

Chapter 18.32

SPECIAL BUILDING SITE (:B) DISTRICTS

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18.32.010 Application. The special :B combining district classification is intended to be applied, in combination with R-1 districts, where existing land ownership patterns, existing character of development and the desirable future use of land indicates that lot sizes greater than the minimum specified for R-1 districts are proper and necessary to protect and preserve established and desired future character and values. (Ord. 473 (part), 1989: prior code §10 108 (part)).

18.32.020 Classification. Wherever the :B district classification is combined with the R-1 district classification the following regulations shall apply in lieu of the similar regulations otherwise provided for R-1 districts. (Ord. 473 (part), 1989: prior code §10 108 (part)).

18.32.030 Lot area. Minimum lot area requirements are the number following the ":B" in any particular district symbol and shall represent the minimum lot area in thousands of square feet for the particular district, except that when the letter "A" follows the ":B" the minimum permitted area shall be one acre or when "5 A" follows the ":B" the minimum permitted area shall be five acres or when "10 A" follows the ":B" the minimum permitted area shall be ten acres. Any parcel legally created prior to December 14, 1989, shall be exempt from the requirements of this chapter and shall be governed by the zoning regulations operative December 14, 1989. (Ord. 530 (part), 1995: Ord. 492 §1, 1990; Ord. 473 (part), 1989: prior code §10 108 (part)).

18.32.040 Parking. Minimum automobile parking regulations are as follows:

(1) In districts in which the minimum required lot area is between ten thousand square feet and twenty thousand square feet inclusive, there shall be provided space for the parking of not less than three automobiles on each lot, one of which spaces shall be enclosed in a permanent, roofed structure.

(2) In districts in which the minimum required lot area is greater than twenty thousand square feet, there shall be provided space for the parking of not less than four automobiles on each lot, two of which spaces shall be enclosed in a permanent, roofed structure.

(3) On those lots upon which residential second units are constructed, space for the parking of one additional automobile shall be provided as required in Section 18.42.060(a) of this code. (Ord. 578 §4, 2003; Ord. 473 (part), 1989: Ord. 355 §1(part), 1975; prior code §10 108 (part)).

18.32.050 Lot width, side yard requirements. Minimum lot widths and side yard in “:B” districts shall be as follows:

R-1:B-6 districts,	width:	50	feet;	side	yards:	15	feet;
R-1:B-7.5 districts,	width:	70	feet;	side	yards:	15	feet;
R-1:B-10 districts,	width:	85	feet;	side	yards:	15	feet;
R-1:B-15 districts,	width:	100	feet;	side	yards:	18	feet;
R-1:B-20 districts,	width:	120	feet;	side	yards:	20	feet;
R-1:B-A districts,	width:	150	feet;	side	yards:	25	feet;
R-1:B-5 A districts,	width:	300	feet;	side	yards:	45	feet;
R-1:B-10 A districts,	width:	300	feet;	side	yards:	50	feet.

(Ord. 530 (part), 1995: Ord. 473 (part), 1989: Ord. 264 §5, 1967; prior code §10 108 part)).

18.32.060 Building coverage. Maximum building coverage requirements are as follows:

R-1:B-6 to R-1:B-10 district:	Twenty percent;
R-1:B-15 to R-1:B-A district:	Fifteen percent;
R-1:B-5 A to R-1:B-10 A district:	Ten percent.

(Ord. 530 (part), 1995: Ord. 473 (part), 1989: Ord. 264 §6(part), 1967: prior code §10 108 (part)).

18.32.070 Floor area. Maximum floor area ratio requirements are as follows:

R-1:B-6 to R-1:B-10 district:	Twenty percent;
R-1:B-15 to R-1:B-A district:	Fifteen percent;
R-1:B-5 A to R-1:B-10 A district:	Ten percent.

(Ord. 530 (part), 1995: Ord. 473 (part), 1989: Ord. 264 §6(part), 1967: prior code §10 108 (part)).