

# EXHIBIT A

appropriate in a medium density residential neighborhood. This District implements the Medium Density Residential General Plan Land Use Designation.

**RH Residential High Density.** This District is intended for residential densities from 25 to 60 units per net acre. It provides for apartment and condominium complexes that are generally three stories or more. On larger parcels with this designation, common open space and other shared amenities are typically provided. In addition, this District provides for other compatible uses, such as schools, childcare centers, parks, and community facilities that may be appropriate in a high density residential neighborhood. This District implements the High Density Residential General Plan Land Use Designation.

## 17.07.020 Land Use Regulations

Table 17.07.020, Land Use Regulations-Residential Districts, prescribes the land use regulations for Residential Districts. Use classifications are defined in Chapter 17.45, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to other sections of this Ordinance.

TABLE 17.07.020: LAND USE REGULATIONS-RESIDENTIAL DISTRICTS					
<i>"P" Permitted Use; "M" Minor Use Permit Required; "C" Conditional Use Permit Required; "-" Use Not Allowed</i>					
Use Classification	RS	RL	RM	RH	Additional Regulations
<b>Residential Uses</b>					
Residential Housing Types					
<i>Single-Unit Dwelling, Detached</i>	P	P	P	P	
<i>Single-Unit Dwelling, Attached</i>	-	P	P	P	See Section 17.07.040.D, Single Unit Attached and Multi-Unit Development
<i>Two-Unit Dwelling</i>	-	P	P	P	
<i>Multi-Unit Development</i>	-	P	P	P	See Section 17.07.040.D, Single Unit Attached and Multi-Unit Development
<i>Accessory Dwelling Unit</i>	P	P	P	P	See Section 17.26.040, Accessory Dwelling Units
<a href="#">Guest House</a>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<a href="#">See Section 17.26.080, Guest House</a>
<a href="#">Lodging House</a>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<a href="#">See Section 17.46.120, Lodging House</a>
Family Day Care					
<i>Small</i>	P	P	P	P	
<i>Large</i>	M	M	M	M	See Section 17.26.090, Day Care
Group Residential	-	-	M	M	
Residential Care Facilities					
<i>Small</i>	P	P	P	P	
<i>Large</i>	-	M	M	M	See Section 17.26.220, Residential Care Facilities

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Residential Facility, Assisted Living	-	M	M	M	
Single Room Occupancy	-	-	-	C	See Section 17.26.230, Single Room Occupancy Units
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.				
Transitional Housing					
<b>Public/Semi-Public Uses</b>					
Community Assembly	C	C	C	C	
Community Garden	P	P	P	P	See Section 17.26.080, Community Gardens
Cultural Institutions	-	C	C	C	
Day Care Centers	-	C	C	C	See Section 17.26.090, Day Care
Emergency Shelter	-	-	M	P	See Section 17.26.110, Emergency Shelters
<a href="#">Government Offices</a>	<a href="#">C</a>	<a href="#">C</a>	<a href="#">P</a>	<a href="#">P</a>	
Hospital and Clinics					
<i>Skilled Nursing Facility</i>	-	-	C	C	
Park and Recreation Facilities	P	P	P	P	
Public Safety Facilities	C	C	<a href="#">C</a> <a href="#">P</a>	<a href="#">C</a> <a href="#">P</a>	
Schools	C	C	C	C	
Social Service Facilities	-	-	M	M	
<b>Transportation, Communication, and Utility Uses</b>					
Communication Facilities					
<i>Telecommunication</i>	See Section 17.26.250, Telecommunication Facilities				
Public Works and Utilities	C	C	C	C	
<b>Other Applicable Types</b>					
Accessory Uses and Structures	See Section 17.17.020, Accessory Buildings and Structures, and Section 17.26.030, Accessory Uses				
Home Occupations	See Section 17.26.140, Home Occupations				
Nonconforming Use	See Chapter 17.22, Nonconforming Provisions				
Solar Energy Systems	See Section 17.26.240, Solar Energy Systems				
Temporary Use	See Section 17.26.260, Temporary Uses				

<b>TABLE 17.07.030: DEVELOPMENT STANDARDS-RESIDENTIAL DISTRICTS</b>					
<i>Standard</i>	<i>RS</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>	<i>Additional Regulations</i>
<i>Street Side</i>	10	10	8	8	See Section 17.17.090, Projections into Yards and Required Building Separations
<i>Rear</i>	20	15	10	10	See Section 17.17.090, Projections into Yards and Required Building Separations
Distance Between Main Structures (ft)	n/a	n/a	10	10	See Section 17.17.090, Projections into Yards and Required Building Separations
<b>Lot Coverage, Landscape, and Open Space Standards</b>					
Maximum Lot Coverage (% of lot)	50	50	55	55	
Minimum Landscaping (% of lot)	25	25	25	25	At least half of the landscape area <a href="#">in RS District</a> shall be provided along public rights-of-way or near sidewalks. See Chapter 17.21, Landscaping
Minimum Open Space (sq ft per residential unit)	n/a	400(C)	300(C)	200(C)	

- A. **Additional Density, RL and RM Districts.** Up to 15 units/net acre in the RL District and up to 30 units/net acre in the RM District are allowed on properties which have their primary access on an arterial or collector street and which are found to be compatible with the character and intensity of residential development in the immediate area subject to Conditional Use Permit approval.
- B. **Attached Single-Unit Dwellings.** Required setbacks apply to the ends of rows of attached single-unit dwellings.
- C. **Heights over 35 feet in the RM and RH Districts shall require a Minor Use Permit.**

<b>TABLE 17.08.020: LAND USE REGULATIONS-COMMERCIAL AND MIXED USE DISTRICTS</b>						
<i>"P" Permitted Use; "M" Minor Use Permit Required; "C" Conditional Use Permit Required; "-" Use Not Allowed</i>						
<i>Use Classification</i>	<i>NC</i>	<i>CMU</i>	<i>CR</i>	<i>CC</i>	<i>RC</i>	<i>Additional Regulations</i>
Funeral Parlors and Interment Services	-	-	-	M	-	
Government Offices	P	P	P	P	P	
<b>Hospital and Clinics</b>						
<i>Clinic</i>	M	M	M	M	M	
Instructional Services	M	M	M	M	M	<a href="#">A minimum separation of 300 ft is required between two instructional services</a>
Park and Recreation Facilities	M	M	M	M	M	
Parking Lots and Structures	M	M	M	M	M	
Public Safety Facilities	P	P	P	P	P	
Schools	M	M	M	M	M	
Social Service Facilities	-	M	M	M	M	
Tutoring Facilities	M	M	M	M	M	<a href="#">A minimum separation of 300 ft is required between two tutoring facilities</a>
<b>Commercial Uses</b>						
Adult Business	-	-	-	P	-	See Section 17.26.050, Adult Oriented Businesses
<b>Animal Care, Sales, and Services</b>						
<i>Animal Sales and Grooming</i>	P	P	P	P	P	
<i>Boarding/Kennels</i>	-	-	-	C	C	
<i>Veterinary Services</i>	M	M	M	M	M	
Artist's Studio	P	P	P	P	P	
<b>Automobile/Vehicle Sales and Services</b>						
<i>Automobile Rentals</i>	M	M	M	M	P	See Section 17.26.060, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	-	P	P	
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	-	M	M	
<i>Large Vehicle and Equipment Sales, Service and Rental</i>	-	-	-	-	M	
<i>Service and Gas Stations</i>	C	-	-	M	M	
<i>Washing</i>	-	-	-	M	M	
<b>Banks and Financial Institutions</b>						
<i>Banks and Credit Unions</i>	P	P	P	P	P	

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<i>Use Classification</i>	<i>NC</i>	<i>CMU</i>	<i>CR</i>	<i>CC</i>	<i>RC</i>	<i>Additional Regulations</i>
Funeral Parlors and Interment Services	-	-	-	M	-	
Government Offices	P	P	P	P	P	
<b>Hospital and Clinics</b>						
<i>Clinic</i>	M	M	M	M	M	
Instructional Services	M	M	M	M	M	<a href="#">A minimum separation of 300 ft is required between two instructional services</a>
Park and Recreation Facilities	M	M	M	M	M	
Parking Lots and Structures	M	M	M	M	M	
Public Safety Facilities	P	P	P	P	P	
Schools	M	M	M	M	M	
Social Service Facilities	-	M	M	M	M	
Tutoring Facilities	M	M	M	M	M	<a href="#">A minimum separation of 300 ft is required between two tutoring facilities</a>
<b>Commercial Uses</b>						
Adult Business	-	-	-	P	-	See Section 17.26.050, Adult Oriented Businesses
<b>Animal Care, Sales, and Services</b>						
<i>Animal Sales and Grooming</i>	P	P	P	P	P	
<i>Boarding/Kennels</i>	-	-	-	C	C	
<i>Veterinary Services</i>	M	M	M	M	M	
Artist's Studio	P	P	P	P	P	
<b>Automobile/Vehicle Sales and Services</b>						
<i>Automobile Rentals</i>	M	M	M	M	P	See Section 17.26.060, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	-	P	P	
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	-	M	M	
<i>Large Vehicle and Equipment Sales, Service and Rental</i>	-	-	-	-	M	
<i>Service and Gas Stations</i>	C	-	-	M	M	
<i>Washing</i>	-	-	-	M	M	
<b>Banks and Financial Institutions</b>						
<i>Banks and Credit Unions</i>	P	P	P	P	P	

<b>TABLE 17.13.040.A: DEVELOPMENT STANDARDS-SINGLE-UNIT DEVELOPMENT</b>				
<i>Standard</i>	<i>Single-Unit, Detached</i>		<i>Single Unit, Attached</i>	
	<i>Front Loaded</i>	<i>Alley Loaded</i>	<i>Front Loaded</i>	<i>Alley Loaded</i>
<b>Lot Dimensions</b>				
Rear				
<i>Main Building (minimum)</i>	10 ft	10 ft	10 ft	10 ft
<i>Accessory Building (minimum)</i>	5 ft	14 or 28 ft	5 or 28 ft	5 or 28 ft
Side				
<i>Main Building (minimum)</i>	3 ft 3 in	3 ft 3 in	3 ft 3 in	3 ft 3 in
<i>Main Building at Corners (minimum)</i>	8 ft 3 in	8 ft 3 in	8 ft 3 in	8 ft 3 in
<i>Porch/stoops at Corners (minimum)</i>	6 ft	6 ft	6 ft	6 ft
<i>Accessory Building/Garage (minimum)</i>	3 ft 3 in	3 ft 3 in	3 ft 3 in	3 ft 3 in
<i>Accessory Building/Garage at Corners (minimum)</i>	8 ft 3 in	8 ft 3 in	8 ft 3 in	8 ft 3 in
<b>Site Coverage</b>				
Maximum Site Coverage (not including porches)	60%	60%	75%	75%

B. **Commercial, Office, and Multi-Unit Development.** Table 17.13.040.B, Development Standards- Commercial, Office, and Multi-Unit Development, prescribe the development standards for Commercial, Office, and Multi-Unit Development.

<b>TABLE 17.13.040.B: DEVELOPMENT STANDARDS- COMMERCIAL, OFFICE, AND MULTI-UNIT DEVELOPMENT</b>		
<i>Standard</i>	<i>Commercial and Office</i>	<i>Multi-Unit</i>
<b>Building Form</b>		
Maximum Length of Building Façade with no Courtyard Break (ft)	300	300
Maximum Building Depth (ft)	300	n/a
<b>Setbacks</b>		
From Public Right-of-Way		
<i>Porches/Stoops/Balconies</i>	n/a	10 ft min
<i>Building</i>	<b>Ground floor:</b> 0 min, 10 ft max <b>Upper floors:</b> 10 ft where ground floor at 0 to 5 ft; 5 ft where ground floor at 5 to 10 ft	15 ft min
From Other Buildings On-Site		
<i>Residential Buildings</i>	20 ft min	Front/front: <del>16</del> 19 ft min Side/side: 10 ft min Front/side: 15 ft min
<i>Community or Service Buildings</i>	n/a	25 ft min

may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.

- C. **Temporary Uses Requiring a Conditional Use Permit.** Other temporary events and special events, outdoor sales, and displays that exceed three consecutive days, may be allowed with the approval of a Conditional Use Permit so long as they are not intended to extend longer than one month and they are determined to not impact neighboring uses or otherwise create significant impacts.

#### 17.26.270 Tobacco Retailers

Tobacco retailers shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** Tobacco retailers shall be located a minimum of 1,000 feet from any other such establishment, public park, child day care facility, or school.
- B. **Access to Merchandise.** Products shall be secured so that only store employees have immediate access to the tobacco products and/or tobacco paraphernalia. Self-service displays are prohibited.
- C. **Advertising and Display of Tobacco Products.** Tobacco retailers shall comply with local, state and/or federal laws regarding sales, advertising or display of tobacco products, including, posting a sign prominently near the cash register or other point of sale, the legal age to buy tobacco products and checking the identification of all purchasers to ensure they are of legal age.
- D. **Selling or Exchange of Tobacco Products.** No minor person may sell or exchange tobacco products.
- E. **Sales to Minors.** Tobacco products shall not be given or sold to minors.

#### 17.26.280 Guest House

A guesthouse is an accessory building used for living accommodations, including provisions for sleeping and sanitation. Guesthouses may not have kitchens or wet bars. Guesthouses may only be built on residential-zoned lots with single-family homes. Guesthouses are meant to be used on occasion by guests of the household living in the main house.

- A. **Location.**
  - a. Front and Street-Side Setbacks. A guesthouse shall not be located within any required front or street-side setback area.
  - b. Interior-Side and Rear Setbacks. A guesthouse shall be setback a minimum of five feet from interior side; and a minimum of ten feet from street side and rear property lines.
- B. **Size.** A guesthouse may have a gross floor area up to 10 percent of the main house gross living area or 275 feet, whichever is larger.
- C. **Additional Regulations.**
  - a. A guesthouse may not have a kitchen or a wet bar.
  - b. A guesthouse may not be rented or sold.
  - c. A parcel may not have both a guest house and an accessory dwelling unit.

- d. The minimum distance between a detached guesthouse and the main house or any other detached structure is six feet.
- e. A building permit is required to build a guesthouse. Like all structures, the guesthouse must comply with zoning regulations and the building code. Standard building permit application fees apply for guesthouses.
- f. Guesthouses are not separate dwellings, and therefore may not have a separate address.
- g. A guesthouse must be heated and must meet the state energy conservation standards.



3. **Hours of Operation.** Hours of operation shall only be within the hours of 6:00 a.m. and 7:00 p.m., Monday through Friday. Additional hours may be allowed subject to approval of a Minor Use Permit.
4. **Noise.** Outdoor activities shall not occur before 9:00 a.m. or after 6:00 p.m.

**E. Notice Requirements.**

1. **Notice to Neighbors.** At least 10 days before submitting a formal application with the Planning division, the applicant shall provide notice to the neighbors within a 200-foot radius of the subject property as shown on the latest available assessment role, of the intent to propose a large family day care. The notice shall include the location of proposed outdoor space, available parking spaces and timings of the day care.
- 4.2. **Notice of Action and Appeals.** Notice of Action shall be provided pursuant to Subsection 17.31.080.B, Notice of Action. In addition to the recipients identified in Subsection 17.31.080.B, Notice of Action, Notice shall also be provided to all property owners within a minimum 200-foot radius of the subject property as shown on the latest available assessment role. A decision of the Director may be appealed to the Planning Commission and a decision of the Planning Commission may be appealed to the City Council, as provided in Section 17.31.110, Appeals.

**17.26.100 Drive-In and Drive-Through Facilities**

Drive-in or drive-through facilities shall be located, developed and operated in compliance with the following standards:

- A. **Drive-In and Drive-Through Aisles.** Drive-in and drive-through aisles shall be designed to allow safe, unimpeded movement of vehicles at street access points and within the travel aisles and parking space areas.
  1. A minimum 15-foot interior radius at curves and a minimum 12-foot width is required.
  2. Each drive-in and drive-through entrance and exit shall be at least 100 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the nearest curb cut on an adjacent property.
  3. Each entrance to an aisle and the direction of flow shall be clearly designated by signs and/or pavement markings or raised curbs outside of the public right-of-way.
- B. **Landscaping.** Each drive-through aisle shall be screened with a combination of decorative walls and landscape to a height of 20 inches to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots.
- C. **Pedestrian Walkways.** Pedestrian walkways shall not intersect drive-in or drive-through aisles, unless no alternative exists. In such cases, pedestrian walkways shall have clear visibility, emphasized by enhanced paving or markings.

**17.26.110 Emergency Shelters**

Emergency shelters shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** Emergency shelters shall be located at least 300 feet of another emergency shelter.