

ARTICLE 3

Site Planning and Project Design Standards

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CHAPTER 106.30 - STANDARDS FOR ALL DEVELOPMENT AND LAND USES

Sections:

- 106.30.010 - Purpose and Applicability
- 106.30.020 - Access
- 106.30.030 - Building and Site Security
- 106.30.040 - Creekside Development and Flood Hazard Mitigation
- 106.30.050 - Fences and Walls
- 106.30.060 - Height Limits and Exceptions
- 106.30.070 - Outdoor Lighting
- 106.30.080 - Performance Standards
- 106.30.090 - Screening
- 106.30.100 - Setback Requirements and Exceptions
- 106.30.110 - Solid Waste/Recyclable Materials Storage
- 106.30.120 - Undergrounding of Utilities

106.30.010 - Purpose and Applicability

- A. This Chapter expands upon the zoning district development standards of Article 2 (Zoning Districts and Allowable Land Uses) by addressing additional details of site planning, project design, and the operation of land uses. The intent of these standards is to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces an environment of stable and desirable character, consistent with the General Plan and any applicable specific plan.
- B. The requirements of this Chapter shall apply to all proposed development and new land uses, except as specified in Chapter 106.70 (Nonconforming Uses, Structures, and Parcels), and shall be considered in combination with the standards for the applicable zoning district in Article 2 (Zoning Districts and Allowable Land Uses), and those in Article 4 (Standards for Specific Land Uses). If there is a conflict, the standards in Article 4 shall control.

106.30.020 - Access

Each parcel shall have access to a public street as follows. Driveways shall be developed in compliance with Section 106.36.080 (Parking Design and Development Standards).

- A. Except as provided in Subsection B., each lot shall have frontage on, and direct access to a public street, provided that the subdivision review authority may allow one lot in a proposed subdivision to access a public street by way of a public or private easement or recorded reciprocal (mutual) access agreement, as determined by the review authority. Private streets are not allowed within the RD-1 through RD-7 zones.
- B. Within non-residential zoning districts and residential districts of higher density than RD-7, private streets may be allowed only if a continuing maintenance and funding mechanism is first approved by the City.

106.30.030 - Building and Site Security

- A. **Applicability.** In addition to any safety and security requirements of the City's Building Code, each residential project shall comply with the minimum standards of this Section.
- B. **Standards for all residential structures.** The following requirements apply to all residential structures.
1. **Exterior doors and windows.** All exterior perimeter doors of a dwelling unit and/or the building other than sliding glass doors shall:
 - a. Be solid core doors (windows as provided in Subsection B.1.d, below);
 - b. Have a minimum one-inch deadbolt lock with hardened, rotating tapered, external cylinder guard collar;
 - c. Have a 180-degree optical door viewer, located between 52 and 58 inches above the finished floor, except where it can be demonstrated that a lower height is appropriate (handicapped unit under CHFA);
 - d. Not have a window within 40 inches of the locking device (unless acrylic plastic, or polycarbonate sheeting is installed over the interior of the window);
 - e. Have the side jambs of the door frames nailed to the door trimmers with 16d finish nails staggered 12 inches on-center, and the door trimmers nailed to the stud with 16d nails 12 inches on center or equal.
 2. **Street addresses.** Each structure containing a dwelling unit shall have legible street address numbers in an appropriate location that is readily visible from the street providing access to the site. Multi-unit dwelling projects shall also comply with Subsection C.1, below. Landscaping shall be maintained so as to not obscure any street address.
- C. **Standards for multi-unit residential projects.** The following requirements apply to structures with two or more dwelling units.
1. **Street addresses.** Street addresses shall be provided as follows.
 - a. Address numbers shall be of a color that contrasts with background colors.
 - b. Each address shall be illuminated at night.
 - c. Addresses shall be located so that emergency service providers do not have to enter alcoves, recessed doorways, etc., to inspect each door (i.e., displayed at each walkway entrance to individual building clusters).
 - d. Address numbers shall be at least four inches in height for individual units and six inches for the project and the range of addresses posted on each building.
 - e. Each driveway entering a multi-unit residential site shall be provided an illuminated project directory, constructed of vandal-resistant material. The lettering, numbering and diagrams shall be large enough so that the driver of a vehicle can read the directory from the driver's seat. The driveway shall also be designed with a pull-out area for viewing the directory, so that a driver viewing the directory does not obstruct traffic flow.

All street addresses and directories shall be installed prior to the occupancy of any unit within the project.

2. **Parking addresses.** Assigned parking shall not be addressed to correspond to street addresses where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway or parking lot. Addressing shall also be displayed to be visible from the vehicle and provide adequate direction.
3. **Common facilities - Locks.** Laundry rooms, recreational buildings, other separate or common indoor facilities shall comply with the following requirements.
 - a. The facilities shall be provided with locksets as required by the Building Code.
 - b. Separate laundry rooms shall be maintained locked, with access keys provided to the tenant and shall be illuminated during hours they are open.
4. **Common facilities - Management.** Multipurpose laundry, office, restrooms and recreations rooms shall be under the control of the management, and shall:
 - a. Post the hours available for use in a conspicuous place;
 - b. Be locked when not available; and
 - c. Be illuminated during open hours and be controlled by timer or photocell, except when a management person is on duty.
5. **Lighting.** In addition to exit illumination (includes exit doors, corridors, exterior balconies, stairs exit courts and exit passage ways), which is required to be not less than one foot candlepower at the floor level by the Uniform Building Code, the following shall also apply:
 - a. Illumination shall be 0.25 foot-candles at grade level for surface areas of alcoves, walkways, and yards other than required for exits;
 - b. One foot candlepower at floor level for open parking areas and carports;
 - c. All lights shall be placed on a timer or photo electronic cell capable of turning the lights on and off one-half hour prior to dawn and one-half hour past dusk; and
 - d. Outdoor lighting shall also comply with the requirements of Section 106.30 070 (Outdoor Lighting).

106.30.040 - Creekside Development and Flood Hazard Mitigation

A. **Purpose.** This Section provides standards that are intended to:

1. Protect the natural, scenic, and recreational value of waterway and riparian resources within the City, including the provision of adequate buffer areas between creeks and adjacent development;
2. Ensure that development either avoids areas subject to inundation by a 100-year flood or more frequent flooding event, or is located and/or designed and protected so that it will not be damaged by flooding, or increase the hazard of flooding on other properties;
3. Protect new development from erosion caused by the meandering nature of the creek system; and
4. Protect the water quality of the creeks.

B. **Applicability.** The requirements of this Section apply to:

1. **Creekside properties.** Proposed development, other than public works or infrastructure, on any site adjacent to or crossed by a watercourse that is shown on the map in Figure 3-1; and

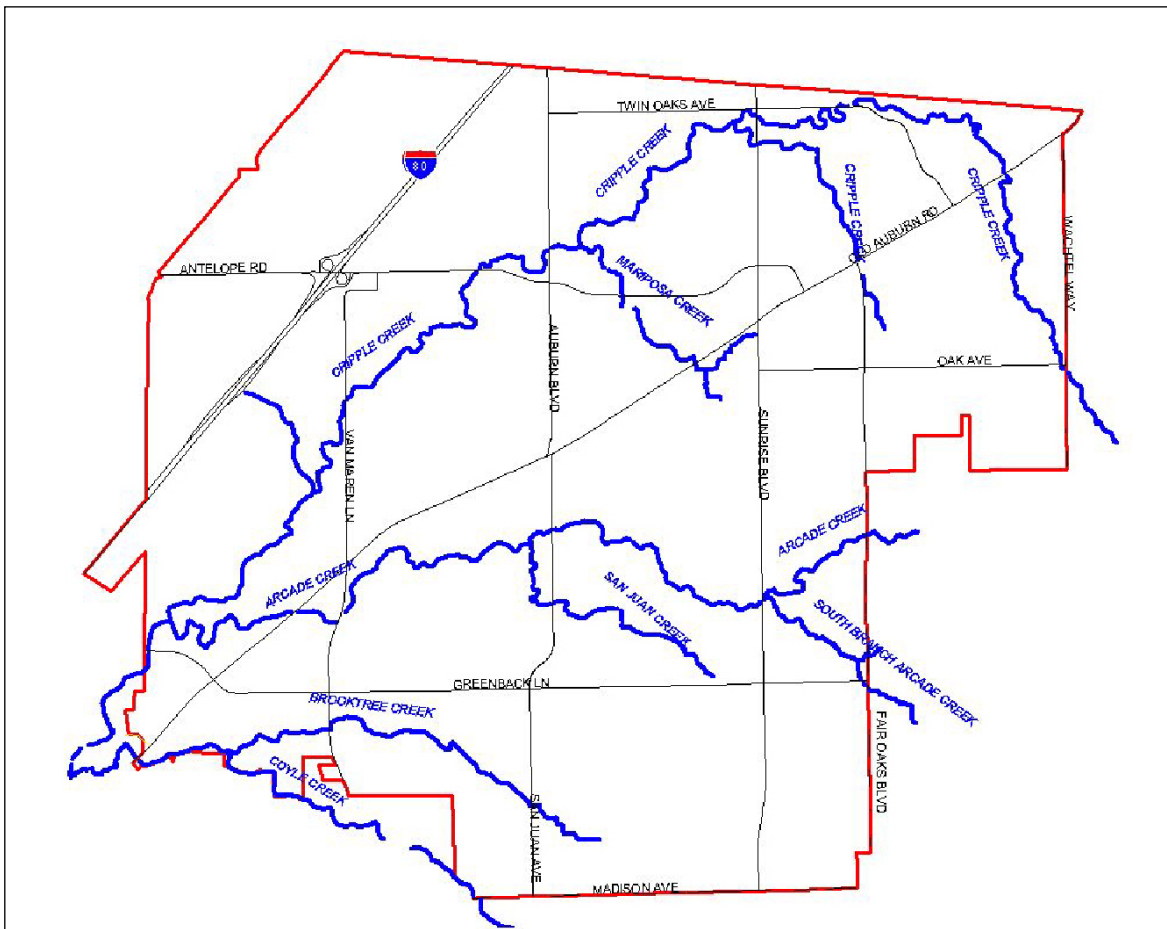


Figure 3-1 - Creeks Where Section 106.30.040 Applies

- 2. **Properties within areas subject to flooding.** All properties shown on the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA) as being partly or entirely located in an area subject to flooding by a 100-year flood or more frequent flooding event, and other areas known to the City to be subject to flooding. These areas shall be referred to in this Section as "flood hazard areas."
- C. **Streambed analysis required.** A planning permit application for a project subject to this Section shall include a site-specific streambed analysis prepared by a hydrologist, civil engineer, or other qualified professional approved by the City to identify the precise boundary/top of bank of the waterway. The Director may waive this requirement if it is determined that the project, because of its size, location, or design will not have a significant impact on the waterway, or that sufficient information already exists and further analysis is not necessary. A required streambed analysis shall include all information and materials required by the Department and/or the City Engineer.
- D. **Subdivision requirements.** Each new parcel proposed adjacent to a designated tributary shall be designed to provide the lot area shown in the following table for the applicable zone, located outside the 100-year floodplain of the tributary.

Zoning District	Minimum Net Lot Area
RD-1	0.50 acres
RD-2	0.25 acres
RD-3, RD-4	7,500 sf
RD-5, RD-7	Entire lot or 5,000 sf, whichever is less
RD-10 and above	Entire area except for common open space and landscape areas
Commercial and Industrial zones	Entire area except for landscaping

- E. **Development standards.**
 - 1. **Location of proposed development.** Proposed structures and other development shall comply with the more restrictive of the following requirements.
 - a. **Creek setback for resource preservation.** Each proposed structure shall be set back a distance of 2.5 times the height of the stream bank plus 30 feet, or 30 feet outward from the stream bank, whichever distance is greater, as measured from the top of the stream bank outward.
 - (1) The City may require additional setbacks to preserve existing vegetation or other significant environmental resources along any waterway.
 - (2) The City may require erosion protection to be placed at creek bends, drainage outfalls, and other locations that are subject to erosion, or where bank steepness indicates that severe erosion is taking, or may take place.
 - (3) A setback required by the applicable zoning district adjacent to a creekside path or open space area shall be measured from the boundary of the path or open space on the side away from the creek.
 - (4) A path or trail may be located within a creekside setback; however, no structure, road, parking access, parking space, paved area, or swimming pool shall be constructed within a creek or creekside setback area.

- b. **Limitations on development within floodplain.** All construction, except fences, shall be located outside the 100-year floodplain of the tributary. The 100-year floodplain shall be established using the most current data available and a physical survey by a registered surveyor. Current data includes the Flood Insurance Rate Map, historical data from the 1986, 1995 & 1997 flood events, and the county hydrology study. Fences within a floodplain shall be limited to wrought iron or split rail design. No fill or grading shall be allowed within a 100-year floodplain. Where the review authority determines that an existing parcel contains no feasible building site outside of a 100-year floodplain and that the site complies with an exception outlined in the City's Drainage and Development Policy, the review authority may approve construction that complies with the creek setback required by Subsection E.1.a.
2. **Standards for development allowed within floodplain.** Any development allowed within a 100-year floodplain in compliance with this Section shall comply with the following standards, as applicable.
- a. **Finished floor elevation.** Each approved structure shall be designed to provide all habitable finished floor areas at least two feet above the maximum 100-year water surface elevation. The FEMA 100-year flood elevation may be considered as a minimum level. Historical data from the 1986, 1995 & 1997 flood events, the county hydrology study and other miscellaneous studies shall be used to determine if a higher minimum elevation is required. The venting under the home and venting for a garage shall comply with the standards of the National Flood Insurance Program.
- b. **Fences, culverts, bridges, and drainage improvements.**
- (1) Fences and other structures including culverts and bridges that must be constructed within a floodway shall be designed to the requirements of the Engineering Division to prevent obstructions or diversions of flood and drainage flow, and to minimize adverse effects to natural riparian vegetation.
- (2) Where drainage improvements are required, they shall be placed in the least visible locations and naturalized through the use of river rock, earthtone concrete, and landscaping with native plant materials.
- c. **Anchorage.** All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- d. **Construction practices and materials.** All new construction or substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.
- e. **Water and sewer systems.** New and replacement water and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
- f. **Floodproofing.** Each structure requiring floodproofing shall be designed in compliance with National Flood Insurance Program standards. A FEMA elevation certificate shall be obtained and filed with the City prior to occupancy. A registered professional engineer or architect shall certify compliance with the standards of this Section, and the Building Official shall be provided a copy of the certification.
3. **Alteration of natural features.** No construction, grading or filling, planting of exotic/non-native or non-riparian plant species, or removal of native vegetation shall occur within a creek or creekside setback area, except where:

- a. Approved by the review authority in conjunction with an application for rezoning, and/or a planning permit, or through Use Permit approval if no other application has been filed; and
 - b. Authorized for flood control purposes by the proper permits issued by the California State Department of Fish and Game, and all other applicable State and Federal agencies having authority over the creek.
4. **Use of permeable surfaces.** Proposed development should incorporate permeable surfaces (for example, wood decks, sand-joined bricks, and stone walkways) where feasible, to minimize off-site flows and facilitate the absorption of water into the ground.
5. **Creek bank stabilization.** Development or land use changes that increase impervious surfaces or sedimentation may result in channel erosion. This may require measures to stabilize creek banks.
- a. Creek rehabilitation is the preferred method of stabilization, with the objective of maintaining the natural character of the creek and riparian area. Rehabilitation may include enlarging the channel at points of obstruction, clearing obstructions at points of constriction, limiting uses in areas of excessive erosion, and restoring riparian vegetation.
 - b. Concrete channels are not allowed. Other mechanical stabilization measures shall not be allowed unless no other alternative exists.
 - c. If bank stabilization requires other than rehabilitation or vegetative methods, hand-placed stone or rock rip-rap are the preferred methods.
6. **Physical and visual access.**
- a. Public access and visibility to creeks should be provided, if feasible, through the use of single-loaded frontage roads adjacent to creeks, but outside of the creek setback. Structures or lots that back-up to creeks or creek frontage roads are discouraged.
 - b. The provision of multipurpose creekside trails and public open space is encouraged. Open space areas should include planting for riparian enhancement with native shrubs and trees, paths and trails, lighting, benches, play and exercise equipment, and trash receptacles outside of the riparian habitat area, where appropriate.
 - c. Where streets are not used, frequent access to creekside trails and public open space should be provided at least every 300 feet, and may occur at the end of cul-de-sacs.
7. **Best management practices (BMPs) for storm water quality.** Development along creekside areas shall be designed to minimize impacts to storm water quality.
- a. Drainage swales and runoff should be filtered through grassy swales or other BMPs acceptable to the City Engineer to remove street oils, sediments and other site specific storm water environmental hazards.
 - b. Fertilizer or pesticide usage is discouraged. Plants and trees for landscape areas should be selected that can survive without fertilizers or pesticides. Long-term ponding of water from landscape irrigation shall be avoided.
 - c. Retention/detention basins will require mosquito abatement.
- F. **Warning – Liability denied.** The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Section does not imply

that land outside the areas of special flood hazards or uses permitted within the areas will be free from flooding or flood damages. This Section shall not create liability on the part of the City or by any officer or employee for any flood damages that result from reliance on this Section or any administrative decision lawfully made under this Section.

106.30.050 - Fences and Walls

- A. **Applicability.** The requirements of this Section apply to all fences and walls unless otherwise stated.
1. **Fences or wall in flood hazard area.** A fence or wall in an area subject to flooding identified on a Federal Flood Insurance Rate Map (FIRM) or as otherwise known to the City shall comply with all requirements of Section 106.30.040 (Creekside Development and Flood Hazard Mitigation), and the City's Drainage and Development Policy, in addition to this Section.
 2. **Exemptions.** This Section does not apply to fences or walls required by regulations of a local, State or Federal agency.
- B. **Design Review.**
1. **When required.** Design Review in compliance with Section 106.62.040 (Design Review) shall be required for a fence or wall that is visible from a public right-of-way and:
 - a. Has a height greater than six feet and a length greater than 100 feet; and
 - b. Regardless of height, has a length greater than 200 feet.
 2. **Findings required for approval.** Design Review approval of a fence or wall identified in Subsection B.1 above shall require that the review authority first find that the fence or wall:
 - a. Complies with all applicable requirements of this Section; and
 - b. Complies with the design guidelines for fences and walls in Section 106.31.070G (Fences and walls).

C. **Height limitations.** Each fence, wall, and hedge shall comply with the height limitations shown in Table 3-1.

TABLE 3-1 - MAXIMUM HEIGHT OF FENCES, WALLS, AND HEDGES

Location	Maximum Height
Within required front yard setback	3 ft (2)
Within required side and rear yard setbacks	8 ft as the fence appears from a parcel or right-of-way abutting the site, 10 ft as the fence appears on the site. See Figure 3-2. (1)
Within required street side setback	3 ft. See also Section 106.30.060.E (Height Limit at Street Corners). Fencing exceeding a height of 3 ft shall be set back a minimum of 3 ft from the property line or sidewalk to allow for the planting of landscaping to mitigate the visual impact of the fence mass; provided that this requirement shall not apply to a fence that was lawfully constructed prior to November 6, 2006, which may be replaced in the same location. (1)
At intersections of alleys, streets, and driveways within sight visibility areas. See 106.30.060.E (Height Limit at Street Corners).	2' 6"
Outside of a required setback	As determined by the height limit for structures within the applicable zoning district. A fence higher than 6 ft requires a Building Permit. (1)
Within a zone where no setback is required, and not adjacent to a street	8 ft (1)

Notes:

- (1) Additional height to a maximum of 10 ft (higher than 6 ft requires a Building Permit) may be authorized through Design Review approval (Section 106.62.040).
- (2) In the RD-5 – RD-15 zoning districts, the front yard fence setback shall be a minimum of 20 feet.

D. **Measurement of fence and wall height.**

- 1. Fence and wall height shall be measured from the top of the fence or wall to the level of the finished grade.
- 2. The height of fencing placed on top of a retaining wall shall be measured from the base of the wall, except as provided in Subsection D.3.
- 3. In cases where elevation of the finished grade within six feet of the base of the fence differs from one side of the fence to the other (as when a fence is placed at the top of a slope or on a retaining wall), the height shall be measured from the side with the lowest natural grade. See Figure 3-2.

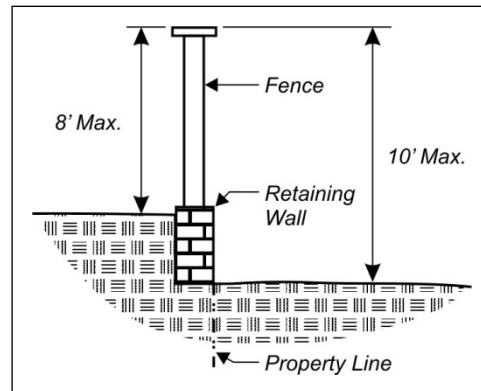


Figure 3-2 - Fence Height Measurement

E. **Specific fence and wall requirements.**

- 1. **Fencing between different land uses.** Fencing between different land uses shall be provided in compliance with Section 106.30.090 (Screening).

2. **Swimming pools, spas, and similar features.** Swimming pools/spas and other similar water features shall be fenced in compliance with Building Code requirements, regardless of the other requirements of this Section.
 3. **Outdoor equipment, storage, and work areas.** Screening of non-residential outdoor uses and equipment adjacent to a residential use shall be provided in compliance with Section 106.30.090 (Screening).
 4. **Temporary fencing during construction.** Temporary fencing may be necessary to protect archaeological or historic resources, trees, or other similar sensitive features during site preparation and construction. This fencing shall be approved by the Director.
 5. **Temporary security fencing.** Temporary Security Fencing (including chain link) with a maximum height of six feet may be installed around the property lines of vacant property with the approval of the Director. The vacant property shall be maintained in a condition free from weeds and litter.
 6. **Retaining walls.** Embankments to be retained that are over 48 inches in height shall be benched so that no individual retaining wall exceeds a height of 36 inches, and each bench is a minimum width of 36 inches. Wood shall not be used for a retaining wall that is more than two feet in height.
- F. **Prohibited materials.** Sheet or corrugated iron, steel, aluminum, bamboo, or asbestos are prohibited, with the exception of ornamental fences approved by the Director. Barbed wire, concertina or razor wire, or electrified or similar fence types are not permitted.
- G. **Graffiti resistance.** Each fence and wall adjacent to a public right-of-way in a non-residential zone, or a zone that allows multi-unit residential development, shall be provided with a permanently maintained, graffiti resistant coating.

106.30.060 - Height Limits and Exceptions

- A. **Purpose.** This Section describes the required methods for measuring the height of structures in compliance with the height limits established by this Zoning Code, and provides exceptions to those height limits under specified circumstances.
- B. **Maximum height of structures.** The height of each structure shall not exceed the height limit established for the applicable zoning district by Article 2 (Zoning Districts and Allowable Land Uses), except as otherwise provided by this Section.
- C. **Height measurement.** The maximum allowable height shall be measured as the vertical distance from the lowest point on the structure at the finished grade of the site to the highest point on the structure. Artificially filling a site to achieve additional height is prohibited.

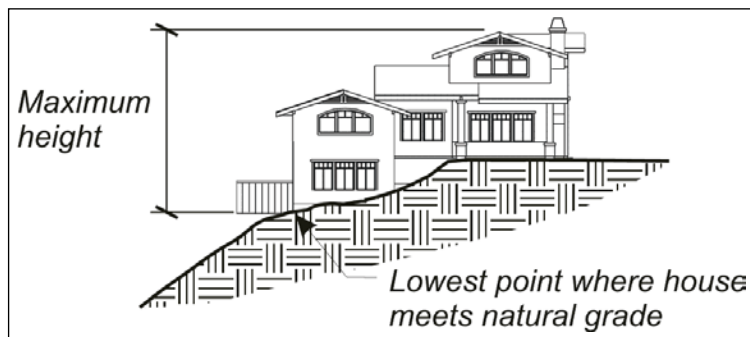


Figure 3-3 - Height Measurement

- D. **Exceptions to height limits.**
1. A chimney, cupola, building entry feature, building mounted flag pole, monument, spire, theater scenery loft, tower, vent, mechanical equipment screening, water tank, and/or similar structure, may exceed the height limit of the applicable zoning district by a maximum of eight feet, or greater height specifically authorized through Design Review.
 2. Telecommunications facilities, including antennas, poles, towers, and necessary mechanical appurtenances, may exceed the height limit established for the applicable zoning district in compliance with Chapter 106.44 (Telecommunications Facilities).
- E. **Height limit at street corners.** Development proposed adjacent to any public or private street, or an alley intersection, shall be designed to provide a traffic safety visibility area for pedestrian and traffic safety. See Figure 3-4.
1. **Measurement of visibility area.** A traffic safety visibility area is a triangle measured as follows, and may include private property and/or public right-of-way.

The visibility area shall be defined by measuring 20 feet from the intersection of the extension of the front and street side right-of-way lines (or 10 feet for driveways) and connecting the lines across the property.
 2. **Height limit.** No structure, sign, or landscape element shall exceed 30 inches in height within the traffic safety visibility area, unless approved by the City Engineer, except for trees with their canopy trimmed to a minimum of eight feet above grade.

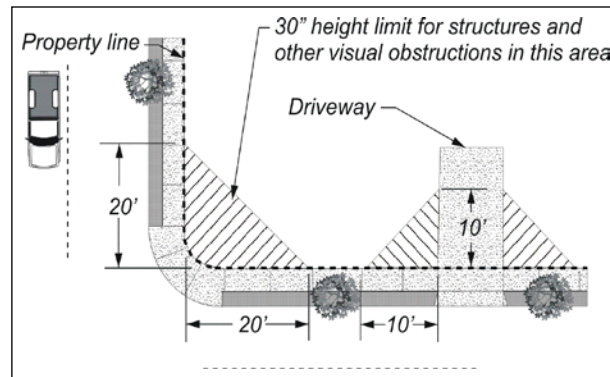


Figure 3-4 - Required Traffic Safety Visibility Area

106.30.070 - Outdoor Lighting

Outdoor lighting on private property shall comply with the requirements of Chapter 106.35 (Outdoor Lighting).

106.30.080 - Performance Standards

- A. **Purpose.** This Section provides performance standards that are designed to minimize various potential operational impacts of land uses and development within the City, and promote compatibility with adjoining areas and land uses.
- B. **Applicability.** The provisions of this Section apply to all new and existing land uses, including permanent and temporary uses in all zoning districts, unless an exemption is specifically provided. Uses existing on the effective date of this Section shall not be altered or modified thereafter to conflict with these standards.
- C. **Combustibles and explosives.** The storage of flammable and combustible liquids is limited to the volumes established by the Fire District.
- D. **Dust.** Activities that may generate dust emissions (e.g., construction, grading, commercial gardening, and similar operations) shall be conducted to limit the emissions beyond the site boundary to the maximum extent feasible. Appropriate methods of dust management shall include the following, subject to approval by the Building Official.
 1. **Scheduling.** Grading shall be designed and grading activities shall be scheduled to ensure that repeat grading will not be required, and that completion of the dust-generating activity (e.g., construction, paving or planting) will occur as soon as possible.
 2. **Operations during high winds.** Clearing, earth-moving, excavation operations or grading activities shall cease when the wind speed exceeds 25 miles per hour averaged over one hour.
 3. **Limiting the area of disturbance.** The area disturbed by clearing, demolition, earth-moving, excavation operations or grading shall be minimized at all times.
 4. **Dust control.** Fugitive dust emissions shall be controlled by regular watering, paving or other treatment of permanent on-site roads and construction roads, the covering of trucks carrying loads with dust content, and/or other dust-preventive measures (e.g., hydroseeding, etc.).
 5. **Revegetation.** Graded areas shall be revegetated as soon as possible to minimize dust and erosion. Disturbed areas of the construction site that are to remain inactive longer than three months shall be seeded with a native plant seed mix and watered until plant cover is grown and maintained. Temporary irrigation systems shall be installed in accordance with Section 106.34.

- 6. **Fencing.** Appropriate fences or walls shall be constructed to contain dust within the site as required by the Building Official.
- E. **Ground vibration.** No ground vibration shall be generated that is perceptible without instruments by a reasonable person at the property lines of the site, except for vibrations from temporary construction or demolition activities, and motor vehicle operations.
- F. **Light and glare.** Light or glare from mechanical or chemical processes, or from reflective materials used or stored on a site, shall be shielded or modified to prevent emission of light or glare beyond the property line. Outdoor lighting shall comply with the requirements of Section 106.30.070 (Outdoor Lighting).
- G. **Liquid waste.** No liquid shall be discharged into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with applicable regulations of the Regional Water Quality Control Board.
- H. **Noise.** Noise producing activities shall comply with the City's Noise Ordinance.
- I. **Odor.** No obnoxious odor or fumes shall be emitted that are perceptible without instruments by a reasonable person at the property line of the site.
- J. **Radioactivity, electrical disturbance or electromagnetic interference.** None of the following shall be emitted:
 - 1. Radioactivity, in a manner that does not comply with all applicable State and Federal regulations; or
 - 2. Electrical disturbance or electromagnetic interference that interferes with normal radio or television reception, or with the function of other electronic equipment beyond the property line of the site; or that does not comply with all applicable Federal Communications Commission (FCC) and other applicable State and Federal regulations.

106.30.090 - Screening

- A. **Purpose.** This Section establishes standards for the screening and separation of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, and surface parking areas.
- B. **Where required.** Screening shall be provided in the following circumstances.
 - 1. **Screening between different land uses.** A commercial or industrial land use proposed on a site adjacent to a residential zoning district shall provide screening at the parcel boundary as follows. Other nonresidential uses adjacent to a residential use may also be required by the review authority to comply with these requirements.
 - a. The screen shall consist of plant materials and a solid, decorative wall of masonry, as approved by the review authority. The screen shall be six or eight feet in height, as required by the review authority. Openings or pedestrian connections may be required at the discretion of the review authority.
 - b. The decorative wall shall be architecturally treated on both sides, subject to the approval of the review authority.
 - c. A landscaping strip with a minimum width of five feet shall be installed adjacent to a screening wall, except that 10 feet of landscaping shall be provided between a parking lot and a screening wall, in compliance with Section 106.34.040.D (Landscape Location Requirements - Parking areas).

- d. The review authority may waive or approve a substitute for the requirements of this Subsection if the review authority first determines that:
 - (1) The relationship of the proposed uses make the required screening unnecessary;
 - (2) The intent of this Section can be successfully met by means of alternative screening methods;
 - (3) Physical constraints on the site make the required screening infeasible; or
 - (4) Physical features of the site or adjoining parcels (e.g. topography, vegetation, etc.) make the required screening unnecessary.
2. **Mechanical equipment, loading docks, and refuse areas.**
 - a. Roof or ground mounted mechanical equipment shall be screened from public view from adjoining public streets and rights-of-way and adjoining areas zoned for residential uses. This equipment includes air conditioning, heating, ventilation ducts, and exhaust vents, loading docks, refuse storage areas, and utility services, electrical transformers, gas meters, etc.
 - b. The method of screening shall be architecturally compatible with the colors, materials, and architectural style of other on-site development.
3. **Outdoor storage and work areas.** See Section 106.42.170 (Outdoor Storage).
4. **Outdoor building materials and garden supply areas.** See Section 106.42.160 (Outdoor Displays and Sales).
- C. **Fence and wall standards.** Where screening is provided in compliance with this Section in the form of a fence or wall, the fence or wall shall comply with all applicable requirements of Section 106.30.050 (Fences and Walls).

106.30.100 - Setback Requirements and Exceptions

- A. **Purpose.** This Section provides standards for the use and minimum size of setbacks. Setbacks provide open areas around structures for: visibility and traffic safety; access to and around structures; access to natural light, ventilation and direct sunlight; separation between incompatible activities; and space for privacy, landscaping, and recreation.
- B. **Setback requirements.**
 1. **Minimum setbacks for all structures.** Each structure shall comply with the setback requirements of the applicable zoning district, and with any setbacks established for specific uses by Article 4 (Standards for Specific Land Uses), except as otherwise provided by this Section. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line; or into an access easement or street right-of-way.
 2. **Infill development within previously approved projects.** Where the City has established specific setbacks for individual parcels through the approval of a specific plan, subdivision map, or other entitlement, those setbacks shall apply to continuing development within the approved project instead of the setbacks required by this Zoning Code.
 3. **Exemptions from setback requirements.** The minimum setback requirements of this Zoning Code apply to all development and new land uses, except the following:

- a. A fence or wall to the extent allowed by Section 106.30.050 (Fences and Walls);
 - b. Decks, earthworks, steps, terraces, and other site design elements that are placed directly upon grade and do not exceed a height of 18 inches above the surrounding grade at any point;
 - c. A sign in compliance with Chapter 106.38 (Signs); and
 - d. A retaining wall less than three feet in height above finished grade. A higher wall may be allowed within a required setback with Design Review by the Director.
- C. **Measurement of setbacks.** A required setback from a street shall be measured from the edge of the abutting street/public right-of-way, and its proposed widening and extensions as indicated by the City Engineer. The width of any street or highway that does not appear in the Master Streets and Highways Plan shall be determined from the standards for street widths and improvements in the Subdivision Ordinance and/or City standards (Municipal Code Title 22).

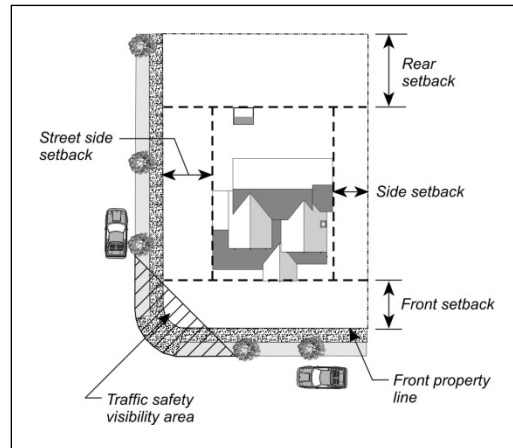


Figure 3-5 - Location of Required Setbacks

1. **Front yard setbacks.** The front yard setback shall be measured at right angles from the nearest point on the front property line of the parcel, to the nearest point of the wall of the structure, except as follows. The front property line is the most narrow dimension of a lot adjacent to a street.
 - a. **Offer of dedication.** The front setback shall be measured at right angles from the nearest point on the edge of an Irrevocable Offer of Dedication (IOD).
 - b. **Private street.** The front setback shall be measured at right angles from the nearest point on the edge of the recorded access easement of a private street, or the edge of the pavement, whichever is greater.
 - c. **Flag lot.** The front setback on a flag-shaped lot shall be measured from the nearest point of the wall of the structure to the property line intersected by the access strip, establishing a setback line parallel to the property line nearest to the public street or right-of-way; except that any fencing proposed along the access strip shall comply with the setback requirements applicable to the adjacent parcels. See Figure 3-6.

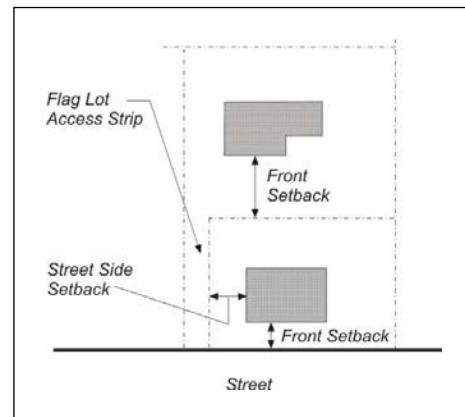


Figure 3-6 - Flag Lot Setbacks

- d. **Corner lot.** The measurement of the front setback shall be from the nearest point of the wall of the structure to the nearest point of the most narrow street frontage property line. If the property lines on both street frontages are of the same length, the Director shall determine the property line to be used for front yard setback measurement.
 - e. **Double-frontage lot.** Proposed development on a double-frontage lot shall comply with the front yard setback requirements of the applicable zoning district on both street frontages.
2. **Side yard setbacks.** The side yard setback shall be measured at right angles from the nearest point on the side property line of the parcel to the nearest point of the wall of the structure; establishing a setback line parallel to the side property line, which extends between the front and rear yard setbacks.
 3. **Street side yard setbacks.** The side yard on the street side of a corner parcel shall be measured from the nearest point on the side property line bounding the street, or the edge of an easement for a private road, or the inside edge of the sidewalk, whichever results in the greatest setback from the roadway.
 4. **Rear yard setbacks.**
 - a. The rear yard shall be measured at right angles from the nearest point on the rear property line to the nearest line of the structure, establishing a setback line parallel to the rear property line.
 - b. Where a parcel has no rear property line because its side property lines converge to a point, an assumed line 10 feet long within the parcel, parallel to and at a maximum distance from the front property line, shall be deemed to be the rear property line for the purpose of determining the depth of the required rear yard. See Figure 3-7.

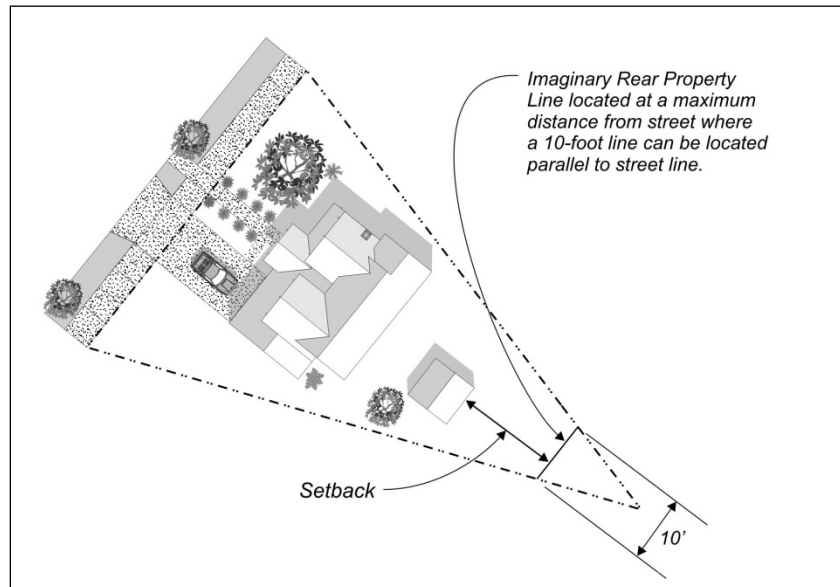


Figure 3-7 - Rear Setback on Irregular Lot

D. **Limitations on uses of setbacks.**

1. **Structures.** A required setback shall not be occupied by structures other than:
 - a. The fences and walls permitted by Section 106.30.050 (Fences and Walls);

- b. The projections into setbacks allowed by Subsection E.; and
 - c. Residential accessory structures as allowed by Section 106.42.200 (Residential Accessory Uses and Structures).
 - 2. **Storage.** No front or street side setback shall be used for the accumulation, placement or storage of automobiles or other motor vehicles, building materials, scrap, junk or machinery except for:
 - a. Automobiles or other motor vehicles parked within a designated off-street parking area, and which shall be operable, registered, and licensed.
 - b. Building materials required for construction on the parcel, immediately before and during a construction project which has a valid Building Permit in force. Storm discharge Best Management Practices (BMPs) shall be used to prevent runoff from these materials into the storm drainage system.
 - c. Materials stored behind a fence that is at least six feet high and in compliance with Section 106.30.050 (Fences and Walls).
 - 3. **Parking.** No required parking space shall occupy a required front setback, or a street side setback of a corner lot. No residential parking space shall occupy a side or rear setback, except within an enclosed garage that complies with the garage setback requirements of Section 106.42.200 (Residential Accessory Uses and Structures). Temporary (overnight) parking is allowed within required setback areas only on an approved, paved driveway, in compliance with Section 106.36.080 (Parking Design and Development Standards).
 - 4. **Storage of habitable trailer prohibited.** No habitable trailer shall be stored or parked within a required street setback, except where limited display areas are authorized in a commercial zone through Minor Use Permit approval (Section 106.62.050).
 - 5. **Pavement.** Pavement within a front setback shall be limited to a driveway the width of the garage doors, plus 12 feet abutting and parallel to the driveway. The additional 12 feet of width shall be located adjacent to the interior side property line of a corner lot. Alternate locations for the additional pavement may be approved by the Director and City Engineer. Total pavement width in the front of the lot shall not exceed 50 percent of the lot frontage. The Director and City Engineer may grant an exception for exceeding the allowed limits for lots located on a collector or arterial street, where the owner proposes a circular driveway. This Subsection does not apply to front setback areas that were paved to a greater extent than allowed by this Section, prior to October 5, 2006.
- E. Allowed projections into setbacks.**
- 1. **Primary structure into rear setback.** Within a residential zoning district, a primary structure may project into a required rear yard setback provided that an area equal to the projection is provided as a yard or court within the buildable area of the lot. In no event shall the rear yard setback be less than 10 feet for a one-story building, or 15 feet for a two-story building.
 - 2. **Accessory structures.** See Section 106.42.200 (Residential Accessory Uses and Structures).
 - 3. **Architectural features.** A cornice, sill, eave, canopy, chimney, window bay, media niche, or similar architectural feature may project into a required setback by a maximum of 24 inches; provided that the length of a projecting chimney, canopy or window bay along the wall from which it projects shall be limited to a maximum of 10 feet.
 - a. **Accessory structure.** An accessory structure shall maintain a minimum three-foot setback from property lines for any portion of the structure.

- b. **Front porch.** A front porch may encroach five feet into the front setback.
 - c. **Window bay.** A window bay with glass comprising at least 50 percent of the total area of its vertical surfaces, may project 24 inches into a required setback when the finished floor of the window bay is at least 15 inches above the finished floor of the room. The roof overhang above the window bay shall not project beyond 24 inches into the setback area.
4. **Existing legal non-conforming setback.** Additions to structures with existing legal non-conforming side yard setbacks in RD-1,2,3, and 4 zones may maintain the non-conforming setback distance for the expansion with the Director's approval.
- F. **Setback requirements for specific structures.**
- 1. **Accessory structures.** See Section 106.42.200 (Residential Accessory Uses and Structures).
 - 2. **Fences.** See Section 106.30.050 (Fences and Walls).
 - 3. **Decks or other site design element.** Detached decks, freestanding solar devices, steps, terraces, and other site design elements which are placed directly upon the grade, and which exceed a height of 18 inches above the surrounding grade at any point, shall conform to the setback requirements of this Zoning Code for detached accessory structures. (Note: a site design element less than 18 inches above grade is exempt.)
 - 4. **Swimming pool, hot tub, etc.** A swimming pool shall be set back: 20 feet from a front property line; 12½ feet from a street side property line; and three feet from a rear or interior property line as measured to the water's edge.
 - 5. **Air conditioning and mechanical equipment.** Ground-mounted air conditioning equipment shall comply with the front and street side setback requirements of the applicable zoning district. Air conditioning equipment requires no setback from a side or rear property line. Other types of mechanical equipment shall be set back a minimum of five feet from side and rear property lines. A mechanical unit on the ground shall be screened from public view with a solid wood or masonry fence.

106.30.110 - Solid Waste/Recyclable Materials Storage

- A. **Purpose.** This Section provides standards which recognize the City's support for and compliance with the California Solid Waste Reuse and Recycling Access Act (Public Resources Code Sections 42900 through 42911).
- B. **Applicability.** These requirements apply to new multi-unit residential, and nonresidential development, or changes to existing multi-unit residential or nonresidential development that increase gross floor area by 25 percent or more.
- C. **Extent of storage area required.** Solid waste and recyclables storage areas shall be provided in the number, dimensions, and types required by the waste hauler. Additional storage areas may be required by the Director as deemed necessary.
- D. **Enclosure requirements.** Each storage area shall be fully enclosed by a six-foot high masonry wall or other solid enclosure that is architecturally compatible with adjacent structures. See Figure 3-8.



Figure 3-8 - Storage Area Enclosure

1. **Location and access.** Adequate access for vehicle maneuvering and refuse pick-up shall be provided.
 - a. **Residential zoning district.** An enclosure shall be located in compliance with the front and street side setback requirements of the applicable zone, and 25 feet from an interior side or rear property line abutting property that is also in a residential zoning district.
 - b. **Non-residential zoning district.** An enclosure shall be located 15 feet from a front or street side property line in a non-residential zoning district, and as required by the interior side and rear setback requirements of the applicable zoning district.
2. **Gates and landscaping.** Gates shall be solid metal and continuously maintained in working order. Landscaping shall be provided to soften and screen the enclosure in compliance with Chapter 106.34 (Landscaping Standards).

106.30.120 - Undergrounding of Utilities

All electric and telephone facilities, fire alarm conduits, street lighting wiring, cable television and other wiring conduits, and similar facilities shall be placed underground by the developer. The Director may grant a modification, including a complete waiver of the undergrounding requirement, after considering the voltage, project size, and location of the proposed development.

