



DISTRICT #2

DOWNTOWN SPECIFIC PLAN



4.4 DISTRICT #2: RESIDENTIAL

Purpose. This District allows residential development exclusively. While allowing higher densities, the District employs graduated height limits and proportional setback requirements to keep the scale of new developments compatible with the existing residential neighborhood.

Boundaries. District #2 includes the first block along PCH to Walnut Avenue between Goldenwest Street and 6th Streets except for the area included in District #1.

4.4.01 Permitted Uses. The following residential uses may be allowed in District No. 2: For example:

- (a) Single Family Detached Dwellings which comply with the development standards of District 2 may be allowed subject to approval by the Director. All standards within the Downtown Specific Plan, District 2 shall apply to the construction of single-unit dwellings, except as specifically identified below (Resolution No. 5760):
  - (1) Parking requirements shall be as required for single-unit dwellings for the Oldtown/Townlot areas in Article 960.
  - (2) Open space requirements shall be as required for the Oldtown/Townlot areas in Article 913.
  - (3) Maximum building height shall be thirty (30) feet for main dwellings and fifteen (15) feet for detached accessory buildings. In addition, the maximum building height shall be twenty-two (22) feet within twenty-five (25) feet of the front property line.
  - (4) Minimum parcel size shall be as stated in Article 913.
  - (5) The requirements of Section 9130.13 shall apply, including single-unit dwelling design standards.
- (b) Multi-family housing, apartments, condominiums, single family detached dwellings that do not comply with Subsection (a) above, and stock-cooperatives subject to the approval of a Conditional Use Permit.

4.4.02 Minimum Parcel Size. The minimum parcel size for development shall be twenty-five (25) feet of frontage and 2,500 square foot net size area.

4.4.03 Maximum Density/Intensity. The maximum allowable number of residential dwelling units (du) shall increase as the parcel size increases according to the following:

<u>Lot Size (Frontage)</u>	<u>Maximum Allowable Density</u>
less than 50'	1 du
50'	4 du
51' up to full block	1du/1,452 sq. ft. of net lot area or 30 units per net acre

A maximum floor area ratio of 1.0 shall be permitted for single family residential dwellings.

No floor area ratio will apply to multi family dwellings in this district.

4.4.04 Maximum Building Height: The maximum building height shall be thirty-five (35) feet and no more than three (3) stories.

4.4.05 Maximum Site Coverage. The maximum site coverage shall be fifty (50) percent of the net site area.

4.4.06 Setback (Front Yard). The minimum front yard setback for all structures exceeding forty-two (42) inches in height shall be as follows:

- (a) Parcels fronting on PCH, require a minimum setback of twenty-five (25) feet. This setback shall be limited to landscaping only and shall be designed to be compatible with the Bluff Top landscaping located across Pacific Coast Highway.

Note: This setback may be reduced by five (5) feet on up to fifty (50) percent of the frontage, provided that the average setback for the total site frontage is not less than twenty-five (25) feet.

- (b) Parcels fronting all other streets except PCH, require fifteen (15) feet. This setback may be reduced to eight (8) feet on up to fifty (50) percent of the frontage provided that the average setback for the total site frontage is not less than fifteen (15) feet.

4.4.07 Setback (Side Yard). The minimum aggregate side yard requirements shall be as follows:

- (a) Parcels with one hundred (100) feet or less of frontage require twenty (20) percent of the lot frontage, with not less than three (3) feet on a side. Exterior yards require not less than five (5) feet from a public ROW.

Exception: Garages located on a single twenty-five (25) foot wide lot\*, will be allowed an exterior yard reduction to not less than three (3) feet from a public ROW.

\*Note: Twenty-five (25) foot wide lots may have a zero interior side yard setback on one side if: 1) adjacent property is under same ownership and developed at the same time; 2) at least five (5) feet is provided on the opposite side yard of both properties; 3) no portion of a building at a zero lot line is closer than six (6) feet to an adjacent building, if the buildings are not abutting.

- (b) Parcels with greater than one hundred (100) feet but less than a half block of frontage require twenty (20) percent of the frontage, with not less than seven (7) feet on any interior yard, and not less than fifteen (15) feet for an exterior yard, from a public ROW.
- (c) Parcels with greater than a half block of frontage require not less than seven (7) feet on any interior yard and not less than fifteen (15) feet for an exterior yard, from a public ROW.

4.4.08 Setback (Rear Yard). The minimum rear yard setback shall be as follows:

- (a) Parcels fronting on PCH require not less than three (3) feet.

Note: An additional right-of-way dedication will be required to widen the alley to twenty (20) feet. No more than one-half (1/2) of the total alley dedication shall be from one (1) side.

- (b) Parcels fronting all other streets, except PCH, require not less than seven and one-half (7.5) feet. Structures may be cantilevered into this setback, however, not closer than two and one-half (2.5) feet from the rear property line.

4.4.09 Setback (Upper Story). The covered portion of all structures above the second shall be setback an average of an additional ten (10) feet from the second story facade.

4.4.10 Open Space:

- (a) Projects which maintain the twenty-five (25) foot front setback along Pacific Coast Highway shall be allowed to use the front setback area towards common open space. Any encroachments into the twenty-five (25) foot front setback area shall require common open space to be located behind the front setback.
- (b) No public open space shall be required in this District.

4.4.11 Resource Production Overlay. A portion of District #2 is designated with an Oil Suffix (O, O1). Within this area, all the requirements of the resource production overlay shall apply (see Section 4.14).