Project Description

This Specific Plan District (SPD) is intended to provide the zoning necessary to allow a landscape business in addition to the already permitted multi-family land use.

The property is located on the south side of Linden Street, east of Kietzke Lane, in a residential neighborhood. The existing structure has a residential appearance. Any future development on the site must maintain the residential character of the neighborhood and meet development standards set forth in the MF-43 zone (R.M.C. 18.06.160).

Permitted Uses

In addition to uses permitted in the MF-43 zone (See Appendix A), one (1) landscape contractor business shall be permitted to operate on this site. No retail sales are permitted on the property. Outdoor storage of plants, rock, and soil; and indoor storage of irrigation materials, tools, and other landscape equipment will be permitted.

Development Standards

Plants, rock and soil may be stored outside provided they are screened from adjacent residential properties and Linden Street with solid view materials. Inert materials shall not be stored or piled higher than the required perimeter' screening. Plant material shall be arranged in a way to provide additional screening from adjacent properties. All irrigation materials, tools, and other landscaping equipment shall be stored indoors.

In addition to one (1) landscape business, the land use, setbacks, building restrictions, and advertising on this property will be in conformance with R.M.C. 18.06.160 (MF-43), as contained in Appendix A. All parking and landscaping shall be in accordance with City code in effect at the time of any development application.

Hours of Operation

The landscape business shall operate between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
Appendix A

Sec. 18.06.160. MF-43 Multi-Family.

(a) The purpose of this zone is to provide for areas of residential use where the predominant type of housing is low-rise multi-family. It is further the intent of this district to assure that necessary amenities are provided within developments to offset the impacts of increased residential densities. This district is generally considered appropriate only in those areas which were properly zoned for the density allowed in the MF-43 district at the time of adoption of this code.

(b) Permitted uses: Uses permitted on a lot or parcel having the required area and required width:

(1) Multi-family dwellings.

(2) Child care facilities.

(3) Accessory uses customarily incident to the above.

(4) Public utilities subject to 18.06.050(p).

(c) Uses requiring a special use permit:

(1) Churches.

(2) Common kitchen developments. (3)

Congregate care facilities.

(4) Fitness centers.

(5) Fraternity and sorority houses. (6)

Nursing homes.

(7) Overhead power lines carrying more than 25 kv.

(8) Personal storage units.

(9) Private clubs and lodges.

(d) Maximum density. One dwelling unit per 1000 square feet of lot area.

(e) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.06.340.

(f) Minimum usable open space. 100 square feet per dwelling unit. The calculation of minimum open space shall include patio areas and balconies and exclude parking areas and other paved areas. Except for patio areas and balconies, this area must be landscaped or improved with outdoor recreational facilities.

(UPDATED 02/14/97, ORDINANCE 4714) C:\18-06\160
(g) Building Separations. A detached accessory building shall be located not closer than three (3) feet to any main building on the same lot or five (5) feet to any side or rear lot line. An accessory building in excess of fifteen (15) feet in height may be permitted provided it complies with the minimum rear yard setback for main buildings and is located at least eight (8) feet from any side lot line. There shall be a minimum separation of twenty (20) feet between all main buildings on the same lot or parcel.

(h) Height limitation: 35 feet; maximum of three (3) stories.

(i) Required lot width: Fifty (50) feet average width.

(j) Amenities. Each multi-family project shall contain laundry facilities consisting of two washers and two dryers per ten (10) dwelling units or hook-ups in each dwelling unit. For projects of ten (10) or more two-bedroom units, a central playground(s) shall be provided of a size equivalent to fifteen (15) square feet per two bedroom dwelling unit.

(k) Advertising. Advertising signs shall be non-illuminated and limited to one monument sign or one wall sign per street frontage. No individual sign shall exceed 20 square feet in size.

(l) Yards. Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:

(1) Front: Fifteen (15) feet unless located adjacent to an arterial street or freeway. Thirty (30) feet if located adjacent to an arterial street or freeway. The required front yard setback must be entirely landscaped in front of the structure.

(2) Side: Five (5) feet. Ten (10) feet adjacent to single family zoned property or as provided in (4) below, whichever is greater.

(3) Rear: Ten (10) feet or as provided in (4) below, whichever is greater.

(4) In the event that the site is adjacent to single family zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 20 feet in height. The additional setback shall be measured starting at the five (5) or ten (10) foot side or ten (10) foot rear yard setback line.

(m) Buildings longer than 50 feet must have variations in facade and fenestration.

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