

ATTACHMENT C
CHAPTER 17.50.160.H
(MIXED-USE PROJECTS COMMUNITY SPACE REQUIREMENTS)

17.50.160 - Mixed-Use Projects

H. Community space requirements.

1. Community space defined.

- a. Community space shall include both indoor/interior space and outdoor open space.
- b. Community space can be in the form of private open space (e.g., balconies) or common open space (e.g., pool or side or rear setback areas.)
- c. An indoor recreational room of up to 600 square feet may be credited toward fulfilling this community space requirement.
- d. A utility easement may be credited toward fulfilling this community space requirement if it is properly landscaped in compliance with [Chapter 17.44](#) (Landscaping).

2. **Minimum space per unit.** Each development project shall provide a minimum of 150 square feet of community space for each dwelling unit.

3. **Front and/or corner side setbacks do not count.** Required front and/or corner side setbacks shall not be credited toward fulfilling this community space requirement.

4. Private open space.

- a. The private open space shall not exceed 30 percent of the total requirement for community space.
- b. Each private open space shall have a minimum six-foot dimension.
- c. This maximum 30 percent requirement may be modified by not more than five percent if determined to be necessary during Design Review.

5. **Community open space.** Each community open space shall have at least one minimum dimension of 15 feet and the other dimensions shall be at least six feet, except for private open space (e.g., balconies or patios).