

Attached Garage - Draft Text Amendment

PROPOSED CHANGE TO THE FOLLOWING CHAPTERS

- 21A.24.010: GENERAL PROVISIONS
- 21A.24.020: FR-1/43,560 FOOTHILLS ESTATE RESIDENTIAL DISTRICT
- 21A.24.030: FR-2/21,780 FOOTHILLS RESIDENTIAL DISTRICT
- 21A.24.040: FR-3/12,000 FOOTHILLS RESIDENTIAL DISTRICT
- 21A.24.050: R-1/12,000 SINGLE-FAMILY RESIDENTIAL DISTRICT
- 21A.24.060: R-1/7,000 SINGLE-FAMILY RESIDENTIAL DISTRICT
- 21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT
- 21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT
- 21A.24.100: SR-3 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT
- 21A.24.110: R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT
- 21A.34.120: YCI YALECREST COMPATIBLE INFILL OVERLAY DISTRICT
- 21A.36.190: RESIDENTIAL BUILDING STANDARDS FOR LEGAL CONFORMING SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS AND TWIN HOMES IN NONRESIDENTIAL ZONING DISTRICTS
- 21A.62.040: DEFINITION OF TERMS

21A.24.010: GENERAL PROVISIONS

H. SIDE ENTRY BUILDINGS: To provide for adequate air, light and separation between buildings, greater yard requirements are necessary for buildings whose principal means of entry is located along an interior side yard. For all such buildings, the side yard shall not be less than twelve feet (12'), eight feet (8') of which shall be devoted to landscape area.

P. SPECIAL FOOTHILLS REGULATIONS: The FP Foothills Protection District, section 21A.32.040 of this title, and the FR-1/43,560, FR-2/21,780 and FR-3/12,000 Districts shall be subject to the regulations of this subsection, other general provisions for residential districts, and the district regulations of each district.

3. Design Regulations: The following design regulations shall also apply:

a. Exterior Building Colors: The exterior of any building or structure shall blend with the natural materials and predominant colors and hues of the surrounding foothills. Colors permitted include grays, browns, greens, tans and other earth tones. White or bright colors shall be limited to window casings, doors, caves and other trim areas.

b. Exterior Building Glass: Windows and other glass surfaces shall have an outdoor visible light reflective value no more than eighteen percent (18%) as defined and measured by ASTM E308-90 or its successor.

c. Roof Materials And Colors: Roof colors shall be earth tones. White, bright and reflective materials are prohibited from roofs. Tile, slate, architectural asphalt shingles and fire retardant wood are permitted as roofing materials.

d. Mechanical Equipment: Mechanical equipment including, without limitation, swamp coolers, air conditioning equipment, heat pumps, vents, blowers and fans shall be screened from view or painted to match the building color adjacent to the equipment. Roof mounted mechanical equipment, excluding solar panels which are subject to section 21A.40.190 of this title, shall not extend above the highest roof ridgeline.

~~13. Applicability To Existing Buildings And Structures: Colors and building materials on existing structures may be maintained and/or repaired with materials and colors similar to those existing before the enactment of this title. Such colors and materials may only be modified to bring them into closer compliance with subsection P3 of this section. The provisions of this subsection shall apply to additions to existing buildings and structures within the FR-1/43,560, FR-2/21,780, FR-3/12,000 and FP Districts. Additions after April 12, 1995, to buildings and structures existing prior to April 12, 1995, shall conform to all provisions of this subsection, except that building colors and materials may match the original building or structure~~

~~**U. RESIDENTIAL BUILDING FOUNDATION STANDARD:** Each dwelling shall have poured concrete footings, the top of which must be placed below the applicable frost line. Except as otherwise authorized by the Planning Director and the chief building official in foothill districts, each dwelling shall have a site built concrete or masonry foundation/perimeter skirting constructed around the entire perimeter with interior supports as necessary to meet applicable building codes and adopted seismic loading requirements. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes and adequately weatherproofed.~~

~~**V. ENTRANCE LANDING:** At each exit door, there must be a concrete or wood landing that is a minimum of thirty-six inches by thirty-six inches (36" x 36"), constructed to meet the minimum requirements of the Uniform Building Code with adequate foundation support and permanent attachment to the building.~~

21A.24.020: FR-1/43,560 FOOTHILLS ESTATE RESIDENTIAL DISTRICT

K. STANDARDS FOR ATTACHED GARAGES:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.
2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
 - c. The garage doors will face a corner side lot line.

21A.24.030: FR-2/21,780 FOOTHILLS RESIDENTIAL DISTRICT

K. STANDARDS FOR ATTACHED GARAGES:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage

doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors

2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~

~~e. The garage doors will face a corner side lot line.~~

21A.24.040: FR-3/12,000 FOOTHILLS RESIDENTIAL DISTRICT

K. STANDARDS FOR ATTACHED GARAGES:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors

2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~

~~e. The garage doors will face a corner side lot line.~~

21A.24.050: R-1/12,000 SINGLE-FAMILY RESIDENTIAL DISTRICT

H. STANDARDS FOR ATTACHED GARAGES:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors

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a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~

~~e. The garage doors will face a corner side lot line.~~

21A.24.060: R-1/7,000 SINGLE-FAMILY RESIDENTIAL DISTRICT

H. STANDARDS FOR ATTACHED GARAGES:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors
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 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
 - e. ~~The garage doors will face a corner side lot line.~~

21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT

H. STANDARDS FOR ATTACHED GARAGES:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors
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 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
 - e. ~~The garage doors will face a corner side lot line.~~

21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

H. STANDARDS FOR ATTACHED GARAGES:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors

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- a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
- b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
- e. ~~The garage doors will face a corner side lot line.~~

21A.24.100: SR-3 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

H. STANDARDS FOR ATTACHED GARAGES:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors

2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

- a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
- b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
- e. ~~The garage doors will face a corner side lot line.~~

21A.24.110: R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT

H. STANDARDS FOR ATTACHED GARAGES:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors

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- a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
- b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
- e. ~~The garage doors will face a corner side lot line.~~

21A.34.120: YCI YALECREST COMPATIBLE INFILL OVERLAY DISTRICT

F. STANDARDS FOR ATTACHED GARAGES:

1. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless a new garage is constructed to replace an existing garage. In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance.
2. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors up to a maximum of three feet (3').
3. ~~Maximum Garage Door Height: Eight and one half feet (8.5').~~

**TABLE 21A.36.020B
OBSTRUCTIONS IN REQUIRED YARDS**

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side a property line except for the FP and FR Districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot		X ³	X

Notes:

1. "X" denotes where obstructions are allowed.
2. Reserved.
3. The accessory structure shall be located ~~wholly behind the primary structure on the property in~~ accordance with section 21A.40.050.A.3.

21A.36.190: RESIDENTIAL BUILDING STANDARDS FOR LEGAL CONFORMING SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS AND TWIN HOMES IN NONRESIDENTIAL ZONING DISTRICTS

~~C. Residential Building Foundation Standard: Each dwelling shall have poured concrete footings, the top of which must be placed below the applicable frost line. Except as otherwise authorized by the Planning Director and the chief building official in foothill districts, each dwelling shall have a site built concrete or masonry foundation/perimeter skirting constructed around the entire perimeter with interior supports as necessary to meet applicable building codes and adopted seismic loading requirements. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes and adequately weatherproofed.~~

~~D. Entrance Landing: At each exit door, there must be a concrete or wood landing that is a minimum of thirty six inches by thirty six inches (36" x 36"), constructed to meet the minimum~~

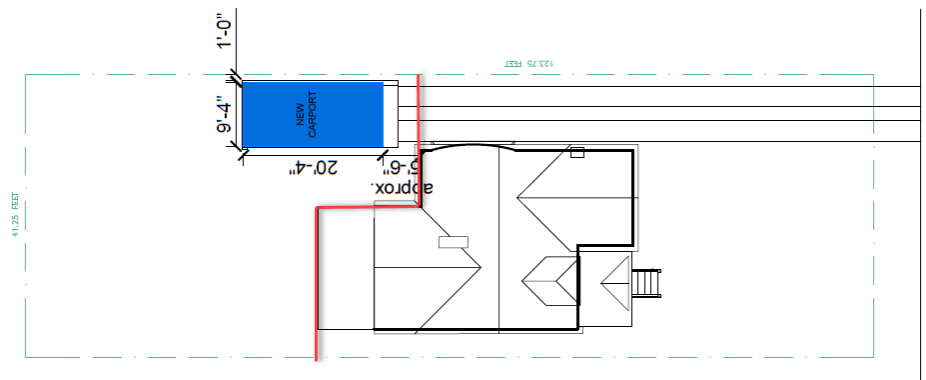
requirements of the uniform building code with adequate foundation support and permanent attachment to the building.

21A.40.050: GENERAL YARD, BULK AND HEIGHT LIMITATIONS:

All accessory buildings permitted by this chapter shall be subject to the following general requirements:

A. Location of Accessory Buildings in Required Yards:

1. Front Yards: Accessory buildings are prohibited in any required front yard and shall be set back at least as far as the principal building when the principal building exceeds the required front yard setback. Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a front yard.
2. Corner Lots: No accessory building on a corner lot shall be closer to the street than the distance required for corner side yards. At no time, however, shall an accessory building be closer than twenty feet (20') to a public sidewalk or public pedestrianway and the accessory building shall be set back at least as far as the principal building. Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a corner side yard.
3. Side Yards: ~~Accessory buildings are prohibited in any required interior side yard;~~



~~however, hoop~~ Hoop houses, greenhouses, and cold frame structures associated solely with growing food and/or plants are allowed in an interior side yard but no closer than one foot to the corresponding lot line. If an addition to residential buildings results in an existing accessory building being located in a side yard, the existing accessory building shall be permitted to remain, subject to maintaining a four foot (4') separation from the side of the accessory building to the side of the residential building, as required in subsection A.4.b of this section. Other accessory buildings are permitted in a required interior side yard when located a minimum of 4 feet from any portion of the principal building and behind the rear wall of the principal building as shown in the image below:

4. Rear Yards: ~~Location of accessory buildings in a rear yard shall be as follows:~~
 - a. ~~In residential districts, no accessory building shall be closer than one foot to a side or rear lot line except when sharing a common wall with an accessory building on an adjacent lot. In nonresidential districts, buildings may be built to side or rear lot lines in rear yards, provided the building complies with all applicable requirements of the adopted building code.~~
 - b. ~~No portion of the accessory building~~ Accessory buildings shall be built closer than a minimum of 4 feet from to any portion of the principal building; however, pedestrian connections, such as breezeways, that do not exceed five feet (5') in

width may be allowed. The minimum distance requirement does not apply to excluding cold frames associated solely with growing food and/or plants.

~~c. Garages on two (2) or more properties that are intended to provide accessory building use for the primary occupants of the properties, in which the garage is located, may be constructed in the rear yards, as a single structure subject to compliance with adopted building code regulations and the size limits for accessory buildings on each property as indicated herein.~~

5. Distance from lot lines: In residential districts, accessory buildings shall be built at least one foot from sides and rear lot lines except when sharing a common wall with an accessory building on an adjacent lot.

~~5. Accessory or Principal Lot: No portion of an accessory building on either an accessory or principal lot may be built closer than~~ 6. Distance from residential buildings: Accessory buildings shall be a minimum of ten feet (10') to from any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district; excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants.

~~6. 7. Double Frontage Lots: Accessory structures and buildings located on a property where both the front and rear yards have frontage on a street may be located in a front yard provided the accessory building or structure:~~

- a. Is located in a provided yard that is directly opposite the front yard where the primary entrance to the principal building is located;
- b. Is in a location that is consistent with other accessory building locations on the block;
- c. Complies with any clear view triangle requirements of this title; and
- d. Complies with all other accessory building and structure requirements of this title.

21A.62.040: DEFINITION OF TERMS

ACCESSORY BUILDING OR STRUCTURE: A subordinate building or structure, located on the same lot ~~with~~ as the main principal building, occupied by or devoted to an accessory use. When an accessory building or structure is attached to the ~~main principal building in a substantial manner, as by a common wall or roof, or is connected to the principal building by a roof that has a width of 5 feet or more,~~ such accessory building shall be considered part of the main principal building.

~~BUILDING CONNECTION: Two (2) or more buildings which are connected in a substantial manner or by common interior space including internal pedestrian circulation. Where two (2) buildings are attached in this manner, they shall be considered a single building and shall be subject to all yard requirements of a single building. Determination of building connection shall be through the site plan review process.~~

BUILDING, FRONT LINE OF: "Front line of building" means the line of that face of the building nearest the front or corner side lot line of the lot. This face includes sun parlors, bay windows, and covered ~~and/or uncovered~~ porches, whether enclosed or unenclosed, but does not include uncovered steps less than four feet (4') above grade.

GARAGE, ATTACHED: A garage that ~~is attached to the principal building by~~ has a common roof or wall of which fifty percent (50%) or more is attached to and in common with or is connected to the a principal building by a roof that has a width of 5 feet or more. An attached

garage shall be considered part of the principal building ~~and shall be subject to all yard requirements of the principal building.~~
