

PROPOSED TITLE 21 ZONING CODE TEXT AMENDMENT

Added text is shown as blue underline and deleted text is shown as ~~red-strikethrough~~.

SECTION 21.04.120 – ~~Reserved~~ Special Planned Development Overlay K

Section 21.04.120 to read as follows:

Special Planned Development Overlay K applies to the +/- 12.98-acre property located at 2930 Union Road, Lots 6 and 13 (originally recorded as part of the Golden Hills Orchard Tract Map in 1919 via Map Book 002-050-001) of APN 025-362-050, as designated on the official Zoning Map and conditioned by Ordinance No. XXXX N.S. as follows:

- A. Property setbacks may allow for varying reduced front, side, and rear setbacks, including zero-foot setbacks in instances where townhomes feature shared walls along zero-lot lines or alley-loaded designs with zero-foot front setbacks, as part of a Development Plan.
- B. The requirement for the construction of a solid wall of decorative masonry materials, as outlined in Section 21.04.070 as “Special Planned Development Overlay “F”, to be located along the southern portion of the project site abutting residentially zoned land is no longer required when accompanied by a residential project and as part of a Development Plan.
- C. Minimum residential lot size 1,563 sq. ft.
- D. Parking requirement
 - a. Minimum 282 garage spaces and 90 driveway spaces totaling 372 spaces
 - b. Shared / guest parking requirement 33 spaces
- E. Common recreational amenity minimums
 - a. Clubhouse building minimum 3,019 sq. ft.
 - b. Outdoor covered patio minimum 1,177 sq. ft
 - c. Outdoor pool minimum 711 sq. ft.
 - d. Playground/tot-lot featuring minimum 15 play equipment features
 - e. Shared/common waste enclosures minimum 8