

SEC. 10-1.545 - MINIMUM DESIGN AND PERFORMANCE STANDARDS.

[this has been edited down to only open space information]

I. Open Space.

(1) General.

- (a) For multi-family developments of four or more dwelling units, a minimum of 350 square feet of usable open space is required for each dwelling unit in a building with three stories or fewer of living area and a minimum of 150 square feet of usable open space for each dwelling unit in a building with more than three stories of living area.
- (b) A minimum of 100 square feet per unit shall be utilized for group open space unless a lesser amount is approved by the Planning Director or other approving authority when an alternative open space design would be more appropriate given the shape or terrain of the parcel, or tenant character or the location of the property relative to nearby park or recreational facilities, and when the intent of the open space requirements is not compromised.
- (c) Open space shall not be counted toward meeting the requirement where the noise level exceeds L_{dn} levels over 65 decibels (db).
- (d) Open space areas and amenities provided for the development shall be available to all residents at no charge, other than through conventional homeowners' association maintenance dues (i.e., no monthly membership dues or other charges are permitted.)
- (e) Site-specific special event rentals of open space areas and amenities may be permitted (i.e., rental of a clubhouse for a wedding is permitted.)

(2) Group Open Space.

- (a) Group open space shall not include the required front, side yard, or street side yard, off-street parking, driveways, service areas, or areas of more than 5 percent slope.
- (b) Group open space shall be centrally located to all residents.
- (c) Exterior group open space shall be not less than 400 square feet in area, and a rectangle inscribed within it shall have no dimension less than 20 feet.

(3) Private Open Space.

- (a) Private ground-level open space shall not include the required front or side street yard or exceed 3 percent slope.
- (b) Ground-level open space shall be screened from view by fencing or landscaping and any space shall not be less than 100 square feet in area, and a rectangle inscribed within it shall have no dimension less than 10 feet.
- (c) Above-ground open space shall not be less than 60 square feet in area, and a rectangle inscribed within it shall have no dimension less than 6 feet.
- (d) Above-ground open space may encroach 5 feet into a required rear yard but in no case be less than 10 feet from a rear property line. Said space shall not be located in a required front, side street, or side yard, or off-street parking, driveways, service areas, or exceed 5 percent slope.

- (4) Usable open space requirements shall be calculated as follows: The actual measurement of an area which meets the criteria of private usable open space, as defined in this ordinance, shall be doubled, and the resulting figure applied toward the total usable open space requirements.