Ch. 17.02 District Intensity, Bulk Standards, And Bonuses

Sec. 17.02.070 Purpose And Application Of Chapter

17.02.070.1 Purpose of Chapter

A. **Generally.** The purpose of this Chapter is to establish the general standards for the intensity and character of development that is allowed within each zoning district.

B. **Standards Applicable to Parcels Proposed for Development.** This Chapter establishes general regulations for the character of entire parcels proposed for development through the use of limitations on density (and, in some cases, intensity); minimum requirements for open space or landscaped surface area; a minimum area requirement for the parcel proposed for development; minimum requirements for the provision of utilities; the minimum required mix of housing types; and the averaging of lot sizes.

C. **Standards Applicable to Individual Lots.** The character of development of individual lots is regulated by minimum requirements for building height, lot dimensions, setbacks, building coverage, and open space or landscaped surface ratios. This Chapter also provides standards for the design and location of accessory uses and structures, and for common incidental uses of residential and nonresidential lots (e.g., parking of commercial vehicles).

17.02.070.2 Application of Chapter

A. **Generally.** This Section describes how the subsequent Sections of this Chapter are applied.

B. **Residential District Development Standards.** Section 17.02.080 *Residential District Development Standards* provides the standards for density and open space for residential uses within each residential district.

C. **Residential Lot, Yard, and Height Standards.** Section 17.02.090, *Residential Lot, Yard, and Height Standards*, are applied to the development of individual lots in a new subdivision.

D. **Nonresidential Scale and Parking Regulations.** Section 17.02.100 *Nonresidential Scale and Parking Regulations*, provide standards for nonresidential site development and regulations for the exterior envelope of buildings. They apply to the development of buildings on the parcel or its individual lots.

E. **Housing Bonus.** Section 17.02.110, *Housing Bonus*, provides incentives for the development of affordable housing. It applies to all residential developments.

F. **Landscaping and Buffering.** Section 17.02.120, *Landscaping and Buffering*, provides standards for the provision of landscaping and buffering for all districts.

Sec. 17.02.080 Residential District Development Standards

17.02.080.1 Residential Development Area and Density Standards

The columns in Table 17.02.080.1 , *Residential Development Area and Density Standards* establish the open space, density, utility, and minimum parcel areas that apply to each of the residential development types. They are applied as follows:

A. The first column, district and development type, reflects the zoning districts and the residential development types that are permitted in the district.

B. The second column, min. OSR, reflects the minimum open space ratio. Open space is required only for development that contains five or more dwelling units. OSR is calculated as set out in Section 17.06.290.3, *Open Space Ratio*.

C. The third column, gross density, contains the maximuaam gross density. This is generally expressed in dwelling units per acre. Gross density is calculated as set out in Section 17.06.290.5, *Density*.

D. The fourth column, net density, contains the maximum net density. Net density is calculated as set out in Section 17.06.290.5, *Density*.

E. The fifth column, required utilities, indicates if public water and sewer utilities are required or if private systems are permitted. The requirement for public utilities, either from the City or from an approved utility provider, is indicated by "Public," whereas "Private" indicates that on-site potable water and individual sewer systems are permitted. On sites where private systems are permitted, public systems may also be used. On occupied sites where private systems are permitted and used, they must be connected to the public system within three years that public lines become available within 300 feet of the site.

F. The sixth column, min. area of parcel proposed for development, indicates the minimum area of the parcel proposed for development that is required for the development of the specified use.

Table 17.02.080.1 Residential Development Area and Density Standards					
District and Development Type(average lot size)	Min.OSR	GrossDensity	NetDensity	RequiredUtilities	Min. Area of ParcelProposed for Development
AR					
Single-Family Detached Cluster	90%	0.08	.83	Private	N/A
R-E					
Single-Family Detached	10%	0.30	.33	Public	N/A
Single-Family Detached Cluster	35%	0.50	.81	Public	15 acres
R-S					
Single-Family Detached	15%	1.35	1.63	Public	N/A
Single-Family Cluster	35%	1.80	2.97	Public	1 acre
Planned Residential	50%	3.25	7.01	Public	minimum area: 4 acresmaximum area: 10 acres
R-U					
Single-Family Detached	15%	4.17	4.96	Public	N/A
Single-Family Detached Cluster	25%	4.75	6.44	Public	200 acres
Planned Residential	35%	5.00	8.58	Public	160 acres
Multiple Family	45%	9.00	16.5	Public	160 acres
C-D					
Residential, Elderly	10%	15.91	17.68	Public	N/A
Residential	5%	22	23.15	Public	N/A
Mixed Use	5%	16.8	17.68	Publie	N/A

17.02.080.2 Mix of Housing Types in Planned Residential (Mixed Housing) Developments

A. **Housing Type Mix Requirements.** Table 17.02.080.2, *Housing Type Mix Requirements*, sets out the mix of housing types that are required for planned residential developments. When calculating the percentage of each housing type in a proposed development, normal rounding is allowed.

Table 17.02.080.2 Housing Type Mix Requirements		
Min. No.of Housing Types	Max. % AnyHousing Type	Min. % AnyHousing Type[1]
1	100	20
2	75	25
3	55	20
4	50	12

Table 17.02.080.2 Housing Type Mix Requirements		
Min. No.of Housing Types	Max. % AnyHousing Type	Min. % AnyHousing Type[1]
5	30	10
TABLE NOTE:[1] This requirement applies even if more than the minimum number of housing types are provided.		

B. When a development is to be phased, the maximum residential development capacity of the entire site shall be used for calculating the required mix. When a parcel is to be subdivided and developed as multiple phases over time, the City may impose a mix based on the original property size to ensure an adequate mix of housing types.

17.02.080.3 Residential Lot Averaging and Distribution of Averaged Lots

A. **Applicability.** Lot averaging shall be applied:

1. To a housing type when there are more than 40 units of the housing type in a planned residential (mixed housing).
2. To any single family detached and single family detached cluster development that contains more than 40 dwelling units:
3. Lot area groups for each housing type are provided in Table 17.02.090, *Residential Lot, Yard, and Height Standards.*
4. Where lot averaging is not required, but Table 17.02.090, *Residential Lot, Yard, and Height Standards*, indicate three lot area groups, the average lot area group shall be used to establish minimum lot area and minimum lot depth for the housing type.

B. **Identifying Lots in Each Group.** Lots within each size group are identified by lot width. Small lots shall meet the minimum lot width for small lots, and their lot width may be up to (but not including) the lot width of the average lot category. Average lots shall meet the minimum lot width for average lots, and their lot width may be up to (but not including) the lot width of the large lot category. Large lots must meet the minimum lot width for large lots, and their width is not limited.

C. **Calculating the Required Number of Lots of Each Lot Area Group.** Table 17.02.090, *Residential Lot, Yard, and Height Standards* provide for variable lot sizes, the column titled "percent in width type," indicates the minimum proportion of each lot area group that must be provided. The minimum number of small and average lots shall be rounded up to the nearest whole number. If the minimum proportions for small and average lots are met, the remainder of the lots may be large lots.

D. **Distribution of Averaged Lots.** Lots in the three lot area groups shall be distributed such that small lots, average lots, and large lots are mixed on each block or cul-de-sac spread through the development. Concentrating lots of a single lot area group in separate areas of a development is not permitted.

Sec. 17.02.090 Residential Lot, Yard, and Height Standards

17.02.090.1 Single Family Detached and Single Family Detached Cluster Standards

A. **Applicability.** This Section applies to the creation or alteration of lots in all single family residential developments.

1. The setback requirements of this Section apply to new construction and the alteration of single family structures on all lots.
2. If an existing single family structure in the NC district meets the setback provisions of Table 17.02.090.1 A, the setback restricts additions made to the structure after the effective date of this Zoning Code unless the proposed addition meets the provisions of Section 17.02.090.8, *Special Standards for Neighborhood Conservation District*.
3. Subsection B., below, applies to:
   a. All lot splits, lot combinations, and resubdivision of lots in the NC61-6, NC80-6, NC80-7, NC87-6, and NC1-1 districts; and
   b. All single-family development in small subdivisions (of 40 or fewer lots) in the R-S or R-U districts.
4. Subsection C., below, applies to all single family development in large subdivisions (that include more than 40 single-family lots) in the R-S or R-U districts.
5. Subsection D., below, applies to all single family construction in the R-E and AR districts, regardless of whether lots are developed in a single subdivision or on a lot-by-lot basis.

B. **Lot Standards for Small Subdivisions.** Lot and building standards for single-family detached units are set out in Table 17.02.090.1A,*Single-Family Detached Lot and Building Standards; Small Subdivisions.*

Table 17.02.090.1A Single-Family Detached Lot and Building Standards; Small Subdivisions							
Zoning Districtand Development Type	Minimum					Maximum	
	LotArea	LotWidth (ft.)	FrontSetback[1](ft.)	Side SetbackMin. / Total (ft.)[2]	RearSetback (ft.)	Height(ft.)	BuildingCoverage Ratio (%)
R-S, NC80-6, NC80-7, and NC87-6							
Single Family Detached	20,000 sf.	75	15	5 / 20	40	27	40%
Single Family Detached Cluster	10,000 sf.	40	15	5 / 10	25	35	60%
Planned Residential	N/A	35	10	3.5 / 10	10	45	75%
R-U and NC61-6							
Single Family Detached	6,000 sf.	70	25	5 / 20	35	35	50%
Single Family Detached Cluster	4,000 sf.	60	20	5 / 10	30	35	40%
Patio Home	4,000 sf.	50	20	0 or 5 / 10	35	35	40%
Duplex	4,000 sf. per side	35per side	25	0 or 5 / 10	35	27	40%
Townhome	3,500 sf.	40	20	0 / 0	20	35	50%
Multi-Housing	2,500 sf. per unit	N/A	10	10 / 20	20	35	75%
Planned Residential	2,500 sf.	Housing type	5	Housing type	Housing type	45	75%
NC1-1							
Single Family Detached	Table 17.01.020.2	Table 17.01.020.2	50	20 / 40	25	35	Table 17.01.020.2
Manufactured Home	Table 17.01.020.2	Table 17.01.020.2	50	20 / 40	25	35	Table 17.01.020.2

TABLE NOTES:
[1] Street yard refers to all yards on a street front, side, or rear.
[2] The first number is the minimum side yard. The second number is the sum of the two side yards.

C. The lot and building standards for single-family detached units in large subdivisions in the R-S and R-U districts are set out in Table 17.02.090.1 B, *Single-Family Lot and Building Standards; Large Subdivisions*. The table requires three classifications of lot area (lot area groups) and width in order to ensure variety within the neighborhood.

Table 17.02.090.1B Single-Family Detached Lot and Building Standards; Large Subdivisions								
Zoning District and Development Type / Lot Area Group	Minimum						Maximum	
	Lot Area (sf.)	Lot Width (ft.)	Percent inCategory	Front Setback(ft.)	Side SetbackMin. / Total (ft.)[1]	RearSetback (ft.)	Height (ft.)	Building Coverage(%)
R-S Single Family Detached								
Small Lot	18,000	65	25%	15	5 /10	35	27	32%
Average Lot	20,000	75	50%	15	5 / 20	40	27	40%
Large Lot	22,000	80	Remainder	25	6 / 16	40	27	40%
R-S Single Family Detached Cluster								
Small Lot	9,000	35	25%	10	3.5 / 7	20	35	50%
Average Lot	10,000	40	50%	15	5 / 10	25	35	60%
Large Lot	11,000	45	Remainder	25	5 / 12	25	35	60%
R-U Single Family Detached								
Small Lot	5,000	50	25%	20	5 / 10	25	35	40%
Average Lot	6,000	70	50%	25	5 / 20	35	35	50%
Large Lot	6,500	80	Remainder	25	5 / 20	35	35	50%
R-U Single Family Detached Cluster								
Small Lot	3,500	50	25%	10	3.5 / 7	20	35	32%
Average Lot	4,000	60	50%	15	5 / 10	30	35	40%
Large Lot	4,500	70	Remainder	20	5 / 10	30	35	40%

TABLE NOTES:
[1] The first number is the minimum side yard. The second number is the sum of the two side yards. For example, 15 / 40 means that if one side yard is 15 feet, the other must be 25 feet (15 + 25 = 40).

D. **Lot Standards for Construction in the R-E and AR districts.** Lot and building standards for single-family detached units are set out in Table 17.02.090.1, *Single-Family Detached Lot and Building Standards; R-E and AR districts.*

Table 17.02.090.1 Single-Family Detached Lot and Building Standards; R-E and AR Districts							
Zoning Districtand Development Type	Minimum					Maximum	
	LotArea	LotWidth (ft.)	FrontSetback[1](ft.)	Side SetbackMin. / Total (ft.)[2]	RearSetback (ft.)	Height(ft.)	BuildingCoverage Ratio (%)
R-E							
Single Family Detached	2.5 acre	200	50	30 / 100	50	35	10%
Single Family Detached Cluster	1 acre	100	25	15 / 30	25	35	25%

Table 17.02.090.1 Single-Family Detached Lot and Building Standards; R-E and AR Districts							
	Minimum					Maximum	
Zoning Districtand Development Type	LotArea	LotWidth (ft.)	FrontSetback[1](ft.)	Side SetbackMin. / Total (ft.)[2]	RearSetback (ft.)	Height(ft.)	BuildingCoverage Ratio (%)
AR							
Single Family Detached Cluster	1 acre	100	50	5 / 10	30	35	10%

TABLE NOTES:
[1] Street yard refers to all yards on a street front, side, or rear.
[2] The first number is the minimum side yard. The second number is the sum of the two side yards.

17.02.090.2 Patio House Standards

Lot and building standards for patio house detached units are set out in Table 17.02.090.2 *Patio House Lot and Building Standards.*

Table 17.02.090.2 Patio House Lot and Building Standards			
Development Type	Patio House		
Lot Area Group	Small	Average	Large
Min. % In Group	25	50	remainder
Min. Lot Area per du (sf.)	4,640	5,000	5,450
Min. Lot Width per du (ft.)	50	55	60
Min. Front Setback (House / Garage[1]) (ft.)	12 / 20		
Min. Building Separation (ft.)	10		
Min. Patio Area[2] (sf.)	930 / 48	1,000 / 48	1,000 / 48
Min. Patio Width (ft.)	20	20	22
Rear Setback (House / Garage[3]) (ft.)	10		
Max. Height (ft.)	28		
Max. Building Coverage Ratio	50%	48%	48%

TABLE NOTES:
[1] Setback from right-of-way to garage front when the garage faces the street instead of an alley.
[2] The patio area is a rectangle having minimum area and width that is a basic yard, but does not count all the yard area.
[3] Setback from rear lot line to garage when the garage is accessed from an alley.

17.02.090.3 Townhouse Standards

Lot and building standards for townhouse units are set out in Table 17.02.090.3 *Weak-Link Townhouse and Townhouse Lot and Building Standards.*

Table 17.02.090.3 Weak-Link Townhouse and Townhouse Lot and Building Standards						
Development Type	Weak-Link Townhouse			Townhouse		
Lot Size Group	Small	Average	Large	Small	Average	Large
Min. Lot Area per du (sf.)[1]	3,300	3,600	3,900	2,200	2,400	2,600
Min. Lot Width per du (ft.)[1]	33	36	39	20	24	26
Min. % In Group	25	50	remainder	25	50	remainder
Min. Street Setback (building / garage) (ft.)	15 / 20			12 / 20		
Min. Building Separation[2] (ft.)	10			10		
Rear Setback[3] (ft.)	30			30		
Min. Number of Attached du's	4[4]			4[4]		
Max. Number of Attached du's	8[5]			8[5]		
Max. Height (ft.)	35			35		
Max. Building Coverage Ratio	55%			50%		
Floor Area Ratio	0.72	0.88	0.77	1.10	1.20	1.20

TABLE NOTES:
[1] The values assume that the garage access is from an alley to the rear. If the garage access is from the street, add 20 percent to lot area and width.
[2] The building separation may be common open space if linked to other common areas.
[3] A rear load garage may extend into the rear yard, provided the maximum building coverage is unchanged and the rear setback to the garage is not less than 20 feet.
[4] Two units are allowed where at least one other building on site has four or more units and site conditions would result in a loss of units if three were required.
[5] More than 8 units may be attached if the project is configured along a block face of a public street and adequate access exists to the rear of the building for the provision of emergency services.

17.02.090.4 Duplex Standards

Lot and building standards for duplex units are set out in Table 17.02.090.4 *Duplex Lot and Building Standards.*

Table 17.02.090.4 Duplex Lot and Building Standards				
Development Type	Side-By-Side Duplex			Over-Under Duplex
Lot Area Group	Small	Average	Large	N/A
Min. Area per Building (sf.)	7,000	7,500	8,150	7,500
Min. Lot Area per du	3,500	3,750	4,075	N/A
Min. Lot Width (ft.)	35[1]	35[1]	40[1]	75
Min. % in Group	25%	50%	Remainder	70
Front Setback (ft.)	20			20
Side Setback (Min. / Total)[2] (ft.)	5 / 10			8 / 22
Rear Setback (ft.)	25			25

Table 17.02.090.4 Duplex Lot and Building Standards				
Development Type	Side-By-Side Duplex			Over-Under Duplex
Max. Height (ft.)	32			35
Max. Building Coverage Ratio	50%	50%	50%	45%

TABLE NOTES:
[1] Per dwelling unit
[2] The first number is the minimum side yard. The second number is the sum of the two side yards. For example, 8 / 22 means that if one side yard is 8 feet, the other must be 14 feet (8 + 14 = 22).

17.02.090.5 Cottage Cluster / Cohousing Standards

Lot and building standards for cottage cluster units are set out in Table 17.02.090.5 *Cottage Home Lot and Building Standards.*

Table 17.02.090.5 Cottage Home Lot and Building Standards	
Minimum Parcel Area Per Unit (sf.)	4,250
Maximum Floor Area Ratio on Parcel	0.30
Minimum Building Spacing (ft.)	10
Maximum Height (ft.)	27
Maximum Gross Density for Parcel Developed with Cottages (units / acre)	10
Front Setback (ft.)	15
Side and Rear Setback (ft.)	6
Parking Setback (ft.)	10
Minimum Open Space Ratio for Parcel Developed with Cottages	35%

17.02.090.6 Multi-Housing Standards

Lot and building standards for multiplex and multi-family housing buildings are set out in Table 17.02.090.6 *Multiplex and Multi-Family Lot and Building Standards.*

Table 17.02.090.6 Multiplex and Multi-Family Lot and Building Standards		
Development Type	Multiplex	Multi-family
Min. Site Area per Building (sf.)	8,000	15,000
Min. Lot Area per du (sf.)	2,000	1,800
Min. Lot Width per Building (ft.)	80	100
Min. Street Setback[1] (ft.)	20	30
Min. Rear Setback (ft.)	15	30
Min. Building Separation (ft.)	15	30

Table 17.02.090.6 Multiplex and Multi-Family Lot and Building Standards		
Parking Setback from Street Curb (ft.)	20	parking not permittedin street yard
Parking Setback from Rear and Side Lot Lines (ft.)	2.5	8
Max. Height (ft.)	35	50
Max. Building Coverage Ratio	44%	25%
Floor Area Ratio	0.80	0.70
Max. Number of First Floor Units per Building	3	8
TABLE NOTES:[1] Setback from public street right-of-way. Where private internal circulation is used, the setback may be reduced to 12 feet.		

17.02.090.7 Manufactured Home Standards

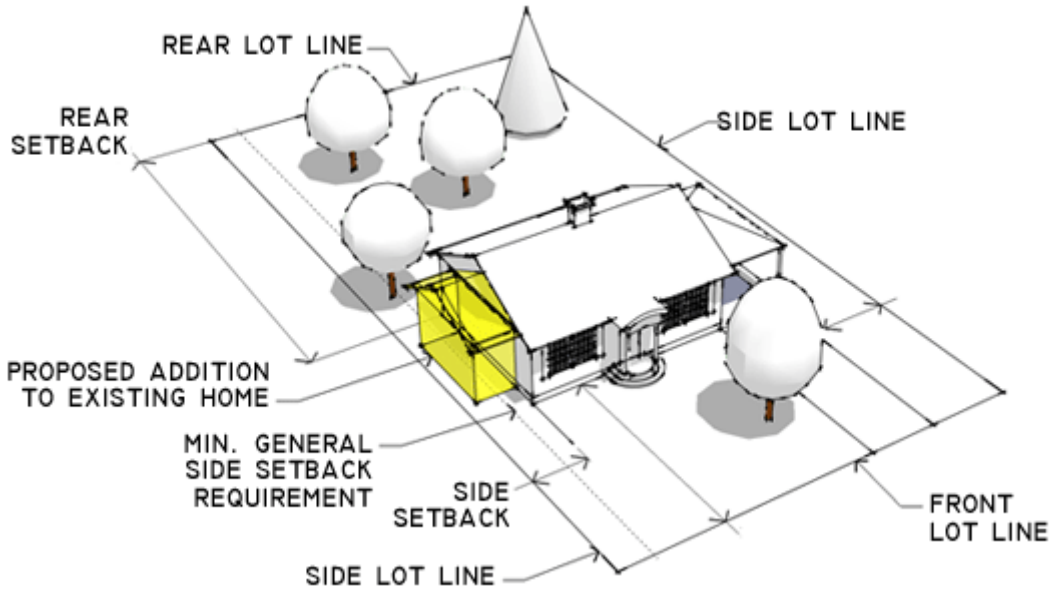
Lot and building standards for manufactured homes are the same as for single family detached dwelling units that are set in the districts where the uses are permitted.

17.02.090.8 Special Standards for Neighborhood Conservation District

A. **Generally.** This Section provides an alternative set of standards for development, redevelopment, and expansion of existing buildings (as indicated below) within the NC subdistricts when the new construction would encroach into the setbacks that are established by Table 17.02.090.8 *Single-Family Detached Lot and Building Standards; Small Subdivisions. See* Figure 17.02.090.8, *Single-Family Detached Lot Standards*.

Figure 17.02.090.8
Single-Family Detached Lot Standards

The proposed addition (shown in yellow below) extends past the minimum general side setback line established in Table 17.02.090.1 A, *Single-Family Detached Lot and Building Standards; Small Subdivisions.* The alternative setback standards of this Section will apply instead of the minimum general standards if all conditions of this Section are met.



B. **Alternative Building Setback Standards; All Setbacks.** Alternative setbacks shall be applied only if it is demonstrated that the standards of the applicable subsection of this Section are met, and the proposed construction:

1. Does not interfere with planned expansion of right-of-way, and if right-of-way expansion is planned, the application is evaluated as if the right-of-way has been expanded;
2. Does not result in interference with a utility easement;
3. Does not cause more or faster drainage onto abutting properties or rights-of-way than the condition that existed before the proposed construction;
4. Does not result in a nonconformity with respect to the building code on either the applicant's lot or the abutting property;
5. Is built to building code standards that would allow construction of the abutting lot to be built to the same standard along the same setback line;
6. Conforms to building coverage limitations of Section 17.02.090.1*Single Family Detached and Single Family Detached Cluster Standards*; and
7. Does not reduce the area provided for parking to fewer than two paved off-street parking spaces (one or both may be in a garage or carport).

C. **Alternative Building Setback Standards; Front Setbacks.**

1. *New Development; Redevelopment; and Building Expansion*. For new development, redevelopment, or building expansion, front setbacks may be reduced from the standards set out in Section 17.02.090.1*Single Family Detached and Single Family Detached Cluster Standards,* if it is demonstrated that the proposed new front building setback:

    a. Is equal to not more than 10 percent less than the average actual setback of the other homes on the same side of the same block; and / or

    b. For an attached or detached garage, is equal to the average actual front setback to an attached or detached garage with comparable garage door orientation with respect to the street on the same side of the same block.

2. *Building Expansion Only*. For building expansions only, front setbacks may be reduced from the standards set out in Section 17.02.090.1*Single Family Detached and Single Family Detached Cluster Standards*, if compliance with any of the following options is demonstrated:

    a. Option #1. The reduction is 10 percent or less of the required front setback, and the encroachment will not reduce the depth of a driveway to less than 21 feet in length to the edge of the sidewalk or ditch or street pavement, whichever edge is closest to the building;

    b. Option #2. The reduction is more than 10 percent of the required front setback, but less than 25 percent of the required front setback, and:

        i. No garage doors that face the street are located in the reduced setback area;

        ii. The improvement is not more than 20 feet in height;

        iii. If the encroachment is more than 10 feet wide (measured parallel to the front building line), then it is screened from view from the public right-of-way by a canopy tree or evergreen tree; and

        iv. The encroachment is not more than 30 feet wide or 50 percent of the lot width, whichever is smaller.

    c. Option #3. The existing building encroaches upon the setback set out in Section 17.02.090.1*Single Family Detached and Single Family Detached Cluster Standards*, on the effective date, and:

i. The proposed construction will not reduce the depth of a driveway to less than 21 feet in length to the edge of the sidewalk or ditch or street pavement, whichever is closest to the building;

ii. The proposed construction will be set back not less than 90 percent of the setback to the existing building; and

iii. The proposed construction will not create the appearance of a monolithic building frontage by substantially reducing the articulation of the building as viewed from the street.

D. **Alternative Building Setback Standards; Interior Side Setbacks.**

1. *New Development; Redevelopment; and Building Expansion.* For new development, redevelopment, or building expansion, interior side setbacks may be reduced from the standards set out in Section 17.02.090.1*Single Family Detached and Single Family Detached Cluster Standards*, if it is demonstrated that the proposed side building setback is equal to not more than the average actual side building setback of the other homes on the same side of the same block.

2. *Building Expansion Only*. For building expansion only, interior side setbacks may be reduced from the standards set out in Section 17.02.090.1*Single Family Detached and Single Family Detached Cluster Standards*, up to 40 percent if it is demonstrated that the proposed construction meets all of the following standards:

a. Limit of Encroachment

i. If the lot that abuts the proposed building expansion is used for residential purposes, then:

a. The building expansion is screened from view from the public street by at least one tree per story of the building expansion, unless it projects into the required side setback less than one foot further towards the lot line than the existing building;

b. Building expansions are 12 feet in height or less

c. Building expansions are set back at least 42 inches from the side lot line

ii. If the lot that abuts the proposed building expansion is used for nonresidential purposes or permanent open space that is at least 20 feet in width, then the building expansion is set back at least 42 inches from the side lot line.

b. Horizontal Dimension. The building expansion, combined with the existing building, does not create a horizontal dimension of more than 50 feet without an offset in the building wall of at least three feet.

c. Windows. The building expansion does not include a window that is located directly across from another window on a residential building that is closer than 20 feet away, unless:

i. The window is on the first floor and an opaque fence is installed between the two buildings to a height of six feet; or

ii. The window is not operational and is made of glass block or frosted glass.

F. **Alternative Building Setback Standards; Rear Setbacks.**

1. Rear setbacks may be reduced on any lot in the NC district if it is demonstrated that the proposed rear building setback is equal to not more than 10 percent less than the average actual setback of the other homes on the same side of the same block.

2. Rear setbacks may be reduced on lots with rear lot lines that abut permanent open space, and through lots with fences or walls that screen rear yards from arterials and collectors, according to the following standards:

b. For construction, or portions of construction, that is 18 feet or less in height (measured from the average grade across the side of the proposed construction facing the rear lot line), the rear setback may be reduced by up to 50 percent if it is demonstrated that:

i. The proposed construction will not create the appearance of a monolithic building by substantially reducing the articulation of the building as viewed from abutting property, open space, or public rights-of-way; or

ii. The proposed construction is located behind an opaque fence or garden wall that is at least five feet in height, and one evergreen or canopy tree is planted in the rear yard for each 12 feet of width of the encroaching portion of the proposed construction.

c. For construction, or portions of construction, that is more than 18 feet in height (measured from the average grade across the side of the proposed construction facing the rear lot line), the rear setback may be reduced up to 30 percent if it is demonstrated that the standards of subsection E.1.a., above, are met.

Sec. 17.02.100 Nonresidential Scale And Parking Regulations

17.02.100.1 Nonresidential Lot, Yard, And Height Standards

A. Table 17.02.100.1 , *Nonresidential Lot, Yard, And Height Standards*, sets out nonresidential lot, setback, and height standards for each district and development type.

Table 17.02.100.1
Nonresidential Lot, Yard, And Height Standards

District and Use	Minimum					MaximumHeight (ft.)
	Lot Width (ft.)[1]	Build-to Line (ft.)[2]	Front Setback(ft.)[2]	Side Yard Min. / Total(ft.)[2]	Rear Setback (ft.)[2]	
R-E						
Public Assembly	300	N/A	100	50 / 100	35	35
All Other Uses	500	N/A	150	30 / 60	100	27
R-S						
Institutional Residential	150	N/A	15	5 / 20	40[3]	27
Public Assembly	150	N/A	30	25 / 50	50[4]	35
All Other Uses	75	N/A	30	10 / 20	40	27
R-U						
Institutional Residential	140	N/A	20	5 / 20	35[3]	27
Public Assembly	300	N/A	50	20 / 40	35	35
All Other Uses	140	N/A	40	20 / 40	35	27
NC						
Public Assembly	150	N/A	15	10 / 20	40	35
All uses	Two times the yards for single-family in each subdistrict					27
C-S						
Commercial Retail	50	10	N/A	5 / 10	10	27
Office / Service	50	10	N/A	5 / 10	10	27
All other uses	50	10	N/A	10 / 20	25	27
C						
Commercial Retail	50	10[5]; N/A[6]	N/A	8 / 16	10	35
Office / Lodging	50	15[5]; N/A[6]	N/A	10 / 20	10	35
Services	50	10[5]; N/A[6]	N/A	10 / 20	10	35
All Other Uses	100	15[5]; N/A[6]	N/A	10 / 20	10	35
C-D						
Mixed Use	66	0[7]	N/A	0	0	60
All Other Uses	22	0[7]	N/A	0	0	60
B-P						
Office	125	N/A	15	15 / 30	30	55
Industrial	125	N/A	15	15 / 30	30	50

Table 17.02.100.1 Nonresidential Lot, Yard, And Height Standards						
District and Use	Minimum					MaximumHeight (ft.)
	Lot Width (ft.)[1]	Build-to Line (ft.)[2]	Front Setback(ft.)[2]	Side Yard Min. / Total(ft.)[2]	Rear Setback (ft.)[2]	
Warehouse	150	N/A	15	15 / 30	30	50
Smoke Stacks and Grain Elevators	N/A	N/A	15	10 / 20	10	90
All Other Uses	100	N/A	15	10 / 20	10	50
IN						
Smoke Stacks and Grain Elevators	N/A	N/A	25	15	30	90
All Other Uses	125	N/A	25	15	30	27
AR						
Grain Elevators	N/A	N/A	100	100 / 200	100	90
All Other Uses	50	N/A	25	20 / 20	25	35

TABLE NOTES:[1] Along arterials, frontages in excess of the minimum lot width may be required to meet all access and development requirements.[2] If a larger bufferyard is required, the setback or build-to line shall be the width of the bufferyard. All build-to lines shall apply to any street frontage, regardless of whether they are front or side street lines.[3] If a courtyard of a min. of 40 times the width of the rear property line is provided anywhere on site, the rear setback may be reduced to 15'.[4] If a courtyard of a min. of 50 times the width of the rear property line is provided anywhere on site, the rear setback may be reduced to 15'.[5] On a site with frontage along the downtown fringe streets.[6] On all other sites zoned C.[7] Buildings shall be constructed to a build-to line that allows enough room for a 10 foot wide attached sidewalk. If the 10-foot wide sidewalk can be constructed entirely within the right-of-way, then the build-to line shall be the property line.

B. **Special Yard Restrictions in the C-S district.** The following standards apply in the C-S district:

1. No driveway aisles shall be installed between the front or side street wall of the building(s) and the front or side street property lines, except that driveways to interior parking areas may traverse through the area, which is otherwise reserved for landscaping.
2. Parking areas shall be located farther from the front or side street property line than the actual front or side street wall of the building(s).

17.02.100.2 Nonresidential Open Space and Building Scale

Table 17.02.100.2 , *Nonresidential Open Space and Building Scale,* sets out nonresidential minimum open space and maximum building size standards for each district and development type.

Table 17.02.100.2 Nonresidential Open Space and Building Scale		
District and Use	Open Space and Building Size	
	Minimum %Open Space	MaximumBuilding Size
R-E		
Public Assembly	15	75,000 sf.
All Other Uses	15	20,000 sf.
R-S		
Public Assembly	15	7,500 sf.
All Other Uses	15	5,000 sf.
R-U		
Public Assembly	15	15,000 sf
All Other Uses	15	10,000
NC		
Public Assembly	15	7,500 sf.
All Other Uses	15	5,000
C-S		
Commercial Retail	15	The lesser of 14,000 sf. per bldg. or 32% of lot
Office/Service	15	The lesser of 20,000 sf. per bldg. or 59% of lot
All Other Uses	15	The lesser of 14,000 sf. per bldg. or 32% of lot
C		
Commercial Retail	12	5,000 sf. per floor[1] / 50% of lot per floor[2]
Office/Lodging	15	6,000 sf.[1] / N/A[2]
Services	15	5,000 sf.[1] / 50% of lot[2]
All Other Uses	15	5,000 sf.[1] / 50% of lot[2]
C-D		
Residential, Elderly	10	1.2 times the area of the lot
Residential	5	2.7 times the area of the lot
Mixed Use	5	1.9 times the area of the lot
All Other Uses	5	2 times the area of the lot
B-P		

Table 17.02.100.2 Nonresidential Open Space and Building Scale		
District and Use	Open Space and Building Size	
	Minimum %Open Space	MaximumBuilding Size
All Uses	20	.88 times the area of the lot
IN		
All Uses	10	.77 times the area of the lot
AR		
All Uses	90	10,000 sf.
Table Notes: [1] For sites with frontage along the downtown fringe streets [2] For sites that do not have frontage along the downtown fringe streets		

17.02.100.3 Parking and Loading Regulations

A. **Applicability.**

1. All new development shall provide all of the parking spaces required by this Section and shall comply with all other provisions of this Section.
2. Expansions to existing development and changes in use of existing buildings that require additional parking shall provide parking to the extent of the new demand created by the expansion or change in use.
3. Changes in use of existing buildings that result in a fewer required parking spaces shall not be required to provide additional parking spaces.
4. Reuse of existing buildings and lease spaces with in the Downtown Parking Standards Overlay District are permitted without requiring additional parking.
5. Buildings that are less than 5,000 square feet in area are exempt from loading space requirements.

B. **Timing of Compliance.** No certificate of occupancy shall be issued unless and until off-street vehicular parking is provided in accordance with this Article.

C. **Residential Uses.** The parking requirements for residential uses are set out in Table 17.02.100.3 A, *Required Parking and Loading for Residential Uses*.

Table 17.02.100.3 A Required Parking and Loading for Residential Uses		
Use	Parking and Loading	
	Required Parking Spaces	Required Loading Spaces
Single-Family Detached	2 spaces / dwelling unit	N/A
Single-Family Attached	2 spaces / dwelling unit	N/A
Multiplex and Multifamily	1.5 spaces per studio or 1 bedroom dwelling unit +2 spaces per 2+ bedroom dwelling unit + 1 guest space per 4 dwelling units	1 space per 20 dwelling units in a vertically mixed-use building; not required in other configurations
Manufactured Home (outside manufactured home park or subdivision)	2 spaces per dwelling unit	N/A
Manufactured Home (inside manufactured home park or subdivision)	2 spaces per dwelling unit + 1 guest space per 4 dwelling units	N/A
Community Homes	As required for housing type	N/A
Live-Work Units	3 spaces per dwelling unit	N/A

D. **Institutional Uses.** The parking requirements for institutional uses are set out in Table 17.02.100.3 B, *Required Parking and Loading for Institutional Uses*.

Table 17.02.100.3 B Required Parking and Loading for Institutional Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
Cemetery	Greater of:Sum of 1 space per 100 sf. of indoor assembly space + 3 spaces per 1,000 sf. of office floor area; or20 spaces per acre of grave sites	1 space per building with a floor area of 50,000 sf. or greater
College / University / Vo Tech	1 space per 200 sf.	1 space per building

Table 17.02.100.3 B Required Parking and Loading for Institutional Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
	of floor area (except auditoriums, theaters, gymnasiums, and stadiums) + 1/3 space per person times the capacity (persons) of auditoriums, theaters, gymnasiums, and stadiums	with a floor area of 50,000 sf. or greater
Hospitals	1 space per 2 beds + 1 space per employee	1 space per building with a floor area of 50,000 sf. or greater
Institutional Residential	1 space per 3 beds	1 space per 30 beds
Place of Public Assembly: Adult Day Care	1 space per 300 sf.	N/A
Places of Public Assembly: Day Care / Preschool	1 space per 100 sf.	N/A
Places of Public Assembly: Elementary School	3 spaces per classroom	1 space per 40,000 sf.
Places of Public Assembly: Middle School	4 spaces per classroom	1 space per 40,000 sf.
Places of Public Assembly: High School	Special Study	1 space per building with a floor area of 50,000 sf. or greater
Places of Public Assembly: Library or Museum	1/3 space per person times building capacity (in persons)	1 space per 75,000 sf. of floor area
Places of Public Assembly: Other	Greater of:1 space per 6 seats in auditorium; or1 space per 250 sf. of floor area	N/A
Private Club: No Food Service	1 space per 250 sf. of floor area used for assembly	Over-the-curb loading allowed during off-peak hours, otherwise 1 space per building
Private Club: With Food Service	1 space per 100 sf.	1 space per 25,000 sf.

Table 17.02.100.3 B Required Parking and Loading for Institutional Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
	of floor area used for assembly	
Protective Care: Jail or Prison	1 per 5 cells	1 per 30 cells
Protective Care: Other	1 space per 4 beds	1 space per 20 sleeping rooms
Public Service: Fire Station	4 spaces per emergency vehicle bay	N/A
Public Service: Police Station	1 space per 250 sf.	1 space per 60,000 sf. if the building is larger than 40,000 sf.
Public Service: Post Office	1 space per 200 sf. + 1 space per postal vehicle stored on-site	1 space per 10,000 sf.
Public Service: Other	1 space per 300 sf.	N/A
Residential Eldercare Facilities: Assisted Living	1 space per dwelling unit + 1 space per 3 beds in shared living facilities	1 space per site
Residential Eldercare Facilities: Congregate Care	1 space per dwelling unit	N/A
Residential Eldercare Facilities: Nursing Home	1 space per 3 beds	1 space per 20 sleeping rooms

E. **Commercial Uses.** The parking requirements for commercial uses are set out in Table 17.02.100.3 C, *Required Parking and Loading for Commercial Uses*.

Table 17.02.100.3 C Required Parking and Loading for Commercial Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
Agricultural Support / Other Rural Services: Equipment Dealers and Feed Stores	1 space per 300 sf. of office + 1 space per 750 sf. of other floor area	1 space per 75,000 sf.
Agricultural Support / Other Rural Services: Crop	1 space per 500 sf.	1 space per 15,000 sf.

Table 17.02.100.3 C Required Parking and Loading for Commercial Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
Storage / Packing	of floor area	
Alcoholic Beverage Sales: Package	1 space per 200 sf.	1 space per 15,000 sf.
Alcoholic Beverage Sales: Other	1 space per 25 sf.	1 space
Boarding or Rooming House	1 space per 12 beds	N/A
Car Wash	3 spaces + 2 spaces per bay or stall	N/A
Commercial Lodging:Full Service Hotel	1 space per guest room + 2 spaces per 10 guest rooms + 1 space per 100 sf. of meeting space + 1/2 of required parking for accessory retail, restaurant, and alcoholic beverage sales uses	1 space + 1 space per 50,000 sf. meeting rooms, restaurants, and shops
Commercial Lodging: Other	1 space per guest room + 2 spaces per 10 guest rooms	1 space per 75 rooms
Commercial Retail: Grocery[1]	1 spaces per 200 sf.	1 space per 25,000 sf.
Commercial Retail: Other[1]	1 space per 250 sf.	1 space per 25,000 sf.
Heavy Retail: Home Center	1 space per 300 sf. of floor area	1 space per 50,000 sf.
Heavy Retail: Lumberyard	1 space per 200 sf. of office + 1 space per 1,000 sf. yard space	1 space per 50,000 sf. of area put to the heavy retail use
Heavy Retail: Other	1 space per 300 sf. of office and sales area +1 space per 1,000 sf. of warehouse area	1 space per 50,000 sf.
Kennel	1 space per 250 sf.	1 space if the use is larger than 10,000 sf.
Light Automobile Service	4 spaces + 1 space	1 space

Table 17.02.100.3 C Required Parking and Loading for Commercial Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
	per service bay(pump stations are not counted)	
Mixed Use	*See* Sec. 9.204, *Mixed Uses and Shared Parking*	1 space per 25,000 sf. of nonresidential uses
Office: Financial Institutions	1 space per 250 sf.	1 space per 33,000 sf.
Office: Medical	3 spaces per office used by doctor, dentist, chiropractor, or medical professional + 1 space per exam room	1 space per 33,000 sf.
Office: Call Center	7 spaces per 1,000 sf.	1 space per 33,000 sf.
Office: Other	3 spaces per 1,000 sf.	1 space per 33,000 sf.
Restaurant: Drive-In or Drive-Through	1 space per 60 sf.	1 space
Restaurant: Other	1 space per 3 seats	1 space
Services: Beauty or Nail Salon, Barber Shop, Spa	4 spaces per 1,000 sf.	N/A
Services: Dry Cleaner	3 spaces per 1,000 sf.	1 space if dry cleaning is done off-site
Services: Other	3 spaces per 1,000 sf. + 1 space per stored company vehicle	1 space per 75,000 sf.
Shopping Center	1 space per 250 sf.	1 space per 75,000 sf.
Vehicle Sales, Rental, and Service	1 space per 300 sf. of office + 1 space per 600 sf. of showroom + 1 space per 500 sf. of service area	1 space + 1 space per 25,000 sf. of service area
Veterinarian	1 space per 250 sf.	N/A

TABLE NOTES:
[1] Grocery areas of supercenter stores (combinations of general retail and grocery in one store)

Table 17.02.100.3 C Required Parking and Loading for Commercial Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
are not counted separately if the floor area used for groceries is less than 40 percent of the total floor area.		

F. **Recreation and Amusement Uses.** The parking requirements for recreation and amusement uses are set out in Table 17.02.100.3 D, *Required Parking and Loading for Recreation and Amusement Uses*.

Table 17.02.100.3 D Required Parking and Loading for Recreation and Amusement Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
Adult Uses	Greater of:4 spaces per 5 seats; or1 space per 150 sf. of floor area	1 space
Campgrounds	1 space per camp site + 1 space per 20 camp sites	N/A
Indoor Commercial Amusement: Bowling Alley	5 spaces per lane	1 space
Indoor Commercial Amusement: Movie Theaters	1 space per 3 seats + 3 spaces per screen	1 space
Indoor Commercial Amusement: Skating Rinks	1 space per 100 sf. of rink surface	1 space
Indoor Commercial Amusement: Other	6 spaces per 1,000 sf.	1 space
Outdoor Commercial Amusement: Outdoor Arenas	1 space per 3 seats	1 space per 500 seats
Outdoor Commercial Amusement: Other	Per approved parking study	Per approved parking study
Indoor Recreation: Swimming Pool	1 space per 2 persons capacity	1 space
Indoor Recreation: Tennis, Racquetball; Handball	2 spaces + 1 space per court + 1 space per 5 courts	1 space
Indoor Recreation: Community Recreation Center	1 space per 400 sf.	1 space per 50,000 sf.
Indoor Recreation: Other	1 space per 400 sf.	1 space
Outdoor Recreation: Athletic Fields	Greater of: 1 space	N/A

Table 17.02.100.3 D Required Parking and Loading for Recreation and Amusement Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
	per 4 seats (spectator); or30 spaces per athletic field	
Outdoor Recreation: Day Camp	1 space per 4 campers	N/A
Outdoor Recreation: Driving Range	3 spaces per 4 stations	N/A
Outdoor Recreation: Mini Golf	4 spaces per hole	N/A
Outdoor Recreation: Golf Course	4 spaces per hole	N/A
Outdoor Recreation: Playgrounds	12 spaces per acre	N/A
Outdoor Recreation: Swimming Pool	1 space per 250 sf. of pool	N/A
Outdoor Recreation: Tennis Courts	2 spaces per court + 1 space per 250 sf. of clubhouse or pro shop	N/A
Outdoor Recreation: Other Active Recreation	12 spaces per acre	N/A
Outdoor Recreation: Passive Recreation	2 spaces per acre	N/A

G. **Industrial Uses.** The parking requirements for industrial uses are set out in Table 17.02.100.3 E, *Required Parking and Loading for Industrial Uses*.

Table 17.02.100.3 E Required Parking and Loading for Industrial Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
Disposal	5 spaces per 4 disposal vehicles	1 space per disposal vehicle
Extraction	Per approved parking study	Per approved parking study
Heavy Industry	Per approved parking study	Per approved parking study
Light Industry: Manufacturing, Processing, Assembly	1 space per 750 sf.	1 space per 20,000 sf.
Light Industry: Laboratories, Research and Development, Testing	1 space per 300 sf.	1 space per 20,000 sf.

Table 17.02.100.3 E Required Parking and Loading for Industrial Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
Light Industry: Other	1 space per 500 sf.	1 space per 20,000 sf.
Recycling / Salvage	Per approved parking study	Per approved parking study
Utilities, Community	Per approved parking study	Per approved parking study
Utilities, Neighborhood	1 space (may be grass)	N/A
Warehousing and Transportation	1 space per 300 sf. of office + 1 space per 1,000 sf. of warehouse + 1 space per loading dock	Greater of:1 space per 20,000 sf.; or1 space per loading bay

H. **Agricultural Uses.** The parking requirements for agricultural uses are set out in Table 17.02.100.3 F, *Required Parking and Loading for Agricultural Uses*.

Table 17.02.100.3 F Required Parking and Loading for Agricultural Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
Agriculture or Forestry	2 spaces per dwelling unit used as a farm residence	N/A
Commercial Stables	1 space per 6 stalls	1 space per 24 stalls
Nursery or Greenhouse: Wholesale	3 spaces per 1,000 sf. of office or sales floor area + 10 spaces per acre of outdoor nursery area	2 spaces per 5 acres
Nursery or Greenhouse: Retail	1 space per 250 sf. of enclosed floor area + 15 spaces per acre of outdoor nursery area	3 spaces per 5 acres

I. **Special Uses.** The parking requirements for special uses are set out in Table 17.02.100.3 G, *Required Parking and Loading for Special Uses*.

Table 17.02.100.3 G Required Parking and Loading for Special Uses		
Use	Standard Development	
	Required Parking Spaces	Required Loading Spaces
Airports	Per approved parking study	Per approved parking study
Parking and Transit Facilities: Stand Alone Parking Lot	N/A	N/A
Parking and Transit Facilities: Transit Facility	Per approved parking study	Per approved parking study
Self-Storage Facilities	1 space per 20 storage units + 1 space per on-site caretaker residence	N/A
Wireless Telecommunications Facilities	1 per freestanding facility(may be grass)	N/A

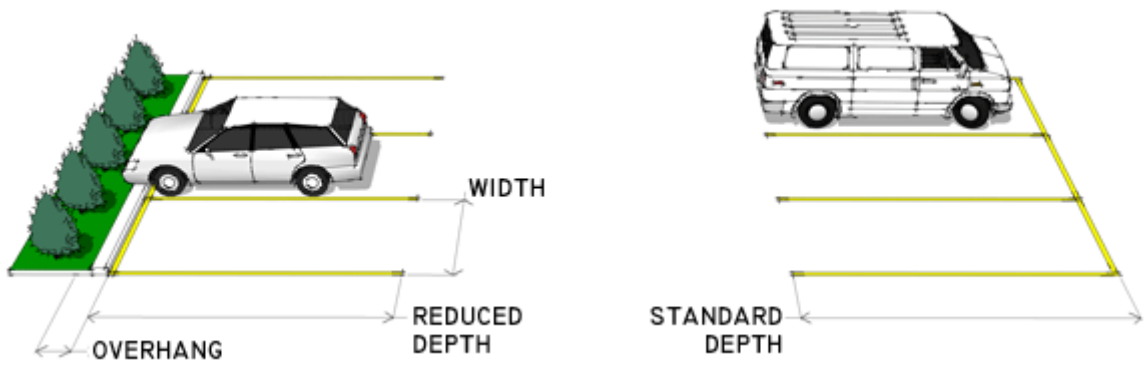
J. **Uses Not Listed.** The responsible official shall determine the parking requirements for uses that are not listed based on:

1. The uses in this Section that are most similar to the proposed uses; or
2. Parking studies of similar uses that are provided by the applicant and certified by a qualified professional engineer and as approved by the Director.

K. **Dimensions of Standard Parking Spaces.** Parking spaces shall have the following dimensions.

1. Generally: 9 ft. width x 20 ft. standard depth
2. 90-degree parking spaces that abut curb or edge of pavement (allowing for overhang): 9 ft. width x 18 ft. reduced depth. *See* Figure 17.02.100.3 H, *Parking Space Dimensions*.
3. Parallel (0 degree) parking spaces: 8 ft. width x 20 ft. depth

Figure 17.02.100.3 A
Parking Space Dimensions



L. **Dimensions of Disabled Parking Spaces.** Disabled parking spaces shall be dimensioned as required by the Americans with Disabilities Act Accessibility Guidelines.

M. **Number of Disabled Parking Spaces.** Disabled parking spaces shall be provided as required by the Americans with Disabilities Act Accessibility Guidelines, as amended. The requirements as of the Effective Date are set out in Table 17.02.100.3 H, *Disabled Parking Requirements*; however, in the event of amendment to ADAAG, ADAAG standards shall control. Disabled parking is included in the total number of required parking spaces.

Table 17.02.100.3 H
Disabled Parking Requirements

Number of Required Parking Spaces	Number of Disabled Spaces	Number of Disabled Spaces thatMust be Van Accessible[1]
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	1
301 to 400	8	1
401 to 500	9	2
501 to 1000	2 percent of total	1 out of 8 disabled parking spaces,rounded up
1001 and over	20 plus 1 for each 100 over 1,000	1 out of 8 disabled parking spaces,rounded up

TABLE NOTE:[1] Van accessible spaces are counted as disabled parking spaces and are not an additional requirement. ADAAG requirements also provide for "universal spaces" which eliminate the need for designated van accessible spaces.

N. **Parking Space Markings.**

1. All standard and disabled parking spaces that are located in parking lots or provided on-street on a street provided by the developer shall be clearly marked.

2. Parking spaces for residential uses that are located in private garages, carports, or individual driveways are not required to be marked. An area on a private residential lot is considered a parking space if:

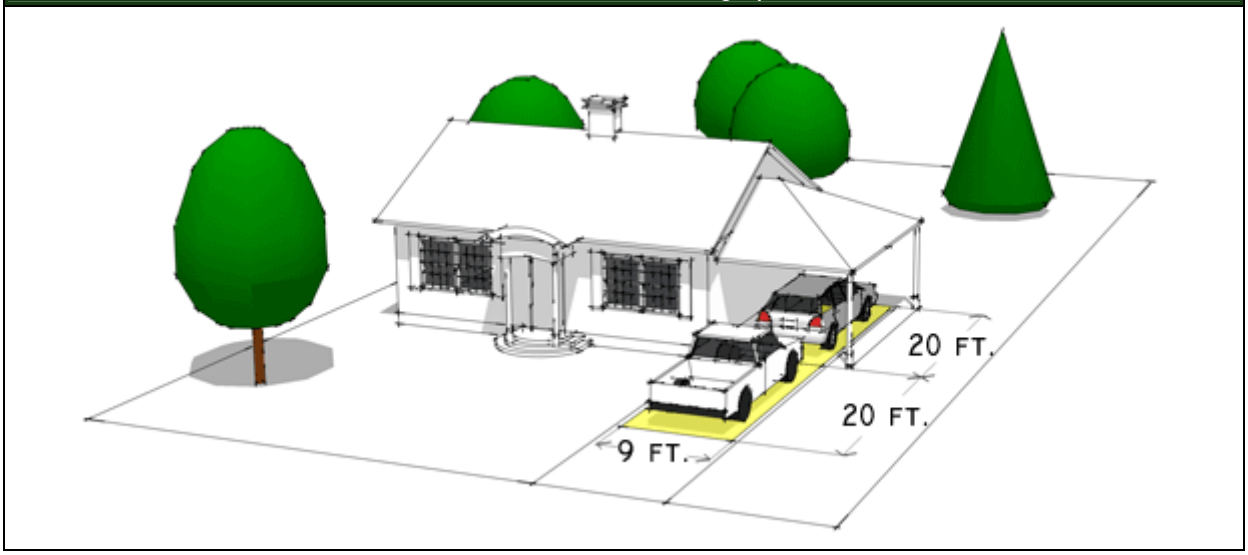
   a. The area is at least 9 feet by 18 feet in dimension;

   b. The area does not encroach upon a public sidewalk;

   c. The area is hard-surfaced; and

   d. The area is accessible from the street. *See* Figure 17.02.100.3 B, *Private Residential Parking Spaces*.

Figure 17.02.100.3 B
Private Residential Parking Spaces



O. **Vertical Clearance.** A vertical clearance of not less than eight feet shall be provided over all parking spaces. Additional clearance shall be provided for larger vans, sports utility vehicles, and light trucks that require such clearance if parking demand from such vehicles is anticipated. All parking garage entrances shall include an overhead bar to alert oversized vehicles regarding clearance.

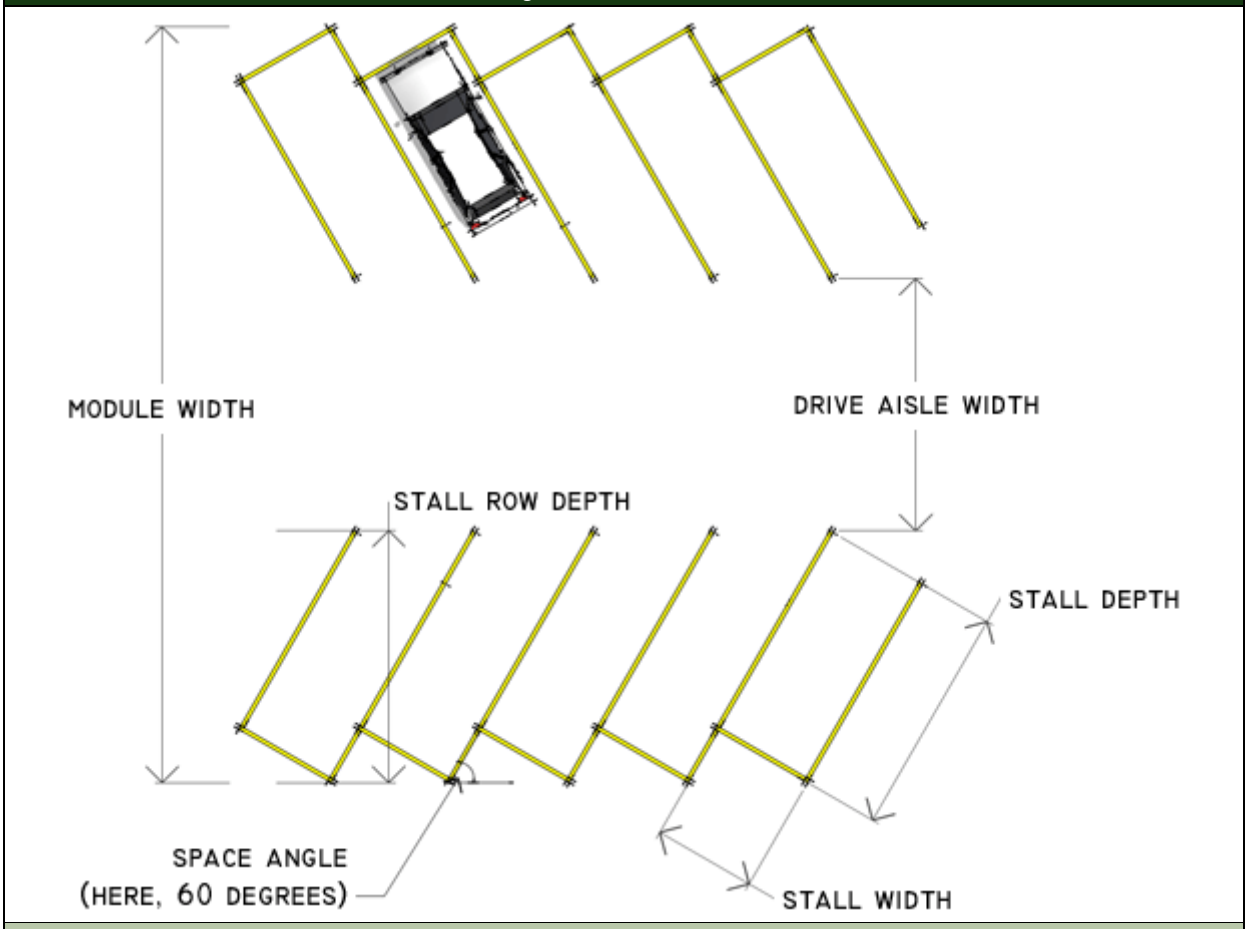
P. **Parking Module Dimensions.** Parking modules shall be dimensioned as shown in Table 17.02.100.3 I, *Minimum Horizontal Parking Dimensions for Standard Automobiles*. The dimensions that are set out in the table are illustrated in Figure 17.02.100.3 C, *Parking Module Standards*.

Table 17.02.100.3 I Parking Module Dimensions				
Measurement	Parking Space Angle (Degrees)			
	0 / Parallel Parking	45	60	90
One Stall Row, One-Way Aisle				
Stall Row Depth	8 ft.	20 ft. 7 in.	21 ft. 11 in.	20 ft.
Drive Aisle Width	13 ft. 2 in.	13 ft. 10 in.	15 ft. 6 in.	25 ft.
Minimum Module Width (row & aisle)	21 ft. 2 in.	34 ft. 5 in.	34 ft. 5 in.	45 ft.
Two Stall Rows, One-Way Aisle				
Stall Row Depth	16 ft.	41 ft. 1 in.	43 ft. 8 in.	40 ft.
Drive Aisle Width	13 ft. 2 in.	13 ft. 10 in.	15 ft. 6 in.	25 ft.
Minimum Module Width (row & aisle)	29 ft. 2 in.	54 ft. 11 in.	59 ft. 2 in.	65 ft.
One Stall Row, Two-Way Aisle				
Stall Row Depth	8 ft.	20 ft. 7 in.	21 ft. 11 in.	20 ft.
Drive Aisle Width	23 ft. 3 in.	20 ft.	22 ft.	25 ft.
Minimum Module Width (row & aisle)	31 ft. 3 in.	40 ft. 7 in.	43 ft. 11 in.	45 ft.
Two Stall Rows, Two-Way Aisle				
Stall Row Depth	16 ft.	41 ft. 1 in.	43 ft. 8 in.	40 ft.
Drive Aisle Width	23 ft. 3 in.	20 ft.	22 ft.	25 ft.
Minimum Module Width (row & aisle)	39 ft. 3 in.	61 ft. 1 in.	65 ft. 8 in.	65 ft.

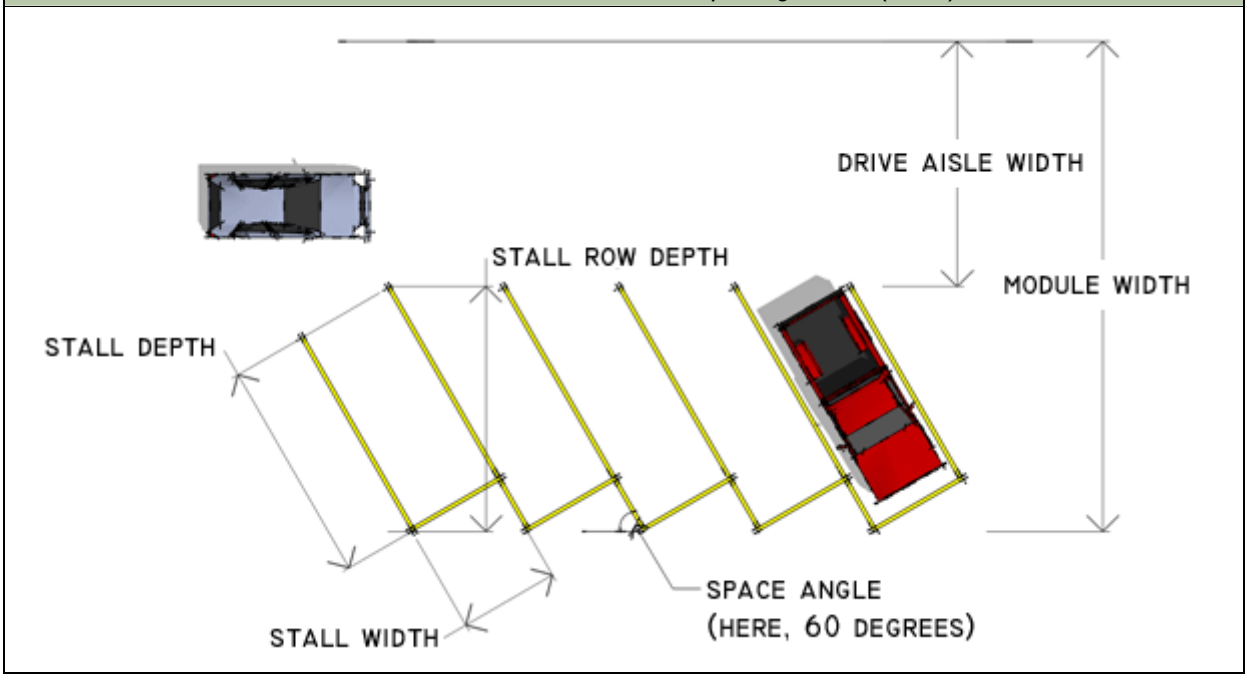
Figure 17.02.100.3 C
Parking Module Measurements

Illustrative dimensions for two stall row parking module (below)

Figure 17.02.100.3 C
Parking Module Measurements

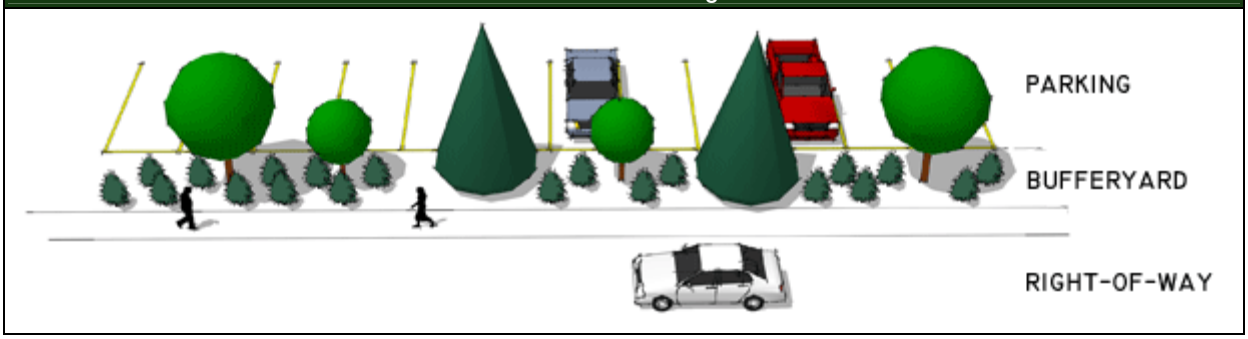


Illustrative dimensions for one stall row parking module (below)



Q. **On-Site Off-Street Parking.** On-site off-street parking shall be set back behind any required bufferyard (*see* Division 10.300, *Bufferyards*). Parking spaces, aisles, and turning areas shall not encroach upon or overhang any street, driveway, or public right-of-way. *See* Figure 17.02.100.3 D, *On-Site Off-Street Parking Location*.

Figure 17.02.100.3 D
On-Site Off-Street Parking Location



S. **Off-Site On-Street Parking.** Parking or off-site overflow parking is generally not allowed in off-site locations. However, in the Downtown Parking Standards Overlay Districct, on-street parking is considered accessory to the businesses within the district. Such parking is to be shared and may not be allocated to an individual business.

T. **Guest Parking.** In residential districts, guest parking in excess of the minimum parking requirements may be permitted in platted guest parking islands within enlarged cul-de-sacs. However, in no case shall required parking be located within guest parking islands.

U. **Design of Loading Spaces**. Loading spaces shall be designed as follows:

1. The dimensions of required loading spaces shall depend upon whether the use will be served by semi-trailers. Commercial retail, heavy retail, and industrial uses that are larger than 40,000 square feet shall be presumed to require semi-trailer loading unless the applicant demonstrates otherwise.
2. Minimum width of loading bay (side to side): 12 feet.
    a. Minimum length of loading bay (front to back):
        i. For semi-trailers: 60 feet.
        ii. All other loading spaces: 35 feet.
3. Minimum vertical clearance: 14 feet.

V. **Use of Right-of-Way.** Where off-street loading areas are required, at no time shall any part of a truck or van be allowed to extend into a public right-of-way while the truck or van is being loaded or unloaded.

W. **Maneuvering Space.** Adequate off-street truck maneuvering space shall be provided on lot (and not within any public street right-of-way or other public property), so that trucks can maneuver to the docking area.

X. **Location.** All loading areas shall be located on the same lot as the building or lot served by the loading area. Semi-trailer loading spaces and loading docks shall be located behind buildings and screened from view from adjacent properties and public rights-of-way. Loading areas shall be located such that no part of a truck extends into right-of-way or interferes with parking access while it is loading or unloading.

Y. **Fire Exit or Emergency Access.** Off-street loading facilities shall be designed so as not to interfere with any fire exits or emergency access facilities to either a building or site.

Sec. 17.02.110 Housing Bonus

17.02.110.1 Purpose of Chapter

A. **Generally.**

1. The City of Williams desires to encourage better development design and buildings that are more sustainable in terms of energy consumption and carbon footprint. This Article provides bonuses for development that achieve one or more of these community objectives. The bonuses are available as matter of right to developers that meet the standards of this Article.

2. The City of Williams desires to support the development of affordable housing. The City uses the bonus provisions set by the State of California as a guide to encourage residential development that provides a percentage of its products for sale and for rent at affordable levels.

B. **Green Bonus.** The bonus provisions set out in Section 17.02.120.2 *Green Bonus*, are intended to provide incentives for the development of sites and buildings with low impact development techniques, "green building" materials and techniques, and renewable energy systems.

C. **Housing Bonus.** The bonus provisions set out in Section 17.02.120.3 *Housing Bonus*, are intended to provide incentives for development of residential uses where a portion of the products for sale or rent provide needed housing for the residents of Williams.

17.02.110.2 Application of Chapter

A. Section 17.02.110.3 establishes bonuses that are intended to increase the development yield of property that implements the policies set out in this Chapter, in order to encourage sustainable development and offset some of the potentially higher initial costs associated with it.

B. Section 17.02.110.4 established bonuses that are intended to increase the development yield of property that implements the policies set out in the Chapter and to comply State of California laws governing affordable housing.

17.02.110.3 Residential and Nonresidential Green Building Bonus

A. **Generally.** The City of Williams encourages the development of high-performance "green" buildings, which use less energy, water and natural resources; create less waste; and are healthier and more comfortable for the occupants. Bonuses are available to applicants who construct under LEED Certification standards.

B. **Green Residential Building Bonus.** The permitted density of residential development may be increased by 10 percent if the applicant demonstrates compliance with this Section.

C. **LEED for Homes Certification Requirements.** The residential green building bonus is available to applicants who demonstrate commitment to LEED for Home Certification for all residential buildings in their proposed residential or mixed-use developments, as follows:

1. Concurrent with the application for site plan or plat review, the applicant shall submit:

    a. A written letter of intent that indicates their commitment to achieve a LEED for Homes Certification on all homes and associated infrastructure that is subject to LEED for Homes rating that will be constructed in the proposed development; and

    b. LEED for Homes checklists that show how the applicant intends to obtain the required LEED for Homes Certification.

2. The density bonus will be granted by the Planning Commission upon approval of the plat. Where platting is not required, the bonus will be granted by the Director upon approval of the site plan.

3. Building permits for the development will be issued only upon demonstrated compliance with the approved LEED for Homes checklist.

4. Within 180 days of receiving the final Certificate of Occupancy, the applicant must submit documentation that demonstrates achievement of LEED for Homes Certification.

D. **Green Nonresidential Building Bonuses.** Bonuses are available for nonresidential projects that demonstrate a commitment to LEED certification. These bonuses increase the development potential of a parcel proposed for development by reducing open space requirements, bufferyard requirements, and parking requirements.

1. *Open Space Offset*. LEED Certified buildings with green roofs shall be entitled to an offset of open space for the area of the green roof, up to 15 percent of the area of open space required by Section 17.02.080.1, *Residential Development Area and Density Standards*.

2. *Reduction of Bufferyards*. All nonresidential and mixed-use development (except industrial development) that meet the criteria of this Section shall be allowed to install constrained bufferyards, regardless of the geometry of the parcel proposed for development.

E. **LEED Certification Requirements.** The applicant is eligible for the bonuses set out in subsection D., above, if it is demonstrated that:

1. Concurrent with the application for site plan or plat review, the applicant shall submit:

   a. A written letter of intent that indicates their commitment to achieve a LEED Certification on all buildings and associated infrastructure that is subject to the LEED Rating System that will be constructed in the proposed development; and

   b. LEED checklists that show how the applicant intends to obtain the required LEED Certifications.

2. Building permits for the development will be issued only upon demonstrated compliance with the approved LEED checklist.

3. Within 180 days of receiving the final Certificate of Occupancy, the applicant must submit documentation that demonstrates achievement of LEED Certification.

17.02.110.4 Residential Density Bonus

A. **Generally.** The City of Williams encourages the development of residential development that offers a percentage of its units at an affordable level. A density bonus is available to applicants who meet certain criteria as set by the California Government Code, Sections 65915-65918 or the current equivalent.

B. **Density Bonus.** The permitted density of development may be increased by a sliding percentage if the applicant demonstrates compliance with this Section. These percentages are provided as Appendix A. and reflect the density percentage increase set by the California Government Code, Sections 65915-65918 or the current equivalent. Appendix A. may be amended by the Director to reflect changes in the California Government Code.

C. **Affordable Housing Requirements.** The residential density bonus is available to applicants who demonstrate commitment to offer affordable housing for a portion of the residential units in their proposed residential or mixed-use developments, as follows:

1. Concurrent with the application for site plan or plat review, the applicant shall submit:

    a. A written letter of intent that indicates their commitment to offer a percentage of the dwelling units affordable to the public in the proposed development as follows:

        i. A minimum of five percent of the total units made available to very low income households, as defined by most recent version of the applicable sections of the California Civil Code.

        ii. A minimum of ten percent of the total units made available to lower income households, as defined by most recent version of the applicable sections of the California Civil Code.

        iii. A minimum of ten percent of the total units made available to moderate income households, as defined by most recent version of the applicable sections of the California Civil Code.

        iv. A development that restricts residency to older persons, as defined by most recent version of the applicable sections of the California Civil Code.

2. Plans shall indicate the location of the units that will be made available to households of very low, lower, or moderate income households.

3. The density bonus will be granted by the Planning Commission upon approval of the plat. Where platting is not required, the bonus will be granted by the Director upon approval of the site plan.

4. Building permits for the development will be issued only upon demonstrated compliance with the approved plans.

Sec. 17.02.120 Landscaping and Buffering

17.02.120.1 Purpose

The City of Williams recognizes that landscaping and tree protection protects the area's natural heritage, conserves water, moderates the heat island effect, and reduces runoff. In bufferyards, landscaping mitigates conflicts between uses and minimizes the effects on the surrounding environment due to noise, dust, debris, artificial light intrusions,

and other impacts of an adjoining or nearby use. The purpose of this Section is to provide the detailed landscaping standards for all development, including landscaping for street trees, buildings, residential lots, open spaces, parking lots, and bufferyards. It also contains standards for installing and maintaining landscaping materials. The standards are intended to protect and preserve the appearance and character of the community, to promote the health and quality of life of the residents of the City through the protection of specified trees located on property within the City.

17.02.120.2 Application

A. **Generally.** This Section requires two general types of landscaping: development landscaping, which is the subject of Subsection 17.02.120.3, *Development Landscaping*; and bufferyards, which are the subject of Section 17.02.120.7, *Bufferyards*, as follows:

1. *Development Landscaping.* Development landscaping is the landscaping that is required regardless of the location of the proposed development with respect to other development. There are four types of development landscaping: lot and building landscaping; open space landscaping; parking lot landscaping; and street trees.

2. *Bufferyard Landscaping.* Bufferyards are required based on the zoning, development type, or right-of-way type that abuts proposed development. Bufferyards may be required along district boundaries, along street and railroad rights-of-way, and along the boundaries of parking lots. Generally, bufferyards must be provided as required by Section 17.02.120.7, *Bufferyards*. However, other sections of this Zoning Code may require additional buffering.

B. **Applicability of Standards.** Except as provided in subsection C., the standards of this Article apply to all new development, redevelopment, or substantial improvements to existing sites or buildings.

C. **Exceptions.** The following are exceptions to the standards of this Article:

1. Individual lots of record that are used for existing single-family or two-family dwellings unless a specific requirement is set out in this Section 17.02.090.8, *Special Standards for Neighborhood Conservation District*.

2. Modifications to nonresidential buildings where the redevelopment does not expand the use by more than ten percent or 3,000 square feet, whichever is less.

D. **Landscaping Requirements.** Landscaping may be required in any of the following areas pursuant to this Article:

1. Around the perimeter of the parcel proposed for development (bufferyards);

2. Along streets within and surrounding the parcel proposed for development (street trees);
3. In the yards of individually-owned lots within a parcel proposed for development (*e.g.*, single family lots);
4. In nonresidential development, around the foundation of nonresidential buildings (*e.g.*, shopping centers or individual commercial buildings);
5. In commonly owned or dedicated open spaces; and
6. In and around parking lots.

E. **Calculations.** No area of a parcel proposed for development shall be counted more than once for the purposes of applying landscaping requirements.

17.02.120.3 Lot and Building Landscaping

A. **General.**

1. Lot landscaping (Subsection B) is required on lots within new residential subdivisions. This Section does not apply to existing single-family lots.
2. Building landscaping or hardscaping (Subsection C) is required around nonresidential, mixed-use, and multifamily buildings, except in the C-D district.
3. Required bufferyards, parking lots, designated open space tracts, and parkways used for street tree planting are not counted as areas where lot or building landscaping is required.

B. **Lot Landscaping.**

1. *Generally*. Lot landscaping is required as described in Table 17.02.120.3 A, *Lot Planting Requirements*.
2. *Substitution of Understory Trees for Canopy Trees*. Understory trees may be substituted for canopy trees if the dimensions of the lot are such that the canopy trees would not have room to grow to a full canopy without conflicting with buildings or each other. For the purposes of this substitution, one canopy tree equals two understory trees.

Table 17.02.120.3 A Lot Planting Requirements		
Lot Width		
50 feet or less	More than 50 feet, Less than 80 feet	More than 80 feet
1 canopy tree per 2 lots	2 canopy trees	2 canopy trees, at least one must be in front yard

3. *Ground Covers and Sod*. Areas of residential lots that are not covered by buildings, driveways, swimming pools, or other hard surfaces shall be

sodded or planted with permitted groundcovers unless they are covered by woodlands, crops, or feedstock.

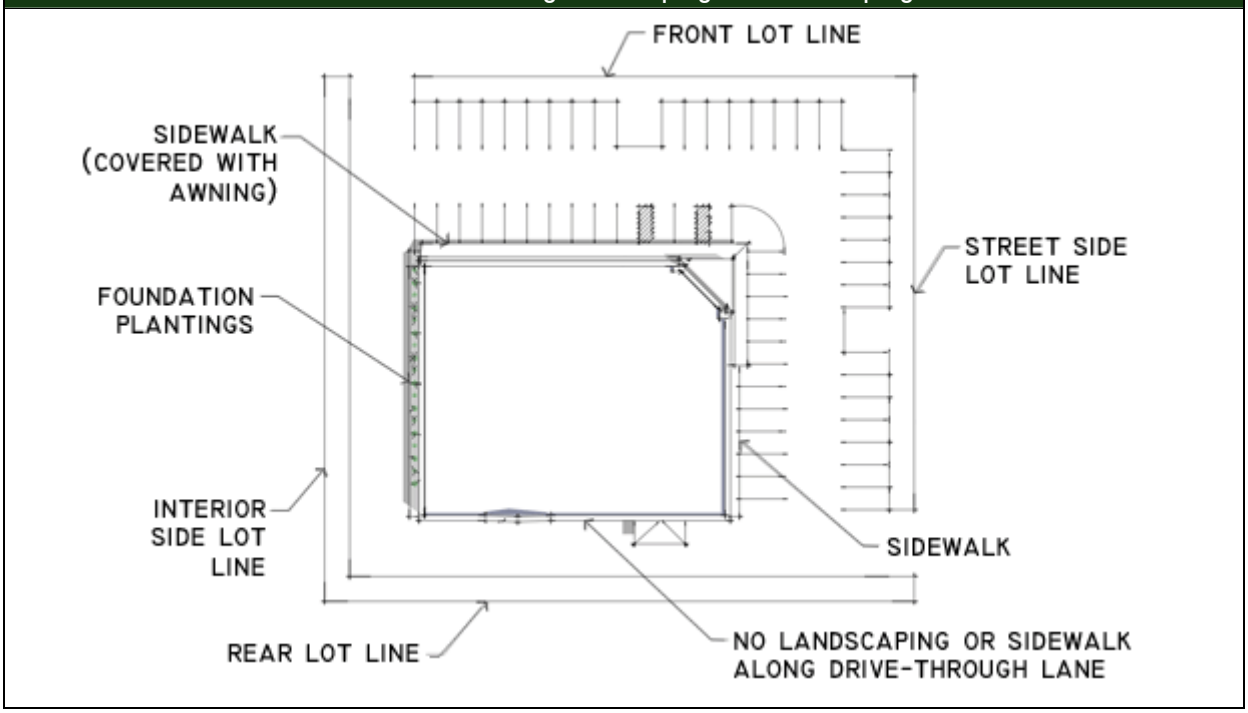
D. **Building Landscaping or Hardscaping.**

1. *Generally.* Multifamily and nonresidential buildings shall be surrounded by planting areas and / or sidewalks with a minimum width as set out in Table 17.02.120.3 B, Building Landscaping Requirements. Planting areas count towards the landscape surface ratio. Sidewalks do not.

2. *Awnings and Roof Overhangs*. Awnings and roof overhangs may extend into building landscaping or hardscaping areas.

3. *Location*. The planting areas and / or sidewalks are not required in areas that are designed for direct vehicular access to the building, such as loading bays, service bays, and drive-through lanes on the side of the building with the service window, but shall be installed between parking spaces and the building. See Figure 17.02.120.3 , *Illustrative Building Landscaping and Hardscaping.*

Figure 17.02.120.3
Illustrative Building Landscaping and Hardscaping



4. *Required Planting*.

a. Planting areas around buildings shall be landscaped with shrubs, planted at intervals of not more than five feet. In the alternative, such plantings may be clustered, if equal or greater numbers of plants are used.

b. Trees may be substituted for shrubs, perennials, or ornamental grasses in areas where there is sufficient room for the healthy growth and stability of the tree. Substitution of trees for shrubs, perennials, or ornamental grasses shall be at a rate of one understory or evergreen tree equals four shrubs, perennials, or ornamental grasses.

c. Ground surfaces shall be mulched, sodded, or planted with a permitted ground cover.

Table 17.02.120.3 B
Building Planting Requirements

District				Minimum Radius Around Building		
				Facade (Front or Side)	Interior Side	Rear
C-S	C	BP	IN	6 ft. (may be any combination of sidewalk or planting area)	5 ft. (may be sidewalk or planting areas)	3 ft. (may be concrete or planting areas)
R-E	R-S	R-U	N-C	At least 5 ft. wide planting area between building and parking lot (a sidewalk may be located on either side of the planting area)[1]	At least 5 ft. wide plantingarea from building foundation[1]	

TABLE NOTE:[1] Where planting areas are required, they may be crossed with sidewalks to provide access to the building.

17.02.120.4 Open Space Landscaping

A. **Generally.** Open space landscaping shall be installed on designated open space tracts. Open space tracts include all areas that are set aside pursuant to the required open space ratio, or otherwise designated as commonly owned open space even if not required by this Zoning Code.

B. **Exceptions.**

1. *General Exceptions*. The area to which open space landscaping requirements applies does not include any open spaces that are in the following categories:

a. Areas that are not dedicated as open space tracts or under common ownership by a property owners' association.

b. Areas within required bufferyards, even if commonly owned, that meet the requirements of Subsection 17.02.120.7*Bufferyards*.

c. Areas used as, and that are located within 15 feet of, ball fields, playing courts, and similar play areas (including bleachers or

seating areas for spectators), which are designed to be free of trees and landscaping. However, where the perimeter of such an active recreation area is within 30 feet of one or more residential lots, the perimeter shall be planted with a Type C Bufferyard. *See Subsection 17.02.120.7, Bufferyards*.

d. Parking areas for recreation facilities in the open space that meet the requirements of Subsection 17.02.120.5 *Parking Lot Landscaping*.

e. Waterbodies and wet detention basins.

f. Wooded areas that are designated as open space tracts. For the purposes of identification, the boundaries of the wooded areas follows the exterior canopy line.

2. *Limited Exceptions.* The area within wetlands dedicated as open space is not required to be landscaped. However, invasive exotic species (if present) shall be removed and replaced with native wetland species unless the City finds that the cost of removal and replacement is unreasonably excessive in relation to the cost of the proposed development. Landscaping installed near wetlands shall be composed of species that are tolerant of a high water table.

C. **Planting Requirements.**

1. *Generally*. Open space landscaping is required as described in Table 17.02.120.4 , *Open Space Landscaping Standards*.

2. *Substitution of Canopy Trees for Evergreens and Understory Trees*. Canopy trees may be substituted for understory trees or evergreen trees if the dimensions of the open space tract are such that the canopy trees would not have room to grow to a full canopy without conflicting with buildings or each other. For the purposes of this substitution, one canopy tree equals two understory trees or 1.5 evergreen trees.

Table 17.02.120.4
Open Space Planting Requirements

District				Minimum Number of Canopy Trees Per Acre
C-S	C	BP	IN	4
R-E	R-S	R-U	NC	5

3. *Ground Cover.* Open space areas shall be planted with ground covers to prevent erosion and windblown dust. Mulch may be used in areas under the canopy of trees and in beds in which shrubs are planted.

E. **Distribution.** Open space landscaping shall be distributed around the area of open space to serve the following priorities, in order:

1. To give trees adequate room for healthy growth and stability.

2. To enhance the landscaping's contribution to the ecological or buffering function of the open space tract (e.g., to prevent erosion, to buffer streams, or to buffer land uses from each other).
3. To contribute to the aesthetics of the parcel proposed for development and adjacent streets.

17.02.120.5 Parking Lot Landscaping

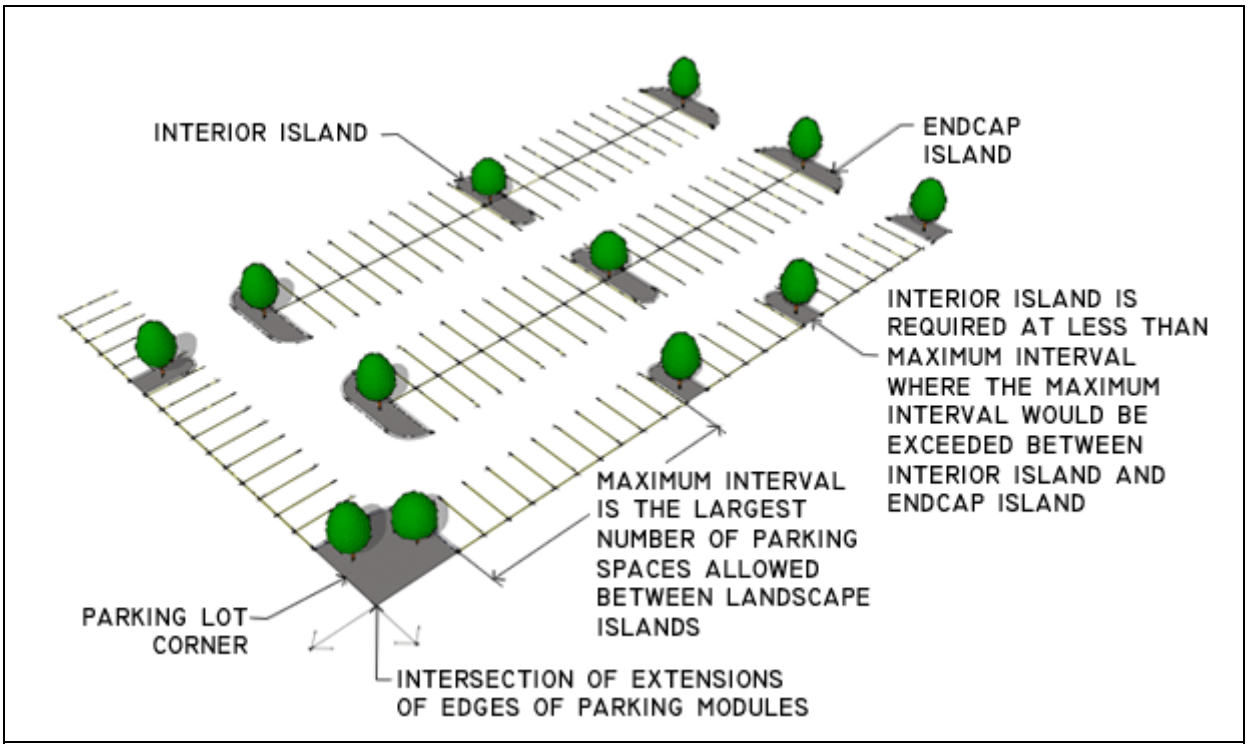
A. **Generally.** Parking lot landscaping is required within and around parking lots that contain more than five parking spaces.

B. **Exemptions.** Farmsteads, single-family dwellings, and two-family dwellings are not required to provide parking lot landscaping.

C. **Parking Lot Landscape Areas.** Landscaping is required in all of the following areas:

1. At the ends of parking aisles, planted in endcap islands that are not less than 10 feet wide and 40 feet long, with 10 foot curb radii on the side that faces outward from the parking aisle.
2. In the middle of parking rows, planted in interior islands that are not less than 10 feet wide and 40 feet long, with 5 foot curb radii at both ends, at intervals required by subsection C., below.
3. At the corners of parking lots, planted in corner islands, which are the area defined by the extension of the edges of intersecting parking modules. *See* Figure 17.02.120.5 A , *Illustrative Parking Lot Landscape Areas*.

Figure 17.02.120.5 A
Illustrative Parking Lot Landscape Areas



D. **Required Landscaping.** Parking lot landscape islands shall be provided at the maximum intervals described in Table , *Maximum Interval Between Landscape Islands* (*see* Figure17.02.120.5, *Illustrative Parking Lot Landscape Areas*, for illustration of maximum interval), and planted as follows:

1. Each interior and endcap island shall be planted with a minimum of:
   a. One canopy tree or two understory trees; and
   b. Ground cover, which may be either:
      i. Sod; or
      ii. Shrubs, ornamental grasses, or perennials that are planted at intervals of not less than 3 feet in a bed of mulch.
2. Each parking lot corner shall be planted with two canopy trees or three understory trees, unless such plantings would interfere with sight distances that are required for safe ingress to and egress from the parking lot.

Table 17.02.120.5
Maximum Interval Between Landscape Islands

District					Maximum Interval Between Landscape Islands
C-S	C[1]	AR	BP	IN	10 spaces
C[2]	R-E	R-S	R-U	NC	8 spaces
Table notes:					

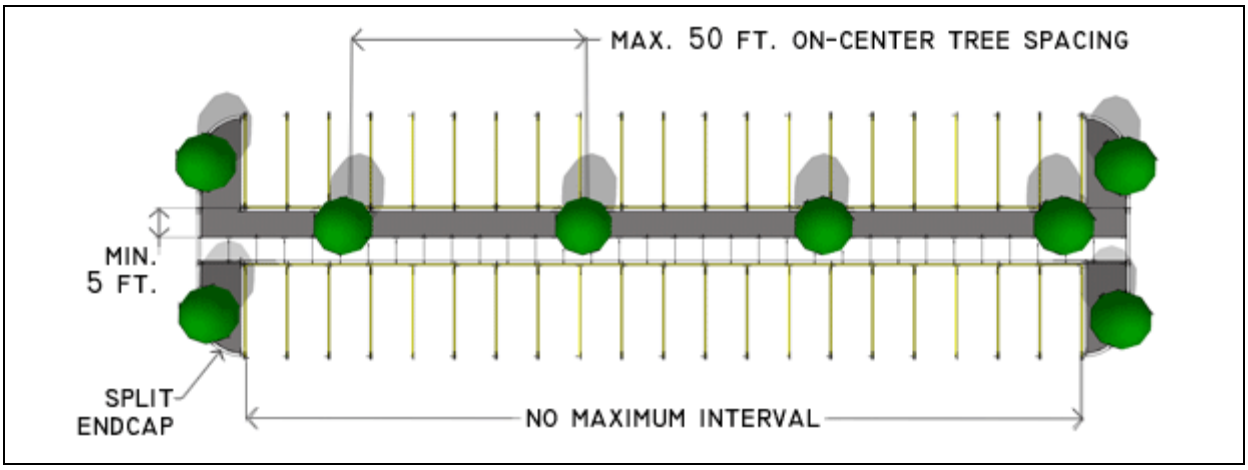
Table 17.02.120.5 Maximum Interval Between Landscape Islands	
District	Maximum Interval Between Landscape Islands
[1] On sites where frontage is not along the downtown fringe streets[2] On sites where frontage is along the downtown fringe streets	

3. Decorative pavers or stamped, dyed concrete may be used as an alternative to the required groundcover provided that the color is integrally mixed into the materials. Decorative pavers or stamped, dyed concrete may be used as an alternative to the required groundcover provided that the color is integrally mixed into the materials. Such islands shall provide for adequate room to maintain the health and growth of the trees.
4. Each parking lot island shall have soil contiguous with the natural ground and shall not be filled with concrete, asphalt, or other impervious materials.

B. **Alternative Maximum Interval.** The maximum interval may be modified as follows:

1. The maximum interval may be increased up to 75 percent to accommodate landscape islands that preserve existing trees in place, provided that:
   a. The trees are healthy, non-invasive, and at least five years old; and
   b. The landscape island is large enough to maintain the health of the tree.
2. The maximum interval may be waived where parking modules are separated by a landscape strip, provided that at least five feet of the width of the strip is landscaped (other areas may be curb or sidewalk) with trees that are appropriate for street tree use, planted at intervals of not less than 50 feet on center. Endcap islands that are divided by landscape strips shall be planted with two canopy trees or four understory trees. See Figure 17.02.120.5 B, *Illustrative Landscape Strip Between Modules*.

Figure 17.02.120.5 B
Illustrative Landscape Strip Between Modules



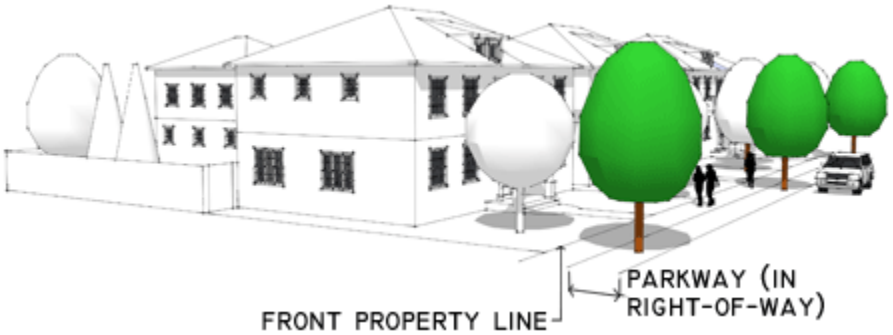
F. **Use of Islands for Stormwater Treatment.** Wherever possible, landscape islands shall be designed to incorporate storm water runoff best management practices ("BMPs"), by incorporating vegetated swales, bio-infiltration, and other types of water quality measures. These areas may have to exceed the minimum areas required by subsection C., above, in order to meet engineering requirements.

17.02.120.6 Street Trees

A. **Generally.** Street trees are trees that are planted within the street right-of-way, either in green strips between private property and the traveled portion of a roadway, tree grates in sidewalks, or medians. Street trees are required along both sides of all new streets in all zoning districts other than the C-D district.

Figure 17.02.120.6
Street Trees

Street trees are shown in color



B. **Types and Species of Street Trees.**

1. All street trees shall be canopy trees that are suitable for installation in the space within the right-of-way or within a tree grate, as applicable.
2. Understory trees may be substituted for canopy trees, provided that:

a. 1.6 understory trees are provided for each canopy tree that would otherwise required, and spacing between trees is proportionately reduced; and

b. The understory trees are used in areas where buildings are close to the roadway, such that the installation of canopy trees would create a likely conflict between the street trees and the nearby buildings.

3. The trees planted in a landscaped median shall be of a different species from those planted in the rights-of-way. If the parkways are planted with canopy trees, then medians may be planted with understory trees instead of canopy trees.

C. **Location.** No street trees other than understory trees shall be planted under or within five lateral feet of any underground water line, sewer line, transmission line or other utility. The City may further limit the species of understory trees that are allowed in these locations to minimize interference with utilities.

D. **Spacing.**

1. *Minimum Spacing.* No trees may be planted closer than 25 feet together, except that special plantings may be clustered if the cluster does not negatively affect the continuing health of the clustered trees, and the cluster is approved in the landscape plan of the plat or land development.

2. *Maximum Spacing*. Street trees shall be spaced not more than 60 feet on center for trees with large canopies (*e.g.*, live oaks), or 40 feet on center for trees with smaller canopies. If the parkway or median is more than 16 feet in width and does not contain open ditch drainage, then canopy trees shall be installed in two rows, with trees staggered, each row spaced not more than 60 feet on-center.

E. **Maintenance.** Street trees required by this Zoning Code shall be maintained by a developer, lot owner, tenant, property owners' association or other entity having a legal interest in the ownership of the subdivision or lots in the subdivision. The entity that is in charge of the maintenance shall be indicated on the landscape plan, and documentation (*e.g.*, covenants, conditions, and restrictions) shall be provided to the City that shows the legal obligation of the entity to perform the maintenance.

F. **Replacement.** If the City or a utility provider must remove trees to access utilities for repair or maintenance, then the developer or property owners' association shall pay the cost of removal and shall replace the trees within 30 days of the completion of the work unless the City Public Works Director determines that replacement would put utilities at material risk.

17.02.120.7 Bufferyards

A. **Generally.** Bufferyards are classified from less opaque ("Class A") to more opaque ("Class E"). The width and composition of bufferyards shall be as set out in Table 17.02.120.7 A, *Bufferyard Classifications*.

Table 17.02.120.7 A
Bufferyard Classifications

Type	Width	Required Plantings per 100 Linear Feet				Berm or Opaque Wall or Fence
		Canopy Trees	Understory Trees	Evergreen Trees	Shrubs	
Type A	5 ft.	1	1	1	10	-
Type B	10 ft.	2	2	2	20	-
Type C	25 ft.	3	3	3	30	3 foot high berm, wall, or fence
Type D	40 ft.	3	3	3	30	6 foot high berm, wall, or fence
Type E	50 ft.	4	4	4	40	6 foot high berm, wall, or fence

B. Reduction of Width. The width of a bufferyard may be reduced if:

1. If the requirements of this Division would result in an area of bufferyards that occupies more than 20 percent of the parcel proposed for development, the bufferyard width may be reduced to a width that results in a maximum bufferyard area of no more than 20% of the development.

2. If the development is eligible for a "Green Bonus", then the bufferyard may be reduced to a constrained bufferyard. A constrained bufferyard may be reduced to one half of the width. The required number of plantings may be reduced as well to the number resulting from the application of minimum spacing requirements of Section 17.02.120.8, *Planting Requirements*

C. **Minimum Width.** No part of a required bufferyard shall be reduced to a width of less than three feet.

D. **Bufferyard Standards.** Table 17.02.120.7 B, *District Boundary Bufferyard Standards*, sets out the classification of bufferyard that is required between zoning districts that are not separated by a public street. The table is a matrix in which all districts are shown. Rows show the zoning of the parcel proposed for development, and columns show the zoning of the adjoining land. Two letters are shown for each condition (for example, A and C). The bufferyard required for the proposed use is listed first. The letter listed second is the buffer that is required on the adjoining property. A "-" means that no bufferyard is required.

Table 17.02.120.7 B
District Boundary Bufferyard Standards

Zoning of Proposed Development	Adjoining District									
	AR	R-E	R-S	R-U	NC	C-S	C	C-D	BP	IN

Table 17.02.120.7 B District Boundary Bufferyard Standards										
Zoning of Proposed Development	Adjoining District									
	AR	R-E	R-S	R-U	NC	C-S	C	C-D	BP	IN
AR	- / -	- / B	- / B	- / C	A / -	- / B	- / -	- / -	- / -	- / B
R-E	B / -	- / -	/ B	A / B	A / -	- / C	A / C	A / D	A / C	A / E
R-S	B / -	A / A	- / -	A / B	A / -	A / A	A / C	A / C	A / C	A / D
R-U	C / -	B / A	B / A	- / -	B / -	A / A	A / B	A / A	A / B	A / C
NC	- / A	- / A	- / A	- / B	- / -	- / C	- / C	- / C	- / B	- / E
C-S	B / -	B / A	B / A	B / A	C / -	-/-	- / -	- / A	A / A	A / C
C	- / -	C / A	C / A	B / A	C / -	C / -	- / -	- / -	A / A	- / B
C-D	- / -	D / A	C / A	A / A	C / -	C / -	- / -	- / -	- / A	- / B
BP	- / -	E / A	D / A	C / A	E / -	A / A	B / A	A / -	- / -	A / B
IN	B / -	E / A	D / A	C / A	E / -	C / A	B / -	B / -	B / A	A / A

B. **Existing Adjacent Development without Bufferyards.** Where the adjoining property is already developed and does not have the required bufferyard, the proposed development shall provide a bufferyard of the next most opaque classification than the more opaque of the two bufferyards required (*e.g.*, if the requirement is C / A, and the adjoining property is already developed and does not have a bufferyard, then the developer must install a Type D bufferyard).

C. **Buffering Existing Residential Development.** The City may require an increase in the level of opacity of a bufferyard (*e.g.*, from Type A to Type B) between new residential development and existing residential development, if:

1. The lot widths of the new development are less than 80 percent of the lot widths of the nearest lots of the existing development;
2. The building height of the new development is more than eight feet taller than the building height of the existing development; or
3. The housing types that are located on the lots that abut existing development are different from the housing types of the existing development (*e.g.*, new townhome lots abutting existing single family detached lots).

D. **Existing Trees, Fences, and Walls.** Existing trees, fences, and walls may be counted towards bufferyard requirements, provided that the trees are in good health and are not invasive species, and the fences or walls are in good repair.

E. **Existing Landscaping Credit.** Credit shall be given for existing trees according to the standards of Section , *Tree Preservation Credit*.

F. **Bufferyards for Roads and Railroads.** The bufferyard standards in Table 17.02.120.7 C, *Bufferyard Requirements for Roads and Railroads*, address the type of bufferyard that is required along arterial, collector, and local streets or railroads.

Table 17.02.120.7 C
Bufferyard Requirements for Roads and Railroads

Zoning of Proposed Development	Adjoining Road or Railroad			
	Arterial	Collector	Minor	Railroad
AR	-[1]	-[1]	-[1]	-[1]
R-S	C[2]	B[2]	-	D
R-U	C	B[3]	-	D
NC	B	-	-	C
C-S	A	A	-	B
C	-	-	-	A
C-D	-	-	-	A
BP	B	A	A	A
IN	B	B	A	-[3]

TABLE NOTES:
[1] For agricultural or forestry use only, no buffer is required. However, residential subdivisions shall follow the requirements for the Estate Residential district.
[2] Single-family cluster, conservation subdivisions, and preservation subdivisions shall provide a Type D bufferyard along arterials and a Type C bufferyard along collectors.
[3] Not required along collectors within traditional neighborhood developments.
[4] Generally, no buffer is required. However, where there is unbuffered residential on the other side of the railroad right-of-way, a Type B buffer is required.

G. **Credit for Street Trees.** Street trees provided according to Section 17.02.120.6, *Street Trees*, shall be counted towards the buffering requirements of this Section.

H. **Parking Lot Bufferyards.** Parking lot bufferyards are located along the perimeter of parking lots. Their purpose is to mitigate the impact of headlights on streets and abutting residential property, and to reduce the aesthetic impact of parked cars on the character of the street. Parking lot bufferyards are required:

1. Between parking lots and abutting residential lots, unless:

    a. The area between the parking lot and the abutting lot is occupied by a building; or

    b. Another type of bufferyard is required (*e.g.*, a district boundary bufferyard or a bufferyard required for a conditional or limited use) and the other bufferyard provides screening between a height of zero and three feet above grade.

2. Between parking lots and streets, except in areas where:

    a. The edge of the parking lot is at least 25 feet away from the edge of pavement; or

b. The elevation of the parking lot is at least three feet below the crown of the street; or

c. The area between the parking lot and the street is occupied by a building or access point to the parcel proposed for development; or

d. Another type of bufferyard is provided along the street that includes buffering between a height of zero and three feet above grade.

I. **Composition.** Parking lot bufferyards shall be composed of any of the following, set in a bufferyard area that is at least three feet wide:

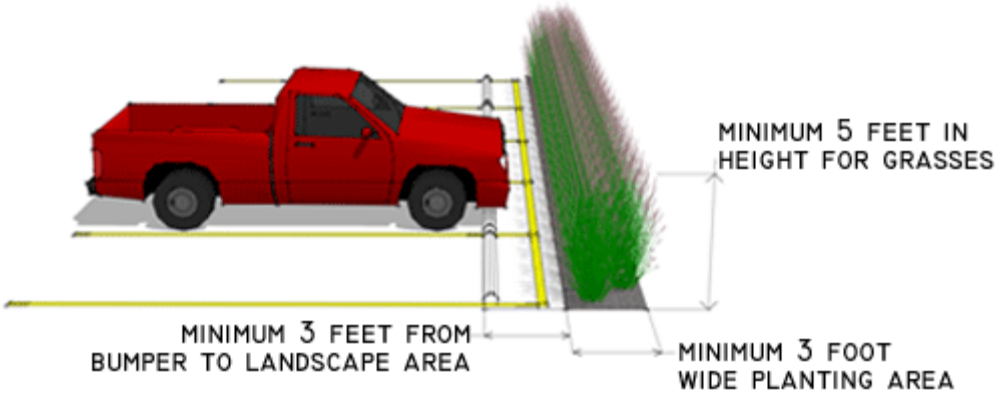
1. A three-foot high masonry wall, measured from the surface of the parking lot in the area that is closest to the wall; and / or

2. Shrubs planted to form a continuous buffer that is at least three feet in height if the plants form a hedge with comparable opacity from the ground to three feet in height, or five feet in height if ornamental grasses are used that do not provide opacity that is comparable to a hedge at three feet in height. If shrubs or ornamental grasses are used, the landscape area shall be set back from parking spaces:

a. Three feet from the edge of pavement if there are no curbs or wheel stops; or

b. Three feet from the face of the curb or parking bumper that faces the parking space. *See* Figure 17.02.120.7 , *Illustrative Composition of Parking Lot Bufferyard*.

Figure 17.02.120.7
Illustrative Composition of Parking Lot Bufferyard



17.02.120.8 Tree Preservation

A. **Generally.** Credit may be given for the preservation of existing trees and shrubs, as provided in this Section.

B. **Condition of Existing Landscaping.** Existing landscaping is eligible for credit only if:

1. It is healthy and in good structural condition;
2. It is not on the prohibited plants list; and
3. Except with respect to street trees (which have no limitation on location except pursuant to subsection C.2.b., below), it is located:
   a. Within the area where the credit will be applied; or
   b. Within 15 feet of such area and situated such that it will contribute to the purpose of the landscape area to which it is credited.

C. **Location of Existing Landscaping.**

1. *Generally*. Generally, credit is only available for plants that are located on the parcel proposed for development.
2. *Street Trees*.
   a. Existing street trees may be credited against street tree requirements.
   b. The City may also approve the preservation of existing canopy that extends over the street as an alternative to the street tree requirement.

D. **Calculation of Canopy Tree Preservation Credit.** For the purposes of the planting requirements of this Article, credit shall be given for preserved canopy trees as set out in Table 17.02.120.8, *Canopy Tree Preservation Credit*.

Table 17.02.120.8
Canopy Tree Preservation Credit

Diameter at Breast Height of Preserved Canopy Tree		Credit Per Preserved Tree
More Than	Up to and Including	
32 inches	Any	5 canopy trees
24 inches	32 inches	4 canopy trees
16 inches	24 inches	3 canopy trees
8 inches	16 inches	2 canopy trees
4 inches	8 inches	1.5 canopy trees
2.5 inches	4 inches	1 canopy tree

E. **Calculation of Other Landscaping Credit.** Existing healthy landscaping shall be credited against planting requirements on a one to one basis in the same category of plant material.

F. **Tree Replacement.** Any tree that is required by a development approval shall be replaced with a tree that has a comparable canopy at maturity, except that replacement is optional if:

1. A new landscape plan is approved that does not require their replacement; or
2. The tree was installed on a single-family detached or duplex lot and then removed by a subsequent owner.

G. **Tree Protection During Construction.** All trees that are approved for credit shall be protected during construction as follows:

1. The larger of the drip-line or critical root zone of all protected trees shall be barricaded during construction to prevent damage to the trees and their roots by construction equipment.
2. The construction tree guard shall be not less than four feet high and eight feet square, or at a distance in feet from the tree trunk equal to the diameter of the trunk at breast height ("D.B.H.") in inches, whichever is greater. All building material, dirt, or other debris shall be kept outside the construction tree guard.
3. No person shall change natural drainage, excavate any ditches, tunnels, trenches, or lay any drive within a radius of 10 feet from any protected tree without first obtaining written permission from the Director.

Ch. 17.06 Measurements, Calculations, Word Usage, And Definitions

Sec. 17.06.280 Measurements

17.06.280.1 Open Space

The following qualify as open space for the purposes of this Zoning Code:

A. **Outdoor Recreation Areas.** All forms of outdoor recreation areas count as open space, including passive areas and nature reserves, ball fields, tennis courts, swimming pools, and golf courses.

B. **Stormwater Facilities.** Open air stormwater facilities count as open space. These facilities may be permitted in floodplains even though they are protected from being part of the developed portion of the site.

C. **Bufferyards.** The required bufferyards count as open space.

D. **Required Landscape Areas.** Required landscape areas, such as parking lot landscaping areas, count as open space. However, landscaping of private lots in residential subdivisions is not counted as open space.

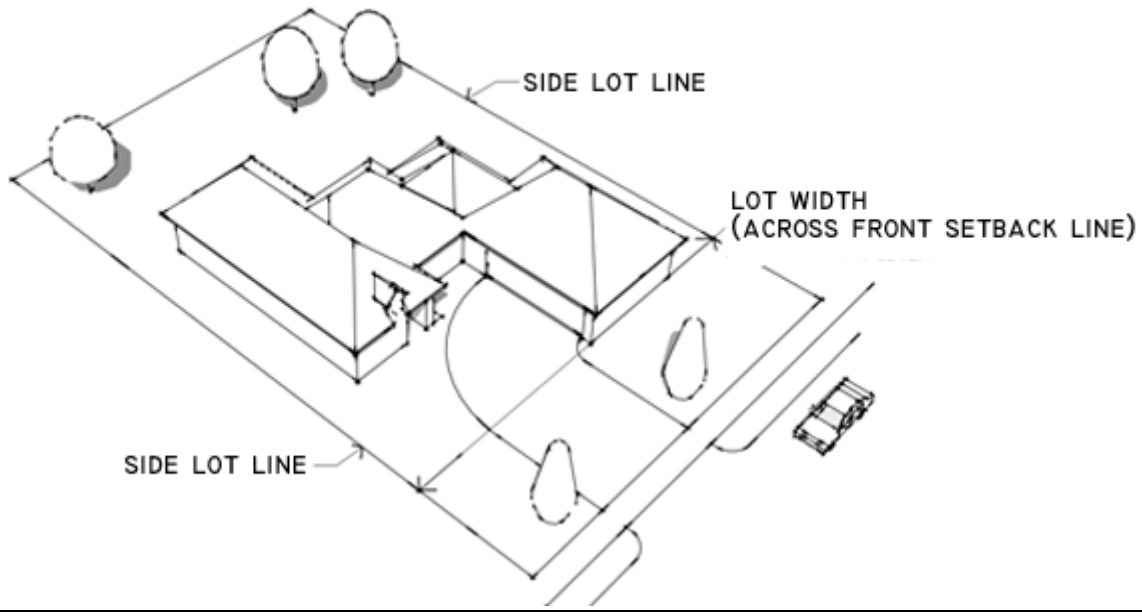
E. **Agriculture.** Agriculture counts as open space in cluster, planned, or conservation cluster development options when it is part of the development plan.

F. **Resource Protection Areas.** All areas that are protected natural resource count as open space.

17.06.280.2 Lot Width

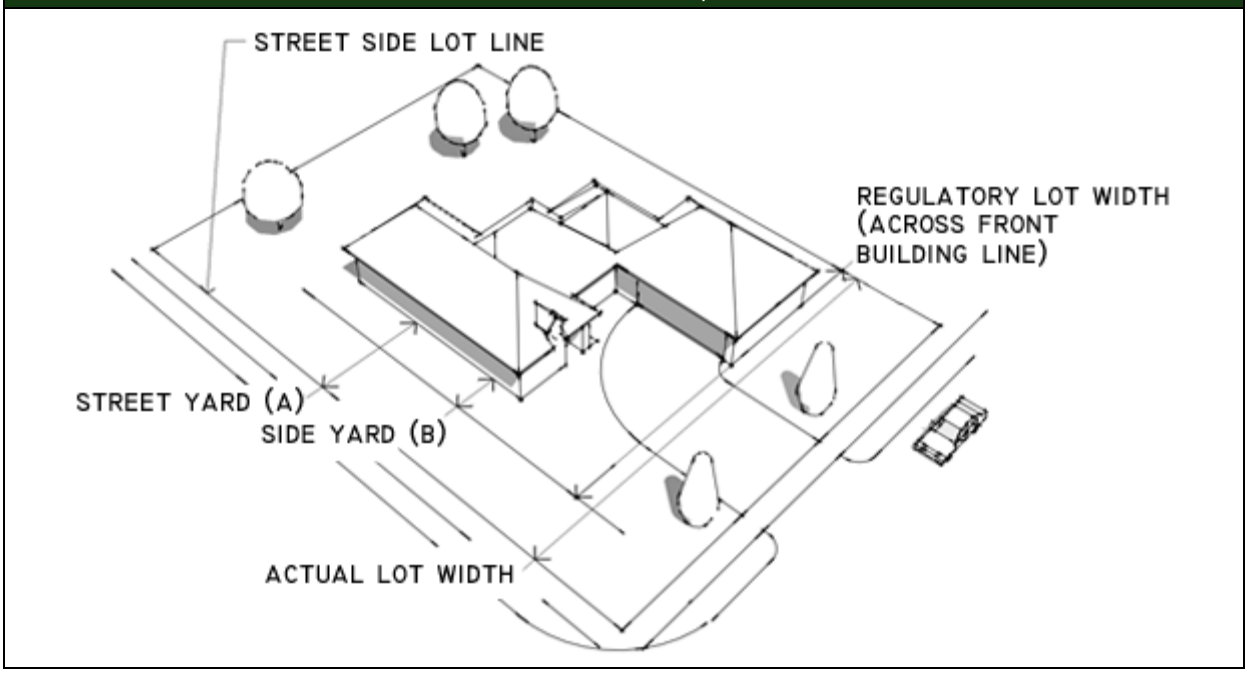
A. **Generally.** Lot width is the distance from one side lot line to the opposite side lot line at the front setback line. *See* Figure 17.06.280.2 A, *Measurement of Lot Width; Standard Lots*.

Figure 17.06.280.2 A
Measurement of Lot Width; Standard Lots



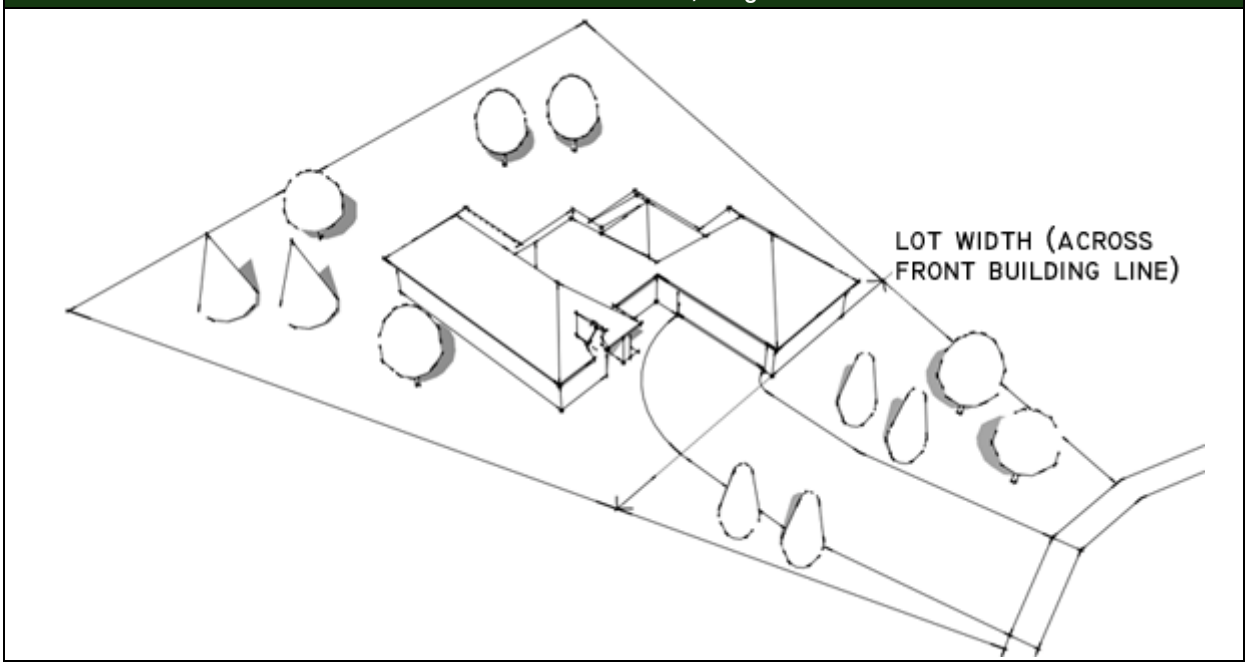
B. **Corner Lots.** Lot width (for regulatory purposes) is the distance from the interior side lot line to the side street lot line, measured at the front building line, minus the difference between the street yard setback and the side yard setback. *See* Figure 17.06.280.2 B, *Measurement of Lot Width; Corner Lots.*

Figure 17.06.280.2 B
Measurement of Lot Width; Corner Lots



C. **Irregular Lots.** Lot width is the distance from one side lot line to the opposite side lot line at the front building line. *See* Figure 17.06.280.2, *Measurement of Lot Width; Irregular Lots*. Generally, the front building line is the front setback line. However, an alternative front building line may be established on the plat of a subdivision that is more distant than the front setback line from the front lot line. Lot width must be maintained to a depth that is sufficient to accommodate a reasonable building in the context of adjacent and nearby lots.

Figure 17.06.280.2 C
Measurement of Lot Width; Irregular Lots



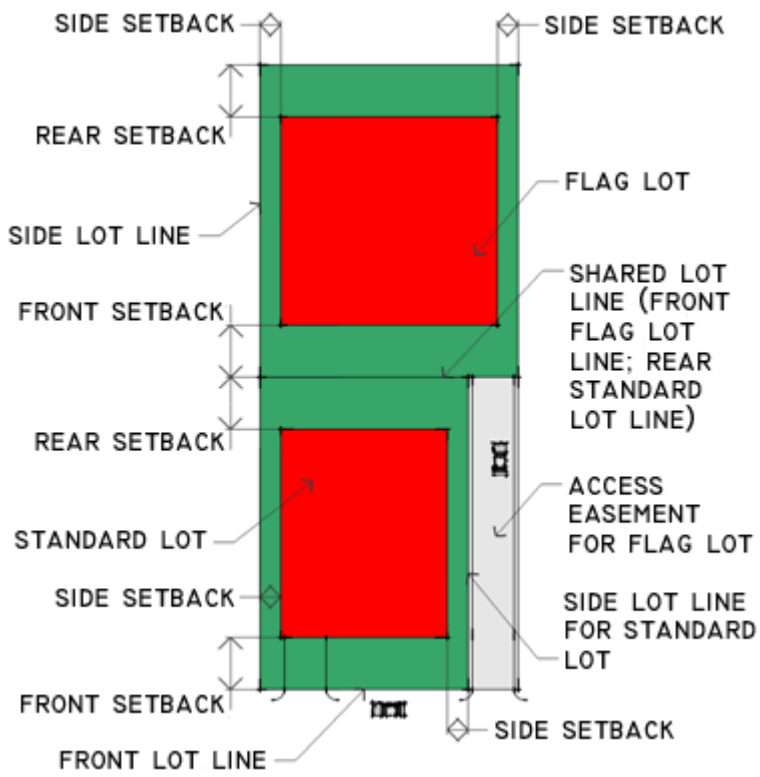
17.06.280.3 Setbacks

A. **Generally.** Setbacks are measured from lot lines towards the center of the lot, as follows:

1. Front setbacks are measured from the front lot line. The front lot line is the lot line that abuts the right-of-way from which the lot takes its address.
2. Rear setbacks are measured from the rear lot line. The rear lot line is the lot line that is opposite from the front lot line.
3. Side setbacks are measured from side lot lines. Side lot lines are lot lines that intersect with front lot lines.

B. **Flag Lots.** On flag lots, setbacks are measured as provided in subsection A., above, except that the front setback line is measured from the "shared lot line." *See* Figure 17.06.280.3, *Setback Measurement*.

Figure 17.06.280.3
Setback Measurement



17.06.280.4 Height

A. **Buildings.** Building height is calculated by measuring the vertical distance from the average finished grade along the front building line to:

1. The highest peak or ridge line of the roof for pitched roof styles; or
2. The top of the parapet for flat roof styles

B. **Other Structures.** Structure height is calculated by measuring the vertical distance from the average finished grade around the base of the structure to the highest point on the structure. This measurement applies to:

1. Structures without roofs (*e.g.*, fences); and
2. Amateur radio antennae, whether mounted on a roof, the ground, or another structure.

C. **Specialized Structures and Building Appurtenances.**

1. Specialized structures and building appurtenances are not counted in the calculation of building height, provided that:

a. They project not more than:

i. 15 feet above the highest point on the building for buildings that are 35 feet in height or higher; or

ii. Seven feet above the highest point on the building for buildings that are less than two stories in height.

b. They occupy not more than ten percent of the total roof area of the building; and

c. They are not used for human habitation, commercial, or industrial purposes, except as incidental to the operation of the building.

D. **Smokestacks and Grain Elevators.** Smokestacks and grain elevators shall be permitted to a height of 90 feet in the AR, BP, and IN districts. In other districts, they are subject to subsection C., above

17.06.280.5 Floor Area

Floor area is measured as the horizontal area of all habitable building floors in square feet, measured from the outside face of all exterior walls. No deduction shall apply for horizontal areas void of actual floor space (for example, elevator shafts and stairwells) unless specified in the applicable section as an exemption.

Sec. 17.06.290 Calculations

17.06.290.1 Base Site Area

A. **Generally.** Base Site Area is used to calculate gross density. *See* Sec. 17.06.290.5, *Density*.

B. **Calculation.** Base Site Area equals the total area of the parcel proposed for development (gross site area), minus the sum of the areas of the following:

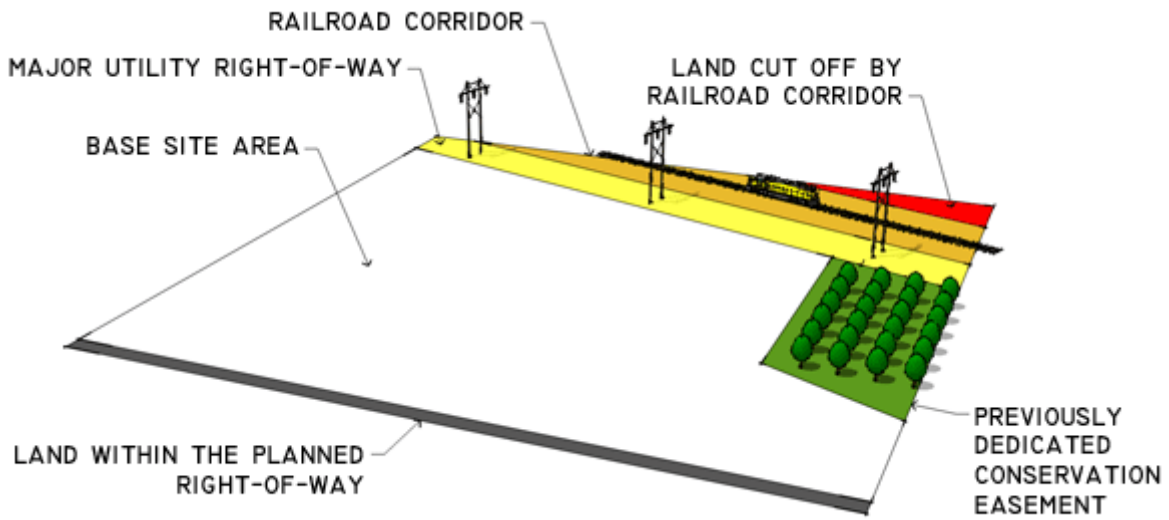
1. Land within the planned right-of-way of existing streets or streets that are on the adopted thoroughfare plan of the City of Williams.

2. Land that is within major utility rights-of-way that are wider than 50 feet.

3. Land that is cut off from development by railroads, limited access highways, waterbodies, or wetlands and is not proposed for development.

4. Land that has previously been set aside as protected open space (*e.g.*, subject to a conservation easement, plat restriction, or condition of development approval.). *See* Figure 17.06.290.1 , *Illustrative Calculation of Base Site Area*.

Figure 17.06.290.1
Illustrative Calculation of Base Site Area



17.06.290.2 Net Buildable Area

A. **Generally.** Net Buildable Area is used to calculate net density. *See* Sec. 17.06.300.5, *Density*.

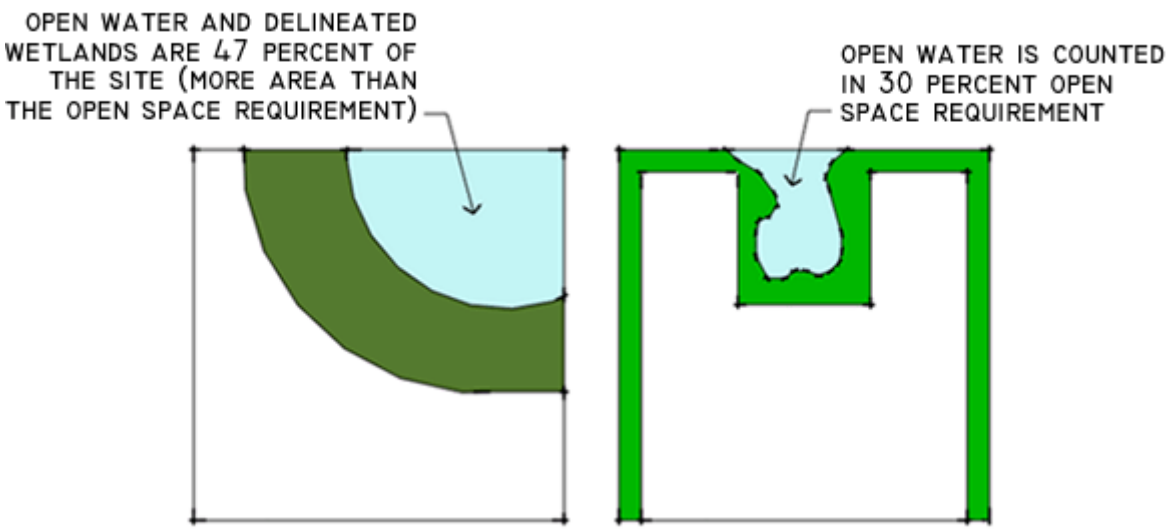
B. **Calculation.** Net buildable area is equal to the lesser of:

1. Base site area (calculated as provided in Section 17.06.290.1, *Base Site Area*) minus areas of open water (streams are measured to the ordinary mean high water mark) and delineated wetlands that were not already subtracted from the area of the parcel proposed for development to calculate the base site area (e.g., wetlands or open water areas that are within previously dedicated conservation easements, or cut off from development by a limited access highway, are not subtracted more than once); or

2. The total area of the parcel proposed for development minus the area of open space required for the development type in Section 17.06.290.1, *Residential Area and Density and Parcel Standards*.

Figure 17.06.290.2
Illustrative Calculation of Net Buildable Area

Using a 30 percent open space ratio for illustrative purposes, the net buildable area for the illustration on the left is calculated as base site area minus areas of open water and delineated wetlands; and the net buildable area for the right-hand illustration on the right is calculated as the total area of the parcel proposed for development minus the area of required open space.



17.06.290.3 Open Space Ratio

A. **Generally.** OSR refers to open space, which is a measure of "green" space and areas of open water on a parcel proposed for development.

B. **Calculation of Requirement.** This subsection sets out how to calculate how much commonly-owned open space is required in a residential development.

1. The amount of commonly-owned open space that is required in a residential development is calculated as the required OSR (see Table 17.02.080.1, *Residential Area and Density Standards*) times the total area of the parcel proposed for development.

2. The amount of open space that is required in a nonresidential development is calculated as the required OSR (see Table 17.02.100.2, *Nonresidential Open Space and Building Scale*) times the total area of the parcel proposed for development.

3. The required OSR is a minimum requirement. An increased OSR may result if the sum of the areas required for compliance with bufferyard requirements, natural resource protection requirements, stormwater management requirements, parking lot landscaping requirements, recreation requirements, and State or Federal environmental laws is

greater than the open space that would be required by application of the minimum OSR.

C. **Calculation of Compliance.** This subsection sets out how to calculate the OSR of a proposed development, in order to determine whether it complies with the requirements of this Zoning Code.

1. The OSR of a parcel proposed for development is calculated by dividing the total amount of commonly-owned open space on the parcel by the total area of the parcel. See Figure 17.06.290.3 A, *Illustrative Measurement of Residential Open Space Ratio* and 17.06.290.3 B, *Illustrative Measurement of Nonresidential Open Space Ratio*.

2. Open spaces that qualify for the calculation of OSR include all areas of commonly-owned open space that are larger than 320 contiguous square feet in area, including but not limited to:

    a. Bufferyards (whether required by this Code or not);

    b. Areas of protected natural resources;

    c. Stormwater management systems (except enclosed systems);

    d. Passive recreation areas; and

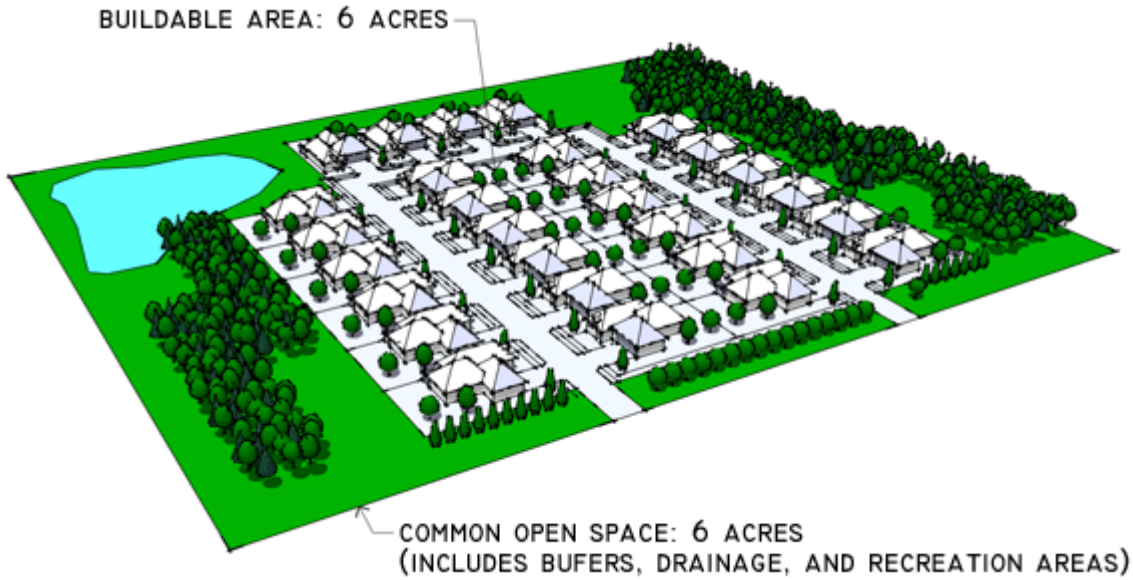
    e. Parking lot landscaping.

3. Open spaces that do not qualify for the calculation of OSR include any areas on private, buildable lots and any commonly-owned open space that is less than 320 contiguous square feet.

Figure 17.06.290.3 A
Illustrative Measurement of Residential Open Space Ratio

EXAMPLE6 acres of Common Open Space
DIVIDED BY12 acre Area of Parcel Proposed for Development
EQUALS50% OSR

Total Area of Parcel Proposed for Development: 12

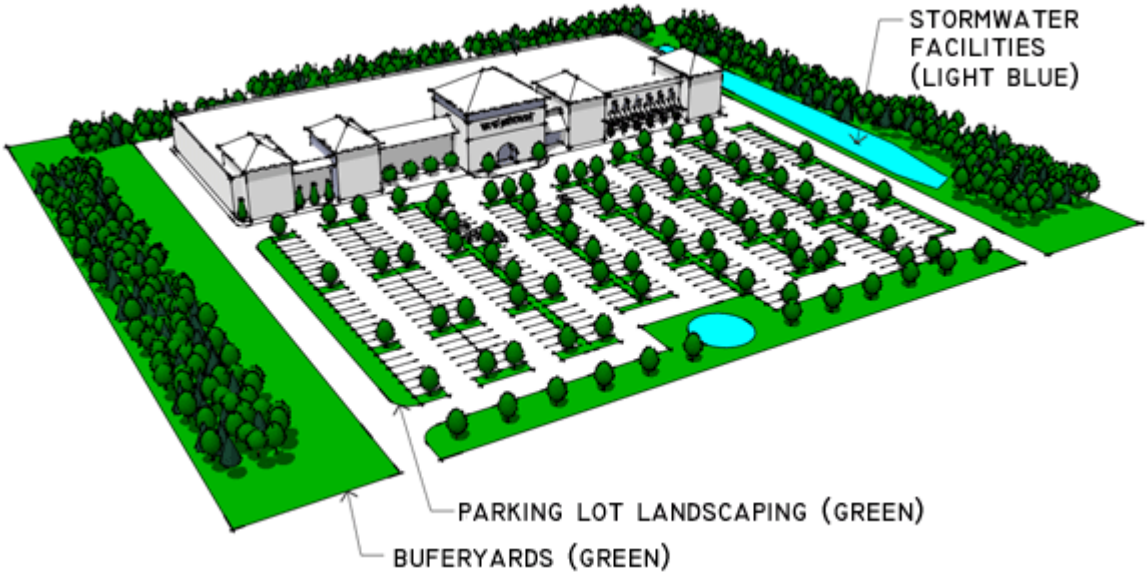


acres

Figure 17.06.290.3 B
Illustrative Measurement of Nonresidential Open Space Ratio

EXAMPLE5 acres of Bufferyards, Parking Lot Landscaping, and Drainage Facilities
DIVIDED BY12 acre Area of Parcel Proposed for Development
EQUALS41.7% LSR

Area of Parcel Proposed for Development: 12



acres

Figure 17.06.290.3 B
Illustrative Measurement of Nonresidential Open Space Ratio

17.06.290.5 Density

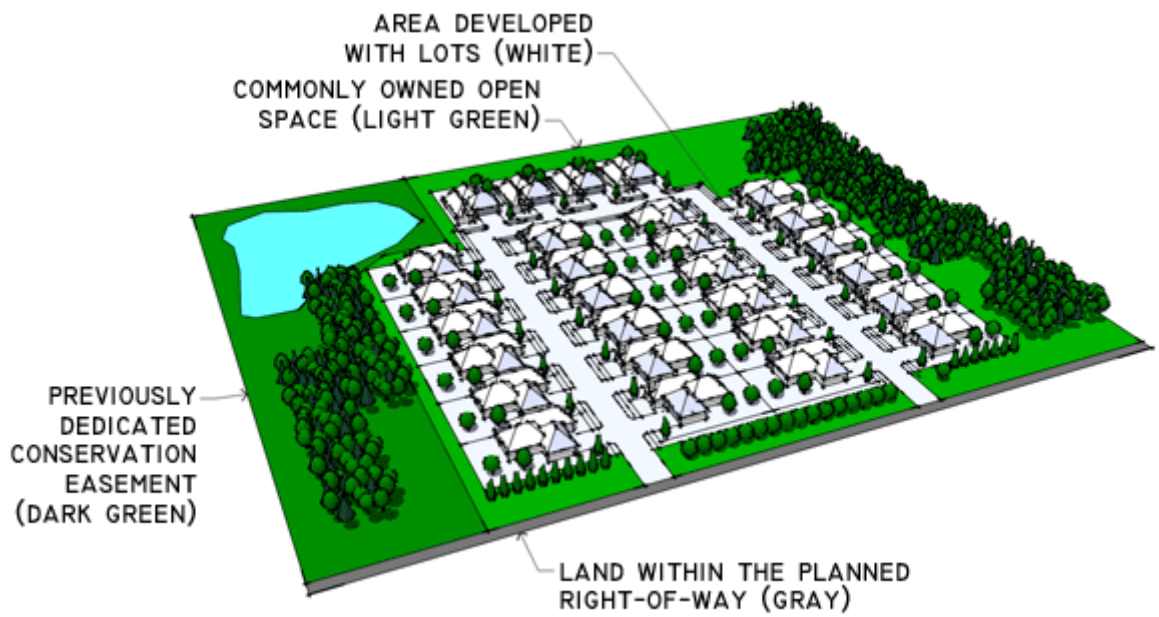
A. **Generally.** Density is measured in two ways: gross density and net density. The maximum number of units that are allowed in a residential development shall not exceed the lesser of the results of the gross density and net density calculations for the parcel proposed for development.

B. **Gross Density.** Gross density is the number of dwelling units per acre of base site area (see Section 17.06.290.1, *Base Site Area*). An example calculation is provided in Figure 17.06.290.5, *Illustrative Density Calculations*.

C. **Net Density.** Net density is calculated by dividing the number of dwelling units by the net buildable area of the parcel proposed for development. An example calculation is provided in Figure 17.06.290.5 , *Illustrative Density Calculations*.

Figure 17.06.290.5 Illustrative Density Calculations
EXAMPLE: 28 Homes are planned for an 11 acre parcel.
GROSS DENSITYThe parcel proposed for development is 11 acres. 2.5 acres (including forest and open water) were previously dedicated as a conservation easement, and 0.2 acres within planned right-of-way of abutting street. There are no areas within major utility corridors or cut off from development. Therefore, the Base Site Area is 11 - 2.5 - 0.2, or 8.3 acres. 28 homes divided by 8.3 acres equals a gross density of approximately 3.38 units per acre.
NET DENSITYThe required Open Space Ratio in this example is 50 percent. Therefore, the Net Buildable Area is the lesser of 50 percent times 11 acres (5.5 acres) or the Base Site Area minus open water and wetlands. Since the open water area was counted in the Base Site Area calculation (because it is subject to a conservation easement), it is not subtracted again. Accordingly, the Net Buildable Area is 5.5 acres (because 5.5 acres is less than 8.3 acres). The net density is 28 homes divided by 5.5 acres, or 5.10 units per acre.

Figure 17.06.290.5
Illustrative Density Calculations

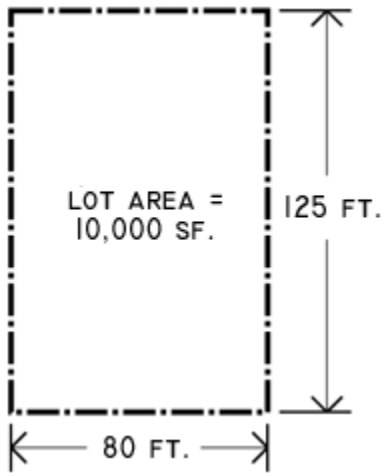


17.06.290.6 Lot Area

Lot area is the area within the lot lines. See Figure 17.06.290.6, *Illustrative Lot Area Calculation*.

Figure 17.06.290.6
Illustrative Lot Area Calculation

EXAMPLEThe example at right is a rectangular lot.
80 feet WideTIMES125 feet Deep
EQUALS10,000 square feet Lot Area

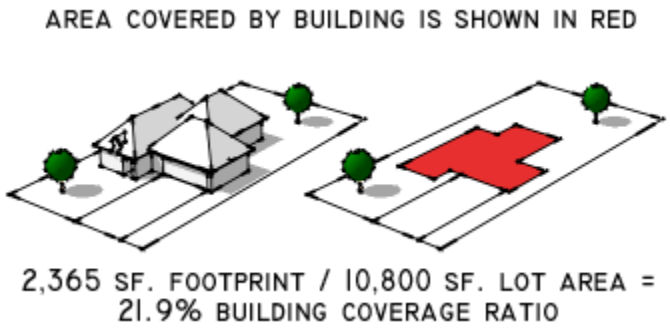


17.06.290.7 Building Coverage

A. **Building Coverage.** Building coverage is the total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings, exclusive of uncovered porches, terraces, and steps. All dimensions are measured between the exterior faces of walls.

B. **Building Coverage Ratio.** Building coverage ratio is building coverage divided by lot area. See Figure 17.06.290.7, *Building Coverage Ratio Illustration*.

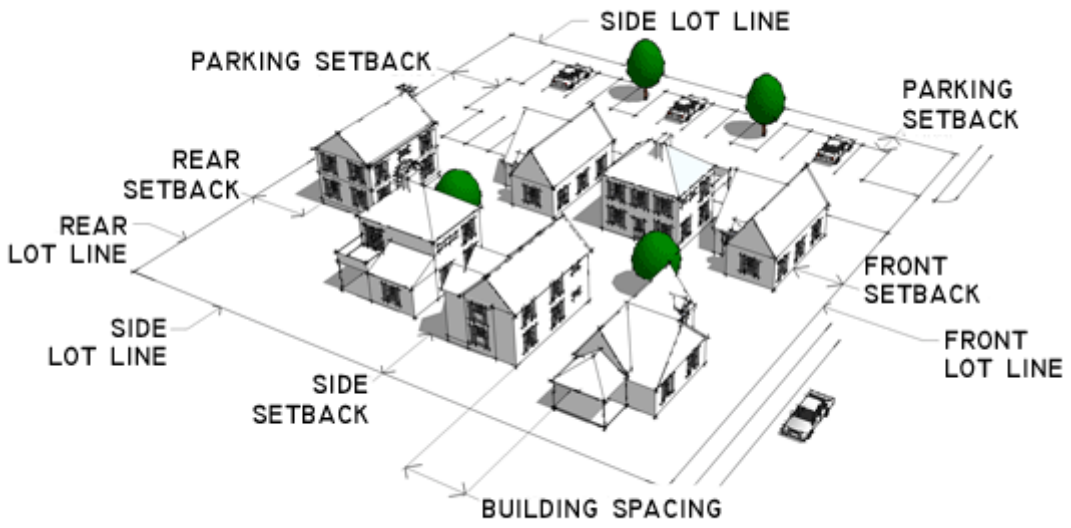
Figure 17.06.290.7
Building Coverage Ratio Illustration



Sec. 17.06.310 Definitions

Cottage home housing means small single-family detached residences, with first floor areas of less than 1,000 square feet, which are closely spaced in a cluster around a green space.

Figure ??
Cottage Homes



Director means the Planning Director for the City of Williams, or the person given the authority to interpret and enforce the Zoning Code by the City Administrator.

Single-family detached housing means a residence housing a maximum of one family located on a privately-owned lot with a yard on each side of the unit.

Single-family detached housing means a residence housing a maximum of one family located on a privately-owned lot with a yard on each side of the unit.

Specialized Structures and Building Appurtenances means:

A. Roof structures for the housing of elevators, stairways, tanks, or similar equipment required to operate and maintain the building;

B. Architectural towers, steeples, flagpoles, ventilating fans, chimneys, smokestacks (except as provided in subsection D., below);

C. Skylights, photovoltaic (solar-electric) panels, and solar water heaters; and

D. Satellite dishes and antennae that are regulated in this Zoning Code.

Townhouses, weak link and standard means attached units where the units are lined up in a row with units sharing side walls. The weak-link townhouse has both a one- and two-story portion of each unit and is therefore wider than the standard townhouse.

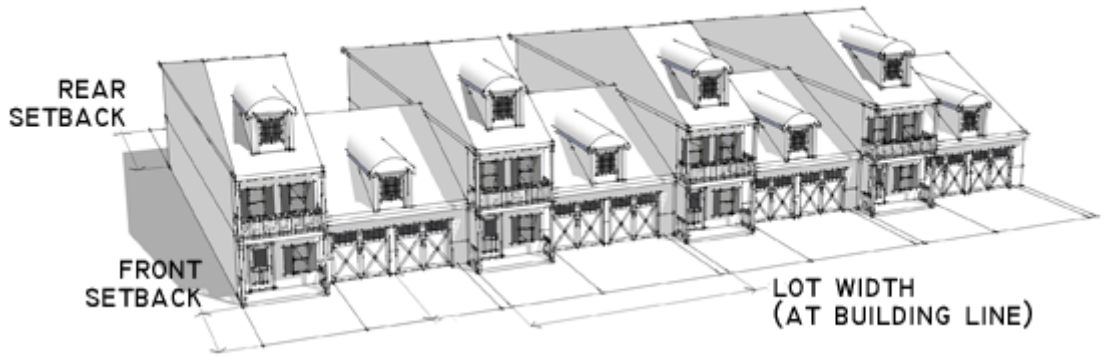



Figure ??
Weak-Link Townhouses