

ARTICLE III ZONING DISTRICTS AND ALLOWABLE LAND USES

CHAPTER 17.56 PD PLANNED DEVELOPMENT OVERLAY ZONE

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17.56.010 Purpose

The purpose of the provisions of this chapter is to provide, with respect to properties classified in any of the residential zones:

- A. A reasonably flexible vehicle which will provide for the development of such properties;
- B. For the preservation of natural land features, open space, and other valuable and desirable environmental features of a particular area;
- C. A method for the development of such properties having unique design features, such as privately maintained recreational and/or service facilities available for the common use of residents of the area, while ensuring compliance with the General Plan, any applicable specific plan, and compatibility of use with respect to existing and future developments in surrounding areas. (Ord. 98 § 60.01, 1974)

17.56.020 Creation

Planned Development zones shall be created in the same manner as property is reclassified from one zone classification to another within the City. When a Planned Development Zone has been so created, it shall be designated upon the zoning map of the City as an overlay zone, by adding the parenthetically enclosed letters "PD" after the zoning symbol indicating the zone in which the subject property is included. (Ord. 98 § 60.02, 1974)

17.56.030 Permitted Uses

No person shall construct or maintain any building, structure, or use on any lot included within an established Planned Development zone unless such building, structure, or use is permitted pursuant to the regulations contained in this chapter, applicable to such lot by reason of its underlying zone classification. In addition to such principal permitted uses, accessory uses permitted by the underlying zone classification shall also be

allowed, whether or not located on the same lot as the principal use or uses. (Ord. 98 § 60.03, 1974)

17.56.040 Precise Plan of Design – Required Endings

- A. No building permit shall be issued for the construction or relocation of any building or structure, nor shall any use of land be commenced or permitted on any real property within the City which is included within a Planned Development zone, unless a precise plan of design (hereinafter Plan) has been approved, in the time and manner set forth in this section. No such plan shall be approved unless the City Council determines:
 - 1. That the approval thereof is consistent with the public peace, health, safety, and general welfare;
 - 2. That the development proposed is consistent with the City's General Plan, and any applicable specific plan relating to the areas included within such plan;
 - 3. That the substantial compliance will be had with the purpose and intent of the zoning regulations of the City.

- B. Where such a plan has been so approved, notwithstanding any provision of this chapter to the contrary, the conditions of approval imposed upon such plan, and the provisions of this section, shall be observed in development of the areas included within the boundaries of such plan, to the exclusion of the regulations applicable to the lot by reason of its underlying zone classification. (Ord. 98 § 60.04, 1974)

17.56.050 Precise Plan of Design – Application – Contents

Applications for plans shall be filed with the Director of Planning for approval, and shall consist of the following:

- A. Proof of ownership, of property, or the written authorization from the owner permitting such filing;

- B. Maps and drawings showing:
 - 1. The name, address, and telephone number of the applicant, and of the person who prepared the plan,

 - 2. The street address and the legal description of the property involved, and the names of the nearest street which intersect the street or streets on which the subject is located,

3. The number of lots involved, if more than one, and the lot dimensions and total area;
 4. The location, proposed use, size, height, floor plans, elevations of all proposed and existing buildings on the subject lot or lots,
 5. Approximate size and location of proposed building pads and driveways, including approximate grades of driveways,
 6. Cut and fill slopes, banks, and terraces, topographic detail, including approximate finished elevation of building pad, driveways, property lines, and slopes,
 7. Natural features which are to be preserved,
 8. The location, height, and type of all walls and fences,
 9. The location of pedestrian and vehicular streets and accessways,
 10. Sight distance (horizontal and vertical) at all intersections,
 11. The location, number of spaces, dimensions, and circulations patter of all proposed off-street parking and loading areas,
 12. The location of any outdoor lighting fixtures.
 13. A detailed plan for the landscaping of the development, including the location and height of screen planting, and a statement setting forth the method by which such landscaping shall be maintained after installation,
 14. A preliminary grading plan for the entire development;
 15. The location, or proposed location, of all physical features, including, but not limited to, such items and firefighting facilities, utility facilities, drainage, and sewage structures.
- C. A statement containing the following data:
1. The type of building for which pads are designed,
 2. Dwelling unit density proposed,

3. Proposed covenants,
 4. Available utilities,
 5. Treatment of "view" sites,
 6. Soil conditions, including any known groundwater conditions (dump site, oil well site, natural ground, etc.),
- D. Such other matter at the applicant or Director of Planning may deem appropriate and material to the proposal. (Ord. 98 § 60.05, 1974)

17.56.060 Precise Plan of Design – Application Fee

A filing and processing fee shall be paid contemporaneously with the filing of a plan application, in an amount as set by resolution of the Council. (Ord. 98 § 60.06, 1974)

17.56.070 Precise Plan of Design – Application – Planning Commission Action

- A. At least ten days in advance of the time set for hearing on such an application by the Planning Commission, the Director shall give written notice of the time and place of the hearing as required by this section, to the applicant, to any person requesting such notice, and to all persons owning property within three hundred feet of the exterior boundaries of the property involved in the proposed plan. If the Planning Commission finds that the plan as submitted:
1. Is in compliance with the provisions of this chapter;
 2. Is consistent with the purpose and intent of the subdivision and zoning regulations, the General Plan, and any applicable specific plan;
 3. Is compatible with present and future development of the property within the immediate vicinity;
 4. Is consistent with the general peace, health, safety, and general welfare, it shall approve the plan.
- B. The Planning Commission may also impose conditions upon such approval, if it deems the same appropriate. If the Planning Commission finds, as a result of its consideration of the plan, that the same does not comply with subsection A of this section, it shall deny the said plan. (Ord. 485 § 13 (part), 1992: Ord. 98 § 60.07, 1974)

17.56.080 Precise Plan of Design – Imposition of Conditions

Each plan shall comply with the following conditions, and any other express condition which the City Council deems necessary to ensure compliance with the provisions of this chapter:

- A. Compliance with Precise Plan. All improvements within a planned development zone shall substantially conform to the plan as adopted, amended, or modified.
- B. Construction in Stages. A plan may provide for construction in phases.
- C. Covenants, Conditions, and Restrictions. Covenants, conditions, and restrictions, approved as to form by the City Attorney, shall be established as part of such precise plan of development. (Ord. 98 § 60.08, 1974)

17.56.090 Precise Plan of Design – Required for Map Approval

Any subdivision or parcel map which includes property located in a planned residential development zone shall be denied unless such development has been approved by a plan. (Ord. 98 § 60.09, 1974)

17.64.100 Precise Plan of Design – Development Standards

No plan for properties included in a planned residential development zone shall be approved unless the same complies with the development standards of Section 17.54.100 through 17.54.410. (Ord. 98 § 60.10, (part), 1974)

17.56.110 Maximum Density

- A. This section sets forth the maximum density of a planned residential development. Other design criteria will also have a significant part in determining whether the density set out herein can be achieved. In no case shall a plan be approved that does not meet the planned residential criteria.
- B. The maximum density of a planned residential development shall not exceed the following:

District maximum units – Maximum bedrooms per gross acre

R1	6.5	14
R3	15.0	50

- C. For the purpose of this section, when a room such as a den, study, or sewing room is provided in conjunction with a single, bachelor, or one-bedroom unit, and said room meets the Uniform Building Code definition of a habitable room, such room shall be considered a bedroom.
- D. When a room such as a den, study, or sewing room, is provided in conjunction with a two-bedroom unit and said room meets the Uniform Building Code definition of a habitable room, such additional room shall not be considered a den, study, or sewing room, but as a bedroom if a wardrobe, closet or similar facility normally found in a bedroom is proposed, and if such room is constructed in such manner that fifty percent or less of one wall is open to an adjacent room or hallway. (Ord. 110 § I (part), 1975; Ord. 98 § 60.10.01, 1974)

17.56.120 Minimum Development Size

This section is designed to assure that a desirable, well planned living environment is provided and the planned residential development operates efficiently and without imposing an undue financial burden on persons residing therein. The minimum size for a planned residential development shall be such that it will not conflict with the definition of planned residential development as contained in this code. Such developments shall include the following:

- A. Housing Types. Developments larger than forty acres in size shall provide a mixture of types of residential dwellings, including detached, attached, and multi-story dwellings.
- B. Unit Types. There shall be a diversification of unit types within all planned residential developments. (Ord. 110 § I (part), 1975; Ord. 98 § 60.10.02, 1974)

17.56.130 Minimum Lot Size

Where detached single-family homes are proposed on individual lots, similar to those found in standard subdivisions, and such lots do not abut common space used for recreation and leisure purposes, the minimum lot size for said lots shall conform to the requirement of the district in which such development is located unless said plan has been determined by the City Council to meet the intent and purpose of this chapter. Where detached single-family homes are proposed on individual lots similar to those found in standard subdivisions and such lots about common open space use for recreation and leisure purposes, the minimum lot size for said lot shall not be less than seven thousand two hundred. (Ord. 110 § I (part), 1975; Ord. 98 § 60.10.03, 1974)

17.56.140 Development Entrances

Entrances to a planned residential development from an arterial highway shall be well landscaped and designed to identify the project and create community identity. Secondary entrances, as deemed necessary, may be provided. (Ord. 110 § I (part), 1975; Ord. 98 § 60.10.04, 1974)

17.56.150 Development Enclosure

Planned residential developments shall be enclosed by an aesthetically pleasing combination of landscaping and decorative masonry walls. A plan showing such landscaping and decorative wall treatment shall be submitted for approval by the Planning Department. (Ord. 110 § I (part), 1975; Ord. 98 § 60.10.04, 1974)

17.64.160 Minimum Unit, Patio, and Balcony Areas

Unit Type	Unit Floor Area	Private Area
Bachelor and single	450	200
One-bedroom	650	200
Two-bedroom	900	250
Three-bedroom	1100	300
Four-bedroom	1300	400

- A. The minimum areas measured in square feet and minimum dimensions measured in lineal feet for unit floor areas, private patios, and balconies shall be as set out in Table 17.54.160.
- B. Private patios shall be provided for each ground floor unit.
- C. Balconies shall be provided for each unit above the ground floor. At least fifty percent of the lower forty-two inches of open area around a balcony shall be screened from view. Private patios and balconies shall adjoin the living area of the unit they are intended to serve. Balconies which serve as entrances or exits shall not satisfy this requirement except where such entrances or exits are for the sole use of a particular unit. (Ord. 110 § I (part), 1975; Ord. 98 § 60.10.04, 1974)

17.56.170 Maximum Building Coverage

- A. In order to maximize the amount of open space within a planned residential development, the maximum building coverage shall be as follows:

Unit per acre	Maximum coverage (percent of lot)
13	45
13.01 and over	50

- B. For the purpose of this section, maximum building coverage shall be determined by subtracting the land area set aside for private streets and alleys and the rights-of-way for public streets and alleys and any other public right-of-way. (Ord. 110 § I (part), 1975; Ord. 98 § 60.10.04(d), 1974)

17.56.180 Minimum Development Area

No plan shall be processed or approved unless the same includes an area of not less than three acres. (Ord. 221 § I, 1980; Ord. 110 § I (part) 1975; Ord. 98 § 60.10.04(e), 1974)

17.56.190 Setbacks – Minimum Building Separation

- A. The requirements contained in this section relating to setbacks and building separation, are calculated to reduce noise transmission between buildings and visual intrusion from within the project as well as from outside the project.
- B. In order to provide an aesthetically pleasing street scene, the minimum setback from a public street shall average twenty feet for any structure exceeding forty-two inches in height. In no case shall the minimum setback be less than fifteen feet.
- C. The requirements contained in this section with respect to setbacks from interior property lines are designed to provide maximum separation of a planned residential development from other uses due to the difference in lifestyles.
- D. Garages may be constructed along the interior property line where the difference between adjoining finished grades does not exceed one foot, subject to approval by the Planning Department. However, where a setback is provided, such setback shall be a minimum of ten feet and shall conform to the following requirements:
1. Consideration shall be given to the appearance of such carports or garages when viewed from outside the development. This may be accomplished through a combination of landscaping and avoiding excessively long structures.

2. The wall located along the property shall be constructed or maintenance-free solid masonry.
 3. No portion of the structure or architectural features shall project over any property line.
 4. Zero rear and interior side yard setbacks shall not be permitted adjacent to public rights-of-way.
- E. The minimum setback for one-and two-story structures shall be ten feet. For buildings over twenty-five feet in length, one foot of additional setback shall be provided for each two and one-half feet of building length facing a property line of any property that is master-planned, zones or used for single-family residential development.
- F. The minimum setback for three-story structures shall be ten feet except in the following instances:
1. When the wall of any three-story building faces a property line of any property that is master planned, zoned of one hundred feet shall be provided from such property line; or
 2. When the wall of any three-story building is facing a property line of any property that is master-planned, zoned, or used for single-family development and is separated from the property line by landscape screening and parking structures such as carports or garages, a minimum setback of eighty-five feet shall be provided.
 3. In order to avoid congestion caused by inadequate building separation, the minimum distance between main buildings shall be twenty-five feet. Upon review of the project design, the Planning Commission may waive the required minimum distance. (Ord. 485 § 13 (part) 1992; Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.05, (1974)

17.56.200 Maximum Building Height

The maximum building height shall not exceed thirty-five feet. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.06, 1974)

17.56.210 Minimum Street Width

In order to provide sufficient driveway widths for traffic flow and maneuverability, the following standards shall apply:

- A. The design of private streets and driveways shall be such that an alley-like appearance is not created. This can be accomplished through the use of landscaping and varied building design.
- B. If a street or driveway serves as primary access to or within a planned residential development and vehicles can park parallel on both sides of such accessways, the minimum paved width shall be forty feet.
- C. Where vehicles can only parallel park on one side of a street or driveway, which services as primary access to or within a planned residential development and where open or enclosed parking, other than parallel, is provided on the opposite side of such accessways, the minimum paved width shall be thirty-three feet.
- D. A minimum paved width of twenty-eight feet shall be provided where open or enclosed parking other than parallel is provided on both sides of accessways.
- E. A plan showing all parking spaces on the streets and drives shall be submitted with the planned development application. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.07, 1974)

17.56.220 Off-Street Parking – Over Eight Units Per Acre

Off-street parking for projects having a density greater than eight units per acre shall be provided in the following ratios:

- A. Each bachelor, single, or one-bedroom dwelling unit shall be provided with one and one-half off-street parking spaces. One space shall be enclosed and half of one space may be left open.
- B. Each dwelling unit with two or more bedrooms shall be provided with two off-street parking spaces. One space shall be enclosed and one space may be left open.
- C. In addition to the parking requirements contained in subsections A and B of this section, each dwelling unit shall be provided with one-half of a guest parking space. Guest parking spaces shall be distributed throughout the planned residential development. Such guest parking areas shall be conveniently located for guest and resident parking.
- D. On-street parking shall not be used to satisfy any of the above open parking requirements.
- E. Tandem parking shall not be permitted.

- F. The developer is encouraged to provide covered parking spaces under main buildings to increase available open space. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.08, 1974)

17.56.230 Off-Street Parking – Under Eight Units Per Acre

Projects having a density of less than eight units per acre shall provide off-street parking at the following ratios:

- A. Each bachelor, single, or one-bedroom dwelling unit shall be provided with off-street parking spaces. One space shall be covered by fully enclosed garage units and one space may be left open.
- B. Each dwelling unit with two or more bedrooms shall be provided with two or more bedrooms shall be provided with not less than three and one-fourth off-street parking spaces. Two spaces shall be covered by fully enclosed garage units and one and one-fourths spaces may be left open.
- C. Parking structures, approved by the review and approval process, may be used in lieu of garages.
- D. On-street parking shall not be used to satisfy any of the above open parking requirements.
- E. Tandem parking shall not be permitted.
- F. Open parking spaces shall be conveniently distributed throughout the planned residential development.
- G. The developer is encouraged to provide covered parking spaces under main building to increase available open space. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.09, 1974)

17.56.240 Parking Facilities Design Standards

The following standards shall apply to automobile parking facilities:

- A. Fully enclosed garages shall be provided for any required covered parking space that is entered directly from any public alley. Separation between each garage space shall be provided.
- B. Carports may be used to satisfy the remaining covered parking requirements.

- C. Open parking compounds shall be screen from adjacent property lines.
- D. Screening for open parking compounds shall enhance the living environment from within the project and protect the view from adjoining properties.
- E. The arrangement of parking and garage facilities shall be such that they do not face toward any public street.
- F. All dwelling units shall have an assigned, covered parking space within two hundred feet walking distance of such units.
- G. The arrangement and access for all parking lots or parking spaces shall conform to chapter 17.24. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.10, 1974)

17.56.250 Vehicle Storage Areas

Outside storage of boats, trailers, recreational vehicles, and other similar vehicles, should be prohibited unless specifically designated areas for the exclusive storage of such vehicles is set aside and provided for in the association's covenants, conditions, and restrictions. Such areas shall be enclosed and screened from view by a combination of six-foot high walls and landscaping permanently maintained. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.11, 1974)

17.56.260 Private Street and Driveways – Dimensions – Access Rights

- A. The following requirements shall be met for private streets and driveways:
 - 1. A street or driveway exceeding one hundred fifty feet in length which terminates within a planned residential development shall be provided with a curbed turn-around having a twenty-foot radius.
 - 2. All minimum widths for streets or driveways within a planned residential development shall have unobstructed air space, except that roof overhangs or eaves may project a maximum of four feet into such air space above a height of fourteen feet.
 - 3. The inside curb radius on turns for private streets and driveways shall be twenty-five feet.
- B. Vehicular access rights along all arterial highways except at street and driveway intersections shall be dedicated to the City. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.12, 1974)

17.56.270 Usable Open Space

- A. The minimum amount set forth in this section is calculated to ensure recreation, leisure, and open space which is adequate in size, utility, and accessibility for planned residential developments. Such recreation, leisure, and open space areas shall be provided for each dwelling unit.
- B. The minimum square footage of usable open space for recreation and leisure shall be as follows:

District	Square Feet Per Unit
R1	1200
R3	800

- C. Recreation and leisure areas may include game courts or rooms, swimming pools, private dock areas, gardened roofs or grounds, sauna baths, putting greens, play lots, or other similar areas serving all residents of the development. Such areas shall not include private patios, balconies, decks, or other areas used solely by the residents of an individual dwelling unit or areas used exclusively for pedestrian or vehicular access ways.
- D. Recreation and leisure areas shall not be located within ten feet of the wall of any ground floor unit having a door or window or within five feet of any other wall. Also, such recreation and leisure area shall have a minimum width of twenty feet.
- E. The minimum square footage requirements for usable open space, as set out in subsection B of this section, shall not satisfy any requirement of dedication of land or in lieu fees relating to public park and recreational facilities.
- F. Private water areas may partially satisfy the open space requirement, but not less than thirty-five percent of the required open space for each unit shall be land area.
- G. Enclosed recreation or leisure area may occupy not more than fifteen percent of the square footage required. The remaining area shall be open space.
- H. In addition to meeting all other design criteria, attempts shall be made to maximize the number of units that abut the usable open space.
- I. In a recreation area containing at least ten thousand square feet with a minimum dimension of fifty feet and a minimum average dimension of one hundred feet

shall be provided.

1. Such area shall be located at least twenty feet away from a building wall with ground floor windows or doors, and at least five feet from a building wall with no windows or doors.
- J. Special attention shall be given to the placement of tot lots which shall be arranged at convenient locations.
- K. Recreation areas shall include facilities such as swimming pools, tennis courts, basketball courts, putting greens, playground equipment, volleyball courts, lawn bowling, outdoor cooking facilities, etc.
- L. Clubhouse facilities shall be provided in one of the recreation areas, and of sufficient size to accommodate meetings held by the membership of the homeowner's association and shall contain other facilities usually associated with a clubhouse, such as kitchens, recreation areas, workshops, lounges, etc. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.13, 1974)

17.56.250 Landscaping

- A. The purpose of this section is to ensure a more pleasant living environment through the use of plant materials and decorative design elements.
- B. All setback areas fronting on or visible from a public street, and all recreation leisure and open space areas shall be landscaped and permanently maintained in an attractive manner. Such landscaping shall primarily consist of ground cover, ferns, trees, shrubs, or other living plants.
- C. Decorative design elements such as fountains, pools, benches, sculpture, planters, and similar elements may be permitted, provided such elements are incorporated as a part of the landscaping plan.
- D. Permanent irrigation facilities shall be provided in all landscaped areas.
- E. On-site trees equivalent to one thirty inch box tree for each residential unit shall be provided. Additional trees and shrubs shall also be planted to provide a well-balanced landscaping plan. For the purpose of this section, the equivalent to a thirty inch box tree shall be other specimen material, approved by the Planning Department. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.14, 1974)

17.56.290 Street Trees

Street trees shall be provided to City standards with fifteen gallon trees planted

approximately forty-five feet in the center of local streets having sixty-foot rights-of-way and thirty inch box trees shall be planted at approximately forty-five-foot intervals within a ten-foot setback from the right-of-way line where parkway trees cannot be planted within the public right-of-way. Twenty-inch box trees shall be planted on all arterial highways. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.15, 1974)

17.56.300 Lighting System

The developer shall install a lighting system on private streets, along driveway, and along all major walkways equal in illumination to lighting on public streets, subject to the approval of the Department of Public Works. A sighting plan shall be submitted to the Planning Department for approval. Such lighting shall be directed on the driveways and walkways and away from adjacent property. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.16, 1974)

17.56.310 Central Antenna Required

A common central television and FM antenna shall be provided with underground cable service to all buildings containing dwelling units. No other exterior radio or television antennas shall be permitted. Provisions to guarantee compliance with this requirement shall be included in the covenants, conditions, and restrictions. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.17, 1974)

17.56.320 Sign Conformance Required

All signs located within a planned residential development shall conform to applicable provisions of the base residential zone in which the development is located. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.18, 1974)

17.56.330 Trash Collection Areas

Trash collection areas shall be provided within two hundred feet of the furthest unit they are to serve. Such areas shall be enclosed or screened from view with masonry or other durable material as approved by the Planning Department and shall be situated so as to eliminate noise and visual intrusion on adjacent property. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.19, 1974)

17.56.340 Outside Storage Space

A minimum of one hundred cubic feet of outside storage space shall be provided for each unit. Special attention shall be given to the amount and location of such storage space. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.20(a), 1974)

17.56.350 Laundry Areas

When laundry areas are provided, such areas shall be situated so as to eliminate visual and noise intrusion within the project and on adjacent property. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.20(b), 1974)

17.56.360 Fire Hydrant System

A fire hydrant system shall be designed to provide an adequate fire flow as determined by the fire department. Plans and engineering calculations for such system shall be submitted to the Fire Department for approval. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.20(c), 1974)

17.56.370 Sewer and Water System

Sewer, water, and fire hydrant systems shall be designed to City standards. Such systems shall be located within the streets, alley, or drives. A five foot wide inclusive easement shall be provided for these facilities. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.20(d), 1974)

17.56.380 Appearance – Standards

In order to retain and strengthen the unity and order of the surroundings, and to ensure that the structures enhance their sites and are harmonious with the highest standards of improvements in the surrounding area and the community, the following standards shall apply:

- A. In addition to the plot plan, the applicant shall submit plans showing building elevations, a preliminary landscape layout and all sign locations, sizes, and copy.
- B. Architectural features and general appearance of the proposed development shall enhance the orderly and harmonious development of the area, the occupancy thereof, or the community as a whole.
- C. Buildings exceeding one hundred twenty feet in length shall have a variation in the wall setback of at least four feet for each one hundred twenty feet of building length.
- D. Architectural features shall be incorporated into the design of all vertical exterior surfaces of the buildings in order to create an aesthetically pleasing project when viewed outside the project as well as within. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.20(e), 1974)

17.56.390 Appearance – Principles

Appearance shall be guided by the following principles:

- A. Good architectural character is based upon the suitability of a structure for its purposes, upon the appropriate use of sound materials and upon the principles of harmony; and
- B. When considering signs, particular attention shall be given to incorporating the design, including colors, the sign into the overall design of the entire development in order to achieve uniformity. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.20(1), 1974)

17.56.400 Common Open Area Standards

In the establishment of permanently maintained, common areas, the following shall be required:

- A. Common areas, including private streets, shall not be dedicated separate and apart from the individual parcel or dwelling unit.
- B. All provisions for a community association and for perpetual maintenance of the common area and recreation areas shall be subject to the approval of the Planning Department and City Attorney prior to issuance of a building permit. (Ord. 110 § 1 (part), 1975; Ord. 98 § 60.10.21, 1974)

17.56.410 Required Covenants

The covenants, conditions, and restrictions for any home or community association shall contain the following provisions:

- A. The recreation, leisure, and open space areas shall be reserved for the exclusive use of residents within the project and their non-paying guests.
- B. Owners and tenants shall be required to abide by association rules, and there shall be penalties for violation of said rules.
- C. Any interest in the common area (including private streets) held by an individual parcel owner cannot be devised, conveyed, or dedicated separate and apart from the devise, conveyance, and/or dedication of the individual parcel, nor may any interest in the common area (including private streets) be devised, conveyed, or dedicated for a period longer than a life in being plus twenty-one years, except

that his may be accomplished under the same conditions or grounds as are available under judicial partition.

- D. If the development is constructed in increments or requires several final maps, reciprocal covenants, conditions, and restrictions and reciprocal management agreements shall be established that will cause a merging of increments as they are completed. The end result shall be one homeowners' association with common areas common to all, and one management for the entire project.