

C-17L

PERMITTED USES

Commercial Limited	Principal Uses		Special Use Permit
<p>This district is intended as a low intensity commercial and residential mix district. This district permits residential development at a density of 17 units per gross acre as specified by the R-17 district.</p> <p>This district is suitable as a transition between residential and commercial zoned areas and should be located on designated collector streets or better for ease of access and to act as a residential buffer.</p>	<p>residential activities:</p> <ol style="list-style-type: none"> 1. single family housing (as specified in the R-8 district) 2. duplex housing (as specified in the R-12 district) 3. multiple family (as specified in the R-17 district) 4. home occupation 5. boarding house 6. group dwelling <p>civic activities:</p> <ol style="list-style-type: none"> 1. child care facility 2. community assembly 3. community education 4. essential service 5. handicapped or minimal care facility 6. hospital / health care 	<ol style="list-style-type: none"> 7. juvenile offenders facility 8. neighborhood recreation 9. nursing/ convalescent homes 10. public recreation 11. rehabilitative facility 12. religious assembly <p>service activities:</p> <ol style="list-style-type: none"> 1. automobile parking when serving an adjacent business or apartment 2. administrative & professional offices 3. banks & financial institutions 4. personal service establishments 5. commercial film production 	<ol style="list-style-type: none"> 1. commercial service and sales activities as allowed as principal uses in the C-17 district 2. residential density of R-34 3. criminal transitional facility 4. community organization 5. commercial and noncommercial kennels 6. wireless communication facility
		<p>accessory uses:</p> <ol style="list-style-type: none"> 1. carport, garage, and storage structures (attached or detached) 2. private recreation facility (enclosed or unenclosed) 3. management office 4. outside storage when incidental to the principle use 5. open areas and swimming pools 6. temporary construction yard 7. temporary real estate office 8. apartment for resident caretaker 9. accessory dwelling units 	

SITE PERFORMANCE STANDARDS

Maximum Height	Minimum Lot Size Requirements	Minimum Yard/Setback Requirements	
principal structure			
<p>single family & duplex housing 32 feet (2 1/2 stories) An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330)</p> <p>multiple family 45 feet (3 1/2 stories)</p> <p>remaining uses: within 2 blocks of the DC district.: no height limit outside of 2 blocks of the DC district: 63 feet (5 stories)</p> <p>detached carports & garages with low slope roof (<2 1/2 : 12) : 14 feet with high slope roof (> 2 1/2 : 12) : 18 feet other accessory structures: 18 feet</p>	<p>single family 5,500 sq. ft. per dwelling unit</p> <p>duplex 3,500 sq. ft. per dwelling unit</p> <p>multiple family 7,500 minimum site size 2,500 sq. ft per dwelling unit</p> <p>remaining uses 5,500 sq. ft.</p> <p>All buildable lots must have 50 feet of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot.</p>	<p>single family & duplex front: 20 feet from property line side, interior (with alley): 5 feet side, interior (with no alley): one side 10 ft., the other side 5 ft. side, street: 10 feet however, garages that access streets must be 20 ft. from property line rear: 25 feet -- 12 1/2 ft. if adjacent to public open space</p> <p>Zero setback side yards are allowed for single family. (see 17.05.080c)</p>	<p>multiple family front: 20 feet from property line side, interior: 10 feet side, street: 20 feet rear: 20 feet -- 10 ft. if adjacent to public open space</p> <p>remaining uses front: 10 feet unless 51 % of block is developed to 0 feet; then setback is 0 feet side: 0 feet unless abutting district with greater setback; then 10 ft. max</p> <p>Extensions into these yards are permitted in accordance with Sec. 17.06.495</p>
Design Standards	Fences	Parking	
<p>commercial design standards Contact the Planning Department for details or visit our website at: www.cdavid.org</p> <p>some items affected: sidewalk width/design street trees/buffer yards landscaping windows/blank walls entrances facing street</p>	<p>front yard area: 4 feet side & rear yard area: 6 feet All fences must be on or within the property lines.</p> <p>Fences within the buildable area may be as high as the height limit for principal use.</p> <p>Higher fence height for game areas may be granted by Special Use Permit.</p>	<p>parking, single family & duplex: 2 paved off-street spaces for each unit. parking, multiple family: studio: 1 paved spaces are required for each unit. 1 bedrm: 1.5 paved spaces are required for each unit. 2+ bedrm: 2 paved spaces are required for each unit. parking, general commercial uses: retail sales (non-restaurant): 1 paved off-street space for each 330 sq. ft. of gross floor area. office 1 space / 330 sq. ft. of floor area</p>	