

[19.12.010 – 19.12.080 – NO CHANGE]

19.12.090 Action by Director.

Upon receipt of an application for a permit, the Director of Community Development shall:

- A. Within thirty days determine whether the application is complete or needs additional information and shall inform the applicant.
- B. Mail ballots to the property owners of record of the properties affected by a Single-Story Overlay District Application. The ballot shall, in addition to information related to the proposal, include the following information:
 1. District Map pursuant to Section 19.28.050(B)(1);
 2. Statement indicating that each developable lot of record shall have one (1) vote; and
 3. A date, forty-five (45) calendar days from the date of mailing of the ballot, on which a completed ballot must be postmarked or received by the City in order to be accepted.
- C. Not later than a period stipulated in Section 19.12.100, Decision, below:
 1. Set a date for a public hearing or public meeting upon the matter at a regular or special meeting of the approval authority for the project for applications that require a public hearing or public meeting, except that Single-Story Overlay District Applications shall be scheduled for a public hearing, only if the result of the mailed ballot, pursuant to 19.12.090(B) above, indicates support of a minimum sixty-six and two-thirds (66 2/3) percent by the property owners within the proposed or existing Single-Story Overlay District each developable lot of record shall have one (1) vote; or
 2. Send notice in accord with the requirements of 19.12.110(D) for applications that do not need a public hearing or public meeting.

COUNCIL AMENDMENT

[19.12.100 – 19.28.040 – NO CHANGE]

19.28.050 Zoning Districts Established.

A. Table 19.28.050 (A) below sets forth the zoning districts established.

Zoning Designation	Zoning Definition
R1-X	Single Family Residential District- Minimum lot area corresponds to the number (X), multiplied by 1,000 square feet
R1-Xi	Residential Single-Family Single-Story Overlay District to limit homes to one Story (not to exceed 18 feet high)- [minimum lot area corresponds to the number (X), multiplied by 1,000 square feet preceding the 'i' symbol]. May be combined with all R1 zoning designations.
R1-6e	Single Family Residential Eichler District (6,000 minimum lot area)
R1-a	Single Family Residential District with Semi-Rural Characteristics (10,000 square foot minimum lot area)

B. Establishment or Removal of an existing Single-Story Overlay District (*R1-Xi*): In addition to the application requirements identified in Chapter 19.12.080, the applicant shall submit the following:

1. Map delineating proposed boundaries for the Single-Story Overlay District, or removal thereof, corresponding to natural or man-made features (including, but not limited to, streets, waterways, zoning boundaries and similar features,) which would result in the establishment of an identifiable neighborhood, that includes one (1) or more entire city block(s), or one (1) or more entire subdivision tract(s), or street face(s) opposite of one another within a block;
2. Evidence, to the satisfaction of the City, for an establishment of a Single-Story Overlay, that a minimum of seventy-five (75) percent of the homes within the proposed Single-Story Overlay District are single-story;
3. A written statement setting forth the reasons for the application and all facts relied upon by the applicant in support thereof;
4. Original application petition signed, at a minimum, by sixty-six and two-thirds (66-2/3) percent of the property owners of record within the proposed or existing Single-Story District each developable lot of record shall have one (1) signature. The petition shall contain information about the proposal including, but not be limited to, the following:
 - a. Map pursuant to Section 19.28.050(B)(1)
 - b. Property Addresses
 - c. Property Owner Name(s) and Original Signature(s)
 - d. Applicant Contact Information

CONSISTENCY

[Section 19.28.060 – 19.28.140 – No Change]