

<u>Table 9.22.020 Unlawful Acts</u>		<u>In any front, side or rear yard areas visible from a public street or sidewalk</u>	Text moved to Tables and Proposed changes
<u>heaters, boilers, tanks, or any part of any listed item;</u>			
2. <u>Loose materials, including but not limited to, sand dirt, gravel, concrete or any similar materials;</u>		Not Allowed, except if <u>screened with temporary construction fencing while permitted, active and continuous, construction is occurring on the property</u>	
3. <u>Building materials, including but not limited to, lumber, fixtures, or salvage materials recovered during demolition;</u>		Not Allowed, except if <u>screened with temporary construction fencing while permitted, active and continuous, construction is occurring on the property</u>	
4. <u>Temporary Fencing;</u>		Not Allowed, except while permitted, active and continuous, construction is occurring on the property	
5. <u>Storage Containers and similar items;</u>	<div>Change per City Council motion at first reading</div>	Not Allowed on more than two (2) occasions in a calendar year <u>twelve-month period</u> , and not more than fifteen (15) days on each occasion , <u>separated by at least 60 days.</u> except if screened with temporary construction fencing while permitted, active and continuous, construction is occurring on the property.	Text moved to Tables
B. <u>An accumulation of:</u>			
1. <u>Glass, paper, metal, plastic, or other recyclables</u>		Not Allowed	
2. <u>Litter, junk, machine parts, scrap material, waste paper, boxes and cartons, packing materials, combustible trash, tires, or vehicle parts;</u>		Not Allowed	
C. <u>Dead, decayed, or diseased trees, weeds, or other vegetation likely to cause a fire or health hazard, an infestation, or a habitat for rodents;</u>		Not Allowed	
D. <u>A lack of adequate landscaping, or groundcover sufficient to prevent blowing dust and erosion;</u>		Not Allowed	
E. <u>Tree stump(s) with a trunk diameter greater than six inches and a height of greater than 2.5 feet. As used herein "tree stump" means the base part of a tree or</u>		Not Allowed	

Blue text indicates correction since first reading

Text consolidated for clarification

Table 19.40.060: Building Development Regulations

A. Floor Area Ratio (FAR)

1. <u>Maximum Allowable Development</u>	a. <u>Net Lot Area < 10,000 square feet</u>	<u>Lesser of:</u> <ul style="list-style-type: none"> ▪ <u>6,500 square feet; or</u> ▪ <u>45% of net lot area times the slope adjustment factor pursuant to Section 19.40.060(A)(2)*</u> <u>* Formula = (0.45 x Net Lot Area) x (Slope Adjustment Factor)</u>		
	b. <u>Net Lot Area ≥ 10,000 square feet</u>	<u>Lesser of:</u> <ul style="list-style-type: none"> ▪ <u>6,500 square feet; or</u> ▪ <u>4,500 square feet plus 59.59 square feet for every 1,000 square feet over 10,000 square of net lot area, times the slope adjustment factor pursuant to Section 19.40.060(A)(2)*</u> <u>* Formula = $(4,500 + \left(\frac{\text{Net Lot Area} - 10000}{1000} \right) (59.59)) \times (\text{Slope Adjustment Factor})$</u>		
			<u>Average Slope</u>	<u>Reduction (1.5 x (Average Slope – 0.1))</u>
2. <u>Slope Adjustment Factor based on Average Slope of Net Lot Area</u>	a. <u>Average Slope ≤ 10%</u>	<u>No reduction in allowable floor area</u> <u>Slope Adjustment Factor = 1</u>	<u>< 10%</u>	<u>0%</u>
	b. <u>Average Slope between 10% and 30%</u>	<u>A reduction in allowable floor area by one and one-half percent (1.5%) for each percent of slope over 10 percent.</u> <u>Slope Adjustment Factor = $(1 - (1.5 \times (\text{Average slope of net lot area} - 0.1)))$</u>	<u>11%</u>	<u>1.5%</u>
			<u>12%</u>	<u>3.0%</u>
			<u>13%</u>	<u>4.5%</u>
			<u>14%</u>	<u>6.0%</u>
			<u>15%</u>	<u>7.5%</u>
			<u>16%</u>	<u>9.0%</u>
			<u>17%</u>	<u>10.5%</u>
			<u>18%</u>	<u>12.0%</u>
			<u>19%</u>	<u>13.5%</u>
			<u>20%</u>	<u>15.0%</u>
			<u>21%</u>	<u>16.5%</u>
			<u>22%</u>	<u>18.0%</u>
			<u>23%</u>	<u>19.5%</u>
			<u>24%</u>	<u>21.0%</u>
			<u>25%</u>	<u>22.5%</u>
			<u>26%</u>	<u>24.0%</u>
			<u>27%</u>	<u>25.5%</u>
			<u>28%</u>	<u>27.0%</u>
			<u>29%</u>	<u>28.5%</u>

P –	Permitted Use
--	Not Allowed
CUP - Admin. –	Conditional Use Permit issued by the Director of Community Development
CUP - PC –	Conditional Use Permit issued by the Planning Commission
CUP - CC –	Conditional Use Permit issued by the City Council
Ex –	Excluded Uses

[Section 19.64.030 –19.112.020 – No Change]

19.112.030 Site Development Regulations.

Site Development Regulations for Accessory Dwelling Units are as identified in Table 19.112.030.

Table 19.112.030: Site Development Regulations for Accessory Dwelling Units				
		Attached to Principal Dwelling Unit		Detached
		Conversion of portions of existing structures to an accessory dwelling unit	New addition to existing accessory dwelling unit and new accessory dwelling unit	
A.	Maximum s Size of living space, exclusive of decks			Consistency with State Law
	<u>1. Minimum size</u>	<u>150 s.f.</u>		
	<u>2. Maximum size</u>	<u>10% of the net lot area, up to a maximum of 1,000 s.f., or 50 percent of the existing living space of the principal dwelling unit, whichever is more restrictive.</u>		
	1a. Lots < 10,000	50 percent of the existing living space of the principal dwelling unit or 800700 s.f., whichever is more restrictive.		800700 s.f.
	2b. Lots ≥ 10,000	50 percent of the existing living space of the principal dwelling unit or 1,200 1,000 s.f., whichever is more restrictive.		1,200 1,000 s.f.
B.	Second-story accessory dwelling unit	Allowed if the unit: 1. Is a conversion of existing second story portions of the principal dwelling unit; and 2. Complies with applicable landscape requirements to adjoining dwellings consistent with Section 19.28.120		Not allowed

Change per CC
motion at first reading