

Title 17 – ZONING (Public Hearing Draft, April 28 May 18, 2023)

Chapter 17.13 S-N SUBURBAN NEIGHBORHOOD ZONE

~~71.~~ Minimum side yards shall be fifteen (15) feet combined, one of five feet, the other ten (10) feet five (5) feet and maintained if-free and clear of obstructions from ground or wall-mounted equipment.

~~82.~~ Minimum street side yard shall be ten (10) feet.

~~93.~~ Minimum front yard shall be fifteen (15) feet for the habitable portion of the residence, and twenty (20) feet for front-loading garages. Side-loaded garages shall be a minimum of twelve (12) feet from the front property line. The percentage of side-loaded garages shall not exceed fifty (50) percent within any block face.

~~104.~~ Minimum rear yard shall be twenty (20) feet for the main residence. Accessory structures shall comply with the rear yard regulations of Section 17.60.010(F).

~~35.~~ Front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent provided the average of all such setbacks is not less than the minimum for the district; and

~~11D.~~ Maximum Lot Coverage.

~~1.~~ The maximum lot coverage by all buildings, main and accessory structures, shall be ~~fifty~~ (54) percent, except as allowed per Section 17.60.010.H. (Accessory Dwelling Units).

E. Height Limits.

~~1.~~ Building height for the primary structure shall not exceed thirty-five (35) feet; not to exceed three stories.

~~2.~~ Building height for accessory structures shall not exceed seventeen (17) feet; not to exceed one story.

~~3.~~ The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

F. Off-Street Parking.

~~41.~~ Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.

~~2.~~ All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.

~~GG.~~ Additional Regulations and Standards.

~~1.~~ Architectural review by the ~~planning commission~~ Planning Commission is required for development projects involving the construction of more than three dwelling units. The ~~planning commission~~ Planning Commission shall make a decision pursuant to Chapter 17.72 after conducting a public hearing. An administrative architectural review is required by the planning director for up to two units concurrent with building plan check. after routing and the director shall determine if the architectural review occur with building permit plan check. The director shall determine if submitted plans for three or fewer units be routed for for agency comments, for projects involving new construction of three or fewer dwelling units.

~~2.~~ Minimum Lot Size/Unit Size.