

EXHIBIT A.2

Sections of DHS’s Title 17 – Zoning, specifically, Chapter 17.08 Residential Districts will need to have the following actions:

- 17.08.010 – Repeal and Replace
- 17.08.020 – Repeal and Replace
- 17.08.030 – Repeal and Replace
- 17.08.040 – Repeal
- 17.08.050 – Remove “are not closer than 10 feet to any other structure and”
- 17.08.060 – No Changes
- 17.08.070 – No Changes
- 17.08.080 – Remove “R-M, R-H, R-MH or R-VS” and Replace “R-M and R-H”
- 17.08.090 – No Changes
- 17.08.100 – No Changes
- 17.08.110 – Repeal
- 17.08.120 – No Changes
- 17.08.130 – No Changes
- 17.08.140 – Repeal
- 17.08.150 – No Changes
- 17.08.160 – No Changes
- 17.08.170 – No Changes
- 17.08.180 – No Changes
- 17.08.190 – No Changes
- 17.08.200 – No Changes
- 17.08.210 – No Changes
- 17.08.220 – Repeal
- 17.08.230 – No Changes
- 17.08.240 – No Changes
- 17.08.250 – Modify any reference to R-E, now R-RD zone
- 17.08.260 – No Changes
- 17.08.270 – No Changes
- 17.08.280 – No Changes
- 17.08.300 – No Changes
- 17.08.310 – No Changes

17.08 RESIDENTIAL DISTRICTS

17.08.010 Purpose.

- A. The purpose of this Chapter is to create and preserve residential areas for a range of housing types and lifestyles, including an emphasis on preserving the spa/resort residential character within the areas of the City that overlie natural hot water aquifers.

These provisions establish use regulations and development standards which are intended to create the highest quality residential development, minimize land use conflicts, encourage the rehabilitation and maintenance of residential neighborhoods, and implement the goals of the City's General Plan.

The provisions of this Chapter do not guarantee that the maximum General Plan density is achievable for all projects and properties. Development density is dependent on many factors including lot configuration, topography, unit size, development standards, neighborhood context, and other discretionary factors.

- B. The specific purpose of each individual residential district is as follows:

1. R-RD (Residential Rural Desert). The district is intended to allow for low density, rural residential uses at a maximum density of one dwelling unit per five acres in a manner that will eliminate or minimize impacts on the natural landscape and will encourage conservation.
2. R-L (Residential Low). The district is intended to promote the development of low-density, single-family residential uses at a maximum density of six dwelling units per acre. Clustered development can occur and is encouraged where needed to respect on-site natural resource areas.
3. R-M (Residential Medium). The district is intended to promote the development of detached and attached residential uses at a maximum density of 20 dwelling units per acre. Small-lot subdivisions are permitted.
4. R-H (Residential High). The district is intended to provide multiple unit residential developments at a minimum density of 15.1 dwelling units per acre up to a maximum of 30 dwelling units per acre, with a variety of on-site amenities.

17.08.020 Permitted uses.

- A. Table 17.08.01 lists the uses permitted in each of the residential zoning districts using the following key:
- “P” Use is permitted by right.
 “A” Use is accessory to an established primary use.
 “AUP” Use requires an Administrative Conditional Use Permit.
 “CUP” Use requires a Conditional Use Permit.
 “TUP” Use requires a Temporary Use Permit.
 “--” Use is prohibited.
- B. Land uses listed in Table 17.08.01 use definitions from the North American Industry Classification System (NAICS) unless otherwise defined specifically by this Title. The individual land uses permitted in each of the residential districts are grouped in Table 17.08.01 using broad land use categories.
- C. Uses not specifically listed in Table 17.08.01 may be allowed subject to the provisions of Section 17.04.070 (C) of this Title.
- D. Table 17.08.01 also lists applicable code references of this Title if a use requires conformance with special provisions.
- E. Uses listed in Table 17.08.01 are subject to the applicable design standards of this Title for residential districts.

TABLE 17.08.01
PERMITTED USES – RESIDENTIAL DISTRICTS

USE	RESIDENTIAL DISTRICTS				CODE SECTION
	R-RD	R-L	R-M	R-H	
AGRICULTURAL AND RELATED USES					
Agriculture/Horticulture	AUP	CUP	CUP	--	
Equestrian Stables, Private	P	CUP ¹		--	1.) Minimum 1 acre
Equestrian Stables, Commercial	CUP	--	--	--	
Kennel	CUP	--	--	--	
Garden, Private	A	A	A	A	
Nurseries and Garden Centers	CUP	--	--	--	
PUBLIC AND ASSEMBLY USES					
Public Assembly Facilities	CUP	CUP	CUP	CUP	
Religious Assembly Facilities	CUP	CUP	CUP	CUP	

**CITY OF DESERT HOT SPRINGS
TITLE 17 – ZONING REGULATIONS**

USE	RESIDENTIAL DISTRICTS				CODE SECTION
	R-RD	R-L	R-M	R-H	
Schools, Private	CUP	CUP	CUP	CUP	
RESIDENTIAL USES					
Accessory Dwelling Unit	P	P	P	P	17.08.170
Junior Accessory Dwelling Unit	P	P	P	P	
Accessory Structures and Uses	A	A	A	A	
Boarding House	--	--	--	CUP	
Dwelling, Multifamily	--	--	P	P	17.08.140
Dwelling, Single-Family	P	P	P	P	
Home Occupations	P	P	P	P	17.108
Manufactured Homes	P	P	P	P	17.08.120
Mobile Home Parks	--	--	CUP	CUP	17.08.130
Parolee/Probationer Homes	CUP	CUP	CUP	CUP	17.08.310
Planned Residential Development	--	CUP	CUP	CUP	17.08.150
Single Room Occupancy (SRO)	--	--	--	P	17.08.200
Supportive Housing	P	P	P	P	Government Code Section 50675.14 and 65651. Supportive Housing are subject to the requirements of Table 17.08.02.
Transitional Housing	P	P	P	P	Government Code Section 50801(i). Transitional Housing are subject to the requirements of Table 17.08.02.
RECREATION AND ENTERTAINMENT					
Clubhouses	AUP	AUP	AUP	AUP	
Golf Course and Related Facilities	CUP	CUP	CUP	CUP	17.08.090
Public Park	P	P	P	P	
Recreational Use, Commercial	--	--	--	CUP	
Recreational, Private	A	A	A	A	
Swimming Pool/Spa, Private	A	A	A	A	
Tennis Court, Private	A	A	A	A	17.08.300
Trails	P	P	P	P	
Trailhead	CUP	CUP	CUP	CUP	
RETAIL AND COMMERCIAL USES					
Bed and Breakfast Inn	CUP	CUP	CUP	--	
Condominium Hotel, Converted	--	--	CUP	CUP	

**CITY OF DESERT HOT SPRINGS
TITLE 17 – ZONING REGULATIONS**

USE	RESIDENTIAL DISTRICTS				CODE SECTION
	R-RD	R-L	R-M	R-H	
Hotel or Motel (without spa)	--	--	--	--	
Spa Resort	--	--	--	--	
Property Management	--	--	A	A	
SERVICE USES					
Day Care Center	--	--	AUP	AUP	17.08.060
Day Care Homes, Small/Large	P	P	P	P	17.08.070
Elderly and Long-Term Care	--	--	--	AUP	17.08.180
Emergency Shelter	--	--	CUP	P	
OTHER USES					
Antenna, Vertical/Satellite Dish	A	A	A	A	17.40.060
Parking Lot, Commercial	--	CUP	CUP	CUP	
Parking Lot, Office	--	CUP	CUP	CUP	
Recreational Vehicle Storage	A	A	A	A	17.08.160
Temporary Structures or Uses	TUP	TUP	TUP	TUP	17.136
Utility Facilities	P	P	P	P	
Vehicle Charging Stations	A	A	A	A	

17.08.030 Development Standards.

A. Table 17.08.02 establishes the development standards applicable to residential districts.

B. Design standards as outlined Sections 17.08.240 through 17.08.300 shall apply within residential districts and are in addition to the standards of Table 17.08.02.

**TABLE 17.08.02
DEVELOPMENT STANDARDS – RESIDENTIAL DISTRICTS**

DEVELOPMENT STANDARD	RESIDENTIAL DISTRICTS				ADDITIONAL REQUIREMENTS
	R-RD	R-L	R-M	R-H	
DENSITY/FAR					
Maximum Density - Residential	1 du/5 ac	6 du/1 ac	20 du/1 ac	30 du/1 ac	
Minimum Density - Residential	-	-	-	15.1 du/ac	
Floor Area Ratio (FAR) – Non-Residential	-	-	-	-	
LOT DIMENSIONS, SIZE, AND COVERAGE					
Minimum Lot Size (net)					
Single Family	5 ac	9,000 sf	7,200 sf	7,200 sf	
Multifamily	--	--	10,000 sf	20,000 sf	
Minimum Lot Width					
Standard	600 ft	50 ft	45 ft	45 ft	
Cul-de-Sac (at setback line)	-	30 ft	25 ft	25 ft	
Flag Lot (for access)	30 ft	25 ft	25 ft	25 ft	
Minimum Lot Depth	1,200 ft	75 ft	90 ft	90 ft	
Maximum Lot Coverage	15%	40%	40%	50%	
SETBACKS AND BUILDING SEPARATIONS					
Minimum Front Yard Setback					Garage front yard setback shall be a minimum of 20 ft.
From Public Right-of-way	100 ft	15 ft	15 ft	5 ft	
Flag Lot (at end of access)	10 ft	10 ft	15 ft	15 ft	
Minimum Side Yard Setback					1 For single-family dwelling only.
Interior	100 ft	5 ft	10 ft	0 ft	
Corner or Exterior	100 ft	10 ft	10 ft	15 ft	
Substandard lots	--	5 ft	5 ft ¹	5 ft ¹	
Minimum Rear Yard Setback					Garage facing an alley rear yard shall be a minimum of 20 ft.
Standard Lot	100 ft	25 ft	20 ft	15 ft	
Flag Lot	100 ft	25 ft	-	-	
Adjacent to Alley	-	15 ft	15 ft	10 ft	

**CITY OF DESERT HOT SPRINGS
TITLE 17 – ZONING REGULATIONS**

DEVELOPMENT STANDARD	RESIDENTIAL DISTRICTS				ADDITIONAL REQUIREMENTS
	R-RD	R-L	R-M	R-H	
Minimum Building Separation	10 ft --	10 ft	8 ft	10 ft	
DWELLING UNIT SIZE AND LAND AREA					
Minimum Unit Size (Attached)					
Studio			550 sf	550 sf	
One Bedroom			700 sf		
Two Bedrooms			900 sf		
Three or more Bedrooms			1,000 sf		
Minimum Unit Size (Detached Single Family)	1,000 sf	1,000 sf	1,000 sf	1,000 sf	
Maximum Unit Size (Attached)	-	-	-	2,000 sf	
Building Height					
Maximum Height					
Detached Residential	30 ft	30 ft	30 ft	30 ft	
Accessory Structures	30 ft	30 ft	30 ft	30 ft	
Attached Residential	-	-	55 ft	55 ft	
Non-Residential	-	-	55 ft	55 ft	
Open Space					
Minimum Private Open Space per Dwelling Unit	-	-	200 sf	100 sf	
Minimum Common Open Space (percent of net lot area)	-	-	25%	20%	
Other Development Standards					
Planned Residential Development	-	Section 17.08.150		-	
Signs and Outdoor Displays	Chapters 17.44 and 17.45				
Off-Street Parking and Loading	Chapters 17.48 and 17.52				
Landscaping	Chapter 17.56				
Property Development Standards	Chapter 17.40				

17.08.140 Multifamily housing standards.

In addition to the general development standards set forth in section 17.08.030 (Land use district development—General standards), all multifamily housing shall be constructed as set forth in this section. Also, the provisions of sections 17.08.270 through 17.08.270 through 17.08.290 shall apply.

- A. All multifamily developments shall provide minimum common useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, setbacks, patio or private yards, drainage basins, or slope areas greater than eight percent.
- B. All multifamily developments shall provide recreational amenities within the site, which may include a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter/barbecue area; court game facilities, such as tennis, basketball, or racquetball; improved softball or baseball fields; day care facilities; or indoor recreation/entertainment, such as a gym or theater. The type of amenities shall be approved by the Director and provided according to the schedule set forth below. The Planning Commission shall have the authority reduce the required common usable open space when, as determined by the Planning Commission, the applicant is providing a high-quality amenity of value greater than a single amenity.

Units	Amenities
0—10	0
11—50	1
51—100	2
101—200	3
201—300	4
Add 1 amenity for each 100 additional units or fraction thereof	

- C. Each dwelling unit shall have a private (walled) patio or balcony not less than as required by the development standards. These requirements may be reduced by the responsible review authority by 20% if the balance of the required space is included in usable common open space areas.
- D. Off-street parking spaces for multifamily residential developments shall be located within 150 feet from the building in which the dwelling unit is located (front or rear door) for which the parking space is provided.
- E. Driveway approaches within multiple-family developments of 10 or more units shall be delineated with interlocking pavers, rough-textured concrete, or stamped concrete and landscaped medians.
- F. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the Uniform Building Code shall be provided.
- G. Each dwelling unit shall be plumbed and wired for a washing machine and dryer within multi-family developments of 10 units or less.

- H. Management and security plans shall be submitted for review and approval for multifamily developments with 10 or more dwelling units. These plans shall be comprehensive in scope and submitted prior to Occupancy. (Prior code § 159.04.030(2)(J))

17.08.270 Multifamily Site Planning.

- A. Purpose and Intent.** Because of their higher densities and shared amenities and services, multifamily and cluster housing tend to generate large parking courts and decreased private open space. Parking structures and open parking spaces can dominate the site and recreational open spaces may be relegated to leftover areas that may address setback requirements, but which are not related to the residences or the people who live there.

Residential developments surrounded by high walls, parking lots, and rows of carports along public streets are examples of practices to be used only in limited and special circumstances. Unbuffered perimeter parking and drives are discouraged providing a poor image of a project and often functioning as barriers between the project and the surrounding community. The regulations in this section are intended to help mitigate these effects and to provide a pleasant residential environment within the context of higher density development.

- B. Applicability.** These standards are mandatory and apply to all multifamily and clustered housing developments and shall be used in the review of a Major Development Permit application to determine compliance.

C. Site Planning Design Standards.

1. **Building Articulation.** Buildings shall be designed to create elevations that are varied and relatively seamless, blending the facade across multiple units located behind the facade. Long, unbroken facades and box-like forms shall be avoided. Building facades shall be broken up to give the appearance of a collection of smaller structures tied together through a unifying elevation. Building function and visual interest can be enhanced through the use of balconies, setbacks and projections to help articulate individual dwelling units or collections of units, and by the pattern and rhythm of windows and doors.
2. **Clustering of Units.** Clustered unit design must be developed in a manner that integrates automobile circulation, storage and access to each unit.
3. **Phasing.** If development phasing is proposed, each phase must be self-sustaining in terms of scale and amenities.
4. **Limit on Units within a Building.** Individual residential buildings shall have no more than 12 units, excepting low-income and senior housing, which may request discretionary approval of a greater number of units.
5. **Project Entries.** Entries into multifamily developments shall provide residents and visitors with a broad view into the project. They shall be designed as specially treated areas that may provide an open window with landscaping, recreational facilities, and project directories. Special attention shall be given to hardscape and landscape treatment at entries to enhance the overall project image.
6. **Entry Drives.** Entry drives shall serve as principal vehicular accesses into multifamily developments rather than a parking drive. Colored, textured paving treatment at entry drives shall be provided to clearly identify the drive; however, stamped concrete is not permitted within public

street rights-of-way. Drives shall be located a sufficient distance from intersections to minimize conflicting traffic patterns and to assure adequate lines-of-sight distances.

D. On-Site Parking Approach.

1. On-site parking shall be provided either in groups of covered or uncovered parking areas or in garages for individual units. Large, expansive parking areas shall not be permitted.
2. Perimeter parking drives shall not be allowed unless the shape or width of the property, in the opinion of the Director, prohibits an alternative configuration.
3. Parking areas shall be visible from the residential units which use them unless the shape or width of the property, in the opinion of the Director, prohibits an alternative arrangement.
4. There shall be no more than an average of 10 spaces of uninterrupted parking, whether in garages, carports, or open parking areas.
5. Each average of 10 spaces of parking shall be separated from additional spaces by a substantial landscaped bulb typically not less than 10 feet wide.

E. Parking Courts.

1. A parking court of any length shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other.
2. The length of a parking court shall not exceed 14 stalls.
3. Parking courts shall be separated from each other by dwelling units or by a substantial landscape buffer.

F. Garages.

1. Individual parking garages within residential structures shall be enclosed behind garage doors.
2. In new construction, garages with parking aprons less than 20 feet in length shall have automatic garage door openers and/or sectional roll-up doors.

G. Carports. Where carports are utilized, they shall follow the same criteria for spatial arrangement as parking courts (subsection E above). Carports may be incorporated with patio walls or used to define public and private open space; incorporating carports into exterior project walls adjacent to streets shall not be allowed. The ends of each cluster of carports shall be landscaped.

H. Pedestrian Access from Parking. Pedestrian access from parking areas to building entrances and sidewalks shall be clearly delineated by textured or colored pavement, pavement markings, or landscaping, or a combination of such.

I. Open Space Areas and Recreational Amenities.

1. Residents shall have safe and efficient access to usable open space and amenities—whether public or private—for recreation and social activities. The design and orientation of required open space

areas shall take advantage of available sunlight and shall be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

2. Required common open spaces shall be conveniently located for the majority of units. Private open spaces shall be contiguous to the units they serve and screened from public view. Children's play areas, where provided, shall be visible from the units.
3. Clubhouses and Similar Indoor Amenities. In addition to, or as substitution for, required open space areas, indoor clubhouses and similar amenities may be provided to meet the recreational and social of residents of the development. The review of such amenities shall occur through the Major Development Permit process, with the responsible review authority having discretion to allow for the substitution of the indoor amenities for required common and/or private open space areas. In making the determination to allow substitution, the responsible review authority shall consider, among other factors, the quality of the indoor amenity and the population being served.

J. Landscape Areas.

1. Landscape treatments and enhancements shall implement goals and policies of the General Plan by maximizing the use of native desert and climate-appropriate landscape materials. Landscape plans shall address wind and water erosion issues and demonstrate the water efficiency gained from plant and irrigation system selection. All areas not covered by structures, drives, parking or hardscape shall be appropriately landscaped. Landscape plans are subject to the approval of the Director.
2. As a design element, landscaping shall be used to frame, soften, and enhance the quality of environment; provide buffer units from noise or undesirable views; break up large expanses of parking; and separate frontage roads within a project from public streets. To accomplish these design objectives, landscape elements need vertical dimension. Mexican and desert fan palms, thorn-less mesquite, Mondale pines, silk oak, etc. and tall shrubs are appropriate in addition to grass and groundcover. Trees can be used to provide shading and climatic cooling of nearby units.

K. Refuse Storage/Disposal.

1. Refuse storage, transfer, and disposal facilities shall be enclosed within minimum six-foot-high concrete block containments designed in accordance with the requirements of the City standards and those minimal requirements of the disposal service purveyor.
2. In terms of location and design and treatment, enclosures shall be architecturally related to other structures on the site and softened with landscaping to make the enclosures an integral part of the overall design.
3. Preferred locations include inside parking areas or at the end of parking bays. Locations shall be conveniently accessible for trash collection and maintenance and shall not block access drives during loading operations.
4. Recycling facilities shall be incorporated into refuse storage/disposal areas for all new development projects and all new construction in existing projects.

L. Auxiliary Facilities. Support structures within multifamily residential projects, such as laundry facilities, health spa and recreation buildings, pool cabanas and sales/lease offices, shall be consistent

in architectural design and form with the rest of the complex. Temporary sales offices shall also conform to these standards.

M. Mailboxes. Where common mailbox services are provided, they shall be located as close to the project entry as is practical, giving careful consideration to staking at entries and on interior drives. Locating mailboxes near recreational or other common use facilities will enhance resident interaction and the community function of the development. Design and architectural character shall be compatible in form, materials, and colors to the surrounding buildings. Minimal mailbox design specifications and locations must be approved by the U.S. Postal Service.

N. Site Grading.

1. Pursuant to section 17.64.030 (Pre-application conference) of this Title, pre-application planning conferences/consultations shall be held between developer and City Planning staff prior to the preparation of development and grading plans. Planning development and grading strategies shall reflect the City's desire to minimize site disturbances and to enhance open space in all development.
2. In areas with slope, development planning shall follow site contours to the greatest extent practical. Site grading shall also recognize existing drainage patterns and landforms while providing appropriate transition of architectural elements to grade. Site grading shall also provide for an uninterrupted flow of vehicular and pedestrian traffic through the development.
3. The grading plan shall direct and provide adequate flow of surface runoff to catch basins while consistently contouring the land to blend functionally and aesthetically with conditions at the boundaries of the site.
4. Drainage within developments shall be collected in curb gutters and conveyed to integrated on-site detention facilities and/or off-site facilities.

O. Security. All development design must integrate "defensible space" concepts into the overall plan. Projects shall be designed to optimize security for residents and visitors, while focusing on the creation of an enjoyable residential environment. Parking areas shall be well lighted and located so as to be visible from residential units. Landscaping shall be planned and maintained to provide views into open space areas

P. Lighting Fixtures/Intensity.

1. Garage- and carport-mounted lighting shall be consistent with the architectural style and proportions of the structures.
2. The use of flood security lighting shall be functionally directed and screened or shielded to avoid spilling onto adjoining properties and streets.
3. In all instances, lighting levels shall be kept to that minimum necessary to illuminate paths and walkways while providing their security function.
4. Plans shall comply with any night-sky preservation ordinance adopted by the City. (Prior code § 159.04.050(5))

17.08.280 Multifamily Architecture.

A. Architecture Generally. No particular architectural style is required for residential structures. However, the City will judge all residential development plans on their architectural merits. Multifamily residential development designed with a southwestern, mission, or Mediterranean style will best respond to the goals and policies of the General Plan, and to the varying temperatures and outdoor living opportunities of the high desert. The focus shall be on the creation of a quality, self-contained residential community. Designers and architects shall consider compatibility with neighborhood character of surrounding properties, including similar building style, form, size, color, material, and roofline.

B. Design Approaches. The following design approaches shall be incorporated:

1. Varying front setbacks within same structure and between different buildings and the street.
2. Use of staggered and jogged unit planes to distinguish units.
3. Use of reverse building plans to add variety.
4. Limit the development of adjacent units with identical wall and rooflines.
5. Varying of orientations to avoid the monotony of garage door corridors.

C. Facade and Roof Articulation.

1. Facades and the massing of structures shall provide variety, proportion, and interest. Long uninterrupted exterior walls shall be avoided on all structures. Appropriate textures, a variety of spatial relief, and design accents on building walls shall be used to enhance the integration of the building into the neighborhood. Long structures, if they are appropriately articulated, may be acceptable; however, structures (including garages and carports) exceeding 150 feet in length shall not be permitted.
2. Roof design must be an integral part of building architecture. Roof articulation may be achieved by changes in plane of no less than two feet six inches and/or the use of traditional roof forms such as gables, hips, and dormers.
3. Roofline articulation shall be incorporated into the use of sloped roofs.
4. Parapets and cornices on flat roofs shall be finished with architectural moldings that are appropriate to the building architecture in terms of style and proportion.
5. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or segments of pitched roof applied at the structure's edge.
6. The use of flat roofs and A-frame type roofs must be appropriate to the overall architectural style being promoted.

D. Increased Setbacks. To achieve higher densities and provide adequate parking and open space amenities, multifamily projects are typically multi-story, and their bulk has the potential to dominate surrounding uses. The scale of such projects must be considered within the context of their surroundings. Where a multifamily structure abuts a property zoned for single-family residential use

and is planned to exceed two stories in height, that portion of the structure greater than two stories shall be set back an additional five feet.

E. Building/Finish Materials.

1. The selection of finish materials structures, walls, carports and garage doors shall be consistent with the architectural concept for the building. The use of tile roofing materials is particularly appropriate for residences designed in Spanish, mission, southwestern, and Mediterranean architecture or their derivations.
2. Materials to be avoided include metal or aluminum siding and most metal roofs, reflective materials and finishes, and unfinished concrete block. Use of exposed wood shall be kept to a minimum and shall be properly finished and stained rather than painted to assure maximum life of the coating in the desert environment.
3. Where stucco used, the finish texture shall be consistent with the architectural style of the building. For instance, adobe or southwestern style architecture will typically have a smooth, hand-finished stucco appearance.
4. Larger residential buildings and walls shall include a greater variety of complementary materials to break up building expanses, including split-face precision block, fluted block, brick, and tile. A “sack finish” over slumpstone is an especially appropriate finish, consistent with the community design goals and policies of the General Plan.

D. Balconies, Porches, and Patios. Balconies, porches, and patios shall be integrated into the design and siting of multifamily structures for enhanced functional and living environment values. These elements shall be integrated to break up large wall masses, offset floor setbacks, and add human scale to structures.

E. Dwelling Unit Access. Individual walkways, corridors, or access balconies shall be designed to serve no more than five units. The use of long, monotonous walkways shall be avoided. To the maximum extent practicable, the entrances to individual units shall be plainly visible from nearby parking areas. Distinctive architectural elements and materials shall be used to denote prominent entrances.

F. Exterior Stairs. Exterior stairs shall be designed as simple, clean, bold projections that complement the architectural massing and form of the multifamily structure. Stairways shall be of smooth stucco, plaster, wood, or decorative wrought iron with accent trim of complementary colors to help identify them in the elevation and denote their function. Thin-looking and disproportionate, open metal, prefabricated stairs shall not be used.

G. Carports, Garages, and Accessory Structures.

1. Detached and attached garages, carports, and accessory structures shall be designed as an integral part of the architecture of projects. They shall be consistent in their use of materials, color, and design detail and compatible with the principal structures of a development. Carports may utilize

flat roofs but shall not project above any exterior walls adjacent to streets, their preferred location being on the interior side of parking areas. Prefabricated metal carports shall not be used.

2. Where garages are utilized, doors shall appear set into walls rather than flush with the exterior wall. Their design shall be compatible with the architectural theme.

H. Gutters, Downspouts, and Roof Vents.

1. Gutters and downspouts shall be concealed unless designed as a continuous architectural feature. Exposed gutters used as architectural features shall be colored to match fascia or wall material. Exposed downspouts shall be colored to match the surface to which they are attached unless uncoated copper is used.
2. Roof vents shall be colored to match roofing materials or the dominant trim color of the structure. Sidewall vents shall be framed in to make them an integral part of the elevation and shall be finished (stucco, etc.) consistent with the treatment of the facade. Flashing shall be obscured or coated in a manner that reduces contrast and enhances its compatibility with the adjoining roof or wall treatment.

- I. Active and Passive Solar Design.** Where active solar panels are used, any associated mechanical equipment shall either be placed in the attic or be pad-mounted and completely screened from view from a public right-of-way and immediately adjacent structures.

- J. Mechanical and Utility Equipment.** Heating/air conditioning (HVAC) or other type of equipment shall be pad-mounted on the ground. No roof-mounted equipment shall be permitted. All HVAC and similar equipment must be visually and acoustically screened. Screens shall be designed and constructed to intercept both equipment view and noise. The method of screening must be functionally and architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design. Where individual equipment is provided, a continuous screen is desirable. Utility meters and equipment must be placed in locations which are not exposed to view from the street, or they must be suitably screened. All screening devices shall be compatible with the architecture and color of the adjacent structures.

(Prior code § 159.04.050(6))

17.08.290 Multifamily Infill in Single-family Neighborhood.

- A. Intent.** New infill multifamily projects shall be integrated into existing neighborhoods in manner that provides compatibility with adjacent structures in terms of massing, scale, and architectural treatments, and to provide for privacy.
- B. Front Yard Setbacks.** Front yard setbacks for structures in new multifamily projects shall be a minimum of 20 feet. Setbacks for structures which exceed 30 feet in height shall increase setbacks of that portion of a building over 30 feet by two feet for each additional foot of height.
- C. Parking Setback.** Parking spaces shall be set back from the right-of-way a minimum of five feet and shall be buffered by landscaping and/or decorative block wall, which shall complement and extend the landscaped portion of the public parkway.
- D. Architectural Compatibility.** New multifamily developments in existing single-family neighborhoods shall incorporate and complement existing architectural characteristics and scale of existing development. A differing or contrasting architectural style may be appropriate if it enhances the visual environment and establishes a desirable precedent for future development. (Prior code § 159.04.050(7))