



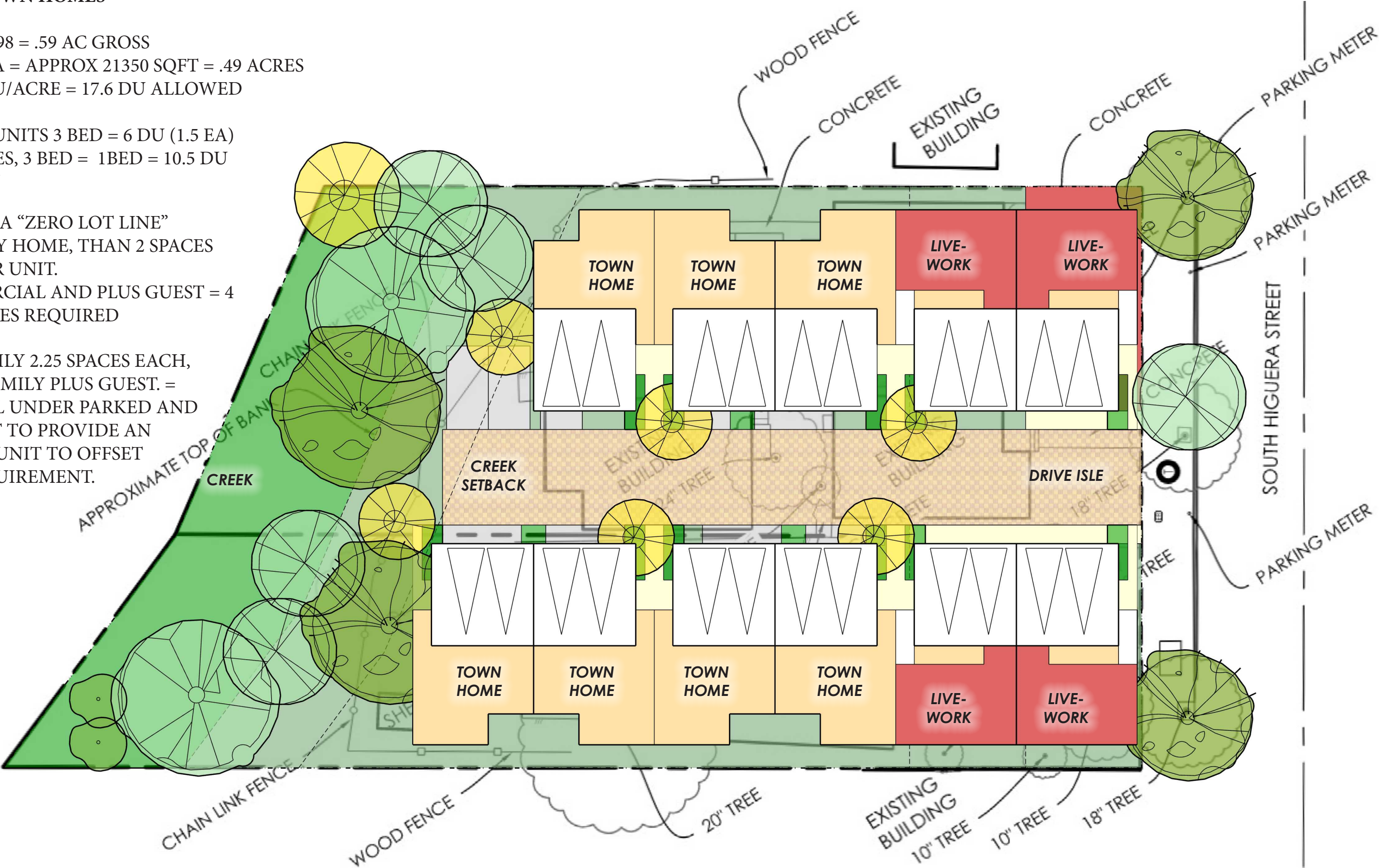
OPTION 1 - TOWN HOMES

SITE STATS:
SITE AREA 25698 = .59 AC GROSS
NET SITE AREA = APPROX 21350 SQFT = .49 ACRES
DENSITY 36 DU/ACRE = 17.6 DU ALLOWED

4 LIVE WORK UNITS 3 BED = 6 DU (1.5 EA)
7 TOWN HOMES, 3 BED = 1BED = 10.5 DU
TOTAL 16.5 DU

IF EACH UNIT A “ZERO LOT LINE”
SINGLE FAMILY HOME, THAN 2 SPACES
REQUIRED PER UNIT.
PLUS COMMERCIAL AND PLUS GUEST = 4
SURFACE SPACES REQUIRED

IF MULTI-FAMILY 2.25 SPACES EACH,
PLUS MULTIFAMILY PLUS GUEST. =
PROJECT WELL UNDER PARKED AND
WOULD WANT TO PROVIDE AN
AFFORDABLE UNIT TO OFFSET
PARKING REQUIREMENT.





OPTION 2 - CONDOS/APTS

SITE STATS:
SITE AREA 25698 = .59 AC GROSS
NET SITE AREA = APPROX 21350 SQFT = .49 ACRES
DENSITY 36 DU/ACRE = 17.6 DU ALLOWED

2 SMALL COMMERCIAL UNITS - 900 TOTAL SQFT
14 ONE BED UNITS = 9.24 DU (.66 EA)
4 TWO BED UNITS = 4 DU (1 EACH)
TOTAL 13.24 DU

5 SURFACE PARKING SPACES
21 GARAGES

1 GARAGE/1 BED = 14 SPACES
1.5 SPACE/2BED = 6 SPACES
3 FOR COMMERCIAL
4 GUEST SPACES
27 TOTAL REQUIRED SPACES

NEED AFFORDABLE
TO COVER
PARKING DEFAECATE.





Chapter 17.30
RETAIL COMMERCIAL (C-R) ZONE



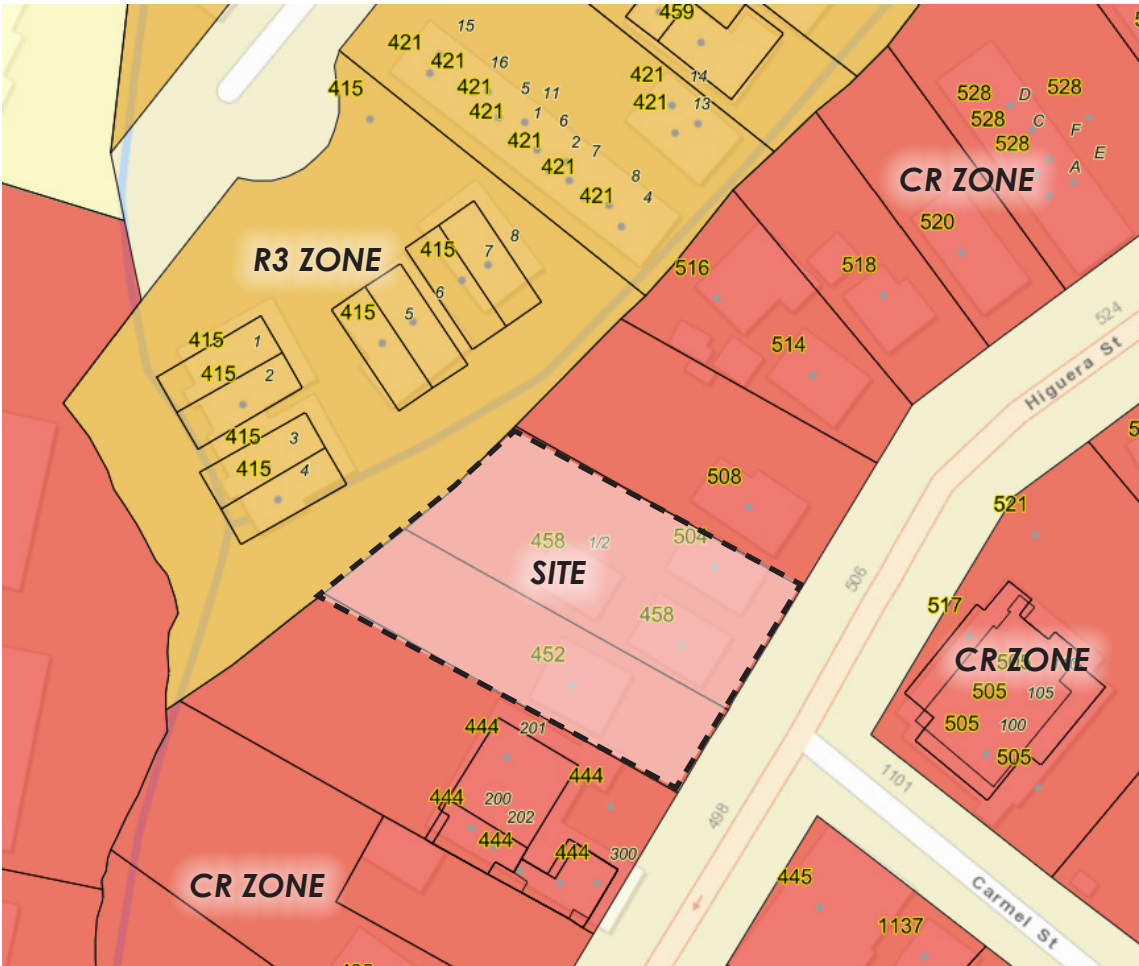
Sections:

- 17.30.010 Purpose and application.
- 17.30.020 Development standards.
- 17.30.030 Additional regulations.

17.30.010 Purpose and application.



The C-R zone is intended to accommodate a wide range of retail sales, business, personal, and professional services, as well as recreation, entertainment, transient lodging, and limited residential uses. The land uses allowed in this zone will generally serve the entire community and the region, as well as tourists and travelers. (Ord. 1650 § 3 (Exh. B), 2018)



17.70.040 Density.



A. Determination of Allowed Development.

1. *Density Calculation—General.* Density units are calculated based on the net area of a property subject to thresholds established per zone. In the AG, C/OS, R-1 zones, each single-unit dwelling counts as one density unit. In the other zones, different size dwellings have density unit values as follows:

- a. Studio and one-bedroom dwellings less than six hundred square feet = 0.50 unit;
- b. One-bedroom dwellings between six hundred one and one thousand square feet = 0.66 unit;
- c. Two-bedroom dwelling = 1.00 unit;
- d. Three-bedroom dwelling = 1.50 units;
- e. Dwelling with four or more bedrooms = 2.00 units.

A. 3. *Maximum Residential Development Potential.* Maximum residential development potential shall be the net lot area (in whole and fractional acres), multiplied by the maximum density allowed (in density units per acre) according to subsections (A)(1) through (A)(2) of this section. The resulting number (in density units, carried out to the nearest one hundredth unit) will be the maximum residential development potential. Any combination of dwelling types and numbers may be developed, so long as their combined density unit values do not exceed the maximum potential.

- a. *Downtown Flexible Density Program.* Properties zoned C-D or C-R within the Downtown Core may be developed at a residential density that is greater than the base density for the zone in which the lot is located, subject to the provisions outlined in Chapter 17.141 (Downtown Flexible Density Program).

17.30.020 Development standards.



The general property development standards for the C-R zone shall be as set forth in Table 2-17: C-R Zone Development Standards. See also Section 16.18.030 (Lot Dimensions) for minimum lot dimensions.

Table 2-17: C-R Zone Development Standards		
Development Standard	C-R Zone	Additional Regulations
Maximum Residential Density	36 units/acre	See also Section 17.70.040 (Density)
Minimum Setbacks		
Front	No setback required unless adjacent to zone with minimum setback requirement, in which case the adjoining setback shall be as provided in the zone of adjacent lot. Lots separated by streets or other rights-of-way are not considered adjacent. If more than one zone is adjacent, the largest setback shall be required	
Interior Side and Rear		
Corner Lot—Street Side		
Maximum Building Height	45 feet	See also Section 17.70.080 (Height Measurement and Exceptions)
Maximum Lot Coverage	100%	See also Section 17.70.120 (Lot Coverage)
Maximum Floor Area Ratio	3.0	In the Downtown, as mapped in the General Plan Land Use Element, a site that receives transfer of development credit for open space protection may have a FAR of up to 4.0. See also Section 17.70.060 (FAR Measurement and Exceptions)
Minimum Lot Area	9,000 square feet	See also Section 16.18.030 (Lot Dimensions)
Edge Condition Requirements	See Section 17.70.050 (Edge Conditions)	

(Ord. 1650 § 3 (Exh. B), 2018)

Table 2-1: Uses Allowed by Zone																	
Key:	A = Allowed; MUP = Minor Use Permit approval required; CUP = Conditional Use Permit approval required																
	M/A = Minor Use Permit approval required on ground floor along street frontage, allowed on second floor or above																
Land Use	Permit Requirement by Zoning District																Specific Use Regulations
	AG	C/OS	R-1	R-2	R-3	R-4	PF	O	C-N	C-C	C-R	C-D	C-T	C-S	M	BP	
Assembly Facility																	
RESIDENTIAL USES																	
General Residential Housing Types																	
Single-Unit Dwellings, Detached	A	CUP	A	A	A	A		A	MUP								
Multi-Unit Residential				A	A	A		A	MUP								

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MIXED USES																		
Mixed-Use Development									A	A	A	A	A	A	A	A		See Sec. 17.70.130 and GC Sec. 65852.24

17.70.130 Mixed-use development.



B. *Allowed Uses.* A mixed-use project requires a combination of residential units with any other use or multiple uses allowed in the applicable zone by Section [17.10.020](#) (Use Regulations by Zone). Where a mixed-use project is proposed with a use required by Section [17.10.020](#) (Use Regulations by Zone) to have use permit approval in the applicable zone, the entire mixed-use project shall be subject to that use permit requirement.

C. *Maximum Density.* The residential component of a mixed-use project shall comply with the maximum density requirements of the applicable zone, plus density bonuses where applicable.

D. *Site Layout and Project Design Standards.* Each proposed mixed-use project shall comply with the property development standards of the applicable zone and the following requirements:

1. *Location of Units.*

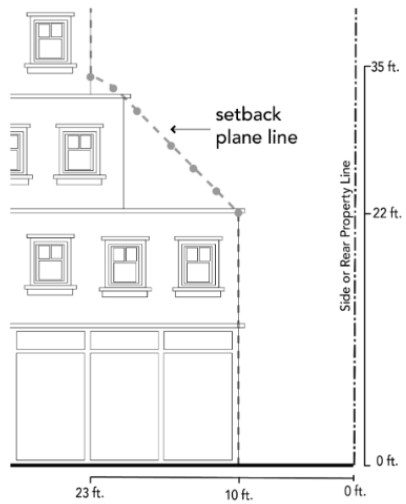
a. *Ground Floor Limitations.* In the Downtown Core (as shown in Section [17.141.020](#), Figure 8-1) and the C-D zone, residential units shall not occupy any ground floor space. In all other zones, residential units shall not occupy more than fifty percent of the ground floor space within the first fifty feet of floor area measured from each building face adjacent to a street toward the rear of the building, with no more than thirty percent of the building frontage to be occupied by residential uses.

A. *Purpose.* The edge conditions regulations support a buffer between low-density residential zones or open space areas and zones that permit development of higher intensity. Where multi-unit residential zones or commercial zones are adjacent to lower intensity residential or open space zones, development shall incorporate elements in the site design and building design to soften its impact and to result in a compatible transition to the sensitive zone.

B. *Applicability.* The standards below apply to any portion of property located within any zone designated in Table 3-2: Edge Condition Zones as “Zones Providing Transition” that are adjacent to a parcel designated in Table 3-2: Edge Conditions Zones as “Zones Receiving Transition.” For the purposes of this section, the term “adjacent” shall not include any properties separated by a street, alley, or other right-of-way, whether public or private.

Table 3-2: Edge Condition Zones	
Zones Receiving Transition	R-1, R-2
Zones Providing Transition	R-3, R-4, O, PF, C-N, C-C, C-D, C-R, C-T, C-S, M, BP

Figure 3-3. Edge Conditions Interior Side and Rear Setbacks and Building Height



D. 3. *Upper Level Open Space Orientation and Setbacks.* Balconies and terraces are prohibited above the first floor on the building side facing an adjacent zone receiving transition.

1. *FAR Reduction.* The maximum floor area ratio for a property in a zone providing transition shall be ten percent less than indicated in the zoning regulations for that zone (Chapters 17.12 through 17.60, inclusive).

D. 2. *Setbacks.* The setback standards for a property in a zone providing transition shall be as set forth in Table 3-3: Edge Conditions Minimum Setbacks. See also Figure 3-3: Edge Conditions Interior Side and Rear Setbacks and Building Height.

Table 3-3: Edge Conditions Minimum Setbacks	
Maximum Building Height	Minimum Required Setback
A point this high on the roof of a building in a zone providing transition:	Must be at least this far from the property line of a zone receiving transition:
1—22 feet	10 feet (minimum setback)
23—24 feet	12 feet
25—26 feet	14 feet
27—28 feet	16 feet
29—31 feet	19 feet
32—33 feet	21 feet
34+ feet	23 feet

Table 3-4: Parking Requirements by Use	
Type of Land Use	Number of Off-Street Parking Spaces Required
RESIDENTIAL USES	
General Residential Housing Types	
Single-Unit Dwellings, Detached	2 parking spaces for the first 4 bedrooms, 0.75 space per each additional bedroom (no requirement for accessory dwelling units), plus 1 guest parking space per 5 units in a tract development
Multi-Unit Residential	0.75 space per bedroom (no less than 1 space per dwelling unit), plus 1 guest parking space per 5 units
Boarding House	1 space per 1.5 occupants or 1.5 spaces per bedroom, whichever is greater

Table 3-4: Parking Requirements by Use	
Type of Land Use	Number of Off-Street Parking Spaces Required
MIXED USES	
Mixed-Use Development	As required for each separate use in the mixed-use development
COMMERCIAL USES	
Adult Entertainment Businesses	As required for the primary type of use (for example, retail sales or assembly)
Animal Care, Sales and Services	
Animal Boarding/Kennels	1 space per 1,000 sf of indoor area
Animal Grooming	1 space per 250 sf
Animal Retail Sales	1 space per 250 sf
Veterinary Services, Large Animal	1 space per 500 sf of indoor area
Veterinary Services, Small Animal	1 space per 300 sf of indoor area
Banks and Financial Institutions	
ATMs	No requirement
Banks and Credit Unions	1 space per 300 sf
Check Cashing Shops/Payday Loans	1 space per 300 sf

3. *Additional Upper Story Setbacks.* Where the zone allows more than two stories, an additional ten-foot step back (upper story building setback) shall be provided beginning at the third story level. The upper story step back shall be provided along all building elevations with creek-facing frontage.

F. *Improvements Prohibited within Setbacks.* The following shall not be placed or constructed within a creek setback, except as provided in subsection G of this section:

- 1. Structures larger than one hundred twenty square feet;
- 2. Paving;
- 3. Parking lots;
- 4. Fire pits, barbeques, and other open flames;
- 5. Mechanical equipment;
- 6. In nonresidential zones, areas used for storing or working on vehicles, equipment, or materials.

C. *Measurement of Creek Setbacks.* Creek setbacks shall be measured from the existing top of bank (or the future top of bank resulting from a creek alteration reflected in a plan approved by the city), or from the edge of the predominant pattern of riparian vegetation, whichever is farther from the creek flow line (Figure 3-2: Creek Setbacks). Top of bank determination shall be consistent with California Department of Fish and Wildlife where state or federal jurisdictional areas apply. The director or natural resources manager may determine the predominant pattern of riparian vegetation, where the edge of the vegetation varies greatly in a short length along the creek, in a way unrelated to topography (e.g., the director will not base the setback line on individual trees or branches extending out from the channel or on small gaps in vegetation extending toward the channel). Where riparian vegetation extends over a public street, no creek setback is required on property which is on the side of the street away from the creek.

E. *Creek Setback Dimensions.* Different setback dimensions are established in recognition of different lot sizes and locations of existing structures for areas within the city in comparison with areas that may be annexed, and in response to different sizes of the creek channels and tributary drainage areas.

i E. 1. *Creeks within the 1996 City Limits.* Along all creeks within the city limits as of July 1, 1996, the setback shall be twenty feet, except as provided in subsections (E)(3), (E)(4), and G of this section. Where the city limit follows a creek, the setback on the side within the 1996 city limits shall be twenty feet, and the setback on the annexed side shall be as provided in subsection (E)(2) of this section.