

Exhibit 1 – Zoning Code Corrections

TABLE 2-3 - RS AND RM-12 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District				
	RS-1	RS-2	RS-4	RS-6	RM-12
Minimum lot size	<i>Minimum area and width for new parcels.</i>				
Minimum area (1)	40,000 sf	20,000 sf	12,000 sf	7,200 sf	
With Density Bonus	30,000 sf	15,000 sf	9,000 sf	5,400 sf	
Width (2)	100 ft	100 ft	75 ft	55 ft	
Maximum density	1 dwelling unit per lot			2 units per lot	
Setbacks	<i>Minimum setbacks required. See Section 17.40.150 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>				
Front - Main facade	See Section 17.22.050				
Front - Garage	See Section 17.22.050				
Sides	10% of lot width, with a minimum of 5 ft, and a maximum requirement of 10 ft, and consistent with Section 17.40.150 17.40.160 (Encroachment Plane).				
Corner side	10% of lot width, with a minimum of 10 ft, and a maximum requirement of 25 ft				
Rear	25 ft			10 ft	
Maximum site coverage	No maximum on lots of 7,200 sf or less, 35 % otherwise.				
Maximum floor area	<i>Maximum allowed gross floor area of all structures on the site.</i>				
Site less than 32,670 sf	30% of lot size plus 500 sf			35% of lot size plus 500 sf per unit	
Site of 32,670 sf or more	30% of lot size plus 1,000 sf				
Height limit	<i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>				
Site less than 20,000 sf	32 ft, and within the encroachment plane (Section 17.40.160)				
Site of 20,000 sf or more	36 ft, and within the encroachment plane (Section 17.40.160)				
Maximum top plate height	23 ft, and within the encroachment plane (Section 17.40.160)				
Accessory structures	See Section 17.50.250 (Residential Accessory Uses and Structures)				
Landscaping	Chapter 17.44 (Landscaping)				
Parking	Chapter 17.46 (Parking and Loading)				
Signs	Chapter 17.48 (Signs)				
Other applicable standards	Section 17.22.050 (RS and RM-12 District Additional Development Standards) Chapter 17.40 (General Property Development and Use Standards)				

Notes:

- (1) See Chapter 17.42 regarding density bonus provisions.
- (2) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

Exhibit 2 – Zoning Code Corrections

TABLE 2-4 - MULTI-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	RM-16 RM-16-2	RM-16-1	RM-32	RM-48
Minimum lot size	<i>Minimum area and width for new parcels.</i>			
Minimum area (2)	7,200 sf	12,000 sf	10,000 sf	
Width (2)	55 ft	75 ft	60 ft	
Maximum density (1)	<i>Minimum lot area in square feet required for each dwelling unit. See 17.22.070.</i>			
Lots of 10,000 sf or more	2,750 sf	3,000 sf	1,360 sf	910 sf
Lots less than 10,000 sf	See Section 17.22.070			
Lots of 10,000 sf or more	2,750 sf	3,000 sf	1,360 sf	910 sf
Lots less than 10,000 sf	See Section 17.22.070.A.2			
Setbacks (see Figure 2-1)	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	See 17.22.070.B	40 ft	See Section 17.22.070.B	
Sides	5 ft to within 20 ft from rear property line	10 ft	5 ft. for a distance of 40 ft. behind the front-setback line	
Corner side	15 ft	30 ft	15 ft	
Rear	None required	20 ft	None required	
Rear, Corner lots	5 ft for a distance of 40 ft. behind the corner side yard setback	20 ft	5 ft for a distance of 40 ft. behind the corner side yard setback	
Maximum site coverage	N.A.	35%	N.A.	
Minimum floor area	<i>Minimum required gross floor area for each dwelling unit.</i>			
	N.A.	1,400 sf	N.A.	
Height limit	<i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits.</i>			
	See Section 17.22.070.F			
Accessory structures	See Section 17.50.250 (Residential Accessory Uses and Structures)			
Landscaping	See Chapter 17.44 (Landscaping).			
Parking	See Chapter 17.46 (Parking and Loading).			
Signs	See Chapter 17.48 (Signs)			
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)			

Notes:

- (1) See Chapter 17.42 regarding density bonus provisions.
- (2) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

Figure 3-2 – Central District Zoning Precincts

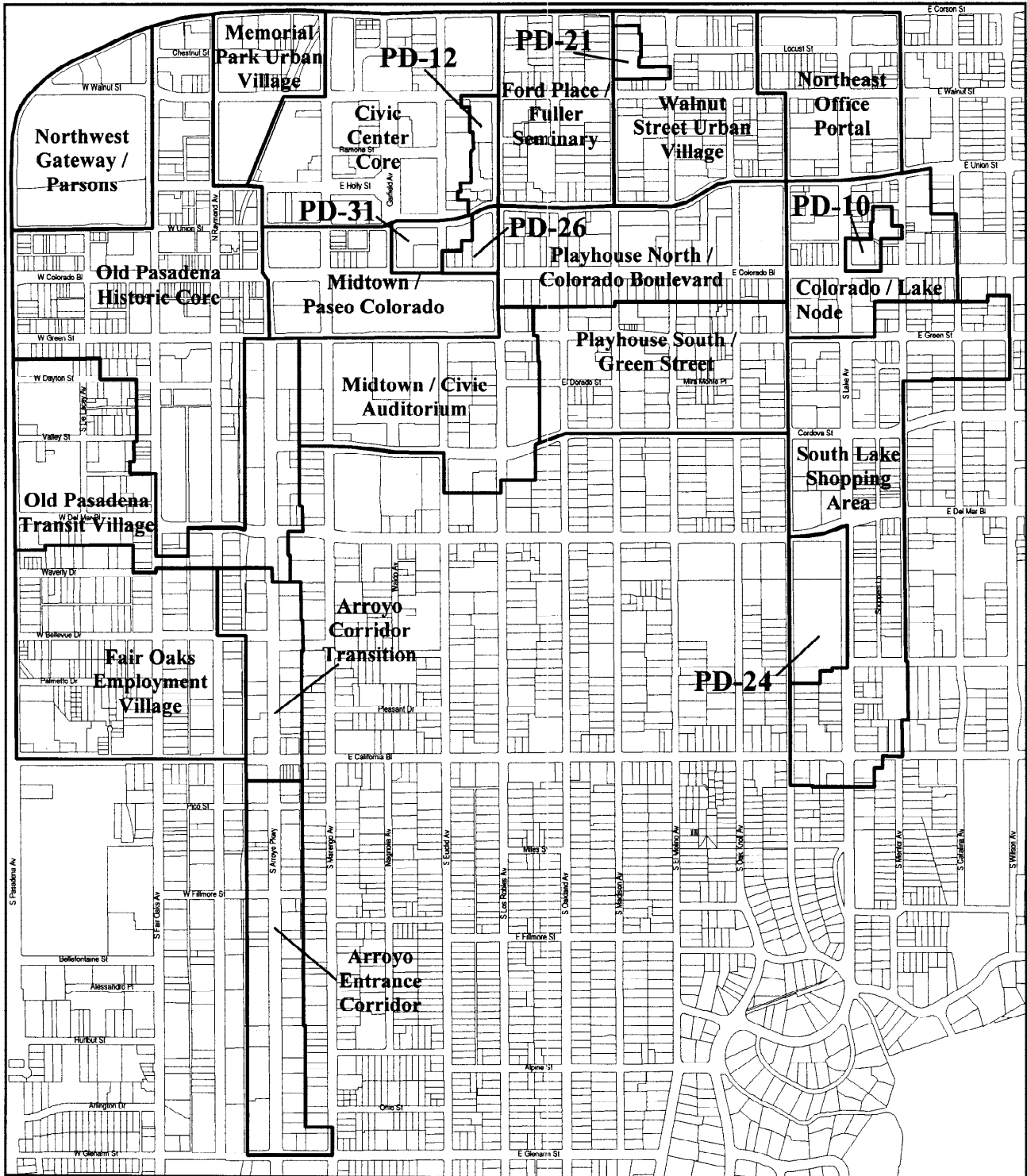
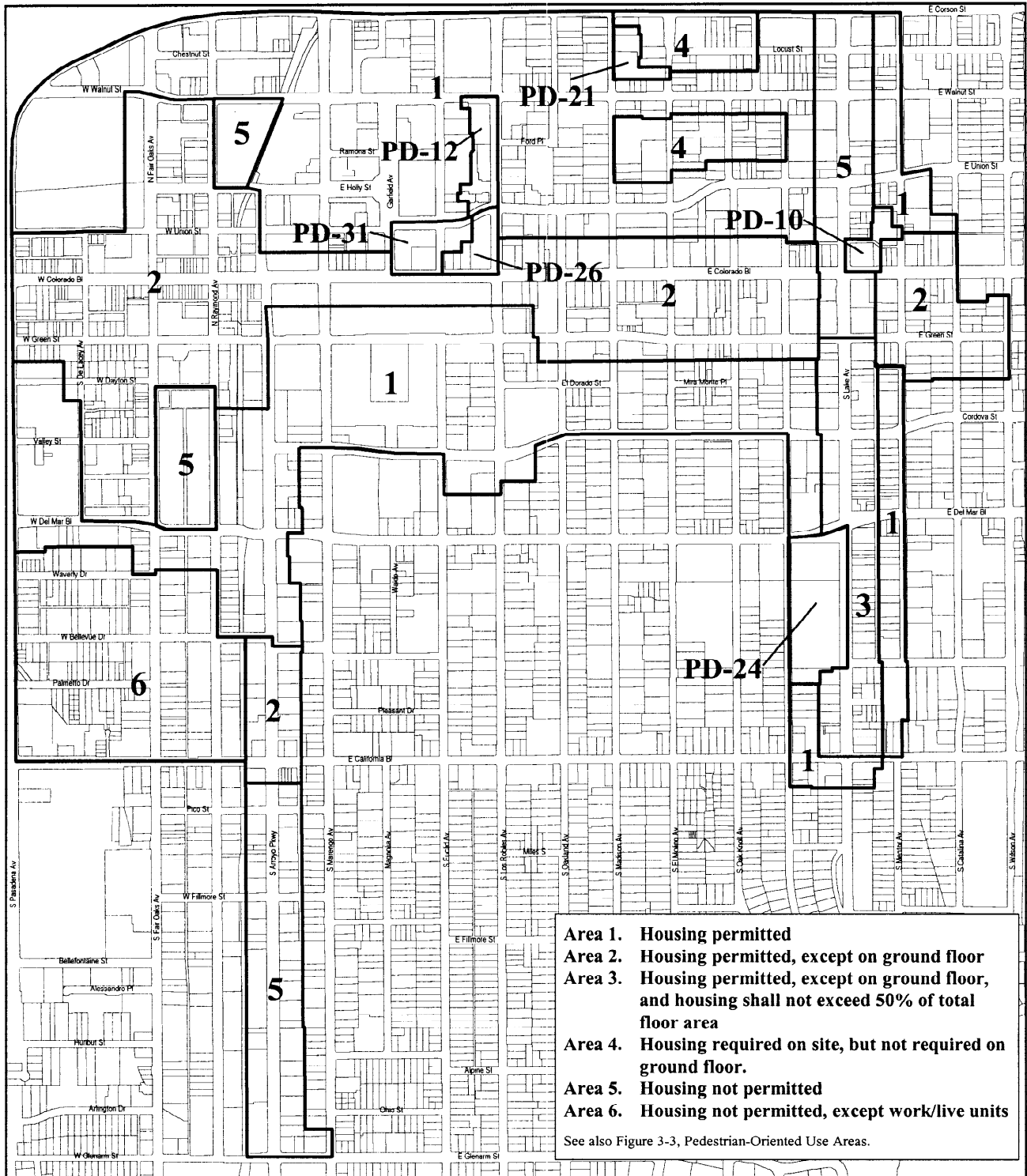


Figure 3-4 – Central District Housing/Ground Floor Map



- Area 1. Housing permitted**
 - Area 2. Housing permitted, except on ground floor**
 - Area 3. Housing permitted, except on ground floor, and housing shall not exceed 50% of total floor area**
 - Area 4. Housing required on site, but not required on ground floor.**
 - Area 5. Housing not permitted**
 - Area 6. Housing not permitted, except work/live units**
- See also Figure 3-3, Pedestrian-Oriented Use Areas.

Figure 3-6 – Central District Maximum Residential Density (dwelling units/acre)

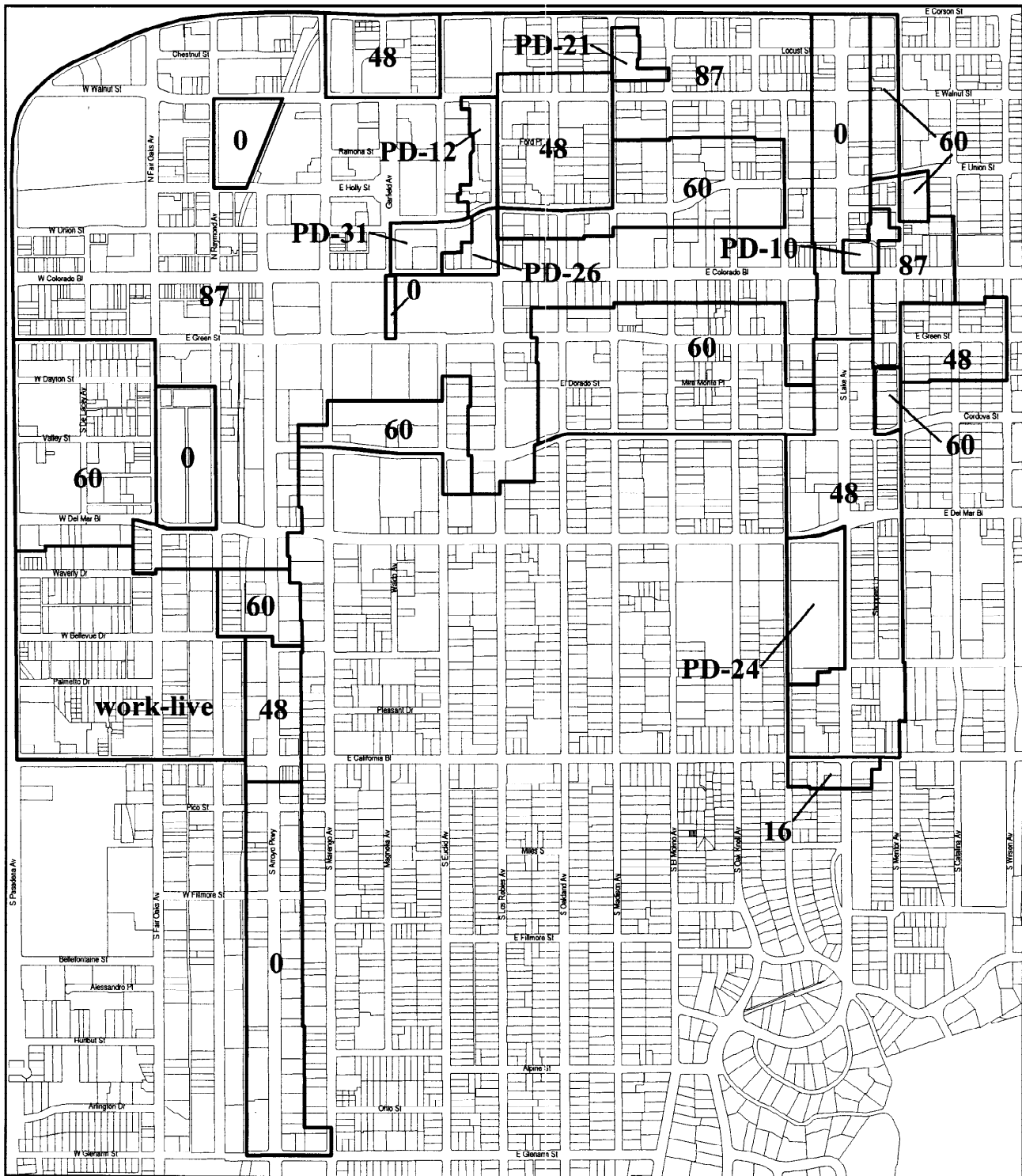


Figure 3-7 – Central District Required Setbacks

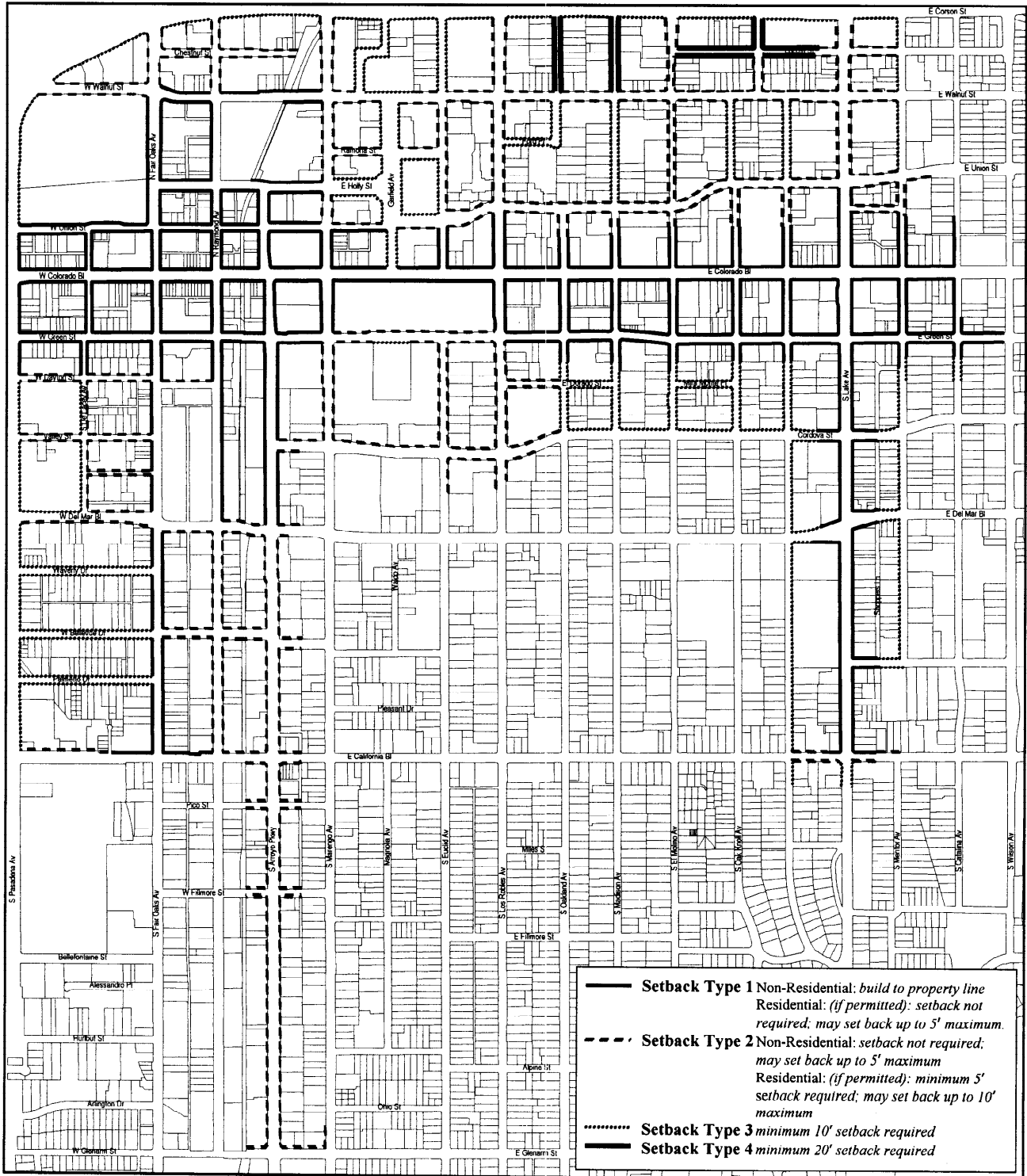


Figure 3-8 – Central District Maximum Height

