

PROPOSED ZONING ORDINANCE CHANGES TO REDUCE DENSITIES IN RESIDENTIAL ZONES

The following text changes are proposed for residential uses in the R-1, R-2, CD-1, CD-2, CD-3, CD-R1, and CD-R2 zones. The intent is to reduce densities, eliminate excessive heights, increase setbacks, and increase open space in those zones. (Deletions are shown in ~~strikeout~~ and additions are shown in ***bold italics***.)

16.42.010 Definitions

(To reduce the confusion which exists in the Code due to the intermingling of the terms “yard” and “setback,” the current definitions of “front, side, and rear yards,” and “setback” will be eliminated and replaced with the following definitions of “setbacks:”)

“Setback, Minimum Front” means the minimum distance which must be maintained between the front property line and any building or structure above finished grade, except as otherwise specifically allowed.

“Setback, Minimum Side” means the minimum distance which must be maintained between a side property line and any building or structure above finished grade, except as otherwise specifically allowed.

“Setback, Minimum Rear” means the minimum distance which must be maintained between the rear property line and any building or structure above finished grade, except as otherwise specifically allowed.

Chapter 17.12 - RESIDENTIAL 1 (R-1) ZONE

17.12.070 Yards ***Minimum Setbacks***

Except as provided in Section 17.104.060 **General Exception to Yard Requirements**, in the R-1 zone yards ***minimum setbacks*** shall be as follows:

- A. The ***minimum*** front yard ***setback*** shall be at least twenty (20) feet.
- B. ~~A~~ ***The minimum*** side yard ***setback*** shall be at least five (5) ***ten (10)*** feet, and the total of both side yards shall be at least thirteen (13) feet, with the exception of corner lots whose ***minimum*** side yard ***setback*** abutting a street shall be at least fifteen (15) feet.

- C. The **minimum** rear yard **setback** shall be at least ten (10) feet except that in such a required rear yard **setback area**, storage **and other non-habitable** structures **with a footprint** less than fifty (50) square feet, and ~~other non-habitable structures;~~ may be built within five (5) feet of the rear property line, provided that they are detached from the residence and the **minimum** side yard setbacks are maintained. Such structures shall not be used as or converted for habitation, shall not be connected to any sewer system, and shall not exceed sixteen (16) feet in height.
- D. **For any portion of a structure which exceeds sixteen (16) feet in height, the side and rear setbacks for that portion of the structure must increase two (2) feet for each one (1) foot the height of that portion of the structure exceeds sixteen (16) feet.**

17.12.080 Height of Buildings and Structures

In the R-1 zone, the permitted building height limit shall be **Except as otherwise permitted in 17.12.100 Exceptions to height limitations, no portion of any building or structure shall exceed a height of** twenty-eight (28) feet, **measured as provided in 16.42.010 Definitions, "Height of building or structure."** and any height above this up to thirty-five (35) feet shall require a conditional use permit. Standards for additional height shall be compatible with the scale of surrounding houses and buildings and the impacts on the space and light of surrounding homes.

17.12.090 Lot Coverage

In the R-1 zone, **The total combined footprint area(s) of all** buildings shall not occupy more than fifty percent (50%) of the **total** lot area.

17.12.100 Exceptions to height limitations

- A. Chimneys, provided that they do not extend more than five (5) feet above the highest point of the proposed structure.
- B. Private, non-commercial antennas or HAM radio antennas and towers up to seventy (70) feet in height, provided that no commercial communication equipment is located on or near such antennas. Such antennas exceeding (70) feet may be allowed as a Conditional Use.

17.12.110 Maximum Obstruction of Open-Space Views

With the exception of fences, no building and/or structure or combination of buildings and/or structures, as seen in architectural elevation, shall obstruct more than seventy-five percent (75%) of the natural horizontal open-space view across the property which existed prior to placement of the building(s) and/or structure(s).

Chapter 17.16 - RESIDENTIAL 2 (R-2) ZONE

17.16.070 Yards *Minimum Setbacks*

Except as provided in Section 17.104.060 *General Exception to Yard Requirements*, in the R-2 zone yards *minimum setbacks* shall be as follows:

- A. The *minimum* front yard *setback* shall be at least twenty (20) feet.
- B. ~~A~~ *The minimum* side yard *setback* shall be at least five ~~(5)~~ **ten (10)** feet, and the total of both side yards shall be at least thirteen ~~(13)~~ feet, with the exception of corner lots whose *minimum* side yard *setback* abutting a street shall be at least fifteen (15) feet.
- C. The *minimum* rear yard *setback* shall be at least ten (10) feet except that in such a required rear yard *setback area*, storage **and other non-habitable** structures **with a footprint** less than fifty (50) square feet, and other non-habitable structures, may be built within five **(5)** feet of the rear property line, provided that they are detached from the residence and the *minimum* side yard setbacks are maintained. Such structures shall not be used as or converted for habitation, shall not be connected to any sewer system, and shall not exceed sixteen (16) feet in height.
- D. ***For any portion of a structure which exceeds sixteen (16) feet in height, the side and rear setbacks for that portion of the structure must increase two (2) feet for each one (1) foot the height of that portion of the structure exceeds sixteen (16) feet.***

17.16.080 Height of Buildings *and Structures*

~~In the R-2 zone, the permitted building height limit shall be **Except as otherwise permitted in 17.16.100 Exceptions to height limitations, no portion of any building or structure shall exceed a height of** twenty-eight (28) feet, **measured as provided in 16.42.010 Definitions, "Height of building or structure."** and any height above this up to thirty-five (35) feet shall require a conditional use permit. Standards for additional height shall be compatible with the scale of surrounding houses and buildings and the impacts on the space and light of surrounding homes.~~

17.16.090 Lot Coverage

~~In the R-2 zone, **The total combined footprint area(s) of all** buildings shall not occupy more than fifty percent (50%) of the **total** lot area.~~

17.16.100 Exceptions to height limitations

- A. Chimneys, provided that they do not extend more than five **(5)** feet above the highest point of the proposed structure.
- B. Private, non-commercial antennas or HAM radio antennas and towers up to seventy (70) feet in height, provided that no commercial communication equipment is located on or near such antennas. ~~Such antennas exceeding seventy (70) feet may be allowed as a Conditional Use.~~

17.16.110 Maximum Obstruction of Open-Space Views

With the exception of fences, no building and/or structure or combination of buildings and/or structures, as seen in architectural elevation, shall obstruct more than seventy-five percent (75%) of the natural horizontal open-space view across the property which existed prior to placement of the building(s) and/or structure(s).

Chapter 17.20 - CONTROLLED DEVELOPMENT 1 (CD-1) ZONE

17.20.070 Yards **Minimum Setbacks**

Except as provided in Section 17.104.060 **General Exception to Yard Requirements**, ~~yards in the CD-1 zone~~ **minimum setbacks** shall be as follows:

- A. The **minimum** front yard **setback** shall be at least twenty (20) feet.
- B. Each ~~The~~ **minimum** side yard **setback** shall be a minimum of five **ten (10)** feet, and the total of both side yards shall be a minimum of thirteen (13) feet, except that for **with the exception of** corner lots, a whose **minimum** side yard **setback** abutting a street shall be at least fifteen (15) feet.
- C. The **minimum** rear yard **setback** shall be at least ten (10) feet except that in such a required rear yard **setback area**, storage **and other non-habitable** structures **with a footprint** less than fifty (50) square feet, and other non-habitable structures, may be built within five **(5)** feet of the rear property line, provided that they are detached from the residence and the **minimum** side yard setbacks are maintained. Such structures shall not be used as or converted for habitation, shall not be connected to any sewer system, and shall not exceed sixteen (16) feet in height.
- D. Where a side yard of a new commercial structure or bed and breakfast inn abuts a residential use, that **setback** yard shall be a minimum of fifteen (15) feet.
- E. A **side or** rear yard abutting Beach Loop Drive shall be a minimum of fifteen (15) feet.

- F. ***For any portion of a structure which exceeds sixteen (16) feet in height, the side and rear setbacks for that portion of the structure must increase two (2) feet for each one (1) foot the height of that portion of the structure exceeds sixteen (16) feet.***

17.20.080 Lot coverage.

- A. ***In the CD-1 zone, East of Beach Loop Drive and south of Seventh Street SW, the total combined footprint area(s) of all buildings shall not occupy more than fifty percent (50%) of the total lot area.***
- B. ***West of Beach Loop Drive or north of Seventh Street SW, buildings shall only be located within that portion of the lot that is determined to be "suitable for development," and the total combined footprint area(s) of all buildings shall not exceed fifty percent (50%) of the area of that portion of the lot that is determined to be "suitable for development." Area "suitable for development" shall include those portions of the lot that have a native slope less than twenty-five percent (25%).***
- C. Total impervious surface shall not exceed 65%.

17.20.090 Height of Buildings and Structures.

In order to maximize the ocean view potential of lots in the CD-1 zone:

- A. West of Beach Loop Drive or north of Seventh Street **SW**, the height of any structure including any extension or appendage is limited to ***except as otherwise permitted in 17.20.100 Exceptions to height limitations, no portion of any building or structure shall exceed a height of twenty-four (24) feet, measured as provided in 16.42.010 Definitions, "Height of building or structure."***
- B. East of Beach Loop Drive **and south of Seventh Street SW**, the height of any structure including any extension or appendage is limited to ***except as otherwise permitted in 17.20.100 Exceptions to height limitations, no portion of any building or structure shall exceed a height of twenty-eight (28) feet, measured as provided in 16.42.010 Definitions, "Height of building or structure."*** Additional height may be allowed by the Planning Commission up to thirty-five feet and only upon finding that the increased height will not adversely impact adjoining property's ocean views to a greater degree than would the permitted height.

17.20.100 Exceptions to building height limitations.

- A. Chimneys, provided that they do not extend more than five (5) feet above the highest point of the proposed ***building or*** structure.

- B. ~~On the e~~**East** side of Beach Loop Drive and south of Seventh Street **SW**, private, non-commercial antennas or HAM radio antennas and towers up to seventy (70) feet in height, provided that no commercial communication equipment is located on or near such antennas. ~~Such antennas exceeding seventy (70) feet may be allowed as a Conditional Use.~~
- C. ~~Antennas on the~~ **West** side of Beach Loop **Drive** and north of Seventh Street **SW**, **antennas** shall be subject to the existing height limitations **applicable to all other buildings and structures.**

17.20.110 Maximum Obstruction of Open-Space Views

With the exception of fences, no building and/or structure or combination of buildings and/or structures, as seen in architectural elevation, shall obstruct more than seventy-five percent (75%) of the natural horizontal open-space view across the property which existed prior to placement of the building(s) and/or structure(s).

Chapter 17.24 - CONTROLLED DEVELOPMENT 2 (CD-2) ZONE

17.24.070 Yards **Minimum Setbacks**

Except as provided in Section 17.104.060 **General Exception to Yard Requirements**, yards in the CD-2 zone **minimum setbacks** shall be as follows:

- A. The **minimum** front yard **setback** shall be at least twenty (20) feet.
- B. Each ~~The~~ **minimum** side yard **setback** shall be a minimum of five **ten (10)** feet, and the total of both side yards shall be a minimum of thirteen (13) feet, except that for **with the exception of** corner lots, a whose **minimum** side yard **setback** abutting a street shall be at least fifteen (15) feet.
- C. The **minimum** rear yard **setback** shall be at least ten (10) feet except that in such a required rear yard **setback area**, storage **and other non-habitable** structures **with a footprint** less than fifty (50) square feet, and other non-habitable structures, may be built within five **(5)** feet of the rear property line, provided that they are detached from the residence and the **minimum** side yard setbacks are maintained. Such structures shall not be used as or converted for habitation, shall not be connected to any sewer system, and shall not exceed sixteen (16) feet in height.
- D. Where a side yard of a new commercial structure or bed and breakfast inn abuts a residential use, that **setback** yard shall be a minimum of fifteen (15) feet.
- E. **For any portion of a structure which exceeds sixteen (16) feet in height, the side and rear setbacks for that portion of the structure must increase two (2)**

feet for each one (1) foot the height of that portion of the structure exceeds sixteen (16) feet.

17.24.080 Height of **Buildings and Structures**.

~~————~~In the CD-2 zone, ***Except as otherwise permitted in 17.24.100 Exceptions to height limitations***, no ***portion of any*** building shall exceed a height of twenty-eight (28) feet, ***measured as provided in 16.42.010 Definitions, “Height of building or structure.”*** except that additional height above twenty-eight (28) feet but not exceeding thirty-five (35) feet shall be considered a conditional use. Conditional use permits above twenty-eight (28) feet for any use shall be allowed only if the planning commission finds that the increased height does not adversely affect the ocean or river views of existing structures on abutting lots:

17.24.090 Lot coverage.

~~————~~In the CD-2 zone, ~~b~~**Buildings shall not *only be located within that portion of the lot that is determined to be “suitable for development,” and the total combined footprint area(s) of all buildings shall not*** occupy more than fifty (50) percent of the lot area ***exceed fifty percent (50%) of the area of that portion of the lot that is determined to be “suitable for development.” Area “suitable for development” shall include those portions of the lot that have a native slope less than twenty-five percent (25%).***

17.24.100 Exceptions to building height limitations.

- A: Chimneys, provided that they do not extend more than five (5) feet above the highest point of the proposed ***building or*** structure.
- B: Private, non-commercial antennas or HAM radio antennas and towers up to twenty-eight (28) feet in height, may be allowed as a Conditional Use, provided that no commercial equipment is located on or near such antennas:

17.24.110 **Maximum Obstruction of Open-Space Views**

With the exception of fences, no building and/or structure or combination of buildings and/or structures, as seen in architectural elevation, shall obstruct more than seventy-five percent (75%) of the natural horizontal open-space view across the property which existed prior to placement of the building(s) and/or structure(s).

Chapter 17.28 - CONTROLLED DEVELOPMENT 3 (CD-3) ZONE

17.28.070 Yards **Minimum Setbacks**

Except as provided in Section 17.104.060 **General Exception to Yard Requirements**, in the CD-3 zone, yards ***minimum setbacks*** shall be as follows:

- A. The ***minimum*** front yard ***setback*** shall be at least twenty (20) feet.
- B. Each ***The minimum*** side yard ***setback*** shall be a minimum of five ***ten (10)*** feet, and the total of both side yards shall be a minimum of thirteen (13) feet, ~~except that for~~ ***with the exception of*** corner lots, whose ***minimum*** side yard ***setback*** abutting a street shall be at least fifteen (15) feet.
- C. The ***minimum*** rear yard ***setback*** shall be at least ten (10) feet except that in such a required rear yard ***setback area***, storage ***and other non-habitable*** structures ***with a footprint*** less than fifty (50) square feet, and other non-habitable structures, may be built within five (***5***) feet of the rear property line, provided that they are detached from the residence and the ***minimum*** side yard setbacks are maintained. Such structures shall not be used as or converted for habitation, shall not be connected to any sewer system, and shall not exceed sixteen (16) feet in height.
- D. Where a side yard of a new commercial structure or bed and breakfast inn abuts a residential use, that ***setback*** yard shall be a minimum of fifteen (15) feet.
- E. ***For any portion of a structure which exceeds sixteen (16) feet in height, the side and rear setbacks for that portion of the structure must increase two (2) feet for each one (1) foot the height of that portion of the structure exceeds sixteen (16) feet.***

17.28.080 Height of ***Buildings and Structures***.

In the CD-3 zone, ***Except as otherwise permitted in 17.28.100 Exceptions to height limitations***, no ***portion of any*** building shall exceed a height of twenty-eighty (28) feet, ***measured as provided in 16.42.010 Definitions, "Height of building or structure."*** except that additional height above twenty-eighty (28) feet but not exceeding thirty-five (35) feet shall be considered a conditional use. Conditional use permits above twenty-eight (28) feet for any use shall be allowed only if the planning commission finds that the increased height does not adversely affect the ocean or river views of existing structures on abutting lots.

17.28.090 Lot coverage.

In the CD-3 zone, ~~b~~Buildings shall not ***only be located within that portion of the lot that is determined to be "suitable for development," and the total combined footprint area(s) of all buildings shall not*** occupy more than fifty (50) percent of the lot area ***exceed fifty percent (50%) of the area of that portion of the lot that is determined to be "suitable for development."*** Area ***"suitable for development"*** shall include those ***portions of the lot that have a native slope less than twenty-five percent (25%).***

17.28.100 Exceptions to building height limitations.

A. Chimneys, provided that they do not extend more than five (5) feet above the highest point of the proposed **building or** structure.

17.28.110 Maximum Obstruction of Open-Space Views

With the exception of fences, no building and/or structure or combination of buildings and/or structures, as seen in architectural elevation, shall obstruct more than seventy-five percent (75%) of the natural horizontal open-space view across the property which existed prior to placement of the building(s) and/or structure(s).

Chapter 17.32 - CONTROLLED DEVELOPMENT RESIDENTIAL 1 (CD-R1) ZONE

17.32.070 Yards **Minimum Setbacks**

Except as provided in Section 17.104.060 General Exception to Yard Requirements, yards in the CD-R1 zone **minimum setbacks** shall be as follows:

- A. The **minimum** front yard **setback** shall be a minimum of twenty (20) feet.
- B. Each **The minimum** side yard **setback** shall be a minimum of five **ten (10)** feet, and the total of both side yards shall be a minimum of thirteen (13) feet, except that for **with the exception of** corner lots, a whose **minimum** side yard **setback** abutting a street shall be at least fifteen (15) feet.
- C. The **minimum** rear yard **setback** shall be at least ten (10) feet except that in such a required rear yard **setback area**, storage **and other non-habitable** structures **with a footprint** less than fifty (50) square feet, and other non-habitable structures, may be built within five (5) feet of the rear property line, provided that they are detached from the residence and the **minimum** side yard setbacks are maintained. Such structures shall not be used as or converted for habitation, shall not be connected to any sewer system, and shall not exceed sixteen (16) feet in height.
- D. Where a side yard of a new commercial structure or bed and breakfast inn abuts a residential use, that **setback** yard shall be a minimum of fifteen (15) feet.
- E. **For any portion of a structure which exceeds sixteen (16) feet in height, the side and rear setbacks for that portion of the structure must increase two (2) feet for each one (1) foot the height of that portion of the structure exceeds sixteen (16) feet.**

17.32.080 Lot coverage.

In the CD-R1 zone, ~~b~~Buildings shall not ***only be located within that portion of the lot that is determined to be "suitable for development," and the total combined footprint area(s) of all buildings shall not*** occupy more than fifty (50) percent of the lot area ***exceed fifty percent (50%) of the area of that portion of the lot that is determined to be "suitable for development." Area "suitable for development" shall include those portions of the lot that have a native slope less than twenty-five percent (25%).***

17.32.090 Height of **Buildings and Structures.**

In order to maximize the ocean and river view potential of lots in the CD-R1 zone, the developer shall comply with the following: ***except as otherwise permitted in 17.32.100 Exceptions to height limitations, no portion of any building shall exceed the following heights, measured as provided in 16.42.010 Definitions, "Height of building or structure:"***

A. Structures or any extension or appendage thereto shall not extend to more than twenty-four (24) feet above ground level except ***Twenty-eight (28) feet*** for Lots 5 thru 8 Block 5, and Lots 5 thru 8 Block 4, all in the Averill Addition, located on Map 28-15-25 AD, wherein the height limit shall be twenty-eight (28) feet.

B. Twenty-four (24) feet for all other lots.

B. Variances for increased height shall be allowed by the planning commission only upon finding that the increased height will not adversely impact adjoining properties' ocean or river views to a greater degree than would the permitted height.

17.32.100 **Exceptions to building height limitations.**

Chimneys, provided that they do not extend more than five (5) feet above the highest point of the proposed building or structure.

17.32.110 **Maximum Obstruction of Open-Space Views**

With the exception of fences, no building and/or structure or combination of buildings and/or structures, as seen in architectural elevation, shall obstruct more than seventy-five percent (75%) of the natural horizontal open-space view across the property which existed prior to placement of the building(s) and/or structure(s).

Chapter 17.36 - CONTROLLED DEVELOPMENT RESIDENTIAL 2 (CD-R2) ZONE

17.36.070 Yards *Minimum Setbacks*

Except as provided in Section 17.104.060 *General Exception to Yard Requirements*, yards in the CD-R2 zone *minimum setbacks* shall be as follows:

- A. The *minimum* front yard *setback* shall be a minimum of twenty (20) feet.
- B. Each *The minimum* side yard *setback* shall be a minimum of five **ten (10)** feet, and the total of both side yards shall be a minimum of thirteen (13) feet, except that for **with the exception of** corner lots, a whose *minimum* side yard *setback* abutting a street shall be at least fifteen (15) feet.
- C. The *minimum* rear yard *setback* shall be at least ten (10) feet except that in such a required rear yard *setback area*, storage **and other non-habitable** structures **with a footprint** less than fifty (50) square feet, and other non-habitable structures, may be built within five (**5**) feet of the rear property line, provided that they are detached from the residence and the *minimum* side yard setbacks are maintained. Such structures shall not be used as or converted for habitation, shall not be connected to any sewer system, and shall not exceed sixteen (16) feet in height.
- D. Where a side yard of a new commercial structure or bed and breakfast inn abuts a residential use, that *setback* yard shall be a minimum of fifteen (15) feet.
- E. **For any portion of a structure which exceeds sixteen (16) feet in height, the side and rear setbacks for that portion of the structure must increase two (2) feet for each one (1) foot the height of that portion of the structure exceeds sixteen (16) feet.**

17.36.080 Lot coverage.

In the CD-R2 zone, ~~b~~Buildings shall not **only be located within that portion of the lot that is determined to be "suitable for development," and the total combined footprint area(s) of all buildings shall not** occupy more than fifty (50) percent of the lot area **exceed fifty percent (50%) of the area of that portion of the lot that is determined to be "suitable for development." Area "suitable for development" shall include those portions of the lot that have a native slope less than twenty-five percent (25%).**

17.36.090 Height of *Buildings and Structures*.

In order to maximize the ocean and river view potential of lots in the CD-R2 zone, the developer shall comply with the following: **except as otherwise permitted in 17.36.100 Exceptions to height limitations, no portion of any building shall exceed the twenty-**

four (24) feet, measured as provided in 16.42.010 Definitions, “Height of building or structure.”

A. ~~Structures or any extension or appendage thereto shall not extend to more than twenty-four (24) feet above ground level.~~

B. ~~Variances for increased height shall be allowed by the planning commission only upon finding that the increased height will not adversely impact adjoining property’s ocean or river views to a greater degree than would the permitted height.~~

17.36.100 Exceptions to building height limitations.

A. Chimneys, provided that they do not extend more than five **(5)** feet above the highest point of the proposed structure.

B. Private, non-commercial antennas or HAM radio antennas and towers up to seventy (70) feet in height, provided that no commercial communication equipment is located on or near such antennas. ~~Such antennas exceeding seventy (70) feet may be allowed as a Conditional Use.~~

17.36.110 Maximum Obstruction of Open-Space Views

With the exception of fences, no building and/or structure or combination of buildings and/or structures, as seen in architectural elevation, shall obstruct more than seventy-five percent (75%) of the natural horizontal open-space view across the property which existed prior to placement of the building(s) and/or structure(s).

Chapter 17.104 - SUPPLEMENTARY PROVISIONS

17.104.025 Fence and wall standards (new)

A. Front yard. A fence or wall located in a required front yard shall not be more than four (4) feet ~~tall~~ **in height** measured from curb elevation. When no curb elevation has been established, the height shall be measured from the established center line grade of the street abutting the yard concerned.

B. Rear yard. A rear yard fence or wall shall not be more than ~~eight (8)~~ **six (6)** feet ~~tall~~ **in height**.

C. Side yard. A side yard **fence** or wall shall not be more than six (6) feet **in height**.

- D. Height measurement. Fence or wall height is measured from the ground to the top of the highest part of the fence or wall, including posts, caps or other projections, but not including gates or arbors.

17.104.060 General exception to yard requirements

~~A. Subject to the requirements of subsection B of this section, the following exceptions to the front yard requirements for a dwelling are authorized for a lot in any zone:~~

~~1.~~**A.** If there are dwellings on both abutting lots with a front yard of less than the required depth for the zone, the front yard for the lot need not exceed the average front yard of the abutting dwellings.

~~2.~~**B.** If there is a dwelling on one abutting lot with a front yard of less than the required depth for the zone, the front yard for the lot need not exceed a depth of one-half way between the front yard depth of the abutting lot and the required front yard depth.

~~B. No yard abutting Beach Loop shall be less than fifteen (15) feet.~~

C. *Decks and steps may be located in any side or rear yard, provided they are no more than two (2) feet in height, and are located no less than five (5) feet from the side or rear property line.*

**PROPOSED ZONING ORDINANCE CHANGES
TO REGULATE PARKING IN REQUIRED SETBACK AREAS**

The following text changes are proposed to clarify and remove contradictions regarding parking in required setback areas, and to allow a maximum of two required residential parking spaces to be located in driveways in the front setback areas. (Deletions are shown in ~~strikeout~~ and additions are shown in ***bold italics***.)

17.96.050 Design requirements for parking lots.

~~I. Off-street parking or loading areas shall not be located in a required front yard.~~

17.96.040 General provisions for off-street parking and loading.

G. ~~Unless otherwise provided, required parking and loading spaces shall not be located in a required yard.~~ Parking within required setback areas for residential uses:

1. ***A maximum of two parking spaces shall be allowed within the front or street-side setback area, both of which may be counted towards meeting the minimum number of required off-street parking spaces. Any such parking spaces must be located within a driveway surfaced with concrete, asphalt, gravel, or other material approved by the City.***
2. ***No parking shall be allowed within five (5) feet of any interior side property line or rear property line.***