

Section 7.2.2.2 Applicability

Transitional protective yards shall be required for all new development along interior side lot lines and rear lot lines. A required transitional protective yard is required as specified in the Transitional Protective Yard table below.

(Ord. No. 2019-45, 12-17-19)

TRANSITIONAL PROTECTIVE YARD TABLE

PROPOSED DISTRICT	EXISTING ABUTTING DISTRICT																					
	FD	AR	SF-R	SF-11	SF-6	SF-4.5	HC	LI	HI	MH	EC	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	ND-3	ND-3.5	ND-4	N-MS	
FD	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
AR	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
SF-R	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
SF-11	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
SF-6	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
SF-4.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
HC	C/D	C/D	C/D	C/D	C/D	C/D	--	--	--	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	
LI	C/D	C/D	C/D	C/D	C/D	C/D	--	--	--	--	--	--	--	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	
HI	C/D	C/D	C/D	C/D	C/D	C/D	--	A 'C' or 'D' Protective Yard is required.														
MH	C/D	C/D	C/D	C/D	C/D	C/D	--	--	--	--	--	--	--	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	
EC	C/D	C/D	C/D	C/D	C/D	C/D	--	--	--	C/D	--	C/D	C/D	A/B C/D	A/B C/D	--	--	C/D	A/B C/D	A/B C/D	--	
CD-1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
CD-2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
CD-3	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
CD-4	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	--	--	--	--	--	--	--	--	--	--	--	A/B C/D	--	--	--	
CD-5	C/D	C/D	C/D	C/D	C/D	C/D	--	--	--	--	--	--	--	--	--	--	--	C/D	A/B C/D	A/B C/D	--	
CD-5D	C/D	C/D	C/D	C/D	C/D	C/D	--	--	--	--	--	--	--	--	--	--	--	C/D	A/B C/D	A/B C/D	--	
ND-3	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
ND-3.5	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
ND-4	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	--	--	--	--	--	--	--	--	--	--	--	--	A/B C/D	--	--	--	
N-MS	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	--	--	--	--	--	--	--	--	--	--	--	--	C/D	A/B C/D	--	--	
KEY:	A/B/C/D = Buffer A,B,C or D required, choice of A, B,C or D at applicant's discretion C/D = Buffer C or D Required, choice of C or D at applicant's discretion																					

Section 7.2.2.3 Use Protective Yard.

A use protective yard may also be required along perimeter lot lines for specific uses in accordance with Chapter 5.

Section 7.2.2.4 Protective Yard Installation Requirements

- A. The tables below prescribe the minimum width, screening, and landscaping requirements for each protective yard type.

FIGURE 7.12 TYPE A AND B PROTECTIVE YARDS

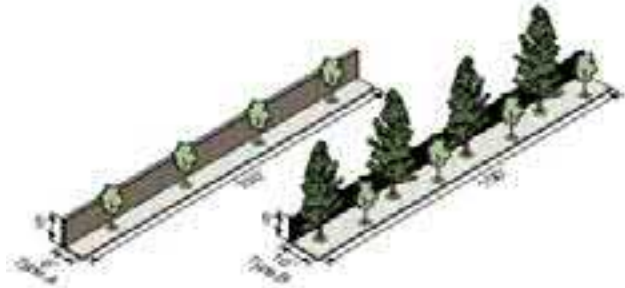


TABLE 7.7 TYPE A AND B PROTECTIVE YARD STANDARDS

	TYPE A	TYPE B
Depth (min)	6 ft.	10 ft.
Fence Height (min)	Not Allowed	6 ft.
Wall Height (min)	6 ft.	Not Required
Shade Trees (min per 100 ft.)	--	4
Understory Trees (min per 100 ft.)	4	4
Shrubs (min per 100 ft.)	--	--

FIGURE 7.13 TYPE C AND D PROTECTIVE YARDS

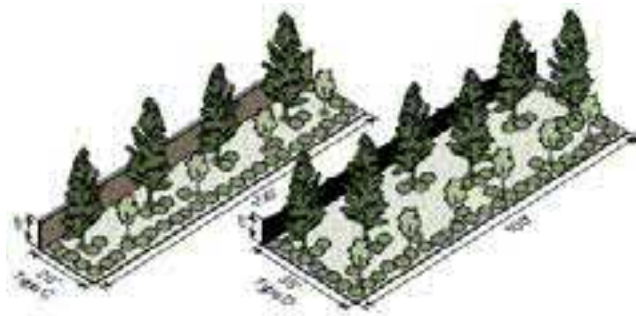


TABLE 7.8 TYPE C AND D PROTECTIVE YARD STANDARDS

	TYPE C	TYPE D
Depth (min)	20 ft.	35 ft.
Fence Height (min)	Not Allowed	6 ft.

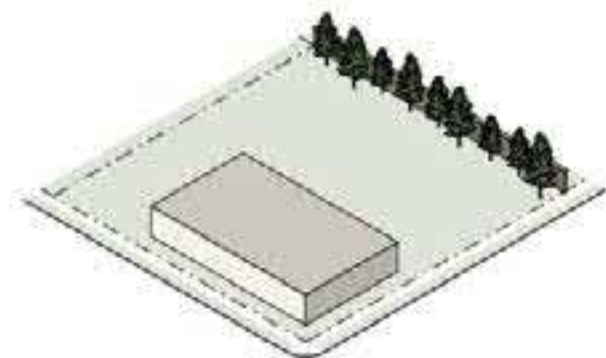
TABLE 7.8 TYPE C AND D PROTECTIVE YARD STANDARDS

	TYPE C	TYPE D
Wall Height (min)	6 ft.	Not Required
Shade Trees (min per 100 ft.)	4	6
Understory Trees (min per 100 ft.)	4	6
Shrubs (min per 100 ft.)	40	60

B. Location

1. A required protective yard must be located within the outer perimeter of the lot, parallel to and extending to the property boundary line. A required protective yard must be provided along the entire frontage immediately abutting the property line. Landscaping must be planted on the inside of the required protective yard.

FIGURE 7.14 LOCATION OF PROTECTIVE YARD



2. A required protective yard may not be located within any portion of an existing, dedicated or reserved public right-of-way.
3. Breaks for pedestrian, bicycle, and vehicle access are allowed. Driveways or walkways must cross a protective yard at as near a perpendicular angle as practical.
4. The width of a required protective yard is calculated on the average width per 100 feet or portion of protective yard. The minimum width of the protective yard at any one point cannot be less than one-half the required width of the protective yard.

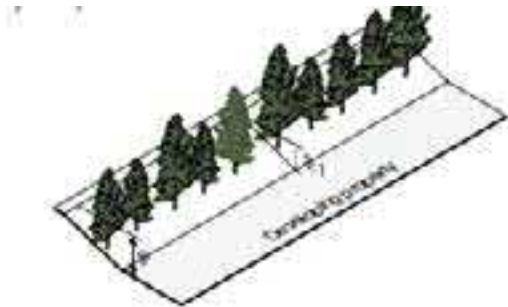
The applicant is requesting an Alternative Compliance to the 20 foot depth minimum to instead be 14 feet and 8 inches.

C. Encroachments

1. The parking of vehicles and the placement of buildings or structures except for walls, fences, and landscaping is not allowed in a required protective yard.
2. Low impact development and other similar stormwater management features are permitted in a required protective yard.

D. Grade Change. In lieu of a required wall or fence, a natural or man-made grade separation of a least 6 feet in elevation may be provided.

FIGURE 7.15 GRADE CHANGES IN PROTECTIVE YARDS



1. The developing property must be located at an elevation lower than the property to be screened.
2. The stabilized side slopes of the grade change may be no greater than 3:1.

E. Alternative Compliance. The Planning and Zoning commission in accordance with Section 2.8.4.1 may modify the protective yard requirements. The Planning and Zoning Commission must consider the following criteria in determining the appropriateness of alternative compliance:

1. The approved alternate meets the intent of the protective yard regulations;
2. For topographic reasons, a fence or wall or other required screening device will not screen activities from an abutting property as required by this Division;
3. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
4. The existing topography or vegetation achieve the purpose and intent of this Division.

The Type C Protective Yard is required to be a minimum of 20 feet in depth.

Preserving the existing warehouse will result with an encroachment of a building.

B. Landscape Area. Landscape area shall mean the area (greater than one foot in width) within the boundary of a lot or parcel that is comprised of pervious surface integrated with living plant material, including but not limited to trees, shrubs, flowers, grass, or other ground cover or native vegetation. For the purposes of meeting the requirements of this Article, undeveloped portions of the site cannot be considered landscaped area.

C. Establishment of Minimum Percentages. A minimum percentage of the total lot area shall be devoted to landscape in accordance with the following schedule.

TABLE 7.9 REQUIRED LANDSCAPING

LAND USE	LANDSCAPE AREA
Townhouses	20%
Small Multi-Family	20%
Multi-Family	20%
Courtyard Housing	20%
Purpose-Built Student Housing	20%
Office and Professional Uses	15%
Retail and Commercial	10%
Industrial or Manufacturing	10%

1. Plantings shall consist of a minimum of one tree and three five-gallon shrubs for every 1,000 square feet of the required minimum landscaping area to be planted or retained internal to the project.
2. Landscaping and vegetation installed as part of any of the following requirements may be counted towards the landscaping requirements:
 - a. Stormwater management feature;

AC-22-01 Aerial View 312 Camacho Street



Site Location



Subject Property



Parcel



City Limit



0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 2/17/2022

1. EQUAL AMENITIES WILL BE PROVIDED FOR TRASH AND RECYCLING.
2. REFUSE AND RECYCLING ENCLOSURE NEEDS TO BE MATCHED THE COLOR AND MATERIAL OF THE BUILDING FACADE.
3. 6" SOLID WALL SHALL BE PROVIDED ALONG THE PROPERTY LINES THAT ABUT SINGLE FAMILY LOTS.

