

ORDINANCE 2017-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA
ADMENDING CHAPTER 11-03, ARTICLE 1, SECTION 11-03-010 DEVELOPMENT
STANDARDS MATRIX OF THE SAN JUAN BAUTISTA MUNICIPAL CODE**

WHEREAS, there exists a need in the City to establish regulations, guidelines and standards for the development and construction of residential building and structures, and

WHEREAS, establishing standards to safeguard the health, safety, and public welfare by regulating the development and construction of R-1 single family residential building and structures will benefit, enhance and protect the community at large, and

WHEREAS, the amendment of the development standards for R-1 Residential Districts will prevent non-conforming status of existing R-1- 7,000 s.f. or large parcels within the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA
DOES HEREBY ORDAINS AS FOLLOWS:**

SECTION 1. Article 1, Development Standards, Section 11-03-010 of the San Juan Bautista Municipal Code hereby is amended to read as follows; Section 11-03-010 Development Standards Matrix.

SECTION 2. CEQA Determination. The City Council determines that the following findings reflect the independent judgment of the City Council. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines 15061(b)(3), 15183, 15268(b)(1), 15308, 15378, and Public Resources Code Section 21083.3(e) Under CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3(e), the proposed regulations are consistent with the San Juan Bautista General Plan. The following General Plan policies, objectives and programs support adoption of the ordinance:

Program LU 2.1.3.1 Adjust zoning ordinance and standards to facilitate mixed-use development.

Program LU2.5.2.1 Expand the range of allowable housing types and areas in which they may be built without compromising local design standards, property values, or quality of life by allowing variable density and lot size in residential districts.

Program LU 2.5.2.2 Remove regulatory obstacles that have the effect of rendering various housing types uneconomical, such as unnecessarily onerous parking per residential units or storm water management requirement

Program LU 2.5.2.6 Revise development standards in zoning districts to allow small single family lots in all residential zones.

Program LU 2.6.1.2 Establish standards in the Zoning Ordinance to reduce impacts of higher intensity uses (requirements for landscaping/buffering/screening, air quality, noise, odor, light, traffic, etc.)

Policy LU 3.2.1 Implement land-use policies and regulations to promote smart growth.

Objective 3.2 allow land uses that regulate and control urban sprawl.

Article 1 Development Standards Matrix

11.03-010 Development Standards Matrix.

The following table sets forth development standards for each zoning district. Superscript numbers refer to additional standards shown in the notes below the table.

11-03-010 Development Standards Matrix

District	Minimum Lot Area	Minimum Lot Width	Density Du/Ac	Floor Area Ratio	Building Coverage	Maximum Height	Minimum Setback F/S/R
R-1-7 Note 13	7,000 s.f. ²	50'	0.50-5.0	0.45	0.45	2/30'	20' Front 5' 5' Side 7' 20' Rear
R-1-6	6,000 s.f.	45'	0.50-5.0	0.45	0.50	2/30'	20' Front 5' 5' Side 7' 20' rear
R-1-5	5,000 s.f.	35'	0.50-7.0	0.48	0.50	2/30'	20' Front 5' Side 15' Rear
R-2	8,000 s.f. ^{3,4}	60'	6-10	0.60 ²	0.45	2/35'	20' Front 5' 5' Side 6' 10' Rear
R-3	10,000s.f.	80'	11-21	0.70	0.50	2/35'	20' Front 5' Side 10' Rear per story
C	5,000 s.f.	50'	NA	0.75	0.85	3/50'	Note 8
MU	Note 9	25'	8-15	Note 9	0.85	3/50'	Note 10
I	10,000 s.f.	100'	NA	0.50	0.90	NA/50'	30' Front 10' Side 20' Rear ¹⁰
P	0.50 ac.	100'	NA	0.10	0.10	1/25'	20'/10'/20'
PF	NA	NA	NA	0.70	NA	2/35'	Note 11
A	5 Acres	NA	NA	NA	0.10	2/35'	Note 12

NOTES:

1. A calculation that results in a fraction of 0.50 and above shall be counted as a whole unit.

2. May be reduced by the Planning Commission based upon individual site topography and building design layout of the parcel, property or project and the standards as defined in Section 11-04-050 SJBMC.
3. May be reduced to four thousand five hundred (4,500 s.f.) with 0.45 FAR in a planned unit development.
4. May be reduced to four thousand (4,000 s.f.) with a planned unit development permit.
5. Twenty five feet (25') for detached garage. Front yard setback may be reduced to 15' to meet design guidelines when approved by the planning commission for large developments of more than 20 homes.
6. Ten feet (10') for side facing street at a corner lot parcel.
7. Five feet (5') for detached garages and carports not exceeding fifteen feet (15') in height.
8. Setbacks in the C district shall be consistent but not absolute with the boarding residential district. Deviations to setbacks may be allowed by the Planning Commission on an individual basis.
9. For structure within the downtown historic district, the floor area ration may be 1.5. All other areas designated MU, the floor area ration shall be 0.75. FAR may be increased or decreased upon approval of a use or conditional use permit based upon individual projects to preserve the character of the area and/or as an incentive to encourage mixed use development projects.
10. Ten percent (10%) of the depth of the lot or ten feet (10'), whichever is less. Planning Commission may allow deviations of the setbacks based upon individual project site plan and building layout.
11. The minimum front, side, and rear yards in the PF district shall be equal to the front, side and arear yards required in the most restrictive abutting district; provided that no yard adjoining a street shall be less than twenty feet (20') and that no interior yard shall be less than ten feet (10').
12. Forty feet (40') if used in connection with or for the housing of livestock.
13. The Planning Commission may grant a designation of R-1-6 and R-1-5 on any lot within the R-1 single family zoning district that meet criteria of Section 11-04-010 on a case per case basis taking into consideration, topography, surrounding neighborhood, design diversity, economic conditions and housing needs.

Article 1. Development Standards

11-04-010 Residential Districts.

The following development standards shall apply to residential districts, as specified herewith:

- (A) For single family residential lots, the maximum building coverage shall not exceed 45% of the lot size as show in Chapter 11-03-010. The building area is calculated as the floor area of the house, garage and all areas within the walls of the structure. Roof overhang, eaves, cornices, architectural appendages and attached open spaced framing trellis are not included in the building area.
- (B) For single family residential lots, the maximum site coverage shall not exceed 58% of the lot size. Calculation for site coverage shall include all accessory and out building on the lot, impermeable concrete walkways, driveways and patio areas. Not included in the calculations is permeable ground cover materials.
- (C) Zoning District designated as single family residential district (R-1) shall consist of R-1-7 (7000 square feet), R-1-6 (6000 square feet) and R-1-5 (5000 square feet).
- (D) For any subdivision of 20 lots or more for single family residential development, the size and standards of lots within the development for single family residential may be as follows.

- (1) Residential lots 7,000 square feet in size shall be 75% or greater of the total lots. The percentage of 7,000 s.f. lots along the frontage of any streets, roads, drives, avenues, boulevards and cul-de-sacs within the development shall be 75% or greater of the total lots.
 - (2) Residential lots 6,000 square feet in size may be allowed in the single family residential development up to a maximum of 20% of the total lots. The percentage of 6,000 square feet lots along the frontage of any streets within the development shall not exceed 20%.
 - (3) Residential lots 5,000 square feet in size may be allowed in single family residential development up to a maximum of 10% of the total lots. The percentage of 5,000 square feet lots along the frontage of any streets within the development shall not exceed 10%.
 - (4) In development of 20 lots or more, the front building setback shall vary in distance from 15 to 25 feet and the front setback of the garage shall be a minimum of 25 feet or more.
- (E) For developments of five (5) or more units on the R-3 districts, the following shall apply:
- (1) Ratio of Units. New developments of five (5) or more units shall make available as rental units at least twenty percent (20%) of the total units. The minimum required rental units shall contain two (2) or more bedrooms.
 - (2) Useable individual Common Open Space. Four hundred and fifty (450) square feet per dwelling unit. If the development provides a common open space area available to all units, the individual common open space area can be reduced to 360 square feet per dwelling unit.
 - (3) Secured Storage. One (1) individual secured and protected storage area per unit shall be provided for the purpose of storing items such as bicycles, barbecues, outdoor equipment, etc. The minimum size shall be six feet (6') high by eight feet (8') wide by five feet (5') deep. The development of five or more units may incorporate a common secured and protected storage area for each unit with accessible access by each unit to the common storage area.

SECTION 2. Effective Date. This Ordinance shall take effect 30 days after its adoption by the City Council.

THE FOREGOING ORDINANCE was first introduced and read at a regular meeting of the San Juan Bautista City Council on the 20th day of December 2016, and was adopted at a regular meeting on the San Juan Bautista City Council on the 17th day of January, 2017 by the following vote:

AYES: West, DeVries, Boch, Freeman, Marforana

NOES: None

ABSENT: None

ABSTAIN: None



Mayor Chris Martorana

ATTEST: 

Trish Paetz, Deputy City Clerk