



AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: October 12, 2023
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 10-6-2023 at City Hall, SV Parks & Rec, SV Senior Center and online at www.scottsvally.org .

ELECTED OFFICIALS	CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner	Taylor Bateman, Community Development Director Sarah Winkle, Senior Planner Ben Noble, Consultant Cathie Simonovich, City Clerk

MEETING NOTICE AND AGENDA PACKET MATERIALS
Notice regarding Planning Commission Meetings: The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066. Currently meetings are being held remotely. Agenda and Agenda Packet Materials: The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City's website: https://www.scottsvally.gov/129/Agendas-Minutes Public Participation: The meeting will be available in person and on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: https://us02web.zoom.us/j/88671741298 You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.
2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

CALL TO ORDER 6:00 PM

(The Planning Commission Chair calls the meeting to order.)

PLEDGE OF ALLEGIANCE

ROLL CALL

(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

1. Approve the Action Meeting Minutes from the following meeting: August 10, 2023

ALTERATIONS TO PUBLIC HEARING AGENDA

(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consideration of an amendment to the Scotts Valley Municipal Code Title 17 (Zoning) to establish objective design standards for multi-unit residential development in residential and commercial zoning districts (AZO23-001)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: August 10, 2023
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 8-3-2023 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The meeting was called to order at 6:05 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSIONERS PRESENT:

Lori Gentile, Chair
Chuck Maffia, Vice Chair
David Hodgins, Commissioner
Steve Simonovich, Commissioner

ABSENT:

Shawn Mosley, Commissioner

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development
Director
Jonathan Kwan, Contract Planner
Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

None.

CONSENT AGENDA

1. Approve the Action Meeting Minutes from the following meetings: June 8, 2023

M/S: Hodgin/Maffia

To approve the Consent Agenda.

Carried 4/0 (AYES: Gentile, Maffia, Hodgin, Simonovich; ABSENT: Mosley)

ALTERATIONS TO PUBLIC HEARING AGENDA

None.

PUBLIC HEARING AGENDA

1. Consideration of a Variance (V23-001) to allow a 313.5 square foot addition to a single-family home in the R-R-2.5 Zoning District located at 1000 Bethany Drive (APN 023-341-03).

Contract Planner Kwan presented the item.

Chair Gentile opened the public hearing at 6:15 PM. No members of the public came forward to comment, and Chair Gentile closed the public hearing at 6:16 PM.

M/S: Maffia/Hodgin

To approve the variance V23-001 to allow a 313.5 square foot addition to a single-family home in the R-R-2.5 District located at 1000 Bethany Drive (APN 023-341-03).

Carried 4/0 (AYES: Gentile, Maffia, Hodgin, Simonovich; ABSENT: Mosley)

ALTERATIONS TO REGULAR AGENDA

None.

REGULAR AGENDA

None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

**WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY
DIRECTOR UPDATES**

None.

ADJOURNMENT

The meeting was adjourned at 6:18 PM.

City of Scotts Valley PLANNING COMMISSION STAFF REPORT

Date: October 12, 2023

Location: City-wide

Environmental Status: Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15060(c)(2), (no foreseeable change in the physical environment), 15061(b)(3) (commonsense exemption)

Request: Consideration of an amendment to Scotts Valley Municipal Code Title 17 (Zoning) to establish objective standards for multi-unit residential development in residential and commercial zoning districts (AZO23-001)

From: Ben Noble, Consultant

Approved: Taylor Bateman, Community Development Director, (831) 440-5630, tbateman@scottsvalley.org

STAFF RECOMMENDATION

It is recommended the Planning Commission conduct a public hearing, hear public testimony, and adopt the resolution recommending the City Council adopt amendments to Scotts Valley Municipal Code Title 17 (Zoning) to establish objective standards for multi-unit residential development in residential and commercial zoning districts.

SUMMARY

To address new state law, City staff and consultants have prepared design standards for multi-unit residential development. These standards apply to all new development projects that create two or more dwelling units, including detached single-family dwellings, townhomes, multifamily dwellings, and mixed-use residential projects. The standards address topics typically considered during the City's design review process, including site access and circulation, building placement, building massing, landscaping, building façades, and roof design. The standards translate existing subjective requirements into objective standards to ensure quality development, clarify City expectations, and protect the City given new state laws.

BACKGROUND

In recent years the State Legislature has adopted new housing laws that have changed the way local jurisdictions in California review and approve residential projects. In general, these new laws aim to facilitate housing production by streamlining the approval of housing projects that comply with local objective standards. Under state law, local jurisdictions must approve by right without a discretionary process certain types of multifamily and mixed-use residential projects. State law also limits the ability of jurisdictions to deny or reduce the density of housing development projects that are consistent with local standards.

Cities and counties in California have adjusted their residential development regulations to address these new state housing laws. Many local jurisdictions have adopted new objective standards for multifamily and multi-unit residential development. State law defines objective standards as “standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.”

Objective standards contrast with “subjective requirements,” which rely on personal judgement to determine project compliance. Below is an example of a subjective requirement and objective standard that aim to achieve the same objective:

Subjective Requirement	Objective Standard
The massing of large buildings shall be broken into smaller volumes to support a human-scale and pedestrian-friendly environment.	A street-facing building 150 feet or more in length shall provide a major recess, at least 20 feet wide by 10 feet deep, that extends from the finished ground floor through the full height of the building.

Residential objective standards provide a number of benefits. First, they protect cities should an applicant request ministerial approval under state law. Under these laws jurisdictions must approve a qualifying project if it complies with applicable objective standards. Second, they help ensure quality design consistent with local preferences as state law limits a jurisdiction’s ability to require modifications to project design based on subjective requirements alone. Third, objective standards reduce project review costs and time by clearly communicating upfront City design expectations for a proposed project.

PROPOSED OBJECTIVE STANDARDS

In August 2023 the City began the process to prepare new objective standards for multi-unit residential development. The proposed objective standards are provided in Exhibit 2 of Attachment 1. In addition to the standards, limited Municipal Code amendments are

also proposed (Exhibit 1 of Attachment 1) to add new references in the Zoning Code to the adopted objective standards.

The standards address design issues that are currently considered through the City's design review process. In many ways the City's design requirements will not change with the new standards; rather, existing subjective requirements are translated into new objective standards. With the existing design review process, decision-makers decide how to apply subjective policies and guidelines to a proposed project. With the new standards, these same required outcomes are specified up-front in a manner that will benefit applicants, City staff, and City decision-makers.

Applicability

The proposed multi-unit residential design standards would apply to all new development projects that create two or more dwelling units, including detached single-family dwellings, townhomes, multifamily dwellings, and mixed-use residential projects. In the R-1, R-R, and R-MT zones, the standards would apply to projects creating two or more single-family homes (multifamily dwellings are not permitted in these zones). In the R-VH, R-H, and R-M zones, the standards would apply to multifamily dwellings, townhomes, and projects with two or more single-family family homes. In the C-S and C-SC zones, the standards would apply to mixed-use projects. The standards would not apply to a project that creates one single-family home.

Process to Prepare Standards

The process to prepare the objective standards began with a review of existing subjective requirements in the General Plan, Town Center Specific Plan, Active Transportation Plan, Design Guidelines, and design review criteria in the Zoning Code. Existing objective standards in the Zoning Code for multi-unit residential development were also identified.

City staff also reviewed recently proposed, approved, and constructed multi-unit residential projects in Scotts Valley. These projects include Oak Creek Park, The Terrace, and Pinnacle View among others. This review highlighted successful design strategies as well as opportunities for improvement that could be addressed in the objective standards.

Contents

The objective standards are divided into three parts: Introduction, Standards, and Glossary. As stated in the Introduction, the purpose of the objective standards is to:

1. Guide multi-unit housing production in Scotts Valley;
2. Increase certainty and predictability in the project approval process;
3. Ensure quality design consistent with Scotts Valley's unique sense of place; and

4. Protect the public health, safety and welfare in light of State laws requiring streamlined ministerial approval of qualifying multi-unit residential projects.

The Introduction explains the relationship between the objective standards and other City requirements, including requirements found in the General Plan, Specific Plans, Design Guidelines, and Municipal Code. The Introduction also establishes a process for minor exceptions to the objective standards that could be approved by the Community Development Director and other deviations from the standards that must be approved by the Planning Commission.

Part 2 contains the standards organized into nine design topics. Preceding the standards for each topic is an intent statement. To allow an exception from a standard, the review authority must find that the project would continue to meet the intent of the standard.

The table below, left column, identifies the nine topics addressed in the objective standards. The right column identifies the specific standard included for each topic.

Topic	Standards
1.New Streets and Block Pattern	Street dimensions, street network
2.Pedestrian, Bicycle, Transit Improvements	Public sidewalks, street trees, internal pedestrian circulation, bicycle infrastructure improvements and bicycle parking
3.Parking and Vehicle Circulation	Parking placement on site, maximum width, structured parking, vehicle site access, interior parking lot landscaping, perimeter parking lot landscaping, pedestrian circulation, loading
4.Building Placement, Orientation, and Entries	Maximum setback, building entrance orientation, entry design
5.Building Massing	Major massing breaks, upper-story stepbacks
6.Open Space	Private open space, common open space, publicly accessible open space
7.Façade and Roof Design	Modulation, facade articulation, roof design for large buildings, non-residential transparency, windows, materials and color
8.Landscaping	Landscape and irrigation plans required, minimum landscape areas, general landscape requirements, trees, timing of installation, Water Efficiency in Landscaping Ordinance (WELO), maintenance

Topic	Standards
9.Other Site Features	Waste collection facilities, mechanical equipment, screening, fences and walls, accessory structures, exterior lighting

Some notable standards include the following:

- **Parking Location in Commercial Zoning Districts:** Maximum dimension standards and screening requirements for parking lots between a building and the street.
- **Parking Lot Landscaping:** Required parking lot landscaping area and minimum planting standards.
- **Building Entrance Orientation:** The primary entry of a building within 30 feet of a street must face the street (applies only to local streets in residential districts).
- **Massing Breaks:** Buildings 150 feet or more in length must select a strategy from list of options to divide building into smaller volumes.
- **Open Space:** Minimum required private, common, and publicly accessible open space with design standards.
- **Façade Articulation:** Projects must select strategies from list of options to provide building façade modulation and articulation.
- **Materials and Colors:** Prohibited exterior building materials, minimum number of contrasting colors and/or materials
- **Landscaping:** Required drought-tolerant species, minimum groundcover standards, minimum tree size and planting standards.

Testing of Standards

As mentioned above, the process to prepare the standards included a review of recent multi-unit residential projects in Scotts Valley. This review included an evaluation of project compliance with the proposed standards. Staff and consultants also considered residential building typologies that can be expected in Scotts Valley given economic conditions and existing zoning standards. These typologies include small-lot single family homes, townhomes, small apartment buildings, horizontal mixed use, and vertical mixed-use projects. Market demand for townhomes is expected to remain high in residential zoning districts. In commercial zoning districts, horizontal mixed-use may be more attractive to developers than vertical mixed-use product types.

PROPOSED ZONING CODE AMENDMENTS

The following Zoning Code amendments are proposed to accompany the standards:

- **Chapter 17.04 (Definitions):** New definition of multi-unit residential development.
- **Chapters 17.09 (R-VH District), 17.10 (R-H District), 17.12 (R-M District), 17.14 (R-1 District), 17.16 (R-R District), 17.18 (R-MT District), 17.20 (C-S District), 17.22 (C-SC District):** Adds statement that multi-unit residential development must comply with the Multi-Unit Residential Design Standards.
- **New Section 17.44.180 (Multi-unit Residential Design Standards):** Adds statement that all new multi-unit residential development must comply with the Multi-Unit Residential Design Standards. States that if there is a conflict between the Zoning Code and the Multi-Unit Residential Design Standards, the Multi-Unit Residential Design Standards govern.

The City Council will adopt these Zoning Code amendments by ordinance. The design standards themselves will be adopted by City Council resolution.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed standards are exempt from CEQA, pursuant to CEQA Guidelines Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment). The multi-unit residential standards impose the same requirements as the existing design review process using an alternative method (objective standards). Alternatively, State CEQA Guidelines Section 15061(b)(3) provides that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

PUBLIC NOTICE

On September 29, 2023, public hearing notices were posted at City Hall, the Scotts Valley Branch Library, and the Scotts Valley Senior Center, consistent with State law.

ATTACHMENTS

1. Resolution No. 1787 recommending the City Council adopt amendment to Scotts Valley Municipal Code Title 17 (Zoning) to establish objective standards for multi-unit residential development in residential and commercial zoning districts

Exhibit 1: Zoning Code Amendments

Exhibit 2: Multi-unit Residential Design Standards

RESOLUTION NO. 1787

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING THE CITY COUNCIL ADOPT AN AMENDMENT TO SCOTTS VALLEY MUNICIPAL CODE TITLE 17 (ZONING) TO ESTABLISH OBJECTIVE STANDARDS FOR MULTI-UNIT RESIDENTIAL DEVELOPMENT IN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS (AZO23-001)

WHEREAS, SB-35 (Chapter 366, Statutes of 2017) enacted section 65913.4 to the Government Code, effective January 1, 2018; and

WHEREAS, Government Code section 65913.4 requires cities and counties to approve qualifying multifamily projects through a streamlined ministerial process if a project conforms to applicable objective standards and meets other requirements;

WHEREAS, The Housing Accountability Act (HAA), Government Code section 65589.5, limits the ability of cities and counties to deny or reduce the density of housing development projects that are consistent with objective standards;

WHEREAS, SB-330 (Chapter 654, Statutes of 2019) enacted Government Code section 66300 which prohibits cities and counties from establishing design standards that are not objective;

WHEREAS, Scotts Valley's Zoning Code currently contains limited objective design standards for multi-unit residential development;

WHEREAS, Scotts Valley currently relies on subjective design review criteria in Zoning Code Section 17.07.100 to ensure that multi-unit residential development conforms with the General Plan and the City's design guidelines;

WHEREAS, for a project requesting streamlined review under SB-35, the City cannot enforce subjective design review criteria;

WHEREAS, under the Housing Accountability Act and SB-330, the City cannot deny or reduce the density of a multi-unit residential project on the basis of non-conformance with a subjective design requirement;

WHEREAS, the City prepared draft Multi-Unit Residential Design Standards that translate subjective policies and guidelines into new objective standards;

WHEREAS, the Multi-Unit Residential Design Standards contains objective standards that would apply to SB-35 projects, AB 2011 projects, and conforms to the requirements of the Housing Accountability Act and SB-330;'

WHEREAS, adopting the Multi-Unit Residential Design Standards and associated Zoning Code Amendments is Categorical Exempt from the California Environmental Quality Act, under Section 15301(b)(3); and

WHEREAS, the Multi-Unit Residential Design Standards and associated Zoning Code Amendments were reviewed by the Planning Commission at regularly scheduled and noticed meeting on Thursday, October 12, 2023.

NOW, THEREFORE, BE IT RESOLVED by Planning Commission as follows:

1. It is hereby recommended that the City Council adopt, by ordinance, amendments to the Scotts Valley Municipal Code for the Multi-Unit Residential Design Standards set forth in Exhibit “1” attached hereto and incorporated herein.
2. It is further recommended that the City Council adopt, by resolution, the Multi-Unit Residential Design Standards set forth in Exhibit 2” attached hereto and incorporated herein; and

The above and foregoing resolution was duly and regularly adopted and passed by the Planning Commission of the City of Scotts Valley at a regular meeting held on the 12th day of October, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lori Gentile, Chair

Taylor Bateman, Community Development Director

Chapter 17.04 Definitions

17.04.160 - Definition of "M" terms.

[“Multi-unit residential development” means a development project that creates two or more dwelling units, including detached single-family dwellings, townhomes, multifamily dwellings, and mixed-use residential projects.](#)

Chapter 17.09 R-VH VERY HIGH-DENSITY RESIDENTIAL ZONING DISTRICT REGULATIONS

17.09.010 Description and purpose.

The R-VH zoning classification is designed to provide areas for apartments, townhouses, condominiums and similar developments with open space and other amenities which will enhance the living qualities of the development and promote the housing goals of the general plan. In addition, the very high-density residential district is intended to achieve the following purposes:

- A. To reserve appropriately located areas for family living in a variety of types of dwellings, at a reasonable range of population densities consistent with sound standards of public health and safety;
- B. To provide a more urban type living environment.
- C. To ensure adequate light, air, privacy and open space for each dwelling unit;
- D. To provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment;
- E. To minimize traffic congestion by providing housing on the city's transportation corridors;
- F. To protect residential properties from the hazards, noise and congestion created by commercial and industrial traffic;
- G. To provide necessary space for off-street parking of automobiles and, where appropriate, for off-street loading of trucks;
- H. To protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences;
- I. To protect residential properties from fire, explosion, noxious fumes and other hazards.

(Ord. 16.123, § 14, 9-5-2007)

17.09.020 Permitted uses.

- A. Small family child care homes;
- B. Small community care residential facilities;
- C. Multifamily dwellings conforming to the density requirements of this chapter;
- D. Accessory structures and uses located on the same site with a permitted use which are incidental to the permitted use, including but not limited to home occupations (subject to the provisions of Section 17.50.040 of this title), the keeping of four cats, four dogs or a combination thereof not to exceed a total of four private garages and parking areas.

E. Transitional housing and supportive housing.

(Ord. 16.123, § 14, 9-5-2007; Ord. No. 16.132, § 1, 5-1-2013; Ord. No. 16-138, § 14, 7-15-2015)

17.09.030 Conditional uses.

The following conditional uses shall be permitted upon the granting of a use permit in accordance with the provisions of Section 17.50.020 of this title:

- A. Community facilities and institutions;
- B. Day-care centers;
- C. Public utility and public service facilities;
- D. Large family child care home: No person shall operate a large family child care home without obtaining a large family child care home permit in compliance with the standards set forth within Section 17.50.015.

(Ord. 16.123, § 14, 9-5-2007)

17.09.040 Development standards.

The following development standards shall apply to all land and buildings in the R-VH zoning district:

- A. Lot area and density requirements. All lots hereafter created shall comply with the following minimum standards:

Zone	Minimum Overall Lot Area	Maximum Lot Density	Minimum Lot Width	Minimum Lot Depth
R-VHD	6,000 sq. ft.	2,100 sq. ft./dwelling unit	60 feet	60 feet

- B. Minimum lot frontage. The minimum lot frontage shall be sixty feet.
- C. Yards.
 - 1. Front yard. The minimum front yard shall be ten feet for residential buildings and twenty feet for garages.
 - 2. Side yard setback for existing parcel. The minimum side yard shall be ten feet or ten percent of the lot width which ever is greater for the existing parcel perimeter. Side yard setback for internally created new parcels shall be determined by the planning commission. However, if a garage entrance is located off a side yard the setback shall be twenty feet at the garage entrance to allow for space for a vehicle to park in front of the garage.
 - 3. Rear yard. The rear yard shall be twenty percent of the depth of the lot, provided that a rear yard of more than twenty-five feet shall not be required and a rear yard of less than fifteen feet shall not be permitted, subject to the following exceptions:
 - a. The rear yard may be reduced to not less than fifteen feet, provided, that one side yard is not less than twenty-five feet.

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- b. One foot shall be added to the rear yard for each two feet in height above which the top plate line exceeds twenty feet in height.
 - D. Maximum site coverage. The maximum site coverage in the R-VH zoning district shall be fifty-five percent.
 - E. Building height. No structure in the R-VH zoning district shall exceed thirty-five feet in height unless otherwise provided in Section 17.46.050 of this title.
 - F. Each dwelling shall have private, useable outdoor space, i.e. decks, balconies, yards or patios of one hundred square feet per residential unit. If the design is not suitable for private open space, useable common open space may be provided at two hundred square feet per residential unit if approved by the planning commission.

G. [Multi-unit residential development shall comply with the Multi-Unit Residential Design Standards. See Section 17.44.180.](#)

(Ord. 16.123, § 14, 9-5-2007)

17.09.050 Other required conditions.

- A. Design review shall be required for all new structures or alterations to existing structures in the R-VH Zoning District. The design review shall be conducted by the planning commission at a noticed public hearing.
- B. Standards and guidelines contained in Section 17.50.030 shall be used to review the project design. The project design may be approved as submitted, approved with added conditions or denied based on conformance with design standards.
- C. No building shall be located closer than twenty-five feet from the top of the bank of a perennial or intermittent stream. All proposed structures shall be constructed above the one-hundred-year floodplain.

(Ord. 16.123, § 14, 9-5-2007)

Chapter 17.10 R-H HIGH-DENSITY RESIDENTIAL ZONING DISTRICT REGULATIONS

17.10.010 Description and purpose.

The R-H zoning classification is designed to provide areas for apartments, townhouses, condominiums and similar developments with a maximum of open space and other amenities which will enhance the living qualities of the development and promote the housing goals of the general plan. In addition, the high-density residential district is intended to achieve the following purposes:

- A. To reserve appropriately located areas for family living in a variety of types of dwellings, at a reasonable range of population densities consistent with sound standards of public health and safety;
- B. To preserve as many of the desirable characteristics of one-family residential districts as possible while permitting higher densities;
- C. To ensure adequate light, air, privacy and open space for each dwelling unit;
- D. To provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment;
- E. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them;
- F. To protect residential properties from the hazards, noise and congestion created by commercial and industrial traffic;
- G. To provide necessary space for off-street parking of automobiles and, where appropriate, for off-street loading of trucks;
- H. To protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences;
- I. To protect residential properties from fire, explosion, noxious fumes and other hazards.

(Ord. 16.76 § 1 (part), 1989)

17.10.020 Permitted uses.

- A. Small family child care homes;
- B. Mobile homes and manufactured housing;
- C. Multifamily dwellings conforming to the density requirements of this chapter;
- D. Single-family dwellings;
- E. Accessory structures and uses located on the same site with a permitted use which are incidental to the permitted use, including but not limited to home occupations (subject to the provisions of Section 17.50.040 of this title), the keeping of four cats, four dogs or a combination thereof not to exceed a total of four and private garages and parking areas;
- F. Small community care facilities.
- G. Transitional housing and supportive housing.

(Ord. 16.76 § 1 (part), 1989; Ord. 16.123, §§ 15—17, 9-5-2007; Ord. No. 16.132, § 2, 5-1-2013; Ord. No. 16-138, § 15, 7-15-2015)

17.10.030 Conditional uses.

The following conditional uses shall be permitted upon the granting of a use permit in accordance with the provisions of Section 17.50.020 of this title:

- A. Bed and breakfast establishments;
- B. Community facilities and institutions;
- C. Day-care centers;
- D. Occupancy of existing dwelling while constructing a replacement dwelling on the same lot;
- E. Public utility and public service facilities;
- F. Large family child care homes: No person shall operate a large family child care home without obtaining a large family child care home permit in compliance with the standards set forth within Section 17.50.015;
- G. Tract offices.

(Ord. 16.76 § 1 (part), 1989; Ord. 16.123, §§ 18, 19, 9-5-2007)

17.10.035 Large community care facilities.

No person shall operate a large community care home without obtaining a conditional use permit in accordance with Section 17.50.020. In addition the applicant shall submit the following:

- a. A letter or certification of final approval from the state or county licensing authority,
- b. A site plan of the property showing parking, outdoor exercise area, and fencing.
- c. A letter from the fire department approving the safety of the structure for the use,
- d. A letter of application describing the type of use, number of residents, age of residents, any special resident care that is provided, and a daily work schedule showing the number of employees at the facility, and
- e. Landscaping and other information as required by the community development director.

(Ord. 16.123, § 20, 9-5-2007)

17.10.040 Development standards.

The following development standards shall apply to all land and buildings in the R-H zoning district:

- A. Lot area and density requirements. All lots hereafter created shall comply with the following minimum standards:

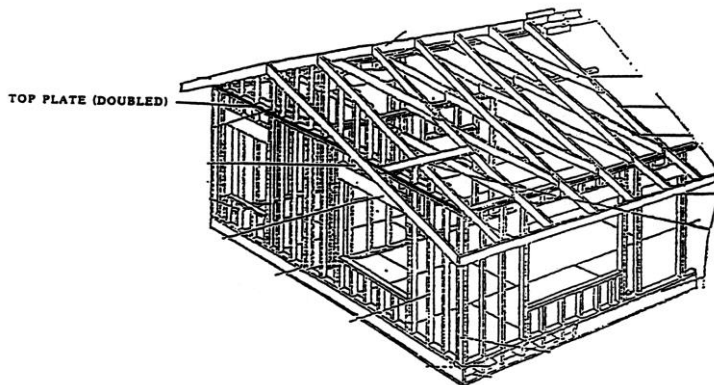
Zone	Minimum Lot Area	Maximum Lot Density*	Minimum Lot Width	Minimum Lot Depth
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R-H	6,000 sq. ft.	3,000 sq. ft./dwelling unit	60 feet	60 feet
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*If, after dividing the area of the lot by the area required per dwelling unit or structure containing a dwelling unit, a remainder of more than ninety percent of the area required for an additional unit is obtained, one additional dwelling unit may be located on the site.

- B. Minimum Lot Frontage. The minimum lot frontage shall be sixty feet.
- C. Yards.
 - 1. Front Yard. The minimum front yard shall be twenty feet.
 - 2. Side Yard.
 - a. Permitted Uses. The minimum side yard for a permitted use shall be ten percent of the width of the site; provided, that a side yard of more than ten feet shall not be required and a side yard of less than five feet shall not be permitted, subject to the following exceptions:
 - i. On the street side of a corner lot, the side yard shall be twenty percent of the width of the site; provided, that a side yard of more than twenty feet shall not be required and a side yard of less than eight feet shall not be permitted.
 - ii. One foot shall be added to each side yard for each two feet of height above which the top plate line exceeds twenty feet in height (see Figure 17.10.040).

Figure 17.10.040 Top Plate Line



- iii. One foot shall be added to the interior side yard for each five feet by which a wall of a structure within twenty-five feet of the side property line exceeds forty feet in length parallel or approximately parallel to the side property line.
- iv. A side yard providing access to more than one dwelling shall be not less than twelve feet.

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- b. Conditional Uses. The side yard for a conditional use and its accessory structures shall be ten percent of the average width of the site, with a minimum of ten feet and a maximum of twenty feet required, subject to the following exceptions:
 - i. On the street side of a corner lot, the side yard shall be not less than twenty percent of the width of the site, with a minimum of fifteen feet and a maximum of forty feet required.
 - ii. One foot shall be added to each side yard for each two feet of height above which the top plate line exceeds twenty feet of height (see Figure 17.10.040).
 - iii. One foot shall be added to the interior side yard for each five feet by which a wall of a structure within twenty-five feet of the side property line exceeds thirty feet in length parallel or approximately parallel to the side property line.
 - 3. Rear Yard. The rear yard shall be twenty percent of the depth of the lot, provided that a rear yard of more than twenty-five feet shall not be required and a rear yard of less than fifteen feet shall not be permitted, subject to the following exceptions:
 - a. The rear yard may be reduced to not less than fifteen feet, provided, that one side yard is not less than twenty-five feet.
 - b. One foot shall be added to the rear yard for each two feet in height above which the top plate line exceeds twenty feet in height.
 - D. Maximum Site Coverage. The maximum site coverage in the R-H zoning district shall be fifty-five percent.
 - E. Building Height. No structure in the R-H zoning district shall exceed thirty-five feet in height unless otherwise provided in Section 17.46.050 of this title.
 - F. [Multi-unit residential development shall comply with the Multi-Unit Residential Design Standards. See Section 17.44.180.](#)

(Ord. 16.76 (part), 1989; Ord. 16.76 § 1 (part), 1989)

17.10.050 Other required conditions.

- A. Architectural and site plan review by the design review board shall be required for all structures, alterations to structures and signage in the R-H zoning district.
- B. Special conditions of review apply to any application and proposal for any apartment project proposed on a parcel in excess of twenty thousand square feet in the R-H zone. The proposed design review application shall be reviewed by the planning commission in a noticed public hearing and shall, following the hearing, determine the final architectural and site design of the proposal and shall also find that the project is compatible with the surrounding neighborhood. The planning commission in its discretion, may approve, modify or deny the project.
- C. No building shall be located closer than twenty-five feet from the top of the bank of a perennial or intermittent stream, as shown in Section 17.04.230 of this title. All proposed structures shall be constructed above the one-hundred-year floodplain.

(Ord. 16.76 § 1 (part), 1989; Ord. 16.102 § 1, 1996)

Chapter 17.12 R-M-6 AND R-M-8 MULTIPLE RESIDENTIAL ZONING DISTRICT REGULATIONS

17.12.010 Description and purpose.

The R-M-6 and R-M-8 zoning classifications are designed to provide areas for single-family subdivisions and townhouse and condominium development at lower density ranges than the R-H district. The R-M-6 and R-M-8 districts multiple-residential districts are intended to achieve the following purposes:

- A. To reserve appropriately located areas for family living in a variety of types of dwellings at a reasonable range of population densities consistent with sound standards of public health and safety;
- B. To preserve as many of the desirable characteristics of one-family residential districts as possible while permitting higher densities;
- C. To ensure adequate light, air, privacy and open space for each dwelling unit;
- D. To provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment;
- E. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them;
- F. To protect residential properties from the hazards, noise and congestion created by commercial and industrial traffic;
- G. To provide necessary space for off-street parking of automobiles and, where appropriate, for off-street loading of trucks;
- H. To protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences;
- I. To protect residential properties from fire, explosion, noxious fumes and other hazards.

(Ord. 16.76 § 1 (part), 1989)

17.12.020 Permitted uses.

Permitted uses are as follows:

- A. Small family child care homes;
- B. Mobile homes and manufactured housing;
- C. Multifamily dwellings conforming to the density requirements of this chapter .
- D. Single-family dwellings ;
- E. Accessory structures and uses located on the same site with a permitted use which are incidental to the permitted use, including but not limited to home occupations (subject to the provisions of Section 17.50.040 of this title), private garages and parking areas and the keeping of not to exceed four cats and four dogs or a combination thereof not to exceed a total of four;
- F. Small community care facilities.

G. Transitional housing and supportive housing.

(Ord. 16.76 § 1 (part), 1989; Ord. 16.123, §§ 21—23, 9-5-2007; Ord. No. 16.132, § 3, 5-1-2013; Ord. No. 16-138, § 16, 7-15-2015)

17.12.030 Conditional uses.

The following conditional uses shall be permitted upon the granting of a use permit in accordance with the provisions of Section 17.50.020 of this title:

- A. Bed and breakfast establishments;
- B. Country clubs and golf courses;
- C. Day care centers;
- D. Foster homes;
- E. Occupancy of existing dwelling while constructing a replacement dwelling on the same lot;
- F. Public and quasi-public uses, including churches, synagogues and other places of worship, firehouses, parks and playgrounds, schools, and public utility buildings and uses;
- G. Large family child care homes: No person shall operate a large family child care home without obtaining a large family child care home permit in compliance with the standards set forth within Section 17.50.015;
- H. Tract offices and temporary construction trailers.

(Ord. 16.76 § 1 (part), 1989; Ord. 16.123, §§ 24, 25, 9-5-2007)

17.12.035 Large community care facilities.

No person shall operate a large community care home without obtaining a conditional use permit in accordance with Section 17.50.020. In addition the applicant shall submit the following:

- a. A letter or certification of final approval from the state or county licensing authority,
- b. A site plan of the property showing parking, outdoor exercise area, and fencing.
- c. A letter from the fire department approving the safety of the structure for the use,
- d. A letter of application describing the type of use, number of residents, age of residents, any special resident care that is provided, and a daily work schedule showing the number of employees at the facility, and
- e. Landscaping and other information as required by the community development director.

(Ord. 16.123, § 26, 9-5-2007)

17.12.040 Development standards.

The following development standards shall apply to all land and buildings in the R-M-6 and R-M-8 zoning districts.

- A. Lot Area and Density Requirements. All lots hereafter created shall comply with the following minimum standards:

Zone	Minimum Lot Area	Maximum Lot Density	Minimum Lot Width	Minimum Lot Depth
R-M-6	6,000sq. ft.	5,000 sq. ft./dwelling unit*	50 feet	100 feet
R-M-8	8,000 sq. ft.	8,000 sq. ft./dwelling unit	60 feet	100 feet

*If, after dividing the area of the lot by the area required per dwelling unit or structure containing a dwelling unit, a remainder of more than seventy percent of the area required for an additional unit is obtained, one additional dwelling unit may be located on the site.

- B. Minimum Lot Frontage. The minimum lot frontage shall be sixty feet.
- C. Maximum Site Coverage. The maximum site coverage in the R-M zoning district shall be fifty-five percent.
- D. Yards. Yard requirements are as follows:

Zone	Front Yard	Side Yard	Rear Yard
R-M-6	20 feet	10% lot width with max of 6 feet	.15 feet
R-M-8	20 feet	10% lot width with max of 8 feet	.15 feet

- E. Building Height. No structure in the R-M-6 and R-M-8 zoning districts shall exceed thirty-five feet in height unless otherwise provided in Section 17.46.050 of this title.
- F. [Multi-unit residential development shall comply with the Multi-Unit Residential Design Standards. See Section 17.44.180.](#)

(Ord. 16.76 § 1(part), 1989; Ord. 16.77(part), 1989)

17.12.050 Other required conditions.

- A. Architectural and site plan review by the design review board shall be required for all structures (excluding single-family homes), alterations to structures and signage in the R-M zoning district.
- B. No building shall be located closer than twenty-five feet from the top of the bank of a perennial or intermittent stream, as shown in Section 17.04.230 of this title. All proposed structures shall be constructed above the one-hundred-year floodplain.

(Ord. 16.76 § 1(part), 1989)

Chapter 17.14 R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT REGULATIONS

17.14.010 Description and purpose.

The R-1 zoning classification is designed to provide areas for single-family residential development where lot sizes and densities are designed to accommodate large areas of open space for recreational activities compatible with a residential environment. The R-1 single-family residential district is intended to achieve the following purposes:

- A. To reserve appropriately located areas for family living in a variety of types of dwellings at a reasonable range of population densities consistent with sound standards of public health and safety;
- B. To ensure adequate light, air, privacy and open space for each dwelling unit;
- C. To provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment;
- D. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them;
- E. To protect residential properties from the hazards, noise and congestion created by commercial and industrial traffic;
- F. To provide necessary space for off-street parking of automobiles;
- G. To protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences;
- H. To protect residential properties from fire, explosion, noxious fumes and other hazards.

This zoning classification is divided into the classes of R-1-10, R-1-20 and R-1-40, which are intended to apply to all lands designated in the General Plan as "medium residential," "low-density residential," and "estate residential," respectively.

(Ord. 16.76 § 1(part), 1989)

17.14.020 Permitted uses.

Permitted uses are as follows:

- A. Foster homes where the total number of children, including those of the proprietary family, is six or fewer;
- B. Mobile homes and manufactured housing;
- C. Single-family dwellings ;
- D. Secondary dwelling units conforming to the requirements of Chapter 17.41 of this title and the Uniform Building Code;
- E. Accessory structures in conformance with Section 17.46.070 of this title and uses located on the same site with a permitted use which are incidental to the permitted use, including but not limited to home

occupations (subject to the provisions of Section 17.50.040 of this title), the keeping of four cats, four dogs or a combination thereof not to exceed a total of four and private garages and parking areas.

- F. Small family child care homes;
- G. Small community care facilities.
- H. Transitional housing and supportive housing.

(Ord. 16.76 § 1(part), 1989; Ord. 16.115, § 3, 6-4-2003; Ord. 16.123, §§ 27, 28, 9-5-2007; Ord. No. 16.132, § 4, 5-1-2013; Ord. No. 16-138, § 17, 7-15-2015)

17.14.030 Conditional uses.

The following conditional uses shall be permitted upon the granting of a use permit in accordance with the provisions of Section 17.50.020 of this title:

- A. Country clubs and golf courses;
- B. Day care centers;
- C. Foster homes where the total number of children, including those of the proprietary family, exceeds six;
- D. Occupancy of existing dwelling while constructing a replacement dwelling on the same lot;
- E. Private stables, in accordance with Section 17.46.040 of this title;
- F. Public and quasi-public uses, including churches, synagogues and other places of worship, firehouses, parks and playgrounds, schools, and public utility buildings and uses;
- G. Large family child care homes: No person shall operate a large family child care home without obtaining a large family child care home permit in compliance with the standards set forth within Section 17.50.015;
- H. Townhouses and condominiums conforming to the density requirements of this chapter ;
- I. Tract offices and temporary construction trailers.

(Ord. 16.76 § 1(part), 1989; Ord. 16.77(part), 1989; Ord. 16.115, § 2, 6-4-2003; Ord. 16.123, §§ 29, 30, 9-5-2007)

17.14.035 Large community care facilities.

No person shall operate a large community care home without obtaining a conditional use permit in accordance with Section 17.50.020. In addition the applicant shall submit the following:

- a. A letter or certification of final approval from the state or county licensing authority,
- b. A site plan of the property showing parking, outdoor exercise area, and fencing.
- c. A letter from the fire department approving the safety of the structure for the use,
- d. A letter of application describing the type of use, number of residents, age of residents, any special resident care that is provided, and a daily work schedule showing the number of employees at the facility, and
- e. Landscaping and other information as required by the community development director.

(Ord. 16.123, § 31, 9-5-2007)

17.14.040 Development standards.

The following development standards shall apply to all land and buildings in the R-1 zoning district:

- A. Lot Area and Density Requirements. All lots hereafter created shall comply with the following minimum standards:

Zone	Minimum Lot Area	Maximum Lot Density	Minimum Lot Width	Minimum Lot Depth
R-1-10	10,000 sq. ft.	10,000 sq. ft./dwelling unit	60 feet	100 feet
R-1-20	20,000 sq. ft.	20,000 sq. ft./dwelling unit	90 feet	125 feet
R-1-40	40,000 sq. ft.	40,000 sq. ft./dwelling unit	100 feet	150 feet

- B. Minimum Lot Frontage. The minimum lot frontage shall be sixty (60) feet.
- C. Maximum Site Coverage. The maximum site coverage in the R-1 zoning district shall be fifty percent (50%).
- D. Yards. Yard requirements are as follows:

Zone	Front Yard	Side Yard	Rear Yard
R-1-10	20 feet	10% of lot width with a maximum of 10 feet	15 feet
R-1-20	30 feet	10% of lot width with a maximum of 10 feet	15 feet
R-1-40	30 feet	10% of lot width with a maximum of 10 feet	20 feet

- E. Building Height. No single-family dwelling in the R-1 zoning district shall exceed thirty-five feet in height unless otherwise provided in Section 17.46.050 of this title. Detached accessory structures, secondary dwelling units, and guesthouses may have building heights up to 35 feet when all required yard setbacks conform with the same yard setbacks required for the main dwelling.
- F. Roof Forms and Pitches. The roof forms and pitches of secondary dwelling units, guesthouses, room additions, and site-built detached accessory structures shall be architecturally compatible with those of the main dwelling, to the extent practical and feasible as determined by the Community Development Director, subject to review and approval by the Community Development Director.
- G. Exterior Building Materials and Colors. The exterior building materials and colors of secondary dwelling units, guesthouses, room additions, and site-built detached accessory structures shall be architecturally compatible with the main dwelling, to the extent practical and feasible as determined by the Community Development Director, subject to review and approval by the Community Development Director.
- H. Conversion of Use. The partial or complete conversion of an existing one- or two-story detached accessory structure with existing three (3) feet reduced yard setbacks (in conformance with Section 17.46.070J. of the City's Municipal Code) into a secondary dwelling unit or guesthouse is prohibited. The conversion of an existing, legal, nonconforming detached accessory structure with yard setbacks

greater than three (3) but less than the required yard setbacks for the main dwelling, into a secondary dwelling unit or guesthouse, may be allowed with Use Permit approval from the Planning Commission at a public hearing, in accordance with Section 17.50.020 of the City's Municipal Code.

- I. Building Height of Detached Accessory Structures. The maximum building height of a detached accessory structure with reduced yard setbacks (in conformance with Sections 17.46.070J. and 17.46.070N. of the City's Municipal Code) shall be 18 feet.

- J. [Multi-unit residential development shall comply with the Multi-Unit Residential Design Standards. See Section 17.44.180.](#)

(Ord. 16.76 § 1(part), 1989; Ord. 16.77(part), 1989; Ord. 16.115, § 5, 6-4-2003)

17.14.050 Other required conditions.

No building shall be located closer than twenty-five feet from the top of the bank of a perennial or intermittent stream, as shown in Section 17.04.230 of this title. All proposed structures shall be constructed above the one-hundred-year floodplain.

(Ord. 16.76 § 1(part), 1989)

Chapter 17.16 R-R-2.5 RESIDENTIAL-RURAL ZONING DISTRICT REGULATIONS

17.16.010 Description and purpose.

The R-R-2.5 district is intended to apply to all lands designated in the General Plan as "rural residential." This zoning classification is designed to provide areas for large-lot residential living and minor agricultural activities and is intended to achieve the following purposes:

- A. To reserve appropriately located areas for family living in a variety of types of dwellings, at a reasonable range of population densities consistent with sound standards of public health and safety;
- B. To ensure adequate light, air, privacy and open space for each dwelling unit;
- C. To minimize traffic congestion;
- D. To provide necessary space for off-street parking of automobiles;
- E. To protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences.

(Ord. 16.76 § 1(part), 1989)

17.16.020 Permitted uses.

Permitted uses are as follows:

- A. Family day care homes;
- B. Foster homes where the total number of children, including those of the proprietary family, is six or fewer;
- C. Single-family dwellings ;
- D. Secondary dwelling units conforming to the requirements of Chapter 17.41 of this title and the Uniform Building Code;
- E. Accessory structures in conformance with Section 17.46.070 of this title and uses located on the same site with a permitted use which are incidental to the permitted use, including but not limited to crop and tree farming for family use only, family animal raising, guesthouse, home occupations (subject to the provisions of Section 17.50.040 of this title), the keeping of four cats or four dogs or a combination thereof not to exceed a total of four, and private garages and parking areas, and private stables on a minimum lot size of 2.5 acres, in accordance with Section 17.46.040 of this title;
- F. Small family child care homes;
- G. Small community care facilities.
- H. Transitional housing and supportive housing.

(Ord. 16.76 § 1(part), 1989; Ord. 16.77(part), 1989; Ord. 16.115, § 6, 6-4-2003; Ord. 16.123, §§ 32, 33, 9-5-2007; Ord. No. 16-138, § 18, 7-15-2015)

17.16.030 Conditional uses.

The following conditional uses shall be permitted upon the granting of a use permit in accordance with the provisions of Section 17.50.020 of this title:

- A. Country clubs and golf courses;
- B. Day care centers;
- C. Foster homes where the total number of children, including those of the proprietary family, exceeds six;
- D. Occupancy of existing dwelling while constructing a replacement dwelling on the same lot;
- E. Private stables with a lot size less than 2.5 acres, in accordance with Section 17.46.040 of this title;
- F. Public and quasi-public uses, including churches, synagogues and other places of worship, firehouses, hospitals, parks and playgrounds, schools, and public utility buildings and uses;
- G. Temporary tract offices and construction trailers;
- H. Wholesale nurseries;
- I. Large family child care homes: No person shall operate a large family child care home without obtaining a large family child care home permit in compliance with the standards set forth within Section 17.50.015.

(Ord. 16.76 § 1(part), 1989; Ord. 16.77(part), 1989; Ord. 16.115, § 7, 6-4-2003; Ord. 16.123, § 34, 9-5-2007)

17.16.035 Large community care facilities.

No person shall operate a large community care home without obtaining a conditional use permit in accordance with Section 17.50.020. In addition the applicant shall submit the following:

- a. A letter or certification of final approval from the state or county licensing authority,
- b. A site plan of the property showing parking, outdoor exercise area, and fencing.
- c. A letter from the fire department approving the safety of the structure for the use,
- d. A letter of application describing the type of use, number of residents, age of residents, any special resident care that is provided, and a daily work schedule showing the number of employees at the facility, and
- e. Landscaping and other information as required by the community development director.

(Ord. 16.123, § 35, 9-5-2007)

17.16.040 Development standards.

The following development standards shall apply to all land and buildings in the R-R-2.5 zoning district:

- A. Lot Area and Density Requirements. All lots hereafter created shall comply with the following minimum standards:

Zone	Minimum Lot Area	Maximum Lot Density	Minimum Lot Width	Minimum Lot Depth

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(Supp. No. 32)

R-R-2.5	2.5 acres	2.5 acres/dwelling unit	100 feet	150 feet
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- B. Minimum Lot Frontage. The minimum lot frontage shall be one hundred feet.
- C. Maximum Site Coverage. The maximum site coverage in the R-R-2.5 zoning district shall be thirty-five percent.
- D. Yards. Yard requirements are as follows:

Zone	Front Yard	Side Yard	Rear Yard
R-R-2.5	40 feet	15 feet	20 feet

- E. Building Height. No single-family dwelling in the R-R-2.5 zoning district shall exceed thirty-five feet in height unless otherwise provided in Section 17.46.050 of this title. Detached accessory structures, secondary dwelling units, and guesthouses may have building heights up to thirty-five feet when all required yard setbacks conform with the same yard setbacks required for the main dwelling.
- F. Roof Forms and Pitches. The roof forms and pitches of secondary dwelling units, guesthouses, room additions, and site-built detached accessory structures shall be architecturally compatible with those of the main dwelling, to the extent practical and feasible as determined by the Community Development Director, subject to review and approval by the Community Development Director.
- G. Exterior Building Materials and Colors. The exterior building materials and colors of secondary dwelling units, guesthouses, room additions, and site-built detached accessory structures shall be architecturally compatible with the main dwelling, to the extent practical and feasible as determined by the Community Development Director, subject to review and approval by the Community Development Director.
- H. Conversion of Use. The partial or complete conversion of an existing one- or two-story detached accessory structure with existing three feet reduced yard setbacks (in conformance with Section 17.46.070J. of the City's Municipal Code) into a secondary dwelling unit or guesthouse is prohibited. The conversion of an existing, legal, nonconforming detached accessory structure with yard setbacks greater than three but less than the required yard setbacks for the main dwelling, into a secondary dwelling unit or guesthouse, may be allowed with Use Permit approval from the Planning Commission at a public hearing, in accordance with Section 17.50.020 of the City's Municipal Code.
- I. Building Height of Detached Accessory Structures. The maximum building height of a detached accessory structure with reduced yard setbacks (in conformance with Sections 17.46.070J. and 17.46.070N. of the City's Municipal Code) shall be eighteen feet.
- J. [Multi-unit residential development shall comply with the Multi-Unit Residential Design Standards. See Section 17.44.180.](#)

(Ord. 16.76 § 1(part), 1989; Ord. 16.77(part), 1989; Ord. 16.115, § 8, 6-4-2003)

17.16.050 Other required conditions.

- A. No building shall be located closer than twenty-five feet from the top of the bank of a perennial or intermittent stream, as shown in Section 17.04.230 of this title. All proposed structures shall be constructed above the one-hundred-year floodplain.
- B. Minimum side and rear yards for buildings and areas that accommodate animals shall be forty feet.

(Ord. 16.76 § 1 (part), 1989)

Chapter 17.18 R-MT-5 RESIDENTIAL-MOUNTAIN ZONING DISTRICT REGULATIONS

17.18.010 Description and purpose.

The R-MT-5 zoning district is intended to apply to all lands designated in the General Plan as "mountain residential." This zoning classification is designed primarily for hillside areas of the city where environmental constraints require development at lower densities. A maximum density of one dwelling unit per five acres is allowed in this district. This zoning classification is intended to achieve the following purposes:

- A. To reserve appropriately located areas for family living in a variety of types of dwellings, at a reasonable range of population densities consistent with sound standards of public health and safety;
- B. To ensure adequate light, air, privacy and open space to each dwelling unit;
- C. To minimize traffic congestion;
- D. To protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences.

(Ord. 16.76 § 1(part), 1989)

17.18.020 Permitted uses.

Permitted uses are as follows:

- A. Crop and tree farming;
- B. Small family child care homes;
- C. Foster homes where the total number of children, including those of the proprietary family is six or less;
- D. Public parks and recreation areas;
- E. Single-family dwellings ;
- F. Secondary dwelling units conforming to the requirements of Chapter 17.41 of this title and the Uniform Building Code;
- G. Accessory structures and uses located on the same site with a permitted use which are incidental to the permitted use, including but not limited to crop and tree farming for family use only, family animal raising, guest house, home occupations (subject to the provisions of Section 17.50.040 of this title), the keeping of four cats or four dogs or a combination thereof not to exceed a total of four and private garages and parking areas, and private stables on a minimum lot size of 2.5 acres, in accordance with Section 17.46.040 of this title;
- H. Small community care facility.
- I. Transitional housing and supportive housing.

(Ord. 16.76 § 1(part), 1989; Ord. 16.77(part), 1989; Ord. 16.115, § 9, 6-4-2003; Ord. 16.123, §§ 36—38, 9-5-2007; Ord. No. 16-138, § 19, 7-15-2015)

17.18.030 Conditional uses.

The following conditional uses shall be permitted upon the granting of a use permit in accordance with the provisions of Section 17.50.020 of this title:

- A. Country clubs and golf courses;
- B. Day care centers;
- C. Foster homes where the total number of children, including those of the proprietary family, exceeds six;
- D. Mining and mineral extraction, subject to the development standards of this section and the provisions of Section 17.44.110 of this title;
- E. Occupancy of existing dwelling while constructing a replacement dwelling on the same lot;
- F. Private stables on a lot size of less than 2.5 acres, in accordance with Section 17.46.040 of this title;
- G. Public and quasi-public uses, including churches, synagogues and other places of worship, firehouses, hospitals, parks and playgrounds, schools, and public utility buildings and uses;
- H. Large family child care homes: No person shall operate a large family child care home without obtaining a large family child care home permit in compliance with the standards set forth within Section 17.50.015.

(Ord. 16.76 § 1(part), 1989; Ord. 16.77(part), 1989; Ord. 16.115, § 10, 6-4-2003; Ord. 16.123, § 39, 9-5-2007)

17.18.040 Development standards.

The following development standards shall apply to all land and buildings in the R-MT-5 zoning district:

- A. Lot Area and Density Requirements. All lots hereafter created shall comply with the following minimum standards:

Zone	Minimum Lot Area	Maximum Lot Density	Minimum Lot Width	Minimum Lot Depth
R-MT	5 acres	5 acres/dwelling unit	100 feet	150 feet

- B. Minimum Lot Frontage. The minimum lot frontage shall be one hundred feet.
- C. Maximum Site Coverage. The maximum site coverage in the R-MT zoning district shall be thirty-five percent.
- D. Yards. Yard requirements are as follows:

Zone	Front Yard	Side Yard	Rear Yard
R-MT	40 feet	20 feet	25 feet

- E. Building Height. No single-family dwelling in the R-MT-5 zoning district shall exceed thirty-five feet in height unless otherwise provided in Section 17.46.050 of this title. Detached accessory structures, secondary dwelling units, and guesthouses may have building heights up to thirty-five feet when all required yard setbacks conform with the same yard setbacks required for the main dwelling.

-
- F. Roof Forms and Pitches. The roof forms and pitches of secondary dwelling units, guesthouses, room additions, and site-built detached accessory structures shall be architecturally compatible with those of the main dwelling, to the extent practical and feasible as determined by the Community Development Director, subject to review and approval by the Community Development Director.
 - G. Exterior Building Materials and Colors. The exterior building materials and colors of secondary dwelling units, guesthouses, room additions, and site-built detached accessory structures shall be architecturally compatible with the main dwelling, to the extent practical and feasible as determined by the Community Development Director, subject to review and approval by the Community Development Director.
 - H. Conversion of Use. The partial or complete conversion of an existing one- or two-story detached accessory structure with existing three feet reduced yard setbacks (in conformance with Section 17.46.070J. of the City's Municipal Code) into a secondary dwelling unit or guesthouse is prohibited. The conversion of an existing, legal, nonconforming detached accessory structure with yard setbacks greater than three but less than the required yard setbacks for the main dwelling, into a secondary dwelling unit or guesthouse, may be allowed with Use Permit approval from the Planning Commission at a public hearing, in accordance with Section 17.50.020 of the City's Municipal Code.
 - I. Building Height of Detached Accessory Structures. The maximum building height of a detached accessory structure with reduced yard setbacks (in conformance with Sections 17.46.070J. and 17.46.070N. of the City's Municipal Code) shall be 18 feet.

J. [Multi-unit residential development shall comply with the Multi-Unit Residential Design Standards. See Section 17.44.180.](#)

(Ord. 16.76 § 1(part), 1989; Ord. 16.77(part), 1989; Ord. 16.115, § 11, 6-4-2003)

17.18.050 Other required conditions.

- A. No building shall be located closer than twenty-five feet from the top of the bank of a perennial or intermittent stream, as shown in Section 17.04.230 of this title. All proposed structures shall be constructed above the one-hundred-year floodplain.
- B. Minimum side and rear yards for buildings and areas that accommodate animals shall be forty feet.

(Ord. 16.76 § 1(part), 1989)

Chapter 17.20 C-S SERVICE COMMERCIAL ZONING DISTRICT REGULATIONS

17.20.010 Description and purpose.

The C-S district is intended to apply to all lands designated in the General Plan as "service commercial." This district is designed to create and maintain areas accommodating city-wide and regional service that may be inappropriate in neighborhood or pedestrian-oriented shopping areas and which generally require automotive access for customer convenience, servicing of vehicles or equipment, loading or unloading, or parking of commercial service vehicles.

The service commercial zone is intended to achieve the following purposes:

- A. To provide appropriately located areas for retail stores, offices, service establishments and businesses offering various ranges of commodities and services scaled to meet the needs of different geographical areas and various categories of patrons they serve;
- B. To provide opportunities for retail stores, offices, service establishments and businesses to concentrate for the convenience of the public and in mutually beneficial relationship to each other;
- [C. Reserved.]
- D. To provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading facilities;
- E. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;
- F. To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic and other objectionable influences incidental to industrial uses;
- G. To protect commercial properties from fire, explosion, noxious fumes and other hazards.

(Ord. 16.76 § 1(part), 1989)

17.20.020 Permitted uses.

Permitted uses are as follows:

- A. Retail establishments;
- B. Banks;
- C. Business and personal service establishments;
- D. Emergency shelters (≤ 25 occupants), subject to compliance with Section 17.44.110;
- E. Medical, professional and general business offices;
- F. Radio and television broadcast studios (excluding transmission towers); and
- G. Accessory structures and uses located on the same site with a permitted use which are customarily incidental to the permitted use, including, but not limited to, incidental storage facilities and signs which pertain only to a permitted use on the premises and which are in accordance with the standards of Chapter 17.56 of this title;

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- H. Multiple-family dwellings located either above the ground-level commercial use or at ground level at the rear of a commercial space on sites designated in the Housing Element ;
 - I. Day care centers.

(Ord. 16.76 § 1(part), 1989; Ord. 16.84 § 1, 1992; Ord. 16.87 § 3(part), 1993; Ord. 16.89 § 2, 1993; Ord. 16.123, §§ 40, 41, 9-5-2007; Ord. No. 16-138, § 5, 7-15-2015)

17.20.030 Conditional uses.

The following conditional uses may be permitted upon the granting of a use permit in accordance with the provisions of Section 17.50.020 of this title:

- A. Animal hospitals;
- B. Automobile sales, including sale of used cars in conjunction with the sale of new cars;
- C. Automotive repair and related services (such as auto supply and detail shops) in an enclosed building. This conditional use category excludes auto body repair and auto painting as well as any other use that is incompatible with surrounding uses or that may be detrimental to the health, safety and welfare of the surrounding neighbors;
- D. Automotive service stations;
- E. Carwash;
- F. Coin-operated laundries;
- G. Commercial recreation;
- H. Equipment rental yards;
- I. Hotels and motels;
 - 1. Multiple-family dwellings located either above the ground-level commercial use or at ground level at the rear of a commercial space;
- J. Outdoor Storage;
- K. Public utility service yards;
- L. Recreational vehicle sales, including boat sales;
- M. Restaurants and bars;
- N. Wholesale establishments;
- O. Service shops, including printing, photographic, cabinet repair, electrical repair, heating and ventilating shops, and catering services;
- P. Social halls, lodges, fraternal organizations and clubs;
- Q. Churches, synagogues and other places of worship;
- R. Other uses the planning commission finds to be of a similar nature to those listed above, subject to the requirements of Section 17.50.020 of this title;

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- S. Transitional Housing. No person shall operate a transitional housing facility without obtaining a conditional use permit in accordance with Section 17.50.020 and subject to the requirements of Section 17.44.170 of this title;
 - T. Emergency shelters (>25 occupants), subject to compliance with Section 17.44.110;
 - U. Firearms retail.

(Ord. 16.76 § 1 (part), 1989; Ord. 16.84 § 2, 1992; Ord. 16.103 § 1, 1996; Ord. 16.123, § 42, 9-5-2007; Ord. No. 16-133.3, § 3, 7-15-2015; Ord. No. 16-138, §§ 6, 12, 7-15-2015; Ord. No. 16.139, § 3, 12-20-2017)

17.20.035 Prohibited uses.

Outdoor storage uses are prohibited in the C-S zone on Scotts Valley Drive and on all properties located on Scotts Valley Drive, no matter the zone. On all other properties zoned C-S, outdoor storage uses are conditional uses. Permitted outdoor storage uses may remain in place until their individual use permits expire, or in accordance with Chapter 17.48, Nonconforming Uses and Structures, of this Title. Unpermitted outdoor storage uses shall vacate the properties by July 1, 2016. Every person violating any provision of this section shall be guilty of a misdemeanor and subject to Title 4 of the Municipal Code.

(Ord. No. 16-133.3, § 4, 7-15-2015)

17.20.040 Development standards.

The following development standards shall apply in the C-S zoning district:

- A. Minimum lot area: Ten thousand square feet;
- B. Minimum lot width: One hundred feet;
- C. Minimum lot depth: One hundred feet;
- D. Minimum lot frontage: One hundred feet;
- E. Maximum building coverage: Forty-five percent;
- F. Minimum setbacks:
 - 1. Front, twenty feet,
 - 2. Rear, zero feet,
 - 3. Side, zero feet,
 - 4. Interior lot: Where the lot is adjacent to any "R" district, the side yard shall be a minimum of ten feet in width,
 - 5. Corner lot: The exterior side yard of a corner lot shall be a minimum of fifteen feet,
 - 6. Rear yard: There are no rear yard requirements except if abutting an R district; then rear yard shall be a minimum of twenty feet;
- G. No structure shall exceed thirty-five feet in height in the C-S districts. However, if the first floor of the structure is used for parking and is at a natural grade, the thirty-five-foot height limit may be exceeded upon the granting of a use permit by the planning commission, subject to the provisions of Section 17.50.020 of this title. In addition to the findings required in Section 17.50.020, the planning commission also must be able to make the following findings:

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1. On a parcel which slopes down from an arterial or collector street, the garage is below the level of the adjacent street(s) or on parcels sloping up from a major street, the garage is below natural grade,
 2. The garage will be buffered from view by earthen mounds three feet in height and landscaping, including shrubs, will be installed. The landscaping plan has been prepared showing the buffer and landscaping;
- H. Where a site adjoins any residential zoning district, a solid wall or a fence, vine-covered fence or compact evergreen hedge six feet in height shall be located on the property line except in a required front yard and permanently maintained. In addition, a minimum of five feet adjoining the property line shall be landscaped with plant material and permanently maintained when such landscaping is necessary to insure privacy or to screen views, as determined by the design review board;
- I. Not less than ten percent of the total site area shall be landscaped and permanently maintained;
- J. Not less than ten feet of a required yard adjoining a street shall be landscaped and permanently maintained;
- K. Trash disposal: Each parcel shall provide adequate and accessible trash disposal areas. Such disposal areas shall be screened from public view by masonry or solid wood fencing of at least six feet in height;
- L. All business, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, garden shops, Christmas tree sales, open-air markets, outdoor theatrical activities and the sale of nursery products;
- M. Hours of Operation. All commercial activity located on the same site as multiple-family dwellings shall be limited to the hours of operation between seven a.m. and nine p.m., Monday through Friday, and between nine a.m. and six p.m. on Saturdays and Sundays;
- N. Outdoor seating at restaurants will be allowed by permit issued by the planning department under the following conditions:
1. A site plan shall be submitted to the planning department for review and approval;
 2. The plan shall be reviewed and approved by the building department, fire district and police department to insure compliance with federal, state and local laws;
 3. All seating shall be confined to a specific area; and
 4. Failure to maintain the seating within the identified area or interference with the free flow of pedestrians shall be sufficient grounds for revocation of the outdoor seating permit.
- O. Outdoor Storage:
1. Location. Outdoor storage uses are prohibited next to housing;
 2. Development standards. To ensure adequate screening of new outdoor storage uses, design review approval by the planning commission shall be required and processed with the required use permit application. Screening of outdoor storage shall meet the following standards:
 - a. Permanent screening from any adjacent public and private rights-of-way and/or adjacent property;
 - b. Solid or semi-solid fence of brick, stone, tile, masonry units, or wood at least eight feet tall. Chain-link fence may not be acceptable;
 - c. Stored materials not to project above the wall or fence, unless approved;
 - d. Public works department review for adequacy of access;

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- e. Gates securely locked when not in use; and,
 - f. Any other requirements deemed appropriate by the community development director.
3. Maintenance: All required screening shall be regularly well-maintained in a good and upright condition and shall be repaired or replaced to the original required state if damaged, destroyed, or in need of repair. Screening shall remain in place for as long as the use is allowed on the property.

P. [Multi-unit residential development shall comply with the Multi-Unit Residential Design Standards. See Section 17.44.180.](#)

(Ord. 16.76 § 1 (part), 1989; Ord. 16.77 (part), 1989; Ord. 16.82 § 9, 1991; Ord. 16.88 § 1, 1994; Ord. No. 16-133.3, § 5, 7-15-2015)

17.20.045 Development standards for mixed use projects.

- A. Density range is fifteen to twenty residential units per acre.
- B. Parking for both the non-residential and the residential units shall be as specified in the zoning ordinance. The planning commission may reduce parking standards in cases where shared parking is feasible and viable.
- C. Each dwelling shall have private, usable outdoor space, i.e. decks, balconies, yards or patios of one hundred square feet per residential unit. The planning commission may determine that the required private outdoor space is not appropriate in a particular building design and allow the required outdoor space to be common open space for all residential units.
- D. Truck docks shall not be located within fifty feet of any residential.
- E. Minimum setbacks for residential:
 - 1. Front from the street: Ten feet; and front from a garage: Twenty feet.
 - 2. Rear: Fifteen feet.
 - 3. Side: Ten feet.
 - 4. Corner from the street, ten feet and corner from a garage, twenty feet.

(Ord. 16.123, § 43, 9-5-2007)

17.20.050 Other required conditions.

- A. Architectural and site plan review by the design review board shall be required for all structures, alterations to structures and signage in the C-S zoning district.
- B. All uses shall be subject to the performance standards specified in the applicable provisions of Section 17.44.020 of this title.
- C. All roofs shall be architecturally designed to provide an appearance which is compatible with the exterior walls of the building. The design review board shall review and approve the roofscape.
- D. No building shall be located closer than twenty-five feet from the top of the bank of a perennial or intermittent stream, as shown in Section 17.04.230 of this title. All proposed structures shall be constructed above the one-hundred-year floodplain.

(Ord. 16.76 § 1 (part), 1989)

Chapter 17.22 C-SC SHOPPING CENTER COMMERCIAL ZONING DISTRICT REGULATIONS

17.22.010 Description and purpose.

The C-SC zoning district is intended to apply to all lands designated in the General Plan as "shopping center commercial." This classification is primarily intended to accommodate retail and service establishments for the development of community shopping centers.

The shopping center commercial district is also intended to achieve the following purposes:

- A. To provide appropriately located areas for retail stores, offices, service establishments, amusement establishments and businesses offering various ranges of commodities and services scaled to meet the needs of different geographical areas and various categories of patrons they serve;
- B. To provide opportunities for retail stores, offices, service establishments, amusement establishments and businesses to concentrate for the convenience of the public and in mutually beneficial relationship to each other;
- C. To provide space for community facilities and institutions which appropriately may be located in commercial areas;
- D. To provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading facilities;
- E. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;
- F. To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic and other objectionable influences incidental to industrial uses;
- G. To protect commercial properties from fire, explosion, noxious fumes and other hazards.

(Ord. 16.76 § 1 (part), 1989)

17.22.020 Permitted uses.

Permitted uses are as follows:

- A. Professional offices;
- B. Retail and personal service establishments;
- C. Emergency shelters (≤25 occupants), subject to compliance with Section 17.44.110; and
- D. Accessory structures and uses located on the same site with a permitted use which are customarily incidental to the permitted use, including but not limited to a permitted use on the premises and which are in accordance with the standards of Chapter 17.56 of this title.

(Ord. 16.76 § 1 (part), 1989; Ord. 16.87 § 3 (part), 1993; Ord. 16.89 § 3, 1993; Ord. No. 16-138, § 7, 7-15-2015)

17.22.030 Conditional uses.

The following conditional uses may be permitted upon the granting of a use permit in accordance with the provisions of Section 17.50.020 of this title:

- A. Automobile sales, including the sale of used cars in conjunction with the sale of new cars;
- B. Churches, synagogues and other places of worship;
- C. Commercial recreation;
- D. Institutional uses;
- E. Day care center;
- F. Radio and/or television broadcasting studios;
- G. Theatres;
- H. Restaurants;
- I. Permitted uses in the C-S district, provided they are compatible with surrounding land uses ;
- J. Other uses the planning commission finds to be of a similar nature to those listed above, subject to the requirements of Section 17.50.020 of this title;
- K. Emergency shelters (>25 occupants), subject to compliance with Section 17.44.110;
- L. Firearms retail.

(Ord. 16.76 § 1 (part), 1989; Ord. 16.123, §§ 44, 45, 9-5-2007; Ord. No. 16-138, § 8, 7-15-2015; Ord. No. 16.139, § 4, 12-20-2017)

17.22.040 Development standards.

The following development standards shall apply in the C-SC zoning district:

- A. Minimum lot area: Ten thousand square feet;
- B. Minimum lot width: One hundred feet;
- C. Minimum lot depth: One hundred feet;
- D. Minimum lot frontage: One hundred feet;
- E. Maximum building coverage: Thirty-five percent;
- F. Minimum setbacks:
 - 1. Front: Twenty feet.
 - 2. Rear: Zero feet.
 - 3. Side: Zero feet.
 - 4. Interior lot: Where the lot is adjacent to any residential district, the side yard shall be a minimum of ten feet in width.
 - 5. Corner lot: The exterior side of a corner lot shall be a minimum of fifteen feet.
 - 6. Rear yard: There are no rear yard requirements exempt if abutting a residential district, then rear yard shall be a minimum of twenty feet;

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- G. Maximum height: Thirty-five feet;
 - H. [Reserved];
 - I. Not less than ten feet of a required yard adjoining a street shall be landscaped and permanently maintained;
 - J. All business, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, garden shops, Christmas tree sales, open-air markets, outdoor theatrical activities and the sale of nursery products;
 - K. A minimum of ten percent of the total site area shall be landscaped and permanently maintained; and
 - L. Outdoor seating at restaurants will be allowed by permit issued by the planning department under the following conditions:
 - 1. A site plan shall be submitted to the planning department for review and approval;
 - 2. The plans shall be reviewed and approved by the building department, fire district and police department to insure compliance with federal, state and local laws;
 - 3. All seating shall be confined to a specific area; and
 - 4. Failure to maintain the seating within the identified area or interference with the free flow of pedestrians shall be sufficient grounds for revocation of the outdoor seating permit.

-M. Multi-unit residential development shall comply with the Multi-Unit Residential Design Standards. See Section 17.44.180.

(Ord. 16.76 § 1 (part), 1989; Ord. 16.77 (part), 1989; Ord. 16.88 § 2, 1994; Ord. 16.123, §§ 46, 47, 9-5-2007)

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17.22.050 Other required conditions.

- A. Architectural and site plan review by the design review board shall be required for all structures, alterations to structures and signage in the C-SC zoning district.
- B. All uses shall be subject to the performance standards specified in the applicable provisions of Section 17.44.020 of this title.
- C. Trash disposal: Each parcel shall provide adequate and accessible trash disposal areas. These areas shall be screened from public view by masonry or solid wood fencing six feet in height (refer to Figure 17.44.020).
- D. No building shall be located closer than twenty- five feet from the top of the bank of a perennial or intermittent stream, as shown in Section 17.04.230 of this title. All proposed structures shall be constructed above the one-hundred-year floodplain.
- E. All roofs shall be architecturally designed to provide an appearance which is compatible with the exterior walls of the building. The design review board shall review and approve the roofscape.

(Ord. 16.76 § 1 (part), 1989)

Chapter 17.44 - GENERAL AND SPECIAL PROVISIONS

17.44.180 Multi-unit Residential Design Standards.

- A. All new multi-unit residential development shall comply with the Multi-Unit Residential Design Standards, which are adopted by City Council resolution and may be amended from time to time.
- B. Where there is a conflict between the Zoning Code and the Multi-Unit Residential Design Standards, the Multi-Unit Residential Design Standards govern.

CITY OF SCOTTS VALLEY MULTI-UNIT RESIDENTIAL DESIGN STANDARDS



**Public Review Draft
October 2023**

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PART 1: INTRODUCTION

- A. Purpose.** This document contains objective standards for multi-unit residential development. The intent of these standards is to:
1. Guide multi-unit housing production in Scotts Valley;
 2. Increase certainty and predictability in the project approval process;
 3. Ensure quality design consistent with Scotts Valley's unique sense of place; and
 4. Protect the public health, safety and welfare in light of State laws requiring streamlined ministerial approval of qualifying multi-unit residential projects.
- B. Applicability.** The standards in this document apply to all projects that create two or more dwelling units, including detached single-family dwellings, townhomes, multifamily dwellings, and mixed-use residential projects.
- C. Definitions.** Specialized terms used in this document are defined in Part 3 (Glossary). If a term used in this document is defined in Zoning Code Chapter 17.04, the Zoning Code definition also applies to this document.
- D. Relationship to other City Requirements.**
1. In addition to the standards in this document, a proposed project must also comply with the General Plan, any applicable Specific Plan, the Zoning Code, Design Guidelines, Standard Details and Specifications, and other applicable City requirements.
 2. The standards in this document are intended to be consistent with all other City development requirements. Where a standard appears to conflict with another requirement, the City will construe such requirement to give effect to both, if possible, by harmonizing them with each other. In cases of conflict, the following rules apply:
 - a. If a standard in this document conflicts with the Zoning Code chapter, any other chapter of the Municipal Code, the Standard Details and Specifications, or the Design Guidelines, the standard in this document governs.
 - b. If a standard in this document conflicts with an objective standard in the General Plan or a Specific Plan, the General Plan or Specific Plan governs.
- E. Exceptions and Deviations.**
1. **Minor Exceptions.**
 - a. An applicant may request a minor exception to up to three standards in this document. A minor exception is intended to provide flexibility for projects due to unique site conditions and/or allow for creative design solutions consistent with the intent of the standards.

- b. Standards eligible for a minor exception are limited to measurable dimension standards (e.g., setback distance, building length, landscape area).
- c. Zoning Code standards referenced in this document are not eligible for a minor exception.
- d. An applicant may request a minor exception to allow for a maximum ten percent deviation from the physical development standard that applies to the project.
- e. An applicant must request a minor exception in writing. The request must explain why the exception is needed and how the project will meet the intent statement for each topic where the exception is requested (e.g., open space, building massing).
- f. The Community Development Director acts on minor exception requests for projects that are not subject to discretionary review by the Planning Commission. The Planning Commission acts on all other minor exception requests.
- g. The review authority shall approve, approve with modification, or deny the request upon finding that:
 - (1) The request satisfies the eligibility criteria for a minor exception as provided in this section; and
 - (2) The request is needed due to unique site conditions and/or to provide for a superior project design; and
 - (3) The project will meet the intent statement for the topic where the exception is requested.

2. Other Deviations.

- a. An applicant may request deviation from standards not eligible for a minor exception through the variance or planned development permit process.
- b. A project requesting such a deviation is not eligible for streamlined approval under SB 35, AB 2011, or other state law providing a ministerial approval process for qualifying projects.
- c. To approve the deviation, the Planning Commission must make all findings required for the variance or planned development permit and find that:
 - (1) The requested is needed due to unique site conditions and/or to provide for a superior project design; and
 - (2) The project will meet the intent statement for the topic where the exception is requested.

PART 2: STANDARDS

I. New Streets and Block Pattern

A. Intent. The intent of the new streets and block pattern standards is to:

1. Ensure new streets and subdivision designs comply with City requirements;
2. Support a circulation system that enhances connectivity supports a range of transportation options; and
3. Maintain and enhance the visual character and aesthetic qualities of public streets and rights-of way.

B. Standards.

Street Dimensions.

1.
 - a. For development projects that include new streets, street dimensions and travel lane widths shall be consistent with the City's Standard Plans and Specifications.
 - b. Within the Town Center Specific Plan Area, new streets shall comply with the Town Center Specific Plan street cross sections. In cases of conflict between the Standard Plans and Specifications and the Town Center Specific Plan, the Town Center Specific Plan governs.
2. **Street Network.** The length and configuration of new streets shall comply with Section 16.44.020 of the Municipal Code.

II. Pedestrian, Bicycle, Transit Improvements

A. Intent. The intent of the pedestrian, bicycle, and transit improvement standards is to:

1. Ensure that new development provides pedestrian and bicycle improvements consistent with City policies and standards;
2. Increase opportunities for residents to walk, bike, and take transit to destinations; and
3. Ensure that pedestrian and bicycle facilities are safe, convenient, and enjoyable to use.

B. Standards.

1. **Public Sidewalks.** A public sidewalk along the property frontage shall be provided as follows:
 - a. **Town Center Specific Plan Area:** As required by the Town Center Specific Plan.
 - b. **All Other Areas:** As required by the Scotts Valley Standard Details and Specifications.
2. **Street Trees.**

- a. **Town Center Specific Plan Area:** As required by the Town Center Specific Plan.
 - b. **All Other Areas:** Sidewalk street trees are not required in the public right-of way. In commercial zoning districts, see Standard 2.b in Section VIII (Landscaping) for tree planting requirements in landscaped street-facing setback areas.
3. **Internal Pedestrian Circulation.**
- a. **Internal Connections.** A pedestrian walkway shall connect all buildings on a site to each other, to on-site bicycle and automobile parking areas, and to any publicly accessible on-site open space areas or pedestrian amenities.
 - b. **Circulation Network.** A pedestrian walkway shall connect all primary building entries to a public sidewalk on each street frontage. Sidewalk connections shall be provided at least every 300 feet along the site frontage adjacent to the public right-of-way.
 - c. **Transit Connection.** A pedestrian walkway shall connect all primary building entries to an existing or planned transit stop adjacent to the site frontage.
 - d. **Through Lot Connections.** A through lot more than 400 feet from an intersecting street or pedestrian walkway shall provide a publicly accessible pedestrian walkway connecting the two streets.
 - e. **Pedestrian Walkway Design.**
 - (1) Internal pedestrian walkways shall be a minimum 4 feet wide, hard-surfaced, and paved with scored concrete, stone, tile, brick, or comparable material.
 - (2) Where a pedestrian walkway crosses automobile parking or loading areas, it shall be clearly identifiable with a raise crosswalk, a contrasting paving material, striping, or similar method.
 - (3) Where a pedestrian walkway is parallel and within 2 feet of an automobile travel lane, it shall be raised or separated from the automobile travel lane by a raised curb at least 4 inches high.
4. **Bicycle Infrastructure Improvements.**
- a. **Network Connections.** Where the development site is adjacent to an existing or proposed bicycle facility shown in the Scotts Valley Active Transportation Plan (ATP), a bicycle connection shall be provided from the development site to the adjacent bicycle facility.
 - b. **Bicycle Facility Design.** Bicycle improvements connecting the development site to the adjacent bicycle facility shall be designed and constructed consistent with the Scotts Valley Standard Details and Specifications, Active Transportation Plan, and any applicable Specific Plan.

5. Bicycle Parking.

a. Types of Bicycle Parking.

- (1) **Short-Term Bicycle Parking.** Short-term bicycle parking provides shoppers, customers, messengers, and other visitors who generally park for two hours or less a convenient and readily accessible place to park bicycles.
- (2) **Long-Term Parking.** Long-term bicycle parking provides residents and employees who live or work at a site a secure and weather-protected place to park and store bicycles.

b. Number of Spaces.

- (1) Multi-family and commercial uses shall provide short-term and long-term bicycle parking as specified in Table 1.

Table 1: Required Bicycle Parking Spaces

Land Use	Required Bicycle Parking Spaces	
	Short-Term Spaces	Long-Term Spaces
Multi-Family Dwellings	1 per every 10 units	1 per unit
Offices	1 per 20,000 sq. ft.	1 per 10,000 sq. ft.
Other Commercial Uses	1 per 5,000 sq. ft.	None required

- (2) When the calculation of required bicycle parking results in less than one space, a minimum of one bicycle parking space shall be provided.

c. Parking Space Dimensions.

- (1) Minimum dimensions of 2 by 6 feet shall be provided for each bicycle parking space. Spaces may be configured horizontally or vertically.
- (2) A minimum 2 feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, pedestrian paths, and other similar features.
- (3) A minimum 4 feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles.

d. Short-Term Bicycle Parking Standards.

- (1) Short-term bicycle parking shall be located within 100 feet of the primary building entrance of the use it is intended to serve.
- (2) Short-term bicycle parking shall consist of publicly accessible racks firmly anchored to the ground, to which the bicycle can be locked.

- (3) Racks shall be designed and installed to allow two points of contact with the bicycle frame and allow the frame and one or both wheels to be secured.
- (4) Short-term bicycle parking areas shall be paved with asphalt, concrete, or other all-weather surface.
- (5) When located in a parking area, bicycle spaces shall be protected by curbs, fences, planter areas, bumpers, or similar barriers.
- (6) Short-term bicycle parking areas shall not encroach into the minimum dimensions of a required pedestrian walkway or sidewalk.

e. **Long-Term Bicycle Parking Standards.**

- (1) Long-term bicycle parking shall consist of one of the following:
 - (a) Covered, lockable enclosures with permanently anchored racks for bicycles.
 - (b) Lockable bicycle rooms with permanently anchored racks.
 - (c) Lockable, permanently anchored bicycle lockers.
 - (d) Private garages or other private, lockable storage space accessible from the outside.
 - (e) In-unit bicycle parking.
- (2) Long-term bicycle parking shall be fully enclosed or located indoors. If accommodated in a parking garage, long-term bicycle parking shall be located within 250 feet of a building entrance or pedestrian pathway in a lit area.

f. **Showers, Lockers, and Changing Rooms.** New office development of 20,000 square feet or larger shall provide shower and clothes locker facilities for short-term employee use as follows:

- (1) **Shower and Dressing Areas.** A minimum number of shower facilities shall be provided in new projects as shown in Table 2. Dressing areas shall be provided for shower facilities.

Table 2: Required Shower and Dressing Areas

Gross Floor Area	Number of Shower Facilities
20,000 to 39,999 sq. ft.	1 shower
40,000 sq. ft or more	2 showers

- (2) **Lockers.** Lockers for clothing and other personal effects shall be located in close proximity to showers and dressing areas to permit access to locker areas by either gender. A minimum of one clothes locker shall be provided for 75 percent of the long-term employee bicycle parking spaces required.

III. Parking and Vehicle Circulation

A. Intent. The intent of the parking and vehicle circulation standards is to:

1. Ensure that automobile parking areas are designed to enhance the visual character of Scotts Valley;
2. Support a pedestrian-friendly streetscape design, walkable neighborhoods, and active and inviting commercial corridors;
3. Minimize adverse impacts from parking facilities on neighboring properties; and
4. Provide for safe and convenient pedestrian circulation within parking areas.

B. Standards.

1. **Parking Placement on Site.**

a. **Residential Zoning Districts.**

- (1) Driveways and parking spaces in a required setback shall comply with Zoning Code Section 17.44.030.J.2.
- (2) Unenclosed tuck-under parking shall not be publicly visible along a street-facing building facade.

b. **Commercial Zoning Districts.** Surface parking areas located between a building and the street shall conform with the following standards:

- (1) Maximum depth:
 - (a) Double-loaded aisle: 66 feet.
 - (b) Single-loaded aisle: 33 feet.
- (2) Maximum width: 200 feet or 50 percent of street frontage, whichever is greater.
- (3) The parking area shall be screened with a wall or fence located between the parking spaces and the landscaped planting strip required by Standard B.4 (Perimeter Parking Lot Landscaping). The wall or fence shall be 3 feet in height, consistent with Zoning Code Section 17.46.110.G, and shall consist of either:
 - (a) A wall constructed of brick, stone, stucco or other durable solid material; or

- (b) An open fence combined with landscaping to form an opaque screen. Open fences shall be wrought iron or other similar durable material and at least 70 percent open to the passage of light and air. Chain link and other wire fence materials are not allowed.
- 2. **Maximum Width.** Where a surface parking area is located adjacent to a street and to the side of a building, the width of the parking area shall not exceed 150 percent of the adjacent building width.
- 3. **Structured Parking.**
 - a. Parking garage vehicle entrances facing the street shall be no more than 22 feet wide. Garage entries to loading and utility/service areas shall not exceed 30 feet in width.
 - b. Parking garages shall provide at least one clearly delineated at-grade pedestrian entrance on each street-facing frontage, physically separated from the vehicle entrance and connecting directly to the public pedestrian circulation network.
 - c. Partially sub-grade parking ("Podium parking") shall not have an exposed façade that exceeds 5 feet in height above abutting grade at back of sidewalk.
 - d. Podium parking shall include a landscaped planter between the street and the podium. The planter shall be at least 4 feet wide with a planting height and vegetative cover sufficient to fully screen the podium edge and ventilation openings from view. At maturity, plantings shall comprise a minimum of 75 percent of the total landscape planter area.
- 4. **Vehicle Site Access.**
 - a. **Number of Driveways.**
 - (1) **Residential Zoning Districts.** No more than one driveway shall serve a development site less than 100 feet wide and no more than two driveways shall serve a site 100 feet wide or more. On corner lots, this rule applies separately to each of the two street-facing sides.
 - (2) **Commercial Zoning Districts.** Each development site shall be limited to one curb cut, including driveways and private/service streets, per 250 feet of public street frontage, or two curb cuts per street frontage, whichever is less (unless otherwise required for emergency vehicle access).
 - b. **Driveway Drop Curb Width.** Driveways shall be a maximum width of 20 feet, or minimum required for emergency vehicle access.
 - c. **Distance from Street Corner.** Driveways shall be a minimum of 50 feet from any street intersection. For lots less than 75 feet wide, driveways shall be located along the lot line farthest from the intersection.

- d. **Distance from Property Line.** Driveways shall be a minimum of 5 feet from a property line or include a shared driveway access with adjoining lot.
 - e. **Forward Entrance and Exit.** Parking areas of four or more spaces adjacent to an arterial or collector roadway shall provide sufficient maneuvering area to allow vehicles to enter and access the roadway in a forward direction.
 - f. **Parking Lot Connections.** Multiple parking areas located on a common property shall be internally connected and shall use shared driveways to access the street.
5. **Interior Parking Lot Landscaping.**
- a. A minimum of ten percent of the parking area shall be landscaped with a mixture of trees, shrubs, ground cover, and other plant material.
 - b. All portions of a parking lot not occupied by a parking space, drive aisle, pedestrian walkway, or waste collection facilities shall be landscaped.
 - c. Landscaped areas shall provide a minimum of one tree for every four parking spaces.
 - d. The minimum planting size for trees shall be 15-gallon, with 25 percent of all trees on a project site planted at a minimum 24-inch box size. The minimum planter area for trees is 5 feet by 5 feet.
6. **Perimeter Parking Lot Landscaping.**
- a. Parking areas adjacent to a street shall include a landscaped planting strip between the street and parking area at least 4 feet wide or as required in the zoning district, whichever is greater. The planting strip shall contain a row of landscaping with a minimum planting height of 36 inches.
 - b. Trees shall be provided within the planting strip with a maximum distance of 30 feet between each tree. The minimum planting size for trees is 15-gallon. Tree species shall reach a mature height of at least 20 feet. Planting strip tree requirements are in addition to required interior parking lot trees.
 - c. Landscaping shall comply with intersection and driveway vision clearance requirements in Zoning Code Section 17.46.110.E.
7. **Pedestrian Circulation.**
- a. Parking lots with more than 30 parking spaces shall include at least one pedestrian walkway outside of drive aisles.
 - b. The design of the pedestrian walkway shall comply with Standard II.B.e (Pedestrian Walkway Design).
8. **Loading.** Off-street loading facilities shall comply with Zoning Code Section 17.44.030.L and M.

IV. Building Placement, Orientation, and Entries

A. Intent. The intent of the building placement, orientation, and entries standards is to:

1. Support cohesive neighborhoods and social interaction with outward facing buildings; and
2. Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character.

B. Standards.

1. Maximum Setback.

- a. **Town Center Specific Plan Area:** 20 feet maximum front setback from curb edge for mixed-use, office commercial, and civic land uses.
- b. **All Other Areas:** No maximum setback standard.

2. Building Entrance Orientation.

a. Residential Districts.

- (1) **Buildings located within 30 feet of a local street as shown in General Plan Figure C-1:** The primary building entry must face the street. A pedestrian walkway, minimum 4-foot width, shall provide a connection between the sidewalk and all street-facing entrances.
- (2) **All other buildings:** No entrance orientation standard.
- (3) Where the side of an end unit faces the street, the end unit shall meet the following standards:
 - (a) The end unit side wall shall have a fenestration area greater than 10 percent of the façade area.
 - (b) The end unit side wall shall have at least one architectural projection that projects a minimum of 18 inches from the street facing façade (example: bay windows, a chimney shown on the exterior of the house) with a minimum width of two feet.
 - (c) Surface parking is prohibited between the side wall and the street.

3. Commercial Districts.

- a. The primary building entrance of a building within 30 feet of a street must face the street. A primary building entrance facing the interior of a lot is not allowed.
- b. A pedestrian walkway, minimum 4-foot width, shall provide a connection between the sidewalk and the primary building entrance.

- c. Street-facing building facades within 30 feet of a street must also comply with the following standards:
 - (1) The façade shall have a fenestration area greater than 50 percent of the façade area.
 - (2) The façade shall incorporate two or more materials with contrasting color. No material may make up over 85 percent of the facade elevation. Windows and doors do not qualify as a required contrasting façade material.
 - (3) The area between the façade and the street may not contain surface parking or drive aisles. This area must be landscaped with live plant materials, except for:
 - (a) Areas required for pedestrian access to the property; and
 - (b) Courtyards, outdoor seating areas, and other similar outdoor spaces for residents, customers and/or the general public.
- 4. **Entry Design.** Primary building entrances must include weather protection with one of the following:
 - a. A projecting awning, canopy, extended eave, or other similar feature above the entry with a minimum outward projection of 3 feet and minimum width sufficient to clear the entrance on both sides.
 - b. A recess in the building wall with a minimum width of 4 feet and depth of 3 feet.
 - c. A covered porch, providing access to the entry, with a minimum dimension of 5 feet by 5 feet.

V. Building Massing

A. **Intent.** The intent of the building massing standards is to:

- 1. Provide for human-scale and pedestrian-friendly building massing where large buildings are broken into smaller volumes; and
- 2. Provide for sensitive transitions to adjacent lower-intensity uses.

B. **Standards.**

- 1. **Major Massing Breaks.** A street-facing building 150 feet or more in length shall provide one or more of the following major massing breaks.
 - a. **Major Recess.** A major recess, at least 20 feet wide by 10 feet deep, that extends from the finished ground floor through the full height of the building including breaking the roof plane. At least one major recess shall be provided for every 150 feet of building length.

- b. **Horizontal Change in Building Plane.** A horizontal change in the building plane of at least 50 percent of the building height. At least one change shall be provided for every 150 feet of building length.
 - c. **Break in Upper Floors.** A break in upper floors of at least 35 feet in width and depth. The rooftop above the lower floor must be usable open space. An upper floor segment may not exceed a maximum length of 150 feet.
- 2. **Upper-Story Stepbacks.** A building taller than 35 feet shall provide a stepback at the uppermost story on facades fronting public streets, publicly-accessible open spaces and property lines adjoining existing single-family uses.
 - a. The required stepback shall be a minimum of 6 feet in depth.
 - b. The stepback shall be required to extend for 80 percent of the building facade length.

VI. Open Space

A. **Intent.** The intent of the open space standards is to:

- 1. Provide for well-designed usable open space for residents; and
- 2. Create active and inviting publicly accessible open space in mixed-use projects.

B. **Standards.**

1. **Private Open Space.**

- a. **Amount Required.** Each dwelling unit shall have at least 100 square feet of private open space.
- b. **Design Standards.** Required private open space shall comply with the following standards:
 - (1) The open space shall be directly accessible from the dwelling unit.
 - (2) Balconies shall have a minimum dimension of 6 feet in depth and width and a minimum floor area of 50 square feet.
 - (3) Patios shall have a minimum dimension of 8 feet in depth and width and a minimum floor area of 64 square feet.
 - (4) Open space may be covered but not fully enclosed. If covered, the minimum floor to ceiling height is 8.5 feet.
 - (5) Ground level private open space shall be screened or buffered from adjacent private or common open space and dwellings by landscaping, fencing, walls, trellises, or other screening elements.

- c. **Common Open Space Substitution.** Up to 50 percent of multifamily units may substitute common open space for private open space. In such cases, 200 square feet of common open space must be provided per unit. Substituted common open space must be in addition to minimum common open space required by section (2) below.
2. **Common Open Space.** The following common open space standards apply to townhomes and multifamily dwellings.
- a. **Amount Required.** A minimum of 100 square feet of common open space shall be provided per dwelling unit.
 - b. **Design Standards.** Required common open space shall comply with the following standards:
 - (1) Minimum area: 400 square feet.
 - (2) The open space shall be immediately adjacent to common spaces, hallways, or residential units and shall be accessible to all residents.
 - (3) Minimum width and length: 20 feet.
 - (4) Notwithstanding subsection (3), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25.
 - (5) A minimum of 60 percent of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted.
 - (6) A minimum 20 percent of the area shall be planted with trees, ground cover, and/or shrubs.
 - (7) The open space must have permanent seating.
- C. **Publicly Accessible Open Space.**
- 1. **When Required.** Development projects in a Commercial district with over 50,000 sq. ft. of floor area shall provide publicly accessible open space.
 - 2. **Minimum Amount:** 5 square feet per 1,000 square feet of floor area.
 - 3. **Ownership and Maintenance.**
 - a. Publicly accessible open space must be either offered as dedication to the City or privately owned and maintained with dedication of a public access easement.
 - b. Publicly accessible open spaces shall be maintained at no public expense.

- c. The owner of the property on which the open space is located shall maintain it by keeping the area clean and free of litter and keeping in a healthy state any plant material that is provided.
- 4. **Standards.** Required publicly accessible open space shall comply with the following standards:
 - a. The open space shall be publicly accessible for a minimum 12 consecutive hours per day or during daylight hours, whichever is longer.
 - b. The open space shall be directly accessible and visible from a public right-of-way.
 - c. The open space shall have a minimum dimension of 25 feet in any direction.
 - d. The open space shall have permanent seating (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps).
 - e. A minimum of 60 percent of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted.
 - f. A minimum of 20 percent of the open space area shall be planted with ground cover and/or shrubs. A minimum of one tree shall be planted per 400 square feet of the open space area.

VII. Façade and Roof Design

A. **Intent.** The intent of the façade and roof design standards is to:

- 1. Create street-facing building facades that are varied and interesting with human-scale design details;
- 2. Incorporate architectural elements that reduce the box-like appearance and perceived mass of buildings; and
- 3. Provide for buildings designed as a unified whole with architectural integrity on all sides of the structure; and
- 4. Ensure quality materials that maintain their appearance over time.

B. **Standards.**

- 1. **Modulation.** Each side of a building facing a street, public right-of-way, or publicly accessible pedestrian walkway shall include a minimum of two of the following building modulation strategies:
 - a. **Horizontal Change in Plane.** A horizontal change in the street-facing building wall plane for every 50 feet of frontage. The change in plane must be at least 2 feet deep and 6 feet wide and open to the sky.

- b. **Change in Roof Forms.** At least one change in the roof form for every 50 feet of frontage. This requirement may be satisfied with recessed or projecting gabled roof elements, roof dormers, changes in roof heights, changes in direction or pitch of roof slopes, and other similar methods.
 - c. **Prominent Covered Entry.** A front porch or other covered entry feature with a minimum depth of 3 feet and width of 6 feet providing access to the unit's primary building entrance.
 - d. **Balconies and Decks.** Balconies, upper-level decks, and other habitable projections, occupying at least 20 percent of the linear frontage of the street-facing building wall. Balconies and decks must have a minimum dimension of 6 feet in depth and width and a minimum floor area of 50 square feet.
 - e. **Upper story Stepback.** At least 80 percent of the building façade length has an upper story stepback of at least 6 feet in depth.
 - f. **Cantilevered Second Story.** For two-story buildings only, an upper story building wall projects at least 2 feet from the ground floor building wall for 25 percent or more of the street-facing building wall.
2. **Facade Articulation.** Each side of a building facing a street, public right-of-way, or publicly accessible pedestrian walkway shall include a minimum of two of the following façade design strategies to create visual interest:
- a. **Window Boxes.** A minimum of 50 percent of the windows feature window boxes projecting at least one-half foot from the building wall.
 - b. **Shutters.** A minimum of 50 percent of the windows feature exterior decorative shutters constructed of material that visually contrasts from the building wall. All windows of the same type must feature matching shutters.
 - c. **Shade/Screening Devices.** Screening devices such as lattices, louvers, shading devices, awnings, non-fabric canopies, perforated metal screens, with such a device occupying at least 20 percent of the linear frontage of the building wall.
 - d. **Projecting Windows.** At least one projecting window per 50 feet of the building wall. The furthest extent of the projecting window must project at least 1 foot from the building wall. This requirement may be satisfied with bay windows, oriel windows, bow windows, canted windows, and other similar designs.
 - e. **Datum Lines.** Datum lines (horizontal delineation between building levels) that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum 2 inches in depth and include a change in material.
 - f. **Varied Exterior Color.** The building wall features two or more visibly contrasting main colors, with each color occupying at least 20 percent of the building wall area.

- g. **Varied Materials.** The building wall features two or more visibly contrasting primary materials, (e.g., wood shingles and stucco), with each material occupying at least 20 percent of the building wall area.
 - h. **Juliet Balconies.** Juliet and other balconies less than 6 feet in depth and width. Balconies must have a minimum 1-foot projection from the building wall.
 - i. **Wall Trellis.** Wall mounted trellises for climbing plants that occupy at least 25 percent of the wall excluding windows and doors. Trellis landscaping must be installed and permanently maintained.
- 3. **Roof Design for Large Buildings.** For buildings that are both three stories or more and 50 feet or more in length, each side of a building facing a street shall include one of the following roof design strategies:
 - a. A roof eave projecting at least 1-foot from the street-facing building wall with ornamental brackets or decorative fascia and eave returns.
 - b. Cornice or parapet cap with a change in material from the façade and a minimum height of 8 inches and a minimum depth of 4 inches.
 - c. At least 25 percent of building's street-facing building roof line incorporates at least one element of variable roof form that is different from the remainder of the street-facing roof form. This requirement may be satisfied with recessed or projecting gabled roof elements, roof dormers, changes in roof heights, changes in direction or pitch of roof slopes, and other similar methods.
- 4. **Non-Residential Transparency.** A ground-level non-residential building wall that faces and is within 20 feet of a street must provide transparent windows or doors with views into the building for a minimum of 65 percent of the building frontage width located between 3 and 7 feet above the sidewalk.
- 5. **Windows.** Residential street-facing windows shall comply with one of the following:
 - a. All street-facing windows and doors feature built up profile trim/framing. Windows include sills and lintels. Trim/framing must project at least 2 inches from the building wall with material that visually contrasts from the building wall.
 - b. For all street-facing windows, glass shall be inset a minimum of 2 inches from the exterior wall or frame surface to add relief to the wall surface.
- 6. **Materials and Color.**
 - a. **Primary Wall Finish Material.** The primary wall finish material shall be wood, wood shingle, stone, brick, stucco, fiber cement or other cementitious material, or stone. T1-11 siding and all grooved or patterned wood panel or composite wood panel siding are prohibited.
 - b. **Number of Materials and Colors.**

- (1) Street-facing building walls shall incorporate at least two contrasting colors and/or two contrasting materials. The required second color or material must occupy at least five percent of the building wall area.
 - (2) For each 150-foot portion of a building, the street-facing wall shall feature a maximum of five contrasting colors (excluding trim).
7. **360-degree Design.** Building exterior treatment (e.g., materials, colors, windows and door types) shall be applied consistently on all sides of the building.

VIII. Landscaping

A. Intent. The intent of the landscaping standards is to:

1. Enhance the visual character
2. Support water conservation and natural resource protection with landscape species adapted to local climate; and
3. Ensure adequate landscaping upkeep and maintenance over time.

B. Standards.

1. **Landscape and Irrigation Plan Required.** All projects shall submit a landscape and irrigation plan to demonstrate compliance with the standards in this section. Landscape and irrigation plans must be prepared or approved by a licensed architect and include the following features and information:
 - a. Existing vegetation and trees. Tree species, type and trunk size shall be noted.
 - b. Existing trees along adjacent property within 30 feet of project boundary. Species and size of all trees that are greater than 24-inch circumference in size shall be shown.
 - c. Proposed landscape plan, including species type, size and number. All landscaping with relation to building and parking locations shall be shown.
 - d. Proposed fences, walls, walkways and paving.
 - e. Proposed irrigation plan, which must include a legend and show the point of connection to water supply, sprinkler head, pipe locations and sizes, valve location and sizes, note gallons per minute, back-flow prevention unit type and location, pressure vacuum regulator type and location, clock location and pressure regulator (where appropriate).
 - f. Additional information as determined by the Planning Department to demonstrate compliance with the requirements of this section.
2. **Minimum Landscape Areas.**

- a. **Residential Zoning Districts.** The following areas, excluding areas required for access to the property, must be landscaped and permanently maintained:
 - (1) All required setbacks adjoining a street.
 - (2) All areas between a building and a front and street side property line.
 - b. **Commercial Zoning Districts.**
 - (1) A minimum of ten percent of the total site area and at least 10 feet of a required setback adjoining a street shall be landscaped and permanently maintained.
 - (2) Trees shall be planted in the setback adjoining the street with a maximum spacing between trees as required by Table 3.
3. **General Landscape Requirements.**
- a. **Water Conservation.**
 - (1) A minimum of 50 percent of tree specimens shall be from species classified as Very Low on the California state Water Use Classification of Landscape Species IV (WUCOLS IV) Zone 1 plant list.
 - (2) A minimum of 75 percent of shrub and ground cover specimens by quantity shall be from species classified as Low or Very Low on the WUCOLS IV Zone 1 plant list.
 - b. **Invasive Species Prohibited.** Planting species with a “High” rating in the California Invasive Plan Council’s Cal-IPC inventory of invasive plants is prohibited.
 - c. **Turf and Synthetic Turf.** Turf areas shall be limited to activity or recreation areas. Synthetic turf may be used as a substitute for natural turf for the purposes of water conservation, or in in high activity or foot-traffic areas such as sports fields.
 - d. **Groundcover and Shrubs.**
 - (1) A minimum of 50 percent of required landscape area must be covered with groundcover, shrubs, turf, or other types of plants at maturity.
 - (2) Groundcover must be provided throughout the landscaped area and must be spaced to achieve full coverage of the groundcover area within one year.
 - (3) A maximum of 50 percent of the required landscape area may consist of mulch, bark chip, crushed rock, pebbles, stone, or similar non-plant materials.
 - (4) Landscaped areas must be top dressed with bark, chip, mulch, or other similar material to cover exposed bare soil.

- e. **Soil Depth.** Planting in above grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.

4. **Trees.**

- a. Tree species shall be selected from the City list of tree species that perform well in the Scotts Valley area.
- b. Trees must be a minimum 15-gallon size.
- c. Trees in landscape planters less than 10 feet in width or located closer than 5 feet from a public sidewalk, street, or permanent structure on an adjacent property must be planted with root barriers or root barrier panels to prevent damage to adjacent structures or pavement.
- d. Tree wells, where used, must be at least 4 feet larger than the tree trunk diameter at maturity.
- e. Table 3 shows non-compacted soil and separation standards for small, medium and large tree sizes.

Table 3: Non-Compacted Soil and Tree Separation Standards

	Max. Tree Height or Canopy Spread at Maturity		
	25 ft. or less	26 ft. to 50 ft.	51 ft. or more
Min. non-compacted soil	700 cubic ft.	1,400 cubic ft.	2,100 cubic ft.
Min. distance from center of trees to edge of building	5 ft.	12 ft.	20 ft.
Max. distance between trees on center within street-adjacent setback	20 ft.	25 ft.	35 ft.

- f. Minimum vertical clearance for tree canopies at maturity shall be provided as follows:
 - (1) 14 feet in and around service and loading areas and driveways.
 - (2) 12 feet for parking lots.
 - (3) 8 feet for tree canopies immediately adjacent to sidewalks and patios.

5. **Timing of Installation.**

- a. Landscaping must be installed prior to receiving a temporary or final certificate of occupancy.
- b. The Community Development Director may defer the installation of landscaping for a maximum of 180 days after project occupancy/completion in cases of delays caused by inclement weather, unavailability of plant materials, construction

scheduling, or other similar issues. The Director may require the applicant to provide adequate security bond to guarantee the landscaping installation.

6. Water Efficiency in Landscaping Ordinance (WELO).

- a. All applicable development shall comply with the California Model Water Efficient Landscape Ordinance (WELO) as required by California Water Conservation in Landscaping Act (Government Code Section 65591 et seq.).
- b. The following landscape projects must comply with the WELO requirements:
 - (1) Total combined landscaped area of 2,500 square feet or more installed by a public agency or commercial developer.
 - (2) Total combined landscaped area of 5,000 square feet or more in a single-family or multi-family residential project installed under the direction of the homeowner(s).
- c. If conflicts occur between the Government Code or WELO and this document, the more restrictive will control.

7. Maintenance. The following maintenance requirements apply to landscaping required by this section or installed as part of a City-approved landscaping plan:

- a. All landscaping must be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease. Dead or dying plants must be removed and replaced with landscaping of similar size and maturity.
- b. Landscaping must be kept free from weeds.
- c. Landscaping shall be permanently irrigated with an automatic system, or planted with a plant palette that requires no permanent irrigation after plants are established.

IX. Other Site Features

A. Intent. The intent of the other site features standards is to:

- 1. Minimize visual clutter on a development site.
- 2. Enhance the design character of the public realm.
- 3. Support an active and welcoming pedestrian environment.
- 4. Minimize noise, odor, and visual impacts on neighboring properties.

B. Standards.

- 1. **Waste Collection Facilities.**

a. **Applicability.**

- (1) These standards apply to trash, recycling, and organic waste bins and dumpsters (“waste collection facilities”) used exclusively by the residents/tenants of the development site. These standards apply only to multi-family and non-residential development with communal or shared waste collection facilities.
- (2) For development without communal or shared waste collection facilities, individual trash and recycling bins shall be stored in such a manner that containers are either not visible or screened from public view from the front of the property. Bins may be placed in public view for purposes of collection.

b. **Location.**

- (1) Waste collection facilities shall be located inside of a building or enclosure.
- (2) Waste collection facilities are prohibited:
 - (a) In a required front or street side setback;
 - (b) Between a building and a front or street side property line;
 - (c) Within 15 feet of a property line abutting a residential use;
 - (d) Within a required landscape area; or
 - (e) Within a required parking space.
- (3) For multi-building developments, waste collection facilities that serve only one building shall be located within that building, so that residents do not need to travel to another building to dispose of waste.
- (4) The location of enclosures outside of a building shall not conflict with circulation or parking conditions on site. A clear pathway with a minimum width of 3 feet shall be provided for tenant access to enclosure.

c. **Exterior Enclosures.**

- (1) Waste removal facilities located outside of a building must be housed in a covered enclosure with a metal gate that fully screens the waste receptacles.
- (2) The size of the enclosure shall confirm to the requirements of the trash and recycling collection service provider.
- (3) Enclosures shall be constructed of the same primary wall material and color as the most adjacent building in the development.

- (4) Enclosures shall have both a vehicular access gate with a concrete apron and a pedestrian entrance. Access shall conform to the collection service provider.
- (5) Enclosures shall comply with all applicable Public Works Department requirements.

2. **Mechanical Equipment Screening.**

a. **Rooftop Equipment.**

- (1) Rooftop equipment shall be screened using one of the following options:
 - (a) **Option 1:** New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new roof-mounted equipment to be located on the roof of the building.
 - (b) **Option 2:** Roof-mounted equipment and screening of roof-mounted equipment shall be stepped back from top of parapet a minimum of 10 feet from the parapet or roof edge. Roof-mounted equipment greater in height than the parapet wall shall be screened to a height equal to the height of the equipment. The screening shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.
- (2) Rooftop solar and wind energy systems are exempt from this screening requirement.

b. **Ground- and Wall-Mounted Equipment.** The following standards apply to all ground- and wall-mounted utilities and equipment, including electrical and gas meters, fire sprinkler valves, and irrigation backflow prevention devices. The City may allow exceptions to these standards when required by the utility service provider. EV charging equipment is exempt from these screening requirements.

- (1) Utilities and equipment shall not be located on a building wall that faces a public street, in a front or street side setback, within 25 feet of a usable open space areas, or within 25 feet of a street corner.
- (2) Backflow preventors shall be located within landscaped setback areas and painted black or dark green to minimize visual impact. Where no landscaped setback areas exist the backflow preventors shall be incorporated into the front of the building to minimize visual obtrusiveness.
- (3) Equipment shall be screened or painted with a black, bronze, or Malaga green (i.e., RAL 6012, also known as black green) color.

- (4) Screening shall be as high as the highest point of the equipment being screened.
- (5) Screening shall be made of a primary exterior finish material used on other portions of the building, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.

3. Fences and Walls.

- a. **Prohibited Types.** Chain-link and vinyl fencing, barbed wire and razor wire, electric fences, as well as unfinished concrete block walls, hollow tubular steel, metal, plastic, railroad ties, and faux materials such as manufactured stone are prohibited.

4. Accessory Structures. For all accessory structures fully enclosed on three sides or more (e.g., detached garages), the quality of exterior materials and degree of detailing shall be equivalent to the primary buildings on the site.

5. Exterior Lighting.

a. **Fixture Types.**

- (1) All lighting fixtures must be shielded or recessed so the lighting source is not directly visible from the public right-of-way or adjoining properties.
- (2) All fixtures must comply with the California Green Building Standards Code and one or more of the following:
 - (a) The fixtures meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light ("dark sky compliant")
 - (b) The fixtures meet criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries.
 - (c) The fixtures have a maximum Backlight Uplight Glare (BUG) rating of B3 UO G1.

b. **Light Trespass.**

- (1) Lights must be directed downward or towards structures and away from adjacent lots to minimize illumination of adjacent properties and the public right-of-way.
- (2) No lighting may produce an illumination level greater than 0.5 foot-candles on any adjacent residential property.

c. **Maximum Height.** Freestanding outdoor light fixtures shall not exceed 16 feet in height.

d. **Prohibited Lighting.** The following types of exterior lighting are prohibited:

- (1) Bulbs without fixtures or hoods.
 - (2) Mercury vapor lights.
 - (3) Low pressure sodium lighting.
 - (4) Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves.
6. **Light Quality.** Light fixtures shall be 4,000 kelvin or less.
- a. **Pedestrian Access Lighting.** Outdoor aisles, passageways, walkways, and entry areas shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness.
 - b. **Non-Residential Uses in Commercial Zoning Districts.** All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.25 foot-candles of light.
 - c. **Parking Lighting.**
 - (1) Residential parking area illumination levels shall achieve a uniformity ratio of 4:1 with a maintained average of 0.7 footcandles and a minimum of 0. 2 footcandles.
 - (2) All lighting shall be on a timeclock or photo-sensor system.
 - (3) Outdoor lighting as required above must be provided during nighttime business hours.

PART 3: GLOSSARY

Specialized terms used in this document are defined as follows:

1. **Commercial Zoning District.** A zoning district listed in Zoning Code Section 17.06.010 with a “C” preceding its symbol.
2. **Common Open Space.** Courtyards, sport courts, play areas, and gardens for communal use by residents within a development.
3. **Design Guidelines.** Any design guidelines or design handbook adopted by the City Council, including but not limited to the Commercial and Industrial Design Review Guidelines, the Mount Hermon Road Downtown Design Guidelines, and the Residential Design Handbook.
4. **End Unit.** A townhome dwelling unit that shares a wall with another unit on only one side.
5. **Lot, Through.** A lot which has two or more front lot lines which do not intersect.
6. **Multi-unit Residential Development.** A development project that creates two or more dwelling units, including detached single-family dwellings, townhomes, multifamily dwellings, and mixed-use residential projects.
7. **Objective Standard.** A development standard that involves no personal or subjective judgment by a City official and that is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.
8. **Pedestrian Walkway.** A pathway or sidewalk that connects into or through a development.
9. **Primary Building Entry.** The exterior entrance to a building which functions as the primary means by which residents, employees, customers, and visitors access the interior of the building.
10. **Private Open Space.** a yard, patio, porch, balcony, or other similar space directly accessible from a dwelling unit for which the open space provides an opportunity for private outdoor recreation and relaxation.
11. **Property Frontage.** The linear dimension of a parcel of property abutting a public street.
12. **Publicly Accessible Open Space.** Outdoor areas and/or recreational spaces that are free, open, and accessible to the entire public during set hours each day. Examples include courtyards, plazas, parklets, outdoor seating areas, children's playgrounds, and other similar spaces.
13. **Residential Zoning District.** A zoning district listed in Section 17.06.010 with an “R” preceding its symbol.
14. **Tuck Under Parking.** A surface parking space that is covered by the upper floor of a building but is otherwise open.

15. **Window Box.** A flower container for live flowers or plants in the form of a box attached on or just below the sill of a window.