

Table 5.5: Maximum Height by Zone

Zone	Maximum Height
R-1	25 ft. (up to 35 feet with approval of an administrative use permit)
R-2	35 feet
R-3	35 feet
R-4	35 feet
C/OS	35 feet
AG	35 feet
O	25 feet (up to 35 feet with approval of an administrative use permit)
PF	35 feet
C-N	35 feet
C-R	45 feet
C-C	35 feet
C-D	50 feet (additional height up to 75 feet may be approved, section 17.42.020.C.)
C-T	45 feet
C-S	35 feet
M	35 feet
BP	Varies by specific plan area (see section 17.49)

See also Section 17.16.020 for relationship of yards and building height.

Components of solar energy systems, chimneys, elevator towers, screening for mechanical equipment that is not integral with building parapets, vents, antennae and steeples shall extend not more than 10 feet above the maximum building height.

Commercial and governmental agency antennae may exceed the height limits for the zone in which they are located if such an exception is approved by the Director.

Any other exception to the height limits requires approval of a variance as provided in Chapter 17.60.

For height limits of signs, see Chapter 15.40. Sign Regulations. (Ord. 1085 - 1 Ex. A (part), 1987; Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(E))

17.16.050 Fences, Walls and Hedges.

A. Purpose and Application.

1. The purpose of these regulations is to achieve a balance between concerns for privacy and public concerns for enhancement of the community appearance, visual image of the streetscape, overall character of neighborhoods, and to ensure the provision of adequate light, air, and public safety.
2. These regulations apply to any type of visible or tangible obstruction which has the effect of forming a physical or visual barrier between properties or between property lines and the public right-of-way, including but not limited to: any type of artificially constructed barriers of wood, metal, or concrete posts connected by boards, rails, panels, wire or mesh and any type of natural growth such as hedges, and screen plantings.

B. Fences, walls or hedges may be placed within required yards, provided:

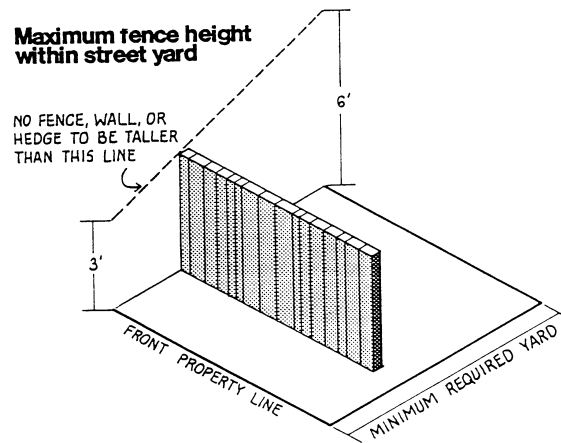


Figure 9

1. The maximum height in any street yard shall be as shown in Figure 9;
2. The maximum height in any other yard shall be six feet;
3. Arbors, trellises, and other lightweight ornamental landscape elements are allowed within a required yard, subject to the same height limits that apply to fences and hedges;

C. Fences or walls may be placed outside required yards, provided:

1. The maximum height is eight feet.
2. Where the wall is connected to and a part of the house, it may be any height allowed in the underlying zone.
3. Arbors, trellises, and other ornamental features are allowed within a required yard, subject to the same height limits that apply to fences and hedges except as provided below ;
4. Arbors. Up to one such feature per street frontage may be allowed with a maximum height of 9 feet, and an area of not more than 40 square feet as measured by the perimeter formed by the vertical projection to the ground of the outermost elements of the feature, and no horizontal dimension shall exceed eight feet in length. Any portion of such a feature wider than 18 inches and that exceeds the usual fence height requirements of this section shall be of an open design such that a person standing on the adjacent public right-of-way can see completely through at least 50 percent of the structure to the depth of the required street yard (Figure 9.5, below) Such features within required yards shall not be connected to a building and shall comply with intersection visibility requirements of section 17.16.020.E.2.

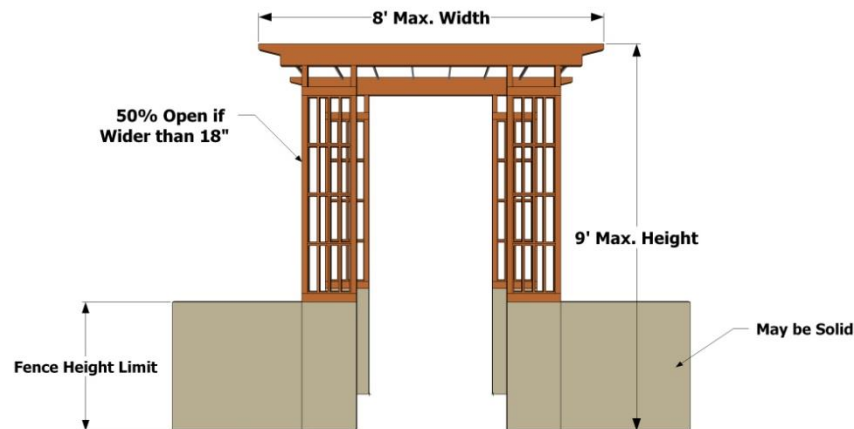


Figure 9.5

5. Decorative pilasters, statuary, flower pots and similar ornamental elements attached to or incorporated into the design of conforming fences or walls may exceed the required height limit up to 18 inches provided that the decorative element is not wider than 18 inches and that such elements are used to define a gateway or other entryway or are otherwise at least four feet apart.
- D. Fence height is measured from the adjacent grade along the lower side of the wall or fence, directly at the base of the wall or fence.
- E. Measurement of height where fences or walls are located on retaining walls.
 1. Where fences or walls are located on retaining walls, the height of the retaining wall shall be considered as part of the overall height of the fence or wall. Walls or fences must have a minimum spacing of five feet to be considered separate structures for purposes of measuring overall height.
 2. Where fences are located on a berm or mound the height of fence shall include the berm or mound directly beneath the fence and above natural grade in the overall height measurement.
 3. Where fences are located on retaining walls within other yards, fences not to exceed six feet as measured from the uphill side may be erected or replaced on top of the retaining walls and the combined fence and retaining wall height shall not exceed nine feet from the lower side, provided no modification of grade has occurred from the original subdivision improvements and/or design approvals. A building permit is required for the combined fence and retaining wall height to exceed six feet and if there is evidence that a modification to the grade has occurred from the original subdivision/design approvals the height must be authorized through a fence height exception.
- F. The Director may grant exceptions to these standards subject to a finding that no public purpose would be served by strict compliance with these standards.
- G. A public notice shall be posted at the site of each proposed fence height exception. If anyone informs the Community Development Department of a reasonable objection concerning the proposed fence height exception within five days of the posting, the Director shall schedule a hearing for the application as provided for administrative use permits. If no questions or objections are received by the Community Development

Department within five days after posting, the Director may issue a letter of approval upon submission of all required information and without further notice or public hearing. (Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(F))

17.16.060 Parking Space Requirements.

- A. Intent.** This section is intended to ensure provision of adequate off-street parking, considering the demands likely to result from various uses, combinations of uses, and settings. It is the City's intent, where possible, to consolidate parking and to minimize the area devoted exclusively to parking and drives when typical demands may be satisfied more efficiently by shared facilities.
- B. Shared parking reduction.** Where two or more uses share common parking areas, the total number of parking spaces required may be reduced by up to 10%, with approval of an administrative use permit. Where shared parking is located on more than one parcel, affected parties must record an agreement governing the shared parking, to the satisfaction of the Director.
- C. Mixed-use parking reduction.** By approving an administrative use permit, the Director may reduce the parking requirement for projects sharing parking by up to 20%, in addition to the shared parking reduction, for a total maximum parking reduction of 30%, upon finding that the times of maximum parking demand from various uses will not coincide.
- D. Mechanical Parking Lifts.** In commercial zones and multi-family developments, by approving an administrative use permit, mechanical parking lifts may be used to satisfy all or a portion of vehicle parking requirements. Additional surface parking up to 25% of the required minimum amount of spaces may be required for lift systems unable to accommodate a range of vehicles including trucks, vans, SUV's, or large sedans. Applications submittals shall include any information deemed necessary by the Director to determine parking can adequately and feasibly be provided and that the following performance standards can be met and the following findings for approval can be made:
1. The use of mechanical lift parking results in superior design and implementation of City goals and policies for infill development.
 2. In existing developments and established neighborhoods, mechanical lift parking will be adequately screened and compatible with the character of surrounding development; and, in new developments, mechanical lift parking shall comply with Community Design Guidelines and be compatible and appropriately considered with overall building and site design.
 3. Mechanical lift parking systems shall comply with all development standards including but not limited to height and setback requirements, and Parking and Driveway Standards with the exception of minimum parking stall sizes which are established by lift specifications.
 4. There exists adequate agreement running with the land that mechanical parking systems will be safely operated and maintained in continual operation with the exception of limited periods of maintenance.
 5. There are no circumstances of the site or development, or particular model or type of mechanical lift system which could result in significant impacts to those living or working on the site or in the vicinity.
- E. Automobile trip reduction.** By approving an administrative use permit, the Director may reduce the parking requirement for projects implementing non-auto travel, particularly for commuting, when it can be demonstrated that reduction of on-site