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RESOLUTION NO. 316-87 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADOPTING "CITY OF WATSONVILLE, RESIDENTIAL DEVELOPMENT STANDARDS, MULTI-FAMILY RENTAL PROJECTS (DUPLEXES, TRIPLEXES, FOURPLEXES, AND APARTMENTS)"

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the "City of Watsonville, Residential Development Standards, Multi-Family Rental Projects (Duplexes, Triplexes, Fourplexes, and Apartments)", a copy of which is attached hereto and incorporated herein by this reference, are hereby adopted.

2. That the standards hereby adopted shall apply and take effect immediately upon all projects except for those projects for which construction plans are on file with the appropriate city department and which have final approval of the Design Review Commission.

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The foregoing resolution was introduced at a regular meeting of the Council of the City of Watsonville, held on the 8th day of September, 1987, by Council Member Deretich, who moved its adoption, which motion being duly seconded by Council Member Marsano, was upon roll call carried and the resolution adopted by the following vote:

AYES: COUNCIL MEMBERS: Campos, Carroll, Clark, Deretich, Marsano, Murphy, Osmer  
NOES: COUNCIL MEMBERS: None  
ABSENT: COUNCIL MEMBERS: None

  
MAYOR

ATTEST:  
  
City Clerk

**CITY OF WATSONVILLE**

**RESIDENTIAL DEVELOPMENT STANDARDS**

**Multi-Family Rental Projects  
Duplexes, Triplexes, Fourplexes, and Apartments**

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(Duplexes, Triplexes, Fourplexes and Apartments)

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## CITY OF WATSONVILLE

### RESIDENTIAL DEVELOPMENT STANDARDS

Multi-Family Rental Projects  
(Duplexes, Triplexes, Fourplexes and Apartments)

#### OBJECTIVES

To provide a safe means for ingress and egress of vehicular and pedestrian traffic to and within multi-family residential developments in residential and commercial districts and to provide for access of emergency vehicles necessary to serve such developments.

To establish guidelines for the Planning Commission, City Council, staff and property owners in providing for the health, safety, convenience and environmental quality for residential developments.

To provide for the most economical construction of the necessary streets within innovative residential developments consistent with the objectives enumerated above.

#### DEFINITIONS

##### **Multiple-Family Residential Development.**

The construction of two or more attached or detached residential dwelling units on one parcel of land.

##### **Street.**

A public street which is built to City of Watsonville Public Improvement Standards. Multiple-family ownership units must be served by a public street.

##### **Driveway.**

A private vehicular access, the use of which is limited to persons residing, employed, or otherwise using or visiting the premises on which it is located. Multiple-family rental units can be served with driveways; ownership units (in projects of five or more units) cannot be served with driveways.

##### **Landscaping.**

To lay out, arrange, establish, and maintain plants, including but not exclusive to, flowers, ground cover, shrubs, and trees over a land area so as to produce a pleasing aesthetic effect.

**Minor Driveway.**

A private driveway serving four (4) or less multiple-family units or providing access to parking facilities in a multiple-family project.

**Principal Driveway.**

A private driveway serving five (5) or more multiple-family rental units or providing access to parking facilities in a multiple-family project.

**Purpose.**

These standards shall be applicable to standard size lot developments only. Developments on sub-standard lots shall be subject to a special use permit as provided in the Zoning Ordinance.

**Residential Ownership Units.**

Residential units, each of which can be sold separately; such units can be townhouses or condominiums.

**Residential Rental Units.**

Residential units which cannot be sold separately; these include duplexes, triplexes, four-plexes, and apartments.

**I. ACCESS/CIRCULATION - Vehicular and Pedestrian**

**A. Vehicular Access: Rental Units - Duplexes, Triplexes, Fourplexes, and Apartments.**

**1. Minor Driveway - Rental Units.**

- a. A minor driveway is defined as a private driveway serving four (4) or less multi-family rental units or providing access to parking facilities in a multi-family rental project.
- b. Minor driveways shall be at least twenty (20) feet wide from edge to edge where no parking is allowed and shall be bordered with redwood or pressure treated headers, concrete curbs, or flush concrete edging.
- c. Where there are existing buildings, the following exception may be allowed to accommodate their location in rental unit projects.

- (1) Planning Director shall have authority to approve use of a parcel for more than three (3) units provided a residential automatic fire sprinkler system or a comparable built fire protection system, as approved by the Fire Department, shall be provided for the rearmost portion of each unit located beyond 150 feet of the public street.
  - d. The maximum grade of a minor driveway shall be 7% approaching a parking space or carport and 7% within 20 feet of an enclosed garage. Elsewhere, the maximum grade of minor driveways shall not exceed 12%.
  - e. The minimum center line radius of curvature shall be 75 feet. The maximum length shall be 150 feet. The minimum pavement section shall be 2" of asphaltic concrete with fog seal over 6" or more of Class II base rock, or 4" concrete slab over 4" of 1.5" diameter rock. Driveway construction standards are subject to Soils Report Requirements for minimum pavement section.
  - f. A minor driveway may exceed the 150' maximum length providing Fire Department requirements have been satisfied.
  - g. Minor driveways providing one way traffic shall be 12 feet wide and shall be clearly marked with signs and pavement directional arrows.
  - h. Minimum vertical clearance shall be 14 feet.
  - i. Where perpendicular or angular parking is permitted along a minor driveway, the driveway width shall be a minimum of 25 feet in the parking area to allow back out space.
- 2. Principal Driveways - Rental Units.**
- a. A principal driveway is defined as a private driveway serving five (5) or more multi-family rental units.
  - b. Principal driveways shall be a minimum of 25 feet wide curb to curb; where no parking is permitted, such driveways may be 20 feet wide curb to curb.

- c. Where perpendicular or angular parking is permitted along a principal driveway, the driveway width shall be a minimum of 25 feet in the parking area to allow back out space.
- d. Where parallel parking is permitted on one side, the driveway width shall be 30 feet curb to curb and with parallel parking on both sides the width shall be 36 feet curb to curb.
- e. Principal driveway loop systems shall be utilized where possible. Cul-de-sac or hammerhead principal driveways shall serve no more than twenty (20) dwelling units and shall not exceed 450 feet in length and shall provide a 32 foot minimum curb radius at the turn around. The maximum grade of a principal driveway shall not exceed 12%.
- f. The structural section for principal driveways shall be designed on the basis of the "R Value" of the base soil and a calculated Traffic Index of not less than 4.0. The minimum pavement section shall be 2" of asphaltic concrete with fog seal over 6" or more of class 2 aggregate base material and shall be constructed to City specifications. In all cases, driveway construction standards shall be subject to Soils Report recommendations and specifications.
- g. Principal driveways shall be bordered with a concrete curb of flush concrete edging on each side. Vertical concrete curbs and gutters or concrete valley gutters shall be used where storm water runoff is involved. Alternates providing pavement edge protection and drainage conveyance structures may be considered by the Public Works Department.
- h. Connections of principal driveways to public streets shall be designed to provide for safe and efficient movement of the expected traffic volumes.
- i. Principal driveways providing one-way traffic where no parking is allowed shall be 12' feet minimum width and shall be clearly marked with signs and pavement directional arrows.
- j. Minimum centerline radius of principal driveways shall be 100 feet.

- k. Developer shall install stop signs at all on-site intersections. Centerline striping shall be required on principal driveways.
- l. Principal driveways shall be named for street address identification. Driveway names subject to approval of all responsible agencies. Street name signs shall be installed in accordance with Public Works Standards.
- m. Minimum vertical clearance shall be 14 feet.

**B. Pedestrian Circulation.**

**1. Requirements.**

Concrete curbs, gutters and sidewalks shall be provided along all public streets; these shall be built according to City of Watsonville Public Improvement Standards (S-102). Walkways shall be developed according to the Walkway Development Criteria below.

**2. Classification of Walks.**

- a. Sidewalks: parallel to City streets
- b. Interior pedestrian walks - not parallel to streets; designed for general circulation within the project.

**3. Walkway Development Criteria.**

- a. Access to the dwellings and circulation between buildings and other important project facilities for vehicular and pedestrian traffic must be comfortable and convenient for occupants.
- b. A main 4 feet wide minimum clear pedestrian walkway system shall be provided both within the development serving all buildings and connecting with public streets. Sidewalk connections shall be provided from the private vehicular accessway location, design, and materials of the walkway system shall be subject to design review by the City.

- c. On-site walks shall be provided for convenient and safe access to all living units from streets, driveways, visitor parking, parking courts or garages and for convenient circulation and access to all project facilities.
- d. Width, alignment and gradient of walks shall provide safety, convenience and appearance suitable for pedestrian traffic, shopping carts, wheelchairs and for moving of furniture. Small jogs in the alignment shall be avoided. Walkways shall conform to State Handicapped Standards wherever applicable. Where risers occur provide handrails, riser heights and tread widths in accordance with City requirements. Gradients shall be no greater than 12 percent.

**C. Transit Improvements.**

1. Where benches and/or shelters are needed the City will review the location with input from the Santa Cruz Metropolitan Transit District.

**D. Area Roadway Improvements.**

1. Developers shall contribute toward the improvement of roadways, stop lights, etc. in areas affected by their project. Special funds have been established for this purpose in some areas; additional traffic improvement funds may be established in the future.

**II. PARKING**

**A. Parking Requirements.**

1. All residential projects shall provide the number of parking spaces as required in the City Parking Ordinance.
2. Residential rental projects (duplexes, triplexes, fourplexes and apartments) shall provide a minimum of one (1) carport and one (1) open parking space per dwelling unit.
3. In residential rental projects, each carport shall be within 150 feet of walking distance from its unit, and the second space shall be within 250 feet of walking distance to the unit.

4. Parking spaces assigned to individual dwelling units shall be permanently marked, and assigned for each residential unit.
5. Visitor spaces shall be designated for the exclusive use of nonresidents. Such parking shall be located in a convenient and reasonable proximity to dwelling units throughout the project.

**B. Parking Geometrics.**

1. All parking lots and parking spaces shall conform to Public Works Standards S-808 A, B, and C.
2. Where determined appropriate by the Planning Director all parking facilities shall be screened from any street by dense landscaping (at least five feet wide) or a combination of landscaping and view-obscuring fences or walls, not less than thirty (30") inches and not more than forty-two (42") inches in height. Clear sight distance requirements shall be met in accord with S-936.
3. Each parking space shall be accessible from a driveway connecting with a street. No off-street parking facility for five (5) or more spaces shall be designed so that vehicles must back across a sidewalk in order to gain access to a street.
4. Perpendicular and diagonal parking on public streets shall not be permitted.
5. No parking shall be permitted in the required front, rear or exterior yard setback areas. Parking may be permitted five (5) feet away from an interior sideyard property line.
6. Cars will be permitted to overhang into abutting minimum landscaped areas in accord with Public Works Standard S-808B.
7. Parking stalls shall have concrete or equivalent wheel stops at the end of the stall when abutting buildings or landscaping areas, or other parking spaces.
8. When parking stalls are located adjacent to buildings, there shall be a minimum clearance of four feet between the parked car and the building.
9. All parking areas shall be paved and drained to internal catch basins.

10. Visitor parking spaces shall be clearly marked on the wheel stops and signed in an aesthetically pleasing manner.

### III. SITE DEVELOPMENT

#### A. General.

1. In developing site plans for multi-family developments, attention should be given to the topography of the site, the need for planting buffers, the location of recreational buildings and facilities and the development of the building arrangements which will provide maximum privacy. The City may establish requirements upon the number and location of service facilities, pedestrian walkways, and the like as deemed necessary to insure the health, safety and general welfare of the occupants.
2. All submittals shall be submitted with a preliminary set of plans drawn to scale and dimensioned, including site plans, landscape plans and building elevations. Such plans shall be drawn by a licensed architect, structural or civil engineer, or building designer, except that all projects of four or more units shall be designed by a licensed architect, or structural or civil engineer only as provided in the State Business & Professions Code. Landscape plans drawn by a licensed landscape architect shall be required for projects of 10 units or more.
3. The location of building and parking areas shall be appropriate to the size, shape and topography of the site and in harmony with its setting.
4. No structure shall be placed over an easement or utility right-of-way.
5. Recreational and/or usable open space shall be provided in scale with the development on all sites.
6. Basic design shall establish an architectural theme, reasonably consistent with existing architecture in the immediate area of the development.
7. Additions or alterations shall be architecturally compatible with existing development, especially in areas where historic structures exist.

8. Efforts to architecturally upgrade development in older areas of the city are encouraged. Renovations shall treat all elevations of the building in an integrated manner and piece-meal, face lifting of individual building elevations will be discouraged.
9. All elevations of the building shall have a similar architectural treatment with conscious effort toward enhancing appearance from all vantage points when appropriate to do so.
10. Colors shall be subdued and used to compliment the architecture.
11. Roof equipment, trash areas, loading docks, etc., shall be effectively screened from view.
12. Materials and colors should work together to produce a pleasing visual impression and should reflect a harmony of design throughout the development and the surrounding area.
13. All site plans shall be clearly, legibly drawn using an engineers scale of between one inch equals fifty feet (1"=50'). Other scales may be used on condition that the developer provides all necessary templates to accompany submission of the site plan.

**B. Density.**

1. Density for residential projects in residential zone districts shall be calculated according to the RM-2 or RM-3 regulations, whichever is applicable.
2. Residential projects may be permitted in commercial districts. However, if commercial and residential uses are located on the same parcel, residential units may be permitted based on the net land area in excess of the amount of land needed for the commercial use and its required parking. Residential density shall be based on the density formula set forth in the Zoning Ordinance RM-2 District (Section 14-16.305), unless the site is adjacent to an RM-3 district. In that case, development at RM-3 density may be permitted.
3. A commercial site that is intended to be developed solely for residential uses shall be designed at no greater than RM-2 density, unless the site is located adjacent to an RM-3 District. In that case, development at RM-3 densities may be permitted.

**C. Design Criteria.**

**1. Setbacks/Building Heights/Lot Coverage.**

- a. All residential projects shall be designed in compliance with either the RM-2 or RM-3 District regulations, whichever is applicable.
- b. Where new development is proposed behind existing residential homes, a backyard of at least 15 feet in depth, shall be provided for the front house.

**2. Landscaping/Buffer Areas.**

- a. No less than 20% of a project site shall be landscaped. All areas of the site that are not utilized for buildings, patios, parking, pedestrian/vehicular access or recreation facilities shall be landscaped and provided with a permanent irrigation system. The front yard shall be landscaped, exclusive of walks and driveways.
- b. A five (5) foot wide planting area shall be landscaped and permanently irrigated between any parking spaces and adjoining property lines.
- c. When commercial and residential uses are located on the same parcel, there shall be a minimum of ten (10) feet of landscaped buffer provided between the commercial activities and the residential activities, except for parking spaces.
- d. General Considerations: Greenery and other landscaping shall be included on all developed sites in proportion with the whole development, be integrated with building design, enhance the appearance and enjoyment of the project, and soften the effect of buildings and pavement. It shall consist of a combination of trees, shrubs and ground cover; ground cover alone will not be sufficient. A project's landscaping should blend with vegetation on nearby property if the neighboring greenery is healthy and appropriate.

The City encourages innovative design. The site shall be adequately landscaped on all sides and on the interior. Trees shall be planted along existing and proposed streets in a manner consistent with adjacent properties and neighborhoods. Trees may be required on other

parts of the site for screening. Landscape plans shall be drawn to scale and plant types shall be clearly located and labeled. A plant list shall be prepared giving the botanical name, common name, gallon sizes to be planted, and quantity of each.

- e. Existing Vegetation and Natural Features: Healthy existing vegetation and natural rock formations shall be incorporated into landscape plans to the greatest extent possible. Project plans shall specify any large trees to be removed and their respective size(s). Specimen trees (20 inches diameter breast height) shall be preserved unless a modification of these standards is granted. The expert opinion of someone with experience in diagnosing plant diseases may be required for such modifications. All new development shall also comply with the City's Historic Tree ordinance.
- f. Selection: The purpose of landscaping--shade, screening, erosion control or appearance, for example--should determine what types of plants are selected. Thickness, height, color, seasonal characteristics and ultimate growth should be considered. A generous amount of vegetation should be planted. Where landscaping is intended to perform a function such as screening or shading, its initial size should be selected to achieve its purpose within two years (excluding trees), or else it should be supplemented by temporary architectural features such as screen fencing or an arbor. Landscape materials and arrangements should be chosen to minimize maintenance, especially irrigation.
- g. Placement: Plants should be placed with respect for their life cycles - for such factors as their ability to maintain and reproduce themselves, their size at maturity and their life span. Placement also should respect the different environmental requirements of different plants; factors such as temperature, moisture, soil, sunlight, and wind should be considered.
- h. Maintenance: Where plants will require irrigation, an appropriate, permanent irrigation system (sprinklers, bubblers, and drip system for example) should be provided. The system should be designed for efficient, conservative use of water.

Automatic watering systems (timer controlled) are required if no on-site manager or other guarantee for maintenance is available. Hose bibs shall be located within serviceable proximity to every planter where automatic watering systems are not in use. Bonds shall be required to assure the proper establishment and maintenance of landscaping during the first year.

- i. **Parking Areas:** Landscaping in parking areas shall include planters at suitable intervals throughout the lot and at the ends of parking rows. It shall include trees that will provide adequate relief and shading when they mature. Parking areas shall be screened from any street view by dense landscaping or a combination of landscaping and view-obscuring fences or walls, not less than thirty (30) inches and not more than forty-two (42) inches in height. Landscaped earth mounds may be used in conjunction with other screening devices to achieve total height required. Adequate sight distance shall be provided.
- j. **Protection for Planters:** Planting beds shall be protected by wood, masonry or concrete curbing where necessary to avoid intrusion.

### **3. Patios/Decks.**

- a. Each residential unit shall be provided with either a deck or a patio, directly adjoining individual unit.

The minimum open space requirement shall be 200 square feet per unit. The minimum net area of patios and/or decks per unit shall not be less than 96 square feet with a minimum width of six (6) feet on decks and eight (8) feet in non-deck areas. Common courtyards may be allowed to satisfy the remainder of the open space requirement (or 104 square feet). Front yard areas shall not be counted to satisfy this requirement.

In no case shall common courtyards have less than ten feet between buildings. Any separation of buildings less than ten feet shall be excluded from the net area of a common courtyard.

Location and arrangement of patios and decks is subject to determination of the Design Review Commission, or Planning Director, where applicable, applicable, that the proposed design will insure the health, safety and general welfare of the occupants. Decks shall not extend into any required side or rear yard area for more than one-half of that required yard width. Decks overlooking parking areas or adjacent yards shall be discouraged.

**4. Yard Storage.**

- a. Each unit shall be provided with a minimum of 200 cubic feet of storage immediately available to each residential dwelling unit, located within a garage, carport, or in an outdoor storage compartment with construction similar to residential units. Under no circumstances shall the storage unit encroach into any parking space. Free-standing storage units may be allowed within side or rear yards.

**5. Open Space, Recreation, and Community Facilities.**

- a. General: In any residential development, open space is essential. Not only does open space enhance property values and preserve many of the natural features and vegetation of a site, it also increases the saleability or rentability of dwelling units and reduces the expense of grading and landscaping a site. Open space can break up a monotonous housing pattern and improve a site's attractiveness through flexibility in design. Usable open space is that which: 1) has been properly designed with minimum width dimensions; 2) has been provided with landscaping and perhaps other facilities; and 3) has been provided with a program of continuing maintenance.

Usable open space may satisfy several objectives. It can provide simply for views or vistas. Usable open space may satisfy several objectives. It can provide simply for views or vistas. It may permit land to be left in its natural state. It offers physical and psychological release from higher, more densely planned areas within a project. And obviously, it can provide for active and passive recreation.

- b. Dedication or exclusive right to develop certain land owned by the developer within or adjacent to the project may be required by the City to satisfy City park or open space requirements, provided that said land has been identified as a future park or open space by the General Plan or by resolution of Council.
- c. All residential projects are subject to the School Impact Tax.
- d. All residential projects are subject to park dedication or in-lieu fees according to the Park and Recreation Facilities Tax ordinance as amended from time to time. Lands dedicated for park use in residential projects shall be maintained by the property-owner.

**6. Recreation.**

- a. All developments shall be subject to payment of the Bedroom Tax and/or park land dedication as required by provisions of the Watsonville Municipal Code in effect at the time a building permit is issued.

**7. Fencing.**

- a. General: Where screen is required or desirable the materials shall be compatible with the on-site improvements.
- b. Acceptable screening shall include, but not be limited to, the following: solid board fencing, masonry wall or chain link fencing with redwood slats when used in conjunction with screen planted landscaping.
- c. A decorative masonry wall shall be required on property lines between industrial development and residential development.
- d. All property line screening shall be a maximum of six feet in height above finished grade unless a topographic or other unusual hardship exists.
- e. Masonry walls, where appropriate, shall be required on the portions of projects which abut public streets. Adequate sight distance shall be required.

**8. Soil Tests.**

- a. Six (6) copies of a soils analysis report shall be provided by a licensed soils engineer as required by the Public Works Department.

**9. Service Buildings, Trash Enclosures and other Facilities.**

- a. Recreational buildings and other service buildings and accessory facilities shall be properly located and designed in relation to the dwelling units and adjacent City streets.
- b. Service buildings and facilities shall be strategically located in relation to the units so as to minimize walking distance. Provision of pedestrian walkways is required.
- c. Trash enclosures: A trash enclosure shall be required for projects of five (5) or more dwelling units. All trash enclosures shall be constructed in conformance with Public Works Standard S-809. In addition, durable long lasting gates shall be used to completely screen the trash receptacles.

Enclosures shall be screened from public view by appropriate landscaping and shall be located away from doors, windows or entrances to buildings. Access to all enclosures shall be reviewed by the Department of Public Works. Trash receptacles shall be painted a subtle earth-tone color to be reviewed by the Design Review Commission. City identification and Fire Dept. warnings shall be provided as required on the trash receptacle.

The company or person to which the City bill is sent shall be responsible for ensuring that the receptacle is easily accessible for curbside pick-up by the City. Substantial fees are imposed for "call backs".

**10. Lighting.**

- a. All private access driveways and parking areas shall be provided with light standards at intervals which will insure adequate lighting in all areas. All lighting shall be high-pressure sodium and situated and/or shielded so as to minimize impacts on residential units.

Electroliers should relate to the design of the main structures and be located so as not to detract from the aesthetic appeal of the development. Electrolier design shall be submitted for review and approval by the City Planning Department.

**11. Auditory Privacy.**

- a. Auditory privacy between units, vertically and horizontally, is to be provided by such means as blanket insulation or other approved sound deadening systems. Developer shall provide acceptable dBA readings on walls, floors and ceilings where applicable. Acoustical solutions shall be clearly noted on the plans.
- b. Units shall be oriented such that auditory privacy is provided between the commercial and residential uses.
- c. Additional wall insulation and sound-deadening windows shall be required where it is determined that external noise generators will create an auditory nuisance. (e.g. traffic, industrial use, etc.)

**12. Fire Protection.**

- a. Condominiums shall meet the same fire resistance requirements between units, as that required between townhouse units.
- b. The Fire Department shall review plans to ensure sufficient residential fire hydrants to be located in the project area with adequate port and main sizes to accommodate fire flow requirements. All fire protection systems shall be subject to approval by the City Fire Department.
- c. Adequate fire vehicle access and turnarounds shall be provided within the project in accordance with requirements of the City Fire Department and the Public Works Standard, attached at the end of this document.
- d. Access, setbacks and other fire related requirements may be reduced when fire sprinkler systems are provided.

### 13. Underground Utility Facilities.

- a. All electric and communication service laterals within the City of Watsonville shall be placed underground on the premises to be served. This requirement shall also apply to equipment appurtenant to the underground service laterals, such as surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts. Said equipment may be surface mounted, only if the equipment is located behind the front setback line and effectively screened from view.
- b. Existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed shall be placed underground where the street improvement or widening is at least one block or 600 feet in length, whichever is the lesser, and there are no other existing utility customers receiving overhead service from the facilities to be underground.

When this requirement is applicable, all existing overhead communication and electric distribution facilities will be removed and replaced with underground facilities in accordance with applicable rules, regulations and tariffs of the affected utility or utilities on file with the Public Utilities Commission of the State of California.

- c. In those cases where existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed are not placed underground, the applicant shall install any required conduit for future undergrounding in accordance with the specifications of the affected utility or utilities.
- d. The applicant is responsible for complying with the foregoing criteria and must make the necessary arrangements with the utility companies involved. The City may waive any of the foregoing criteria if topographical, soil, or any other conditions make underground installation of facilities unreasonable or impractical.

- e. Radio and television antennas on the exterior of residential buildings shall not be permitted. A central radio antenna and television cable should be provided in such project with underground wiring to the individual dwelling and service buildings, as required.

**14. Satellite Dish Antennas.**

- a. General. All dish antennas established to receive transmissions from satellite shall conform to the following regulations:
- b. Residential Zone Districts. Dish antennas to be erected in any residential zoning district shall conform to the following regulations:
  - (1) Shall not be visible from a public street; shall be adequately screened by landscaping and/or materials that harmonize with the elements and characteristics of the property or building.
  - (2) Shall not be located in any front yard or any yard adjacent to a public street.
  - (3) The maximum height shall be 14 feet.
  - (4) Shall be setback from the property line a distance equal to the height of the antenna.
  - (5) Shall not be located in parking or driveway areas.
- c. All other zoning districts. Dish antennas to be erected in any non-residential zoning district shall conform to the following regulations:
  - (1) Shall not be located in parking or driveway areas.
  - (2) Shall not be located in any front yard, yard adjacent to any public or private street, or in any required setback.
  - (3) Shall not be visible from any public or private street unless adequately screened by landscaping and/or materials that harmonize with the elements and characteristics of the property.

(4) Shall not be higher than the maximum height allowed by the district.

- d. Application for approval. Prior to installing a dish antenna regulated by these standards, a building permit (including a site plan and elevations) shall be submitted for approval of the Planning Director and Building Official. The Director shall review the proposed placement for compliance with this section and approve, disapprove or modify the building permit.

**15. Solar Orientation.**

The design of the project shall provide, to the maximum extent possible, for future passive or natural heating and/or cooling. One example of passive or natural heating opportunities in the project design is the design and orientation of structures in an east-west alignment for southern exposure.

An example of passive or natural cooling opportunities in a project design is the design and orientation of structures to take advantage of shade or prevailing breezes.

**16. Shadow Effect/View.**

- a. Projects of five (5) units or more over two (2) stories (28 feet high) shall provide a plan showing all structures and important features on adjacent one-story developed properties and the winter and summer shadow lines that will result from the proposed project. The plan shall also indicate the approximate height and number of stories of the adjacent structures.
- b. Proposed developments that are more than one story in height shall be designed to minimize views into adjacent structures and rear yard areas.
- c. All patio and outdoor activity areas shall be effectively screened from adjacent streets.

**17. Flood Hazard Prevention.**

All projects within the flood boundary shall obtain a Flood Hazard Development Permit and shall comply with the Flood Hazard Prevention Ordinance in effect.

## **18. Easements/Dedications.**

Project plans shall show all existing easements and required dedications. Structures shall not be located across and shall not project into any existing or proposed easements. The Public Works Department should be contacted by the project applicant to determine required dedications and/or easements.

## **IV. MODIFICATION OF DEVELOPMENT STANDARDS**

An applicant may present a written request for the modification of any Development Standard through the Special Use Permit process.

If the City Council approves modification, the modification may be allowed provided that findings are made that such modification will not be detrimental to the health, safety, convenience and quality of life of the project residents and of the community. No modifications shall be considered without first conducting a public hearing and issuance of a special use permit by the City Council.

Attachments:	S-102	Standards for Curb, Gutter and Sidewalk
	S-302	Miscellaneous Details (header, parking bar, concrete curb, a.c. berm)
	S-804	Typical Tree Planting and Staking
	S-808A	Parking Stall Geometrics
	S-808B	Parking Lot Layout
	S-808C	Handicapped Requirements
	S-809	Standard Trash Enclosure
	S-930	Street Geometrics
	S-933	Standard for Modified Streets
	S-936	Clear Sight Distance