

ATTACHMENT D

Planning Commission Agenda Item

9/13/2023



Item Number: 5

Planning Commission

PUBLIC HEARINGS

Meeting of: September 13, 2023

Submitted By:

Alex Jauregui, Assistant City Planner

Case:

PLAN23-00025

Subject:

A Planning Commission workshop to discuss proposed development standards for existing Zone Districts and new Mixed Use Districts included in Case No. PLAN23-00025 - An Amendment to the Victorville Municipal Code with an Environmental Exemption introducing various changes to Title 16 to address the recently adopted Land Use Element of the General Plan including but not limited to updated development standards, implementation of new zone districts and overlay districts with an updated land use map, and other associated changes.

Applicant:

City of Victorville - Planning Department

Location:

Citywide

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

1. Commissioner Feedback – Provide feedback to City staff on any recommended modifications, inclusions, or deletions to the draft development standards for existing Zone Districts and new Mixed Use Districts; and
2. Draft Development Standards – Recommended that City staff proceed with preparing the draft development standards for adoption, incorporating adjustments recommended by consensus of the Planning Commission.

Summary:

In order to implement the Land Use and Housing Elements of the City's General Plan, development standards for existing Zoning Districts and the City's new Mixed Use Districts require revision in order to accommodate updated residential densities and non-residential development intensity. The specific standards that implement density/intensity requirements of the General Plan are known as "development standards", which regulate physical development through defined measurables such as setbacks, building height, lot coverage, floor area ratio, lot coverage, and parking.

As discussed in this Planning Commission workshop item, City Staff has prepared updates to many of the City's existing development standards for Residential, Commercial, and Industrial zones and has drafted new standards for Mixed Use zones (Attachment A), which implement the general density and intensity requirements established by the Land Use Element of the General Plan. Additionally, adjustments to other sections of the City's Development Code, such as those pertaining to definitions and design guidelines, have been included in this item as they are used to clarify the intent and applicability of development standards.

Discussion/Analysis:Background

On December 20, 2022, upon recommendation by the Planning Commission, the City Council adopted the updated Land Use Element of the General Plan (Attachment B) in order to comply with City's adopted Housing Element and Assembly Bill 1397, which requires an update to the City's adopted Zoning Ordinance to accommodate housing sites/densities identified in the City's Housing Element.

Adoption of the Land Use Element (LUE) was the first action needed in order update the City's Zoning Ordinance since it updated the Land Use Designations and Land Use Map (Attachment C), which establish baseline density and intensity standards such as dwelling units per acre and floor to area ratio. While the LUE establishes the baseline density/intensity standards, the Zoning Ordinance (also known as the "Development Code" and "Title 16") also requires an update in order further clarify the rules, regulations and development standards applicable to each General Plan Land Use Designation. The Zoning Ordinance also further designates areas of each LUE Land Use Designation into separate Zone Districts

Proposed Zone Districts & Development Standards

As discussed herein, updated and/or new development standards have been proposed for Residential, Commercial, Industrial and Mixed Use Zone Districts within the draft development standards prepared for this item (Attachment A); however, in order to accommodate the LUE Designations previously established, new and updated Residential and Mixed Use Zoning Districts were also required. These updated and new zoning districts are identified in the following table, which also notes the corresponding

LUE Designation as well as the “Existing Zoning District” that will be replaced by the “New Zoning District” and associated development standards.

LUE Designation (Dwelling Units/Acre Range)	Existing Zoning Districts (Dwelling Units/Acre Max)	New Zoning Districts (Dwelling Units/Acre Range)
Open Space (1 du per 5 ac)	AE Exclusive Agriculture (1 du per 5 ac) A Agricultural-Residential (1 du/ac)	AE Exclusive Agriculture (1 du per 5 ac)
Low-Medium Density Residential (5.1-12 du/ac)	R-2 Medium Density Residential (8 du/ac)	R-2 Low-Medium Density Residential (5.1-12 du/ac)
Medium Density Residential (12.1-20 du/ac)	R-3 High Density Residential (15 du/ac) & R-4 Very High Density Residential (20 du/ac)	R-3 Medium Density Residential (12.1-20 du/ac)
High Density Residential (20.1-30 du/ac)	N/A	R-4 High Density Residential (20.1-30 du/ac)
Mixed Use 1 (0-15 du/ac)	MU Mixed Use (0-60 du/ac)	MU-1 Medium Density Mixed Use (0-15 du/ac)
Mixed Use 2 (15.1-30 du/ac)	MU Mixed Use (0-60 du/ac)	MU-2 High Density Mixed Use (15.1-30 du/ac)

While the Residential and Mixed Use Zoning Districts have been revised as noted above, Commercial and Industrial Zone Districts remain unchanged, excepting for updated development standards.

Therefore, a summary of the Residential, Commercial and Industrial development standard changes and updates included in this item are discussed below, as well as other ancillary changes used to clarify the intent and applicability of the development standards. These changes are referenced below using their “Chapter” and “Article” position within the Development Code.

Chapter 3: Zoning and Land Use Requirements

Article 8: Residential Districts

- Removed Agricultural Residential District due to limited applicability and to reflect updated LUE Open Space designation.
- Removed the Mixed Use District due to replacement by new Zone Districts.
- Replaced the existing R-2 District by renaming the existing R-3 District as R-2 and updating allowable density to 12 units per acre.
- Replaced the existing R-3 District by renaming the existing R-4 District as R-3 and updating allowable density to 20 units per acre.
 - Includes reduced front yard setback to promote building orientation/frontage facing the right-of-way.

- Increases building height to 45' to allow four-story construction and architectural features while also integrating setbacks above the second floor.
- Replaced the existing R-4 District with a new R-4 District that accommodates up to 30 units per acre.
 - Includes a minimum lot size of 5 acres to ensure sufficient area to allow enhanced development and integrated open space.
 - Increases building height to 55' to allow construction and architectural features that can take advantage of increased densities while also integrating setbacks above the second floor.
 - Reduces private and common recreational amenity requirements based on square footage but increased the total number of required amenities.
 - Applicable to a limited number of sites identified in the Housing Element of the General Plan with most existing R-4 zoned properties changed to the update R-3 zone while maintaining allowances for up to 20 du/ac.

Chapter 3: Zoning and Land Use Requirements
Article 9: Mixed Use Districts

- Added a “General purpose and intent” section to reflect the LUE of the General Plan.
- Added development standards table for MU-1 that reflects aspects of R-3 and C-1 Districts.
- Added development standards table for MU-2 that reflects aspects of R-4 and C-2 Districts.
- Added wall, fence, and sound barrier requirements to reflect similar residential and commercial land uses.
- Added a Planned Unit Development (PUD) requirement for properties over ten acres in size.
- Added Mixed Use specific design guidelines that focus on design goals, objectives, and principles.

Chapter 3: Zoning and Land Use Requirements
Article 10: Commercial Districts

- Added Maximum Floor Area Ratio (FAR) requirements that correspond to the updated Commercial LUE Designation.
 - Per the LUE Designation, allows increased FAR for certain hospitality uses.
- Clarified additional height allowances require specific findings by the Planning Commission.
- Increased setback requirements abutting residential districts.

Chapter 3: Zoning and Land Use Requirements
Article 11: Industrial Districts

- Added Maximum Floor Area Ratio (FAR) requirements that correspond to the updated Commercial LUE Designations.
- Updated minimum lot size to require increased lot size in conjunction with intensified industrial land uses.
- Increased setback requirements for development abutting residential districts.

Ancillary Changes

- *Chapter 1: Development Department; Article 3: Definitions*
 - Updated definition of Floor Area Ratio (FAR) to clarify mezzanine area not included in FAR calculation to match California Building Code.
- *Chapter 3: Zoning and Land Use Requirements; Article 21: Off-Street Parking*
 - Updated parking standards for multi-family residences to reduce required parking for studio and one bedroom units, increase required parking for units with four or more units, and introduce visitor parking requirements.

The majority of the changes above were aimed at providing new and updated standards to accommodate increased dwelling unit densities for High Density Residential and Mixed Use LUE Designations, which the City had not previously addressed in the Development Code. Therefore, the Cities of Rancho Cucamonga, Lancaster, and Palmdale were used for inspiration and comparison, as they have populations similar to the City of Victorville and maintain residential and mixed use districts with similar densities as those outlined in the LUE. A tabular summary of the noted comparisons that were used for reference are included as “Attachment D”.

Number of Radius Letters Mailed:

N/A – In accordance with State law, 1/8th page advertisement prepared in lieu of radius mailers given impacts to more than one-thousand property owners.

Attachments: Attachment A – Draft Development Standards
Attachment B – Adopted Land Use Element
Attachment C – Adopted Land Use Element – Land Use Map
Attachment D – Summary of Comparison Cities

ATTACHMENT A

Draft Development Standards

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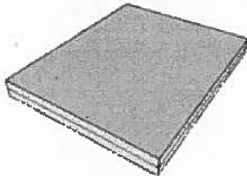
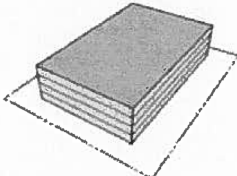
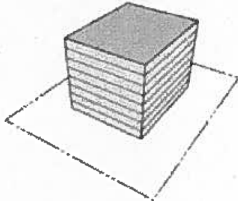
Chapter 1: Development Department

Article 3: Definitions

Sec. 16-1.03.010: Definitions

For the purpose of the Code, unless otherwise apparent from the context, certain words, terms and phrases used in this Chapter are defined in this Section.

Words used in the present tense include the future, words used in the singular number also include the plural, and words used in the plural number include the singular, unless the natural construction of wording indicates otherwise. The word "shall" indicates a mandatory requirement, except as when used in connection with an action or decision of the Council or any City commission, board, or official, in which case the word "shall" shall be Directory only. Whenever used in this Chapter, the word "day" shall mean a calendar day.

<u>F</u>	
Floor Area Ratio (FAR)	a measure of <u>non-residential</u> development intensity. FAR is the ratio of the gross floor area of a building to the gross area of its site. For example, a multi-story building with a total floor area of one hundred thousand (100,000) square feet on a fifty thousand (50,000) square foot lot will have a FAR of 2.0. <u>For the purpose of FAR calculation, a mezzanine as defined by Section 505 of the California Building Code shall not be considered floor area.</u> The following are examples of how a building with a total floor area of 100,000 sq. ft. can be configured on a 50,000 sq. ft. lot to achieve a FAR of 2.0:
	<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>100% Lot Coverage: • 50,000 sf Floor Plate • 2 Stories</p> </div> <div style="text-align: center;">  <p>50% Lot Coverage: • 25,000 sf Floor Plate • 4 Stories</p> </div> <div style="text-align: center;">  <p>25% Lot Coverage: • 12,500 sf Floor Plate • 8 Stories</p> </div> </div>

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Chapter 3: Zoning and Land Use Requirements

Article 6: Zoning Districts and Boundaries

Sec. 16-3.06.010: Zoning districts

The City is divided into the following zoning districts by this Chapter, as follows:

Base Districts

Residential Districts	
AE	Exclusive Agriculture
A	Agricultural Residential
S-R	Suburban Residential
R-1	Single-Family Residential
R-2	Medium <u>Low-Medium</u> Density Residential
R-3	High <u>Medium</u> Density Residential
R-4	Very High Density Residential
MU	Mixed Use
<u>MU-1</u>	<u>Medium Density Mixed Use</u>
<u>MU-2</u>	<u>High Density Mixed Use</u>
R-MPD	Residential-Mobile Home Planned Development
MDR	Mixed Density Residential
Commercial Districts	
C-1	Neighborhood Service
C-2/C-4	General Commercial
C-A	Administrative Professional Offices
C-M	Commercial Manufacturing
Industrial Districts	
I.P.D.	Industrial Park
M-1	Light Industrial
M-2	Heavy Industrial
Other Districts	
FP	Conservancy and Flood Plain
S-P	Specific Plan
P-C	Public and Civic
P.U.D.	Planned Unit Development

Sec. 16-3.06.020: Zoning district boundaries

The zoning districts established by the Development Code and the boundaries of such districts are shown on the Zoning Map. The Zoning Map and all notations, references, and other related information shall be a part of this Chapter. Where any uncertainty exists as to the boundary of a district shown on the Zoning Map, the following regulations shall control:

- (a) Where a boundary line is indicated as following a street or alley, the boundary line shall be construed as following the center of the right-of-way;
- (b) Where a boundary line follows or coincides approximately with a lot line or property ownership line, the boundary line shall be construed as following the lot line or boundary line;
- (c) Where the boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property ownership line, unless specifically indicated by dimensions on the Zoning Map, the boundary line shall be determined based on the scale of the Zoning Map;
- (d) Where uncertainty exists, the Zoning Administrator shall determine in writing the location of the boundary in question, giving due consideration to the location indicated on the Zoning Map, the objectives of the Development Code and the specific purposes for each district;
- (e) Where a street or alley is officially vacated or abandoned, the area within the vacated street or alley on each side of the centerline shall be classified in the same zoning district as the adjoining property.

Sec. 16-3.06.030: Zoning of annexed territory

All land annexed to the City shall be classified in a district or districts conforming to the land use designation on the General Plan.

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Chapter 3: Zoning and Land Use Requirements

Article 8: Residential Districts

Sec. 16-3.08.010: General purpose and intent

(b) The purpose of each residential zoning district is as follows:

- (1) The AE (Exclusive Agriculture) zoning district is intended to provide protection for agricultural areas from urban development or residential subdivision, and to serve as an open space area around the more intensive urban uses of the City.
- ~~(2) The A (Agricultural Residential) zoning district is intended to provide areas primarily for rural or estate-type living, but allowing certain agricultural pursuits to be maintained on land parcels of at least one acre.~~
- ~~(3)~~ (2) The S-R (Suburban Residential) zoning district is intended to provide for the development of large residential lots that have the combined attributes of a rural and urban environment.
- ~~(4)~~ (3) The R-1 (Single-Family Residential) zoning district is intended to protect established neighborhoods of single-family dwellings and to provide space for suitable locations for additional developments of this kind, with appropriate community facilities. R-1 districts may be divided into several density categories, and the suffix number shall indicate a minimum lot area in each density class. Single-family residential districts are intended to correlate with the low-density residential designation expressed by the general plan which allows up to five dwelling units per gross residential acre.
- ~~(5)~~ (4) The R-2 (~~Low~~-Medium Density Residential) zoning district is intended to provide areas for the development of multiple-family dwellings at low-medium densities, as stipulated in the land use element of the General Plan, of up to ~~eight~~ twelve dwelling units per gross residential acre.
- ~~(6)~~ (5) The R-3 (High Medium Density Residential) zoning district is intended to protect established neighborhoods of such dwellings and to provide suitable space in appropriate locations for additional housing developments of this kind, such as garden apartments, townhouses, duplexes and similar dwellings, including condominium developments. The high-density category depicted by the General Plan, which provides up to ~~fifteen~~ twenty dwelling units per gross residential acre, is intended to guide development for this district.
- ~~(7)~~ (6) The R-4 (~~Very~~ High Density Residential) zoning district is intended to protect established neighborhoods of such dwellings and to provide suitable space in

appropriate locations for additional housing developments of this kind, such as garden apartments, townhouses, duplexes and similar dwellings, including condominium developments. The very-high-density category depicted by the General Plan, which provides up to ~~twenty~~ *thirty* dwelling units per gross residential acre, is intended to guide development for this district.

- ~~(8)~~ The MU (Mixed Use) zoning district is intended to facilitate well integrated multi-family and commercial developments, located adjacent to or on top of retail development. Permitted mix of uses: multi-family up to a density of sixty dwelling units per gross acre, retail, office, civic, open space and other similar uses as defined through the Specific Plan or Planned Unit Development process.
- (9)(7) The R-MPD (Residential Mobile Home Planned Development) zoning district is intended to provide for the development of subdivisions to be occupied primarily by residential mobile homes. R-MPD districts are intended to correlate with the low density residential designation of the General Plan land use element which allows a maximum residential density of five dwelling units per gross residential acre.
- ~~(10)~~(8) The MDR (Mixed Density Residential) zoning district is intended to protect established neighborhoods of mixed-density dwellings and to facilitate single-family infill development in the event that extraordinary developmental constraints, such as a lack of required sewer infrastructure, make the continued development of the permitted high-density uses impractical or infeasible. Mixed-density residential districts are intended to correlate with the mixed density residential designation expressed by the General Plan that allows up to fifteen dwelling units per gross residential acre.

Sec. 16-3.08.020: Development standards

Tables 8-1 and 8-2 summarize development standards for all residential districts.

Table 8-1: Minimum Dwelling Unit Areas

Studio apartments	500 sq. ft.
One bedroom apartments	600 sq. ft.
Two bedroom apartments	800 sq. ft.
Single-family dwelling	1,400 sq. ft.

Table 8-2: Residential Development Standards

Residential Zoning Districts	AE	A	S-R	R-1 (7,200)	R-2	R-3 <u>R-2</u>	R-4 <u>R-3</u>	<u>R-4</u>	MDR	R-MPD
Site Requirements										
Maximum Lot Coverage	40%							<u>50%</u>	40%	
Minimum Net Lot Area:	5 acres	1-acre	½ acre	7,200 sq. ft.	8,500-sq.-ft.	10,000 sq. ft.	10,000 sq. ft.	<u>5 acres</u>	7,200 sq. ft.	7,200 sq. ft.
Maximum Dwelling Unit Density (per gross acre)	N/A	N/A	Up to 2.0	Up to 5.0	Up to 8.0	Up to 15.0 <u>Up to 12.0</u>	Up to 20.0	<u>Up to 30.0</u>	Up to 15.0	Up to 5.0
Off-street Parking	Off-street Parking standards shall be provided pursuant to Article 21 of this Chapter.									
Minimum Lot Dimensions (in ft.)										
Lot Width:										
Interior	150	150	85	60	60	70	70	<u>250</u>	60	60
Corner	150	150	85	65	65	75	75	<u>250</u>	65	65
Reverse corner	150	150	85	75	65	75	75	<u>250</u>	65	65
Cul-de-sac (at front setback)	150	150	85	60	60	70	70	<u>250</u>	60	60
Lot Depth:	150	150	150	100	100	100	100	<u>250</u>	100	100
Minimum Useable Area	Every building site shall have a useable area equal to the minimum lot width and depth.									
Building Requirements (in ft.)										
Minimum Front Yard Setbacks										
Porch	25	25	20	14	20	20	15-10	<u>10</u>	20	20
First Story living	25	25	20	20	20	20	15	<u>15</u>	20	20
Minimum Side Yard Setback										
Street side	10	10	10	10	10	10	10	<u>10</u>	10	10
Reverse corner street side				15						
Interior side ⁸	10	10	5 & 10	5 & 10	5	5	5	<u>5</u>	5	5
<u>Multi-story Setbacks at 3rd story or higher</u>										
<u>Facing property lines</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>		<u>10⁽¹¹⁾</u>	<u>10⁽¹¹⁾</u>	<u>10⁽¹¹⁾</u>	N/A	N/A
<u>Facing interior space</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>		<u>5⁽¹¹⁾</u>	<u>5⁽¹¹⁾</u>	<u>5⁽¹¹⁾</u>	N/A	N/A
Separation Between Dwelling Units	N/A	N/A	15	N/A	N/A	N/A	N/A	<u>N/A</u>	N/A	N/A
Minimum Rear Yard Setback	20	10	20	20 ⁽¹⁰⁾	20	20	15	<u>15</u>	10	20
Maximum Height	35	35	30	30	30 ⁽¹¹⁾	35 ⁽¹⁾	35 45 ⁽¹⁾	<u>55⁽¹⁾</u>	35	20

Table 8-2: Residential Development Standards (Continued)

Residential Zoning Districts	AE	A	S-R	R-1 (7,200)	R-2	R-3 <u>R-2</u>	R-4 <u>R-3</u>	<u>R-4</u>	MDR	R-MPD
Open Space Requirements										
Minimum Recreational Living Space: Per dwelling unit (in sq. ft.)										
Private (Ground Floor Units)	N/A	N/A	N/A	N/A	200	150	150	<u>100</u>		N/A
Private (Units Above Ground Floor)	N/A	N/A	N/A	N/A	75	75	75	<u>60</u>	(2)	N/A
Common	N/A	N/A	N/A	N/A	800	700	200	<u>200</u>		N/A
Total	N/A	N/A	N/A	2,000	2,000	900	350	<u>300</u>		1,000
Minimum Landscaping	Landscaping shall be provided pursuant to Article 24 of this Chapter.									
Wall and Fence Standards	All wall/fencing designs and materials shall be subject to Section 16-3.08.030.									
Max. Fence/Wall Height (in ft.)	(Refer to Section 16-3.08.030)									
Front Yard Area	0 ⁽⁹⁾									
Rear and Side Yard Area	7	7	7	7	7	6 ⁽³⁾	6 ⁽³⁾	<u>6⁽³⁾</u>	7	7
Accessory Structure Requirements⁽⁴⁾										
Maximum Height (in ft.)	20	20	10 ⁽⁵⁾ (6)	10 ⁽⁵⁾ (6)	45	15	15	<u>15</u>	15	15
Setbacks⁽⁶⁾										
Structures that do not require a building permit	None, provided the roof system does not extend beyond the property line and the structure does not exceed seven (7) feet in height.									
Structures that require a building permit (in ft.) or exceed a height of seven (7) feet	5									
Maximum Size of Structure	N/A	N/A	400 square feet in floor area or 40% of the square footage of the main building ⁽⁷⁾ ; whichever is greater. The sum of all accessory structures shall not exceed 20% of rear yard area.							

Notes for Table 8-2:

- (1) No principle building shall exceed a height of one story when located within one hundred feet of an existing single-family residence.
- (2) Single-family residential development shall comply with the provisions of R-1 District. Multiple-family residential development shall comply with the provisions of the R-3 District.
- (3) The Zoning Administrator may approve a fence not to exceed eight feet in height based upon evidence of unique circumstances. The evidence may include:
 - (a) Documented safety and/or security problems which exceed those same problems incurred by other residential developments in the nearby vicinity; and/or
 - (b) Location of the development adjacent to public property.

- (4) All accessory structures and additions shall incorporate architectural features/elements of the primary structure (including but not limited to roof pitch, style, building material and color) at the discretion of the Zoning Administrator.
- (5) An accessory structure with a height in excess of ten (10) feet shall comply with the setback requirements for a primary building and shall not exceed the height of the primary structure or thirty (30) feet, whichever is less.
- (6) Excluding multi-family developments, all accessory structures shall be located at or behind the front yard plane of the principal structure, shall not exceed seven (7) feet in height when located within five (5) of the side or rear property lines and shall meet all current Building Code requirements.
- (7) Accessory structures on lots one-half gross acre in size or greater are permitted a maximum accessory structure size up to 60% the square footage of the main building.
- (8) When feasible, larger side yard setbacks of 12 feet or more are encouraged to be placed on the side of the lot where the driveway is located to allow for recreational vehicle access to the side and rear yard.
- (9) Decorative garden walls, fences, railings, pilasters and retaining walls that are not Intended to enclose the front yard area are allowed not to exceed 3 feet in height with the allowance of pilasters to extend no more than 4 feet in height. However, properties within ½ acre minimum lot size districts or larger are allowed enclosure fencing not to exceed 4 feet in height, and properties that utilize visibility fencing are allowed enclosure fencing not to exceed the height requirements herein, unless otherwise regulated by this chapter.
- (10) A minimum of 15 feet, of the required 20 foot rear yard setback, is required to be useable area.
- (11) Multi-story setbacks shall provide floor areas above the second story that do not exceed 85% of the floor area of the floor immediately below the story subject to the multi-story setback.

Sec. 16-3.08.100: Multi-family design guidelines

Section 16-3.08.100(c)(6)(iii) Common Recreational Facilities

- (iii) Common Recreational Facilities - The minimum number of recreational facilities for a development is based on the amount of residential units within a complex and is listed in the following table:

Number of Residential Units*	4-24	25-50	51-75	76-99	100-200
Required Number of Recreational Facilities <u>required in R-2, R-3 and MU-1 zones*</u>	1	2	3	4	5
<u>Required Number of Recreational Facilities required in R-4 and MU-2 zones**</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>

* For each 100 units above the first 200 units, 4 additional recreational facilities should be provided.

** For each 100 units above the first 200 units, 5 additional recreational facilities should be provided.

Developments shall select from the following recreational facilities, subject to Planning Commission review and approval:

- (A) Large open lawn with one of the dimensions no less than 100 feet;
- (B) Pool and spa;
- (C) Multiple tot lots with multiple play equipment, conveniently located throughout the site;
- (D) Community multi-purpose room equipped with kitchen, with attached patio area;
- (E) Court facilities (i.e. tennis, volleyball, basketball, etc.)
- (F) Barbecue facility equipped with grill, picnic benches, etc.;

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Chapter 3: Zoning and Land Use Requirements

Article 9: Mixed Use Districts

Sec. 16-3.09.010: General purpose and intent

(a) Mixed use districts are established to:

- (1) Facilitate well integrated multi-family and commercial developments, located adjacent to retail development;
- (2) Develop integrated, multi-use areas that provide a variety of residential, commercial, service, civic, open space/recreational, and other supportive land uses in an integrated, human scale, walkable environment while still accommodating cars, loading, and similar necessities;
- (3) Encourage development of local, citywide, and regional mixed-use centers that address different community needs and market sectors, and that complement and are well connected and integrated with surrounding neighborhoods;
- (4) Encourage mixed-use development as a strategy to revitalize underutilized or under-performing commercial areas and corridors in the city, such as the 7th Street Corridor;
- (5) Promote linkages using a multi-modal circulation network, including transit, pedestrian sidewalks, paths and paseos, and bicycle and trail networks, to ensure safe, convenient access between uses and to minimize vehicular traffic;
- (6) Encourage flexibility of design in development by allowing both a vertical and/or horizontal mix of uses.

(b) The purpose of each mixed use zoning district is as follows:

- (1) The MU-1 (Medium Density Mixed Use) zoning district is intended to provide for a mix of neighborhood- and community serving commercial, service, and other complementary and supportive uses with a variety of lower to medium density housing to encourage infill development in certain undeveloped or developing areas or revitalization of existing areas. The intent is to encourage an active, neighborhood- and local-serving corridor, area, or activity center.
- (2) The MU-2 (High Density Mixed Use) zoning district is intended to provide for a mix of community- and regional serving commercial, service, entertainment, and other complementary and supportive uses with a variety of medium- to high-density housing to encourage infill development and/or revitalization of existing areas. The intent is to encourage an active, community- and regional-serving corridor, area, or activity center.

Sec. 16-3.09.020: Development standards

Tables 9-1 and 9-2 summarize development standards for all mixed use districts.

Table 9-1: Minimum Dwelling Unit Areas

<u>Studio apartments</u>	<u>500 sq. ft.</u>
<u>One bedroom apartments</u>	<u>600 sq. ft.</u>
<u>Two bedroom apartments</u>	<u>800 sq. ft.</u>

Table 9-2: Mixed Use Development Standards

<u>Mixed Use Zoning Districts</u>	<u>MU-1</u>	<u>MU-2</u>
<u>Project Requirements</u>		
<u>Minimum Residential Components</u>	<u>(1)</u>	<u>(2)</u>
<u>Minimum Commercial Components</u>	<u>(1)</u>	<u>(2)</u>
<u>Site Requirements</u>		
<u>Non-Residential Maximum Floor Area Ratio (FAR)</u>	<u>0.5</u>	<u>1.0</u>
<u>Lot Coverage</u>	<u>40% (all types of development)</u>	<u>50% (residential development) / 60% (non-residential development)</u>
<u>Minimum Net Lot Area:</u>	<u>10,000 sq. ft.</u>	<u>5 acres</u>
<u>Maximum Dwelling Unit Density (per gross acre)</u>	<u>Up to 15.0</u>	<u>Up to 30.0</u>
<u>Off-street Parking</u>	<u>Off-street Parking standards shall be provided pursuant to Article 21 of this Chapter⁽³⁾.</u>	
<u>Minimum Lot Dimensions (in ft.)</u>		
<u>Lot Width:</u>	<u>75</u>	<u>75</u>
<u>Lot Depth:</u>	<u>100</u>	<u>100</u>
<u>Building Requirements (in ft.)</u>		
<u>Minimum Front Yard Setbacks</u>		
<u> Porch</u>	<u>10</u>	<u>10</u>
<u>First Story living</u>	<u>15</u>	<u>15</u>
<u>Minimum Side Yard Setback</u>		
<u> Street side</u>	<u>10</u>	<u>10</u>
<u> Interior side</u>	<u>5</u>	<u>5</u>
<u> Separation Between Dwelling Units</u>	<u>N/A</u>	<u>N/A</u>
<u>Minimum Rear Yard Setback</u>	<u>15</u>	<u>15</u>
<u>Maximum Height</u>	<u>45⁽⁴⁾</u>	<u>55⁽⁴⁾</u>

<u>Mixed Use Zoning Districts</u>	<u>MU-1</u>	<u>MU-2</u>
<u>Open Space Requirements</u>		
<u>Minimum Recreational Living Space: Per dwelling unit (in sq. ft.)</u>		
<u>Private (Ground Floor Units)</u>	<u>150</u>	<u>100</u>
<u>Private (Units Above Ground Floor)</u>	<u>75</u>	<u>60</u>
<u>Common</u>	<u>200</u>	<u>200</u>
<u>Total</u>	<u>350</u>	<u>300</u>
<u>Minimum Landscaping</u>	<u>Landscaping shall be provided pursuant to Article 24 of this Chapter⁽⁵⁾</u>	
<u>Wall and Fence Standards</u>	<u>All wall/fencing designs and materials shall be subject to Section 16-3.09.030.</u>	
<u>Max. Fence/Wall Height (in ft.)</u>	<u>(Refer to Section 16-3.09.030)</u>	
<u>Front Yard Area</u>	<u>0⁽⁶⁾</u>	
<u>Rear and Side Yard Area</u>	<u>6⁽⁷⁾</u>	
<u>Accessory Structure Requirements for Residential Uses</u>		
<u>Maximum Height (in ft.)</u>	<u>15</u>	
<u>Setbacks</u>	<u>5</u>	
<u>Maximum Size of Structure</u>	<u>400 square feet in floor area or 40% of the square footage of the building the structure is accessory to; whichever is greater.</u>	

Notes for Table 9-1:

- (1) Development in the MU-1 District can include standalone multi-family residential, standalone commercial, or mixed use including both residential and commercial components. Standalone multiple-family residential development shall comply with the provisions of the R-3 District, excepting for maximum dwelling unit density as outlined in Table 9-1. Standalone commercial development shall comply with the provisions of the C-1 District, excepting for maximum FAR as outlined in Table 9-2.
- (2) Development in the MU-2 District can include standalone multi-family residential, standalone commercial, or mixed use including both residential and commercial components. Standalone multiple-family residential development shall comply with the provisions of the R-4 District. Standalone commercial development shall comply with the provisions of the C-2 District, excepting for maximum FAR as outlined in Table 9-2.
- (3) Commercial developments and commercial components of a mixed use development shall require parking based on land use type. Residential developments and residential components of a mixed use development shall require parking based on multi-family parking requirements, excepting that visitor parking may be fulfilled by required commercial parking as determined during Site Plan review.
- (4) No principle building shall exceed a height of one story when located within one hundred feet of an existing single-family residence.
- (5) Standalone residential developments and residential components of mixed use developments shall comply with multi-family residential landscaping requirements. Standalone commercial developments and commercial components of mixed use developments shall comply with non-residential landscaping requirements.
- (6) Unless otherwise required by this chapter or approved by the Planning Commission or Zoning Administrator.
- (7) The Planning Commission or Zoning Administrator may approve a fence not to exceed eight feet in height based upon evidence of unique circumstances. The evidence may include:
 - (a) Documented safety and/or security problems which exceed those same problems incurred by other residential developments in the nearby vicinity;
 - (b) Location of the development adjacent to public property; and/or
 - (c) Design of the development as vertical mixed use where the residential component is not located on the ground floor.

Sec. 16-3.09.030: Wall and Fence standards

- (a) Residential components of a mixed use development shall provide six-foot high masonry block walls, as follows:
 - (1) Decorative masonry wall shall be constructed along the perimeter of all new residential developments, including all interior side and rear project boundaries, and street frontages without front-on units or commercial uses; however, when located at street frontages without front-on units, masonry block walls shall be located at or behind required setback lines.
 - (2) Wall requirements for the perimeter of a site, including rear or side property lines and street frontages may be modified or waived:
 - (i) When abutting a property zoned or used as open space/recreation;
 - (ii) To accommodate coordination/connectivity of commercial and residential uses; or
 - (iii) When located behind required landscape planters at street frontages.
- (b) Prohibited fences and walls include:
 - (1) Razor wire and/or barb wire;
 - (2) Chain link fence on any new development; and
 - (3) Fences or walls along interior parcel lines within the commercial portion of a mixed use development.
- (c) Residential Buffer. A solid masonry wall at least six feet in height, not to exceed the maximum height limitations of this Title; provided, such wall shall not exceed four feet in height where it is located within the required front yard, shall be erected and maintained along any rear or side lot line of a mixed use lot that abuts a residential district, unless in the opinion of the Zoning Administrator it is deemed unnecessary due to building and site design and/or site constraints.

Sec. 16-3.09.040: Residential Sound Barrier along Highways 18 and 395

Applicants for mixed use developments with a residential component adjacent to Highways 18 (Palmdale Road) or 395, shall properly install a landscaped sound barrier in accordance with Figure 9-1. In addition, the sound barrier shall be in conformance with the following development standards:

- (a) The sound barrier shall be 30-feet wide measured from edge of highway right-of-way.
- (b) The barrier shall contain a six-foot high decorative wall setback 30-feet from the property line on top of a five-foot high dirt berm with slopes not exceeding a three-foot horizontal to one-foot vertical ratio.
- (c) The landscaping and irrigation shall be installed in accordance with the design and landscaping palette shown in the City's LMAD Specifications and Detail Booklet, or as approved in conjunction with an associated Site Plan review. Any changes to the design and palette may be approved by the Zoning Administrator.
- (d) The Applicant must also ensure the following:
 - (1) All multi-family residential units within 150 feet of the right-of-way of Highways 18 and 395 shall be limited to one-story only unless the required noise study determines alternative noise mitigation.
 - (2) A noise study for any residential development adjacent to these highways shall be submitted with the development application to determine the future noise impacts. The noise study shall determine the appropriate mitigation to reduce the future interior

noise level for residential uses below a Community Noise Equivalent Level (CNEL) of 45dB. Additionally, the noise study shall determine the appropriate mitigation to reduce the future exterior noise level (behind the sound barrier) below a (CNEL) of 65dB.

Sec. 16-3.09.050: Other development requirements

The following requirements also apply to uses and structures in Commercial Districts:

- (a) Asphalt roof shingles are prohibited on all new construction.
- (b) Rooftop mechanical equipment shall be screened from public view to the greatest extent possible with the design of the building.
- (c) Signs are limited as follows:
 - (1) Development comprised of all residential uses and the residential component of mixed use development shall be subject to Article 22 and Table 22-1 of this Chapter.
 - (2) Development comprised of all commercial uses and the commercial component of mixed use development shall be subject to Article 22 and Table 22-2 of this Chapter.

Sec. 16-3.09.060: Site Plan Review

Site plan review is required, pursuant to Article 1 of this Chapter, for all development and/or physical expansion of a use and/or building within a mixed use district.

Sec. 16-3.09.070: Planned Unit Development Review

Mixed use developments containing both residential and commercial components when located on a project site of ten acres or more shall be subject to all requirements and development standards of a Planned Unit Development, as outlined in Article 16 of this Chapter.

Sec. 16-3.09.080: Design Guidelines

These design guidelines are intended to supplement the Multi-family design guidelines and Commercial design guidelines outlined in Articles 8 and 10 of this Chapter. While the Multi-family design guidelines and Commercial design guidelines shall be utilized to facilitate stand-alone multi-family residential developments and stand-alone commercial developments independently, the noted design guidelines shall also be utilized to facilitate residential components and commercial components of mixed use development that incorporates both land uses. Mixed use development that includes both residential and commercial components shall also be subject to the following supplemental design goals, objectives, and principles.

- (a) Design goals. Mixed use developments are intended to promote creative mixes of commercial retail, office, housing, civic, institutional, and entertainment uses that vary in composition and intensity based upon location, accessibility, and the surrounding development context. These guidelines present common goals that encourage the highest level of design quality while allowing maximum flexibility in the design of mixed use development that will:

- (1) Encourage a variety of compatible residential and non-residential land uses in proximity, to create, or reactivate vibrant areas for living, working, shopping, and recreating;
 - (2) Provide flexibility to support changing land use trends; and
 - (3) Emphasize design compatibility with existing development and proposed land uses, both in site planning and architectural design.
- (b) Design objectives. The design of mixed use development projects in the City of Victorville shall:
- (1) Respect the scale, proportion and character of the surrounding area;
 - (2) Reinforce or establish a distinct architectural image;
 - (3) Establish attractive, inviting, imaginative and functional site design;
 - (4) Foster non-vehicular connectivity and integration between commercial and non-commercial uses;
 - (5) Facilitate and encourage pedestrian activity and mitigate adverse automotive patterns;
 - (6) Enhance surrounding neighborhoods, existing development and the City as a whole;
 - (7) Maintain a sense of harmony and proportion along street frontages and other portions of the development exposed to public view; and
 - (8) Preserve and incorporate historically, culturally, or architecturally significant buildings and themes into the development proposals where appropriate.
- (c) Design principles. Mixed use development shall incorporate the following design principles throughout the project site where appropriate:
- (1) Connectivity and Interconnectivity. Mixed use development shall be designed to provide both connectivity on-site between commercial and non-commercial components as well as interconnectivity to surrounding developments and neighborhoods/corridors. Non-vehicular and vehicular modes of transportation shall also be considered equally when designing project circulation patterns.
 - (2) Shared facilities. Required facilities such as recreational amenities, gathering spaces, seating areas, landscaping and required parking should be designed and integrated throughout the site to be utilized by both commercial patrons and residential tenants.
 - (3) Coordinated architectural design. Architectural design should reflect a style that characterizes or complements the predominant area style or theme, as applicable. The architectural style or theme of a mixed use development should be consistent between both commercial and non-commercial components of a project, however, variation in color schemes, design details, massing and scale are acceptable when continuity is consistent through the development.

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Chapter 3: Zoning and Land Use Requirements

Article 10: Commercial Districts

Sec. 16-3.10.020: Development standards

Development standards for commercial districts are found on Table 10-1.

Table 10-1: Commercial Development Standards

Residential Zoning Districts	C-1	C-2/C-4	CA	C-M
Site Requirements				
Maximum Lot Coverage	40%	60%	50%	60%
<u>Maximum Floor Area Ratio (FAR)⁽¹⁾</u>	<u>2.0</u>			
Minimum Net Lot Area	10,000 sq ft	10,000 sq ft	7,500 sq ft	10,000 sq ft
Off-street Parking	Off-street Parking standards shall be provided pursuant to Article 21 of this Chapter			
Minimum Landscaping	Landscaping shall be provided pursuant to Article 24 of this Chapter			
Minimum Site Dimensions (in FT)				
Minimum Lot Width	75	75	75	75
Minimum Lot Depth	N/A	N/A	N/A	N/A
Building Requirements (in FT) ^{(4) (2)}				
Front Yard Setback	10	10	10	10
Side and Rear Yard Setback				
Street side	10	10	10	10
Interior side and rear	None	None	None	None
From Alley or Street	10	10	10	10
Setback from Residential District	30 ^{(2) (3)}	30 ^{(2) (3)}	30 ^{(2) (3)}	30 ^{(2) (3)}
Maximum Building Height	35 ^{(3) (4)}	45 ^{(3) (4)}	45 ^{(3) (4)}	45 ^{(3) (4)}
Wall and Fence Standards (All wall/fencing designs and materials shall be subject to Section 16-3.10.030)				
Max. Fence/Wall Height(in FT)				
Front and Street Side Yard	4			
Rear and Side Yards	8			

Notes:

- (1) *FAR of certain multi-floor hospitality uses (e.g. hotels & convention centers) may be increased on a case-by-case basis.*
- ~~(1)~~(2) Parking, landscaping and walks may project into the required setbacks.
- ~~(2)~~(3) The setback shall be provided along any rear or side lot line that abuts a residential district not separated by a public right-of-way. The area within the required setback shall consist of a minimum fifteen-foot wide landscape strip planted with evergreen trees adjacent to the masonry wall required by this Title, unless in the opinion of the Zoning Administrator it is deemed unnecessary due to building and site design and/or site constraints. *The required setback shall be increased by 30-feet for every story above the ground floor.*
- ~~(3)~~(4) Unless otherwise approved by the Planning Commission, *in accordance with Section 16-3.01.030 of this code.*

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Chapter 3: Zoning and Land Use Requirements

Article 11: Industrial Districts

Sec. 16-3.11.020: Development standards

Development standards for industrial districts are found on Table 11-1.

Table 11-1: Industrial Development Standards

Residential Zoning Districts	IPD	M-1	M-2
Site Requirements			
Maximum Lot Coverage	60%	60%	60%
<u>Maximum Floor Area Ratio (FAR)</u>	<u>1.0</u>		
Minimum Net Lot Area	20,000 sq ft	10,000 <u>30,000</u> sq ft	10,000 <u>40,000</u> sq ft
Off-street Parking	Off-street Parking standards shall be provided pursuant to Article 21 of this Chapter		
Minimum Landscaping	Landscaping shall be provided pursuant to Article 24 of this Chapter		
Minimum Site Dimensions (in FT)			
Minimum Lot Width	100	75	75
Minimum Lot Depth	N/A	N/A	N/A
Building Requirements (in FT) ⁽¹⁾			
Front Yard Setback	30	10	10
Side and Rear Yard Setback			
Street side and rear	20	10	10
Interior side	10	None	None
Interior rear	25	None	None
Setback from Residential District	30 ⁽²⁾	30 ⁽²⁾	30 ⁽²⁾
Maximum Building Height	45	50	50 ⁽³⁾
Wall and Fence Standards (All wall/fencing designs and materials shall be subject to Section 16-3.11.030)			
Max. Fence/Wall Height(in FT)			
Front and Street Side Yard	4		
Rear and Side Yards	8		

Notes:

- (1) Parking, landscaping and walks may project into the required setbacks.
- (2) The setback shall be provided along any rear or side lot line that abuts a residential district not separated by a public right-of-way. The area within the required setback shall consist of a minimum fifteen-foot wide landscape strip planted with evergreen trees adjacent to the masonry wall required by this Title, unless in the opinion of the Zoning Administrator it is deemed unnecessary due to building and site design and/or site constraints. *The required setback shall be increased by 30-feet when building height exceeds 30-feet.*
- (3) Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, smoke stacks, wireless masts or similar structures may be erected above the height limits prescribed in this Title; provided, that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances. However, no roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space.

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Chapter 3: Zoning and Land Use Requirements

Article 21: Off-street Parking

Sec. 16-3.21.030 Required number of off-street parking and loading spaces

The number of parking spaces required shall be as specified in Table 21-1, when the calculation results in a fractional number, any fraction up to and including one-half shall be disregarded and any fraction over one-half shall be adjusted to the next higher number. The required number of parking spaces for any use to specifically mentioned or similar to any use enumerated in this Article shall be determined by the Planning Commission after it has ascertained all of the pertinent facts and then by minute action of record sets forth its findings and interpretation. In the event that two or more uses occupy the same building, lot, or parcel of land, the total requirements for off-street parking and off-street loading shall be the sum of the requirements of the uses computed separately.

Table 21-1. Off-street parking and loading requirements

Land Use Type		Parking Requirement	Additional Parking or Parking Credit
Agricultural	Agricultural		
	Nursery	1 space per 1,000 sq. ft. of sales and display area	
	Ranch, farm, dairy, etc...	None	Per listed uses for an accessory use to the primary agricultural use
Residential	Residential		
	Single-Family Residential		
	Mobile home within the R-MPD district	2 spaces which may be tandem within a garage, carport or awning	
	Residential caretaking unit	Per Conditional Use Permit	
	Single-family residence	2 spaces within an enclosed garage	
	Multi-Family Residential		
	Boardinghouse	1 space per sleeping room	3 additional spaces

	Condominium or town house	2 covered spaces per unit (1 space for one bedroom units)	1 uncovered space per 2 units
	Mobile Home Park	2 adjoining spaces per unit which may be tandem	1 space per 5 units
	Multi-Family Residences	<p>2 spaces per unit – 1 space shall be covered</p> <p><u>1 space per each studio unit.</u></p> <p><u>1.5 spaces per each 1 bedroom unit.</u></p> <p><u>2 spaces per each 2-3 bedroom unit.</u></p> <p><u>2.5 spaces per each 4+ bedroom unit.</u></p> <p><u>50% of all required tenant parking provided shall be covered.</u></p>	<p><u>1 space for each 200 sq. ft. of administrative area for employees.</u></p> <p><u>Visitor parking shall be provided as follows:</u></p> <p><u>1 space per every 3 units for complexes with 50 or fewer units.</u></p> <p><u>1 space per every 5 units for complexes with 51 or more units.</u></p>
Institutional	Institutional		
	Animal hospital	1 space per 200 sq. ft.	Credit - exclude utility rooms
	Assembly use (i.e. Church, meeting hall, social or dance hall)	1 space per every 4 seats (or 6 per every 10 feet of a bench) for the main assembly area or 1 per 35 sq. ft. of assembly area	1 space per classroom or secondary assembly area
	Convalescent home	1 space per each four beds	
	Government buildings frequently visited	1 space per 200 sq. ft.	
	Government buildings not frequently visited	1 space per 400 sq. ft.	
	Hospital	1 space per bed	1 space per 650 sq. ft.
	Library	1 space per every 4 seats (or 6 per every 10 feet of a bench) for the main assembly area or 1 per 35 sq. ft. of assembly area	1 space per classroom or secondary assembly area
	Medical or dental office	1 space per 200 sq. ft.	Credit - exclude utility rooms
	Medical equipment rental	1 space per 450 sq. ft.	
	Museum or art gallery	<p>lt; 2,500 sq. ft.- 1 space per 100 sq. ft. of display area</p> <p>2,501 to 5,000 sq. ft. - 1 space per 150 sq. ft. of display area</p> <p>5,001 to 10,000 sq. ft. - 1 space per 200 sq. ft. of display area</p>	<p>Credit - exclude storage, work and other similar rooms</p> <p>1 additional space per 500 sq. ft. of display area over 10,000 sq. ft.</p>

	Park and outdoor recreational uses	10 spaces per acre of active recreational area and 5 spaces per acre of passive area	
	Pharmacy	1 space per 250 sq. ft.	Credit - exclude utility rooms
	Public utility facility	1 space per 500 sq. ft. of office space or work area	1 space per vehicle used in connection with the use
	Schools		
	a) Business or trade	1 space per classroom	Determined by the Planning Commission (per enrollment)
	b) Elementary or middle	1 space per classroom	10 additional spaces
	c) High School or college	1 space per ten students	1 space per classroom
Commercial	Commercial		
	Auditorium or theater	1 space per every 4 seats or 6 per every 10 feet of a bench or 1 per 50 sq. ft. of non-fixed seating or assembly area	
	Automobile and machinery both sales and repair only	1 per 450 sq. ft. of floor area	
	Bank, business and professional office	1 space per 200 sq. ft. up to 6000 sq. ft per individual user plus 1 space per 300 sq. ft. above 6000 sq. ft per individual user	Credit - exclude utility rooms
	Childcare center, day care nursery and similar uses	1 space per 5 children as designed or licensed for	1 space per vehicle used in the operation
	Funeral home and mortuary	1 space per every 4 seats counting 20 inches on a bench or 1 per 50 sq. ft. of floor area	
	Furniture and major appliance sales and repair	1 per 750 sq. ft.	
	Hotel or motel	1 per sleeping or living unit	5 additional spaces
	Laundromat or dry cleaning	1 per 3 washers (min 7 spaces)	
	Multi-tenant commercial centers over 5 acres	4 spaces per 1000 sq. ft. of total floor area	Planning Commission may require additional spaces. Freestanding restaurants shall comply with restaurant parking requirements
	Open air commercial uses such as car, machinery or boat sales and equipment rental and storage yards	1 space per 1000 sq. ft. of sales and display area	

	Photocopying shop or photography studio	1 space per 400 sq. ft.	
	Plumbing repair and service shop, carpet and upholstery cleaner, glass sales, installation and repair automobile upholstery and accessory sales and installation, automotive repair, body and paint shop and similar uses	1 space per 400 sq. ft. of floor area plus 1 space per 200 sq. ft. of office area	Credit - 1 space per 2 service bay spaces (not resulting in less than 4 spaces)
	Restaurant, café, cafeteria, bar, cocktail lounge, nightclub and similar uses	1 space per 100 sq. ft.	Credit - 1 space per 20 lineal feet of drive-thru stacking area, with a maximum credit of 2 spaces per drive-thru
	Retail establishments, markets or businesses not listed	1 space per 200 sq. ft.	Credit - exclude utility rooms
	Wedding or other small item rental or supply business (excluding video rental)	1 space per 400 sq. ft.	
Commercial Recreational	Commercial Recreational		
	Arena or sports stadium	1 space per every 4 seats or 6 per every 10 feet of a bench or 1 per 50 sq. ft. of non-fixed seating or assembly area	
	Bowling alley	5 spaces per lane	Additional spaces per separate uses within the building
	Dance or gymnastics school	1 space per 400 sq. ft.	1 space per employee
	Health club, spa and similar uses	1 space per 175 sq. ft.	
	Racquetball court	3 spaces per court	Additional spaces per separate uses or activities within the building as determined by the Planning Commission
Industrial	Roller skating rink	1 space per 200 sq. ft. of rink area	Additional spaces per non-related uses within the building
	Industrial		
	Manufacturing or industrial plant, storage building or yard, industrial laboratory or similar uses	1 space for each employee during the highest shift change	1 space for each 300 sq. ft. of administrative area
	Mini-warehouse	1 space per 300 sq. ft. of office area	2 spaces for an accessory residence

	Outdoor uses	1 per 2500 sq. ft. of ground area	
	Printing or blueprinting	1 space per 400 sq. ft.	
	Retail distribution warehouse	;lt;2000 sq. ft. - 1 space per 400 sq. ft. 2000 to 4000 sq. ft. - 5 spaces plus 1 space per 800 sq. ft. 4000 to 8000 sq. ft. - 10 spaces plus 1 space per 1000 sq. ft. over 4000 sq. ft. of area 8000 to 16000 sq. ft. - 19 spaces plus 1 space per 2000 sq. ft. over 16000 sq. ft. of area	
	Wholesale and warehouse uses including speculative buildings	1 space per 1,000 sq. ft. of the first 40,000 sq. ft. and 1 space per 4,000 sq. ft. for the portion over 40,000 sq. ft.	1 space for each 300 sq. ft. of administrative area

ATTACHMENT D

Summary of Comparison Cities

Comparison Cities:

Table 1: Residential Development Standards for High Density Residential

High Density Residential Zoning Districts	Rancho Cucamonga H (24 –30)	Lancaster HDR (15 –30) and 16(+) units	Palmdale RN3 (20 –30)	Victorville <u>Proposed R-4 (20.1-30)</u>
Site Requirements:				
Maximum Lot Coverage	50%	50%	N/A	<u>50%</u>
Minimum Net Lot Area:	3 acres	6 000 sq ft	10 000 sq ft	<u>5 acres</u>
Maximum Dwelling Unit Density (per gross acre)	30 du/acre	30 du/acre	30 du/acre	<u>30 du/acre</u>
Minimum Lot Dimensions:				
Lot Width:				
Interior	0	60	60	<u>250</u>
Corner	0	75	Not listed	<u>250</u>
Reverse corner	0	Not listed	Not listed	<u>250</u>
Cul-de-sac (at front setback)	0	Not listed	Not listed	<u>250</u>
Lot Depth:	0	100	100	<u>250</u>
Building Requirements:				
Porch	6	6	6	<u>10</u>
First Story living	0	Depends on type of street, between 0-20'	15	<u>15</u>
Street side	0	20	10	<u>10</u>
Reverse corner street side	0	N/A	N/A	N/A
Interior side ⁸	0	15	5	<u>5</u>
Multi-story Setbacks at 3rd story or higher				
Facing property lines	N/A	N/A	N/A	<u>10</u>
Facing interior space	N/A	N/A	N/A	<u>5</u>
Minimum Rear Yard Setback	0	15	15	<u>15</u>
Maximum Height	55	35 if near single family zone, 72 otherwise	50	<u>55</u>
Open Space Requirements:				
Private (Ground Floor Units)	150 sq ft	N/A	100 sq ft	<u>100 sq ft</u>
Private (Units Above Ground Floor)	100 sq ft	N/A	60 sq feet	<u>60 sq ft</u>
Common	N/A	N/A	N/A	<u>200 sq ft</u>
Total	35%	8% and 250'	200 sq ft per unit	<u>300 sq ft</u>
Landscaping Requirements:				
Minimum Landscaping	N/A	15%	10%	<u>Landscaping shall be provided pursuant to Article 24 of this Chapter.</u>

High Density Residential Zoning Districts	Rancho Cucamonga H (24 –30)	Lancaster HDR (15 –30) and 16(+) units	Palmdale RN3 (20 –30)	Victorville <u>Proposed R-4 (20.1-30)</u>
Fence and Wall Requirements:				
Max. Fence/Wall Height (in ft.)	6	6	6	<u>6</u>
Parking Requirements:				
Off-street Parking	<ul style="list-style-type: none"> • Studio – 1.3 spaces per unit (1 covered) • 1 bedroom – 1.5 spaces per unit (1 covered) • 2 bedrooms – 2 spaces per unit (1 covered) • 3 bedrooms – 2 spaces per unit (2 covered) • 4+ bedrooms – 2.5 spaces per unit (2 covered) • Visitor parking (additional required): <ul style="list-style-type: none"> ○ < 50 units: 1 per 3 units ○ > 50 units: 1 per 5 units 	<ul style="list-style-type: none"> • Duplex/triplex/fourplex – 2 spaces per unit in enclosed garage • Apartments (5 or more units) <ul style="list-style-type: none"> ○ Studio/loft and 1 bedroom – 1.5 covered spaces for each unit ○ 2+ bedrooms – 1.5 covered spaces and 0.5 uncovered spaces per unit ○ Guest parking – 1 uncovered space for every 4 units 	<ul style="list-style-type: none"> • Duplex/triplex/fourplex <ul style="list-style-type: none"> ○ Studio/1 bedroom – 1 space per each unit ○ 2+ bedrooms – 2 spaces per unit ○ Min. 1 space per unit shall be covered • Apartments (5 or more units) <ul style="list-style-type: none"> ○ Studio/loft and 1 bedroom – 1 space per unit ○ 2 bedrooms – 1.5 spaces per unit ○ 3+ bedrooms – 2 spaces per unit ○ 50% spaces shall be covered ○ Guest parking – 1 space per every 5 units 	<ul style="list-style-type: none"> • <u>1 space per each studio unit.</u> • <u>1.5 spaces per each 1 bedroom unit.</u> • <u>2 spaces per each 2-3 bedroom unit.</u> • <u>2.5 spaces per each 4+ bedroom unit.</u> • <u>50% of all required tenant parking provided shall be covered.</u> • <u>Visitor parking (additional required):</u> <ul style="list-style-type: none"> ○ <u>< 50 units: 1 per 3 units</u> ○ <u>> 50 units: 1 per 5 units</u>

Table 2: Residential Development Standards for High Density Mixed Use

High Density Mixed Use Zoning Districts	Rancho Cucamonga *Mixed Use developments require approval of a Master Plan with its own development standards and land uses based on project.	Lancaster MU-N, MU-C, MU-E, MU-TOD (see Section 17.10.060(F) of Lancaster Municipal Code)	Palmdale MU2 (20-30 du/ac) (see Table 17.55.010-1 of Palmdale Municipal Code)	Victorville <u>Proposed MU-1</u> <u>(Up to 15 du/ac)</u>	Victorville <u>Proposed MU-2</u> <u>(Up to 30 du/ac)</u>
Site Requirements:					
Maximum Lot Coverage	*	N/A	N/A	<u>40%</u>	<u>50% (residential development) / 60% (non-residential development)</u>
Minimum Net Lot Area:	*	10 000 sq ft	20 000 sq ft	<u>10,000 sq ft</u>	<u>5 acres</u>
Max FAR	*	N/A	2.0	<u>0.5</u>	<u>1.0</u>
Maximum Dwelling Unit Density (per gross acre)	*	N/A	20-30 du/ac	<u>15 du/acre</u>	<u>30 du/acre</u>
Minimum Lot Dimensions (in ft.)					
Lot Width:	*	100	100	<u>75</u>	<u>75</u>
Lot Depth:	*	80	100	<u>100</u>	<u>100</u>
Building Requirements (in ft.)					
Minimum Front Yard Setbacks					
Porch	*	0	N/A	<u>10</u>	<u>10</u>
First Story living	*	0-12', (fronting on major arterials, 10-18')	15-25' residential, 5-15' non-res.	<u>15</u>	<u>15</u>
Minimum Side Yard Setback	*				
Street side	*	5	10-20' residential, 5-15' non-res.	<u>10</u>	<u>10</u>
Reverse corner street side	*	5	N/A	<u>N/A</u>	<u>N/A</u>
Interior side	*	5	0 (10' abutting SFR zones)	<u>5</u>	<u>5</u>
Minimum Rear Yard Setback	*	10	15' (20' abutting SFR zones)	<u>15</u>	<u>15</u>
Maximum Height	*	1-4 stories (fronting on major arterial, 1-5 stories)	55' / 4 stories	<u>45</u>	<u>55</u>
Open Space Requirements					
Private (Ground Floor Units)	*	N/A	100 sq ft	<u>150</u>	<u>100</u>
Private (Units Above Ground Floor)	*	N/A	60 sq ft	<u>75</u>	<u>60</u>
Common	*	N/A	N/A	<u>200</u>	<u>200</u>
Total	*	5% of lot area	200 sq ft	<u>350</u>	<u>300</u>

High Density Mixed Use Zoning Districts	Rancho Cucamonga *Mixed Use developments require approval of a Master Plan with its own development standards and land uses based on project.	Lancaster MU-N, MU-C, MU-E, MU-TOD (see Section 17.10.060(F) of Lancaster Municipal Code)	Palmdale MU2 (20-30 du/ac) (see Table 17.55.010-1 of Palmdale Municipal Code)	Victorville <u>Proposed MU-1</u> <u>(Up to 15 du/ac)</u>	Victorville <u>Proposed MU-2</u> <u>(Up to 30 du/ac)</u>
Landscaping Requirements:					
Minimum Landscaping	*	15% of lot area	30% of front yard area shall be landscaped	<u>Landscaping shall be provided pursuant to Article 24 of this Chapter</u>	<u>Landscaping shall be provided pursuant to Article 24 of this Chapter</u>
Fence and Wall Requirements:					
Max. Fence/Wall Height (in ft.)	*	N/A	6	<u>6</u>	<u>6</u>
Parking Requirements:					
Off-street Parking	*	For residential and commercial/office uses, the number of parking spaces shall be in accordance with the requirements listed by use in this section. Parking spaces between residential and commercial/office uses shall not be shared, and be specifically identified on site as private residence parking versus public customer parking.	When there are two or more separate primary uses on a site, the minimum parking for the site is the sum of the required or allowed parking for the individual primary uses, unless a reduction is approved pursuant to PMC Section 17.87.070 (Exceptions and Reductions to Required Parking).	<u>Commercial developments and commercial components of a mixed use development shall require parking based on land use type. Residential developments and residential components of a mixed use development shall require parking based on multi-family parking requirements, excepting that visitor parking may be fulfilled by required commercial parking as determined during Site Plan review</u>	<u>Commercial developments and commercial components of a mixed use development shall require parking based on land use type. Residential developments and residential components of a mixed use development shall require parking based on multi-family parking requirements, excepting that visitor parking may be fulfilled by required commercial parking as determined during Site Plan review</u>

Table 3: Industrial Development Standards

Industrial Zoning Districts	Rancho Cucamonga NI (Neo-Industrial), IE (Industrial Employment)	Lancaster LI, HI (see Section 17.66. of Lancaster Municipal Code)	Palmdale LI, HI (see Table 17.66.010-1 of Palmdale Municipal Code)	Victorville <u>Revised M-1</u>	Victorville <u>Revised M-2</u>
Site Requirements:					
Maximum Lot Coverage	N/A	N/A	N/A	60%	60%
Minimum Net Lot Area:	0.5 acres (NE), 5 acres (IE)	10,000 sq. ft. (LI), 20,000 sq. ft. (HI)	10,000 sq. ft. (LI), 20,000 sq. ft. (HI)	<u>30,000 sq ft</u>	<u>40,000 sq ft</u>
Max FAR	0.6	0.5	0.5	<u>1.0</u>	<u>1.0</u>
Minimum Lot Dimensions (in ft.)					
Lot Width:	100	180 (LI), 100 (HI)	80 (LI), 100 (HI)	75	75
Lot Depth:		100 (LI), 150 (HI)	100	N/A	N/A
Building Requirements (in ft.)					
Minimum Front Yard Setbacks	25-45 depending on street type	15 (LI), 10 (HI) 20 when adjoining a freeway, expressway, or arterial street and the building is 35 feet or less in height	10'	10	10
Minimum Side Yard Setback					
Street side	25-45 depending on street type	Equal to the front or street side yard, as appropriate, required in the abutting zone, or 10 feet whichever is greater. 20 when adjoining a freeway, expressway, or arterial street and the building is 35 feet or less in height	10', 20' when abutting a freeway	10	10
Interior side	5	10 (LI), 0 (HI) 10 feet when adjoining freeway, expressway, or arterial streets.	0 abutting another industrial zoned property and 10 abutting any other nonresidential zone; 20 abutting a freeway	0	0
Minimum Rear Yard Setback	0	10 (LI), 0 (HI)	0 abutting another industrial zoned property and 10 abutting any other nonresidential zone	0 interior rear, 10 when rear abuts street	0 interior rear, 10 when rear abuts street

Industrial Zoning Districts	Rancho Cucamonga NI (Neo-Industrial), IE (Industrial Employment)	Lancaster LI, HI (see Section 17.66. of Lancaster Municipal Code)	Palmdale LI, HI (see Table 17.66.010-1 of Palmdale Municipal Code)	Victorville <u>Revised M-1</u>	Victorville <u>Revised M-2</u>
Maximum Height	35' at the front setback line. Buildings used for <i>industrial</i> uses that exceed 35 feet in height shall be set back an additional one foot from the front setback line for each one foot of building height up to a maximum setback of 70 feet. The portion of the building used for offices are not subject to this requirement. Heights over 75' may be permitted with a CUP.	50' (LI), 70' (HI)	50' / 4 stories	50	50
Setback from Residential District	45	N/A	25 abutting a residential zone (LI), 40 abutting residential zone (HI)	30 <u>The required setback shall be increased by 30-feet when building height exceeds 30-feet.</u>	30 <u>The required setback shall be increased by 30-feet when building height exceeds 30-feet.</u>