

ARTICLE 7 COMPATIBILITY STANDARDS FOR SINGLE FAMILY HOUSING DEVELOPMENT

7.00 The following regulations apply to all homes proposed for construction in the City, whether on an individual lot or as a part of a subdivision, in order to promote neighborhood compatibility.

7.01 DESIGN CRITERIA

The following apply to all single family homes proposed for construction in the City:

A. MINIMUM HOUSE SIZE

1. The minimum house size shall be not less than 1000 sq. ft. in all non-senior citizen subdivisions that were recorded after November 20, 1987, where the majority of the lots in the subdivision are 7500 sq. ft. or less. For subdivisions where a majority of the lots are greater than 7500 sq. ft. the minimum house size is 1200 sq. ft.

If, due to the irregular shape of the original parcel, a majority of the lots are greater than 7500 sq. ft. in size, but the lots which are of normal configuration are 7500 sq. ft., the subdivision shall be considered as having 7500 sq. ft. lots.

B. MINIMUM HOUSE SIZE SENIOR CITIZEN DEVELOPMENT

The minimum house size in a senior citizen development is 800 sq. ft. unless specified elsewhere in the zoning ordinance.

C. MAXIMUM LOT COVERAGE

The maximum total lot coverage is 40% of the lot area, unless the lot is part of an overall development incorporating common open space, such as a Planned Unit Development. Any solid roofed structure or partially roofed structure (such as a lattice patio cover) shall be considered coverage.

D. BUILDING DESIGN-GENERALLY

All newly constructed homes shall be consistent with one of the following standards:

1. The City's adopted design standard
2. An alternate design standard approved as part of a development agreement.
3. In the absence of (1) or (2) above, the building design shall be consistent with, or an improvement to, the design of homes in the area as to bulk, scale, materials, and street scene.

4. All homes shall be designed to accommodate a minimum of a 160 sq. ft. covered patio, accessed by a door, within the maximum lot coverage, without encroaching into the required set backs.

7.02 DEVELOPMENT PLAN REQUIREMENT

A development plan shall be submitted to, and approved by, the Community Development Department prior to the issuance of a building permit for any lot within a subdivision recorded after November 20, 1987.

The aforementioned development plan shall be consistent with these regulations, and shall include floor plans, elevations, precise grading plans, and typical front yard landscaping.

7.03 CONCEPTUAL DEVELOPMENT PLAN

Development projects ultimately containing more than one subdivision shall be accompanied by a conceptual development plan which includes an estimated square footage and lot size for each subdivision or planning area.

The conceptual development plan required by this section shall be replaced by a comprehensive development plan in accordance with these regulations at the earliest possible time as required by this Ordinance, but in no case later than an application for a building permit.

7.04 AMENDMENTS TO DEVELOPMENT PLAN

Development plans may be amended from time to time. All amendments shall be consistent with the regulations set forth by this Article.

7.05 DETERMINING COMPATIBILITY

Housing within any development shall meet the following standards:

A. DETERMINING THE SPHERE OF COMPATIBILITY

1. New housing proposals shall be compatible to existing or proposed housing within the "Sphere of Compatibility", which is the area most likely to be impacted or affected by the size, architecture, or landscaping of the new housing.

The City shall provide the applicant with a map delineating the sphere of compatibility for the area proposed for new project. For purposes of this section a project is defined as all lots proposed for development.

For the purposes of this section, the sphere review shall include existing homes and lots for which development plans have been approved.

2. The sphere of compatibility shall include the following property:
 - a. Any 20,000 sq. ft. lot, or smaller portion thereof, located within 160 feet of the project which is both on the opposite side of the street and facing the same street as the project. -

- b. Any 20,000 sq. ft. lot, or smaller or portion thereof, located within 300 ft. of the project which is both on the same side of the street as the project and facing the same street as the project.
 3. Only those portions of a project with street frontage common to other lots shall have a sphere of compatibility.
 4. A project may have multiple spheres of compatibility.

B. REQUIRED FLOOR AREA IN SPHERE OF COMPATIBILITY

The proposed housing for the portion of a project having a sphere of compatibility shall be no smaller than **75%** of the average housing size within the sphere of compatibility, but in no case smaller than the minimum house size required by Section 3.01.

If the proposed housing is larger than the average housing in the sphere of compatibility, appropriate transitioning in size shall take place as determined by the Director of Community Development and/or the Planning Commission.

C. AVERAGE SIZE AT PROJECT BUILD OUT

Where a project with multiple floor plans is constructed in phases, the average house square footage of the total project at build-out shall not be less than 95% of the model average. When variations, in excess of 95% is proposed a revised development plan shall be submitted for review and approval.

D. MAXIMUM SIZE DIFFERENTIAL WITHIN A SUBDIVISION

In projects where multiple floor plans are proposed, the maximum size range allowed within a subdivision is determined by the following formula:

(Square footage of smallest home)X(Number of floor plans)X .20% =
Greatest difference allowed between smallest and largest units.

E. VARIATIONS TO MAXIMUM SIZE DIFFERENTIAL

1. A project under construction and selling may request up to a 5% variation from subsection D, above.

2. If a subdivision has more than 33% of its lots in multiple size ranges, the constant of the above formula (.20) may be increased by .05% for each size range in the subdivision.

For purposes of this sub-section, multiple size ranges shall be:

- Less than 6000 sq. ft. lot
- 6001 - 7500 sq. ft. lot
- 7501 - 10,000 sq. ft. lot
- 10,001 - 15,000 sq. ft. lot
- 15,000 - 20,000 sq. ft. lot

F. PARKING CONSISTENCY

A three car garage shall be provided at approximately 50% of the ratio as existing homes within the sphere of compatibility.

G. LANDSCAPE CONSISTENCY

Lots having a sphere of compatibility shall be landscaped with plant materials which are consistent as to type and maturity with other landscaped lots within the sphere. This may necessitate the planting of larger specimen trees and plants, and/or the installation of sod. For the purposes of this ordinance, larger specimen trees and plants shall not exceed 48" box trees and 5 gallon shrubs. All plant material shall meet City standards and is subject to inspection and acceptance by the City.

H. BUILDING DESIGN - SPECIFICALLY

- 1. Lots having a sphere of compatibility shall be designed to be consistent with other homes within the sphere as to bulk, scale, width, and street scene.
- 2. New homes shall be required to integrate the colors and materials of homes within the sphere of compatibility.
- 3. New housing immediately adjacent to existing housing, but not within a sphere of compatibility, shall be generally consistent as to bulk, scale, and color.

7.06 APPROVALS

The Community Development Department is empowered to review and approve development plans meeting these compatibility standards unless this Ordinance requires a development plan to be approved by the Planning Commission.

The applicant may appeal any decision made by staff to the Planning Commission upon receipt of the proper application and payment of the appeal fee.

7.07 INAPPLICABILITY - GENERALLY

The following development projects shall be governed **by Section 3.01, exclusively.**

- A.** Lots greater than 20,000 sq. ft.
- B.** Subdivisions lots created prior to November 20, 1987

7.08 INAPPLICABILITY - SPECIFICALLY

These regulations are not applicable to any project that has an approved development plan prior to November 20, 1992 or to any projects where compatibility standards are set by development agreement.

7.09 AMENDMENTS TO EXEMPT PROJECTS

Should an amended development plan be submitted for a project exempt from these regulations, the amended development plan shall comply with the regulations to the greatest extent possible.

7.10 RIGHT OF APPEAL

The formulas and averages used in this ordinance shall establish minimum standards only. The Director of Community Development, when empowered to review a development plan, may deny such an application when it is found to be detrimental to the health, safety and general welfare of persons residing or working in the area and/or which is found to impact in a substantially negative manner the economic value, habitability or enjoyment of properties in the neighborhood. Neighborhood is defined as those areas within sphere of compatibility of the project site. Such decision may be appealed to the Planning Commission. Decisions of the Planning Commission may be appealed to the City Council. The City Council decision is final.

7.11 FEE FOR DEVELOPMENT PLAN REVIEW

The fee to review a development plan with multiple floor plans is \$500.00, but may be amended periodically by a resolution of the City Council.