

CHAPTER 631
COMPACT DEVELOPMENT OVERLAY ZONE

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631.001. Purpose. The purpose of the Compact Development Overlay Zone is to identify allowed uses and to establish development standards to promote increased density infill development on vacant and underutilized Single Family Residential (RS) zoned land, in the form of a variety of housing types and in a manner that is consistent with, and conforms to, the established character of existing neighborhoods. (Ord No. 31-13)

631.005. Requirements for Application of Compact Development Overlay Zone. The Compact Development Overlay Zone shall be applied to property through a zone change. Proposals to zone property for compact development shall, in addition to the approval criteria for zone changes set forth in SRC Chapter 265, meet the following criteria:

- (a) The underlying zoning of the property shall be Single Family Residential (RS);
- (b) The property shall be located along an arterial or collector street, or shall be located in an area identified as appropriate for compact development in an urban renewal plan, residential infill study, or neighborhood plan; and
- (c) The property shall not exceed 5 acres in size. (Ord No. 31-13)

631.010. Uses. Except as otherwise provided in this section, any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the Compact Development Overlay Zone.

(a) Continued Uses. Multiple Family uses existing within the Compact Development Overlay Zone on January 1, 1999, but which would otherwise be made non-conforming uses by this Chapter, are hereby deemed continued uses. The owner shall have the burden to demonstrate continued use status under this subsection.

(1) A continued use may be intensified or expanded, and buildings or structures housing a continued use may be enlarged, rebuilt, or the exterior altered, provided such intensification, expansion, enlargement, rebuilding, or exterior alteration complies with all applicable standards of the Multiple Family Residential-I (RM-I) zone.

(2) Abandonment shall terminate the continued use status conferred by this subsection and the property may thereafter only be used for uses allowed in the Compact Development Overlay Zone. For purposes of this paragraph, "abandonment" means the cessation of the use or structure for a continuous period of one year.

(3) A determination by the Building Official that the building or structure housing a continued use is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the continued use status conferred by this subsection and the property may thereafter only be used for uses allowed in the Compact Development Overlay Zone.

(4) Continued uses are exempt from the development standards and the design review guidelines and design review standards of this Chapter. Upon termination of continued use status, the development standards and the design review guidelines and design review standards of this Chapter shall apply.

(b) **Additional Permitted Uses.** The uses set forth in Table 631-1 are additional Permitted (P) uses in the Compact Development Overlay Zone. (Ord No. 31-13)

**TABLE 631-1
ADDITIONAL PERMITTED USES**

Table 631-1: Additional Permitted Uses		
Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	
Two Family	P	
Multiple Family	P	

631.015. Development Standards. Development within the Compact Development Overlay Zone must comply with the development standards applicable in underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

(a) **Lot Standards.** Lots within the Compact Development Overlay Zone shall conform to the standards set forth in Table 631-2.

**TABLE 631-2
LOT STANDARDS**

Table 631-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
Single Family	Min. 1,500 sq. ft.	Applicable to townhouses.
	Min. 3,000 sq. ft.	Applicable to all other Single Family.
Two Family and Multiple Family	Min. 3,000 sq. ft. per dwelling unit	
LOT WIDTH		
Single Family, Two Family, and Multiple Family	Min. 20 ft.	
LOT DEPTH		
Single Family, Two Family, and Multiple Family	Min. 65 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
STREET FRONTAGE		
Single Family, Two Family, and Multiple Family	Min. 20 ft.	

(b) **Dwelling Unit Density.** Dwelling unit density within the Compact Development Overlay zone shall conform to the standards set forth in this subsection. Dwelling unit density cannot be varied or adjusted.

(1) **Minimum Density.** There is no minimum dwelling unit density.

(2) **Maximum Density.** The maximum dwelling unit density shall be 14 dwelling units per acre; provided, however:

(A) Not more than 3 dwelling units shall be permitted on an individual lot; and

(B) Not more than 5 townhouse dwelling units shall be attached in a single structure.

(c) **Setbacks.** Setbacks within the Compact Development Overlay zone shall be provided as set forth in Table 631-3.

**TABLE 631-3
SETBACKS**

Table 631-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
Single Family (other than townhouses) and Two Family	Min. 12 ft.	Applicable along collector or arterial streets.
	Min. 20 ft.	
Accessory Structures		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height when located in a yard adjacent to a collector or arterial street.
INTERIOR FRONT		
Buildings		
Single Family (other than townhouses) and Two Family	Min. 12 ft.	
Accessory Structures		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
INTERIOR SIDE		
Buildings		
Single Family (other than townhouses)	Min. 3 ft.	Applicable to existing buildings.
	Min. 5 ft.	Applicable to new building.
Two Family	Min. 5 ft.	
Accessory Structures		
Accessory to Single Family and Two Family	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
INTERIOR REAR		
Buildings		
Single Family (other than townhouses) and Two Family	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.
Accessory Structures		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-	Applicable to accessory structures greater than 9 ft. in height.

Table 631-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
	foot of height over 9 ft.	
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.

(d) Lot Coverage; Height. Buildings and accessory structures within the Compact Development Overlay Zone shall conform to the lot coverage and height standards set forth in Table 631-4.

**TABLE 631-4
LOT COVERAGE; HEIGHT**

Table 631-4: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
Single Family, Two Family, and Multiple Family	Max. 60%	
REAR YARD COVERAGE		
Accessory Structures		
Accessory to Single Family, Two Family, and Multiple Family	Max. 25%	
HEIGHT		
Buildings		
Single Family, Two Family, and Multiple Family	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.
	Max. 35 ft.	Applicable to new buildings.
Accessory Structures		
Accessory to Single Family, Two Family, and Multiple Family	Max. 15 ft.	

(e) Building Separation. A minimum 10-foot separation shall be provided between individual buildings containing dwelling units located on the same lot.

(f) Access.

(1) Where a property abuts an alley, access to parking for Single Family, Two Family, and Multiple Family uses shall be taken from the alley.

(2) Within front yards abutting streets, no driveway serving Single Family, Two Family, or Multiple Family uses shall be more than one-half the width of the property frontage on the street or 20 feet, whichever is less. Flag lot accessways shall comply with the standards set forth in SRC 800.025. (Ord No. 31-13)

631.020. Design Review. Design review under SRC Chapter 225 is required for development within the Compact Development Overlay Zone as follows:

(a) Townhouses shall be subject to design review according to the design review guidelines or the design review standards set forth in SRC 631.025.

(b) Multiple family development shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702, and the design review guidelines or the design review standards set forth in SRC 631.025. (Ord No. 31-13)

631.025. Design Review Guidelines and Design Review Standards.

(a) Building Setbacks, Location, Size, and Articulation.

(1) Setbacks.

(A) Design Review Guidelines.

(i) Buildings shall be setback from abutting properties in a manner that provides an appropriate transition which encourages compatibility with the neighborhood.

(B) Design Review Standards.

(i) Buildings shall comply with the setbacks set forth in Table 631-5.

**TABLE 631-5
BUILDING SETBACKS**

Table 631-5: Building Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings 28 feet or less in height	Min. 12 ft.	Applicable along collector or arterial streets.
	Min. 20 ft.	
Buildings greater than 28 feet in height	Min. 12 ft., plus one foot for each one foot of height over 28 ft.	Applicable along collector or arterial streets.
	Min. 20 ft., plus one foot for each one foot of height over 28 ft.	
INTERIOR FRONT		
Buildings 28 feet or less in height	Min. 12 ft.	
Buildings greater than 28 feet in height	Min. 12 ft., plus one foot for each one foot of height over 28 ft.	
INTERIOR SIDE		
Buildings 28 feet or less in height	Min. 5 ft.	Applicable to buildings, other than townhouses.
	None	Applicable to townhouses where they abut at the interior side lot line.
	Min. 5 ft.	Applicable to townhouses where they do not abut at the interior side lot line.
Buildings greater than 28 feet in height	Min 5 ft., plus one foot for each one foot of height over 28 ft.	Applicable to buildings, other than townhouses.

Table 631-5: Building Setbacks		
Requirement	Standard	Limitations & Qualifications
	None	Applicable to townhouses where they abut at the interior side lot line.
	Min. 5 ft., plus one foot for each one foot of height over 28 ft.	Applicable to townhouses where they do not abut at the interior side lot line.
INTERIOR REAR		
Buildings	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.

(2) Building Location, Size, and Orientation.

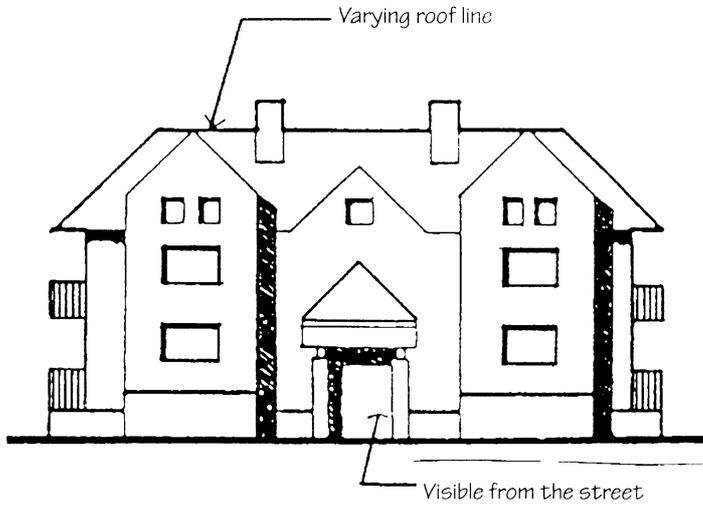
(A) Design Review Guidelines.

- (i) A majority of the dwelling units shall be constructed within close proximity to the street right-of-way.
- (ii) Buildings shall be located to reinforce the residential character of the neighborhood.
- (iii) Where possible, dwelling unit entries shall be visible from the street and shall incorporate weather protection into their design.
- (iv) The appearance of building bulk shall be minimized by:
 - (aa) Establishing a building offset interval along building facades; and
 - (bb) Dispersing windows throughout building facades.

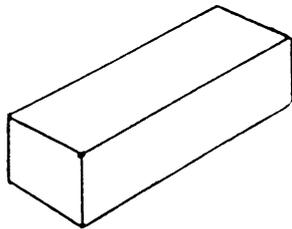
(B) Design Review Standards.

- (i) Dwelling units within 28 feet of a street right-of-way shall provide entrances that face the street. (see Figure 631-1)
- (ii) Buildings shall have no dimension greater than 100 feet.
- (iii) On sites with 75 feet or more of buildable width, a minimum of 50 percent of the buildable width shall be occupied by building(s) placed at the setback line. Accessory structures shall not apply towards meeting the required percentage.
- (iv) Every two attached dwelling units shall be offset from the next dwelling unit by at least 4 feet in depth. (see Figure 631-2)
- (v) Individual and common entryways shall be articulated with a differentiated roof, awning, or portico. (see Figure 631-1)
- (vi) Windows shall be provided in all habitable rooms, other than bathrooms, that face a street.

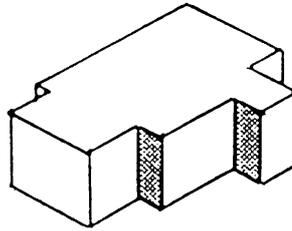
**FIGURE 631-1
ARTICULATED BUILDING ENTRANCES FACING A STREET**



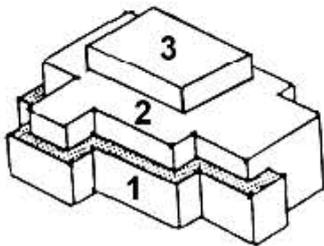
**FIGURE 631-2
BUILDING OFFSETS AND ARTICULATION**



**Undesirable
Architectural Treatment**



**Horizontal Articulation
Added**



**Vertical Articulation
Added
(1-3 as examples)**



**Multi-Planed Roofs and Awnings Add
Desirable Articulation
(1-4 as examples)**

(b) Open Space.

(1) Private Open Space.

(A) Design Review Guidelines.

- (i) Individual private open space shall be provided for each dwelling unit.
- (ii) Private open space shall be easily accessible from the dwelling unit.
- (iii) If private open space is located adjacent to common open space, a buffer between the two open space areas shall be provided.

(B) Design Review Standards.

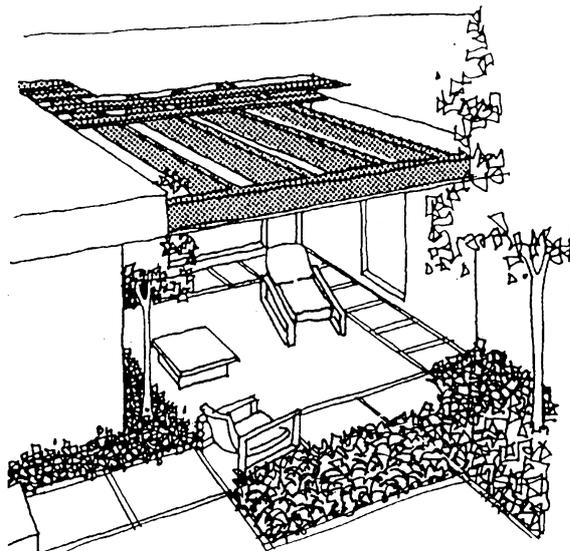
- (i) Private open space, meeting the size and dimension standards set forth in Table 631-5, shall be provided for each dwelling unit.

**TABLE 631-5
PRIVATE OPEN SPACE SIZE AND DIMENSIONS**

Table 631-5: Private Open Space Size and Dimensions		
Location of Dwelling Unit	Minimum Open Space Area Size	Minimum Dimension
Not more than 5 feet above finished grade	96 sq. ft.	6 ft
More than 5 feet above finished grade	48 sq. ft.	6 ft.

- (ii) Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway. (see Figure 631-3)
- (iii) Private open space shall be visually separated from common open space through the use of perimeter landscaping or fencing. (see Figure 631-3)

**FIGURE 631-3
PRIVATE OPEN SPACE**



(c) Parking, Access, and Circulation.

(1) General Parking and Site Access.

(A) Design Review Guidelines.

(i) Parking areas and driveways shall be located and designed to minimize impacts to abutting properties and promote human scale within the development.

(B) Design Review Standards.

(i) Not more than one driveway approach shall be provided to an individual lot.

(ii) Parking areas shall not occupy more than 50 percent of any street frontage.

(iii) Parking areas shall be setback a minimum of 20 feet from the public right-of-way.

(iv) Garages shall be setback from the street at least 4 feet further than the front wall of the main building.

(v) The design and materials of garages and carports shall be compatible with the design and materials of the dwelling units.

(d) Landscaping.

(1) General Landscaping.

(A) Design Review Guidelines.

(i) Landscaping shall be provided to buffer the development from abutting uses.

(ii) A variety of trees and other plant materials shall be distributed throughout the site and located adjacent to buildings and parking areas.

(iii) Trees shall be planted within the street right of way to enhance the residential character of the development.

(B) Design Review Standards.

(i) A minimum of one tree shall be planted or retained for every 2,000 square feet of gross site area.

(ii) Trees shall be planted to provide canopy coverage for at least one-third of the open space and setbacks within 15 years of planting. Existing trees that are retained may be counted towards meeting this requirement.

(iii) Within the street right-of-way, trees shall be planted at one of the following ratios:

(aa) Canopy Trees. One canopy tree shall be planted for every 50 feet of street frontage; or

(bb) Columnar Trees. One columnar tree shall be planted for every 30 feet of street frontage.

(iv) A minimum of two plant units shall be provided adjacent to the primary entrance of each dwelling unit, or combination of dwelling units.

(v) Landscaping shall be distributed around the perimeter of buildings as follows:

(aa) Trees. Trees shall be provided in the minimum amount of 10 plant units per 60 linear feet of exterior building wall. The trees shall be distributed around the perimeter of the building and located not more than 25 feet from the exterior wall. Existing trees that are retained may be counted towards meeting this requirement.

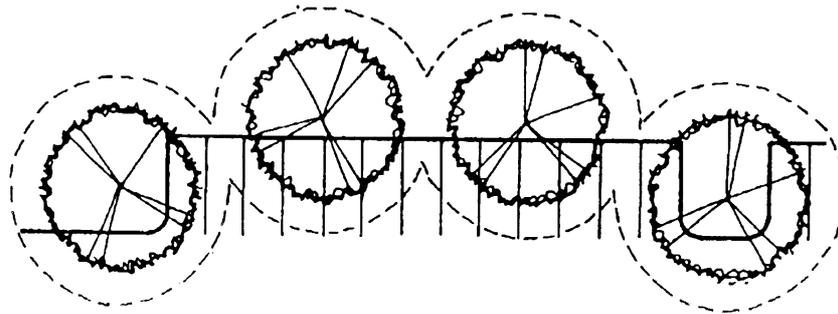
(bb) Shrubs. Shrubs shall be provided in the minimum amount of one plant unit per 15 linear feet of exterior building wall. The shrubs shall be distributed around the perimeter of the building and located not more than 25 feet from the exterior wall.

(vi) Landscaping shall be distributed around the perimeter of parking areas as follows:

(aa) Trees. A minimum of one canopy tree shall be planted every 50 feet along the perimeter the parking area. The canopy trees shall be located within

15 feet of the edge of the parking area (see Figure 631-4). Existing canopy trees that are retained may be counted towards meeting this requirement.

**FIGURE 631-4
PARKING AREA PERIMETER CANOPY TREES**



(e) Crime Prevention through Environmental Design.

(1) Safety Features for Residents.

(A) Design Review Guidelines.

- (i) Developments shall be designed in a manner that considers crime prevention and resident safety.
- (ii) Landscaping and fencing shall be provided in a manner that does not obscure visual surveillance of common open space, parking areas, or dwelling unit entryways.

(B) Design Review Standards.

- (i) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.
- (ii) Lighting shall be provided that illuminates all exterior dwelling unit entrances, pedestrian walkways, and parking areas within the development.
- (iii) A completed "Enhanced Safety Assessment Report for Multi-Family Construction" shall be submitted. Compliance with the provisions of the assessment is advisable but not mandatory. (Ord No. 31-13)