

ZONING CLASSIFICATION:

MAP AND TAXLOT: 391E09DA 100
391E09AD 6200

ACREAGE: **16.21 acres** total
COMPREHENSIVE PLAN Residential

DESIGNATION:
ZONING CLASSIFICATION: **R-2**, Low Density Multiple Family Residential

ZONING DISTRICT PURPOSE: This district is designed to provide an environment suitable for urban living, and is intended for residential uses and appurtenant community services.

PERMITTED USES: Primarily housing, also includes **public schools**, parks and recreational uses.

ADJACENT ZONING: R-3 to the east and north; R-2 to the south and west

OVERLAY DISTRICTS: None

GENERAL REGULATIONS:

MAXIMUM HEIGHT: **35 feet or two and one-half (2 ½) stories** in height, whichever is less.

MAXIMUM LOT COVERAGE: Maximum lot coverage shall be **65% percent**.

SETBACKS AND YARD REQUIREMENTS: Front yards **abutting arterial streets: 20 feet minimum** (e.g. Siskiyou Boulevard).
Other **front yards: 15 feet** minimum.
Side yard of a corner lot abutting a public street: **10 feet**.
Rear yard: 10 feet, plus **10 feet for each story** in excess of one story.

DISTANCES BETWEEN BUILDINGS: The distance between any **principal building and accessory building shall be a minimum of 10 feet**.
The **distance between principal buildings shall be at least one-half (½) the sum of the height of both buildings**; provided, however, that in no case shall the distance be less than twelve (12) feet.

OUTDOOR RECREATION SPACE: At least **8% of the lot area** shall be dedicated to outdoor recreational space and shall be part of the overall landscaping requirements.

VISION CLEARANCE: In any R district, the minimum vision clearance distance shall be 25 feet, or 10 feet at intersections with an alley.
The vision clearance area shall contain no plantings, fences, walls, structures, or temporary or permanent obstructions exceeding 2½ feet in height, except for street trees with all branches and foliage removed to a height of 8 feet.

SOLAR ACCESS: The purpose of the Solar Access Regulations is to provide protection of a reasonable amount of sunlight from shade from structures and vegetation whenever feasible to all parcels in the City to preserve the economic value of solar radiation falling on structures, investments in solar energy systems, and the options for future uses of solar energy.

SITE DESIGN AND USE STANDARDS:

PURPOSE AND INTENT: The purpose and intent of these standards is to regulate the manner in which land in the City is used and developed, to reduce adverse effects on surrounding property owners and the general public, to create a business environment that is safe and comfortable, to further energy conservation efforts within the City, to enhance the environment for walking, cycling, and mass transit use, and ensure that high quality development is maintained throughout the City.

DETAIL SITE REVIEW ZONE: The school is not located within the Siskiyou Blvd / Ashland Street Site Review Zone, and is therefore exempt from the Detail Site Review design standards, including the limitation on size and length of buildings.

The 45,000 square foot area limit and the 300 foot length limit DO NOT apply to buildings outside the Detail Site Review zone.

LANDSCAPING STANDARDS: Minimum landscaped area: **35% of total** developed lot area

Landscaping shall be located so that it is **visible from public right-of-way or to provide buffering from adjacent uses**. Landscaping shall be distributed in those areas where it provides for visual and acoustical buffering, open space uses, shading and wind buffering, and aesthetic qualities.

All landscaping plans shall **either be irrigated or shall be certified** that they can be maintained and survive without artificial irrigation. If the plantings fail to survive, the property owner shall replace them.

Seven percent of all the parking lot area shall be landscaped. Such landscaping shall consist of the proper mixture of deciduous trees and shrubs so that all of the landscaped areas shall be covered within five years by a spreading evergreen ground cover or by shrubs and shaded by the trees.

One street tree per 30 feet of frontage shall be required on all projects.

RECYCLING REQUIREMENTS: All *commercial* and multi-family developments shall provide an opportunity-to-recycle site for use of the project occupants.

Commercial developments having a solid waste receptacle shall provide a site of equal or greater size adjacent to or with access comparable to the **solid waste receptacle to accommodate materials collected** by the local solid waste franchisee under its on-route collection program for purposes **of recycling**. Both the opportunity-to-recycle site and the common solid waste receptacle shall be screened by fencing or landscaping such as to limit the view from adjacent properties or public rights-of-way.

OFF-STREET PARKING STANDARDS:

REQUIRED AUTOMOBILE PARKING: **One and one-half spaces per classroom, plus one space per 10 students** the school is designed to accommodate, or the requirements for public assembly as set forth herein, **whichever is greater.**

Theaters, auditoriums, stadiums, gymnasiums and similar uses. **One space per four seats.**

MAXIMUM ALLOWABLE PARKING: The maximum number of spaces provided by any particular use in ground surface lots **shall not exceed the required number** of spaces provided by this ordinance **by more than 10%.**

ON-STREET PARKING CREDIT: The amount of off-street parking required shall be reduced by the following credit provided for on-street parking: One off-street parking space credit for every two on-street spaces up to four credits, **thereafter one off-street space credit for each on-street parking space.**

HANDICAPPED ACCESSIBLE PARKING SPACES: Handicapped accessible parking spaces shall be provided in the quantities outlined below, based on the total number of parking spaces.

101 to 150:	5
151 to 200:	6
201 to 300:	7
301 to 400:	8
401 to 500:	9

JOINT USE OF PARKING: Required parking facilities of two or more uses may be satisfied by the same parking facilities used jointly, to the extent that it can be shown **that the need for the facilities does not materially overlap** (e.g., uses primarily of a daytime v. nighttime nature, stadium v. classrooms, etc.).

COMPACT CAR PARKING SPACES: **Up to 50% of the total** automobile parking spaces in a parking lot **may be designated for compact cars.** Minimum dimensions for compact spaces shall be 8 x 16 feet. Such spaces shall be signed or the space painted with the words "Compact Car Only."

PARKING IN FRONT YARD: All off street parking in the front yard setback shall be limited to a contiguous area which is **no more than 25% of the area of the front yard,** or a contiguous area 25 feet wide and the depth of the front yard, whichever is greater.

BICYCLE PARKING REQUIREMENTS: **One sheltered bicycle parking space for every five students.**

LOCATION OF BICYCLE PARKING: All required exterior bicycle parking **shall be located on site within 50 feet of well-used entrances** and not farther from the entrance than the closest motor vehicle parking space. Bicycle parking **shall have direct access to both the public right-of-way and to the main entrance** of the principal use. For facilities with multiple buildings, **exterior bicycle parking shall be located in areas of greatest use and convenience** for bicyclists.

OFF-STREET PARKING CALCULATIONS:

EXISTING PARKING COUNT:	On-Site	140 spaces
	Off-site (not on street)	<u>100 spaces</u>
	TOTAL EXISTING PARKING	240 spaces
PROPOSED PARKING COUNT, BASED ON STUDENT POPULATION:	1 space per 1 ½ classrooms (77 classrooms):	58 spaces
	1 space per 10 students (1300 design capacity):	130 spaces
	Subtotal	<u>188 spaces</u>
	Additional Parking Allowed:	<u>19 spaces</u>
	TOTAL PROPOSED PARKING (student population)	207 spaces
PROPOSED PARKING COUNT, BASED ON PUBLIC ASSEMBLY USE:	Theatre (412 seats):	103 spaces
	<i>Gymnasium (1,500 seats)</i>	375 spaces*
	Stadium (1,022 seats)	256 spaces
	Subtotal based on highest occupant load (gym*)	<u>356 spaces</u>
	Additional Parking Allowed:	<u>36 spaces</u>
TOTAL PROPOSED PARKING (assembly use)	392 spaces	