

Chapter 28.XX

VERONICA MEADOWS SPECIFIC PLAN SP-9 ZONE

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28.XX.005 Legislative Intent.

It is the purpose of the SP-9 Zone to establish a single-family residence district where specific development standards are established to cluster development, maintain a semi-rural setting, and protect the natural environment.

28.XX.030 Uses Permitted.

The uses permitted in the SP-9 Zone as depicted on attached Map A shall be as follows:

Area A – Residential Development: Uses permitted in Area A are:

1. A single residential unit occupying a single lot.
2. Uses, buildings, and structures incidental, accessory and subordinate to the permitted uses.
3. A Home Occupation.
4. A State-licensed Small Family Day Care Home.
5. A State-licensed Large Family Day Care Home, subject to the provisions in Chapter 28.93 of this Title.
6. State authorized, licensed or certified use to the extent it is required by State Law to be an allowed use in residential zones.
7. Habitat restoration and maintenance.
8. Private open space including, but not limited to, patios, decks, and yards for the private use of the residents of individual homes.
9. Common open space and passive recreational areas.
10. Public trails located a minimum of fifty feet (50') from the top of creek bank.
11. Brush removal, not including trees, for fire protection purposes, subject to Municipal Code provisions for vegetation removal; and
12. Utilities, storm drain system, flood control projects or other infrastructures as approved by the City.

Area B – Open Space: This area shall be maintained in its natural state to preserve the steep slopes from erosion or landslide, preserve the creek environment, and maintain the scenic quality of the area. Uses permitted in Area B are:

1. Public trails along the creek corridor.
2. Brush removal, not including trees, for fire protection purposes, subject to Municipal Code provisions for vegetation removal.
3. Utilities, flood control projects or other infrastructures as approved by the City.

28.XX.035 Uses Permitted Upon the Granting of a Conditional Use Permit.

As provided in Chapter 28.94 of this Title.

28.XX.040 Conditions, Restrictions and Modifications.

The Planning Commission, or their designee, may impose such appropriate and reasonable conditions and restrictions as it may deem necessary for the protection of property in the neighborhood or in the interest of public health, safety and welfare in order to carry out the purposes and intent of this chapter. However, no variance, modification, or other approval shall be granted for maximum number of residential dwelling units or maximum residential dwelling units per acre.

28.XX.045 Prohibition of Shiny Roofing and Siding

The materials used for roofing and siding on any building shall be of a nonreflective nature. A shiny, mirrorlike or glossy metallic finish for such materials is prohibited.

28.XX.050 Building Height.

No building in this zone shall exceed a height of thirty feet (30') nor exceed the height limitation imposed for the protection and enhancement of solar access by Chapter 28.11 of this Title.

28.XX.060 Yard Requirements.

1. FRONT YARD. Each lot shall provide a front yard of not less than twenty feet (20').
2. INTERIOR YARDS. Each lot shall provide interior yards of not less than six feet (6').
3. OPEN YARD AREA. Each lot shall provide at least one (1) open yard area which contains a minimum of one thousand two hundred fifty (1,250) square feet of lot area.

28.XX.065 Reduction in Yard Requirements.

1. ATTACHED MAIN BUILDINGS. Main buildings may be constructed on an interior property line, when attached to another main building on an adjacent property, as follows:
 - a. The buildings are attached by not less than eight feet (8') in length of one of the walls or roof, or not less than one hundred percent (100%) of any wall less than eight feet (8') in length;
 - b. Said configuration shall be allowed for no more than four (4) lots within the zone, resulting in no more than two buildings containing two dwelling units.
2. ACCESSORY BUILDINGS. Interior yards are not required for accessory buildings.
3. STEEP SLOPE IN FRONT YARD. Where the average natural slope of the front half of a lot is more than one foot (1') rise or fall in five feet (5') horizontal, the front yard may be reduced by not more than five feet (5').

28.XX.070 Distance Between Buildings.

No main building shall be closer than twenty feet (20') to any other main building on the same lot.

28.XX.080 Lot Area and Frontage Requirements.

Each single-family dwelling with its accessory buildings hereafter erected shall be located upon a lot having:

1. A net area, excluding street rights of way and other publicly dedicated improvements, of not less than 5,500 square feet, providing that a minimum average net lot area of 8,500 square feet of all residential lots in Area A shall be provided.
2. Not less than 60 feet (60') of frontage on a public street.

The Planning Commission may allow the creation of lots without frontage on a public street, in accordance with the waiver provisions of Section 22.60.300 of this Code.

28.XX.085 Allowable Density of Development.

The maximum density shall be 1.6 residential units per gross acre of Area A. The maximum number of residential units in this zone shall be twenty four (24).

28.XX.090 Open Space and Landscaping.

Not less than 50 percent (50%) of the gross acreage of Area A in shall be common open space devoted to planting, walkways, natural drainage features (e.g., bioswales, retention basins), riparian corridor, and passive recreational areas.

28.XX.095 Street Requirements.

If necessary to preserve natural terrain features or open space, the Planning Commission may grant exceptions to City street design standards as may be deemed necessary to assure that the intent of this Chapter is observed, that adequate public parking is provided, and the public welfare and safety secured.

28.XX.110 Off-street Parking.

Off-street parking shall be provided as required in Chapter 28.90 of this Title.

28.XX.115 Architectural Control.

Notwithstanding the applicability standards of Chapter 22.68 of this Title, all development within the SP-9 Zone shall be subject to the review and approval of the Architectural Board of Review.

28.XX.120 Area Map.

The map attached hereto and labeled the “Veronica Meadows Specific Plan Area” is hereby approved and incorporated in this Chapter by this reference.