eight feet must be set back from the street side a distance equal to the required front yard setback of the adjoining key lot.~~
- E. ~~On any other corner lot no detached accessory building over eight feet high shall be closer to the side street property line than a distance of ten feet.~~
- F. ~~Detached accessory structures may be constructed on the property line where the rear lot line is adjacent to a fully dedicated alley.~~

- G. ~~No detached accessory structure located within the required rear yard of a residentially zoned property shall exceed a height of one story or fifteen feet except as approved by a use permit in accordance with the provisions of Section 307.~~

A. **ACCESSORY DWELLING UNITS (ADU)**

1. IN ZONING DISTRICTS WHERE ACCESSORY DWELLING UNITS ARE A PERMITTED USE, ONE (1) ADU IS PERMITTED PER LOT WHEN A SINGLE-FAMILY DETACHED PRIMARY DWELLING UNIT IS ALSO PROVIDED, UNLESS OTHERWISE PERMITTED BY THE ZONING DISTRICT.
2. AN ADU IS NOT PERMITTED ON A LOT WITH A SINGLE-FAMILY ATTACHED DWELLING UNIT, A DUPLEX, TRIPLEX, OR MULTIFAMILY DWELLING UNITS, UNLESS OTHERWISE PERMITTED BY THE ZONING DISTRICT.
3. AN ADU MAY BE EITHER ATTACHED TO OR DETACHED FROM THE PRIMARY DWELLING UNIT, SUBJECT TO THE FOLLOWING DESIGN GUIDELINES:
 - a. AN ATTACHED ADU SHALL BE INTEGRATED INTO THE DESIGN OF THE PRIMARY DWELLING UNIT SO THAT IT APPEARS TO BE PART OF ONE SINGLE FAMILY HOME, RATHER THAN A DUPLEX. THIS GUIDELINE DOES NOT PROHIBIT THE PROVISION OF SEPARATE ENTRY FEATURES. (P)
 - b. A DETACHED ADU, WHEN VISIBLE FROM ADJACENT STREETS, SHALL BE CONSTRUCTED WITH SIMILAR AND/OR COMPLEMENTARY MATERIALS, DESIGN, AND COLOR(S) AS THE PRIMARY DWELLING UNIT, OR AS MAY BE APPROVED BY HISTORIC PRESERVATION FOR HP ZONED OR DESIGNATED PROPERTIES. (P)

RATIONALE: ADUS ARE INTENDED BE SUBORDINATE TO THE PRIMARY SINGLE-FAMILY HOME AND SHOULD VISUALLY APPEAR AS SUCH. AN ADU WHICH LOOKS LIKE A SECOND DUPLEX UNIT, OR A SECOND DETACHED PRIMARY DWELLING UNIT, DOES NOT MEET THIS INTENT.

4. A DETACHED ADU MAY BE LOCATED WITHIN THE REQUIRED REAR YARD, SUBJECT TO THE FOLLOWING:
 - a. SETBACKS.
 - (1) MINIMUM 10 FEET FROM A STREET SIDE PROPERTY LINE.
 - (2) MINIMUM 3 FEET FROM AN INTERIOR PROPERTY LINE.
 - (3) NO SETBACK IS REQUIRED ADJACENT TO A FULLY DEDICATED ALLEY.
 - b. HEIGHT. MAXIMUM 15 FEET UNLESS USE PERMIT APPROVAL FOR A GREATER HEIGHT IS OBTAINED PER SECTION 307.
5. A DETACHED ADU NOT LOCATED WITHIN THE REQUIRED REAR YARD AND COMPLIANT WITH THE SAME SETBACKS REQUIRED FOR THE PRIMARY DWELLING UNIT IS SUBJECT TO THE SAME HEIGHT REGULATIONS AS THE PRIMARY DWELLING UNIT.
6. A DETACHED ADU MAY NOT BE LOCATED BETWEEN THE PRIMARY DWELLING UNIT AND THE FRONT PROPERTY LINE UNLESS USE PERMIT APPROVAL IS OBTAINED PER SECTION 307.
7. AN ATTACHED ADU SHALL COMPLY WITH SAME HEIGHT REGULATIONS AND SETBACKS (INCLUDING PERMITTED PROJECTIONS PER SECTION 701.A.3) REQUIRED FOR THE PRIMARY DWELLING UNIT.
8. AN ADU SHALL COMPLY WITH THE LOT COVERAGE REQUIREMENTS APPLICABLE TO THE PROPERTY.
9. AN ADU SHALL NOT HAVE A GROSS FLOOR AREA WHICH EXCEEDS 75% OF THE GROSS FLOOR AREA OF THE PRIMARY DWELLING UNIT, AND:
 - a. FOR LOTS UP TO 10,000 SQUARE FEET IN NET AREA: 1,000 SQUARE FEET.
 - b. FOR LOTS OVER 10,000 SQUARE FEET IN NET AREA: THE LESSER OF 3,000 SQUARE FEET OR 10% OF THE NET LOT AREA.

FOR THE PURPOSES OF THESE CALCULATIONS, ANY GARAGE OR ATTACHED SHADE STRUCTURE CONSTRUCTED AS PART OF A DETACHED ADU SHALL COUNT TOWARD THE GROSS FLOOR AREA OF THE ADU. ANY ATTACHED SHADE STRUCTURES SHALL COUNT TOWARDS LOT COVERAGE, BUT NOT GROSS FLOOR AREA.

10. PERMIT ISSUANCE AND RESTRICTIVE COVENANT. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR AN ADU, THE PROPERTY OWNER SHALL SIGN BEFORE A NOTARY PUBLIC A RESTRICTIVE COVENANT THAT RUNS WITH THE LAND ON A FORM PREPARED BY THE CITY ATTORNEY OR DESIGNEE AFFIRMING THAT THE PROPERTY OWNER SHALL:

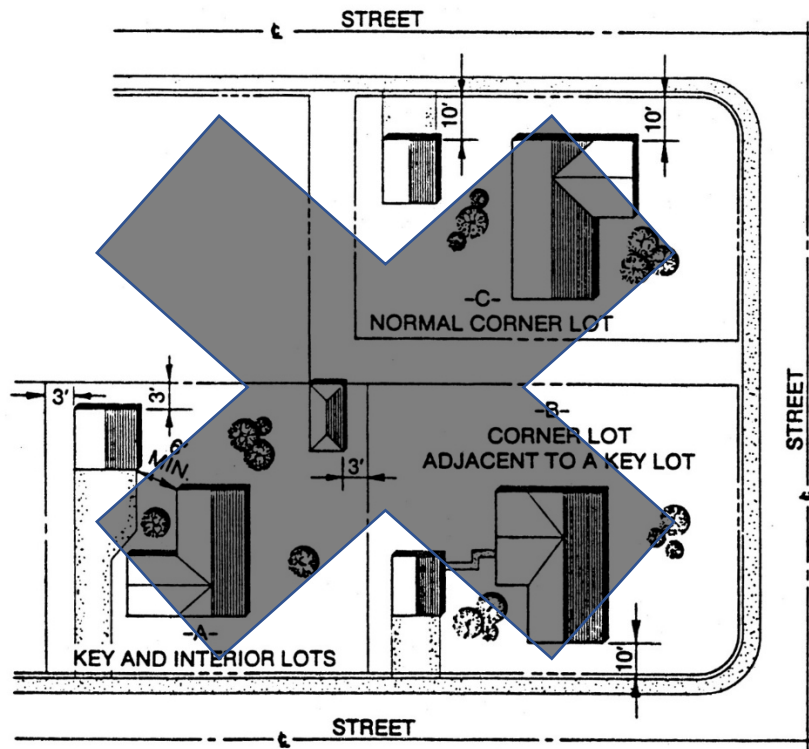
- a. OCCUPY EITHER THE PRIMARY DWELLING UNIT OR THE ADU, OR

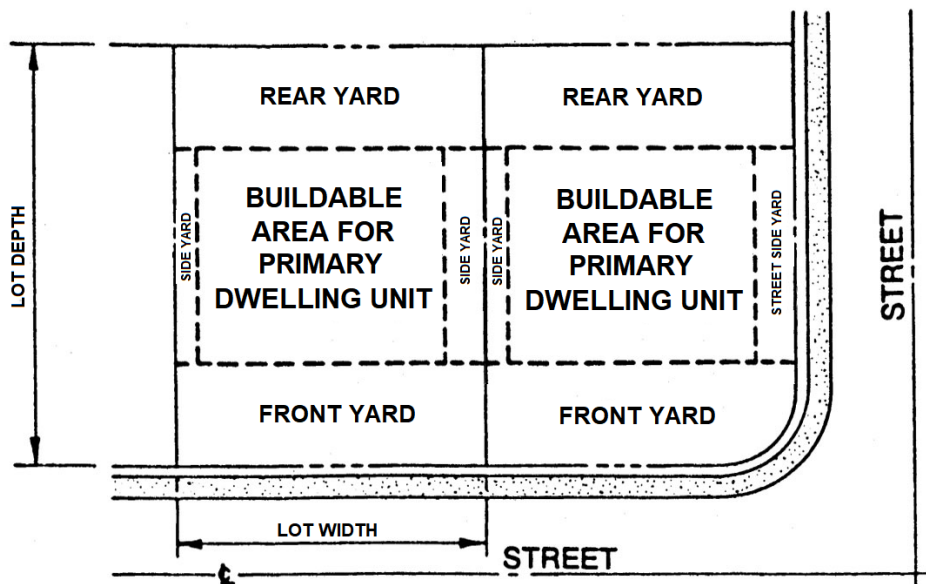
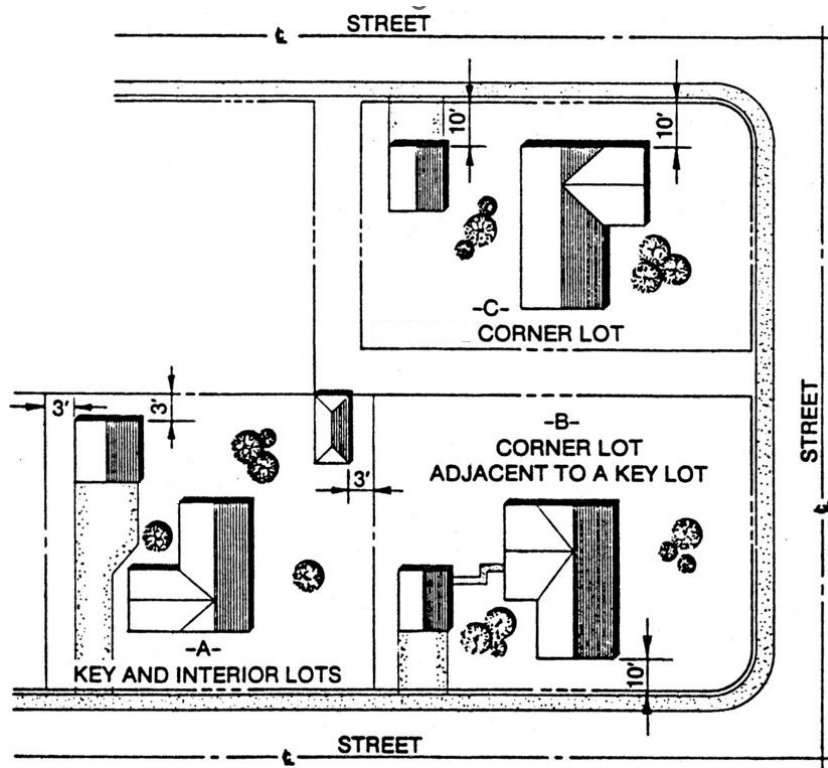
- b. IF THE PROPERTY OWNER RENTS OR LEASES A PROPERTY WITH BOTH A PRIMARY DWELLING UNIT AND AN ADU TO A THIRD PARTY, THEN NEITHER THE PRIMARY RESIDENCE NOR THE ADU SHALL BE **RENTED OR LEASED SEPARATELY FROM THE REMAINDER OF THE PROPERTY, NOR** SUB-LEASED.

- B. **SINGLE-FAMILY RESIDENTIAL ACCESSORY STRUCTURES.** THE FOLLOWING REGULATIONS APPLY TO ACCESSORY STRUCTURES WHICH ARE NOT USED FOR SLEEPING OR LIVING PURPOSES, AND LOCATED ON LOTS HAVING ONLY SINGLE-FAMILY RESIDENTIAL USES:

1. ACCESSORY STRUCTURES ARE NOT PERMITTED WITHIN THE REQUIRED FRONT YARD. ACCESSORY STRUCTURES LOCATED BEHIND THE REQUIRED FRONT SETBACK BUT BETWEEN THE PRIMARY DWELLING UNIT AND THE FRONT PROPERTY LINE ARE NOT PERMITTED UNLESS USE PERMIT APPROVAL IS OBTAINED PER SECTION 307.
2. PERMITTED HEIGHTS.
 - a. MAXIMUM HEIGHT OF 8 FEET WHEN LOCATED WITHIN 10 FEET OF A STREET SIDE PROPERTY LINE, OR 15 FEET WHEN LOCATED ELSEWHERE WITHIN THE REQUIRED REAR OR SIDE YARD.

- b. HEIGHTS IN EXCESS OF 15 FEET, WHEN NOT LOCATED WITHIN 10' OF **A STREET** SIDE PROPERTY LINE, MAY BE APPROVED THROUGH A USE PERMIT OBTAINED PER SECTION 307.
 - c. AN ACCESSORY STRUCTURE NOT LOCATED WITHIN THE REQUIRED REAR OR SIDE YARD AND COMPLIANT WITH THE SAME SETBACKS REQUIRED FOR THE PRIMARY DWELLING UNIT IS SUBJECT TO THE SAME HEIGHT REGULATIONS AS THE PRIMARY DWELLING UNIT.
3. SETBACKS. ACCESSORY STRUCTURES SHALL MAINTAIN A MINIMUM SETBACK OF 3 FEET ADJACENT TO A REAR OR SIDE PROPERTY LINE, EXCEPT THAT NO SETBACK IS REQUIRED ADJACENT TO A FULLY DEDICATED ALLEY.





C. SWIMMING POOLS.

1. SWIMMING POOLS SHALL NOT BE LOCATED IN THE REQUIRED FRONT YARD, NOR IN ANY REQUIRED LANDSCAPE SETBACK.
2. SWIMMING POOLS SHALL MAINTAIN A MINIMUM SETBACK OF THREE FEET FROM PROPERTY LINES, EXCEPT THAT POOLS LOCATED ON A LOT DESIGNATED "HILLSIDE" PER SECTION 710 SHALL COMPLY WITH ALL HILLSIDE DEVELOPMENT REGULATIONS, INCLUDING SETBACKS.

Amend Chapter 7, Section 708. (Temporary uses) to read as follows:

Section 708. Temporary uses.

- L. Charitable Drop Box Container Permit.** A charitable drop box container permit is subject to the following:

1. An annual permit is required for the following uses or analogous uses:
 - a. Charitable drop box containers.

- (9) Permits are not required when the container is in compliance pursuant to Section ~~608.E.1~~ 608.E.21.

Amend Chapter 12, Sections 1204.C and D (Land Use Matrix) to correct references of "Single-Family Attached" to "Single-Family Infill", and to read as follows:

**Chapter 12
DOWNTOWN CODE**

Section 1204. Land Use Matrix.

- C. The following shall apply to uses that are permitted with conditions (pc) as indicated with a number that corresponds with the Land Use Matrix in Section 1204.D:

27. ~~Single-family attached~~ INFILL SUBDIVISION, ~~subject to the following:~~ PER THE STANDARDS OF SECTION 608.F.6 AND SECTION 614, TABLE 614.B, COLUMN D, EXCEPT AS MODIFIED BELOW:
- a. Historic preservation designated properties or properties in historic preservation districts cannot use the single-family ~~attached~~ INFILL development option.
 - b. ~~Individual unit lot: minimum 20-foot width, no minimum depth.~~ MAXIMUM HEIGHT: AS PER HEIGHT MAP, SECTION 1202.B.
 - c. ~~Perimeter standards: maximum ten feet for units fronting street rights-of-way; minimum 15 feet for units siding street rights-of-way. This area is to be in common ownership or management, ten feet adjacent to property line.~~ MAXIMUM DENSITY: AS PER DENSITY MAP, SECTION 1202.C.
 - d. ~~Building setbacks, individual unit lot: none.~~ MAXIMUM LOT COVERAGE: 100 PERCENT PER LOT; OVERALL SUBDIVISION LOT COVERAGE PER APPLICABLE CHARACTER AREA.
 - e. ~~Maximum stories: as per height map, Section 1202.C.~~ FRONTAGE SETBACKS AND REQUIREMENTS: AS PER THE APPLICABLE CHARACTER AREA; OR, IF LOTS FRONT ON A NEW INTERNAL STREET OR DRIVE, PER THE REGULATIONS OF SECTION 608.F.6 AND SECTION 614, TABLE B, COLUMN D.
 - f. ~~Lot coverage per dwelling unit: 100 percent.~~ PERIMETER STANDARDS (NOT ON A STREET): PER THE REGULATIONS OF SECTION 608.F.6.
 - g. ~~Common areas: minimum five percent of gross area.~~ INDIVIDUAL LOT SETBACKS.

- (1) THE STEPBACK REQUIREMENTS OF TABLE 614.B, COLUMN D DO NOT APPLY TO BUILDINGS COMPLYING WITH THE MAXIMUM HEIGHT ALLOWED BY THE HEIGHT MAP, SECTION 1202.B.
 - (2) INDIVIDUAL LOT FRONT: 10' OR THE REQUIRED FRONTAGE SETBACK, WHICHEVER IS GREATER.
 - (3) INDIVIDUAL LOT SIDE AND REAR: 0' OR THE REQUIRED PERIMETER SETBACK, WHICHEVER IS GREATER.
- h. ~~Allowed uses: single family attached and home occupations per Section 608.~~ PARKING REQUIREMENTS: PER SECTION 608.F.6, AS THE REGULATIONS APPLY TO THE INFILL DEVELOPMENT DISTRICT.
 - i. ~~Development review per Section 507.~~ DESIGN: UNITS ADJACENT TO PERIMETER STREETS SHALL PROVIDE PRIMARY ENTRANCES FACING AND ACCESSIBLE FROM THE STREET. NO GARAGES OR CARPORTS ARE ALLOWED TO FACE PERIMETER STREETS. (R*)
 - j. ~~Design: front of units should face right of way. No garages allowed to face pedestrian or side streets.~~ 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 THIS CHAPTER AND THE APPLICABLE CHARACTER AREA.
 - k. ~~Other requirements of Section 608.F.8 shall apply if not specifically modified by this section.~~

D. Land Use Matrix.

LAND USE CATEGORIES	CHARACTER AREAS				
		ACTIVE USE	***	Commercial Corridor	***

Residential Uses					
***	***	***	***	***	***
Dwelling UNIT, Multi-Family MULTIFAMILY		***	p		p
Dwelling UNIT, Single-Family, Detached (INCLUDING DUPLEX AND TRIPLEX USES)		***	p	***	np
Dwelling UNIT, Single-Family and Duplex, Attached		***	p	***	np
***	***	***	***	***	***
SUBDIVISION, Single-Family Attached-Infill		***	np-PC27	***	pc27-NP

Amend Chapter 13, Sections 1303 (Transect lot standards), 1305.C (Fence Standards), 1306 (Land Use Matrix) and 1310 (Open Space Improvements) to correct references of “Single-Family Attached” to “Single-Family Infill”, and to read as follows:

**Chapter 13
WALKABLE URBAN (WU) CODE**

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 ~~attached~~-INFILL development option standards per Section ~~608(F)(8)~~ 608.F.6 and Section 614, Table 614.B, Column D (except for the density, which is not restricted) if it meets all three of the following conditions:
 - (1) The development consists solely of ~~attached~~-SINGLE-FAMILY dwelling units and allowable accessory uses;

- (2) The development is located within the applicable area for the single-family ~~attached~~-INFILL development option or the Infill Development District as depicted on the map provided in Section ~~608(F)(8)~~-608.F.6; and

2. All developments adjacent to single-family zoning districts shall follow the same setback and stepback standards as the single-family ~~attached~~-INFILL development option (Section 614, Table 614.B, Column D); with additional requirements as follows:

B. Transect Setbacks and Lot Standards.

Table 1303.2 Transect T4

BUILDING HEIGHT			BUILDING STEPBACKS		
a	Main Building	T4:2 30-foot maximum			
		T4:3 40-foot maximum			
		SFA-SFI: 48-foot maximum		Required for SFA-SFI as per Sections 1303.A.1 and 2	

* Lot coverage maximum may be modified for SFA-SFI development option.

Table 1303.2 Transect T5

BUILDING HEIGHT

BUILDING STEPBACKS

* a. Lot coverage maximum may be modified for SFA-SFI development option.

b. Lot coverage maximum may vary depending on setback requirements when adjacent to existing single-family residential districts and historic preservation properties or districts.

Table 1303.2 Transect T6

Minimum glazing shall apply to commercial building frontages only, as per Section 1305.B.2. For residential products T4 glazing standards shall apply.

	<p><i>* a. Lot coverage maximum may be modified for SFA-SFI development option.</i></p> <p><i>b. Lot coverage maximum may vary depending on setback requirements when adjacent to existing single-family residential districts and historic preservation properties or districts.</i></p>
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1305. Frontage Standards.

C. Fence Standards.

1. T3 and T4.

- a. Primary frontages: 40 inches maximum height.
- b. Secondary frontages: 72 inches maximum height. For SFA-SFI development: 48 inches maximum height solid fence. Above 48 inches to 72 inches allowed only as a 70 percent open view fence, unless screening above grade utilities or trash enclosures.

Section 1306. Land Use Matrix.

Table 1306.1. Land Use Matrix

CATEGORY: RESIDENTIAL USES	T3	T4	***	T6:7 T6:15	T6:22 T6: HWR
***	***	***	***	***	***
Dwelling UNIT, Multif	NP	P		P	P
Dwelling UNIT, Single-Family, Detached (INCLUDING DUPLEX AND TRIPLEX USES)	P	P	***	NP	NP
Dwelling UNIT, Single-Family and Duplex, Attached	P	P	***	P	P

C. Residential Uses, Land Use Conditions.

3. Dependent Care Facility.

- a. One to six dependents: standards as per Section ~~608.D.5~~ 608.E.15. ~~Use permit required for s~~Seven to 12 dependents: USE PERMIT, AND STANDARDS AS PER SECTION 608.E.16.

Table 1306.1. Land Use Matrix

CATEGORY: SERVICES	T3	T4	***	T6:7 T6:15	T6:22 T6: HWR

Home Occupation As per Section 608.E.3	PG	PG	***	P	P
***	***	***	***	***	***
Hotel As per Section 618.D.14-7	NP	PC	***	PC	PC
***	***	***	***	***	***
Office, Professional As per Section 618.D.15-8 and 16-9	PC	PC	***	PC	PC

CATEGORY: LOCAL FOOD PRODUCTION	T3	T4	***	T6:7 T6:15	T6:22 T6: HWR
Community Garden As per Section 608.F.6 608.E.24	UP	UP	***	UP	UP
Farmers Markets As per Section 608.F.7 608.E.25	UP	UP	***	UP	UP

CATEGORY: ACCESSORY USES	T3	T4	***	T6:7 T6:15	T6:22 T6: HWR
Accessory Dwelling Unit	P	P	***	P	P
Accessory Dwelling Unit— Guest	P	P	***	P	P

Home Occupation As per Section 608.E.3 608.E.27	PC	PC	***	PC	PC

CATEGORY: INTERIM USES	T3	T4	***	T6:7 T6:15	T6:22 T6: HWR
Environmental Remediation Facility As per 608.F.5 608.E.23	UP	UP	***	UP	UP

Section 1310. Open space improvements.

A. Open Space Guidelines.

1. Parcels zoned T3 are exempt from required public open space improvements.
2. Open space requirements for developments within the T4, T5, and T6 transects are as follows:
 - a. For sites of one gross acre or larger, minimum open space of at least five percent of the gross site area shall be required. For developments utilizing the single-family ~~attached~~ INFILL development option standards in accordance with Section ~~1303(A)(1)(a)~~ 1303.A.1.a., open space shall be provided as required by Section 614, Table 614,B, Column D, regardless of lot size.

Table 1310.1 Public Open Space Type Guidelines

[table unchanged]

* Single-family ~~attached~~ INFILL developments must provide open space as required per Section ~~1310(A)(2)(a)~~ 1310.A.2.a.
