

DEAB Recommendation

DEAB recommendations are shown in red and include the proposed amendments.

Draft Code Amendments

CCC 40.350.015.E. Accessways.

1. Applicability. The review authority may require an off-street accessway be constructed to provide direct routes for pedestrians and bicyclists not otherwise provided by the street system to mitigate the impact of development.
2. Collector and Arterial Roadways. Off-street accessways shall be required of development that has frontage, access, or abuts a collector or arterial classified roadway and if any lot within the proposed subdivision's pedestrian circulation is further than one quarter mile from the collector or arterial roadway, and the pedestrian has to travel out of direction to access the collector or arterial classified roadway. ~~If a proposed subdivision is planned to be developed in phases, all phases of the subdivision are subject to the calculation for pedestrian circulation.~~
23. Design. Accessways shall consist of a ten (10) foot minimum public easement or tract and may be entirely hardscaped. All surfaces shall be designed to drain stormwater run-off to the side or sides of the accessway. Accessways shall comply with Americans with Disabilities Act standards.
34. Visibility. Accessways shall be constructed so that the entirety of the accessway is visible from one (1) or more adjacent public streets. On-street parking shall be prohibited within fifteen (15) feet of the intersection of an accessway and a public street to preserve safe sight distances. A vertical clearance of eight (8) feet is required.
45. No Vehicular Access. Accessways shall be designed to prohibit motorized traffic. Curbs, bollards or branching the accessway into two (2) narrower one-way paths before it reaches the roadway are suggested design considerations.
56. Stairways. ~~Stairways may be provided only in addition to the accessway. Accessways must not exceed a 1:12 slope. If a 1:12 slope cannot be constructed due to physical topographic constraints, stairs will be required.~~ Stairways shall be at least five (5) feet wide with a center handrail, and flat sloped surfaces along the outside on which bicycles may be walked.
67. Off-site Improvements. Developments shall not be required to provide public easements for accessways off-site to meet this requirement. If a public easement or public right-of-way is otherwise available off-site, the developer may be required to construct an accessway off-site up to one hundred and fifty (150) feet long to mitigate the impact of development.

CCC40.220.010.C. Development Standards.

1. New lots and structures and additions to structures subject to this chapter shall comply with the applicable standards for lots, building height and setbacks in Tables 40.220.010-2 and 40.220.010-3, subject to the provisions of Chapter [40.200](#) and Section [40.550.020](#).
2. An exception to the maximum average lot size may be granted for a short plat creating lot(s) for an existing legal residence(s) and one (1) remainder lot subject to the following:
 - a. For a two (2) lot short plat with one (1) existing residence, neither the lot with the residence nor the remainder lot must meet the maximum average lot area.
 - b. When three (3) or more lots are created, only those lots with existing residences are exempted from maximum lot area average calculations.
 - c. The resulting plat shall contain a plat note specifying that this exception may not be used for any further divisions of the subject lots.
3. Lots created for drainage facilities, parks, open space, wetlands and buffers or utilities shall not be subject to maximum lot size requirements.
4. Where permitted, townhouses shall be subject to the requirements in Sections [40.220.020\(C\)\(4\)](#) and [40.260.155](#).

(Amended: Ord. 2004-06-11; Ord. 2007-06-05; Ord. 2009-03-02; Ord. 2009-06-01; Ord. 2011-03-09)

Table 40.220.010-2. Lot Requirements					
Zoning District	Residential Density for PUDs (d.u./acre)¹	Minimum Lot Area (sq. ft.)	Maximum Average Lot Area (sq. ft.)	Average^{2, 14} Minimum Lot Width (feet)	Average^{2, 14} Minimum Lot Depth (feet)
R1-20	2.2 – 1.4	20,000	30,000	100	100
R1-10	4.4 – 2.9	10,000	15,000	80	90
R1-7.5	5.8 – 4.1	7,500	10,500	50	90
R1-6	7.3 – 5.1	Average 6,000; 5,000 per duplex unit	8,500	50	90
R1-5	8.7 – 6.2	Average 5,000; 4,000 per duplex unit	7,000	45	65

¹ The maximum and minimum density is for the purpose of calculating densities for planned unit developments. Densities shall be calculated based on the gross area of the site minus any public rights-of-way, private road easements, or street tracts.

² Average for each individual lot.

(Amended: Ord. 2007-06-05; Ord. 2009-03-02; Ord. 2009-06-01; Ord. 2010-08-06)

Table 40.220.010-3. Setbacks, Lot Coverage and Building Height						
Zoning District	Minimum Setbacks				Maximum Lot Coverage ¹³	Maximum Building Height (feet)
	Front ³ (feet)	Side ^{4,5,10,11,12}		Rear ^{4,5,10,11} (feet)		
		Street (feet)	Interior (feet)			
R1-20	10 ⁸	10	10 ⁹	20	50% ¹	35 ⁷
R1-10	10 ⁸	10	7 ⁹	15	50% ¹	35 ⁷
R1-7.5	10 ⁸	10	5	10	50% ¹	35 ⁷
R1-6	10 ⁸	10	5	10	50% ²	35 ⁷
R1-5	10 ⁸	10	5	10	50% ²	35 ⁷

¹ Carports and solar energy systems are excluded from this provision; provided, that the total lot coverage limitation is not exceeded by more than ten percent (10%) as a result of these exceptions.

² Solar energy systems are excluded from this provision; provided, that the total lot coverage limitation is not exceeded by more than ten percent (10%) as a result of this exception.

³ Front setbacks shall be measured from the edge of any street right-of-way, street tract, street easement, or driveway easement that provides access to the lot, including any separate pedestrian easement that may exist between a street and the front setback line.

⁴ Setbacks to driveway and pedestrian easements that do not provide access to a subject lot shall be a minimum of five (5) feet.

⁵ Setbacks from alleys to all structures including entrances to garages shall be a minimum of five (5) feet.

⁶ Reserved.

⁷ Accessory buildings shall meet the height requirements of Section [40.260.010\(D\)](#).

⁸ Front setbacks for garage fronts in these zones shall be a minimum of eighteen (18) feet. Sides and rear of garages that have no driveway access may use the ten (10) foot living space setback.

⁹ The minimum setbacks for interior side yards on pie-shaped lots shall be five (5) feet.

¹⁰ Side and rear setbacks from abutting property zoned for natural resource or surface mining uses shall be a minimum of fifty (50) feet for all structures.

¹¹ Increased setbacks apply for structures housing large urban livestock. See Section [40.260.235](#).

¹² Interior side setbacks for lots that abut pedestrian accessways **in a tract** may be reduced by fifty percent (50%) when pedestrian accessways are required per Section 40.350.015(E)

¹³ Lot coverage for lots that abut pedestrian accessways may be increased by ten percent (10%) when pedestrian accessway **in a tract or easement** are required per Section 40.350.015(E)

¹⁴ The average minimum lot width and depth should be calculated for lots that abut pedestrian accessways to include one half of the pedestrian accessway in a tract when the pedestrian accessway is required per Section 40.350.015(E).

(Amended: Ord. 2007-06-05; Ord. 2010-08-06; Ord. 2011-08-08; Ord. 2012-12-23; Ord. 2014-01-08)