

Chapter 17.19

RESIDENTIAL DISTRICT SPECIFIC STANDARDS

Sections:

17.19.01 LAND USE DISTRICT SPECIFIC STANDARDS

17.19.01 LAND USE DISTRICT SPECIFIC STANDARDS. In addition to the general and specific design guidelines contained in each applicable Base Zone, the following standards shall apply to specific residential districts:

A. Accessory Structures

Accessory structures in residential land use districts shall be subject to the permit procedure described in 17.75.02, are subject to Ministerial Review, and shall be compatible with the materials and architecture of the main dwelling on the property. Accessory structures may only be constructed on a lot containing a primary dwelling unit. Accessory structures may be built to the interior side and rear property lines provided that such structures are not closer than ten (10) feet to any other structure. Zoning Ordinance requirements may further restrict the distance to be maintained from property lines or other structures. The accessory structure may be a maximum of 20% of the main structure footprint and comply with the requirements set forth in Table 17-4.

B. Livestock (small and large)

Large Animals shall be considered those typically associated with farms or agricultural land uses such as cattle, sheep, goats, horses, or hogs. Livestock are allowed in zones identified in Table 17-3. In zones where Large Animals are permitted, all of the following development standards and conditions apply:

1. Breeding, raising and keeping of small animals for domestic use of the resident on the lot is permitted, however, there shall be no killing of animals or dressing of such animals for any commercial purposes.
2. Keeping of cattle, sheep, goats, horses or hogs owned by the resident of the lot is permitted provided that any combination of such animals is limited to one animal per 1/2 acre. No killing or dressing of such animals shall be conducted on the lot.
3. Pens, coops, stables and other structures housing livestock or poultry shall be at least:
 - a) 100 feet from the front property line and 25 feet from side and rear property lines.

- b) Corrals and other enclosures shall be no less than 30 feet from dwelling units within the same zoning district or less restrictive agricultural districts, but no less than 100 feet from division lines separating the R-A District from more restrictive zoning districts. Pastures may be located within the front yard setback for those lots with substantial front yard setbacks.
- 4. All fencing shall comply with the applicable Design District. Fencing within the front yard setback parallel to the street shall be of an aesthetic variety, type, material and color such as split rail fencing as approved by the Planning Department chain link fencing shall not be permitted in a front yard.
- 5. All development which involves housing or enclosing livestock shall be reviewed by the Planning Department for compliance with this Section and any other applicable statutes, laws and ordinances.
- 6. Applicant shall allow inspection of animal maintenance facilities by the City of Huron Building Inspector, Animal Control, and by the Fresno County Health Department.
- 7. Any permit issued pursuant to this Section may be revoked or modified pursuant to section 17.75 (Permit Procedures) of this Ordinance upon receipt of a recommendation for revocation or modification from the Fresno County Health Department, Huron Animal Control Officer or from the City of Huron Building Inspector.

C. Day Care Standards

An operating license, if required, shall be obtained through the Fresno County Employment and Temporary Assistance Department, Division of Social Services, prior to or concurrently with obtaining a permit pursuant to this Chapter. The applicant shall comply with all State, County, and City regulations which are administered by the Department or any other agency designated by the State Department of Social Services. Day care homes for both children and/or adults shall comply with the following provisions:

- 1. The activity shall conform to all property development standards of the land use district in which it is located. Day Care Facilities shall be located in a single family dwelling, detached from any other dwelling structure.
- 2. Day Care Facilities may be located no closer than 500 feet, in any direction, from an existing Large Family Day Care home, measured from property line to property line except that they may be located no closer than 250 feet measured from property line to property line from any existing Large Family Day Care home not fronting on the same street.

3. Day Care Facilities shall have a maximum capacity of 14 individuals receiving care unless otherwise specified herein.
4. The maximum number of children (including licensee's own children) under the age of 12 for whom care shall be provided when there is no assistant provider in the home shall be consistent with the State Health and Safety Code.
5. The capacity specified on the license shall be the maximum number of children for who care can be provided.
6. An outdoor play area of no less than 75 square feet per child, but in no case less than 450 square feet in area shall be provided. The outdoor play area shall be located in the rear area. Stationary play equipment shall not be located in required side and front yards.
7. All fences shall meet the requirements of the Base Zone District. Materials, colors, textures and design of the fence or wall shall be compatible with on-site development and adjacent properties. All fences or walls shall provide for safety with controlled points of entry.
8. On-site landscaping shall be consistent with that prevailing in the neighborhood and shall be installed and maintained, pursuant to Chapter 17.51. Landscaping shall be provided to reduce noise impacts on surrounding properties.
9. All on-site parking shall be provided pursuant to Section 17.60 (Off-street Parking) sufficient off-street loading space shall be provided in addition to the required off-street parking to serve the dwelling. The required loading space may be located within the required front yard setback; however, it cannot impede access to the off-street parking required to serve the dwelling.
10. All on-site lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an appropriate intensity to the use it is serving.
11. All on-site signage shall comply with the provisions of Chapter 17.61 (Sign Standards).
12. The center shall contain a fire extinguisher and smoke detector devices and meet all standards established by the Fresno County Fire Marshall.
13. A Center within a residential land use district may operate up to 14 hours per day.
14. Outdoor activities may only be conducted between the hours of 8:00 a.m. to 8:00 p.m.

15. All Day Care Centers shall file a City application pursuant to Chapter 17.75.
16. Any permit issued pursuant to this Chapter may be revoked, modified or appealed pursuant to Chapter 17.75.
17. Day Care Facilities shall be subject to a CUP in accordance with Chapters 17.19.01, C and 17.70.

D. Density Bonus

The purpose of the Density Bonus provision is to implement General Plan policies and State law requirements for density bonuses in specified residential projects.

1. Affordable Housing:

State Government Code Section 65915 provides for the granting of a Density Bonus or other incentives of equivalent financial value when a developer of housing agrees to construct at least 1 of the following:

- a) Ten percent of the total units of a housing development for persons and families of lower income, as defined in Section 50079.5 of the Health and Safety Code.
- b) Five percent of the total units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code.
- c) Any number of dwelling units of a housing development for qualifying senior citizen housing, as defined in Section 51.2 of the Civil Code.
- d) Ten percent of the total units in a condominium development for moderate-income households, as defined in Section 50093 of the Health and Safety Code.
- e) The density bonus will increase incrementally as follows:
 - 1) for each one percent increase above 10 percent minimum for lower income households, the density bonus shall increase by 1.5 percent to a maximum of 35 percent;
 - 2) for each one percent increase above five percent minimum for very low income households, the density bonus shall increase by 2.5 percent to a maximum of 35 percent; and
 - 3) for each one percent increase above 10 percent minimum for moderate-income households, the density bonus shall increase by one percent to a maximum of 35 percent.

2. Interpretation:

A request for a Density Bonus and regulatory concessions and/or incentives pursuant to Government Code Section 65915 shall be ministerial, and subject to the following interpretations:

- a) For the purpose of this Section, "Density Bonus" shall mean a density increase of 25% over the otherwise maximum allowable residential density under this Ordinance. When determining the number of housing units which are to be affordable, the Density Bonus shall not be included.
- b) The procedures for implementing this section are as follows:
 - 1) The City shall within 30 days of receipt of a written proposal, notify the developer in writing of the procedures governing these provisions.
 - 2) The Planning Department may grant the Density Bonus and regulatory concessions (and/or incentives), which must result in identifiable, financially sufficient, and actual cost reductions only if all of the following findings are made based on substantial evidence:
 - a. The developer has proven that the Density Bonus and adjustment of standards is necessary to make the project economically feasible;
 - b. That additional adjustment of standards are not required in order for the rents for the targeted units to be set, pursuant to Government Code Section 65915;
 - c. The proposed project is compatible with the purpose and intent of the General Plan and this Ordinance;
 - d. The Density Bonus shall only apply to housing developments (subdivision, planned unit development or a condominium project) consisting of 5 or more dwelling units;
 - e. The Density Bonus or combination of bonuses may not exceed 20%.
 - f. Prior to the issuance of a building permit for any dwelling unit in a development for which "Density Bonus Units" have been granted or preliminary incentives received, the developer shall submit documentation to the Planning Department which identifies the restricted units. A written affordability covenant shall be executed with the City to guarantee for 30 years the units continued use and availability to low and moderate income

households. The agreement shall extend more than 30 years if required by another financing program. The terms and conditions of the agreement shall run with the land which is to be developed, shall be binding upon the successor in interest of the developer, and shall be recorded in the Office of the Fresno County recorder.

- g. The Density Bonus Units are generally dispersed throughout a development project and shall not differ in appearance from other units in the development if combined with fair market value.

3) Agreement:

The agreement shall include the following provisions:

- a. The developer shall give the City the continuing right of first refusal to purchase or lease any or all of the designated units at fair market value;
- b. The deeds to the designated units shall contain a covenant stating that the developer of his/her successor in interest shall not sell, rent, lease, sublet, assign, or otherwise transfer any interests for same without the written approval of the City confirming that the sales price of the unit is consistent with the limits established for low- and moderate income households, which shall be related to the Consumer Price Index;
- c. The City shall have the authority to enter into other agreements with the developer or purchasers of the dwelling units, as may be necessary to assure that the required dwelling units are continuously occupied by eligible households.

4) Review and approval:

No development may occur pursuant to this Chapter until an application for a Density Bonus permit has been submitted and approved as provided in this Section:

a. Application Contents:

An application for a Density Bonus permit review shall include the following:

- 1. Name and address of applicant.
- 2. Name(s) and address(es) of property owner(s)

3. Assessor's parcel number(s)
4. Legal description
5. A site development plan drawn at the scale specified by the Planning Department, which includes the following information:
 - a) Topography of the lot(s)
 - b) Proposed street system and parking area
 - c) Lot design
 - d) Location of buildings
 - e) Location of other proposed uses
 - f) Proposed setbacks
 - g) Areas to be reserved for parks, schools, or other public or quasi-public facilities
 - h) Proposed landscaping
 - i) Water supply and distribution
 - j) Sewage disposal system
 - k) Drainage system
 - l) North arrow
6. A narrative description of the proposed development, including the following:
 - a) Total number of dwelling units and number of dwelling units per acre.
 - b) Number of dwelling units to be made available to persons of low and moderate income or to lower income households, if applicable.
 - c) Methods of maintaining the affordability of the units described in two (2) above, if applicable.
 - d) Building coverage expressed as a percent of the total area of the property.

- e) Area of land devoted to landscaping or open space usable for recreation purposes and its percentage of the total land area.
- f) Method of sewage disposal.
- g) Water supply, both domestic and fire.
- h) Proposed on-site drainage facilities.
- i) Methods of flood control, where appropriate.
- j) Phasing or development schedule.

b. Review and Approval:

Where a discretionary permit or rezoning is required for the residential project, the Density Bonus permit application shall be reviewed and approved in conjunction with that discretionary permit or rezoning approval project. Where no discretionary permit or rezoning is required for the residential project, the Density Bonus permit application shall be reviewed and approved in accordance with the procedures set out in Section 17.75.02.

E. Front/Rear Yard Averaging Standards

See Chapter 17.52, Cluster Combining District and Chapter 17.74, Nonconforming Structures, Uses, Lots and Signs.

F. Guest House, Granny Flat

Guest Houses and Granny Flats (Guest House or Granny Flat Units) are to be treated as Accessory, are subject to Ministerial Permit review and shall be constructed in the following manner:

1. All Guest House or Granny Flat Units shall conform to all developmental standards of the underlying land use district;
2. There shall be no more than one Guest House or Granny Flat Unit on any lot;
3. The floor area of the Guest House or Granny Flat Unit shall not exceed 1,200 square feet or 30% of the primary dwelling unit;
4. The Guest House or Granny Flat Unit shall not exceed one story in height, or the height of the main dwelling;

5. There shall be no cooking facilities other than an under-counter refrigerator and microwave in a Guest House or Granny Flat Unit;
6. The Guest House or Granny Flat Unit shall conform to all of the setback regulations outlined in the applicable land use district;
7. A Guest House or Granny Flat Unit shall be used only by the occupants of the main dwelling, their non-paying guests, or domestic employees. The Guest House or Granny Flat shall not be rented, or as may be permitted by Section 65583, et. seq. of the Government Code.
8. The City may require that the Guest House or Granny Flat Unit be metered separately from the main dwelling unit for gas, electricity and water/sewer services with the approval of the City Engineer and Building Services;
9. Prior to issuance of a Building Permit for the Guest House or Granny Flat Unit, a covenant of restriction to run with the land, shall be recorded which specifies that the use of the second dwelling unit as an independent dwelling may continue only as long as one unit on the property is owner-occupied.
10. The Guest House or Granny Flat Unit is compatible with the design of the main dwelling unit and the surrounding neighborhood in terms of landscaping, scale, height, length, width, bulk, lot coverage and exterior treatment, and will not cause excessive noise, traffic or other disturbances to the existing neighborhood or result in significantly adverse impacts on public services and resources;
11. The Guest House or Granny Flat Unit shall not cause a high concentration of such units sufficient to change the character of the surrounding residential neighborhood.
12. One on-site parking space shall be provided for a Guest House or Granny Flat Unit in addition to the primary dwelling units parking requirement.

G. Home Occupation Standards

These provisions allow for the conduct of Home Occupations which are incidental to and compatible with surrounding residential land uses. A Home Occupation represents a legal income-producing activity by the occupant of the dwelling. In general, a Home Occupation is a residential accessory use so located and conducted that the average neighbor, under normal circumstances, would be unaware of its existence. The standards and provisions for Home Occupations are intended to ensure compatibility with other permitted uses and with the residential character of the neighborhood.

1. Permitted Home Occupations. Home Occupations may include, but are not limited to the following:

	Activity	Includes
a	On-site professional service and consultation - by appointment only	Minister, rabbi, priest, architect, broker, consultant, engineer, insurance agent, land surveyor, bookkeeper, accountant, typist, private investigator or similar use as determined by the Planning Department.
b	Off-site personal services requiring home office	Gardening and landscaping service, locksmith, and other uses where storage in vehicle is required, or similar use as determined by the Planning Department.
c	Sales - no door-to-door sales, delivery to customers only	Sales representative (including jewelry, cosmetics, products of domestic consumption), manufacturing representative, catalog and telephone sales only or similar use as determined by the Planning Department.
d	Artisan Studio	Artist, sculptor, photography studio, author, composer, weaver, crafts, model making, rug and blanket weaving, lapidary or similar use as determined by the Planning Department.
e	Group Instructional (income producing activities)	Small Day Care (up to 8 children), educational craft and music instruction, tutor (limited to 6 or fewer students and one vehicle at a time and/or 1 session per week) or similar use as determined by the Planning Department.

No Home Occupation Permit shall be required for an in-home educational activity, including but not limited to music lessons, academic tutoring, or religious instruction, provided that no more than six students are present at any one time, and the use complies with all of the operating standards outlined below. In addition, no Home Occupation Permit shall be required for a business using the owners or any partners home as its business address provided: a) that there is no signage at the home address; b) there are no building materials stored

at the home address; c) that no manufacturing takes place at the home address; d) that in the course of doing business, no employees or customers appear at the home address to transact business.

2. Operating Standards. Home Occupations shall comply with all of the following operating standards:

- a) The Home Occupation shall not alter the appearance of the dwelling unit;
- b) There shall be no displays, sale or delivery of merchandise or advertising signs on the premises;
- c) There shall be no signs other than the address and name of the resident;
- d) There shall be no advertising which identifies the Home Occupation by street name;
- e) The Home Occupation shall be confined completely to one room located within the dwelling. It shall not occupy more than 25 percent of the gross area of one floor of the residence. No portion of any garage, carport or other accessory structure shall be used for Home Occupation purposes, other than for storage which does not impair required parking in the garage.
- f) Only 1 vehicle no larger than a 3/4-ton truck may be used by the occupant directly or indirectly in connection with a Home Occupation;
- g) No external alterations or construction features can be made to accommodate a Home Occupation nor can any change be made which would change the fire rating of the structure or the fire district in which the structure is located;
- h) There shall be no use or storage of material or mechanical equipment, either indoor or outdoor, not recognized as being part of a normal household or hobby use;
- i) Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. Utility consumption shall not exceed normal residential usage;
- j) No use shall create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, or electrical interference or other hazards or nuisances;
- k) Only the occupants of the dwelling may be engaged in the Home Occupation;

- l) The Home Occupation shall not require the services of commercial carrier freight deliveries at the site in a frequency greater than what is normally found in a residential area;
- m) The Home Occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located;
- n) No business license shall be issued until a home occupation permit is obtained, pursuant to the Municipal Code;
- o) A Home Occupation Permit shall not be transferable;
- p) There shall be no more than one (1) Home Occupation in any dwelling unit;
- q) If the Home Occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal of a Home Occupation Permit;
- r) Any special condition established by the Planning Department and made a part of the record of the Home Occupation Permit, as deemed necessary to carry out the intent of this Section.

3. Prohibited Home Occupation Uses.

The following list presents example uses that are not incidental to nor compatible with residential activities, and are prohibited:

- a) Antique shop
- b) Auto Repair
- c) Barber and beauty shop
- d) Businesses which engage in the training, breeding, raising, or grooming of dogs, cats, or other animals on the premises
- e) Cabinetry
- f) Carpentry and cabinet making
- g) Funeral chapel or funeral home
- h) Kennel
- i) Medical and dental offices, clinics, and laboratories
- j) Mini storage

- k) Repair, fix-it or plumbing shops
 - l) Storage of equipment, materials, and other accessories to the construction and service trades
 - m) Vehicle repair (body or mechanical), upholstery and painting
 - n) Welding and machining
 - o) Any other use determined by the Planning Department to not be incidental nor compatible with residential activities.
4. Application. The conduct of a Home Occupation requires the approval of the Planning Department who may establish conditions to further the intent of this Section. An application for a Home Occupation Permit shall be a form prescribed by the Planning Department and shall be filed with the Department pursuant to Chapter 17.75. All permitted Home Occupations shall fall under one of the five listed categories in Section 3, or be a prohibited use pursuant to Section 3. No Home Occupation shall be established until an application for a Home Occupation Permit has been submitted to and approved by the Planning Department as being consistent with the requirements of this Chapter in accordance with the procedures set out in Section 17.75.02 of this Ordinance.
5. Revocation:
- A Home Occupation Permit (Permit) may be revoked or modified by the Planning Department if any 1 of the following findings can be made:
- a) That the use has become detrimental to the public health, safety or traffic or constitutes a nuisance.
 - b) That the Permit was obtained by misrepresentation or fraud.
 - c) That the use for which the Permit was granted has ceased or was suspended for 6 or more consecutive calendar months.
 - d) That the condition of the premises, or the area of which it is a part, has changed so that the use is no longer justified under the meaning and intent of this Section.
 - e) That one (1) or more of the conditions of the Home Occupation Permit have not been met; and
 - f) That the use is in violation of any statute, ordinance, law or regulation.

H. Mobile Home and Manufactured Housing On Individual Lots

Manufactured or Mobile Homes are subject to Ministerial Permit review and shall be installed in the following manner:

1. Mobile or Manufactured Homes may be used as single family dwellings if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974;
2. Mobile or Manufactured Homes which are used as single family residences shall be installed on an approved permanent foundation system in compliance with applicable codes in all residential zones;
3. Planning Department shall determine that the subject lot together with the proposed mobile or manufactured home is compatible with surrounding development. This determination shall include an assessment of on-site design and development standards and materials, architectural aesthetics, setbacks, building height, accessory buildings, access, off-street parking, and any other criteria determined appropriate by the Planning Department. If individual Codes, Covenants and Restrictions governing development within a subdivision are applicable, and more restrictive than those imposed by this Ordinance, the codes, covenants and restrictions shall prevail;
4. The following design standards in addition to those Design District Standards specified in Chapter 17.51 shall govern the installation and construction of Manufactured and Mobile Homes:
 - a) All homes shall have a minimum eave dimension of 18 inches;
 - b) All roofing and siding shall be of similar materials on dwelling structures on adjacent properties excepting that siding and roofing shall be non-reflective and shall be installed from the ground up to the roof;
 - c) All roofs shall have a minimum pitch of 1:4;
 - d) All homes shall have a minimum width (across the narrowest portion) of 20 feet.

I. Mobile Home Park Development Standards

Mobile Home Parks are subject to a conditional use permit and shall be constructed in the following manner:

1. Individual mobile home space minimum setbacks shall be measured from the edge of internal private streets and space lines;
2. Maximum mobile home space coverage (mobile home and its accessory structure) shall be 75%;

3. Each mobile home shall be equipped with skirting or provided with a support pad which is recessed to give the appearance of the mobile home being located at grade;
4. All on-site utilities shall be installed underground in accordance with the City of Huron Improvement Standards;
5. The Mobile Home Park shall be provided with parking as required by Chapter 17.60 (Off-Street Parking Standards);
6. A common recreation area which may contain a recreation building shall be provided in the park for use by all tenants, owners and their invited guests. The area shall be provided in 1 common location with a minimum aggregate area of 400 square feet of recreational space per mobile home space or lot;
7. All exterior boundaries of the mobile home park shall appear similar to conventional residential developments and shall be screened by a decorative wall, fence or other comparable device 6 feet in height and include landscaping pursuant to this Chapter;
8. Common open space shall be landscaped in accordance with a landscape plan approved by the review authority consistent with Chapter 17.51;
9. All Mobile Home Park or subdivision developments shall provide open space recreational amenities within the site which may include: a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter - BBQ area; court game facilities such as tennis, basketball or racquetball; improved baseball or softball fields; or, day care facilities. The types of amenities shall be approved by the Planning Department and provided according to the following schedule:

<u>Dwelling Units</u>	<u>Amenities</u>
0-9	0
10-50	1
51-100	2
101-200	3
201-300	4

Add 1 amenity for each 100 additional units or fraction thereof.

10. Landscaped setback easements shall be provided along the periphery of the mobile home development and shall be 15 feet in width for all sides adjacent to public right-of-way. The interior edge of this landscape easement (and not the edge adjacent to the public right-of-way) shall be used for setback purposes.

11. Mobile homes shall have individual space setbacks as follows:

Front:	15'
Side:	5'
Street Side:	15'
Rear:	5'
Rear Yard Through Lot:	15'

12. Mobile homes shall be limited in height to one-story or 15 feet, whichever is less.

13. Minimum distance between mobile homes and mobile home accessory structures shall be ten feet.

14. All fences and walls shall be no taller than three feet within the required front yard space setback and no taller than six feet within the required side and rear yard space setbacks.

J. Multi-Family Development Standards

Multi-Family Development shall conform to the following requirements:

1. Multi-Family Developments shall provide 15% useable open space for passive and active recreational uses. Useable open space areas shall not include: rights-of-ways; vehicle parking or maneuvering areas; areas adjacent to or between any structures less than 15 feet apart; setbacks; patio or private yards;
2. Each dwelling shall have a private (walled) patio or balcony not less than 50 square feet in area or 10% of the dwelling unit (whichever is less), and said patio or balcony shall not be used for storage;
3. All Multi-Family Developments shall provide recreational amenities within the site which may include: a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter - BBQ area; court game facilities such as tennis, basketball or racquetball; improved softball or baseball fields; or day care facilities. The type and number of amenities shall be approved by the Planning Department and provided in accordance with the following schedule:

<u>Dwelling Units</u>	<u>Amenities</u>
0-11	1
12-50	2
51-100	3

4. Off-street parking spaces for Multi-Family Developments shall be located within 150 feet from the dwelling unit (front or rear door) for which the parking space is provided;

5. Driveway approaches within Multi-Family Developments of 12 or more units shall be delineated with interlocking pavers, rough textured concrete, or stamped concrete and landscaped medians;
6. If laundry hookups are not provided in each dwelling unit, common laundry facilities of sufficient number and accessibility consistent with the number of living units and the Uniform Building Code shall be provided at a rate of at least one washer and one dryer for each five dwelling units;
7. Management and security plans shall be submitted for review and approval for multi-family developments with 15 or more dwelling units. These plans shall be comprehensive in scope.
8. Multi-Family Site Planning

- a) Building Articulation

Long, unbroken facades and box like forms shall be avoided. Building facades shall be broken up to give the appearance of a collection of smaller structures. To the extent possible, each of the units shall be individually recognizable. This can be accomplished with use of balconies, setbacks and projections which help articulate individual dwelling units or collections of units, and by the pattern and rhythm of windows and doors. Wall planes shall be offset no less frequently than every 32' and rooflines shall be articulated with varying heights.

- b) Clustering of Units

Clustering of multi-family units shall be a consistent site planning element. Structures composed of a series of simple yet varied planes assure compatibility and variety in overall building form.

The following design techniques shall be considered and implemented whenever possible:

- 1) Varying front setbacks within same structure
- 2) Staggered and jogged unit planes
- 3) Use of reverse building plans to add variety
- 4) Maximum of 2 adjacent units with identical wall and rooflines

- c) Project Entries

Project entries shall provide direct visibility to the project with landscaping, recreational facilities and project directories. Special

attention is to be given to the hardscape and landscape treatments to enhance the overall project image at project entries.

d) Entry Drives

The principal vehicular access into a multi-family housing project shall be through an entry drive rather than a parking drive.

e) On-Site Parking and Drives

- 1) Projects with parking drives longer than 250 feet, or contiguous parking lots in excess of 50 cars are not permitted.
- 2) Parking areas shall be visible from the residential units which use them.

f) Parking Courts

- 1) A parking court of any length shall not consist of more than 2 double loaded parking aisles (bays) adjacent to each other;
- 2) The maximum length of a parking court shall not exceed 10 stalls;
- 3) The parking courts shall be separated from each other by dwelling units or by a landscaped bulb not less than 80 square feet in area. Architectural elements such as trellises, porches or stairwells may extend into these landscaped bulbs.

g) Garages

- 1) Individual parking garages within residential structures shall be enclosed behind garage doors;
- 2) Garages with parking aprons less than 20 feet in length or width shall have automatic garage door openers and/or sectional roll-up doors.

h) Carports

Where carports are utilized, they shall follow the same criteria for spatial arrangement as parking courts (#f above). Carports may be incorporated with patio walls or used to define public and private open space, but incorporating carports into exterior project walls adjacent to streets shall be prohibited. The ends of each cluster of carports shall be landscaped.

i) Pedestrian Access from Parking

Landscape bulbs shall align with major building entrances to provide pedestrian access to the building entrance from a parking court or drive.

Bulbs that align with entrances shall include a pathway as well as a vertical landscape or architectural element, for example a trellis or a tree.

j) Open Space

Residents of housing projects shall have safe and efficient access to useable open space, whether public or private, for recreation and social activities. The design and orientation of these areas shall take advantage of available sunlight and shall be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

Required common open spaces shall be conveniently located for the majority of units. Private open spaces shall be contiguous to the units they serve and screened from public view. Projects shall have secure open spaces and children's play areas that are visible from the units.

k) Planted Areas

All areas not covered by structures, drives, parking or hardscape shall be appropriately landscaped. Such planted area shall include trees at a rate of one 15-gallon tree per 500 square feet of planted area, or such greater amount in order to achieve 50 percent shading in 10 years.

l) Refuse Storage/Disposal

Trash bins shall be fully enclosed in accordance with the City of Huron Improvement Standards. Said enclosures shall be landscaped on their most visible sides. Locations shall be conveniently accessible for right-hand-side trash collection and maintenance and shall not block access drives during loading operations.

m) Support Facilities

Any support structures within multi-family residential projects such as laundry facilities, recreation buildings and sales/lease offices shall be consistent in architectural design and form with the rest of the complex. Temporary sales offices shall also be compatible with these guidelines.

n) Mailboxes

Where common mailbox services are provided, they shall be located close to the project entry, or near recreational facilities. The architectural character shall be in similar form, materials and colors to the surrounding buildings. Mailbox locations must be approved by the U. S. Postal Service.

o) Security

Multi-family projects shall be designed to provide a maximum amount of security for residents and visitors. Parking areas shall be well lit and located so as to be visible from residential units. Landscaping shall be planned and maintained to provide views into open space areas.

9. Multi-Family Architecture

The design of multi-family developments shall comply with the requirements of the underlying zone district and the following:

a) Facade and Roof Articulation

Structures containing 3 or more attached dwellings in a row shall incorporate at least one of the following:

- 1) For each dwelling unit, at least 1 architectural projection not less than 2 feet from the wall plane and not less than 4 feet wide shall be provided. Such projections shall extend the full height of single story structures, at least 1/2 the height of a 2 story building, and 2/3 the height of a 3 story building;
- 2) A change in wall plane of at least 2 feet in depth for at least 12 feet in length for each 2 units shall be provided.

b) Materials

Piecemeal embellishment and frequent changes in materials shall be avoided.

c) Balconies, Porches and Patios

Balconies, porches and patios shall be required. These elements shall be integrated to break up large wall masses, and to offset floor setbacks.

d) Dwelling Unit Access

The use of long, monotonous access balconies and corridors which provide access to 5 or more units shall be avoided. Instead, access points to units shall be clustered in groups of 4 or less. To the extent possible, the entrances to individual units shall be plainly visible from nearby parking areas. The use of distinctive architectural elements and materials to denote prominent entrances shall be used.

e) Exterior Stairs

Simple, clean, bold projections of stairways shall be used to compliment the architectural massing and form of the multi-family structure. Stairways shall be of smooth stucco, plaster or wood, with accent trim of complimentary colors. Thin-looking, open metal, prefabricated stairs are prohibited.

f) Carports, Garages and Accessory Structures

Carports, detached garages, and accessory structures shall be designed as an integral part of the architecture of projects. They shall be similar in materials, color and detail to the principal structures of the development. Carports may utilize flat roofs but shall not project above any exterior walls adjacent to the streets, and shall be located in parking courts to the rear of buildings. Prefabricated metal carports shall not be used.

Where garages are utilized, doors shall appear to be recessed into the walls rather than flush with the exterior wall. Their design shall be simple and unadorned.

g) Solar Panels

Solar panels, when used, shall be integrated into the roof design, flush with the roof slope. Frames shall be colored to match the roof colors. Natural aluminum finish is strongly discouraged. Any mechanical equipment shall be enclosed and completely screened from view.

h) Mechanical and Utility Equipment

All mechanical equipment whether mounted on the roof or ground shall be screened from view. Utility meters and equipment shall be placed in locations where they are not exposed to view from the street or they shall be suitably screened. All screening devices shall be compatible with the architecture and color of the adjacent structures.

i) Antennas

All antennas shall be placed in attics or building interiors. All new units shall be pre-wired to accept cable reception. Satellite dish antennas are specifically prohibited on roofs and shall be considered early in the design process in terms of location and any required screening.

10. Multi-Family In-fill in Single Family Neighborhoods

If multi-family projects are located in existing neighborhoods they shall be compatible with adjacent structures and fit within the context of the existing neighborhood. Minimum requirements include the following:

a) Front Yard Setbacks

Front Yard Setbacks for new multi-family projects are pursuant to the requirements of the Base Zone District (shown on Table 17-4) and if setback average is used, the setback shall be equal to or greater than the average setbacks for the 2 adjacent properties.

b) Architectural Compatibility

New multi-family development in existing neighborhoods shall incorporate architectural characteristics and maintain the scale of existing structures on the property and surrounding development, by incorporating window and door detailing, facade decoration, materials, color, roof style and pitch, porches and other features that are compatible.

K. Recreational Vehicle Storage Facilities

If recreational vehicle storage facilities are proposed or required by the Planning Department, they shall be reviewed through application of a ministerial or discretionary permit and shall be constructed in the following manner:

1. Centralized storage areas shall be provided for recreation vehicles, boats, etc., at a minimum rate of 1 space for each 6 dwelling units. Any fractional space requirement shall be constructed as requiring 1 full storage space pursuant to Chapter 17.60 Off-Street Parking Standards.
2. Individual storage spaces shall measure not less than 12 feet by 30 feet, and shall have direct access to a driveway with a minimum paved width of 25 feet.
3. Storage areas shall be paved and drained.
4. Storage areas shall be completely screened from exterior view by the combination of landscaping, masonry walls, fences or other comparable screening devices 6 feet in height, subject to the approval of the Planning Department.

L. Planned Residential Development/Small Lot Subdivisions

Residential uses are permitted in the Cluster Combining District, and small lot divisions are permitted in residential land use zone districts subject to the procedures in Section 17.75.03. Attached and detached single-family dwelling units are permitted. The purpose of allowing these types of developments is to promote residential amenities beyond those expected in conventional residential developments, to achieve greater flexibility in design, to encourage well planned neighborhoods through creative and imaginative planning as a unit, to provide for appropriate uses of land which is sufficiently unique in its physical

characteristics or other circumstances to warrant special methods of development through the encouragement of integrated planning and design. All such projects shall conform with the following:

1. Density

The underlying residential use district and combining district shall determine the maximum number of dwelling units allowed in a planned unit development or small lot subdivision. Where a parcel or parcels having more than one land use district, the maximum number of dwelling units shall be determined by adding together the allowable density for each land use district area.

2. Site Coverage

Structures shall not occupy more than 40% of the gross site area for single-family detached units, and 60% for zero lot line and patio homes.

3. Height

Detached single-family structures shall not exceed 2 1/2 stories, or 35 feet. Attached single-family structures shall not exceed 2 1/2 stories or 35 feet. If more than 2 units are attached, the Multi-Family Development Standards shall apply.

4. Setbacks

The minimum setback from the project perimeter shall be determined by setbacks related to the Street Functional Classification or 25' whichever is less. Setbacks between dwelling units in planned unit developments (Cluster Developments) shall be determined by the Base Zoning District.

5. Open Space

All Cluster Developments with 12 or more dwelling units shall provide 30% useable open space for passive and active recreational uses. Useable open space areas shall not include: rights-of-ways; vehicle parking and maneuvering areas; areas adjacent to or between any structures less than 15 feet apart; setbacks; patios and private yards.

6. Amenities

All Cluster Developments shall provide recreational amenities within the site which may include a: swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter-BBQ area; court game facilities such as tennis, basketball or racquetball; improved baseball or softball fields; or, day care facilities. The type of amenities shall be approved by the Planning Department and provided according to the following schedule:

<u>Dwelling Units</u>	<u>Amenities</u>
0-11	1
12-50	2
51-100	3
101-200	4
201-300	5

Add 1 amenity for each 100 additional units or fraction thereof.

7. Private streets shall not be allowed pursuant to the City of Huron Subdivision Ordinance.
8. Maintenance and Completion of Open Space, Amenities, Landscaping, and Manufactured Slopes

No lot or dwelling unit in the development shall be sold unless a corporation, home owner's association, assessment district or other approved appropriate entity has been legally formed with the right to assess those properties which are jointly owned or benefited to operate and maintain all of the mutually available features of the development including, but not limited to, open space, amenities, and landscaping. Conditions, Covenants and Restrictions (CC&R's) may be developed and recorded for the development subject to the review and approval of the City Attorney. The recorded CC&R's shall not be under the jurisdiction of the City for enforcement. No lot or dwelling unit shall be sold unless all approved and required open space, amenities, landscaping, or other improvements, or approved phase thereof, have been completed or completion is assured by a financing guarantee method approved by the City Engineer.

M. Senior Citizen/Congregate Care/Group Quarter Housing Design Standards

Senior group housing developments designed to accommodate more than 6 persons are subject to Discretionary Permit review and shall be constructed in the following manner:

1. A bus turnout and shelter on the on-site arterial or collector frontage shall be dedicated if the project is located on a bus route as determined by the Planning Department;
2. The parcel upon which the senior group housing is to be established shall conform to all standards of the underlying land use district;
3. The senior/group housing shall conform with all local, State and Federal requirements;
4. The main pedestrian entrance to the development, common areas, and the parking facility shall be provided with handicapped access pursuant to the Uniform Building Code;

5. Indoor common areas and living units shall be handicap adaptable and be provided with all necessary safety equipment (i.e. safety bars, etc.) as well as emergency signal/intercom systems as determined by the Planning Department;
6. Adequate internal and external lighting including walkways shall be provided for security purposes. The lighting shall be energy efficient, stationary, deflected away from adjacent properties and public rights-of-way, and of an intensity compatible with the surrounding neighborhood;
7. Common recreational and entertainment activities of a size and scale consistent with the number of living units to be provided. The minimum size shall equal 100 square feet for each living unit;
8. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the uniform building code shall be provided. The facilities shall have keyed access for tenants only;
9. The project shall be designed to provide maximum security for residents, guests and employees;
10. Trash receptacles shall be provided for on the premises and be of sufficient size and number as determined appropriate by the Public Works Director;
11. The City may require a traffic study for senior citizen/congregate care/group quarter facilities located in R-2 or less intensive Residential Zones.

N. Residential Architectural Design Criteria

It is the intent of the General Plan and the provisions of this Section to require a variety of residential development types, which are innovative in design and compatible with surrounding neighborhoods while being conducive to creating a balanced housing market in the City. The following represents components of design requirements for all residential subdivisions.

1. Houses within new residential subdivisions situated on lots deeper than one hundred (100) feet shall have a minimum five (5) foot variation in the front yard setback from twenty five (25) to thirty (30) feet. No more than two houses with the same front yard setback shall be placed on adjacent lots.
2. The use of roof forms, including shed, gable, and hip roofs, alone or in combination shall be used to achieve a variety of roof lines for houses adjacent to public streets. All such roofs shall be of a concrete tile, approved shake, or a twenty-five (25) year minimum architectural style composition shingle with dimensional variations. A minimum of fifteen (15) percent of the houses within an approved subdivision shall have concrete or approved tile roofs. All other proposed roofing materials shall be subject to review and approval by the City of Huron Planning Commission.

3. All exterior wall elevations of buildings and screen walls shall have architectural treatments enhancing building appearance. Uniform materials and consistent style should be evident within a development in all exterior elevations. Secondary materials should be used to highlight building features and to provide visual interest.
4. All houses within new subdivisions shall provide decorative lighting on both sides of the garage or shall provide lighting under the eave of said garage.
5. Residential mechanical equipment shall not be visible from street frontage.
6. The second story of a two-story residence shall be situated to the rear of the house.
7. Front yard fencing shall not exceed thirty-six (36) inches in height and shall not be chainlink. Front yard fencing shall be compatible with the architectural style and character of the house.
8. If custom homes are not proposed, subdividers/developers of residential subdivision tracts shall provide a variety of floor plans and building elevations as follows:

RESIDENTIAL FLOOR PLAN AND ELEVATION GUIDELINES

Number of Single Family Dwellings	Min. No. of Bldg. Footprints	Min. No. of Elevations per Bldg. Footprint (excludes reverse plans)
1-3	1	1
4-8	2	2
9-18	3	2
19-36	3	3
37-60	3	4
61-99	4	4
100+	4 for the first 100 houses, plus 1 for each 20 houses over 100	4

* The required number of building elevations may be reduced by one for every two building footprints added to the required minimum number specified above.

9. No two identical elevations shall be placed side by side within a subdivision.
10. Color
 - a) The use of monochromatic and complementary accent and trim colors is considered to meet the intent of this Chapter.

- b) The use of bright or garish colors (i.e., fluorescent “hot” or “day-glow” colors) shall not be permitted.
- c) Using building materials in their natural state, such as brick or stone, is strongly recommended.