

# AGENDA

## REGULAR MEETING

### CITY OF FAIRFIELD PLANNING COMMISSION

FAIRFIELD-SUISUN UNIFIED SCHOOL DISTRICT  
2490 HILBORN ROAD, FAIRFIELD CA 94534

OCTOBER 14, 2020  
6:00 P.M.

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#### Notice to Public

Consistent with the Governor's Executive Order N-29-20 regarding public meetings during the COVID-19 emergency, Planning Commissioners may attend the meeting telephonically. Members of the public can observe the meeting on Comcast Cable Channel 26, ATT U-Verse 99, and web-streamed live <http://www.fairfield.ca.gov/live>, or at [www.youtube.com/user/FFCATV/live](http://www.youtube.com/user/FFCATV/live).

**Due to COVID-19, a mask is required for entry and must be worn for the duration of the meeting when 6-foot distance from others is not possible. Please do not attend this meeting if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing, or other flu-like symptoms.**

**Members of the public who wish to comment on matters before the Planning Commission, in lieu of doing so in person, may submit comments by emailing [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov).**

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#### I. ROLL CALL

#### II. PLEDGE OF ALLEGIANCE

#### III. INFORMATION ON PROVIDING PUBLIC COMMENTS

The public may comment on items not on the agenda but within the jurisdiction of the Planning Commission, provided that NO action may be taken on off-agenda items except as authorized by law. Off-agenda items from the public will be taken under consideration without discussion by the Commission and may be referred to staff. Comments will be accepted in person or by email at [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov). Identify your name, the item you wish to comment on, and the date of the meeting. All comments received by email prior to the start of an item will be read aloud for up to three minutes. For adjudicative public hearing items, e-mailed comments will be accepted and read aloud for up to three/four minutes if received prior to the close of the public hearing

#### IV. APPROVAL OF AGENDA

**V. APPROVAL OF MINUTES OF SEPTEMBER 23, 2020**

**VI. PUBLIC COMMENTS**

**VII. SCHEDULED MATTERS**

**A. [“TINY HOUSES” WORKSHOP & DISCUSSION OF MULTI-FAMILY HEIGHT REGULATIONS](#)**

Planning Commission Workshop to discuss options for “tiny homes” in the City of Fairfield

(Planner: Brian K. Miller, 707-428-7461, [bkmiller@fairfield.ca.gov](mailto:bkmiller@fairfield.ca.gov))

**VIII. INFORMATION AND COMMUNICATIONS**

A. Director’s Report and Commissioner’s Comments

**IX. ADJOURNMENT TO NEXT MEETING OF OCTOBER 28, 2020**

**SPECIAL NOTICES**

**PLEASE NOTE:** The Planning Commission ordinarily does not take up any item on the agenda after 10:00 p.m. Discussion of any item which began before 10:00 p.m. will be completed regardless of time. If you have any item which is not discussed before the 10:00 p.m. cut-off, it will be among the first items discussed at the next meeting. The agendas have been prepared with the hope that all items scheduled will be able to be discussed within the time allowed.

**PLEASE NOTE:** Any party aggrieved or affected by a decision or determination by the Planning Commission in the administration of the City’s Development Regulations may file an appeal within 14 business days of the decision or determination using the appeal form available from the Community Development Department. To file an appeal, complete the form and submit it with the appropriate fee to: Community Development Department, 1000 Webster Street, Second Floor, Fairfield, CA 94533 no later than 14 business days from the date of this hearing. No postmarks will be accepted. For additional information, please contact the Community Development Department, 1000 Webster Street, Second Floor, Fairfield, CA 94533, or phone 707-428-7461.

**PLEASE NOTE:** The City of Fairfield is committed to providing meeting facilities that are accessible to persons with disabilities and/or have language barriers. To request meeting materials in alternative formats or other accommodation, please contact Lucia Morales, Administrative Assistant, at least 72 hours in advance of the meeting at 707-428-7466 or [lmorales@fairfield.ca.gov](mailto:lmorales@fairfield.ca.gov).

**CITY OF FAIRFIELD  
PLANNING COMMISSION  
M I N U T E S**

Fairfield-Suisun Unified School District Board Room  
2490 Hilborn Road

September 23, 2020  
Regular Meeting  
6:00 p.m.

**I. ROLL CALL**

Present: Chairperson WOOD, Chuck  
Vice-Chairperson MATTHEWS, Chris  
Commissioner CHILDS, Jerome  
Commissioner CRUZEN, Melissa  
Commissioner EVANS, Lerecia  
Commissioner WESLEY, William

Absent: Commissioner COAN, Michael

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Evans.

**III. INFORMATION ON SPEAKER CARDS**

**IV. APPROVAL OF AGENDA**

Vice-Chairperson Matthews made a motion to approve the agenda as proposed. The motion was seconded by Commissioner Evans. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Coan absent.

**V. APPROVAL OF MINUTES OF AUGUST 12, 2020**

Commissioner Childs made a motion to approve the minutes of August 12, 2020 as proposed. The motion was seconded by Vice-Chairperson Matthews. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Coan absent.

**VI. PUBLIC COMMENTS**

No persons spoke during Public Comments, and no comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

**VII. SCHEDULED MATTERS**

**ITEM A: 7 FLAGS ELECTRONIC MESSAGE BOARD**

**RESOLUTION NO. 2020-13**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD APPROVING SIGN PERMIT (SN2020-027) FOR A MONUMENT SIGN WITH ELECTRONIC MESSAGE BOARD AT 1206 NORTH TEXAS STREET (APN: 030-172-040)**

Associate Planner Anna Noel made a presentation on the item.

No persons spoke during the Public Hearing, and no comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

Vice-Chairperson Matthews made a motion to adopt Resolution 2020-13 as proposed. The motion was seconded by Commissioner Childs. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Coan absent.

## **ITEM B: SB743 IMPLEMENTATION**

### RESOLUTION 2020-15

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CITY OF FAIRFIELD SENATE BILL 743 IMPLEMENTATION PROCEDURES AND THE THRESHOLDS OF SIGNIFICANCE AND MITIGATION MEASURES FOR VEHICLE MILES TRAVELED (VMT) AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES IMPLEMENTING SB743, TO ADDRESS ENVIRONMENTAL REVIEW OF TRANSPORTATION IMPACTS UNDER CEQA

Associate Planner Brian Miller and Erin Vaca, consultant to the City with DKS Associates made a presentation on the item and answered questions.

No persons spoke during the Public Hearing, and no comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

Vice-Chairperson Matthews made a motion to adopt Resolution 2020-15 as proposed. The motion was seconded by Commissioner Evans. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Coan absent.

## **ITEM C: 2020 BOARDING HOUSE REGULATIONS UPDATE**

### RESOLUTION NO. 2020-16

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD AMENDING VARIOUS SECTIONS OF CHAPTER 25, ARTICLE I OF THE FAIRFIELD CITY CODE (ALSO KNOWN AS THE ZONING ORDINANCE OF THE CITY OF FAIRFIELD) AMENDING THE DEFINITION OF "BOARDING HOUSE," AMENDING THE DEVELOPMENT STANDARDS FOR BOARDING HOUSES, AMENDING THE LAND USE TABLES PERMITTING "BOARDING HOUSE, SMALL" IN ALL RESIDENTIAL ZONING DISTRICTS, CONDITIONALLY PERMITTING "BOARDING HOUSE, LARGE" IN THE RM, RH, AND RVH ZONING DISTRICTS, CONDITIONALLY PERMITTING "BOARDING HOUSES, SMALL" AND "BOARDING HOUSES, LARGE" IN THE CN, CO, CT, CC, AND CM ZONING DISTRICTS, PERMITTING "BOARDING HOUSES, SMALL" IN THE HO, HR, AND HWT ZONING DISTRICTS, AND PERMITTING "BOARDING HOUSES, LARGE" IN THE HWT AND HTD ZONING DISTRICTS

Associate Planner Brian Miller made a presentation on the item and answered questions. Planning Division Manager Dave Feinstein also answered questions on the item.

No persons spoke during the Public Hearing, and no comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

Commissioner Evans made a motion to adopt Resolution 2020-16 as proposed. The motion was seconded by Commissioner Childs. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Coan absent.

## **VIII. INFORMATION AND COMMUNICATIONS**

### **ITEM A: DIRECTOR'S REPORT AND COMMISSIONER'S COMMENTS**

Planning Division Manager Dave Feinstein noted staff would bring a discussion regarding tiny house regulations to the Commission at its next meeting of October 14. Chairperson Wood asked that the item include a discussion of multi-family height regulations as well, in light of recent higher density projects that required special considerations for height. Mr. Feinstein indicated that that item would be included in the discussion.

Commissioner Wesley asked for additional information be included in the minutes to document comments by the Commission. Mr. Feinstein provided background on the minutes, which simply record actions by the Commission, with full commission discussion available on video record. He indicated that staff would return with further information on the potential to include Commissioner comments in the minutes.

## **IX. ADJOURNMENT TO NEXT MEETING OF OCTOBER 14, 2020**

Respectfully submitted,

DAVID FEINSTEIN  
Planning Commission Secretary

# STAFF REPORT

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Meeting

Date: October 14, 2020

To: Chairperson and Members of the Planning Commission

From: Community Development Department

Subject: **ITEM A: "TINY HOUSES" WORKSHOP & DISCUSSION OF MULTI-FAMILY HEIGHT REGULATIONS**

Planning Commission Workshop to discuss options for "tiny houses" in the City of Fairfield.

(Planner: Brian K. Miller, 707-428-7461, [bkmillier@fairfield.ca.gov](mailto:bkmillier@fairfield.ca.gov))

## BACKGROUND/DISCUSSION

The Planning Commission directed staff to present information on the suitability of "tiny houses" as one strategy for meeting the need for affordable housing in Fairfield. This report provides an overview of the various issues associated with tiny houses. Based on Planning Commission direction, staff could prepare an ordinance which would amend the Zoning Ordinance regulations pertaining to "tiny houses" in the City.

## DISCUSSION

### 1. What is a "Tiny House"?

The Fairfield Zoning Ordinance does not define "tiny house". A commonly used definition, however, from the International Residential Code is "a dwelling that is 400 square feet or less in floor area excluding lofts". The Fairfield Zoning Ordinance establishes a minimum size of 960 square feet for a primary single-family residence on a residential lot. A house this size, while small, is more than double that of the tiny houses that have been promoted in recent years as a solution to high housing costs. In conformance with State law, the City's Zoning Ordinance does permit Accessory Dwelling Units (ADUs), with no minimum size, to be placed on lots with a primary single-family house, as well as on properties with a duplex, duet, multifamily complex, or commercial building.

For the purposes of this discussion, any new regulations or policy changes could provide a framework for allowing new primary single-family dwelling units that are less than 960 square feet in area. These could be constructed on their own lots or within a "tiny house" community where multiple units are developed on one parcel. Small accessory dwelling units should continue to be regulated in conformance with State law, under the existing

ADU Ordinance 2020-05, adopted this summer. Staff is recommending no changes to that ADU ordinance.

## 2. “Tiny House” Dwelling Types

There are a variety of dwelling types that could be considered for “tiny house” development. Some are regulated through the standard building code, while other types of dwellings are subject to State regulation under several distinct laws. The State defines the following types of “tiny house” units:

- a. Conventional Construction. The California State Building Code defines a conventional dwelling as follows:

CRC Section R202, CRC Chapter 2 Definitions, defines a dwelling as any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. It also defines a dwelling unit as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A tiny house that is site-constructed... and does not fit the definition of (other units or structures) is a dwelling unit and must comply with the California Building Standards Commission (CBSC) in order to be legally occupied.

Among other requirements, dwellings must have at least one room with at least 120 square feet in area with the remaining habitable rooms being at least 70 square feet. The Building Code does permit “efficiency dwelling units” with a minimum of at least 150 total square feet of living space with a separate bedroom and closet, with an additional 100 square feet required for each occupant over two. A family of four, thus, would require a unit of at approximately 390 square feet.

Under State law and our Building Code it would be possible to define and permit a conventional construction “tiny house”, smaller than the current 960 square foot minimum. Such a tiny house would be reviewed by the Fairfield Building Division and would meet all standard California Building Code (CBC) requirements.

- b. Manufactured Houses. Manufactured houses are what the public commonly envisions when the term “mobile home” is discussed. State regulations define manufactured houses as units that are transportable in one or more sections; 8 body feet or more in width or 40 body feet or more in length; 320 or more square feet; and includes use of a permanent chassis. Manufactured Houses may be occupied outside or inside of mobile home parks and installation and approval for occupancy is governed by the Mobile Home Parks Act.

In Fairfield, manufactured houses may be placed on individual lots or within a “mobile home park” as defined in the Zoning Ordinance. Fairfield does not regulate the design and construction of individual mobile houses but does require them to meet all

requirements for Accessory Dwelling Units or Custom Houses, if used as such. This includes placement of the unit on a permanent foundation. As such, a conventional manufactured house on its own lot would not meet the current standards for a single-family dwelling unit in the City unless it was at least 960 square feet in size. If the City wishes to expedite the use of smaller manufactured houses in the City, we could amend the Zoning Ordinance to link the size of the units to the State minimum regulations.

- c. Factory Built Housing. Factory-Built Housing (FBH) units are residential structures generally designed, constructed, in an off-site location for placement on a foundation and generally must comply with the same standards as those applicable to conventional (CBC) housing. FBH may or may not be constructed and transported on a chassis. The California Department of Housing and Community Development (HCD) is responsible for the development and enforcement of FBH standards, except that local building departments are responsible for approval of the installation of FBH. HCD has not approved any FBH units as tiny houses, and the ability in the future to approve such units would depend on their compliance with the statutory and regulatory requirements. Currently, the City would treat FBH the same as conventional housing, with the 960 square foot minimum applied. The City could choose to encourage affordable factory-built housing by allowing for smaller units that meet California standards.

In addition to the three types of housing above, the marketplace has also developed flexible, smaller housing units, typically on a wheeled chassis, that can serve as temporary housing, housing for emergency situations such as a natural disaster, or housing for a mobile population that may not be residing over a long term in Fairfield. This “temporary housing” may also be suitable for emergency housing for populations experiencing homelessness, as well as other forms of transitional housing for populations in need of services and housing.

The State defines several types of “mobile” housing that could meet this need, including:

- Recreational Vehicles. Recreational Vehicles (RVs) may include a motor house, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency or other occupancy. RVs are not intended for occupancy as a permanent dwelling. RVs contain less than 320 square feet of internal living space and are “self-propelled, truck-mounted, or permanently towable on the highways without a permit and is built on a single chassis. Generally, the State permits occupancy of RVs only within mobile home parks or special purpose “RV parks. Section 11.16.2 of the Fairfield Municipal Code does not permit residential occupancy of RVs in Fairfield.
- Park Trailers. Park Trailers (PT) are defined by the State as a type of recreational vehicle and often are considered tiny houses built on a chassis with wheels. PTs, like RVs, are designed as temporary living quarters for recreational or seasonal use only, and not as year-round or permanent dwellings. As with RVs, PTs are currently not permitted by Section 11.16.2.

- Camping Cabins. A Camping Cabin (CC) is a special relocatable hard sided structure with a floor area less than 400 square feet without plumbing designed to be used only within a recreational vehicle park. It may contain an electrical system, including electrical space conditioning, but is otherwise limited with respect to internal appliances and facilities. CC within a cluster of similar units might be a housing type suitable for transitional housing for the homeless or special needs populations where services and facilities could be shared. The “shipping container house” concept may be one example of a camping cabin, although some of these units include full amenities and high-quality buildouts.

Staff would not recommend modifying the Zoning Ordinance at this time to include these housing types. Rather, they should be considered following further review and recommendation by the City’s Homeless Services office regarding solutions to homelessness.

### **3. Where Should “Tiny Houses” Be Permitted?**

Currently, conventional construction, factory built, and manufactured houses can be placed on any residentially zoned property in the City and are treated as “custom houses” or “accessory dwelling units”, depending on location or use.

Manufactured houses can also be placed in developed “mobile home parks”, which are typically developed on a single parcel with leased “spaces” for each unit. Mobile home parks are currently Conditionally Permitted in all residential zoning districts. The planning and design of features and amenities internal to any mobile home park, including lots and other areas within parks, and the permitting of individual mobile homes within mobile home parks is regulated by HCD, and is not subject to the provisions of this Section. However, the Zoning Ordinance does establish requirements for perimeter landscaping and the density of mobile homes (between eight to twelve units per gross acre).

Fairfield has not seen a proposal for a new mobile home park in decades. One option for facilitating new smaller mobile home parks would be to eliminate or reduce the five-acre park minimum. This would potentially result, however, in parks with fewer shared amenities and more limited financial viability.

The City could also define and permit special purpose communities for smaller conventional construction, factory built, and manufactured houses that share open space, and amenities on a single parcel with shared management. The City could adapt the standards for mobile home parks pertaining to perimeter landscaping, access, and potentially amenities to allow a range of smaller housing types. Within these “parks”, houses that do not meet the current minimum house size requirement (960 square feet) could be developed with shared amenities.

Finally, at the direction of the Planning Commission, the City could investigate further options for temporary/emergency housing such as RVs, park trailers, and camping cabins. The City could partner with interested churches and other community groups to install tiny houses of various types as accessory uses. As with emergency shelters, the

City could require standards as to number, location, and design to limit neighborhood impacts.

#### 4. Are There Other Standards Which Could be Changed?

The Fairfield Zoning Ordinance includes certain development standards which could be modified to facilitate affordable “tiny house” development. Table 25-5 (attached) addresses “Small Lot Development Standards” and provides for flexibility in subdivision design. The Planning Commission could recommend modifying certain standards in this table.

Lot dimensions, parking space requirements, and private open space are potential areas to be reduced to better facilitate tiny house development. The existing setback requirements (as low as five-foot front yards and zero-foot side yards) are sufficiently small to facilitate smaller houses. The Planning Commission may wish to recommend reducing the three-parking space requirement (with one covered), and 450 square foot private open space requirement (with a minimum dimension of 10 feet). Regarding the open space requirement, reducing this roughly in half might be appropriate where houses are less than 960 square feet. A five-foot reduction in minimum lot width would be appropriate as well, as tiny houses are typically narrower than standard sized houses.

#### 5. Multi-family Height Limits.

In addition to tiny houses, the Commission also expressed interest in reviewing height limits for multi-family development. Nearly all zones that permit multi-family housing have a maximum by-right height limit of 45 feet. The Transit-Oriented Development Zone within the Heart of Fairfield area allows up to 65 feet by-right. These limits, however, are not a maximum possible height. The Zoning Ordinance allows increased height with a Conditional Use Permit. Should a Use Permit be granted, an additional foot of minimum building setback must be provided for each foot of additional height.

Over the last year, three multi-family projects have sought approval of additional height. All have been for projects at the upper end of the allowed density range, roughly 32 units per acre, and all requests were for less than 5 additional feet. The Planning Commission unanimously approved all three projects.

While there is merit in requiring additional setback for taller buildings, it is increasingly clear that the 45-foot height limit does not adequately facilitate higher densities already allowed by-right. For this reason, staff supports increasing the maximum by-right height limits in the three primary zones that allow development that allow higher densities:

RVH (Residential, Very High Density):	Increase height from 45 feet to 50 feet
HWT (Heart of Fairfield, West Texas Street):	Increase maximum height from 45 feet to 50 feet
HDC/HD (Heart of Fairfield, Downtown zones):	Increase maximum height from 45 feet to 65 feet

These limits would facilitate development of higher-density infill and mixed-use projects in the Heart of Fairfield and the Train Station Specific Plan Area. Notably, the 65-foot height limit in the HDC/HD will allow for both higher density with complete first or second floor of commercial use.

### RECOMMENDATION

Based on the above discussion, staff is looking for direction on the following questions:

- What kinds of smaller residential structures/units should be facilitated in Fairfield?
- What standards (minimum size, lot size, parking, open space) should be changed?
- Where should smaller residential units be permitted?
- Should development standards be modified to facilitate “tiny house” residential development?
- Should multi-family by-right height limits be increased, and if so by how much?

### Attachments:

1. Development Standards: Table 25-5

SECTION 25 20 RESIDENTIAL ZONING DISTRICTS

Table 25-5: RLM, RM and RH Small Lot Development Regulations		
Regulations <small>(all figures are minimums measured from property line and in linear feet, unless otherwise indicated)</small>	RLM, RM and RH Zoning Districts	Applicable Sections and Footnotes
<b>Site Planning</b>		
Maximum Density (dwelling units per acre)	4.5 to 8 du/ac in RLM 8 to 15 du/ac in RM 15 to 22 du/ac in RH	
Lot Area (square feet)		
Attached homes	No minimum	
Detached homes	No minimum	
Lot Dimensions (Detached Housing Units)		
Width:		
interior lot	30	
corner lot	35	
Depth	No minimum	
Parking		
On-site spaces per dwelling	1 covered, 1 uncovered	Notes 1, 2
Off-site spaces per dwelling	1 uncovered	Note 3
Landscaping		
Street trees (one tree for each ...)	25 feet of street frontage	Note 4
Front yard landscaping installed by developer	Required	
Residential Waste Toter Pickup and Storage	12 linear feet per unit on street or shared receptacle (dumpster or bin)	
Open Space		
Private open space per unit	450 square feet	Note 5
Common open space (percent of net project area)	Five percent of net project area	Note 6
<b>Buildings</b>		
Dwelling unit size	960 square feet	
Lot Coverage (maximum)	50% in RLM, 60% in RM	
Setbacks to habitable structures or unenclosed porch <small>(not including garage)</small>		
Front or street side-yard:		
if front of house faces a monolithic sidewalk	10'	
if front of house faces a separated sidewalk	5'	
if front of house faces a private courtyard	5'	
Interior side yard and rear yard	Either 0', 4', or as necessary to provide private open space	Notes 7, 8
Setbacks to garages		
if garage faces any street	18'	Note 9
if garage faces interior side yard	15'	
if garage faces any alley or courtyard	5' exactly	
Building Height Limits (maximum)		Note 10
Main dwelling	35'	
Accessory Structures	See Section <u>25 20 4.1</u>	Note 11

Notes

- (1) Tandem parking within a two-car garage is allowed as required parking. Also, required uncovered parking may be placed in a garage, or off-site (e.g., as an additional on-street space or in a parking bay).
- (2) Three-car garages facing directly toward a street shall not be permitted on any lot less than 55 feet wide. No more than 30 percent of units in a subdivision developed under these regulations shall have a three-car garage facing directly toward a street.
- (3) Off-site parking spaces shall be provided within 200 feet of each lot.
- (4) All street-trees shall be located within eight feet of back of sidewalk.
- (5) Required private open space shall not be located in the required front yard setback, and shall have a minimum uncovered dimension of 10 feet. Partially covered or enclosed rear yard areas shall be allowed to be counted towards 50% of the required open space as long as they are completely open to the rear yard on a minimum of two sides.
- (6) Projects consisting of 20 or less dwellings shall be exempt from the requirement to provide common open space.
- (7) Rear setbacks shall be increased by ten feet for lots that abut an arterial roadway.
- (8) Interior side-yard setback may be reduced to three feet for structures complying with all applicable Uniform Building Code regulations.
- (9) Garages for homes proposed on lots less than 50 feet in width shall not exceed 60 percent of the front elevation for the home and shall be recessed a minimum of five feet from the habitable portion of the home, not including any front porch.
- (10) Increased height is allowed with approval of a Conditional Use Permit, see Section 25.40.6.
- (11) A garage opening directly to an alley or courtyard shall either have a minimum 18-foot setback or three-foot setback.