

# File PL 22-3740 Series C Code Amendments



Planning Commission

December 13, 2022

# Series C – Section 2

- Problem: No clear definition for Office and Retail.
- Solution: Provide definition for both.
  - Office - an establishment offering administrative, financial, general business, non-dental, non-medical, professional, public service, and similar office uses.
  - Retail - an establishment involving retail sales of new merchandise to the general public. The establishment is not allowed to have more than 25 percent of the total floor area to be used for manufacturing or processing.

# Series C – Section 3

- Problem: Does not require someone doing new hardscape to obtain planning approval, when other similar improvements require planning approval.
- Solution: Update the Zoning Clearance section to include new hardscape.

# Series C – Section 4

- Problem: Inconsistent public notice and public comment period for Minor Exception.
- Solution: Change the public comment period to 14-days to match the noticing requirements for a Minor Exception.

# Series C – Section 5

- Problem: Table 9-1E-2 states that a 60-degree parking space requires a bigger back up space/drive aisle than a 90-degree parking space.
- Solution: Decrease the back up space/drive aisle to 24 feet.

## 9-1E-2: PARKING SPACE STANDARDS:

A. Minimum dimensions for parking spaces are shown in [Table 9-1E-2](#).

	Size of Parking Stall (min.)		Aisle Width	
	Width	Length	One-way	Two-way
<b>Standard Dimensions</b>				
Parallel	9 ft.	24 ft.	13 ft.	20 ft.
30-Degree	9 ft.	17 ft.	15 ft.	20 ft.
45-Degree	9 ft.	19 ft.	18 ft.	22 ft.
60-Degree	9 ft.	20 ft.	25 ft.	26 ft.
90-Degree	8 ft., 6 in.	18 ft.	– <sup>1</sup>	25 ft.
Compact	8 ft.	15 ft.	See Standard Dimensions	
Tandem (1 space)	10 ft.	20 ft.	See Standard Dimensions	
Residential Garage	10 ft.	20 ft.	--	--
Motorcycle	4 ft.	7 ft.	--	--
Bicycle	2 ft.	6 ft.	--	--

# Series C – Section 5

- Problem: Table 9-1E-2 a footnote was inadvertently removed from the table.
- Solution: Add the table back specifying that “One-way aisles are prohibited for 90-degree parking”.

## 9-1E-2: PARKING SPACE STANDARDS:

A. Minimum dimensions for parking spaces are shown in [Table 9-1E-2](#).

	Size of Parking Stall (min.)		Aisle Width	
	Width	Length	One-way	Two-way
<b>Standard Dimensions</b>				
Parallel	9 ft.	24 ft.	13 ft.	20 ft.
30-Degree	9 ft.	17 ft.	15 ft.	20 ft.
45-Degree	9 ft.	19 ft.	18 ft.	22 ft.
60-Degree	9 ft.	20 ft.	25 ft.	26 ft.
90-Degree	8 ft., 6 in.	18 ft.	– <sup>1</sup>	25 ft.
Compact	8 ft.	15 ft.	See Standard Dimensions	
Tandem (1 space)	10 ft.	20 ft.	See Standard Dimensions	
Residential Garage	10 ft.	20 ft.	--	--
Motorcycle	4 ft.	7 ft.	--	--
Bicycle	2 ft.	6 ft.	--	--

# Series C – Section 5

- Problem: Residential Backup Space distances for a garage are limited to single-family uses.
- Solution: This section will be modified to include all garage parking.

# Series C – Section 6

- Problem: Two dimensions listed for window signs counted towards total sign area.
- Solution: Modify the Code so any sign within 10 feet of a window is counted towards total window area.





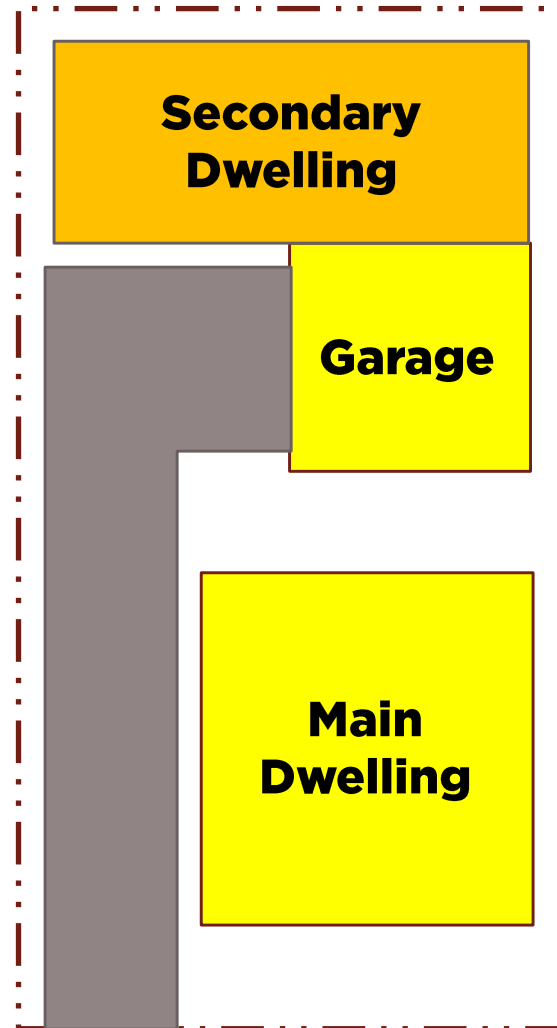
# Series C – Section 7

- Problem: Table R-1G-3 does not specify where to measure the distance between buildings from.
- Solution: Modify table to include where the distance is measured from.

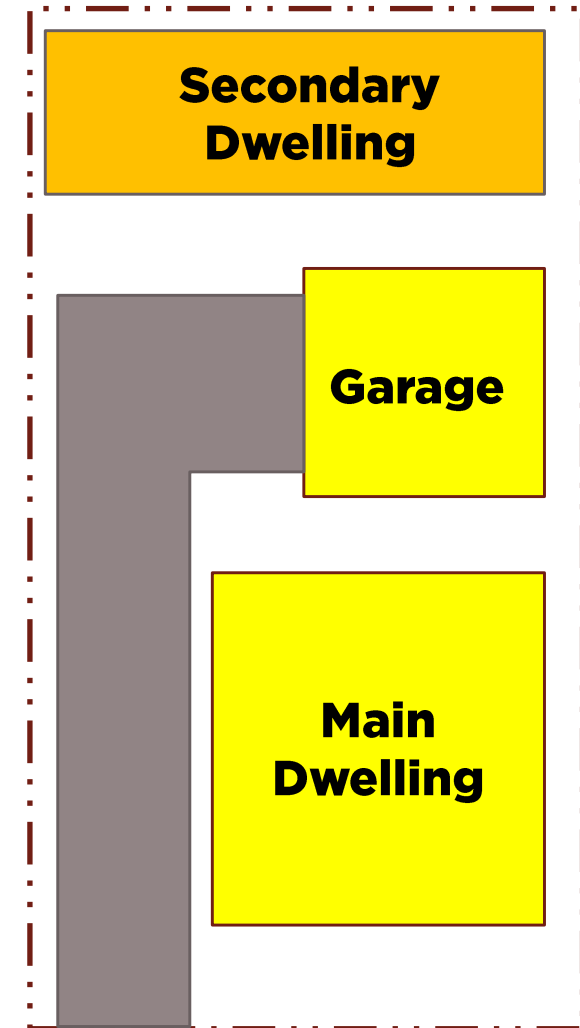
	<b>Interior Lot</b>	<b>Corner Lot</b>	<b>Notes</b>
Bedrooms			
<b>Distance Between Buildings (feet)</b>			
Distance between habitable structures	15	15	
Distance between all other buildings/structures	10	10	

# Series C – Section 8

- Problem: Detached accessory structures have size limits.
- Solution: Add that required garages for the main dwelling cannot be attached to detached structures used as habitable space.



Prohibited



Allowed

# Series C – Sections 9, 11-13

- Problem: Exterior staircases are only prohibited in the R-2 Code.
- Solution: Modify code to prohibit exterior staircases in the R-1, Commercial, Mixed-Use and Industrial zones.



# Series C – Section 10

- Problem: Unclear on density for multi-family project on Mixed-Use properties.
- Solution: Modify the Zoning Code and General Plan specifying a maximum density of 36 dwelling units per acre for multi-family projects and a density of 40 dwelling units per acre for mixed-use projects.





# Series C – Section 14

- Problem: Organization of the section limits application of the fence and wall design requirements to only non-residential areas



# Series C – Section 14

- Solution: This change would require ALL fences and walls to –
  - Have a stucco or split face if within 5 feet of the front property line
  - Not be chain link if in the front or street side yard





# Series C – Section 15

- Problem: Minimum restrictions for home occupations.
- Solution: Expand code to prohibit certain uses and allow for piano lessons.



# Series C – Section 15

- Piano lessons would be limited to:
  - No more than 1 student at a time
  - No more than 4 hours of instruction per day
  - No lessons on Sundays & Federal Holidays
  - No lessons after 9:00 p.m.





# Recommendation

The Planning Commission is requested to:

Adopt the attached resolutions recommending that the City Council

- Adopt Ordinance 22-1067, the Series C Zoning Code Amendments
- Amend the General Plan, Mixed-Use, Land Use Designation

# File PL 22-3740 Series C Code Amendments



Planning Commission

December 13, 2022