

# **ARTICLE 14                    SENIOR DEVELOPMENT ZONE (S-D)**

## **14.00 PURPOSE**

The purpose of the Senior Development Zone is to provide a housing alternative to the conventional single family house and condominium project for retired individuals or couples with lower income and limited mobility. Such housing shall be located close to shopping, and in reasonable proximity to medical facilities and religious centers or within 600 feet of suitable public transportation facilities or routes providing access to these services.

## **14.01 USES PERMITTED**

Only the following use shall be permitted in the Senior Development Zone with a Conditional Use Permit:

1. Multiple family rental dwelling units for persons over 55 years of age, and related parking, recreational and open space amenities.
2. Home occupations in accordance with Article 18A.

## **14.02 DEVELOPMENT STANDARDS**

1. The minimum site area shall be 20,000 square feet in size.
2. Yard requirements:

Front yard shall be twenty-five (25) feet in depth.

Side yard shall be five (5) feet, (10 feet if two story).

Street Side yard shall be ten (10) feet.

Rear yard shall be ten (10) feet in depth, except that parking structures may be closer than ten (10) feet to the rear property line.

## **14.03 LOT COVERAGE**

All buildings including recreational buildings and parking structures, shall not cover more than 60 percent of the gross area of the lot or site.

## **14.04 DENSITY**

The maximum density shall be governed by the Land Use Element of the General Plan. Density bonuses shall be allowed as permitted by The California Government Code, Title 7, Chapter 4.3, Section 65915, et. seq.

**14.05 NOT USED**

**14.06 HEIGHT**

Buildings shall be a maximum of 35 feet in height.

**14.07 DWELLING UNIT SIZE**

Minimum dwelling unit size shall be 460 square feet for one bedroom units and 680 square feet for two bedroom units.

**14.08 PARKING**

For each dwelling unit .75 parking spaces shall be provided. These spaces shall be covered. Off street visitor parking shall be provided at a rate of one space for every ten dwelling units.

**14.09 STORAGE**

Eighty cubic feet of storage space exterior to dwelling unit shall be provided.

**14.10 WALLS, FENCES**

Six-foot high masonry walls shall be located adjoining the property line except along street frontages.

**14.11 OPEN SPACE**

The site plan shall show the uses of all open spaces. Lighting shall be indicated. All open areas not used for pedestrian or vehicular circulation, for parking or recreational structures or buildings, shall be landscaped using live plant materials.

**14.12 RECREATION FACILITIES**

A recreation building shall be provided for each S-D Development based on the following:

1. 1-100 units, a minimum of 1,200 square feet or 25 square feet per unit, whichever is greater.
2. 100 plus units, a minimum of 1,600 square feet, or 10 square feet per unit, whichever is greater, to a maximum requirement of 3,000 square feet.

The recreation building shall provide a meeting room and restrooms and an additional room to be used as an office, library, card room, or similar use.

An outdoor patio and barbecue area shall be provided in addition to the above.

**14.13 HANDICAPPED ACCESSIBILITY**

The number of dwelling units accessible to the handicapped shall be as follows:

- 10 - 20 units - 1 handicapped unit
- 21 - 40 units - 2 handicapped units
- 41 or more units- 5% of total units

All handicapped units shall be designed in compliance with Accessible Design Facilities Standards as published by the Office of Compliance and Enforcement, U. S. Architectural and Transportation Board.

All units above the first floor, handicapped or not, shall be accessible by elevator.

**14.14 OFF-SITE IMPROVEMENTS**

All off-site improvements including water mains, sewer mains, street improvements, street lights, street trees and sidewalks, shall be installed per City of San Jacinto Standards and Specifications.

**14.15 PROCEDURES**

Upon receipt of an application for a Senior Development Zone, the Planning Commission shall hold a public hearing on such application. If it finds the criteria set forth herein have been met, it may establish the S-D Zone subject to such conditions as it deems necessary. The Planning Commission may deny the application if it finds any of the application would be detrimental to the public peace, health, safety or welfare. The decision of the Planning Commission shall be final subject to ratification by the City Council without further public hearing unless appealed to the City Council.

**14.16 PUBLIC HEARING AND APPEAL PROCEDURE**

Public hearing and appeal procedure shall be as prescribed in Article 17.

ORDINANCE NO. 770, ADOPTED 07-03-84