

## **Additional Standards for Condominium, Townhouse, and Apartment Developments**

- a. All condominium and condominium conversion projects shall comply with the provisions of Section 18.08.050 (Condominiums and Condominium Conversions) of this Title.
- b. Any proposal for a condominium conversion shall include a set of original construction plans for the building(s) as part of the initial application for conversion.
- c. For all condominium conversions, an on-site inspection shall be made by staff from the Building, Public Works, Fire, and Planning Departments to determine whether the design criteria set forth in this Section has been met. Such inspections shall be made after the initial application but prior to any approval of the primary entitlement.
- d. Condominium, townhouse, and apartment developments shall comply with the latest County adopted California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, and all other applicable codes, ordinances and regulations in effect.
- e. Within for sale projects, including condominium conversions, separate utility services shall be provided to each dwelling unit.
- f. When carports are provided for a condominium, townhouse, or apartment development, a minimum of 260 cubic feet of enclosed exterior storage space shall be required for each carport.
- g. All permanent mechanical equipment, such as motors, compressors, pumps, and compactors, which is determined by the Building Official to be a source of structural vibration or structure borne noise, shall be shock-mounted with inertia blocks or bases and/or vibration isolators in a manner approved by the Building Official.
- h. Where a multiple family dwelling, including incidental or required accessory uses, abuts property in an RR, RR-0.5 or R-1 Zone District, a masonry wall six feet in height, shall be required along the property line between such use and the RR, RR-0.5 or R-1 Zone District.
- i. The Planning Commission and/or Board of Supervisors may require a greater setback as part of a Precise Plan of Design due to the size, width, or length of a building and its relationship to a street or intersection of two streets. In addition, a greater setback may be required to ensure compatibility with contiguous land uses.
  - 1) In the case of a dwelling structure designed with a patio above the first floor level, such patio shall be permitted to extend only a maximum of six (6) feet into the required side or rear yard setback area, provided the remaining distance between the patio and the property line is at least ten (10) feet.
  - 2) The required side or rear yard setback area may be used for patio purposes.
  - 3) The front yard setback area, as well as the side yard setback area when adjacent to a street, shall not be used for parking. Vehicular access to designated parking areas for the property shall be limited to driveways, as defined in Chapter 18.10 of this Title.

### **18.05.040. SPECIFIC DEVELOPMENT STANDARDS**

#### **1. Parking Requirements**

- a. Parking for each residential development shall be provided in compliance with Chapter 18.10 of this Title.

- b. Assigned parking shall be provided within for sale projects, including condominium conversions.
- c. On-street parking shall not be used to satisfy any of the above parking requirements.
- d. Tandem parking shall not be permitted.

## 2. Landscaping

- a. All required front, side and rear yards shall be landscaped with drought resistant trees, shrubs and ground cover.
  - b. All landscaping shall be provided with a permanently maintained irrigation system.
- ## 3. Open Space

Each residential development shall provide outdoor open space for recreation and leisure activities within the development site in the following manner:

- a. Outdoor open space shall comprise not less than twenty-five percent (25%) of the net acreage. Public or private driveways, parking spaces, or other areas designed for operational functions are not considered open space. These open spaces may include game courts or room, swimming pools, gardens, sauna baths, tennis courts, putting greens, play lots, outdoor cooking areas, lawn bowling and setback areas with dimensions greater than fifteen (15) feet. It is the intent of the County to encourage provision of facilities to accommodate children of all ages, wherever appropriate.
- b. Private patios or balconies attached to individual dwelling units may be computed as required outdoor open space provided the minimum dimension is at least ten (10) feet and the minimum area is one hundred fifty (150) square feet.
- c. Swimming pools with related deck areas, wading pools, fish ponds, volley ball courts, tennis courts, barbecue areas, game rooms, or other recreational facilities provided for the common uses of all the residents may be constructed within the required outdoor living space; however, such facilities shall not occupy more than fifty percent (50%) of the required outdoor living space.
- d. Under all conditions, the open spaces created pursuant to the provisions of this Chapter shall remain open and available for such use during the life of the development.

## 4. Private Open Space

Each dwelling unit shall have a minimum private open space of one hundred fifty (150) square feet with a minimum dimension of ten (10) feet. For units designed above the ground units, one or two balconies, with a combined minimum area of one hundred (100) square feet, shall be provided.

## 5. Pedestrian Circulation

A pedestrian circulation system shall be incorporated into the residential development design for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational areas and other outdoor living spaces. The circulation system is subject to review and approval, and shall be developed with a combination of the following development standards:

- a. A public sidewalk system shall be developed adjacent to all public streets with a minimum width in accordance with County standards.
- b. The interior walkway system shall include pedestrian walks or paths consisting of varying widths designed to provide curvilinear forms wherever possible. The minimum width of interior pedestrian walks and paths shall be four (4) feet. Walkway systems shall utilize materials such as concrete, brick, flagstone or other materials approved by the County.

6. Security Fencing

Security fencing shall be installed around the perimeter of the site when adjacent to commercial, industrial, and/or single family residential uses. Maximum height shall be six (6) feet except within the required front yard or side street yard where the maximum height shall be forty (40) inches.

7. Laundry Facilities

For-sale projects shall be required to provide laundry facilities for washers and dryers within each residential unit. In the case of apartments, laundry facilities for washers and dryers shall be installed within each residential unit, unless common laundry facilities are provided within each building located within the complex.

8. Lighting

All garages, walkways, and driveways shall be lighted during the hours of darkness as follows:

- a. Garages. At least one sixty (60) watt light for each two (2) spaces, located inside the garage;
- b. Walkways from parking areas to dwelling units. One hundred (100) watt light per thirty-five (35) linear feet of walkway;
- c. Driveways and alleys. One hundred (100) watt light per fifty (50) linear feet of alley or driveway; and
- d. Fixtures for all lights shall be of the type that is protected from breakage.

9. Trash Collection Areas

Trash collection areas shall be provided within two hundred (200) feet of the furthest unit to be served; such collection areas shall be situated to eliminate, insofar as possible, noise and visual intrusion on adjacent property as well as to eliminate fire hazards to adjacent structures. Further, all trash and garbage collection areas, within residential developments, shall comply with the requirements of Section 18.08.240 (Screening Requirements) of this Title.

10. Security Devices

Each door providing ingress and egress to any dwelling unit subject to this ordinance shall be equipped with the following devices:

- a. A peephole allowing a person inside the unit to see, at a wide angle, persons outside of the unit at the door, without the person inside being seen.
- b. A deadbolt lock attached to the construction studding. Attachment to the doorjamb or trim shall not be sufficient to comply with the terms of this ordinance.

11. Maximum Number and Dimension of Connecting Units

No more than eight (8) units for single story and sixteen (16) units for two (2) story structures may be connected together. Each building may not exceed two hundred (200) feet in any direction.