

Appendix A

CHAPTER 17.60: CANYON LAKE OVERLAY ZONING DISTRICT

17.60.010 General description.

The Canyon Lake overlay zoning district is added as an overlay district to the existing medium density residential district, park forest district, public district, neighborhood commercial district, office commercial district and general commercial district. All provisions of the underlying district are applicable. If the Canyon Lake overlay zoning district imposes a greater restriction than the underlying zoning district regulations, the Canyon Lake overlay zoning district shall control. This district is intended to preserve and enhance the unique residential character of the Canyon Lake neighborhood by establishing special standards that address access, site development, landscaping and parking.

(Ord. 5076 (part), 2005)

17.60.020 Boundaries.

The Canyon Lake overlay zoning district will be bound on the north and west by Canyon Lake Drive, on the east by 32nd Street, and on the south by Jackson Boulevard.

(Ord. 5076 (part), 2005)

17.60.030 Area setback regulations.

All buildings shall be set back from street right-of-way lines and lot lines as follows:

A. Low density residential districts:

1. *Front yard:* Dwellings and detached garages shall be set back not less than 25 feet from the front property line.
2. *Side yard:* For single-story dwellings, located on interior lots, side yards shall be not less than 8 feet in width. For dwellings of 2 stories or more, there shall be a side yard requirement of not less than 12 feet. When a structure is determined to be 1 story for a minimum distance of 12 feet from the side wall an 8-foot side yard shall be allowed. Lots having frontage on more than 1 street shall provide the required front yards along those streets.
3. *Rear yard:* For main buildings, there shall be a rear yard of not less than 25 feet.

B. Medium density residential districts:

1. *Front yard:* Single or double family dwellings shall have the same front yard regulations as low density residential districts. For multifamily structures of 3 or more units, the front yard setback shall be set back not less than 25 feet from the front property line.

2. *Side yard:* Single or duplex family dwellings shall have the same side yard regulations as low density residential districts. For a single-story multifamily structure of 3 or more units, there shall be a side yard setback of not less than 8 feet. For multifamily dwellings of 3 or more units of 2 stories or more, there shall be a side yard requirement of not less than 15 feet. For multifamily structures of 3 or more with more than a 2-story building, the side yard setback shall be the mandatory setback for a 2-story building, plus 1 extra foot of setback per extra 3 feet in building height.
3. *Rear yard:* Single or duplex family dwellings shall have the same rear yard regulations as low density residential districts. For multifamily dwellings of 3 or more stories, the rear yard setback shall be not less than 25 feet.

C. Park forest district:

1. *Front yard:* Dwellings and detached garages shall be set back not less than 25 feet from the front property line.
2. *Side yard:* For a single-story dwelling, located on interior lots, side yards shall not be less than 30 feet in width.
3. *Rear yard:* For main buildings, there shall be a rear yard of not less than 50 feet.

D. Public district:

1. *Front yard:* All buildings shall be set back a minimum of 25 feet from the front property line.
2. *Side yard:* No building shall be located closer than 25 feet to the side lot line.
3. *Rear yard:* No building shall be located closer than 25 feet to the rear lot line.

E. Neighborhood commercial district:

1. *Front yard:* All buildings shall be set back from the street right-of-way lines not less than 25 feet.
2. *Side yard:* On the side of a lot adjoining a residential district, there shall be a side yard of not less than 25 feet. There shall be a side yard setback from an intersection street of not less than 25 feet.
3. *Rear yard:* There shall be a rear yard, alley, service court, or combination thereof, of not less than 30 feet in depth. All of the service areas of all buildings shall be completely screened from public view, with permanent ornamental screening materials.

F. Office commercial district:

1. *Front yard:* All buildings shall be set back a minimum of 25 feet from the front property line.
2. *Side yard:* No building shall be located closer than 25 feet to a side property line, except when the side lot line abuts a commercial district.
3. *Rear yard:* No building shall be located closer than 25 feet to the rear lot line, except when the rear lot line abuts a commercial district.

G. General commercial district:

1. *Front yard:* All buildings shall be set back a minimum of 25 feet from the front property line.
2. *Side yard:* No side yard is required, except that the width of a side yard which abuts a residential district shall not be less than 25 feet.
3. *Rear yard:* Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard, or combination thereof, of not less than 30 feet in depth. The depth of a rear yard which abuts a residential district shall be not less than 15 feet.

(Ord. 5076 (part), 2005)

17.60.040 Landscaping.

- A. For single-family and 2-family structures, no landscaping is required.
- B. For multifamily structures of 3 or more units located adjacent to single-family/duplex/townhouse dwellings, landscaping shall be provided as per § 17.50.300 of this code. Landscaping shall be maintained in a live vegetative state.
- C. For any multifamily structures of 3 or more units, a streetscape landscaping buffer of 10 feet in the front yard setback shall be required, to include a minimum of 10% of the required landscaping points.
- D. All other structures shall meet the landscaping required in the respective zoning districts.

(Ord. 5076 (part), 2005)

17.60.050 Screening.

- A. For any multifamily dwelling of 3 or more units, a 6-foot screening fence shall be placed along the side and rear yards located adjacent to single-family/duplex/townhouse dwellings. The finished side shall face the adjacent single-family/duplex/townhouse property. The screening fence shall be maintained in good condition, and shall consist of an opaque fence, not to include chain link fencing with slats. The 6-foot screening fence shall not be located in the front yard or street side setback.
- B. For any multifamily structure of 3 or more units, heating and cooling systems are to be screened if adjacent to single-family dwellings. Screening may consist of shrubs, berms, fences or other appropriate materials.

(Ord. 5076 (part), 2005)

17.60.060 Density.

For any multifamily dwelling of 3 or more units, the lot size for each additional unit shall be 2,000 square feet per dwelling unit.

(Ord. 5076 (part), 2005)

17.60.070 Lighting.

- A. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-ways, and to not be a hazard to the passing motorist or constitute a nuisance of any kind.
- B. There shall be no lit signage for residential uses and no internally lit signs for all other uses.

(Ord. 5076 (part), 2005)

17.60.080 Parking.

All multifamily dwelling units shall provide a minimum of 2 off-street parking spaces per dwelling unit. For multifamily dwelling units of 4 and above, there shall be additional guest parking space as provided in the following chart:

<i>Dwelling units</i>	Guest Parking Spaces
4-7	1
8-11	2
12-15	3
16-19	4
20-23	5
24-27	6
28+	1 additional per 4 dwelling units

(Ord. 5076 (part), 2005)

17.60.090 Streets.

For any multifamily dwelling of 3 or more units, the street providing access to the project shall comply with the street design criteria manual.

(Ord. 5076 (part), 2005)

17.60.100 Snow removal areas.

For any multifamily dwelling of 3 or more units, a snow removal area shall be designated that will not interfere with the normal requirements for parking or landscaping.

(Ord. 5076 (part), 2005)

17.60.110 Garbage collection areas.

For any multifamily dwelling of 3 or more units, a garbage collection area shall be designated. The designated garbage collection area shall be screened.

(Ord. 5076 (part), 2005)

17.60.120 Planned residential development.

A planned residential development shall be submitted for review and approval by the Planning Commission for any multifamily dwelling structure of 3 or more units.

(Ord. 5076 (part), 2005)

Canyon Lake Overlay Zoning District Boundary

